REPLACEMENT AGENDA

CABINET AGENDA

HARTLEPOOL
BOROUGH COUNCIL

Tuesday 24th July 2007

at 9.00am

in the Red Room, Avondale Centre,
Dyke House, Hartlepool
(Raby Road entrance)

MEMBERS: CABINET:

The Mayor, Stuart Drummond

Councillors Hall, Hargreaves, Hill, Jackson, Payne and Tumilty

1. APOLOGIES FOR ABSENCE

2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS

3. MINUTES
To receive the Record of Decision in respect of the meeting held on 9th July 2007 (previously circulated)

4. BUDGET AND POLICY FRAMEWORK

4.1 Food Law Enforcement Service Plan 2007-2008 – *Director of Neighbourhood Services*

4.2 Regional Spatial Strategy (RSS) – Secretary of State Proposed Modifications – *Director of Regeneration and Planning Services*

5. KEY DECISIONS
No items

6. OTHER ITEMS REQUIRING DECISION

6.1 Resident Permit Costs – *Director of Neighbourhood Services*

6.2 Proposed New Parking Zones – Church Street / Hucklehoven Way – *Director of Neighbourhood Services*

REPLACEMENT AGENDA

6.3 Local Housing Assessment – *Director of Regeneration and Planning Services*

6.4 Town Centre Management – *Director of Regeneration and Planning Services*

6.5 Hartlepool Core Strategy Group – *Director of Regeneration and Planning Services*

6.6 Friarage Manor House and Surrounding Land – *Director of Regeneration and Planning Services*

6.7 Programme Management Requirements – *Chief Executive*

7. ITEMS FOR DISCUSSION / INFORMATION

No items

8. REPORTS FROM OVERVIEW OF SCRUTINY FORUMS

No items

CABINET REPORT

24th July 2007

Report of: Director of Neighbourhood Services

Subject: Food Law Enforcement Service Plan 2007 - 2008

SUMMARY

1. PURPOSE OF REPORT

To consider the Food Law Enforcement Plan 2007/08

2. SUMMARY OF CONTENTS

The report set out details of Hartlepool's Food Law Enforcement Service Plan 2007/08. The plan is a requirement of the Food Standards Agency and forms the basis on which the authority may be monitored and audited to verify whether the service provided is effective in protecting the public. The plan sets out the Council's aims in respect of its food law service. Whilst focussing on 2007/08, it also identified longer-term objectives as well as a review of performance for 2006/07.

3. RELEVANCE TO CABINET

Executive to consider issues prior to presentation to Council.

4. TYPE OF DECISION

The Food Law Enforcement Plan is part of the Budget and Policy Framework of the Council.

5. DECISION MAKING ROUTE

As part of the Budget and Policy Framework, the Annual Food Law Enforcement Plan requires the involvement of scrutiny (scheduled for 8th August 2007) and approval by full Council.

6. DECISION(S) REQUIRED

Comments on the Food Law Enforcement Plan are invited.

Report of: Director of Neighbourhood Services

Subject: Food Law Enforcement Service Plan 2007/08

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1. PURPOSE OF REPORT

1.1 To consider the Food Law Enforcement Service Plan for 2007/08, which is a requirement under the Budget and Policy Framework.

2. BACKGROUND

2.1 The Food Standards Agency has a key role in overseeing local authority enforcement activities. They have duties to set and monitor standards of local authorities as well as carry out audits of enforcement activities to ensure that authorities are providing an effective service to protect public health and safety.

2.2 On 4 October 2000, the Food Standards Agency issued the document "Framework Agreement on Local Authority Food Law Enforcement". The guidance provides information on how local authority enforcement service plans should be structured and what they should contain. Service Plans developed under this guidance will provide the basis on which local authorities will be monitored and audited by the Food Standards Agency.

2.3 The service planning guidance ensures that key areas of enforcement are covered in local service plans, whilst allowing for the inclusion of locally defined objectives.

2.4 A Food Law Enforcement Plan for 2007/08 is attached as Appendix 1 and takes into account the guidance requirements.

2.5 The Plan is to be considered again by the Cabinet in September, prior to being considered by Council.

2 THE FOOD LAW ENFORCEMENT SERVICE PLAN

3.1 The Service Plan for 2006/07 has been updated to reflect last year's performance.

3.2 The Plan covers the following:

(i) Service Aims and Objectives:
That the Authority's food law service ensures public safety by ensuring food, drink and packaging meets adequate standards.

(ii) Links with Community Strategy, Corporate Plan, Departmental and Divisional Plans:

How the Plan contributes towards the Council's main priorities (Jobs and the Economy, Lifelong Learning and Skills, Health and Care, Community Safety, Environment and Housing, Culture and Leisure and Strengthening Communities).

(iii) Legislative Powers and Other Actions Available:

Powers to achieve public safety include programmed inspections of premises, appropriate licensing/registration, food inspections, provision of advice, investigation of food complaints and food poisoning outbreaks, as well as the microbiological and chemical sampling of food.

(iv) Resources, including financial, staffing and staff development.

(v) A review of performance for 2006/07.

4. ISSUES

The main issues raised in the Plan are summarised below:

4.1 A total of 508 premises inspections were undertaken in 2006/07 this equates to 99% of all programmed inspections planned for the year. 213 microbiological samples and 175 compositional/labelling samples were taken, 14 of the samples were regarded as unsatisfactory, mainly as a result of high bacteriological counts and 5 were unsatisfactory as the labelling/composition was incorrect.

4.2 In February 2006 the Food Standards Agency (FSA) introduced Safer Food Better Business (SFBB) aimed at assisting smaller catering businesses to introduce a documented food safety management system. The Tees Valley authorities, in partnership with training providers, successfully received grant funding from the FSA to deliver free training and advisory visits. These were completed by February 2007 and a total of 290 Hartlepool food businesses attended one of the Safer Food Tees Valley workshops. Since this time our resources have been directed towards continuing to assist businesses to fully implement a documented food safety management system.

4.3 Changes in legislation requiring food businesses to have documented management systems has resulted in 161 re-visits being carried out during 2006/07 a dramatic increase on the previous years figure of 55.

It is expected that this trend will continue in 2007/08 and it is estimated a further 340 re-visits will be required. This will further stretch our limited resources.

4.4 On 1st April 2007 the Council launched the Tees Valley Food Hygiene Award Scheme. Each business has been awarded a provisional star rating which reflected the risk rating given at the time of the last primary inspection. The star rating was made available to the public via the Council's website and the business was provided with a certificate to display on their premises. The service has made a commitment to work with businesses to improve their rating.

The introduction of this scheme has been well received and to date there have been over 90,000 hits on the website. This scheme has raised public expectations and will place increased emphasis on achieving our programmed inspections.

4.5 New EU food hygiene legislation applicable to primary production (farmers & growers) has come into effect. As local authority officers were already present on farms in relation to animal welfare and feed legislation, the responsibility has been given to us to enforce this legislation. It is estimated that there are 68 primary producers based on the 2004 Agricultural Census. The database at present does not reflect this new area of responsibility and will need to be updated throughout the course of the year.

4.6 During 2007/08 there are 427 programmed food hygiene inspections and 144 programmed food standards inspections planned, in addition to an estimated 340 re visits and 115 additional visits to new / changed premises. Such inspections must be carried out by a small team of officers with the suitable qualifications and competencies to undertake them. The volume of inspections and the need to carry out many of them outside normal working hours will place an additional demand on an already heavy workload further increased by the introduction of smoke free legislation.

4.7 The Food Standards Agency is encouraging authorities to employ an alternative enforcement strategy for low risk food premises by the employment of self-assessment questionnaires (as opposed to inspection). Given that low risk food premises often involve other legislation such as the Health and Safety at Work Act, it is intended to continue to inspect such premises.

5. RECOMMENDATIONS

5.1 Members comments on the Food Law Enforcement Service Plan for 2007/08 are invited.

HARTLEPOOL
BOROUGH COUNCIL

Hartlepool Borough Council

Food Law Enforcement Service Plan

2007/08

FOOD SERVICE PLAN 2007/08

This Service Plan accords with the requirements of the Framework Agreement on Local Authority Food Law Enforcement, and sets out the Council's aims in respect of its food law service and the means by which those aims are to be fulfilled. Whilst focussing primarily on the year 2007-08, where relevant, longer-term objectives are identified. Additionally, there is a review of performance for 2006-07 and this aims to inform decisions about how best to build on past successes and address performance gaps.

1. Background Information

Hartlepool is situated on the North East coast of England. The Borough consists of the town of Hartlepool and a number of small outlying villages. The total area of the Borough is 9,390 hectares.

Hartlepool is a unitary authority, providing a full range of services. It adjoins Easington District Council to the north, Sedgefield District Council to the west and Stockton on Tees Borough Council to the south. The residential population is 90,161 of which ethnic minorities comprise 1.2% (2001 census).

2. Service Aims and Objectives

Hartlepool Borough Council aims to ensure:

- That food and drink intended for human consumption which is produced, stored, distributed, handled or consumed in the borough is without risk to the health or safety of the consumer.

- Food and food packaging meets standards of quality, composition and labelling and reputable food businesses are not prejudiced by unfair competition.

- The effective delivery of its food law service so as to secure appropriate levels of public safety in relation to food hygiene, food standards and feeding stuffs enforcement.

In its delivery of the service the Council will have regard to directions from the Food Standards Agency (FSA), Approved Codes of Practice, the Enforcement Concordat, and guidance from Local Authorities Co-ordinators of Regulatory Services (LACORS).

Service delivery broadly comprises:

- Programmed inspection of premises for food hygiene and food standards
- Registration, licensing and approval of premises
- Microbiological and chemical analysis of food
- Food Inspection
- Provision of advice, educational materials and courses to food businesses
- Investigation of food and food-related complaints

- Investigation of cases of food and water borne infectious disease, and outbreak control
- Dealing with food safety incidents
- Promotional and advisory work

Effective performance of the food law service necessitates a range of joint-working arrangements with other local authorities and agencies such as the Health Protection Agency (HPA), Meat Hygiene Service (MHS), and the Food Standards Agency (FSA). The Council aims to ensure that effective joint-working arrangements are in place and that officers of the service contribute to the on-going development of those arrangements.

3. Policy Content

This service plan fits into the hierarchy of the Council's planning process as follows:

- Hartlepool's Community Strategy - the Local Strategic Partnership's (the Hartlepool Partnership) goal is "to regenerate Hartlepool by promoting economic, social and environmental wellbeing in a sustainable manner."
- Corporate (Best Value Performance) Plan
- Neighbourhood Services Departmental Plan
- Public Protection & Housing Divisional Plan
- Consumer Services Service Plan
- Food Law Enforcement Service Plan - sets out how the Council aims to deliver this statutory service and the Consumer Services section's contribution to corporate objectives

The Council's Community Strategy sets out its vision for 'a prosperous, caring, confident and outward looking community realising its potential in an attractive environment'. This Food Law Service Plan contributes towards the vision and the Council's seven main priorities in the following ways:

Jobs and the Economy

By providing advice and information to new and existing businesses to assist them in meeting their legal requirements with regard to food law requirements, and avoid potential costly action at a later stage.

Lifelong Learning and Skills

By providing and facilitating training for food handlers on food safety as part of lifelong learning, and promoting an improved awareness of food safety and food quality issues more generally within the community.

Health and Care

By ensuring that food businesses where people eat and drink, or from which they purchase their food and drink, are hygienic and that the food and drink sold is safe, of good quality and correctly described and labelled to inform choice.

Community Safety

By encouraging awareness amongst food businesses of the role they can play in reducing problems in their community by keeping premises in a clean and tidy condition.

Environment and Housing

By encouraging businesses to be aware of environmental issues which they can control, such as proper disposal of food waste.

Culture and Leisure

By exploring ways to promote high standards of food law compliance in hotels, other tourist accommodation, public houses and other catering and retail premises.

Strengthening Communities

By developing ways of communicating well with all customers, including proprietors of food businesses whose first language is not English, and ensuring that we deliver our service equitably to all.

This Food Law Enforcement Service Plan similarly contributes to the vision set out in the Neighbourhood Services Department Plan "to work hand in hand with communities and to provide and develop excellent services that will improve the quality of life for people living in Hartlepool neighbourhoods". Within this, the Consumer Services Section has a commitment to ensure the safe production, manufacture, storage, handling and preparation of food and its proper composition and labelling.

The Council has in place a Food Law Enforcement Policy, which has been revised and subsequently approved by the Adult & Public Health Services Portfolio Holder on 21 March 2005.

The Council is committed to the principles of equality and diversity. The Food Law Enforcement Service Plan consequently aims to ensure that the same high standards of service is offered to all, and that recognition is given to the varying needs and backgrounds of its customers.

4. Legislative Powers and other actions available

From 1 January 2006, new EU food hygiene legislation has applied throughout the UK. The introduction of the new legislation was to:

- modernise, consolidate and simplify the previous EU food hygiene legislation
- apply effective and proportionate controls throughout the food chain, from primary production to sale or supply to the final consumer
- focus controls on what is necessary for public health protection
- clarify that it is the primary responsibility of food business operators to produce food safely

The Council has a wide range of duties and powers conferred on it in relation to food safety functions.

The Council must appoint and authorise inspectors, having suitable qualifications and competencies for the purpose of carrying out duties under the Food Safety Act 1990 and Regulations made under it and also specific food regulations made under the European Communities Act 1972, which include the Food Hygiene (England) Regulations 2006 and the Official Feed and Food Controls (England) Regulations 2006.

Authorised officers can inspect food at any stage of the production, manufacturing, distribution and retail chain. The Council must draw up and implement an annual programme of risk-based inspections so as to ensure that food and feedingstuffs are inspected in accordance with relevant legislation, the Food Law Code of Practice and centrally issued guidance.

The sampling of food for the purposes of microbiological and chemical examination and analysis forms an integral part of the inspection process. It is a critical means of ensuring the microbiological and chemical safety of food, checking composition and labelling. The Food Safety (Sampling and Qualifications) Regulations 1990 provide the framework for sampling.

The inspection of food commodities again forms an integral part of the inspection process and is provided for by virtue of Sections 32 and 9 of the Food Safety Act 1990. The purpose of food inspection is to check that food complies with food safety requirements and is fit for human consumption. Section 9 also sets out provisions relating to the detention, seizure and condemnation of food.

It is recognised that whilst the inspection process is the primary means of securing compliance with food safety legislation, this can be enhanced by the provision of advice, educational materials and training courses.

The service is obliged to investigate complaints relating to the sale of food not complying with food safety requirements, or not of the nature, substance or quality demanded, or injurious to health, or unfit for human consumption, or labelled or presented so as to mislead consumers. Similarly, the service responds to complaints alleging breaches of hygiene requirements.

The investigation of cases of food poisoning and outbreak control is a shared responsibility between the food law service and the County Durham and Tees Valley Health Protection Unit of the Health Protection Agency. Responsibility for the enforcement of measures to control food-borne disease rests with the local authority, with the Health Protection Agency having a statutory duty to designate medical officers to assist the local authority in carrying out their duties in this respect.

A national food incident warning system is in operation throughout the United Kingdom, which acts as a rapid alert system in respect of food related hazards. The food law service must ensure that any action specified by the Food Standards Agency in a food alert is undertaken promptly and in accordance with any risk assessment carried out by the Agency. If the Authority propose to take alternative action this must first be agreed with the Agency.

In addition to legislative requirements as above, local authority food law services are required to have regard to the Food Law Code of Practice and Practice Guidance which gives detailed direction to authorities on enforcement of food legislation.

There is currently a requirement to report to the Food Standards Agency annually on performance in relation to food law enforcement activities. Annual performance statistics for all authorities are now made publicly available by the Food Standards Agency and the best and worst performing councils are highlighted.

5. Service Delivery Mechanisms

Inspection Programme

Inspections carried out for food hygiene, food standards and for feeding-stuffs are carried out in accordance with the Council's policy and procedures on food premises inspections and relevant national guidance.

Information on premises liable to food law inspections is held on the ITECS computerised system. An inspection schedule is produced from this system at the commencement of each reporting year, in accordance with guidance issues by the Food Standards Agency.

The food hygiene and food standards inspection programmes are risk-based systems that accord with current guidance. The current premises profiles are shown in the tables below:

Food Hygiene:

Risk Category	Frequency of Inspection	No of Premises
A	6 months	8
B	12 months	108
C	18 months	377
D	24 months	137
E	36 months or other enforcement	122
Unclassified	Requiring inspection/risk rating	
Total		742

Food Standards:

Risk Category	Frequency of Inspection	No of Premises
A	12 months	
B	24 months	87
C	36 months or other enforcement	553
Unclassified		57
Total		697

The inspection programme for 2007/08 comprises the following number of scheduled food hygiene and food standards inspections:

Food Hygiene:

Risk Category	Frequency of Inspection	No of Inspections
A	6 months	16
B	12 months	108
C	18 months	204
D	24 months	26
E	36 months or alternative enforcement strategy	0
Unclassified		
Total		427

Additional to this inspection programme there are 3 manufacturing businesses (2 fishery products establishments and a kebab manufacturer) that are subject to approval under Regulation 853/2004. These are not included in the inspection programme but instead are subject to a minimum inspection frequency in 12 months as set out in the following tables, in accordance with current guidance.

Product Specific Inspections:

	Primary Inspection	**Secondary Inspections**	**No in Hartlepool**
Meat Products	1	2	0
Minced Meat and Meat Preparation	1	2	1
Dairy Products	1	1	0
Fishery Products	1	1	2
Egg Products	1	1	0
Shellfish Purification or despatch	1	1	0

New EU food hygiene legislation applicable to primary production (farmers & growers) has come into effect. On the basis the local authority officers were already present on farms in relation to animal welfare and feed legislation, the responsibility has been given to us to enforce this legislation. The service has estimated 68 primary producers based on the 2004 Agricultural Census. The database at present does not reflect this new area of responsibility and will need to be updated throughout the course of the year to reflect these premises.

Food Standards:

Risk Category	**Frequency of Inspection**	**No of Inspections**
A	12 months	0
B	24 months	69
C	36 months or alternative enforcement	75
Not classified Total		144

An estimated 10% of programmed inspections are of premises where it is more appropriate to conduct inspections outside the standard working time hours. Arrangements are in place to inspect these premises out of hours by making use of the Council's flexible working arrangements, lieu time facilities and, if necessary, paid overtime provisions. In addition, these arrangements will permit the occasional inspection of premises which open outside of, as well as during standard work time hours. The Food Law Code of Practice requires inspections of these premises at varying times of operation.

As a follow-up to primary inspections, the service undertakes revisits in accordance with current policy. It is estimated that such revisits are required in over 50% of instances (some premises requiring more than one revisit to check compliance). For the year 2007/08, the inspection programme would generate an estimated 340 revisits. A number of these premises revisits will be undertaken outside standard working hours and arrangements are in place as described above to facilitate this.

It is anticipated that consistent, high quality programmed inspections by the service will, over time, result in a general improvement in standards, reducing the frequency for recourse to formal action.

The performance against inspection targets for all food hygiene and food standards inspections is reported monthly as part of the Neighbourhood Services Department internal performance monitoring. In addition, performance against inspection targets is reported quarterly to the Adult & Public Health Services Portfolio Holder as part of the Neighbourhood Services Department plan update.

Port Health

Although Hartlepool is a Port Health Authority it is not a border inspection post and therefore no food enters the port.

As of 15 June 2007 the Authority will be responsible for issuing Ship Sanitation Certificates, issued under the International Health Regulations 2005. The extent of this additional work has yet to be quantified.

Fish Quay

There is a Fish Quay within the Authority's area, which provides a market hall and associated fish processing units.

Alternative Enforcement Strategy for Low Risk Food Premises

From April 2005 an alternate enforcement strategy via "self assessment" may be employed for low risk food premises, i.e. those rated as food hygiene risk Categories E and food standards risk Category C, in accordance with guidance. Self-assessment usually consists of questionnaires for these businesses and a subsequent evaluation of the results of this self-assessment by officers. A percentage of those businesses returning questionnaires are visited to validate the information received, as well as businesses not responding. Inspection visits may also be made where a low risk business is the subject of complaint and where notification of change of business use or proprietorship is received. The Head of Public Protection believes that the best use of resources at this time is to continue to carry out inspections at these low risk premises. These inspections often cover other legislation such as Health & Safety at Work.

Registration and Approval of Premises

Food business operators must register their establishments with the relevant local authority in accordance with the requirement of Regulation (EC) No 852/2004. This provision allows for the service to maintain an up-to-date premises database and facilitates the timely inspection of new premises and, when considered necessary, premises that have changed food business operator or type of food use.

The receipt of a food premises registration form initiates an inspection of all new food premises. In the case of existing premises, where a change of food business operator is notified, other than at the time of a programmed inspection, an assessment is made of the need for inspection based on the date of the next programmed inspection, premises history, and whether any significant change in the type of business is being notified. It is anticipated that approximately 115 additional premises inspections will be generated for new food businesses during 2007/08.

A competent authority must with some exceptions, approve food business establishments that handle food of animal origin. If an establishment needs approval, it does not need to be registered as well.

Premises which require approval include those that are producing any, or any combination of the following; minced meat, meat preparations, mechanically separated meat, meat products, live bivalve molluscs, fishery products, raw milk (other than raw cows' milk), dairy products, eggs (not primary production) and egg products, frogs legs and snails, rendered animal fats and greaves, treated stomachs, bladders and intestines, gelatine and collagen and certain cold stores and wholesale markets.

The approval regime necessitates full compliance with the relevant requirements of Regulation (EC) No 852/2004 and Regulation (EC) 853/2004.

There are 3 premises in the Borough (2 fishery products establishments and a kebab manufacturer), which are subject to approval.

Microbiological and Chemical Analysis of Food

An annual food sampling programme is undertaken with samples being procured for the purposes of microbiological and chemical analyses. This programme is undertaken in accordance with the service's Food Law Sampling Policy.

All officers taking formal samples must follow the guidance contained in and be qualified in accordance with relevant legislative requirements and centrally issued guidance, including that contained in the Food Law Code of Practice and Practice Guidance. Follow-up action is carried out in accordance with the food law service's sampling policy.

Microbiological analysis of food and water samples is undertaken by the Newcastle Laboratory of the Health Protection Agency based at the General Hospital in Newcastle, and chemical analysis of samples by Tees Valley Measurement for informal samples and by the Council's appointed food examiner at the Public Analyst Durham County Council for formal samples.

From April 2005 sampling allocations from the Health Protection Agency, which is responsible for the appropriate laboratory facilities, has been based on a credits system dependant on the type of sample being submitted and examination required.

The allocation for Hartlepool is 8,300 credits for the year 2007-08, which includes sampling of water supply in food premises and pool waters.

Points are allocated as follows:

Sample type	**No of credits**
Food Basic	25
Water Basic	15
Dairy Products	15
Environmental	10
Formal samples	50

A sampling programme is produced each year for the start of April. The sampling programme for 2007-08 includes national and regional surveys organised by LACORS and HPA/Local Authority liaison group.

Sampling programmes have been agreed with the Food Examiners and Tees Valley Measurement (a joint funded laboratory based at Canon Park, Middlesbrough). These have regard to the nature of food businesses in Hartlepool and will focus on locally manufactured/processed foods and foods targeted as a result of previous sampling and complaints.

A proportion of the planned sampling programme is of imported foods in accordance with guidance from the Food Standards Agency.

Microbiological Food Sampling Plan 2007-08

April Local Shopping Basket Survey	**May** Local Shopping Basket Survey LACORS/ HPA Fresh herb survey	**June** Local Shopping Basket Survey LACORS/ HPA Fresh herb survey
July Local Shopping Basket Survey LACORS/ HPA Fresh herb survey LACORS/HPA Salads & sauces from kebab takeaways	**August** Local Shopping Basket Survey LACORS/ HPA Fresh herb survey Pre-packed fruit & salad	**September** Local Shopping Basket Survey LACORS/ HPA Fresh herb survey
October Local Shopping Basket Survey LACORS/ HPA Fresh herb survey Approved premises / locally manufactured products	**November** Local Shopping Basket Survey LACORS/HPA Edible seeds Imported foods	**December** Local Shopping Basket Survey Cooked meats from butchers shops
January Local Shopping Basket Survey Products purchased over the internet	**February** Local Shopping Basket Survey Imported foods	**March** Local Shopping Basket Survey

In addition to carrying out food sampling, arrangements are in place to enable inspections linked environmental sampling to be carried out,

The products sampled as part of the shopping basked survey include:

- Pasta salads
- Pease pudding
- Cooked ham
- Butter
- Cheese spread
- Cheese
- Yoghurt sundaes
- Cream cakes
- Salad garnish
- Cooked rice
- Ready to eat fish

Composition and Labelling Sampling plan 2007-08

MONTH	TEST	SAMPLES
April	Meat content of meat pies from Parkers Chocolate Labelling	3 4
May	Floral origin of honey	12
June	Calcium claims on pre-packed foods (Labels of the pre-packed goods above)	8 8
July	Vitamin C in soft drinks, including drinks from Britvic (labels of the pre-packed goods above)	18 18
Aug	QUID – sandwiches concentrating on local producers pre – packed sandwiches (Labels of the pre-packed goods above)	15 15
Sept	Meat content of locally produced sausages	3
Oct	Meat species of takeaway meals	13
Nov	Spirits in Restaurants	10
Dec	Sodium in breakfast cereals (Labels of the pre-packed goods above)	12 12
Jan	Peanut proteins in takeaway meals (Imported food sampling)	12
Feb	Lead / Tin in canned fruit & vegetable (Labels of the pre-packed goods above)	3 3
Mar	Fat in ready meals (Labels of the pre-packed goods above)	18 18

Total samples = 205

Feeding Stuffs

It is planned that six informal animal feeding stuffs samples will be taken this year.

At present feeding stuffs sampling has been given a low priority due to the lack of local manufacturers and packers. Informal samples are, however, taken of packaged goods.

An annual feeding stuffs sampling plan has been drawn up to carry out informal sampling at the most appropriate time of the year in respect of farms, pet shops and other retail establishments.

Feedingstuffs Sampling Plan 2007/08

April - June	0
July - September	2 Broiler Chicken Feed
October - December	2 from grain stores for mycotoxins
January - March	2 Milk replacer

Private Water Supplies

There are two premises using private water supplies in their food production, one is a brewery and the other a soft drinks manufacturer. Regular sampling is carried out of these supplies in accordance with relevant legislative regulations.

Food inspection

The purpose of food inspection is to check that food complies with food safety requirements and is fit for human consumption, and is properly described and labelled. As such, the activity of inspecting food commodities, including imported food where relevant, forms an integral part of the food premises inspection programme. Food inspection activities are undertaken in accordance with national guidelines.

Provision of advice, educational materials and courses to food businesses

Following changes in relation to certified courses we are reviewing the training courses offered by the section. Where we are unable to deliver courses we will advise businesses of alternative local providers.

It is recognised that for most local food businesses contact with an officer of the service provides the best opportunity to obtain information and advice on legislative requirements and good practice. Officers are mindful of this and aim to ensure that when undertaking premises inspections sufficient opportunity exists for business proprietors to seek advice. In addition, advisory leaflets produced by the Food Standards Agency are made available to business proprietors.

In February 2006 the Food Standards Agency (FSA) introduced Safer Food Better Business (SFBB) aimed at assisting smaller catering businesses to introduce a documented food safety management system. The Tees Valley authorities in partnership with training providers successfully received grant funding from the FSA to deliver free training and advisory visits. These were completed by February 2007 and a total of 290 Hartlepool food businesses attended one of the Safer Food Tees Valley workshops. Since this time our resources have been directed towards continuing to assist businesses to fully implement a documented food safety management system.

Guidance is also prepared and distributed to food businesses relating to changes in legislative requirements. This included sending out a newsletter to all food businesses within the borough. The service also encourages new food business proprietors and existing businesses to seek guidance and advice on their business. It is estimated that 56 such advisory visits will be carried out during the year.

On 1st April 2007 the Council launched the Tees Valley Food Hygiene Award Scheme. At this time each business was awarded a provisional star rating which reflected the risk rating given at the time of the last primary inspection. The star rating was made available to the public via the Council's website and the business was provided with a certificate to display on their premises. The service has made a commitment to work with businesses to improve their rating.

Feeding stuffs advice is available via the Council's web site.

A limited level of promotional work is also undertaken by the service on food safety, with minimal impact on programmed enforcement work.

Investigation of Food and Food-related Complaints

The service receives approximately 17 complaints, each year concerning food products, all of which are subject to investigation. An initial response is made to these complaints within two working days. Whilst many complaints are investigated with minimal resource requirements, some more complex cases may be resource-intensive and potentially affect programmed inspection workloads.

All investigations are conducted having regard to the guidance on the 'Home Authority Principle'.

The procedures for receipt and investigation of food complaints are set out in detailed guidance and internal policy documents.

Investigation of cases of Food Poisoning and Outbreak Control

Incidents of food related infectious disease are investigated in liaison with the Durham and Tees Valley Health Protection Unit and in the case of outbreaks in accordance with the Health Protection Unit's Outbreak Control Policy.

Where it appears that an outbreak exists the Principal EHO (Commercial) or an EHO, will liase with the local Consultant in Communicable Disease Control and, where necessary, the Director of Durham and Tees Valley Health Protection Unit, to determine the need to convene an Outbreak Control Team. Further liaison may be necessary with agencies such as the Food Standards Agency, the Health Protection Agency and Northumbrian Water.

Statistical returns are made weekly by the service to the Communicable Disease Surveillance Centre.

It is estimated that approximately 108 food poisoning notifications are received each year. Most cases are sporadic in nature and can be investigated as part of the normal day-to-day workload. It is recognised, however, that in the event of a major outbreak a significant burden is likely to be placed on the service and this would inevitably impact on the performance of the inspection programme.

Dealing with Food Safety Incidents

A national alert system exists for the rapid dissemination of information about food hazards and product recalls, this is known as the food alert warning system.

All food alerts received by the service are dealt with in accordance with national guidance and internal quality procedures.

Food alert warnings are received by the service from The Food Standards Agency via the electronic mail system, and EHCNet during working hours. The Principal EHO (Commercial Services) or, if absent, the Consumer Services Manager ensures that a timely and appropriate response is made to each food alert.

Out of hours contact is arranged through Richard Court, telephone number 01429 869424.

In the event of a serious local incident, or a wider food safety problem emanating from production in Hartlepool, the Food Standards Agency will be alerted in accordance with guidance.

Whilst it is difficult to predict with any certainty the number of food safety incidents that will arise during any 12 month period, it is estimated that the service is likely to be notified of between 60 – 80 food alerts during 2007/08, a small proportion of which will require action to be taken by the Authority. This level of work can ordinarily be accommodated within the day-to-day workload of the service, but more serious incidents may require additional resources and may have an effect on the programmed inspection workload and other service demands.

Investigation of Complaints relating to Food Safety and Food Standards in Premises

The service investigates all complaints that it receives about food safety and food standards conditions and practices in food businesses. Initial response to any complaint is made within two working days. In such cases the confidentiality of the complainant is paramount. All anonymous complaints are also currently investigated.

The purpose of investigation is to determine the validity of the complaint and, where appropriate, to seek to ensure that any deficiency is properly addressed. The general approach is to assist the food business operator in ensuring good standards of compliance, although enforcement action may be necessary where there is failing in the management of food safety, or regulatory non-compliance.

Based on the number of complaints in 2006/07 it is estimated that approximately 56 such complaints will be received in 2007/08.

Feed Law Enforcement

From 1 January 2006 feed businesses must be approved or registered with their local authority under the terms of the EC Feed Hygiene Regulation (183/2005).

This replaces the previous arrangements (under EC Directive 95/69), as implemented by the Feeding Stuffs (Establishments and Intermediaries) Regulations 1999, which required feed businesses to be approved or registered if they were involved in the manufacture, use or marketing of certain feed additives.

This legislation relates to nearly all feed businesses. This means, for example, that importers and sellers of feed, hauliers and storage businesses will now require approval or registration. Livestock and arable farms growing and selling crops for feed are also within the scope of the provisions of the regulation.

Liaison arrangements

The service actively participates in local and regional activities and is represented on the following:

- Tees Valley Food Liaison group
- The local HPA/Local Authority Sampling group
- Tees Valley Public Health group
- North East Trading Standards liaison group

Home Authority arrangements

The Authority has no formal arrangements with food businesses to act as Home Authority at the present time. The Authority is originating authority for two premises, a brewery and a soft drinks manufacturer. Regular visits are made to these premises to maintain dialogue with management and an up to date knowledge of operations.

General

The delivery point for the food law enforcement service is at:

Civic Centre
Victoria Road
Hartlepool
TS24 8AY

Members of the public and businesses may access the service at this point from 08.30 - 17.00 Monday to Thursday and 08.30 - 16.30 on Friday.

A 24-hour emergency call-out also operates to deal with Environmental Health emergencies, which occur out of hours.

6. **Resources**

Staffing Allocation

The Director of Neighbourhood Services has overall responsibility for the delivery of the food law service. The Head of Public Protection has responsibility for ensuring the delivery of the Council's Environmental Health service, including delivery of the food law service, in accordance with the service plan. The Consumer Services Manager, with the requisite qualifications and experience, is designated as lead officer in relation to food safety and food standards functions and has responsibility for the day to day management of the service.

The resources determined necessary to deliver the service in 2006/07 are as follows:

1 x 0.25 FTE Consumer Services Manager (with responsibility also for Health & Safety, Licensing and Trading Standards)

1 x 0.35 FTE Principal EHO Commercial (with responsibility also for Health & Safety and Animal Health)

3 x FTE EHO (with requisite qualifications and experience and with responsibility also for Health & Safety)

1 x 0.56 FTE Part-time EHO (with requisite qualifications and experience and with responsibility also for Health & Safety)

1 x FTE Technical Officer Food (with requisite qualifications and experience)

The Consumer Services Manager has responsibility for planning service delivery and day to day management of the Food Law service, Health & Safety at Work, Licensing, Public Health, Water Quality, Trading Standards, Animal Health & Welfare and I.T. as well as general management responsibilities as a member of the Public Protection Management Team.

The Principal EHO (Commercial Services) has responsibility for the day to day supervision of the Food Law Service, Health & Safety at Work, Public Health, Water Quality and Animal Health & Welfare.

The EHO's have responsibility for the performance of the food premises inspection programme as well as the delivery of all other aspects of the food law service, particularly more complex investigations. In addition these officers undertake Health & Safety at Work enforcement.

The food technical officer is also responsible for inspections, as well as revisits, investigation of less complex complaints and investigation of incidents of food-borne disease.

Administrative support is provided by Support Services within Neighbourhood Services department.

All staff engaged in food safety law enforcement activity will be suitably trained and qualified and appropriately authorised in accordance with guidance and internal policy.

Staff undertaking educational and other support duties will be suitably qualified and experienced to carry out this work.

Financial Resources

The annual budget for the Consumer Services section in the year 2007/08 is:

	£000
Employees	732
Other	253.5
Support Recharges	120
Income	(166.3)
Net Budget	939.2

This budget is for all services provided by this section i.e. Health & Safety, Licensing, Trading Standards and resources are allocated in accordance with service demands.

Equipment and Facilities

A range of equipment and facilities are required for the effective operation of the food law service. The service has a documented procedure that ensures the proper maintenance and calibration of equipment and its removal from use if found to be defective.

The service has a computerised performance management system, ITECS. This is capable of maintaining up to date accurate data relating to the activities of the food law service. A documented database management procedure has been produced to ensure that the system is properly maintained, up to date and secure. The system is used for the generation of the inspection programmes, the recording and tracking of all food activities, the production of statutory returns and the effective management of performance.

During 2007/08 we will be migrating to the Authority Public Protection computer system

Training Plans

The qualifications and training of staff engaged in food law enforcement are prescribed and this will be reflected in the Council's policy in respect of appointment and authorisation of officers.

It is a mandatory requirement for officers of the food law service to maintain their professional competency by undertaking a minimum of 10 hours core training each year through attendance at accredited short courses, seminars or conferences. This is also consistent with the requirements of the relevant professional bodies.

The Council is committed to the personal development of staff and has in place Personal Development Plans for all members of staff.

The staff Personal Development Plan scheme allows for the formal identification of the training needs of staff members in terms of personal development linked with the development needs of the service on an annual basis. The outcome of the process is the formulation of a Personal Development Plan that clearly prioritises training requirements of individual staff members. The Personal Development Plans are reviewed six monthly.

The details of individual Personal Development plans are not included in this document but in general terms the priorities for the service are concerned with ensuring up to date knowledge and awareness of legislation, building capacity within the team with particular regard to vertical directive premises, the provision of food hygiene training courses, developing the role of the Food Safety Officer, and training and development of new staff joining the team.

Detailed records are maintained by the service relating to all training received by officers.

7. Service Review and Quality Assessment

Quality Assessment

The Council is committed to quality service provision. To support this commitment the food law service seeks to ensure consistent, effective, efficient and ethical service delivery that constitutes value for money.

A range of performance monitoring information will be used to assess the extent to which the food service achieves this objective and will include on-going monitoring against pre-set targets, both internal and external audits and stakeholder feedback.

Specifically the Principal EHO (Commercial Services) will carry out accompanied visits with officers undertaking inspections, investigations and other duties for the purpose of monitoring consistency and quality of the inspection and other visits carried out as well as maintaining and giving feedback with regard to associated documentation and reports.

The Best Value Performance Indicator BV166, applicable to Environmental Health, is subject to scrutiny. The target for attainment by the service against BV166 standard, which includes the provision of written enforcement policies, planned enforcement activity and measurement of customer satisfaction levels, is 100%.

It is possible that the Food Standards Agency may at any time notify the Council of their intention to carry out an audit of the service.

Review

It is recognised that a key element of the service planning process is the rational review of past performance. In the formulation of this service plan a review has been conducted of performance against those targets established for the year 2006/07.

This service plan will be reviewed at the conclusion of the year 2007/08 and at any point during the year where significant legislative changes or other relevant factors occur during the year. It is the responsibility of the Consumer Services Manager to carry out that review with the Head of Public Protection.

The service plan review will identify any shortfalls in service delivery and will inform decisions about future staffing and resource allocation, service standards, targets and priorities.

Any relevant amendments to the Council's Best Value programme will be incorporated into the service plan together with any matters identified through quality assessment audits.

Following any review leading to proposed revision of the service plan Council approval will be sought.

Performance Review 2006-07

This section describes performance of the service in key areas during 2006/07.

During 2006/07 the section has been fully staffed for the first time in a number of years. Steps were taken to ensure that inspections outstanding from the previous year (2005/06) were carried out in addition to all programmed inspections and inspections of new businesses.

Changes in legislation requiring food businesses to have documented management systems has resulted in 161 re-visits being carried out during 2006/07 a dramatic increase on the previous years figure of 55. It is expected that this trend will continue in 2007/08 with an estimated number of re-visit of 340 based on the first quarter of 2007/08. This will further stretch our limited resources.

Inspection Programme

The food premises inspection programme for 2006/07 did not quite reach the target of 100%. Due to difficulties in gaining access to certain premises 99% of Food Hygiene and Food Standards inspections were achieved. The outstanding inspections will be added to the programme for 2007/08.

Registration and approval of premises

Premises subject to approval were inspected and given comprehensive guidance with regard to approval requirements. .

Food Sampling Programme

The food sampling programme for 2006/07 has been completed. The microbiological results are:

Microbiological Sampling (1/4/06 31/3/07)

	Total number	Number of Samples	
	of samples	Satisfactory	Unsatisfactory
Bacteriological Surveys Shopping Basket	168	159	9
Raw Eggs	6	6	0
Ready to eat fish	21	20	1
Continental Market	5	2	3
Water Supply to mobile food vendors	7	6	1
Locally produced pies	6	6	0

The composition and labelling results are:

Food Standards Sampling (01.04.06 – 31.03.07):

Nature of Sample	Reason for Sampling	Satisfactory	Unsatisfactory
Fish Products	Pictorial / fish content	2	0
Fruit Juice	Vitamin C content	18	0
Locally produced sandwiches	Labelling regulations	0	2
Takeaway foods	Meat species	4	3
Fish	Fish species	12	0
Meat Pies	Meat content	2	0
Sandwiches	Labelling salad cream / mayonnaise	24	0
Alcoholic drinks	Alcohol content	3	0
Diet / health foods	Fat content	19	0
Imported foods	Heavy metal content	10	0
Mineral / spring water	Nitrate content	24	0
Ready meals	Salt content	20	0
Cereal bars	Calcium content	8	0
Preserves	Sugar content	24	0

Where unsatisfactory samples are identified, officers carry out follow-up work to identify the cause and take appropriate action.

The programme of feeding stuffs sampling was undertaken. Feeding stuffs has been given a low priority due to the lack of local manufacturers and packers.

Food Inspection

The service undertook no formal seizure of unfit food in the year.

Promotional Work

In February 2006 the Food Standards Agency (FSA) introduced Safer Food Better Business (SFBB) aimed at assisting smaller catering businesses to introduce a documented food safety management system. The Tees Valley authorities in partnership with training providers successfully received grant funding from the FSA to deliver free training and advisory visits. These were completed by February 2007 and a total of 290 Hartlepool food businesses attended one of the Safer Food Tees Valley workshops. Since this time our resources have been directed towards continuing to assist businesses to fully implement a documented food safety management system.

The service was unable to provide food hygiene training during the year due to insufficient resources.

The team has continued to offer advice and information on request with 56 advisory visits to businesses being carried out during the year.

Food Hygiene Award Scheme

Development work was carried out in conjunction with the other Tees Valley authorities to introduce a Tees Valley Food Hygiene Award scheme. The scheme was based around a national pilot being undertaken by the Food Standards Agency.

In accordance with the 'Food Law Code of Practice', following every 'primary' inspection a risk rating is undertaken which is used to determine the frequency of inspection for the business. Of the seven main categories used to determine the overall rating score the following three factors are used to create a star rating:

1. Food Hygiene and Safety
2. Structure and Cleaning
3. Management and Control

These ratings are the only ones that are directly controllable by the business and are the reason they have been used to obtain the food businesses star rating.

The total score from the 3 categories is then used to derive the star rating ranging from 0 (major improvements needed) through to 5 stars (excellent).

The table below shows the results of the star ratings provisionally awarded to businesses on 1 April 2007:

Number of Stars	Number of Premises	Percentage of premises
5 Stars	24/759	3%
4 Stars	155/759	20%
3 Stars	226/759	30%
2 Stars	262/759	35%
1 Star	60/759	8%
0 Stars	32/759	4%

Complaints

During the year the service dealt with 56 complaints relating to the condition of food premises and food handling practice. In addition, 17 complaints of unfit or out of condition food, extraneous matter, mould and unsatisfactory labelling of food items were also received. These investigations have been undertaken all within our target of 2 working days; however, they have had some effect on performance of the inspection programme.

Food Poisoning

The service received 108 notifications of food poisoning during the year and investigated 3 outbreaks of infectious disease, all of which occurred in residential /nursing care homes and were found to be viral in nature

Food Safety Incidents

The Service received 68 food alerts from the Food Standards Agency during the year. All requiring action were dealt with expeditiously. No food incidents were identified by the Authority that required notification to the Food Standards Agency.

Enforcement

During 2006/07, no emergency prohibition notices were served on businesses where formal cessation of a food activity was necessary. Three improvement notices were served on businesses to ensure compliance with food safety issues. No prosecutions or formal cautions were undertaken.

Improvement Proposals 2006/07

The following areas for improvement were identified in the 2006/07 Food Service Plan.

1. To complete the process of approving / re approving relevant premises

   Approvals have been granted to two establishments and the approval process is nearing completion for the third.

2. To ensure that all relevant premises are registered under feed hygiene legislation

   All relevant premises have been contacted and registered.

3. Review / internal audit of food quality system

   This work is ongoing but has not yet been completed.

8. Key Areas for Improvement 2007/08

In addition to committing the service to specific operational activities such as performance of the inspection programme, the service planning process assists in highlighting areas where improvement is desirable. Detailed below are specifically identified key areas for improvement that are to be progressed during 2007/08.

1. Complete review / internal audit of food quality system

2. Produce a summary of the Food Enforcement Policy

3. Reduce the number of premises in bands 0-2 stars in food hygiene awards scheme by 5%

4. Record all food samples on the Authority Public Protection computer system

CABINET REPORT

24th July 2007

Report of: Director of Regeneration and Planning Services

Subject: REGIONAL SPATIAL STRATEGY (RSS) – SECRETARY OF STATE PROPOSED MODIFICATIONS

SUMMARY

1. PURPOSE OF REPORT

1.1 To advise Cabinet of the proposed modifications by the Secretary of State (SoS) to the Regional Spatial Strategy (RSS) and outline the main issues from a Tees Valley and Hartlepool perspective, together with suggested comments to make through the formal consultation process, to ensure the best interests of Hartlepool are secured.

2. SUMMARY OF CONTENTS

2.1 The report summarises the main issues arising from the recently published proposed RSS modifications by the Secretary of State from a Tees Valley and Hartlepool perspective. It outlines the actions taken by Officers to date in the lead up to the published modifications, and proposes comments to submit as part of the formal consultation period.

2.2 The Tees Valley Joint Strategy Unit (JSU) has been taking the main lead in preparing the majority of papers, written evidence and formal submission documentation to do with the RSS in consultation with the Tees Valley local authorities, especially in relation to those areas where there is common agreement.

2.3 Individual local authorities however are also able to make their own individual representations where this is deemed appropriate, and in the case of Hartlepool, it is suggested that comments be submitted to the Secretary of State in relation to housing allocations and phasing, employment land issues, wind energy considerations and (subject to the views of Cabinet) potentially in relation to Hartlepool's position within the Tees Valley City Region / Conurbation.

3. RELEVANCE TO CABINET

3.1 The RSS policies cover a wide range of subject areas, thus the report has strategic relevance across a variety of portfolio responsibilities.

4. TYPE OF DECISION

4.1 This is a non-key decision and forms part of the Budget and Policy Framework.

5. DECISION MAKING ROUTE

5.1 Cabinet meeting dated 24th July 2007 and then Hartlepool Partnership on 27th July 2007.

6. DECISION(S) REQUIRED

Cabinet is requested to:

(i) Note the proposed modifications to the Regional Spatial Strategy by the Secretary of State and the intention of the JSU to submit on behalf of the Tees Valley local authorities a detailed response on these proposed changes based broadly on the comments and concerns set out in this report.

(ii) Agree to the Council's own response being made jointly with the Hartlepool Partnership, including particularly in relation to issues around housing numbers, employment land / Wynyard, wind energy considerations (and potentially the Tees Valley City Region / Conurbation definition) in so far as these are likely to impact upon Hartlepool.

Report of: Director of Regeneration & Planning Services

Subject: REGIONAL SPATIAL STRATEGY (RSS) – SECRETARY OF STATE PROPOSED MODIFICATIONS

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1. PURPOSE OF REPORT

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2. BACKGROUND

2.1 The existing Regional Planning Guidance for the North East (RPG1) became the statutory Regional Spatial Strategy (RSS) in September 2004 when the Planning and Compulsory Purchase Act came into force. It will be replaced when the revised RSS is adopted by the Secretary of State.

2.2 The draft revised RSS was submitted to Government by the North East Assembly, as the Regional Planning Body, in June 2005. An Examination in Public (EiP) was held before an independent Panel in March/April 2006 to test the soundness of the draft RSS. The report of the Panel was published in August 2006, and recommended a number of changes to the submitted draft.

2.3 The Government issued for consultation Proposed Changes to the draft revised RSS on 29 May 2007. However the consultation process on the Proposed Changes will be in two stages. The first consultation stage, which runs to 6 August 2007, seeks responses on the Proposed Changes. However during this stage the Secretary of State will be seeking supplementary information from the North East Assembly and consultees on a number of housing and employment land matters, details of which are given in Section 3 below.

2.4 Ministers will then consider the additional information and views received and a further consultation will be held, lasting 8 weeks, to consider any further changes that may have been made as a result.

2.5 Along with the Proposed Changes the Secretary of State has also issued a Statement of Reasons and a Sustainability Appraisal of the Proposed Changes. All documents issued as part of the RSS Proposed Changes consultation can be viewed on the Government Office North East website at www.go-ne.gov.uk

3. SUPPLEMENTARY INFORMATION REQUESTED BY THE SECRETARY OF STATE

3.1 The supplementary information requested by the Secretary of State during the first consultation stage concerns housing allocations and major employment sites.

<u>Housing Allocations</u>

3.2 The report of the Panel recommended that further consideration should be given to the housing allocations in certain parts of the region with a view to ensuring amongst other things that they were consistent with the Locational Strategy in RSS. The Secretary of State has therefore requested the North East Assembly to provide fuller information in this regard and to suggest how any changes might be reflected elsewhere in the region, taking into account the most recently published population and housing projections.

3.3 The Secretary of State has also taken this opportunity to reiterate various changes in emphasis since the introduction of Planning Policy Statement 3 (PPS3) on Housing. In particular allocations are not now seen as a rigid framework, but as guidelines for local planning; allocations should be based more on comprehensive strategic housing market analysis; and the housing strategy in RSS is likely to be subject to regular review.

<u>Major Employment Sites</u>

3.4 The Secretary of State referred to the Panel recommendation affecting RSS policy 19 – Prestige Employment Sites – and policy 20 – Reserve Employment Sites and has requested further information in relation to development plan status, planning permissions, and levels of previous public investment. The Panel recommendation on policy 19 would have the effect of seeking long term re-structuring at Wynyard to maximise large scale opportunities and minimise the potential for B1(a) development i.e. offices. It would also limit development at North East Technology Park (NetPark), Sedgefield to 13 hectares. The Panel recommendation on policy 20 was to delete it from the RSS, with implications for reserve sites in Darlington, Sedgefield and Easington.

4. PROPOSED CHANGES

4.1 Officers from each of the Tees Valley local authorities have been working closely with the JSU to consider the Secretary of State's Proposed Changes, which from a Tees Valley - wide perspective, and read in conjunction with the RSS, contain much that is to be welcomed, notably:

- Endorsement of the city region concept (introduced initially by the Northern Way) as a basis for driving forward the economic growth of the region;

- A locational strategy based around the city regions, concentrating the majority of new development in the conurbations of Tyne & Wear and Tees Valley, particularly within their core areas, and the main settlements;

- A policy for the Tees Valley City Region that broadly reflects the spatial priorities of the Tees Valley local authorities and will support the implementation of the Tees Valley City Region Development Programme and Investment Plan. The RSS Tees Valley City Region policy (policy 7) is reproduced in appendix 1 to this report;

- A new policy on climate change, setting out targets for the region to reduce greenhouse gas emissions and showing how strategies and planning policies can help to reduce the impact of, and mitigate and adapt to, climate change, and

- Continuing priority to the re-use of previously developed land and sites in sustainable locations (the sequential approach to development).

4.2 There are however a number of concerns and issues that require a more detailed response and these are considered in the following paragraphs.

5. TEES VALLEY CITY REGION

5.1 Policy 7 in the RSS is a key policy setting out the sub-regional strategy for regeneration, economic prosperity, creating sustainable communities, connectivity and protection of the environment. The Secretary of State has endorsed a number of changes to the policy recommended by the Panel and has made a number of additional changes.

5.2 Changes to policy 7 include:

- Replacement of 'Central Park, Darlington' with 'brownfield opportunities in Darlington' alongside other core regeneration areas of the Stockton-Middlesbrough Initiative, both banks of the River Tees between Stockton, Middlesbrough and Redcar, and Hartlepool Quays. This change is consistent with the position put forward by Darlington Borough Council at the EiP and acknowledges the potential contribution that other major brownfield sites in Darlington, for example Lingfield Point, could make to the regeneration of the City Region;

- Ensuring that sustainable indigenous growth supporting the regeneration of towns such as Newton Aycliffe, Saltburn and Loftus 'meets local needs';

- 'Appropriate' development of Wynyard and NetPark as Prestige Employment Sites. (See paragraphs 7.2 to 7.5 below)

- An additional reference to 'focussing on the creation of local jobs and retraining and up-skilling of local workforces in Other Regeneration Areas';

- An additional reference to 'supporting housing market renewal programmes';

- An expanded statement encouraging the growth of Durham Tees Valley Airport. This statement was originally part of the supporting text – its inclusion as part of the policy statement is welcomed;

- 'Appropriate' development of Teesport. (See paragraphs 9.1 - 9.3 below)

- Reference to 'sustainable transport' infrastructure improvements to support regeneration initiatives;

- An additional statement 'Improving interchange facilities at the Strategic Public Transport Hubs of Darlington and Middlesbrough';

- 'Investigating' as opposed to 'supporting' (as in the submission draft RSS) improvements to the A66 Darlington Bypass, a new crossing of the River Tees (see paragraph 10.7 below), and reducing congestion on the A19. The reason given by the Secretary of State for this change is simply to be consistent with changes in the Tyne & Wear City Region policy. The weakening of the wording in this way cannot be justified. The JSU and Tees Valley authorities are firmly of the opinion that, for example, improvements to the A66 and reducing congestion on the A19 are essential, and such measures are currently being investigated and will be confirmed by September 2007. Therefore the RSS should be firm in its support for such measures;

- An additional statement 'promoting bus-based public transport improvements between other Regeneration Areas and the Tees Valley conurbation and main settlements';

- An additional statement 'Protecting the line of the East Middlesbrough Transport Corridor, primarily for development as a public transport link'. This is backed up by additional supporting text referring to the protection of the corridor allowing sustainable proposals to help alleviate the increasing congestion problems in this strategically important corridor for the sub-region linking Middlesbrough town centre with large parts of Middlesbrough, Redcar & Cleveland, and North Yorkshire.

- Key strategic gaps identified to maintain separation of settlements and preventing urban sprawl. It should also be noted that the supporting text includes the following statement "Green belt designations in the Tees Valley are not considered to be required", and

- An additional statement supporting the establishment of strategic networks of green infrastructure. This is to be welcomed and supports the Tees Valley Green Infrastructure Strategy currently being prepared and which is the subject of a separate agenda item.

5.3 The Proposed Changes also define (in RSS paragraphs 2.40 to 2.47) the conurbation, main settlements, regeneration areas, regeneration towns, and rural service centres of the Tees Valley. Although these are generally considered acceptable by the other Tees Valley local authorities, Hartlepool Borough Council officers have advised that Hartlepool should be considered as part of the Tees Valley Conurbation (see Paragraph 14.5 below).

6. HOUSING ALLOCATIONS

6.1 The Secretary of State has requested views on the potential implications of the latest population and household projections on the housing allocations in RSS, as well as further consideration of the allocations for Easington, Sedgefield and Blyth Valley and the implications of these on the rest of the region.

6.2 New demographic data has led the North East Assembly to reconsider previously tested housing scenarios. These concluded that higher levels of housing provision would be required to deliver 2.6% GVA growth in the region. Initially this produced a net regional dwelling requirement of 112,000 (endorsed by the panel and now in the draft RSS), but more analysis suggested a still higher figure of 118,000 net additions.

6.3 The RSS aims for fewer people to leave the region and more people to come and live and work here. The projections show that this is happening and natural change is now virtually zero as opposed to being negative. Zero net migration requires a greater level of dwelling provision than the submission draft RSS originally planned for.

6.4 The Assembly consider recent substantial changes in population and the economy lead to a greater degree of optimism about the region's future. As fewer people leave the region and more arrive to participate in a better economy and improved environment there will be a need for more and better housing. The RSS Management Group has agreed that a figure of 128,500 net housing additions would give appropriate recognition to the more positive situation while still catering for a cautious approach. It is also within the identified constraints of house-building industry capacity.

6.5 The RSS strategy concentrates the majority of future housing provision in the conurbations and main settlements. The Assembly has therefore proposed a sub-regional distribution that would focus some 70% of the total net housing provision in Tees Valley and Tyne & Wear over the period, as follows:-

	Net housing provision
Tees Valley	**35,700**
Co. Durham	23,500
Northumberland	15,000
Tyne & Wear	54,300
North East	**128,500**

Source: North East Assembly

6.6 The level of net housing provision proposed for the Tees Valley sub-region should be supported. A figure of 35,700 will give the Tees Valley authorities the scope and flexibility needed to:

- Provide choice in the type and location of future housing to attract people into the Tees Valley, retain existing residents and create sustainable communities;

- Meet existing commitments and progress the housing element of major regeneration schemes, and

- Complement and progress initiatives planned and in place to grow the sub-regional economy.

6.7 The Joint Strategy Unit and the Tees Valley local authorities have discussed with the NEA the distribution of the sub-regional figure of 35,700 within the Tees Valley, and the following has been agreed.

Table 1: Suggested Tees Valley net housing distribution and phasing 2004-2021

	2004-2011		2011-2016		2016-2021		2004-2021	
	Total	**Per annum**	**Total**	**Per annum**	**Total**	**Per annum**	**Total**	**Per annum**
Darlington	3,675	525	1,700	340	1,325	265	6,700	395
Hartlepool	2,730	390	2,000	400	1,975	400	6,730	395
Middlesbrough	3,080	440	2,425	485	1,500	300	7,000	410
Redcar & Cleveland	2,275	325	1,825	365	1,650	330	5,750	340
Stockton-on-Tees	4,200	600	2,650	530	2,625	525	9,475	555
Tees Valley	**15,960**	**2,280**	**10,600**	**2,120**	**9100**	**1820**	**35,700**	**2,100**

Source: North East Assembly

6.8 The phasing is 'front-loaded' overall for Tees Valley in the first two periods to reflect the scale of existing commitments, and to allow positive intervention in the housing market, including support for the housing element of major regeneration and 'flagship' projects and re-structuring within a number of areas and communities.

6.9 There will, of course, also be an opportunity to comment further or make representations on the housing allocations as part of the second stage consultation.

6.10 An important addition to the RSS policy on housing provision (policy 30) is the following statement:

"The District Allocations……should not provide the justification for the refusal of windfall housing proposals that fall within the guidance set out for Strategic Housing Land Availability Assessments."

6.11 This statement is generally welcome as it can provide some flexibility in the allocation figures, so that when sites meet certain criteria, the overall allocation would not necessarily act as a restraint on further planning permissions in sustainable locations.

6.12 The Secretary of State has also endorsed the Panel recommendation for 70% of housing development in the Tees Valley to be on previously developed land or through the re-use of existing buildings by 2008. There should be no major difficulties in achieving this overall target for the Tees Valley (a number of Tees Valley authorities are currently exceeding 70%) although in Hartlepool's case the position is currently skewed by the build-out of the planning permissions at Middle Warren and Wynyard.

6.13 RSS policy 29 – Improving the Housing Stock – now includes additional references to ensure that local authorities have regard to the wider housing market area, including that beyond their boundary, when preparing plans, strategies and programmes. While this is broadly supported the RSS should provide some additional explanation of how this could be achieved. There remain concerns among local authorities over the need to co-ordinate and manage house building and its impact on fragile housing markets.

7. EMPLOYMENT LAND

7.1 The Secretary of State has requested further information, such as details of existing permissions and levels of investment, before making a final decision on the Prestige Employment Sites and Reserve Employment Sites policies in RSS.

7.2 In the Prestige Employment Site policy (RSS policy 19) the current proposal is that development at Wynyard (Stockton/Hartlepool) would be subject to "long term restructuring to maximise large scale opportunities and minimise B1(a) potential." B1(a) is office development.

7.3 The Wynyard employment site already has outline planning permission. This permission is not subject to any phasing restrictions or restrictions on B1(a) developments. The outline permission will not expire until 2010. Only then, assuming some land will still be available for development, will the developer seek to renew the planning permission and material changes in circumstances (such as restrictions on B1(a) development) be addressed. However, a reserved matters planning application for about 275,000 sq m of office space has been submitted and will be considered by Planning Committee n the near future. It is not possible to impose conditions retrospectively on a development that already has planning permission.

7.4 With regard to the Secretary of State's request for information on investment, at Wynyard there has been no public sector funding provided to developments on the former Cameron Hall land or the development of the former Samsung site since it has been in the ownership of Wynyard Park Ltd. However various grants were provided to support the development of Samsung in its initial stages.

7.5 The RSS should clarify the situation with regard to the existing planning permission at Wynyard and recognise that the opportunity for restructuring and restricting certain types of development can only occur when new planning applications are considered or existing planning consents are considered for renewal (see paragraph 14.2 below).

7.6 The submission draft RSS (policy 20) identifies sites at Faverdale (Darlington) and Heighington Lane West (Sedgefield/Darlington), along with South of Seaham (Easington) as reserve employment sites for major inward investment. These sites would only be developed if alternative sites were not available within the conurbations and main towns, and a large, single site was not available on a Prestige Employment Site or a Regional Brownfield mixed-use Site. Before deciding on whether or not to accept the Panel recommendation to delete policy 20, the Secretary of State has asked for more information on local circumstances.

7.7 Officers from Darlington Borough Council are currently having discussions with the North East Assembly and interested parties with a view to developing an alternative policy on reserve employment sites. In particular the Faverdale site is seen as an appropriate location for a regional logistics site.

7.8 The Tees Valley City Region Business Case and Investment Plan both recognise that the Tees Valley is now a regionally significant location for logistics investment, evidenced not only by recent growth at Teesport, but also by demand for distribution facilities at Darlington, Wynyard and elsewhere in the A1 and A19 corridors. Excellent road communications within the Tees Valley and between the Tees Valley and adjoining regions make the area a good location for logistics hubs to serve the North East and Yorkshire and Humber.

7.9 It is anticipated that Darlington Borough Council and the JSU should be in a position to suggest an alternative form of wording, along with supplementary information, before the consultation on the Proposed Changes closes on 6 August. In any event however there will be a further opportunity to make representations on this matter during the second consultation stage.

7.10 Other significant Proposed Changes to employment land or economic development policies in the draft RSS that can be supported are:

- Deletion from policy 57 of the reference to the protection of land at Tursdale in Durham City as a long term potential rail-freight interchange facility;

- Restriction of development at NetPark, Sedgefield to 13 hectares, and

- A new policy (policy 18A) on office development outside city and town centres that seeks to restrict such development on prestige employment sites (subject to comments above regarding Wynyard), and reflects the approach in Planning Policy Statement 6 (Town Centre Uses) towards major office development.

8. DURHAM TEES VALLEY AIRPORT

8.1 There was some debate at the RSS EiP into the meaning and definition of 'airport-related development'. A definition was recommended by the Panel in its report and this has been largely accepted by the Secretary of State in the Proposed Changes with some minor amendments. The definition of 'airport-related development' is reproduced in appendix 2 of this report.

8.2 Discussion with representatives from Durham Tees Valley Airport has shown that the proposed definition of airport-related development is acceptable and will allow the airport to expand and develop in accordance with its recent Master Plan and planning applications.

8.3 The Secretary of State has also endorsed in the Proposed Changes the need to safeguard 80 hectares of land at Durham Tees Valley Airport for airport-related development. It should also be noted that some 25 hectares of land at Durham Tees Valley Airport for non-airport related employment development is included within the general employment land category of RSS policy 18 – Employment Land Portfolio.

8.4 It may also be of interest to note that statements proposed by the Panel about uncertainty over the future role of aviation and growth forecasts have not been accepted by the Secretary of State, on the basis that such issues are national policy matters.

9. PORTS

9.1 The RSS recognises the importance of ports as key drivers of the regional economy and contains an appropriate supportive policy (policy 22). In the Proposed Changes for policy 22 the reference to Teesport is amended from "supporting the development of import and distribution centres and deep-sea vessel facilities at Teesport" in the submission draft to "supporting appropriate development at Teesport." This is also reflected by similar changes of wording in policy 7 'Tees Valley City Region' and policy 49 'International Gateways'. Also instead of "promoting" improvements and standardisation of gauge on the rail network to Teesport the policy has been amended to "investigating" improvements.

9.2 The reason for these changes in wording and emphasis are not adequately explained in the Statement of Reasons for the Proposed Changes. However it is thought that it may be due to ongoing discussions over the Department of Transport Harbour Revision Order and objections to further expansion of Teesport from other ports in the UK.

9.3 Whilst this change is understandable, the new wording is not strong enough to reflect the importance of Teesport to the Tees Valley and in particular the deep sea container terminal proposals. Discussions are continuing with PD Ports for an appropriate alternative form of wording.

9.4 In relation to the rail gauge enhancements, it is again important to stress the need for these improvements so it is suggested that the original wording of "promoting" be re-instated with the additional text that "as part of the wider review of the need for rail gauge enhancements to support the growth of the Northern ports being led by The Northern Way and Network Rail."

9.5 A further Proposed Change to policy 22 concerns "taking into account the potential risk of coastal squeeze, and considering measures to address this", in connection with the protection of nature conservation sites. It is considered that further development and growth of Teesport in particular should not be constrained by the need to take account of coastal squeeze. There may be opportunities to address coastal squeeze in other areas around the coast and Tees Estuary – this issue should therefore only be included as part of RSS policy 36 (The Aquatic and Marine Environment), not policy 22.

10. TRANSPORT / CONNECTIVITY

10.1 The RSS clearly identifies that Local Development Plans and other strategies, plans and programmes should provide the focus for delivery on the transport related policies.

10.2 The Proposed Changes endorse the emphasis given in RSS in favour of more sustainable modes of transport, and policy 51 identifies as a priority for the further investigation, the development of a rail based metro system for the Tees Valley City Region.

10.3 A new policy (policy 53A) is proposed to ensure that a comprehensive approach is taken at regional level to the development of a strategic demand management framework to inform the production of sub-regional and local initiatives. This work will be led by the North East Assembly, but needs to draw on work already being undertaken by the Tees Valley authorities.

10.4 The Secretary of State has endorsed a Panel recommendation that the North East Assembly should prepare statements on parking standards for each City Region and for the rural areas (policy 54). This suggestion has been opposed by the Tees Valley local authorities although the Secretary of State considers that there is a role for the RSS to provide a strategic steer on parking standards. Policy 54 also states that Local Transport Plans and other plans, strategies and programmes should ensure that the pricing of new parking provision does not undermine local parking regimes. This is an issue that will need to be addressed through car parking strategies and Local Development Frameworks.

10.5 The RSS identifies a number of transport investment and management priorities for the region. In the Tees Valley these include a number of schemes that are committed or are already underway such as the Darlington Eastern Transport Corridor, North Middlesbrough Accessibility Improvements, and the A66 Long Newton grade separated junction.

10.6 However table 4 in the RSS Proposed Changes contains some omissions and inaccuracies relating to the key schemes in development, namely the Tees Valley Bus Network Improvements (scheme within programme), the Tees Valley Heavy Rail/Metro Improvements (Under investigation by Tees Valley JSU/Tees Valley Regeneration) and the A66(T)/A19(T)/A174(T) Area Action Plan (Under investigation by the Highways Agency/Tees Valley JSU). These omissions and inaccuracies will be recorded and the necessary changes requested.

10.7 Although mentioned in paragraph 3.256 of the RSS, table 4 also omits the issue of additional capacity for crossing the River Tees. It is therefore suggested that, under the Spatially Specific Objective of "Improve/maintain efficiency of movement along the four key transport corridors – A19/Durham Coast Line", the following proposal be included "Additional crossing capacity for the River Tees (Under investigation by Tees Valley JSU)."

10.8 It is understood that there are a number of options under consideration for the Tees Crossing proposal and the JSU will be advised of the need to consider the regeneration benefits and not simply the alleviation of congestion when evaluating the relative merits of any option proposals.

11. URBAN AND RURAL CENTRES

11.1 Policy 25(c) states "within the Tees Valley City Region the majority of new retail and leisure floorspace should be located in Middlesbrough (Sub-regional Centre) and Darlington (Sub-regional Centre). Hartlepool and Stockton will continue to have an important role in servicing their hinterlands." At the EiP Redcar and Cleveland Borough Council put forward a case for Redcar to be included in the policy on a similar basis to Hartlepool and Stockton. The Secretary of State should be requested again to consider this.

12. ENVIRONMENT

12.1 A new policy (policy 38A) is proposed on air quality which requires planning strategies and proposals to consider potential impacts of new developments and increased traffic levels on internationally designated nature conservation sites. However the policy is rather limited and provides little guidance on the impact of new development on air quality. The supporting text should at least provide justification on how it should be applied.

12.2 'Teesside/Tees Estuary' remains in RSS policy 42 (Onshore Wind Energy Development) as an area with potential for medium scale development, despite being recommended for removal in the Appropriate Assessment for the RSS because of its potential effects on the Teesmouth and Cleveland Coast Special Protection Area. There remain concerns among a number of bodies about the suitability of the Tees Estuary for windfarm development and these concerns should at least be brought to the attention of Government Office.

13. DIAGRAMS AND FACTUAL CHANGES

13.1 The Secretary of State's Proposed Changes also include revised diagrams. The inset diagram for the Tees Valley City Region in particular contains a large number of errors, and in a number of instances does not align with the RSS policies and/or supporting text. A list of these errors and necessary amendments will be forwarded to the Secretary of State. A number of factual changes and updating is also necessary to the RSS to reflect the current situation, and a list of these will also be forwarded to the Secretary of State.

14 HARTLEPOOL SPECIFIC CONSIDERATIONS

14.1 All of the above issues have been debated at Officer level through a series of meetings with the JSU and are being submitted to the Tees Valley Unlimited Board for final consideration prior to the submission of formal comments by the JSU for the deadline of 6th August, 2007 - the first RSS consultation period.

14.2 <u>Employment Land</u> : During the course of these discussions the JSU has been requested to strengthen the comments to be made in relation to the proposed long-term restructuring of Wynyard (to maximise large scale opportunities and minimise B1a office development). The North East Assembly (NEA) has been asked by the SoS to provide further information on the local circumstances in relation to Wynyard (and other) prestige sites and officers from the respective local authorities of Stockton and Hartlepool have provided the relevant factual information. It is important that the SoS takes into account the existing planning permissions at this location, and that any subsequent word changes within the RSS policies allow for the retention of Wynyard's status, in its entirety, as a Prestige Employment Site designation. Formal comments to be submitted by Hartlepool and Stockton will reinforce this point of view.

14.3 <u>Housing Distribution</u> : It is also considered important to reinforce the Tees Valley position in relation to the wider North East regional debate about housing numbers and from a Hartlepool perspective ensure the net housing distribution amongst the Tees Valley local authorities is appropriately maintained. The NEA has been requested by the SoS to provide supplementary information on proposed housing provision and the NEA is doing so in consultation with each of the NE sub-regional groups of local authorities. Whilst there is broad consensus that the regional total should increase above the figure originally proposed by the SoS it has not proved possible to reach agreement on the extent and distribution of this increase. Tyne & Wear in particular is effectively proposing (through a minority report to the SoS) a regional total of 118,000 dwellings (2004-21) with 50% being in Tyne and Wear, arguing that the NEA proposed increase and apportionment would continue the trend of high levels of development beyond the Tyne & Wear sub-region which is unsustainable. Hartlepool and the other Tees valley local authorities need to support the NEA stance on this particular issue. Furthermore, the housing apportionment to Hartlepool within the Tees Valley sub-region (where in Hartlepool's case the phasing is not being frontloaded - taking into account the likely timescales for housing units coming forward through the Victoria Harbour Master Plan, and the fact that the net figures reflect the relatively high number of demolitions in the first period through our Housing market Renewal programmes) also should be re-emphasised.

14.4 Wind Energy : During the RSS modifications consultation period the NEA has sought views about the wind energy policies (as specified in RSS policy 42) in the context of Tees Valley, amidst a parallel proposal for a joint landscape and visual assessment study in the East Durham and Tees Plain areas of least constraint, and the possibility of including Teesside / Tees Estuary as part of the same study. The NEA is also exploring whether to remove reference to the latter designated area in the text and supporting RSS Diagrams, which is currently being resisted by Hartlepool Officers and the JSU, and subject to ongoing discussions, this stance may need to be re-emphasised formally through the consultation process in order to justify the above visual assessment study.

14.5 Tees Valley Conurbation : Cabinet has previously considered a number of reports in relation to the Regional Spatial Strategy for the North East prior to, and in the run-up to the Examination in Public. As a result of these reports, the Council responded formally (jointly with the Hartlepool Partnership) on a number of policy matters - particularly those of concern to the Council in relation to the Locational Strategy for the Tees Valley. In particular changes were sought to some of the detailed wording with a view to protecting the strategic interests of Hartlepool by securing its designation as forming part of the Tees Valley conurbation rather than a “main town”. Whilst the views of Hartlepool have not been taken on board in this regard, there has been a major shift in emphasis within the revised RSS in terms of acceptance of the polycentric nature of the Tees Valley, equal prioritisation for the various regeneration areas within the Tees Valley City Region Policy No 7, and a subtle change in wording within the RSS from “main towns” to “main settlements”. The views of Cabinet are therefore sought over the extent to which Hartlepool should continue to argue for being included within the (current) description of the Tees Valley Conurbation as comprising the contiguous built up areas of Stockton, Middlesbrough and Redcar.

15 RECOMMENDATION

Cabinet is recommended to :

(i) Note the proposed modifications to the Regional Spatial Strategy by the Secretary of State and the intention of the JSU to submit a detailed response on these proposed changes based on the comments and concerns set out in this report.

(ii) Delegate to the Director of Regeneration & Planning Services, in consultation with the Mayor, responsibility for submitting formal written representations in relation to housing numbers, employment land / Wynyard, Wind Energy (and potentially the Tees Valley City Region Conurbation definition) by the Council.

APPENDIX 1

RSS TEES VALLEY CITY REGION POLICY (POLICY 7)

Strategies, plans and programmes, and planning proposals, should support the polycentric development and redevelopment of the Tees Valley city region by:

7.1 Regeneration

a) Giving priority to the regeneration of core regeneration areas of the Stockton-Middlesbrough Initiative, both banks of the Tees between Stockton, Middlesbrough and Redcar; Hartlepool Quays and brownfield opportunities in Darlington;

b) Supporting the regeneration of the Coastal Arc from Hartlepool Headland to East Cleveland for appropriate development;

c) Supporting the regeneration of Newton Aycliffe, Spennymoor, Shildon, Bishop Auckland, Saltburn, Brotton, Skelton, and Loftus for sustainable indigenous growth to meet local needs, without adversely impacting on the regeneration initiatives within the Tees Valley conurbation;

7.2 Economic Prosperity

a) Giving priority to major new heavy industrial, chemicals and port related development at Billingham, Seal Sands, South Tees, Teesport and Wilton;

b) Supporting the expansion of the renewable energy and recycling sector and their links to sustainable regeneration;

c) Supporting the development of business and financial services and new city scale leisure, cultural and retail development in Stockton and Middlesbrough;

d) Supporting the appropriate development of Wynyard and NetPark as Prestige Employment sites as set out in Policy 19;

e) Supporting the development of Darlington and Newton Aycliffe as employment locations, particularly to take advantage of their location close to the A1, A66 and East Coast Main Line;

f) Supporting the expansion of the Universities of Teesside and Durham, and the research and development capabilities of the Wilton Centre and NetPark;

g) Concentrating major new tourist developments related to the coast in Hartlepool and Redcar;

h) Focussing on the creation of local jobs and retraining and up-skilling of local workforces in Other Regeneration Areas;

7.3 Sustainable Communities

a) Locating the majority of new retail and leisure development in the sub-regional centres of Middlesbrough and Darlington, whilst additional development in other centres should be consistent with their scale and function to enhance their vitality and viability;

b) Developing housing to support the economic growth strategies in sustainable locations, mainly on previously developed land in areas where it does not undermine existing housing markets, particularly housing market restructuring areas;

c) Supporting housing market renewal programmes for the Tees Valley city region;

d) Insisting on high standards of new development and redevelopment, which improve the quality of the environment and promote sustainability;

7.4 Connectivity

a) Encouraging the growth of passenger and freight services from Durham Tees Valley Airport in linking the Region to international markets, and encouraging the development of 80 hectares of land for airport-related uses (as defined in this RSS), to enable Durham Tees Valley Airport's potential as an economic driver to be realised and cater for its anticipated passenger growth;

b) Supporting the appropriate development of Teesport as a northern gateway port;

c) Developing a modern integrated public transport network for the Tees Valley;

d) Exploring the need for sustainable transport infrastructure improvements to support regeneration initiatives;

e) Supporting the upgrading of the East Coast Main Line, the Durham Coast Rail improvements and rail freight improvements to Teesport;

f) Improving interchange facilities at the Strategic Public Transport Hubs of Darlington and Middlesbrough;

g) Investigating improvements to the A66 Darlington Bypass, and new crossing of the River Tees and reducing congestion on the A19;

h) Promoting bus-based public transport improvements between the Other Regeneration Areas and the Tees Valley Conurbation and Main Settlements;

i) Protecting the line of the East Middlesbrough Transport Corridor, primarily for development as a public transport link;

7.5 Strategic Gaps

Ensuring that strategic gaps continue to maintain the separate identity of settlements in the Tees Valley by preventing them from coalescing and by preventing urban sprawl. Strategic gaps should be identified:

- Between the conurbation (Marske/Redcar/Eston/Middlesbrough/Thornaby/Stockton/Yarm/Billingham) and surrounding towns and villages;
- Between Hartlepool and surrounding villages;
- Between Darlington and surrounding towns and villages;
- Between Eaglescliffe and Middleton St. George; and
- Between Middleton St. George and Darlington.

7.6 Environment

a) Supporting the establishment of strategic networks of green infrastructure, including green wedges, that link existing and proposed greenspace with green corridors running through urban, suburban and urban fringe areas to the countryside and coast;

b) Subjecting development proposals in and close to all internationally designated sites of nature conservation importance, Saltholme Nature Reserve, the Heritage Coast and the Tees Estuary to rigorous examination; and

c) Encouraging the development of renewable energy whilst carefully considering the local impacts of proposals.

APPENDIX 2

Definition of Airport-related Development in the Secretary of State's Proposed Changes

Development Category	Specific uses
Operational Infrastructure	Runways
	Taxiways
	Aircraft Apron
	Control Tower
	Fire Station
	Internal Highways
	Service vehicle maintenance etc
	Aviation Fuel Farm
	Vehicle fuel storage
Terminal facilities	Airline sales, reservations and booking
	Passenger facilities, including catering
	Passenger retail facilities
	Public transport facilities
Car facilities	Car hire
	Public car parking
	Staff parking
	Petrol filling station
Maintenance facilities	Aircraft maintenance
	Avionics maintenance and supply
Offices	Ancillary uses
	Supporting functions
Warehousing/Distribution	Freight forwarding
	Freight agents

	In-flight catering facilities
	Flight packaging and provision facilities
Training Centres	Airline Training Centres
	Related training centres
Hotel	Accommodation
	Conference
	Ancillary activities

CABINET REPORT

24th July 2007

HARTLEPOOL BOROUGH COUNCIL

Report of: Director of Neighbourhood Services

Subject: RESIDENT PERMIT COSTS

SUMMARY

1.0 PURPOSE OF REPORT

The purpose of this report is to explain the current resident permit costs.

The report will look at the current revenue generated form permit charges and examine the financial cost this provision has on the Parking Service.

2.0 SUMMARY OF CONTENTS

A history of the resident permit scheme with recommendations to introduce differential and increased charging.

3.0 RELEVANCE TO CABINET

It affects many wards in the town.

4.0 TYPE OF DECISION

Non Key

5.0 DECISION MAKING ROUTE

Cabinet 23 July 2007

6.0 DECISION(S) REQUIRED

1. That the residents permit charge for the town centre schemes be increased to £5 per annum.
2. That the residents parking charge for the non-town centre schemes be increased to £20 per annum.
3. As a means of an efficiency saving, permits be renewed biennially and therefore offered at a cost of £10 or £40.
4. That staff car parking charges be increased by 10% and those staff who park in the Civic Centre underground pay an additional charge of £50 per annum.
5. That these charges be increased annually in April at the rate of inflation.

Report of: Director of Neighbourhood Services

Subject: RESIDENT PERMIT COSTS

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1. PURPOSE OF REPORT

1.1 The purpose of this report is to explain the current resident permit costs.

1.2 The report will look at the current revenue generated form permit charges and examine the financial cost this provision has on the Parking Service.

2. BACKGROUND

Resident permit costs

2.1 Hartlepool Borough Council introduced parking charges within town centre car parks in 1999. As a direct result of the introduction of charges it became necessary to create resident permit controlled parking zones in order to protect residents living on the fringe of the town centre from the displaced commuter parkers who tried to avoid paying any parking fees.

2.2 Permit controls are enforced between Mondays – Saturday 8am – 6 pm

2.3 Over several years the scheme and geographical boundaries of the zone have increased significantly. New zones have recently been introduced in Linden Grove / Wilton Avenue and Howbeck/ Holdforth Road. In addition several locations are currently being considered on Elwick Road Whitburn Street and Houghton Street and this could potentially increase properties within the controlled zone by a further 500.

2.4 Residents can apply to receive a variety of permits to assist them with their parking needs.

a) Resident's permits – Permits are allocated to the resident and allow the vehicle(s) to park in the controlled parking zone.

b) Open permits – issued to the resident with no recorded vehicle registration number to allow invited unexpected visitors to park within the controlled zone.

c) Visitor permits – regular visitors to properties can apply for a visitor permit. Permits are then issued to the visitor's specific vehicle.

In addition exemption permits are made available to essential user's visitors who are required as a necessity of the work to visit the controlled zone.

2.5 As part of the legal process a charge must be made for the permits although since the inception of the scheme this cost has remained fixed at the nominal £1 cost. There are currently no restrictions on the number of permits issued per household and in total almost 6000 permits have been issued to residents within the Hartlepool district.

2.6 The Portfolio Holder for Neighbourhoods and Communities has responsibility for the consideration of the cost of the permits and service provision as part of the annual review of the service. A permit user working group has also been established consisting of representatives from residents groups, local businesses, Council members and officers, which meet quarterly to consider changes and improvements to the service.

2.7 The permit renewal aspect of the service has been identified to be transferred into the Contact Centre with effect from 1st July 2007, although the enforcement will continue to be provided by Parking Patrol Officers.

2.8 The cost of the service has been calculated based on an annual renewal; however consideration should be given to the issue of a biennial permit hence halving the administrative workload and cost. More emphasis should also be made to encourage "on-line" permit renewals. In some cases it is necessary to check the validity of an application, however where circumstances have not changed an on-line renewal would be much more cost effective. It is estimated that a manual payment costs the authority about £8.00 where an on line payment is estimated at 36p.

2.9 The cost of the residents permits has been reviewed as part of the annual audit of the parking service and the extremely low cost was critisised within the report as uneconomical. The report recommended that this element of the parking service should be costed to be self financing.

2.10 Budget pressures have also forced a further review along with most other chargeable aspects of the service. The current pay and display are the subject of a further report and new pay and display and permit zones are currently being considered in new areas of the town centre.

3. FINANCIAL IMPLICATIONS

3.1 It is estimated that the cost of providing the residents parking scheme currently equates to £80,000 per annum. The £1 charge made for the cost of a permit recovers only £6,000, whilst the deficit is supplemented from the parking services pay and display revenue costs.

3.2 If the permit scheme were to be self-financing, a charge of £15 per permit would need to be imposed. There are however a few options to increase the charge whilst continuing to supplement some of the cost.

3.3 The table below shows some possible charge options.

Cost of Permit	Income generated	Surplus	Deficit
£5	£27,500	£5	£2,500
£10	£55,000	£2	£5,000
£15	£82,500	£2,500	
£20	£110,000	£30,000	

3.4 The figures assume that the current permit usage will be maintained. A substantial percentage increase to the cost of the permit may result in a number of residents wishing to opt out of the scheme. Although individual properties could not be considered in isolation, if there were to be a substantial decrease in support, restrictions could be removed from the zone, but this would have to be considered through the formal legal process.

3.5 However there is an alternative which involves differential charging between town centre locations and those away from the town centre.

3.6 There is a rationale to this approach in that it could be argued that the need for residents' only parking in the town centre was a direct result of car parking charges in the Council's car parks. The locations other than town centre have in the main been introduced at the request of residents and whilst it is acknowledged these residents have genuine parking problems, they have not emanated from a Council decision on car parking charges.

3.7 There is attached to this report a table which shows the various zones within the town where residents only parking exists and the various expiry dates.

3.8 Also attached is a table showing zones A – C which can be classified as truly town centre which total some 2700 permits, although the opinion on what is town centre is arbitrary.

3.9 If this approach was adopted then the following charging options in recommended.

Location	Cost of Permit	Income Generated
Town Centre (2700 permits)	£5	£13,500
Other (3300 permits)	£20	£66,000

This charging mechanism would balance the current cots of provision.

3.10 If the Cabinet do not agree to support this proposal then a substantial increase in staff car parking charges will be needed to ensure the division and therefore the department do not overspend.

3.11 As part of the budget process for 2007/8 Cabinet was informed of this position.

3.12 However, in discussions with the Trade Unions they have expressed their opposition to a proposal to firstly increase charges and secondly to change the system of charging from "ability to pay" to "provision of space". Currently staff pay an amount pro-rata to their salary with Chief Officers paying the most. The proposal was to make this flat rate regardless of salary.

3.13 The original report proposed an increase in staff charges to £250 per annum and £350 per annum for the Civic Centre, because of it's security and convenience.

3.14 Current charges range from £90 per annum to £204 per annum.

3.15 Contract spaces in the Council's various car parks, which are widely used, including by Council staff, are currently priced at £250 per annum and this suggestion would have brought these charges into line.

3.16 The Trade Unions also have issues with any charging for essential car users but that is a terms and conditions issue and this report is about income.

3.17 Staff car parking charges currently contribute approximately £31k to the overall parking budget. The increases suggested would realise an additional £22k income.

3.18 If members do not wish to increase charges for staff to the levels outlined or to change the charging principle it is still felt that the charges be reviewed in line with inflation.

3.19 Staff charges have not been reviewed since 1997 and my suggestion would be a minimum increase of 10%.

3.20 In addition, I would also recommend that staff who park in the Civic Centre underground should pay an additional supplement of £50 per annum.

3.21 If implemented these charges would raise an additional £6,200 per annum.

4. RECOMMENDATIONS

4.1 The following changes are recommended:-

1. That the residents permit charge for the town centre schemes be increased to £5 per annum.
2. That the residents parking charge for the non-town centre schemes be increased to £20 per annum.
3. As a means of an efficiency saving, permits be renewed biennially and therefore offered at a cost of £10 or £40.
4. That staff car parking charges be increased by 10% and those staff who park in the Civic Centre underground pay an additional charge of £50 per annum.
5. That these charges be increased annually in April at the rate of inflation.

Current Permits issued: (as at 6th June 2007)

Zone A

Residents	Open	Visitors
683	485	297

Zone B

Residents	Open	Visitors
54	52	25

Zone C

Residents	Open	Visitors
441	473	185

Total no Permits: 2695

Residents: 1178
Open: 1010
Visitors: 507

A (EXP. 30 SEPTEMBER

ALDERSON STREET
CARLTON STREET
CLIFTON AVENUE
DALTON STREET
ELTRINGHAM ROAD
HUTTON AVENUE
JOHNSON STREET
LINDEN GROVE
MITCHELL STREET
OSBORNE ROAD (3-13 ODDS)
ST PAULS ROAD
STANHOPE AVENUE
STOTFOLD STREET
THORNTON STREET
WILTON AVENUE

B (EXP. 30 SEPTEMBER

AVENUE ROAD/ERROL STREET
AVENUE ROAD/LOWTHIAN ROAD
ERROL STREET
LOWTHIAN ROAD Nos 1-19a, 2-18
WHARTON STREET
YORK ROAD/ERROL STREET

C EXP. 31 JANUARY)

ALMA STREET
BARBARA MANN COURT
CHRISTOPHER STREET
DENT STREET
DERWENT STREET
ELLIOTT STREET
GRANGE ROAD
GROSVENOR GARDENS
GROSVENOR STREET
HARTLEY CLOSE
LOWTHIAN ROAD NOS 20-34, 21-51
MILTON ROAD
MORTON STREET
MURRAY STREET/ELLIOTT STREET
SANDRINGHAM ROAD
SHERIFF STREET
STRAKER STREET
TANKERVILLE STREET
THORNVILLE ROAD

D (EXP. 31 MAY)

ARNCLIFFE GARDENS
CAROLINE STREET
FLAXTON STREET
LANSDOWNE ROAD/COURT
LISTER ST NOS 3789,40-78)
OSBORNE ROAD (NOS 19-99 & 6-84)
PARK ROAD
RICHARD COURT
WANSBECK GARDENS
WINDSOR STREET

E (EXP. 31 MAY

HOLT STREET
KILWICK STREET
LISTER ST NOS 2-35
WALDON STREET
(YORK ROAD-WALDON STREET)

F (EXP. 31 MAY)

RIUM TERRACE

G (EXP. 31 MAY

MUSGRAVE WALK
NEWHAVEN COURT
TOWER STREET
WILLIAM STREET

H EXP 31 JANUARY

ADDISON ROAD
BELK STREET
CAMERON ROAD
FURNESS STREET
LYNNFIELD ROAD

I (EXP. 31 MARCH)

ALSTON STREET
COLWYN ROAD
LEYBURN STREET
PENRHYN STREET

ZONE K (EXP 31 MARCH) KENDAL ROAD ZONE L (EXP 31 MAY) GREENWOOD ROAD HENDERSON GROVE LANSBURY GROVE MILNER GROVE	J (EXP 31 OCTOBER) THE CLIFF STATION LANE THE GREEN VICTORIA STREET NORTH ROAD EAST VIEW TERRACE GREEN TERRACE QUEEN TERRACE

CABINET REPORT

24 July 2007

Report of: Director of Neighbourhood Services

Subject: PROPOSED NEW PARKING ZONES – CHURCH STREET/HUCKLEHOVEN WAY

SUMMARY

1. PURPOSE OF REPORT

To consider introducing new parking controlled zones between Church Street and Hucklehoven Way.

2. SUMMARY OF CONTENTS

This report reviews the responses and suggestions received following a consultation carried out with businesses, commuters, students and residents in the area.

3. RELEVANCE TO CABINET

It affects a large proportion of the residents of Hartlepool.

4. TYPE OF DECISION

This is a non-key decision.

5. DECISION MAKING ROUTE

Cabinet on 24th July 2007

6. DECISION(S) REQUIRED

To approve the proposed parking controlled zones.

Report of: Director of Neighbourhood Services

Subject: PROPOSED NEW PARKING ZONES – CHURCH STREET/HUCKLEHOVEN WAY.

---

1. PURPOSE OF REPORT

1.1 To consider the responses received from businesses, commuters, residents and students following a consultation to introduce new parking controlled zones between Church Street and Hucklehoven Way

2. BACKGROUND

2.1 At a meeting of Cabinet on 5 March 2007, a decision was taken in principle to consider introducing new pay and display and permit controlled parking zones in an area from Church Street to Hucklehoven Way. The majority of the area is unregulated and this has led to some complaints of inconsiderate parking and cases of obstruction.

2.2 Vehicular activity has substantially increased in recent months and parking availability has become limited. As a result many motorists park on grassed embankments/un-adopted roads and utilise space where ever possible. The closure of the Royal Vaults car park, which currently provides parking space for some 120 vehicles, will exacerbate current demand and until a parking site reopens as part of the interchange development, there is likely to be a significant displacement of traffic into this area.

2.3 The area has a number of vehicular requirements including short stay customer parking in and around Church Street. There is however a long stay parking need generated by students attending Hartlepool College of Further Education and the College of Art and staff working in the commercial businesses located in Church Street, Tower Street, Whitby and Scarborough Street. There are also a large number of commuters working in close proximity and some evidence that a number of commuters working to the West of Stockton Road are parking in the area as it offers free parking and is within reasonable distance from their place of work.

2.4 A consultation letter was sent to all businesses located in the area and letters were also distributed to every vehicle parked in the zone. Comments were invited on a proposal which offered restrictive parking controls to meet the needs of the current motorists and offer a limited number of customer parking spaces close to the businesses in the affected area.

2.5 The proposed parking facilities would be available to the general public and although there are a significant number of local authority employees affected by the proposals, the scheme would be outside of the current Hartlepool Borough Council staff parking arrangements.

2.6 The consultation also identified that there is a lack of long stay parking provision in this area of the town, and investment should be made to create additional off street parking in close proximity to meet both current demand and the expected additional need. This is likely to reduce the current congestion created by on street parking.

3. CONSIDERATION OF ISSUES

3.1 **Appendix A** shows the extent of the area covered by the consultation and the proposed restriction for each location. The controls were designed to where ever possible, meet the requirements of the businesses and motorists using the parking spaces. They would provide a balance of long stay parking for commuters and provide short stay parking availability close to facilities for visitors/customers of businesses located within the zone.

3.2 Some 400 consultation letters were sent to premises in the area and fixed to vehicles parked in the affected streets. The response forms asked for specific views on the extent of the current difficulties, whether there would be a benefit of introducing parking controls, and to indicate if motorists would be prepared to purchase a permit.

3.3 Where necessary the cost of permits and pay and display tariffs were shown as that of existing controlled zones within the town centre. This equated to:

Business permits - £250 per annum
Long stay pay and display tariff - £1 – 2 hours, £2 all day rate
Shorts stay pay and display rate- 30p - 30 mins, 60p - 1 hour, £1 – 2 hours

3.4 The suggested cost of a commuter bay was discounted to £150 per annum to reflect the fact that no space could be reserved. (It is not possible under current legislation to designate an on street parking bay on a public highway). The cost of the charges would however be subject to review.

3.5 A limited number of residents living in premises in Scarborough, Whitby, Tower and Lynn Street expressed concern that the restrictions did not include an allowance for residential parking. As a result a concessionary resident's permit would be required for the properties affected by the new zone.

3.6 **Appendix B** shows a breakdown of the 108 responses which were returned. Willingness to purchase a permit was seen as support for the scheme, although some responses did include specific concerns regarding cost and the numbers of permits to be issued.

3.7 There were also a significant number of HBC staff responses with specific issues relating to operational and contractual concerns when comparing this proposal against the existing HBC staff schemes. The proposed scheme will be open to all members of the public and as a result the specific HBC staff issues can not be considered in isolation. The concerns have however been referred to a management steering group and will be considered as part of a report on staff parking and review of charges.

3.8 As a result of the consultation responses, the following observations/ recommendations are proposed and shown in **Appendix C**:

a) Scarborough Street – In general the proposal to create a business permit parking zone was well supported. It is likely that the demand for permits may even be over subscribed. In order to accommodate this additional demand it is proposed to increase the business permit zone to include Scarborough Street (South) which had originally been allocated as permit/pay and display.

b) Church Street – Parking is currently managed by a limited waiting restriction. Some businesses expressed a preference to keep this restriction as they felt it may affect customer parking accessibility and may therefore have a detrimental impact on the business. The proposed tariff rate is however set to encourage short stay visits and increase vehicle turnover. A pay and display control is however less labour intensive and a more effective method of traffic management.

c) Tower Street – Some businesses in the area have expressed concern that long stay pay and display controls may have an adverse effect on both customer parking and the business operation. Without any controls it will be difficult for the businesses to achieve either as most of the spaces close to the premises would be occupied by commuters. This was reflected in the consultation response where 10 commuters supported the scheme and wished to apply for permits, most of which however did not work in Tower Street. Some businesses were also concerned as to the impact the controls would have on the operation of the business. They had a specific need for permit parking to ensure parking spaces were available to meet their operational needs. To this effect it is proposed to amend the proposal for Surtees Street (west) between Tower Street and Whitby Street to that of Permit only (see **Appendix C**). It is recommended however that the proposed long stay pay and display zone in Tower Street and Brunswick Street should remain.

d) <u>Whitby Street</u> – Although most businesses were supportive of the scheme, some did have reservations regarding the impact of short stay parking being controlled by pay and display and requested that a ½ hour limited waiting control measure remains. Pay and display is however much more efficient to patrol and if considered in isolation may have a less successful impact on the other new pay and display locations.

e) George Street – Some concern was expressed by businesses that a restricted parking area (1 hour parking – no return within 2 hours) would be required in order to ensure some customer parking provision and ensure access for deliveries. Without such controls there is likely to be a displacement of traffic into George Street.

f) <u>Mainsforth Terrace</u> – Additional "No parking" restrictions would be required along Mainsforth Terrace between Church Street and Hucklehoven Way to discourage displaced vehicles and prevent parking.

g) <u>Charles Street</u> – This Street is currently utilised by motorists, but the road is unadopted and would require surfacing repair work to reach an acceptable standard. The repair costs are significant and estimated at £30,000 however the cost of providing a physical barrier to control illegal access onto the grass verges has been estimated at £40,000 and this work would be required if illegal parking is to be prevented. An Off Street parking Order would allow formalised parking provided the long term use of the site justifies the financial investment. The order would then allow for enforcement of any vehicle parking on the grass verges. The street can accommodate an estimated 40 vehicles, although there are known to be some alternative long term proposals for the site which may jeopardise such a financial investment. It is likely that the site would require a five year recovery period to be financially viable.

h) <u>Hope Street, Surtees Street (between Whitby – George Street), Reed Street (between Lynn Street – George Street), and Lynn Street (part)</u> – This area received the most consultation returns and was the only area to receive a majority opposition. Concerns were registered by commuters regarding the cost of the permits and general satisfaction that they were happy with the present free parking arrangements. However as previously identified a significant number of objectors were members of staff from HBC and many of the objections related to staffing issues unique to the authority 47 of the 55 consultation responses were from HBC staff and although 29 opposed the scheme 18 did express an interest to purchase a commuter permit.

4. FINANCIAL IMPLICATIONS

4.1 The introduction of a controlled zone would require a change to the current highway markings and additional signage would need to be erected to comply with legislation. Where necessary pay and display ticket machines will be required to be purchased and installed. Any cost will be met from the Parking Services budget with any establishment costs expected to be recovered over a 24 month period.

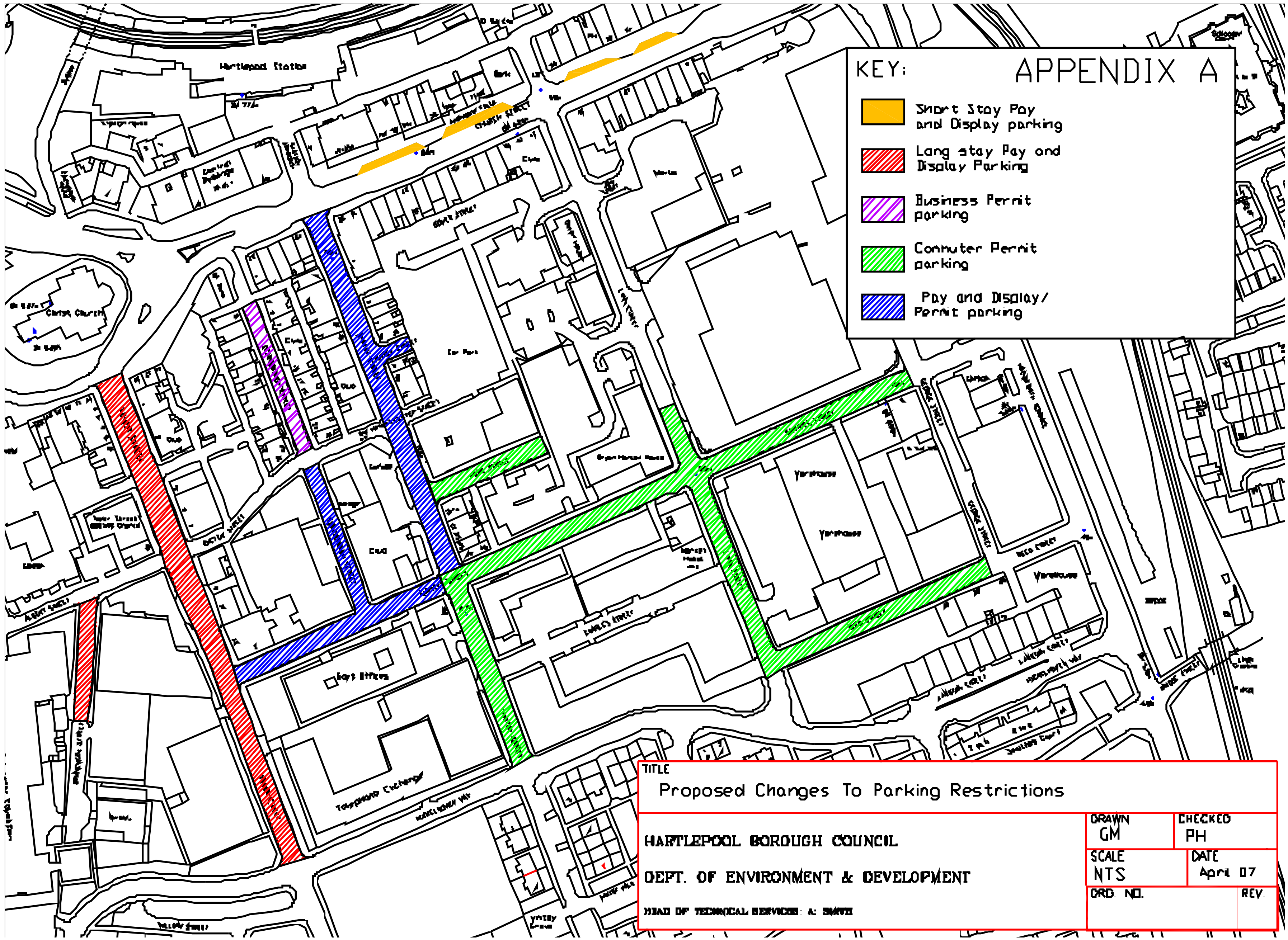
4.2 Work in Charles Street requires some constructional work to the highway before any parking bays could be included. The cost implications have been detailed earlier within the context of this report. It should however be noted that without any parking controls it will be necessary to prevent access to the grassed verge areas and the cost of installing physical barriers may be in the region of £40,000.

5. RECOMMENDATIONS

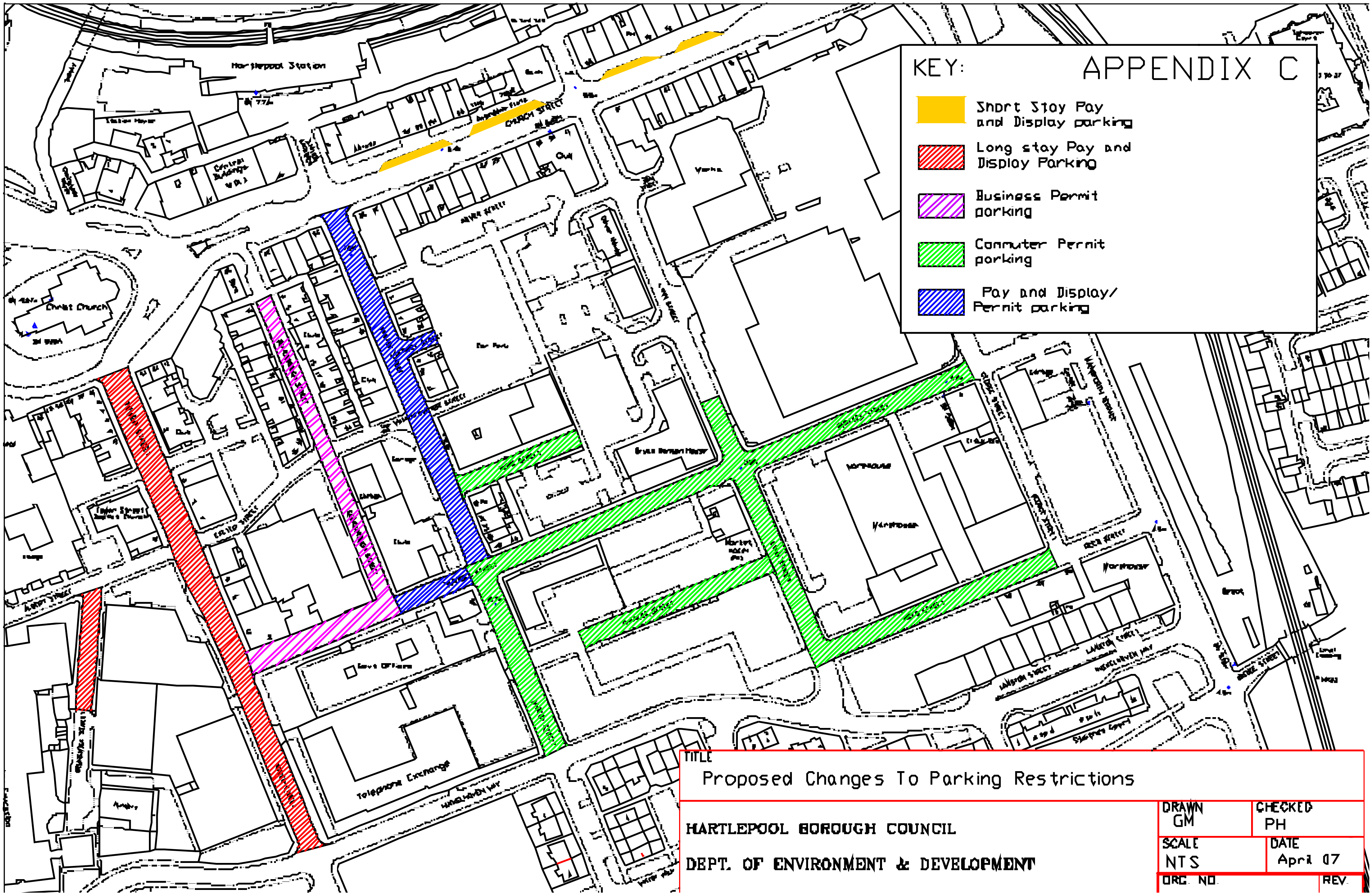
5.1 That cabinet approve the suggested amendments to the original scheme.

5.2 That officers proceed with the necessary advertising of legal orders

5.3 That any objections received as a result of the advertising process be reported to the Portfolio Holder for Neighbourhood and Communities for consideration.


KEY:
APPENDIX A
Short Stay Pay and Display parking
Long stay Pay and Display Parking
Business Permit parking
Commuter Permit parking
Pay and Display/ Permit parking
Hartlepool Station
Christ Church
Car Park
Warehouse
Telephone Exchange
TITLE
Proposed Changes To Parking Restrictions
HARTLEPOOL BOROUGH COUNCIL
DEPT. OF ENVIRONMENT & DEVELOPMENT
HEAD OF TECHNICAL SERVICES: A. SMITH
DRAWN GM
CHECKED PH
SCALE NTS
DATE April 07
DRG. NO.
REV.

	Usage				In support / would wish purchase permit	Comments	Against proposal	comments	Not known	Overall concerns
	Resident	Business	Commuter	Student						
Scarborough Street	1	12	9	0	18	(3 permits required for cheaper location)	3	costs resident - unaware of concession	1	Guarantee space costs possible business relocation
Church Street		5	2		3	cost HBC staff scheme	4	costs		Leave church street with 1/2 free park
Tower Street	1	7	10	1	13	6 permits for other area provided sufficient bays cost	4	costs	2	allow for adaquate number of business bays
Whitby Street		5	3		7	costs allow some free customer parking			1	
Lynn Street	1			1	1	provided resident concession available			1	
George Street		2					2	Needs customer parking provision		
Hope / Reed / Surtees Street	1		52	1	1 3 18	Provided resident concession available commuters HBC- Some cost issues	29	All HBC staff	3	Staff issues Charges/costs contractual obligation business efficiency conditions of service
TOTALS	4	31	76	3	64		42		8	


KEY:
APPENDIX C
Short Stay Pay and Display parking
Long stay Pay and Display Parking
Business Permit parking
Commuter Permit parking
Pay and Display/ Permit parking
Hartlepool Station
Christ Church
Telephone Exchange
TITLE
Proposed Changes To Parking Restrictions
HARTLEPOOL BOROUGH COUNCIL
DEPT. OF ENVIRONMENT & DEVELOPMENT
DRAWN GM
CHECKED PH
SCALE NTS
DATE April 07
DRG. NO.
REV.

CABINET REPORT

24th July 2007

Report of: Director of Regeneration and Planning Services

Subject: LOCAL HOUSING ASSESSMENT

SUMMARY

1. PURPOSE OF REPORT

To inform members of the completion of the 2007 Hartlepool Local Housing Assessment and to present an overview of the key findings.

2. SUMMARY OF CONTENTS

The report sets out an overview of the Hartlepool Local Housing Assessment conducted by David Cumberland Housing Regeneration on behalf of Hartlepool Borough Council. It describes how the assessment has been conducted and presents an overview of the key findings, including the Housing needs and affordability assessment of the Borough.

The aim of the Local Housing assessment is to provide a comprehensive analysis of the housing market covering issues of housing need including supported housing requirements, housing aspirations and a detailed affordability analysis following the Government model presented in PPS3 (November 2006) and the Strategic Housing Market Assessments Practice Guidance (March 2007).

3. RELEVANCE TO CABINET

The Local Housing Assessment is a key document providing the evidence base for the planning Local Development Framework, Borough Housing Strategy and future housing policy.

4. TYPE OF DECISION

Non-key

5. DECISION MAKING ROUTE

Cabinet 24th July 2007

6. DECISION(S) REQUIRED

Cabinet to note the contents of the report.

Report of: Director of Regeneration and Planning Services

Subject: LOCAL HOUSING ASSESSMENT

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1. PURPOSE OF REPORT

1.1. To inform members of the completion of the 2007 Hartlepool Local Housing Assessment and provide members with an overview of the key findings.

1.2. The assessment provides a full analysis of the Hartlepool housing market and focuses on current dwelling profile, market trends, market drivers, current need, future requirements for affordable housing and market housing and the requirements of householder groups with particular needs e.g. families, older people and people with specialist needs. The aim of the assessment was to inform the production of future Housing and Supporting People strategies and to provide a robust and defensible evidence base to support Local Development Framework (LDF) preparation.

2. BACKGROUND

2.1. David Cumberland Housing Regeneration Ltd (DCHR) was commissioned by Hartlepool Borough Council in December 2006 to undertake a Local Housing Assessment which conformed to framework guidance prepared for Tees Valley Authorities in 2005 and following the publication of the government Strategic Housing Market Assessment guidance in April 2007 the assessment was adapted to satisfy the updated requirements.

2.2. This assessment which is attached as appendix 1, will provide the Borough Council with a robust evidence base, which will inform the development of policies in the Hartlepool Local Development Framework (LDF) aimed at providing the appropriate mix of social and private housing. The assessment will also help to ensure that the information underpinning local housing strategies is robust and comprehensive and will seek to guide the Council's approach to the future provision of affordable housing, housing for special needs groups and key locations where new or improved provision is needed.

2.3. The research included an extremely comprehensive survey of all households in the Borough, and of these 6,570 questionnaires were returned (16.7% response rate), a level sufficient to provide robust and defensible statistics for individual wards. Interviews with stakeholders including estate agents were conducted and a review of existing data including the 2001 census, house price data and housing association lettings data. A steering group was established to monitor the progress of the Assessment and to contribute to the content when required. This consisted of officers from Planning Policy, Housing Regeneration, Housing Services and Supporting People.

3. HOUSING MARKET CONTEXT

3.1. The general market areas identified in the report comprise relatively affluent western and suburban areas, a relatively deprived town centre core and new market areas, notably the marina developments adjacent to the town centre core. The report has highlighted that there is a degree of pressure in the current market evidenced by market demand exceeding supply in most areas, considerable uplift in house prices in the past 5 years, strong demand for private rented accommodation and limited capacity of the social rented sector with long waiting lists and low vacancy rates.

3.2. Key demographic drivers were identified and include a growing population through natural growth and net in-migration, a diversity of household types and a growing ethnic diversity. The key dwelling stock drivers include significant levels of new build, which have helped to diversify the housing stock profile, and a strong private rented sector (however stock condition is an issue).

3.3. Neighbourhood satisfaction was highest in relatively affluent suburban areas and was lowest in areas with the highest vacancy rates in the town centre, a key issue highlighted in the Housing Regeneration Strategy.

4. SUMMARY OF THE KEY FINDINGS

4.1. The report identified a series of key findings

4.2. Affordable Housing Needs
A detailed analysis of affordable housing requirements was conducted using a methodology advocated in the government guidance, it identified a shortfall of 393 affordable dwellings per annum across Hartlepool Borough (1965 over the period April 2007 to March 2012). Meeting the need for affordable housing is therefore a major issue for the Council. A good balance of small and larger general needs stock, needs to be delivered along with some older persons affordable accommodation.

4.3. The report provides a series of recommendations to be considered within LDF development aiming to increase the supply of affordable homes in the Borough. These include setting affordable housing targets of 30% in new developments, of which 80% should be for social rented and 20% for intermediate tenure to satisfy the aspirations of Hartlepool residents and also disposing of local authority land for affordable housing. Further w ork is required to examine w hat methods can be developed to address this shortfall in the short, medium and long term.

4.4. General Market Demand
The assessment provided an analysis of general market supply and demand and highlighted a number of issues. Overall, market demand exceeds supply in most areas, w ith balanced provision most evident in Fens, Greatham, Hart, Seaton and Throston. Across Hartlepool, demand for 3 and 4 bedroom houses w as strongest equating to 65.6% of the general requirements from the survey and demand for bungalow s exceeds supply. Market demand for flats w as also apparent from the survey. How ever given the potential scale of new build apartments w ith planning permission, new development w ill easily offset the shortfalls evidenced and excess supply could result in under-occupation and market distortions. Overall the supply of houses is relatively w ell balanced across Hartlepool, although in w ards such as Brus, Dyke House, Ow ton, Park and Rift House, there are particular pressures w ith demand exceeding supply.

4.5. The demand for private rented accommodation is strong in many w ards and given the restricted supply of social rented accommodation, the private rented sector is becoming an important provider of accommodation, how ever there are issues w ith stock condition and management in this sector, w hich are being addressed through the current housing market renew al programme and complimentary initiatives.

4.6. Housing Requirements of Specific Household Groups
The assessment highlighted the housing requirements of specific household groups including families, older people and households w ith specific needs. It identifies that for families across Hartlepool, 17.1% of households are couples with children and 8.3% are lone parent households. Key strategic issues relating to the provision of housing for families, particularly in the context of mixed communities are that couples w ith children are most likely to be able to afford open market accommodation and their ability to access this market w ill remain a major market driver. How ever, there is a need provide larger social rented dw ellings suitable for families and very few properties become available w hich are suitable for this type of household.

4.7. Over the next few decades, Hartlepool is going to experience a demographic shift: the proportion of the population aged 60 and over w ill increase and the rate of increase w ill be highest amongst the 75+ age group. The vast majority of older people w ant to stay in their ow n home w ith support w hen needed (81%) and a further 23.6% have stated a preference for sheltered accommodation.

4.8. For households with specific needs the household survey provided a rich source of information on supported and special needs requirements. Overall, 15,633 or 39% of households contained someone with an illness/disability. This will have implications for the supporting people programme.

4.9. Further work is currently underway in terms of Older Persons Strategies and other complex housing needs to supplement the findings of this assessment.

5. CONCLUSIONS

5.1. Local Authorities are under increasing pressure to devise appropriate strategies to ensure community well-being and long-term sustainability.

5.2. Appropriate housing and planning policies have a fundamental role to play in the delivery of thriving, inclusive and sustainable areas. These policies need to be underpinned with high quality data that can withstand scrutiny and be used for a range of other purposes, including business planning and assessments of balancing housing markets.

5.3. DCHR Ltd. has provided Hartlepool Borough Council with a range of robust information that will influence future housing strategies and help inform the drafting of the Local Development Framework. There are clearly many issues facing the Borough. It is envisaged that findings from this study will help underpin policies to ensure that the future housing requirements of the Borough's residents are increasingly addressed.

Hartlepool Borough Council

Local Housing Assessment

Final Report July 2007

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David Cumberland
Housing Regeneration Ltd

TABLE OF CONTENTS

Publishing Date: July 2007

Hartlepool Borough 2007 Local Housing Assessment

1.0 INTRODUCTION

OVERVIEW

1.1 David Cumberland Housing Regeneration Ltd (DCHR) was commissioned by Hartlepool Borough Council in December 2006 to undertake a Local Housing Assessment which conformed to framework guidance prepared for Tees Valley Authorities in 2005.

1.2 In April 2007, the Department for Communities and Local Government issued Strategic Housing Market Assessment Guidance, the latest iteration of guidance which supersedes previous Housing Need, Housing Market and Local Housing Assessment guidance.

1.3 CLG Guidance identifies a series of core outputs required from Strategic Housing Market Assessments which focus on current dwelling profile, market trends, market drivers, current need, future requirements for affordable housing and market housing and the requirements of household groups with particular needs e.g. families, older people and people with specialist needs. This research provides Hartlepool with the core outputs required to satisfy CLG guidance and also provides robust and defensible material to support LDF preparation.

1.4 The report is therefore termed a 'Local Housing Assessment' but the content fully conforms to the requirements of the CLG Strategic Housing Market Assessment Guidance.

DEFINITIONS

1.5 A series of terms are used in work of this nature. To avoid ambiguities, these terms are clearly defined as follows (and replicate PPS3 [1] definitions):

Housing demand is the quantity of housing that households are willing and able to buy or rent.

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[1] Planning Policy Statement 3, December 2006, Department for Communities and Local Government

Housing need is the quantity of housing required for households who are unable to access suitable housing without financial assistance.

Housing markets are geographical areas defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work.

Housing requirement is the combination of both housing need and housing demand.

METHODOLOGY

1.6 A multi-method approach was adopted to consider housing needs and wider market demand issues in Hartlepool consisting of:

- A census of households to provide ward-level data (conducted using a postal and online survey);
- Interviews with key stakeholders including Local Housing and Planning Authority representatives, Registered Social Landlords (RSLs), Estate Agents, Lettings Agents, Developers and Supporting People representatives;
- A review of relevant secondary data including the 2001 census, house price trends, CORE lettings data and ODPM/DCLG Statistics.

1.7 Table 1.1 summarises the total number of households by ward, survey responses and the percentage of households responding. The overall response rate of 16.7% is low, but given that a complete census of households was undertaken, a total of 6,570 responses were achieved. Data have been weighted on the basis of household type to take into account response bias and then grossed to reflect total households in each ward. As a census was taken, sample errors are not quoted. However, given the scale of response, and the weighting/grossing procedures applied, the data presented in this research is robust and defensible.

Table 1.1 Hartlepool households and response information

Ward	Total number of households	Total Response	% households responding
Brus	2784	429	15.4
Burn Valley	2487	406	16.3
Dyke House	2329	437	18.8
Elwick	829	133	16.0
Fens	2150	384	17.9
Foggy Furze	2318	440	19.0
Grange	2334	378	16.2
Greatham	940	168	17.9
Hart	2392	401	16.8
Owton	2600	400	15.4
Park	2310	400	17.3
Rift House	2660	437	16.4
Rossmere	2553	447	17.5
Seaton	2733	493	18.0
St. Hilda	2588	393	15.2
Stranton	2752	400	14.5
Throston	2512	424	16.9
Total	**39271**	**6570**	**16.7**

1.8 This report presents data collected in the household survey at ward level. Data analysis is possible down to neighbourhood level using the dataset accompanying the report.

1.9 This report is structured as follows:

Section 2 considers how Hartlepool relates to the wider sub-regional and regional housing market context. This is explored using migration, travel to work and house price data;

Section 3 focuses on the current housing market, exploring the demographic economic context of Hartlepool; dwelling stock; and the active market;

Section 4 considers the future housing market, in particular how the total number of households and their age structure may change;

Section 5 reviews housing need across Hartlepool;

Section 6 focuses on the housing requirements of specific household groups and includes a review of supporting people issues; and

Section 7 concludes the report with views on key policy issues relating to Hartlepool drawing upon available evidence and the wider sub-regional, regional and national housing, regeneration and planning policy agenda.

Map 1 Hartlepool wards

1.10 This Strategic Housing Market Assessment is accompanied by:

- A set of data tabulations of ward-level information generated from a household survey (Hartlepool Data Tabulations);
- An SPSS dataset of House Price Information (Hartlepool House Price Data.sav); and
- An SPSS dataset of the 2006 Housing Needs Survey data (Hartlepool HNS.sav).

2.0 HARTLEPOOL MARKET CONTEXT

Introduction

2.1 It is appropriate to consider the relationship between Hartlepool and other areas across the Tees Valley sub-region, County Durham, the North East and other regions within England and Wales. A CLG advice note[2] defines sub-regional housing market areas as:

"geographical areas defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work".

2.2 The guidance suggests three core sources of information to assess sub-regional market areas:

- House prices and rates of change;
- Household migration and search behaviour; and
- Contextual data such as travel to work areas, which reflect the functional relationships between places where people work and live.

House prices and rates of change

2.3 Address-level Land Registry house price data has been purchased by the Council. This can be used to explore house prices and trends over time by property type, location and whether it is new build or second hand. Some analysis of the dataset is presented in the Data Tabulations accompanying this report. Table 2.1 summarises 2006 median and lower quartile house prices by sub-area and property type.

2.4 In 2006, the median house price across Hartlepool was £165,000 and lower quartile price was £120,000. Median prices were highest in Elwick (£242,500) and lowest in Dyke House (£54,000) wards.

2.5 Over the period 2001 to 2006, lower quartile and median house prices across Hartlepool have increased dramatically, as shown in Table 2.2. Median prices across Hartlepool have increased by 81.6% and lower quartile prices by 131.2%. Within Hartlepool, the proportionate increases in house prices have been highest in Stranton (298%) Owton (293%) and Dyke House (260%). However, these increases reflect price rises from a very low price base in 2001 and also market restructuring which has resulted in a wider range of higher-priced properties made available.

[2] Identifying sub-regional housing market areas, CLG Advice Note April 2007

Table 2.1 Hartlepool 2006 median and lower quartile house prices by ward

Property type	Ward MEDIAN								
	Brus	Burn Valley	Dyke House	Elwick	Fens	Foggy Furze	Grange	Greatham	Hart
Detached	£166,000	£232,475		£296,000	£195,995	£222,475	£115,475	£244,250	£197,475
Semi-Detached	£88,000	£131,500	£75,000	£134,000	£141,475	£115,000	£144,000	£120,000	£123,250
Terraced	£82,000	£59,000	£47,000	£138,000	£88,500	£65,000	£53,500	£97,000	£97,500
Flat	£95,000	£74,750			£91,000	£85,000	£78,975		£82,000
ALL	£85,000	£63,000	£54,000	£242,500	£145,000	£75,000	£59,998	£119,500	£165,000
Property type	**Ward LOWER QUARTILE**								
	Brus	Burn Valley	Dyke House	Elwick	Fens	Foggy Furze	Grange	Greatham	Hart
Detached	£147,000	£215,000		£255,465	£177,250	£194,950	£83,250	£223,713	£170,000
Semi-Detached	£65,000	£68,125	£58,813	£120,000	£128,234	£80,500	£99,950	£109,250	£109,750
Terraced	£60,000	£50,500	£40,407	£60,000	£72,500	£47,000	£39,250	£80,000	£89,000
Flat	£79,950	£61,500			£75,000	£85,000	£69,950		£77,000
All	£69,950	£53,000	£42,000	£138,250	£116,975	£53,000	£40,313	£100,875	£120,000

Property type	Ward MEDIAN								
	Owton	Park	Rift House	Rossmere	Seaton	St. Hilda	Stranton	Throston	**Hartlepool**
Detached	£55,000	£245,000	£127,000	£174,995	£189,500	£107,500	£132,500	£182,000	**£198,750**
Semi-Detached	£71,000		£118,450	£108,500	£126,250	£94,500	£61,500	£129,500	**£120,000**
Terraced	£75,475	£138,750	£83,250	£97,500	£113,000	£83,000	£57,000	£90,000	**£65,000**
Flat	£55,475	£114,000	£93,000	£85,000	£93,000	£78,998	£109,450	£114,950	**£106,250**
ALL	£74,975	£199,500	£93,000	£105,500	£142,500	£87,000	£63,750	£130,000	**£89,000**
Property type	**Ward LOWER QUARTILE**								
	Owton	Park	Rift House	Rossmere	Seaton	St. Hilda	Stranton	Throston	**Hartlepool**
Detached	£50,000	£195,000	£104,750	£150,000	£173,488	£91,250	£40,000	£158,750	**£170,000**
Semi-Detached	£65,000	£168,500	£91,500	£87,250	£109,250	£88,500	£39,625	£114,000	**£91,250**
Terraced	£64,625		£77,125	£83,000	£93,000	£63,000	£46,750	£70,475	**£48,000**
Flat	£49,500	£106,750	£93,000	£85,000	£93,000	£67,875	£84,973	£107,950	**£79,950**
All	£60,000	£126,625	£82,800	£85,500	£112,625	£70,750	£49,500	£100,000	**£60,000**

Table 2.2 Percentage change in house prices 2001-2006

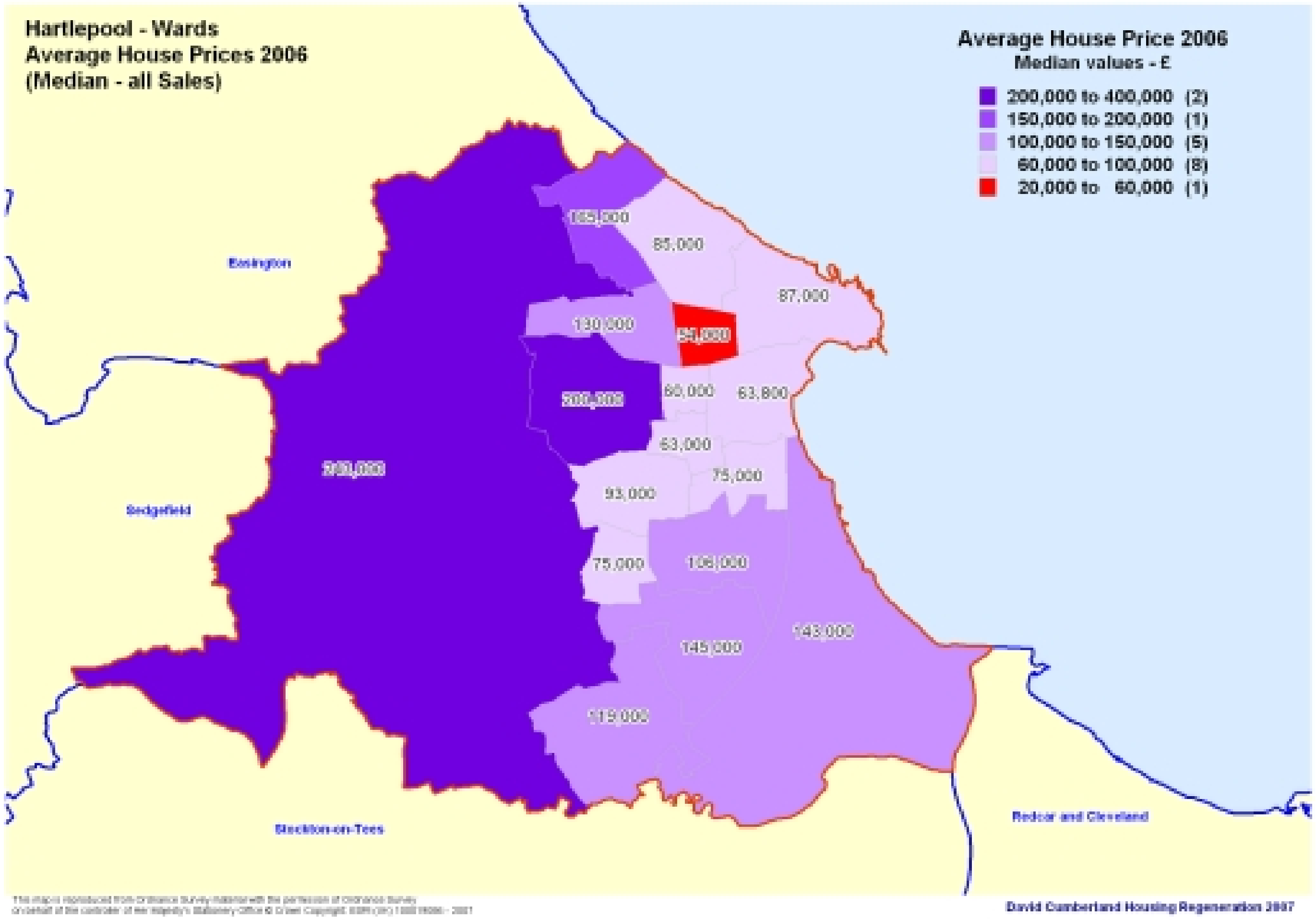
Measure	Ward								
	Brus	Burn Valley	Dyke House	Elwick	Fens	Foggy Furze	Grange	Greatham	Hart
Median	73.49%	135.73%	260.00%	181.98%	141.87%	115.98%	140.47%	130.03%	175.23%
Lower Quartile	147.61%	178.95%	281.82%	116.02%	146.39%	152.38%	219.94%	144.55%	152.63%
Measure	**Ward**								
	Owton	Park	Rift House	Rossmere	Seaton	St. Hilda	Stranton	Throston	**Hartlepool**
Median	225.98%	59.60%	173.53%	90.09%	115.91%	163.84%	298.44%	72.30%	81.65%
Lower Quartile	293.44%	41.72%	193.10%	144.29%	120.85%	243.66%	350.00%	78.73%	131.21%

2.6 It is important to note that in some areas, the market has been driven Compulsory Purchase orders associated with regeneration activities. This has increased house prices in Dyke House, Stranton and Grange Wards. In total, 624 properties have been purchase as part of market intervention programmes.

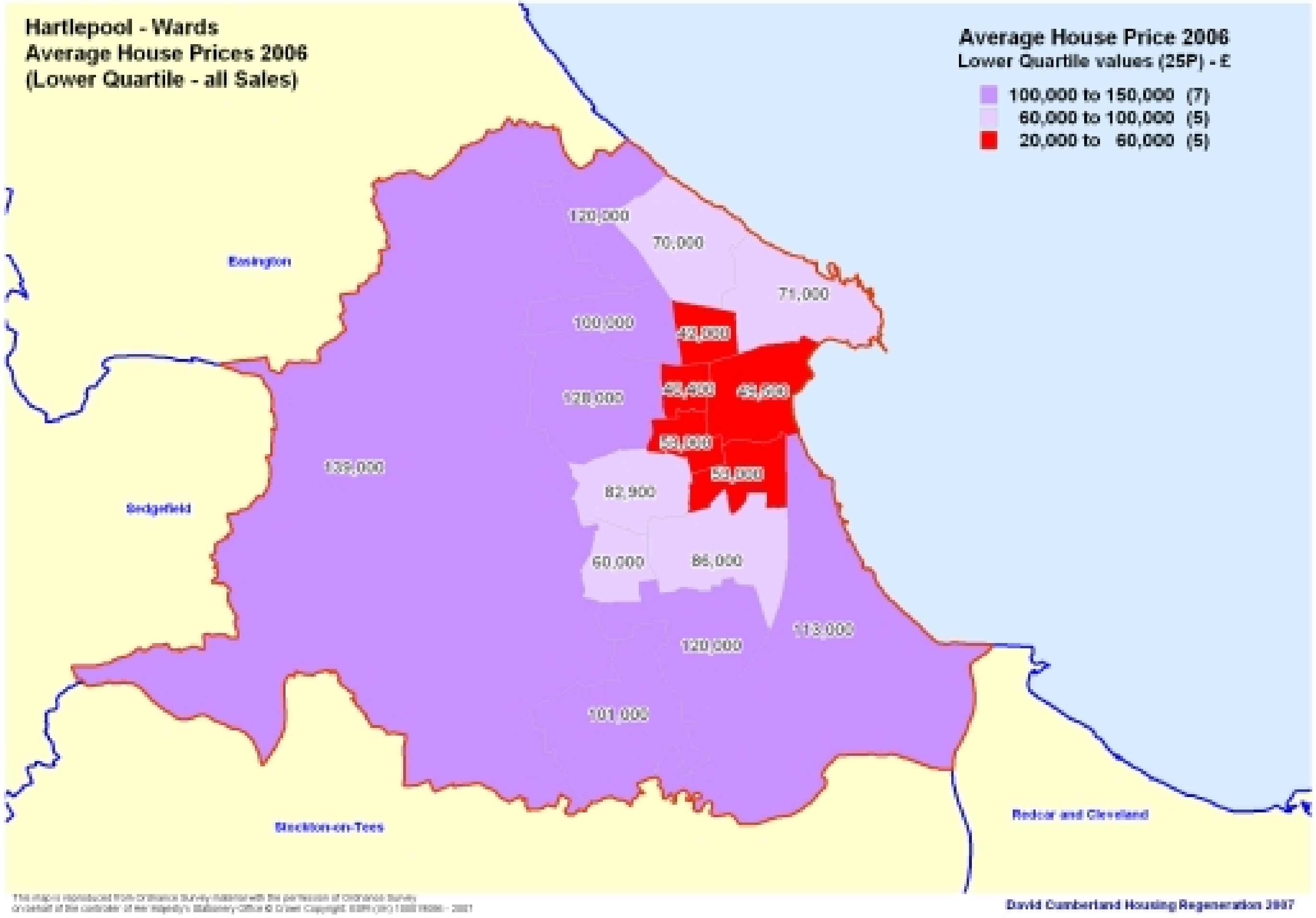
2.7 Map 2.1 illustrates median prices by ward for 2006, showing the polarisation of higher prices toward the west and lower prices towards the east of the Borough.

2.8 Map 2.2 illustrates lower quartile values in 2006 and clearly demonstrates lower priced properties remain concentrated in the central area of Hartlepool.

Map 2.1 Median House Prices 2006



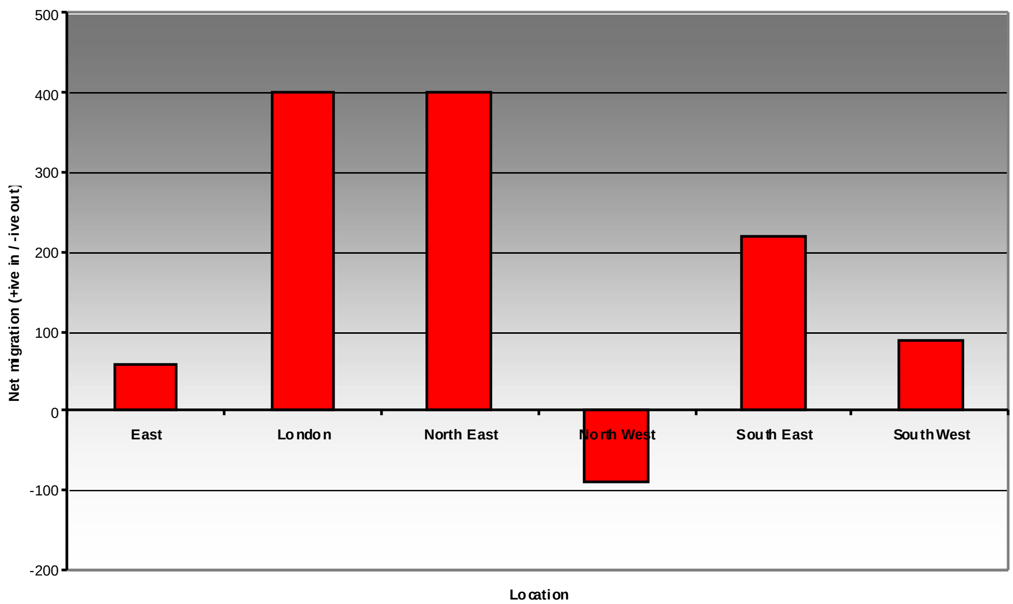
Map 2.2 Lower Quartile prices 2006



Household migration and search behaviour

2.9 Annual migration flows are recorded in the National Health Service Central Register and show that over the four year period July 2001 to June 2005, there was a net in-migration of 1,080 residents (averaging 263 per year). Figure 2.1 shows that net-migration from elsewhere in the North East and London was most pronounced, followed by in-migration from the South East. In contrast, there has been some net out-migration to the North West.

Figure 2.1 Net-migration between Hartlepool and English Regions



Source: NHSCR

2.10 Table 2.3 illustrates the migration of individuals between Hartlepool and other North East Districts. It particularly flags up strong net in-migration from Easington and Sunderland, with some net out-migration to Newcastle.

Table 2.3 Net migration July 2001 to June 2005 between Hartlepool and North East districts

NE District	Net Migration July 01 to Jun 05	NE District	Net Migration July 01 to Jun 05
Easington	290	Castle Morpeth	-10
Sunderland	130	Gateshead	-10
Stockton-on-Tees UA	110	Blyth Valley	-20
Darlington UA	50	Middlesbrough UA	-20
Redcar and Cleveland UA	40	Wear Valley	-30
South Tyneside	40	North Tyneside	-30
Sedgefield	30	Durham	-50
Chester-le-Street	10	Tynedale	-50
Teesdale	-10	Newcastle upon Tyne	-60
Berwick-upon-Tweed	-10	**TOTAL**	**400**

Source: NHSCR

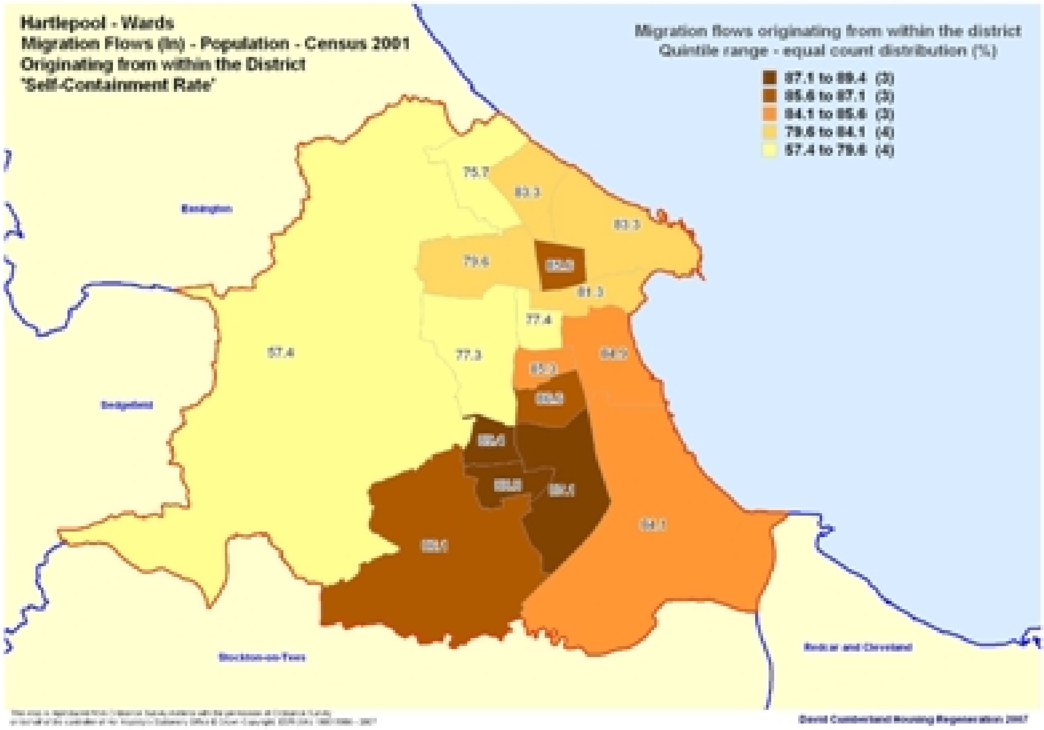
2.11 The 2001 census provides useful data on migration, which can identify:

- the extent to which areas are self-contained i.e. a high proportion of movers originate from the same area (see Map 2.4);
- the extent to which households are moving into Hartlepool and whether there are relationships with their origin and where they settle within Hartlepool (Maps 2.5 to 2.10).

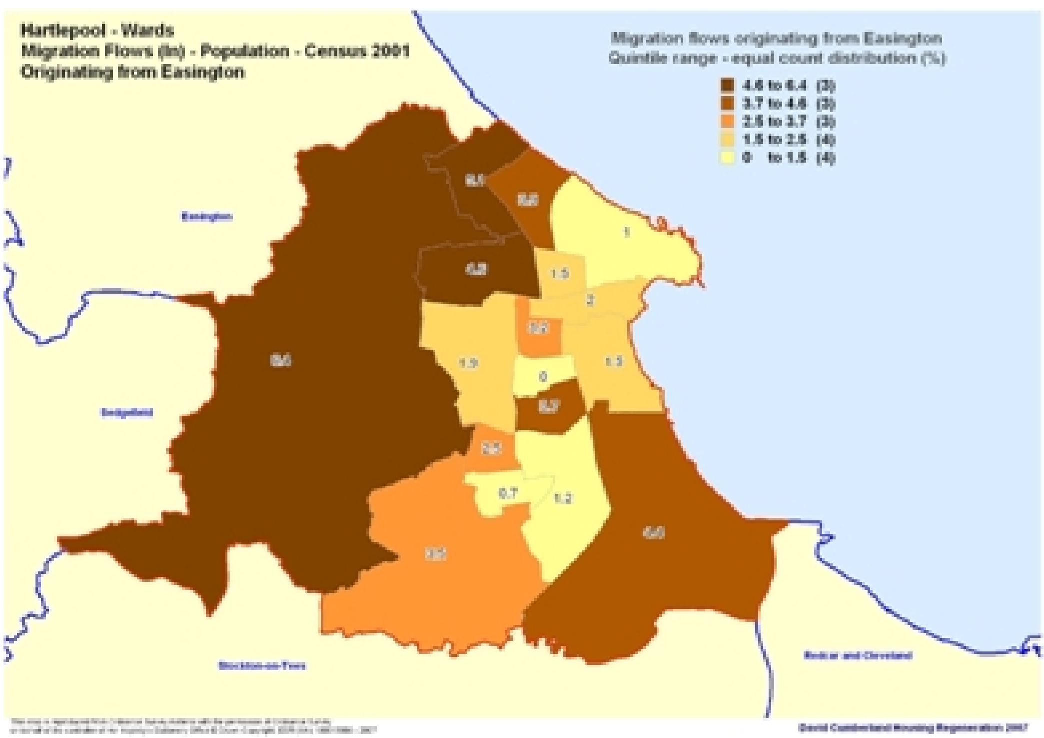
2.12 Although there has been a net in-migration of 1,050 households over the past 4 years, Hartlepool remains a highly self-contained market. In all areas, a majority of moving households originated from within Hartlepool. The Tees Valley Housing Market Assessment identified that around 80% of mobility was accounted for by people moving within Hartlepool and the Borough was one of the most self-contained in Tees Valley.

2.13 2001 census data demonstrates that households moving into Hartlepool from elsewhere tended to settle in the western half of the Borough. There are exceptions to this rule, for instance in-migrants from Middlesbrough had a tendency to move to central and north-eastern wards.

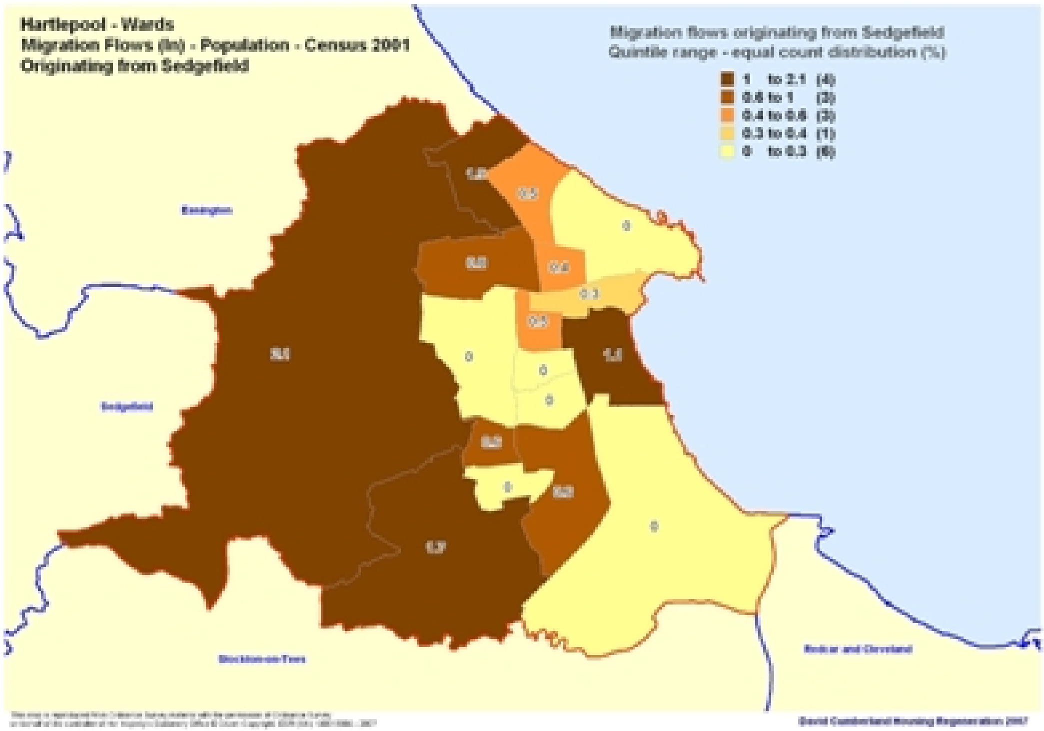
Map 2.4 Self-containment in Hartlepool: proportion of households originating from within Hartlepool



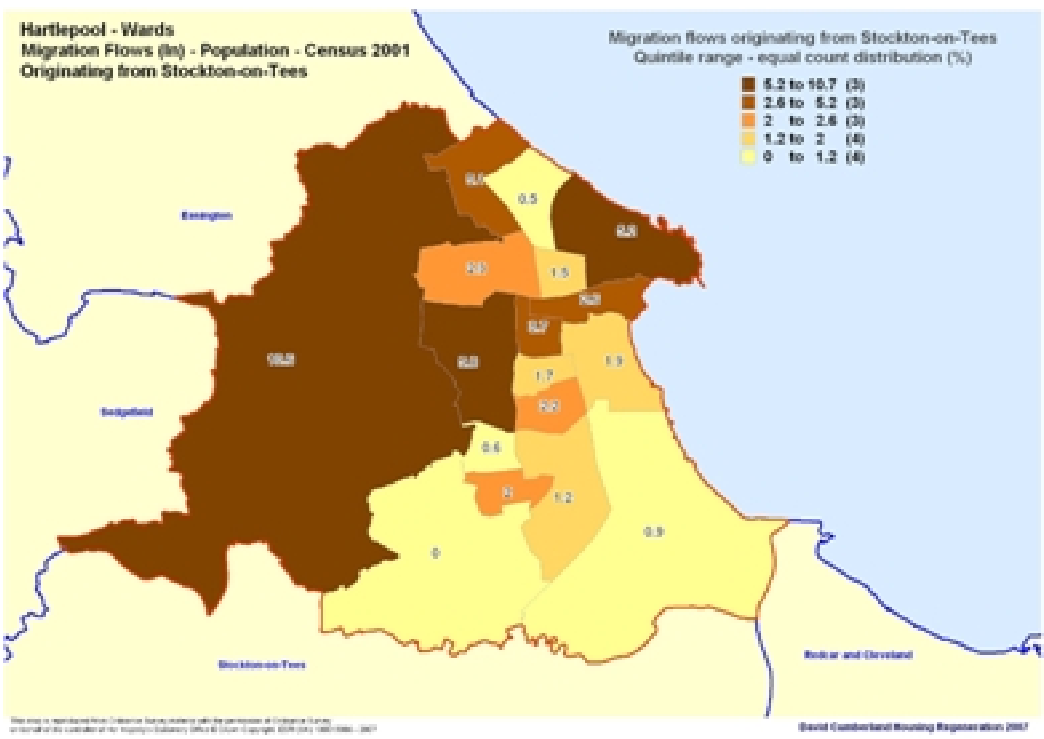
Map 2.5 Destination of migrant households originating from Easington



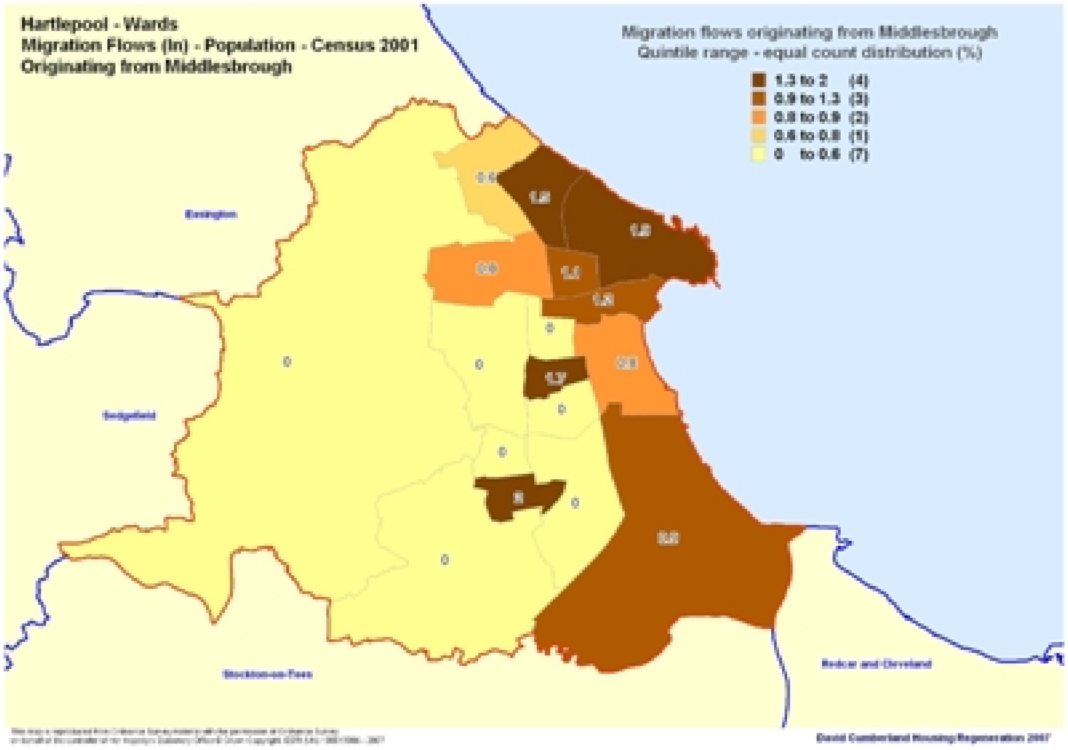
Map 2.6 Destination of migrant households originating from Sedgefield



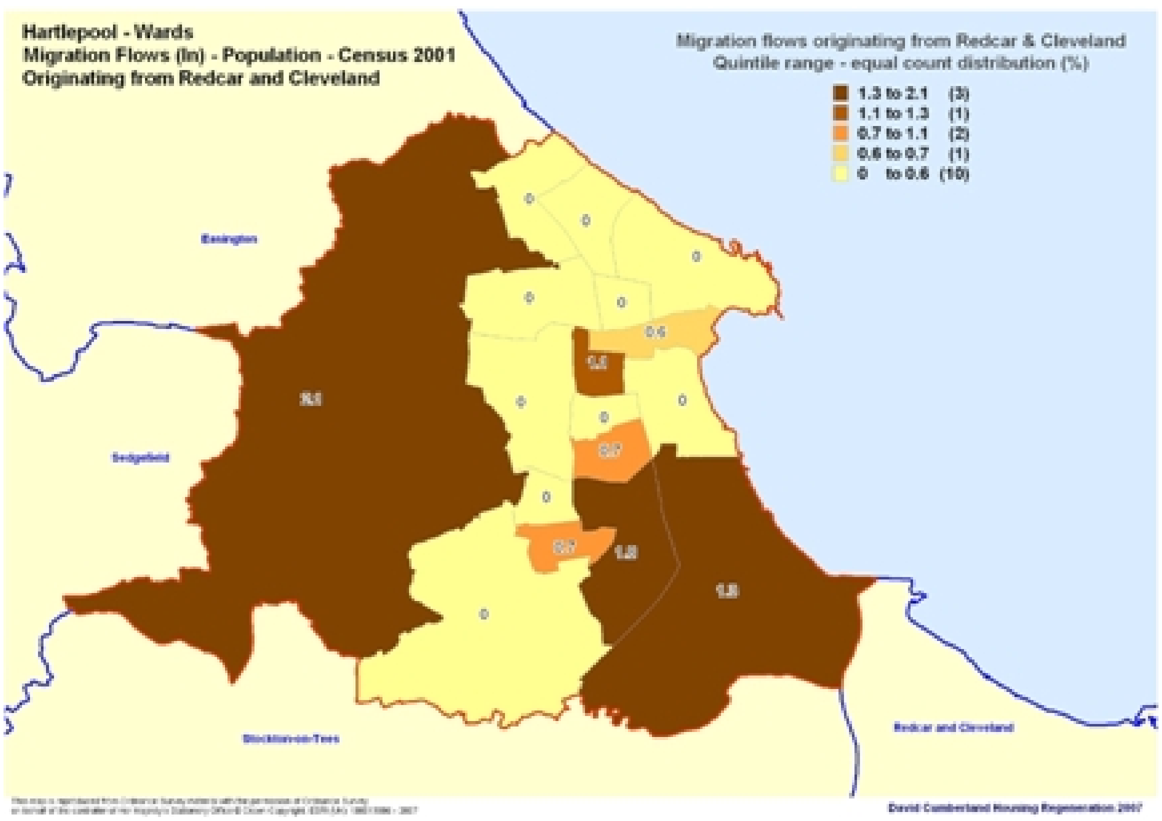
Map 2.7 Destination of migrant households originating from Stockton-on-Tees



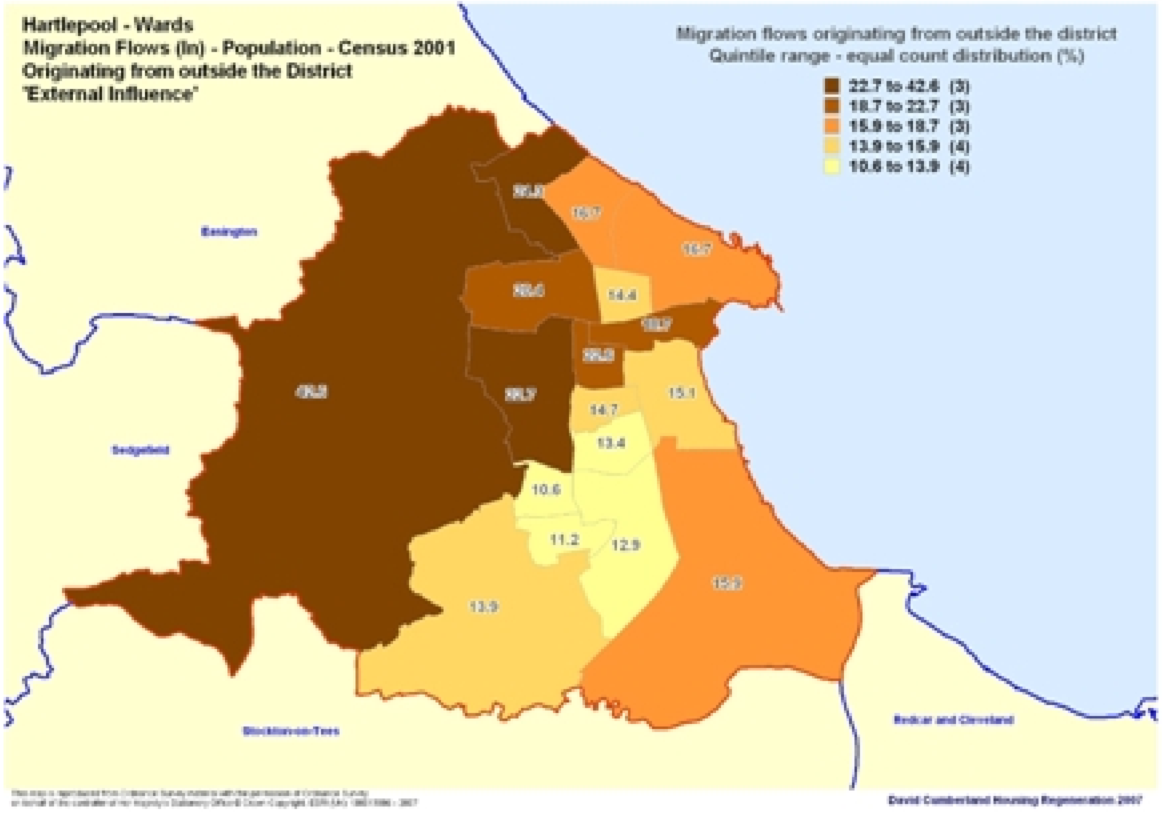
Map 2.8 Destination of migrant households originating from Middlesbrough



Map 2.9 Destination of migrant households originating from Redcar and Cleveland



Map 2.10 Destination of migrant households originating out of the District



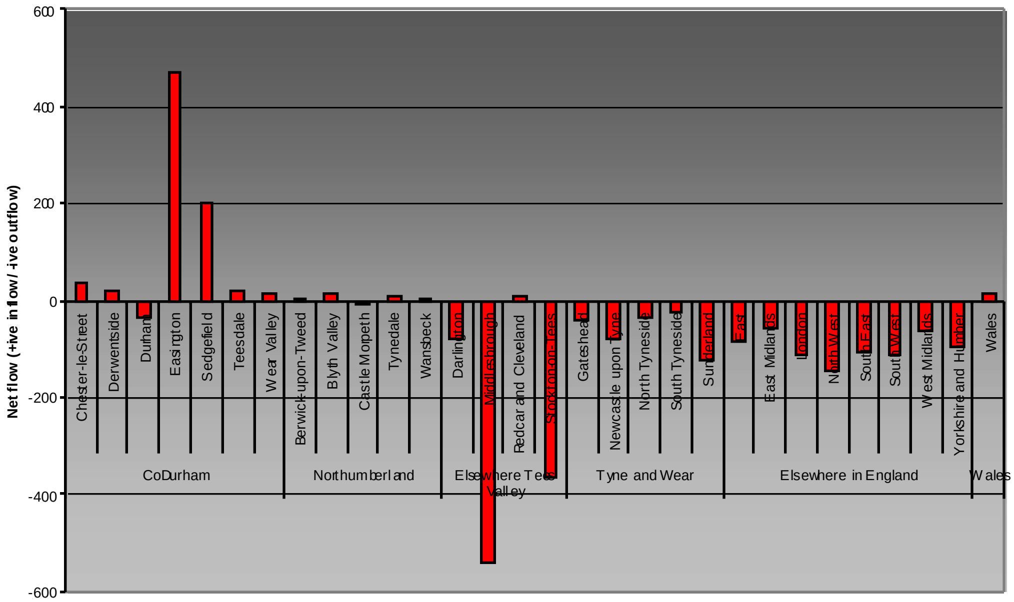
Travel to work trends

2.14 The 2001 census provides an analysis of travel to work patterns and the extent to which residents in Hartlepool travel to other areas and how many people commute into Hartlepool. The 2001 census identified the travel to work patterns of 41,310 individuals; of these:

- 24,142 lived and worked in Hartlepool;
- 7,932 commuted into Hartlepool for work but lived outside the District; and
- 9,236 lived in Hartlepool but commuted out of the District for work.

2.15 Figure 2.2 illustrates net commuter flows between Hartlepool and other areas. Data indicates that strong net in-flows from neighbouring Easington and Sedgefield; and strong out-flows to Middlesbrough, Stockton-on-Tees within Tees Valley, along with net out-flows to Tyne and Wear and elsewhere in England.

Figure 2.2 Commuting flows between Hartlepool and other areas



Source: 2001 census

Summary

2.16 The purpose of this chapter has been to consider the relationship between Hartlepool and other areas. There are a number of important observations:

- There has been a considerable uplift in house prices within Hartlepool, influenced by the national market and stock diversification leading to higher valued properties becoming available, particularly in western areas of the Borough and new markets in the Marina area;
- There has been market uplift in areas within Dyke House, Stranton and Grange wards due to housing market regeneration activities;
- Although there remains a strong degree of self-containment within Hartlepool's housing markets, western areas of the Borough are less self-contained and are encouraging in-migration from other areas;
- Hartlepool has witnessed a net in-migration of residents over the last 5 years, particularly from elsewhere in the North East (notably Easington, Sunderland and Stockton) and also from London and the South East. This reflects the increasing quality of the housing offer, particularly the peripheral new-build estates in western areas and around the Marina;
- There is a good level of connectivity with other areas evidenced through travel to work patterns. Around 7,900 people commute into Hartlepool and 9,200 commute out. Strongest flows relate to

residents in Hartlepool working in Middlesbrough and Stockton; and residents in Easington and Sedgefield working in Hartlepool.

3.0 THE CURRENT HOUSING MARKET

3.1 The aim of this chapter is to help to understand the drivers underpinning the housing market, the balance between supply and demand in different tenures, and the interaction between demand for market housing and the need for affordable housing. The chapter includes analysis of primary drivers and considers key strategic issues relating to the operation of the current housing market.

3.2 Essentially, there are three key primary drivers influencing the housing market: demographic, economic and dwelling stock characteristics, as summarised in Table 3.1.

Table 3.1 Primary market drivers

Primary Driver	Attributes	Impact on overall demand through:
Demography	Changing no. of households, household structure, ethnicity	Natural Change
Economy	Jobs, income, activity rates, unemployment	Economic migration
Housing stock and aspirations	Quality vs aspirations, relative prices, accessibility, development programmes	Residential migration

STAGE 1: DEMOGRAPHIC AND ECONOMIC CONTEXT

Demography and household types (Step 1.1)

3.3 The current population profile of Hartlepool is summarised in Table 3.2.

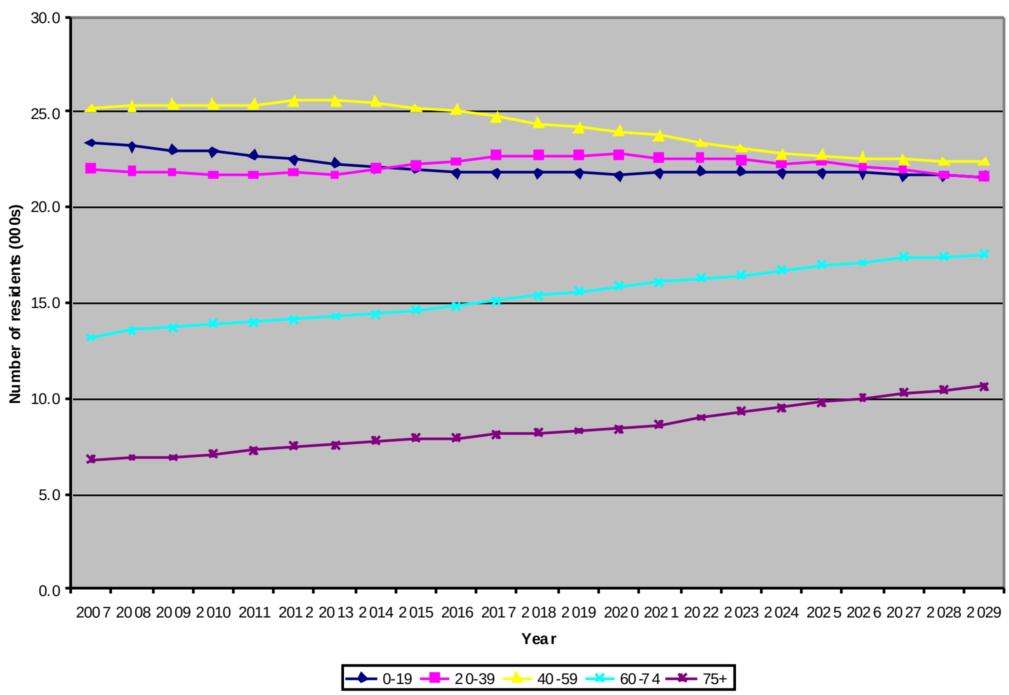
Table 3.2 Population profile

Age	Number (000s)	%
0-19	23.4	25.8
20-39	22.0	24.3
40-59	25.2	27.8
60-74	13.2	14.6
75+	6.8	7.5
TOTAL	90.6	100

Source: ONS 2003-based sub-national population projections

3.4 How the population profile of Hartlepool is expected to change over the next few decades is summarised in Figure 3.1.

Figure 3.1 Population projections by age band 2007 to 2029



Source: ONS 2004-based sub-national population projections

3.5 Over the period 2007 to 2029, the overall population of Hartlepool District is expected to increase from 90,600 to 93,900, an increase of 3.6%. Over this period, the number of residents in the over 60 age group will continue to increase. By 2029:

- the proportion of residents aged 75 and over will have increased by 50.7%, from 7.5% of the population in 2007 to 11.3% by 2028;
- the proportion of residents aged 60-74 will increase by 28.8%;
- the proportion of residents aged under 40 will fall, with the 0-19 age group contracting by 10.8% and the 20-39 group declining by 5.3%.

3.6 Hence, over the next few decades, the population is going to age and it is likely to put increasing strain on resources directed at the housing and support needs of older people.

Ethnicity

3.7 According to the 2007 household survey, the vast majority of residents in Hartlepool (98.1%) were White British (Table 3.3) and a further 0.9% were other White groups, including Central/Eastern European residents. The largest non-white groups were Asian/Asian British (0.3%).

Table 3.3 Ethnicity in Hartlepool

Ethnicity	% of residents	No. of residents
White British	98.1	85023
White Irish	0.3	260
White Central/Eastern European	0.2	185
White Other	0.4	334
Black/Black British	0.1	107
Asian/Asian British	0.3	290
Chinese/Chinese British	0.1	51
Mixed (e.g. White and Asian	0.2	213
Gypsy/Traveller	0.0	11
Other	0.3	219
Total	100.0	
Base (valid responses)	86693	86693

3.8 Grange ward was the most ethnically diverse, with 2.3% of residents describing themselves as Asian/Asian British and 1.8% other White groups. Other wards with a greater ethnic diversity included Stranton (3.5% had an ethnicity other than White British) and Rossmere (3%).

3.9 Over the past few years, there has been a noticeable shift in ethnic diversity through international migration of residents from countries who became part of the EU in 2004. Official data (Table 3.4) suggests that there are 190 such residents in Hartlepool in 2005/6 of whom 36.8% were Polish.

Table 3.4 New migrants living in Hartlepool

Country of origin	Local Authority
	Hartlepool
All	**190**
Poland	70
India	20
Rep of Lithuania	10
Slovak Rep	10
South Africa	10
Pakistan	10
Bangladesh	10
Philippines	10
Other	40

Source: Department for Works and Pensions. National Insurance Number Registrations in respect of non-UK Nationals in 2005/06 by country of origin

Household types

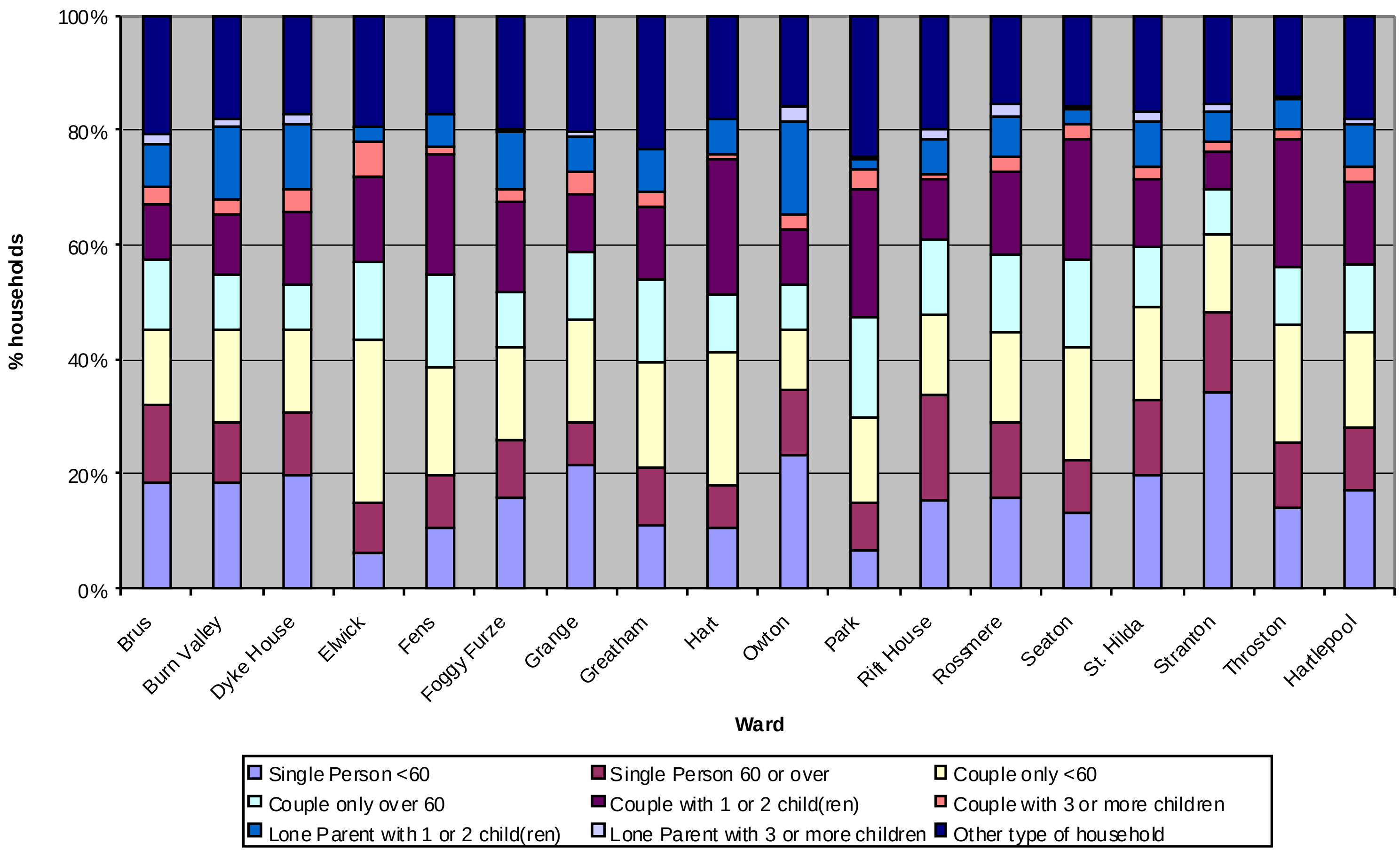
3.10 Household types in Hartlepool are summarised in Table 3.5, which illustrates that around 22.9% of households are headed by someone of pensionable age, 33.5% are singles or couples with no children, 8.3% are single parent households, 17.1% are couples with children and 18.2% are other types of household (e.g. students, friends sharing).

3.11 Figure 3.2 shows how household profiles vary by ward across Hartlepool Borough. Of particular note are the higher proportions of single person households in Stranton; couples (under 60 with no children) in Elwick and Hart; couples with children in Fens and Park; lone parents in Owton and Burn valley; and other types of household in Greatham and Park.

Table 3.5 Household Types

Household Type	Hartlepool %
Single Person <60	16.9
Single Person 60 or over	11.2
Couple only <60	16.6
Couple only over 60	11.7
Couple with 1 or 2 child(ren)	14.6
Couple with 3 or more children	2.5
Lone Parent with 1 or 2 child(ren)	7.3
Lone Parent with 3 or more children	1.0
Other type of household	18.2
Total	100.0
Base	39270

Figure 3.2 Household Type variation by Ward

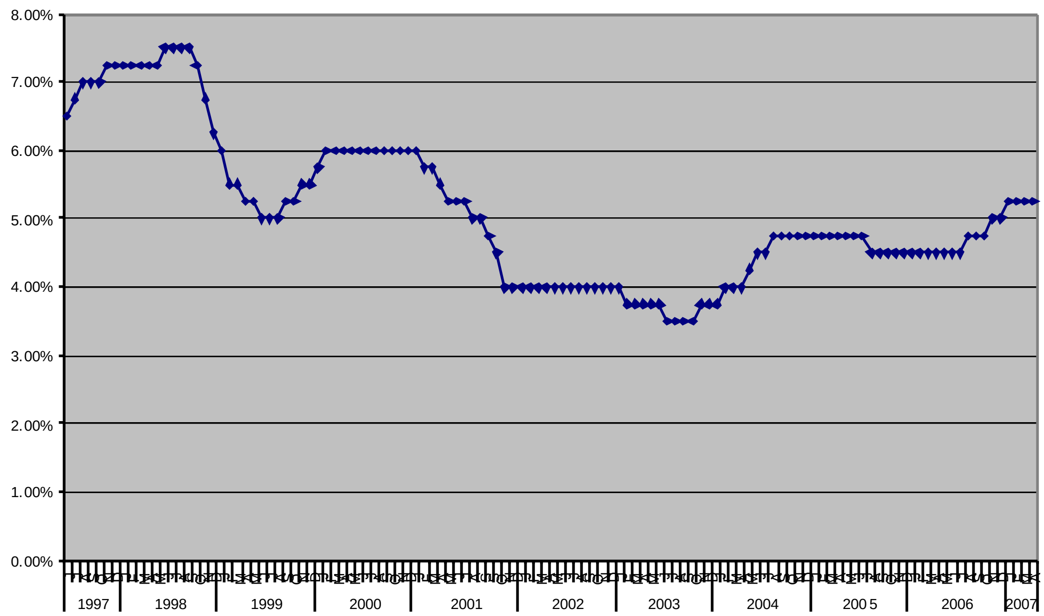


National and regional economic policy (Step 1.2)

Interest rate trends

3.12 Over the past 10 years, the national interest rate has averaged 5.12%. During 2002 and 2003, this average rate fell to 3.84%. Interest rate change is of key concern to owner-occupiers with a mortgage, particularly those with variable rate mortgages. In January 2007, the rate was increased to 5.25% and it is generally acknowledged that interest rates are set to rise in the short term, with some commentators suggesting a rate of up to 7% during 2008.

Figure 3.3 Interest rate change 1997-2007



Source: Bank of England

Regional economic policy

3.13 The Regional Economic Strategy has set the agenda for regional economic policy agenda. The draft Regional Spatial Strategy has identified Hartlepool as a particular focus for economic development, with sites earmarked for prestige economic development.

Employment levels and structure (Step 1.3)

Economic activity rates

3.14 Across Hartlepool, 72.1% of the working age population are economically active and 27.9% are economically inactive (Table 3.6). The proportion of economically active residents is lower than the regional and national figures and correspondingly economic inactivity Employment and unemployment rates are comparable to those of the region and for Great Britain.

Table 3.6 Economic activity rates

	Hartlepool (nos.)	Hartlepool (%)	North East (%)	Great Britain (%)
Economically active	**39,300**	**72.1**	**75.4**	**78.4**
In employment	36,500	67	70.7	74.2
Employees	32,700	60.2	64.1	64.6
Self employed	3,600	6.5	6.1	9.2
Unemployed	2,900	7.3	6.2	5.2
Economically inactive	**14,900**	**27.9**	**24.6**	**21.6**
Wanting a job	3,900	7.3	6.1	5.4
Not wanting a job	11,000	20.6	18.5	16.2

Imputed Base (econ act+ econ inact) = 54,200

Data relates to population aged 16 to pensionable age

Source: ONS Annual Population Survey 2005-06

Employment by occupation group

3.15 Employment by broad occupational groups is summarised in Table 3.7. This indicates that compared with the North East and Great Britain, the proportion of residents in higher managerial/professional occupations and administrative/skilled trades is lower, with higher proportions of plant/machine operates and elementary occupations.

3.16 Compared with national data, Hartlepool has 19.7% fewer residents in professional/managerial occupation and 30.3% more residents in lower-skilled (SOC 8 and 9) occupations.

Table 3.7 Occupation of Hartlepool residents

	Hartlepool (nos.)	Hartlepool (%)	North East (%)	Great Britain (%)
Soc 2000 major group 1-3	**12,300**	**33.8**	**35.9**	**42.1**
1 Managers and senior officials	4,300	11.8	12.4	15
2 Professional occupations	3,200	8.8	10.4	12.8
3 Associate professional & technical	4,800	13.3	13.1	14.3
Soc 2000 major group 4-5	**8,200**	**22.5**	**23.8**	**23.3**
4 Administrative & secretarial	3,500	9.6	12.3	12.3
5 Skilled trades occupations	4,700	12.9	11.5	11
Soc 2000 major group 6-7	7,000	19.1	18.4	15.6
6 Personal service occupations	2,900	7.9	8.4	7.9
7 Sales and customer service occs	4,100	11.2	10	7.6
Soc 2000 major group 8-9	**8,900**	**24.5**	**21.5**	**18.8**
8 Process plant & machine operatives	3,500	9.6	8.9	7.4
9 Elementary occupations	5,500	14.9	12.6	11.3

Source: ONS Annual Population Survey; 2005-06

Qualifications

3.17 Table 3.8 illustrates that the proportion of residents without qualifications is higher than the regional and national figures. In reflection of the occupational profile of residents, the proportion of residents with NVQ4 and above qualifications is lower than the regional and national average.

Table 3.8 Educational attainment of Hartlepool's economic active population

	Hartlepool (nos.)	Hartlepool (%)	North East (%)	Great Britain (%)
NVQ4 and above	8,600	16.1	21.3	26.5
NVQ3 and above	19,400	36.4	40.3	44.4
NVQ2 and above	31,300	58.7	62.2	62.9
NVQ1 and above	39,700	74.4	77.7	77.2
Other Qualifications	2,800	5.3	6.6	8.4
No Qualifications	10,700	20.2	15.6	14.3

Base: Working age population

Income and earnings (Step 1.4)

3.18 In 2006, the median income for people in employment living in Hartlepool was £409.90 or £21,315 per year[3]. This compares with:

- £393.60 or £20,467 for the North East; and
- £449.60 or £23,379 for Great Britain

3.19 The median income of individuals in Hartlepool is therefore 104.1% of the regional median and 91.2% of the national median.

3.20 Mean and median household incomes by ward, tenure and household type and presented in Table 3.9. In summary, this table shows that:

- Median incomes exceed £30,000 per year in Elwick and Park wards; and are lower than £10,000 in Brus, Dyke House, Owton and Rift House;
- Median incomes are highest amongst couples with one or two children (£27,300), couples with three or more children (£22,100) and Couples under 60 (£22,100); median incomes of singles 60 or over was only £6,500 per year and £9,100 for lone parents;
- Owner-occupiers with a mortgage have the highest incomes (£24,700 per year) and social renters the lowest incomes (£6,500 per year). The median income of private renters was £9,100 per year.

[3] ONS Annual Survey of Hours and Earnings 2006

Table 3.9 Household income by ward, household type and tenure

Ward	Weekly		Annual	
	Mean	Median	Mean	Median
Brus	£273	£175	£14,190	£9,100
Burn Valley	£361	£275	£18,774	£14,300
Dyke House	£248	£175	£12,891	£9,100
Elwick	£673	£675	£34,990	£35,100
Fens	£424	£325	£22,058	£16,900
Foggy Furze	£338	£275	£17,598	£14,300
Grange	£375	£275	£19,499	£14,300
Greatham	£428	£375	£22,257	£19,500
Hart	£501	£475	£26,069	£24,700
Owton	£224	£175	£11,653	£9,100
Park	£658	£675	£34,225	£35,100
Rift House	£266	£175	£13,824	£9,100
Rossmere	£311	£225	£16,158	£11,700
Seaton	£492	£425	£25,563	£22,100
St. Hilda	£313	£225	£16,265	£11,700
Stranton	£262	£225	£13,650	£11,700
Throston	£453	£425	£23,568	£22,100
Household type	**Weekly**		**Annual**	
	Mean	**Median**	**Mean**	**Median**
Single Person <60	£254	£225	£13,214	£11,700
Single Person 60 or over	£174	£125	£9,047	£6,500
Couple only <60	£491	£425	£25,552	£22,100
Couple only over 60	£294	£225	£15,268	£11,700
Couple with 1 or 2 child(ren)	£542	£525	£28,187	£27,300
Couple with 3 or more children	£496	£425	£25,780	£22,100
Lone Parent with 1 or 2 child(ren)	£220	£175	£11,424	£9,100
Lone Parent with 3 or more children	£236	£175	£12,265	£9,100
Other type of household	£441	£375	£22,924	£19,500
Tenure	**Weekly**		**Annual**	
	Mean	**Median**	**Mean**	**Median**
Owned (no mortgage)	£351	£275	£18,263	£14,300
Owned (with mortgage)	£517	£475	£26,905	£24,700
Rented from Housing Hartlepool	£185	£125	£9,601	£6,500
Rented from another Housing Association	£172	£125	£8,933	£6,500
Private Rented (furnished)	£254	£175	£13,222	£9,100
Private Rented (unfurnished)	£251	£175	£13,031	£9,100
Tied accommodation	£356	£275	£18,496	£14,300
Homebuy, Shared Ownership, Discounted Home Ownership	£246	£175	£12,807	£9,100

Notes on statistics:

Mean = average

Median = mid-point of income distribution i.e. 50% households have an income below this figure and 50% above it.

STAGE 2: THE HOUSING STOCK

Dwelling profile (Step 2.1)

Dwelling stock

3.21 Table 3.10 summarises data relating to dwelling stock. Across Hartlepool, there are an estimated 39,271 occupied dwellings, 1,963 vacant properties and 293 second homes, with a total dwelling stock of 41,527. The overall vacancy rate of 4.7% is higher than the 3% rate recommended by CLG and there are some wards where vacancy is a major issue, namely Grange (15.9% of properties are vacant), Dyke House (13.4%) and Stranton (8.3%). A key reason for high rates in these wards is the strategic purchasing of properties as part of housing market regeneration activities. A total of 620 properties currently stand empty pending demolition. High vacancy rates did existing in these areas prior to regeneration schemes which had helped to justify the Council's Housing Regeneration Strategy.

Table 3.10 Dwelling stock in Hartlepool

Ward	Total Dwellings	Vacant	Second Home	Households (occupied dwellings)	% vacant
Brus	2892	100	8	2784	3.5
Burn Valley	2668	138	43	2487	5.2
Dyke House	2717	364	24	2329	13.4
Elwick	876	37	10	829	4.2
Fens	2208	54	4	2150	2.4
Foggy Furze	2432	101	13	2318	4.2
Grange	2816	447	35	2334	15.9
Greatham	965	23	2	940	2.4
Hart	2449	48	9	2392	2.0
Owton	2666	56	10	2600	2.1
Park	2392	70	12	2310	2.9
Rift House	2718	49	9	2660	1.8
Rossmere	2621	63	5	2553	2.4
Seaton	2791	48	10	2733	1.7
St. Hilda	2674	66	20	2588	2.5
Stranton	3072	254	66	2752	8.3
Throston	2570	45	13	2512	1.8
Total	**41527**	**1963**	**293**	**39271**	**4.7**

Source: Council Tax Register December 2006

3.22 The characteristics of dwelling stock across Hartlepool are illustrated in Table 3.11 and Figures 3.4 to 3.7 indicate the extent to which dwelling characteristics vary by ward.

Table 3.11 Dwelling stock characteristics

Dwelling Type	%	Dwelling Age	%
Detached house	14.3	Before 1919	13.1
Semi-detached house	29.3	1919 - 1944	16.9
Terraced House	37.0	1945 - 1964	27.7
Bungalow	8.9	1965 - 1984	21.0
Flat/Maisonette	9.8	1985 - 2004	19.6
Other	0.7	2005 on	1.7
Total	100.0	Total	100.0
No. Bedrooms	**%**	**No. of living rooms**	**%**
One bedroom (inc. bedsits)	8.1	One	67.4
Two bedrooms	28.5	Two	28.2
Three bedrooms	48.5	Three	4.4
Four bedrooms	11.7		
Five or more	3.1		
Total	100.0	Total	100.0

Base: 39,270 occupied dwellings

3.23 An analysis of dwelling stock data indicates that:

- 80.6% of properties are houses, 8.9% bungalows, 9.8% flats/maisonettes and 0.7% are other property types (e.g. caravans):
  - The proportion of houses is highest (exceeding 90% of dwelling stock) in Burn Valley and Grange Wards;
  - The proportion of bungalows is highest in Fens (18.3%), Elwick (15.6%) and Greatham (14.4%) wards;
  - Flats/maisonettes comprise 36.9% of properties in Stranton, 15.6% of properties in Owton and 15.5% in St. Hilda wards.
- 13.1% of properties were built before 1919, 16.9% between 1919 and 1944 and 70% of properties have been built since 1945 (of which 21.3% have been built since 1984):
  - The proportion of properties built pre-19191 was highest in Burn Valley (49.7%) and Grange (48.5%) of properties were built pre-1919;
  - In Park, Throston, Hart, Stranton, Seaton Hart, more than 30% of properties have been built since 1985;

- In Greatham, 64.4% of properties were built between 1965 and 1984.
- 77% of properties have two or three bedrooms:
  - The proportion of properties with two or three bedroom houses is highest in Foggy Furze (88%) and exceeds 80% in a total of seven wards;
  - Overall, 8.1% of properties had one bedroom or were bedsits/studios. This proportion was highest in Stranton (22.9%);
  - Properties with four or more bedrooms were most evident in Park (accounting for 48.3% of properties) and Elwick (43.3% of properties).
- 67.4% of properties have one living room:
  - The proportion of households with two or more living rooms was highest in Park (62.2%), Elwick (57.9%) and Grange (57%).

Figure 3.4 Dwelling type by ward

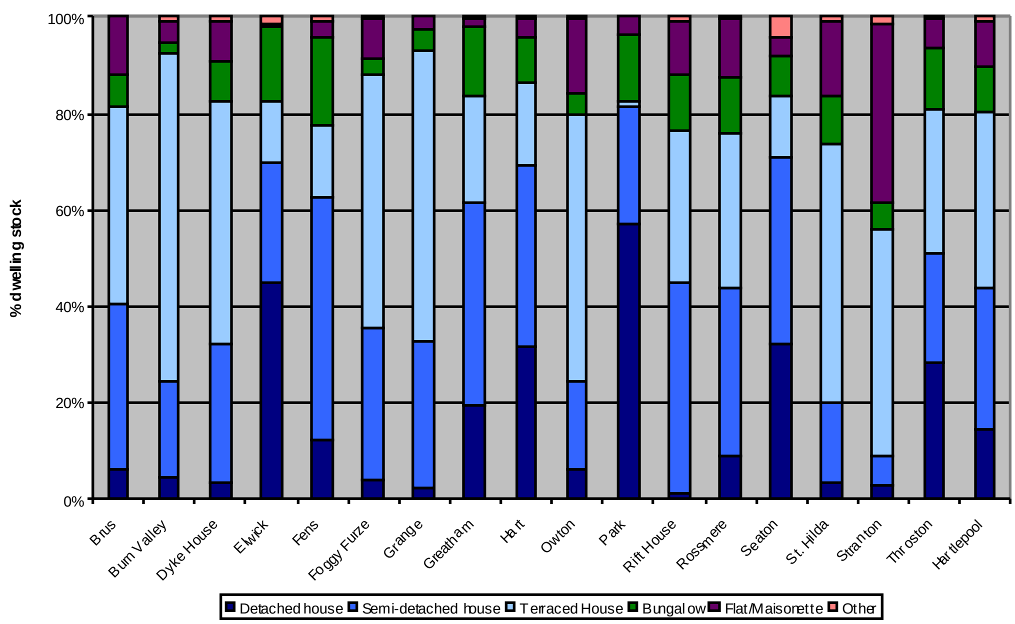


Figure 3.5 Dwelling age by ward

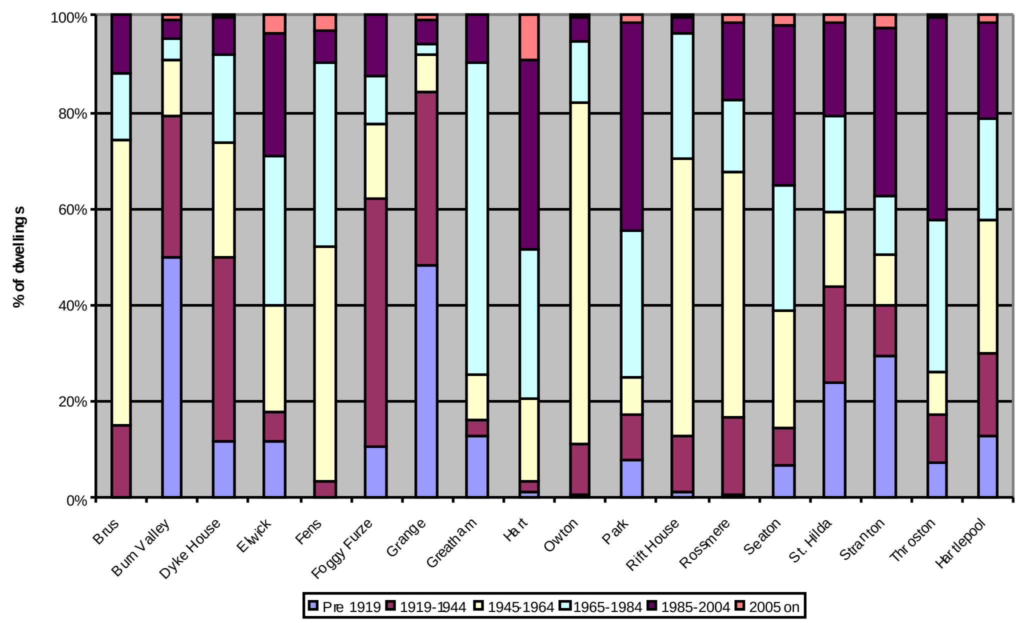


Figure 3.6 No. bedrooms by ward

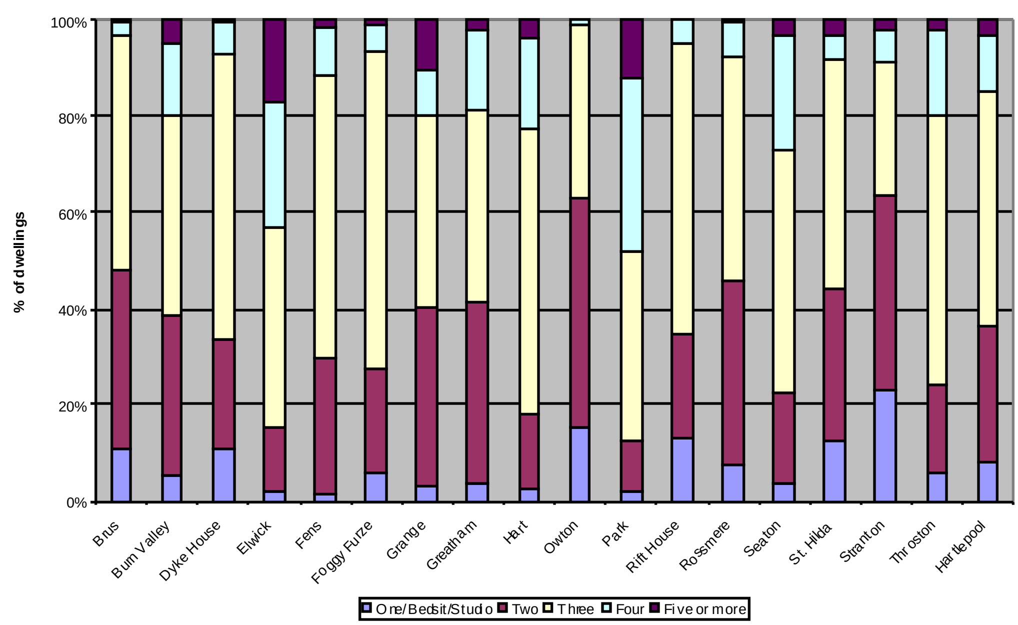
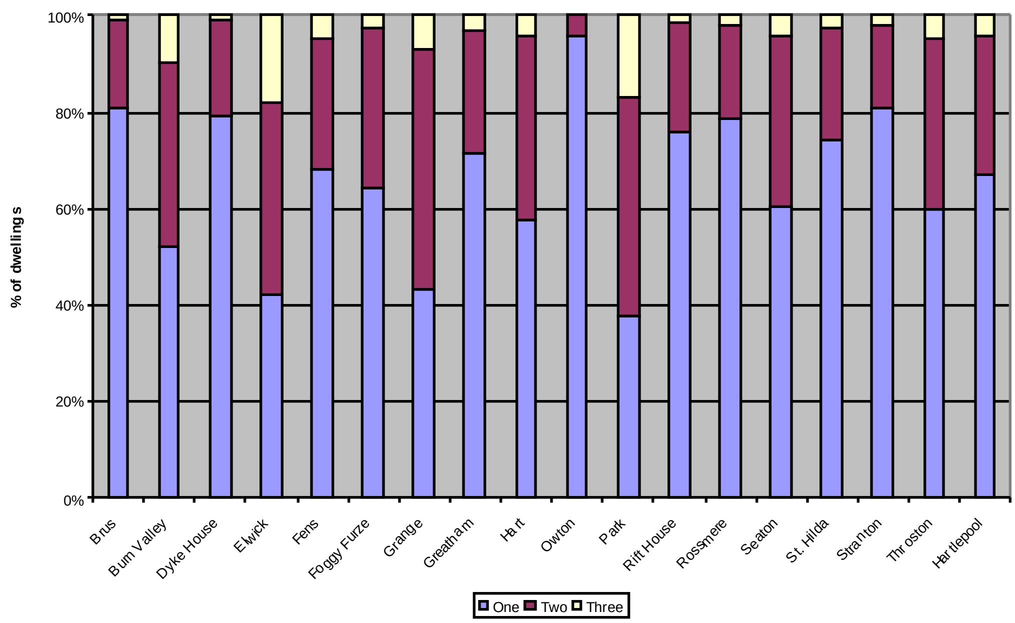


Figure 3.7 No. living rooms by ward



Tenure

3.24 In terms of tenure (Table 3.12), 27.3% of properties are rented from a social landlord, 65.5% are owner-occupied, 7.0% privately rented and 0.1% are intermediate tenure.

Table 3.12 Tenure profile of Hartlepool

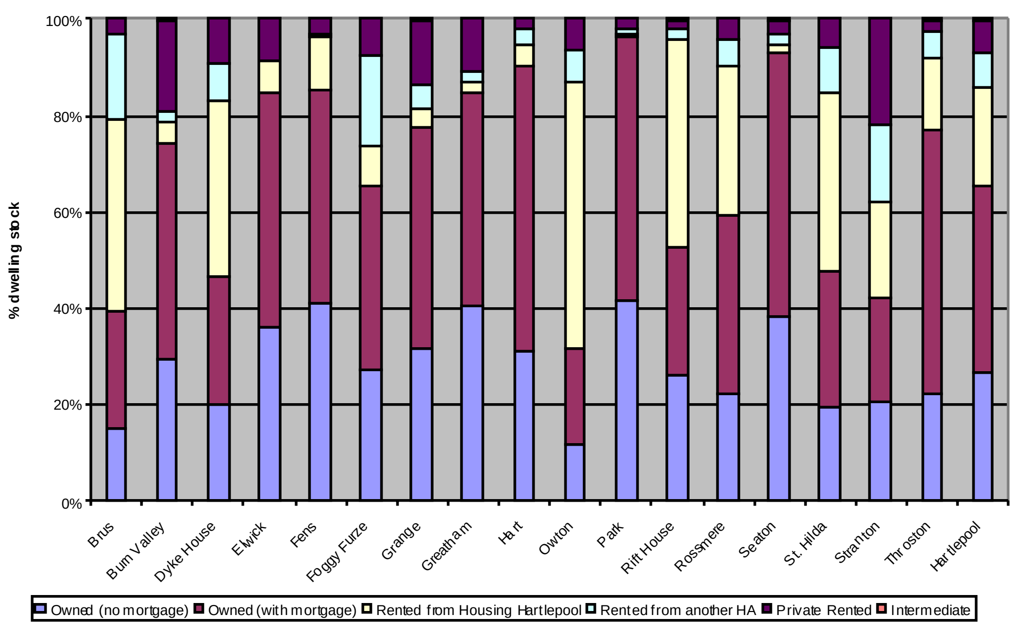
Tenure	%
Owned (no mortgage)	26.8
Owned (with mortgage)	38.7
Rented from Housing Hartlepool	20.5
Rented from another HA	6.8
Private Rented (furnished)	1.3
Private Rented (unfurnished)	5.5
Tied accommodation	0.2
Homebuy, SO, DHO	0.1
Total Households	100
Base	39270

3.25 Figure 3.8 illustrates that within Hartlepool:

- The proportion of occupied properties that are owner-occupied exceed 90% in are highest in Park (96.5%), Seaton and Hart;

- Social rented stock accounts for over half of properties occupied in Owton (62.1%), Brus (57.5%); and in six other wards the proportion exceeds the Borough average of 27.3%;
- The private rented sector accounts for 21.7% of properties occupied in Stranton, 18.8% in Burn valley and 13% in Grange;
- There is a small volume of intermediate tenure stock and found in wards including Throston, Rift House, Grange and Burn Valley.

Figure 3.8 Tenure profile by ward



Stock Condition (Step 2.2)

3.26 The household survey asked respondents how satisfied they were with the state of repair of their accommodation (Table 3.13). Overall, 9.8% of residents expressed dissatisfaction and Table 3.13 identifies the extent to which different groups of the population were dissatisfied and how levels of dissatisfaction varied by property type, age and tenure. Analysis indicates that:

- Residents in Grange, Burn Valley, Owton and Dyke House were most likely to express dissatisfaction. In Dyke House and Grange, higher levels of resident dissatisfaction are recognised in the Housing Regeneration Strategy and three major regeneration sites have been identified. A total of 620 obsolete properties are being replaced with a total of 325 new homes to better reflect household aspirations. In Owton, the issue of dissatisfaction in the social rented sector is being addressed through Housing Hartlepool's decent homes programme which aims to make all homes decent by 2010. In Burn Valley, the problem of dissatisfaction is being addressed in particular by home improvement loans and grants.

- Level of dissatisfaction was linked to age and property type and most likely amongst residents in properties built pre-1919 (18.6% expressed dissatisfaction); along with residents in terraced properties, flats and maisonettes;
- Private renters were most dissatisfied with state of repair, in particularly 28.1% of unfurnished renters;
- Around one-quarter of Couples with 3 or more children and lone parents expressed dissatisfaction with state of repair.

Table 3.13 Dissatisfaction with state of repair (showing % expressing dissatisfaction by ward, property age, property type, tenure and household type)

Ward	%	Base	Property age	%	Base
Brus	9.5	2784	Pre 1919	18.6	5144
Burn Valley	16.9	2487	1919-1944	11.7	6631
Dyke House	13.4	2329	1945-1964	8.8	10894
Elwick	5.5	829	1965-1984	5.3	8253
Fens	1.9	2149	1985-2004	3.8	7696
Foggy Furze	9.0	2318	2005 on	1.7	651
Grange	19.2	2334	Total	8.7	39270
Greatham	6.3	940	**Property type**	**%**	**Base**
Hart	3.3	2392	Detached house	4.7	5633
Owton	14.1	2600	Semi-detached house	8.3	11494.0
Park	2.7	2310	Mid-terraced house	14.2	10595
Rift House	8.9	2660	End-terraced house	12.0	3936
Rossmere	10.2	2553	Bungalow	3.7	3488
Seaton	5.3	2733	Maisonette	13.7	298
St. Hilda	13.8	2588	Flat/apartment	13.1	3540
Stranton	14.7	2752	Caravan/Park Home	5.2	120
Throston	5.3	2512	Other	8.6	167
Hartlepool	9.8	39270	Total	9.8	39270
Household Type	**%**	**Base**	**Tenure**	**%**	**Base**
Single Person <60	13.1	6644	Owned (no mortgage)	4.8	10524
Single Person 60 or over	4.8	4417	Owned (with mortgage)	8.1	15200
Couple only <60	7.0	6507	Rented from Housing Hartlepool	13.3	8061
Couple only over 60	3.7	4587	Rented from another HA	13.2	2673
Couple with 1 or 2 child(ren)	8.1	5723	Private Rented (furnished)	16.6	519
Couple with 3 or more children	23.6	973	Private Rented (unfurnished)	28.1	2156
Lone Parent with 1 or 2 child(ren)	22.0	2882	Tied accommodation	0.0	92
Lone Parent with 3 or more children	27.7	410	Homebuy, SO, DHO	0.0	44
Other type of household	10.1	7126	Total	9.8	39270
Total	9.8	39270			

Shared housing and communal establishments (Step 2.3)

3.27 The Council should have up to date information on shared accommodation from HMO registration data. Information from the 2001 census indicates that a total of 889 people living in communal establishments in Hartlepool. The largest numbers were in nursing homes and residential care homes (Table 3.14).

Table 3.14 Residents in communal establishments

Type of communal establishment	No. People
Medical and Care Establishments	
NHS - Psychiatric hospital/home	0
NHS - Other hospital/home	76
LA - Residential Care Home	47
Other - Nursing Home	358
Other - Residential Care Home	304
Other - Psychiatric hospital/home	23
Other establishments	
Hotel, Boarding House, Guest House	15
Hostel (including youth hostels, hostels for the homeless and people sleeping rough)	16
Other establishments	50
Total	889

STAGE 3: THE ACTIVE MARKET

The cost of buying/renting a property and affordability (Steps 3.1 and 3.2)

Buying a property

3.28 A range of information relating to house prices and rates of change was presented in Chapter 2. The cost of buying a property varies considerably by property type and location, as shown in Table 2.1. In summary:

- Overall median prices in 2006 were £89,000 which represents an 81.7% increase since 2001; and
- overall lower quartile prices in 2006 were £60,000 which represents a 131.2% increase since 2001.

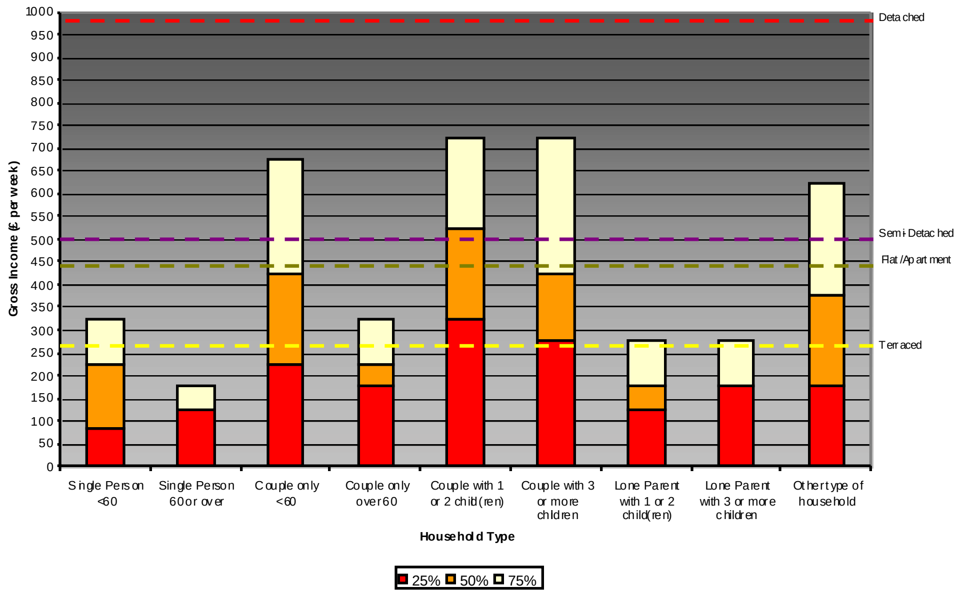
3.29 How the relative affordability of owner-occupation varies by household type is explored in Figure 3.9. This considers income distribution by household type and compares this with lower quartile prices of different property types in 2006 using district values. The income distribution presented relates to lower quartile, median and upper quartile bandings (i.e. the first 75% of households) and does not include the highest quartile band[4].

3.30 Figure 3.9 shows that, on the basis of income alone:

- lower quartile-priced detached properties are unaffordable to all households with an income up to the upper quartile band; in reality they would only be affordable to highest income groups or households with existing equity;
- singles under 60, couples over 60 and lone parents could only realistically afford terraced properties, and then only higher income households within these groups;
- couples under 60, couples with children and other household types have income levels which allow access to a broader range of property types including semi-detached and flats/apartments (although the appropriateness of flats/apartments for couples with children would be limited).

[4] The real issue regarding affordability is how lower income groups can access open market accommodation. Furthermore, the survey asked households to band their income and the highest band was open-ended; it's therefore difficult to establish a maximum earnings figure

Figure 3.9 Relative affordability of lower quartile property prices by household type



Renting a property: private renting

3.31 Table 3.15 illustrates the cost of renting privately in Hartlepool and household income required to ensure that the property is affordable. The minimum entry-level price is around £300-£325 and this would be sufficient for a one-bedroom property or a two bedroom property in the central area of Hartlepool. Larger, higher quality properties in more desirable areas command a minimum of around £500-£550.

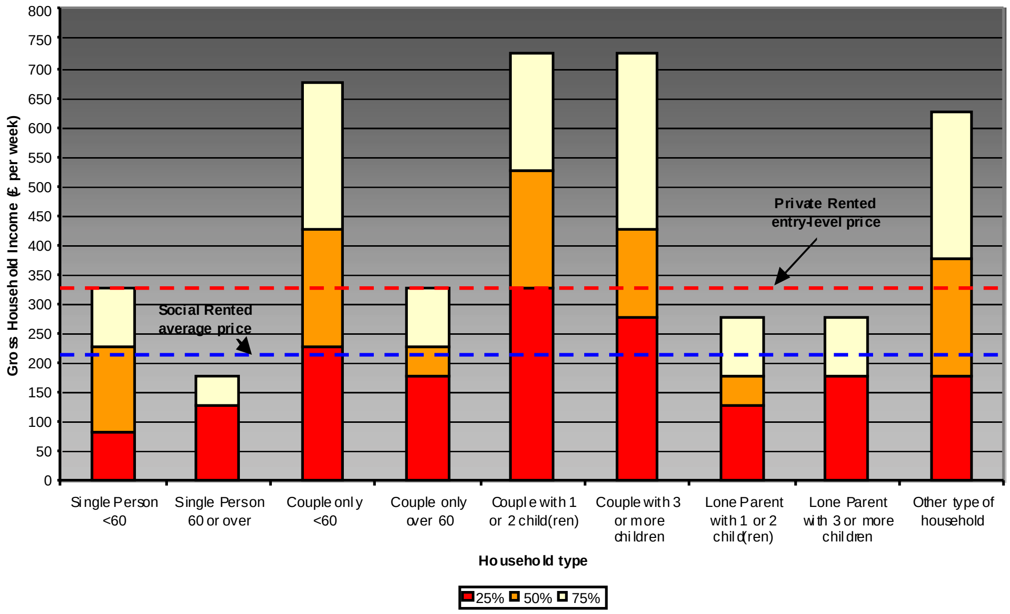
Table 3.15 Private renting in Hartlepool and income required to be affordable

Property size (No. of bedrooms)	Price range	Min. income required for rent to be affordable (based on 25% of gross income)	
		Monthly	Weekly
One	£295-£305	£1,180	£272
Two	£325-£450	£1,300	£300
Three	£400-£595	£1,600	£369
Four or more	£750+	£3,000	£692

Source: Internet search of lettings agents May 2007

3.32 Assuming an entry-level private sector rent of £325 per month, a household income of around £300 per week is required for the property to be affordable (25% of gross income). Without any housing benefit receipt, this would render the private rented sector unaffordable to many household types as Figure 3.10 illustrates. Only couples under 60, couples with families and other household types could comfortably afford entry-level private rented prices.

Figure 3.10 Relative affordability of private and social renting by household type



Renting a property: renting from a social landlord

3.33 Table 3.16 illustrates the cost of renting a property from a social landlord (e.g. Housing Hartlepool and Housing Associations). Social renting remains the most affordable housing option for Hartlepool residents. However, as Figure 3.10 demonstrates, without housing benefit receipt, social renting is still unaffordable to most singles, couples over 60 and lone parents.

Table 3.16 The cost of renting from a social landlord in Hartlepool and income required for property to be affordable

Property size (No. of bedrooms)	Weekly Rent	Min. income required for rent to be (based on 25% of gross income)	
		Monthly	Weekly
One	£49.97	£866	£200
Two	£54.33	£942	£217
Three	£55.18	£956	£221
Four	£56.26	£975	£225
All	£53.84	£933	£215

3.34 The relative affordability of different open market options is carefully considered in assessing housing need and the scale of affordable housing required. This is discussed in more detail in Chapter 5.

Overcrowding and under-occupation (Step 3.3)

Overcrowding

3.35 The household survey identified that a total of 892 households across Hartlepool live in overcrowded conditions. Analysis was based on the number of bedrooms the household had access to compared with the number required according to the bedroom standard model. Table 3.17 shows that the proportion of households who were overcrowded averaged 2.3% across Hartlepool, with the highest proportion in Owton (5.2% of households).

Table 3.17 Overcrowding by ward

Ward	No. Overcrowded Households	% Overcrowded	Total Households
Brus	87	3.1	2784
Burn Valley	65	2.6	2487
Dyke House	77	3.3	2329
Elwick	21	2.5	829
Fens	13	0.6	2149
Foggy Furze	54	2.3	2318
Grange	62	2.7	2334
Greatham	8	0.9	940
Hart	54	2.3	2392
Owton	136	5.2	2600
Park	9	0.4	2310
Rift House	59	2.2	2660
Rossmere	52	2.0	2553
Seaton	33	1.2	2733
St. Hilda	52	2.0	2588
Stranton	89	3.2	2752
Throston	19	0.8	2512
Total	**892**	**2.3**	**39270**

3.36 How rates of overcrowding vary by tenure is show in Table 3.18 and by household type in Table 3.19. Numerically, overcrowding mainly affects owner-occupiers with a mortgage and Hartlepool Housing renters. Overcrowding mainly affected 'other types of household' which include, for example, couples living with adult children. Of particular note, 18.8% of larger lone parent families were living in overcrowded conditions.

Table 3.18 Overcrowding by tenure

Tenure	No. Overcrowded Households	% Overcrowded	Total Households
Owned (no mortgage)	58	0.6	10524
Owned (with mortgage)	329	2.2	15200
Rented from Housing Hartlepool	326	4.0	8061
Rented from another Housing Association	97	3.6	2673
Private Rented (furnished)	26	5.0	519
Private Rented (unfurnished)	56	2.6	2156
Total	**892**	**2.3**	**39270**

Table 3.19 Overcrowding by household type

Household type	No. Overcrowded Households	% Overcrowded	Total Households
Couple with 1 or 2 child(ren)	71	1.2	5723
Couple with 3 or more children	60	6.2	973
Lone Parent with 1 or 2 child(ren)	99	3.4	2882
Lone Parent with 3 or more children	77	18.8	410
Other type of household	585	8.2	7126
Total	**892**	**100.0**	**39270**

Under-occupation

3.37 Using the bedroom standard model methodology, it is possible to identify households that are under-occupying i.e. there are more bedrooms than needed. Overall, 74.1% of households in Hartlepool are technically under-occupying e.g. a couple in a two or three bedroom house or a single person in a two bedroom house. However, it is more appropriate to consider more severe under-occupation, whereby a household has got 3 or more 'spare bedrooms'. Table 3.20 summarises the number and proportion of households where there is severe under-occupation by ward, indicating that it is particularly prevalent in Elwick (24.2% of households severely underoccupying) and Park (20.1%) wards.

3.38 In terms of tenure (Table 3.21), under-occupation is most prevalent in the owner-occupied market, with 9.9% of outright owners and 7.4% of mortgaged owners severely under-occupying. Severe under-occupation does not really affect social rented households, although 12.2% of social renters have 2 spare bedrooms.

Table 3.20 Severe under-occupation by ward

Ward	No. Underoccupying Households	% Underoccupying	Total Households
Brus	38	1.3	2784
Burn Valley	201	8.1	2487
Dyke House	39	1.7	2329
Elwick	201	24.2	829
Fens	65	3.0	2149
Foggy Furze	55	2.4	2318
Grange	189	8.1	2334
Greatham	54	5.7	940
Hart	200	8.4	2392
Owton	0	0.0	2600
Park	464	20.1	2310
Rift House	50	1.9	2660
Rossmere	70	2.8	2553
Seaton	316	11.6	2733
St. Hilda	109	4.2	2588
Stranton	130	4.7	2752
Throston	152	6.1	2512
Total	2333	**5.9**	**39270**

Table 3.21 Severe under-occupation by tenure

Tenure	No. Underoccupying Households	% Underoccupying	Total Households
Owned (no mortgage)	1042	9.9	10524
Owned (with mortgage)	1120	7.4	15200
Rented from Housing Hartlepool	72	0.9	8061
Rented from another Housing Association	10	0.4	2673
Private Rented (furnished)		0.0	519
Private Rented (unfurnished)	60	2.8	2156
Tied accommodation	28	0.0	92
Homebuy, Shared Ownership, Discounted Home Ownership		0.0	44
Total	**2333**	**5.9**	**39270**

3.39 Table 3.22 illustrates the relationship between severe under-occupation relates and household type. Interestingly, this shows that severe under-occupation is most prevalent amongst couples under pensionable age, followed by pensioner couples and singles under pensionable age. This suggests that severe under-occupation may be a market choice amongst non-pensioner households (i.e. a couple may want a large property), or evidence of 'empty nesting' whereby children have left the family home. Amongst pensioner households, severe under-occupation is most prevalent amongst 2 pensioner households, again reflecting 'empty nesting'.

Table 3.22 Severe under-occupation by household type

Household type	No. Underoccupying Households	% Underoccupying	Total Households
Single Person <60	294	4.4	6644
Single Person 60 or over	170	3.9	4417
Couple only <60	1003	15.4	6507
Couple only over 60	483	10.5	4587
Couple with 1 or 2 child(ren)	200	3.5	5723
Couple with 3 or more children		0.0	973
Lone Parent with 1 or 2 child(ren)	17	0.6	2882
Lone Parent with 3 or more children		0.0	410
Other type of household	151	2.1	7126
Total	**2333**	**5.9**	**39270**

Vacancies, turnover rates and available supply by tenure (Step 3.4)

Vacancy rates

3.40 The dwelling stock vacancy rates across Hartlepool were shown in Table 3.10 and illustrated that across Hartlepool, the rate was 4.7% which is higher than the 3% rate suggested by the CLG.

3.41 HSSA data indicates that 1.1% of social rented and 6.7% of private sector dwellings were vacant at 1 Apr 2006, indicating that the issue principally relates to private sector stock[5].

Turnover rates

3.42 The household survey identified length of residence, from which annual turnover rates can be derived by tenure and sub-area (Table 3.24). This shows that turnover does vary to some extent between wards, being particularly high in Stranton (16.6%), Burn Valley (10.9%) and Hart (10.5%). There are strong relationships between turnover and

[5] HSSA Vacancy data indicates 592 'other public sector' vacancies and 1,513 private sector vacancies. If 'other public sector' vacancies are excluded, this results in 4.9% of private sector stock being vacant

tenure, with the private rented sector exhibiting strong rates of turnover and the owner-occupied sector the least; this is entirely consistent with national trends.

Table 3.23 Household turnover rates by area and tenure

Ward	% respondents residing at current resident for less than 1 year	Base
Brus	6.3	2784
Burn Valley	10.9	2487
Dyke House	7.2	2329
Elwick	8.1	829
Fens	7.3	2149
Foggy Furze	6.6	2318
Grange	9.2	2334
Greatham	3.0	940
Hart	10.5	2392
Owton	6.0	2600
Park	6.5	2310
Rift House	5.2	2660
Rossmere	7.8	2553
Seaton	4.6	2733
St. Hilda	8.4	2588
Stranton	16.6	2752
Throston	5.7	2512
Hartlepool	**7.8**	**39270**
Tenure	**% respondents residing at current resident for less than 1 year**	**Base**
Owned (no mortgage)	2.3	10524
Owned (with mortgage)	7.3	15200
Rented from Housing Hartlepool	7.5	8061
Rented from another HA	12.5	2673
Private Rented (furnished)	24.8	519
Private Rented (unfurnished)	31.4	2156
Tied accommodation		92
Homebuy, SO, DHO		44
Total	**7.8**	**39270**

Supply by tenure

Owner occupation

3.43 Land Registry house price data can be used to estimate the supply of owner-occupied dwellings across Hartlepool (although it should be noted that some sales will be from buy-to-let investors). Over the seven year period 2000-2006, a total of 15,593 property sales have been recorded by the Land Registry. Figure 3.11 shows that the actual volume of sales has fallen in the last few years. This is likely to reflect the increasing cost of accessing open market accommodation.

3.44 Table 3.23 summarises volume of sales by ward and suggests that 54.7% of non social-rented stock has been sold over the period 2000-2006, equating to an annual figure of 7.8%.

3.45 Turnover of stock has been particularly high in Dyke House (equivalent to 98.8% of stock being sold), Grange (86.9%) and Stranton (78.6%). In these areas, the volume of sales has increased through the purchase of accommodation as part of housing market renewal schemes.

Figure 3.11 Sales volume of property sales 2001-2006

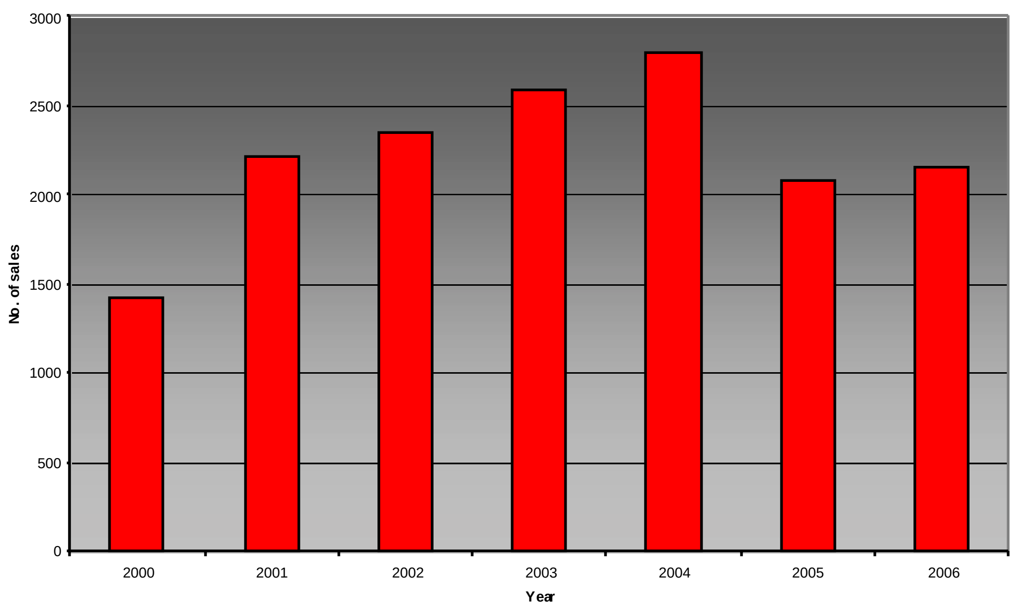


Table 3.24 Volume of sales by ward and year

Year	Ward								
	Brus	Burn Valley	Dyke House	Elwick	Fens	Foggy Furze	Grange	Greatham	Hart
2000	63	111	91	18	73	87	134	20	106
2001	94	170	134	39	89	118	221	51	143
2002	108	211	116	22	87	111	231	39	147
2003	109	256	216	66	69	153	289	32	141
2004	106	284	310	59	88	222	430	18	183
2005	62	225	243	29	72	168	275	25	165
2006	116	221	167	32	89	143	268	36	169
Total Sales (7 yrs)	**658**	**1478**	**1277**	**265**	**567**	**1002**	**1848**	**221**	**1054**
Total stock (2007)	**1183**	**2327**	**1293**	**772**	**1894**	**1700**	**2127**	**897**	**2213**
% sold in 7 yrs	**55.6**	**63.5**	**98.8**	**34.3**	**29.9**	**58.9**	**86.9**	**24.6**	**47.6**
% sold per year	**7.9**	**9.1**	**14.1**	**4.9**	**4.3**	**8.4**	**12.4**	**3.5**	**6.8**
Year	**Ward**								
	Owton	Park	Rift House	Rossmere	Seaton	St. Hilda	Stranton	Throston	Total
2000	25	99	49	86	162	59	77	169	1429
2001	45	180	69	147	227	86	136	259	2208
2002	69	194	90	135	265	119	156	246	2346
2003	79	136	97	93	232	126	283	204	2581
2004	102	111	69	86	115	120	314	187	2804
2005	71	70	65	85	90	87	227	115	2074
2006	74	114	94	92	112	110	186	128	2151
Total Sales (7 yrs)	**465**	**904**	**533**	**724**	**1203**	**707**	**1379**	**1308**	**15593**
Total stock (2007)	**984**	**2268**	**1451**	**1630**	**2635**	**1393**	**1755**	**2010**	**28532**
% sold in 7 yrs	**47.2**	**39.9**	**36.7**	**44.4**	**45.7**	**50.8**	**78.6**	**65.1**	**54.7**
% sold per year	**6.7**	**5.7**	**5.2**	**6.3**	**6.5**	**7.3**	**11.2**	**9.3**	**7.8**

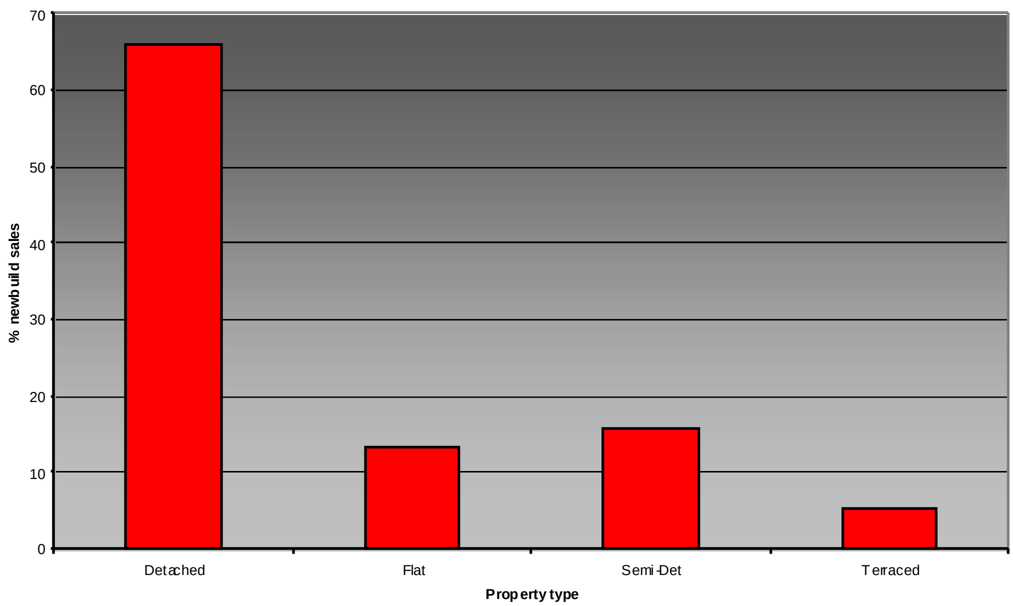
Note: Total stock (2007) relates to all non-social rented stock

New build activity

3.46 A particularly significant change in Hartlepool's housing market dynamics over the past decade has been the increase in new build activity focusing on the western areas of the Borough and the Marina. A total of 1,944 new build properties have been sold over the 7 years period from 2000 to 2006.

3.47 65% of new build sales have been in Hart, Park, Seaton and Throston Wards and as figure 3.12 demonstrates, the vast majority of sales have been of detached properties.

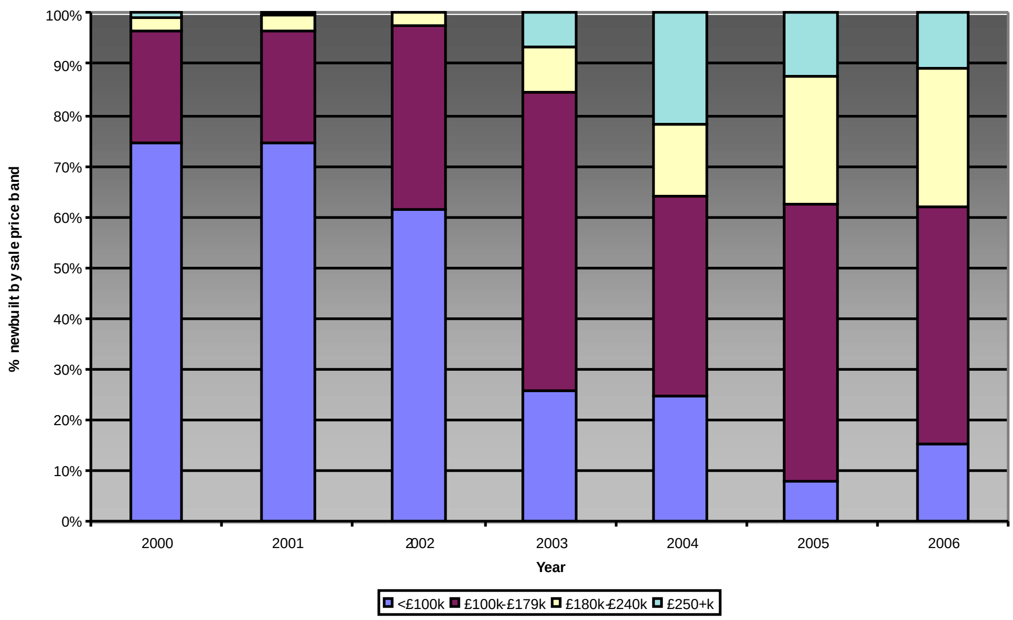
Figure 3.12 New build property types sold 2000-2006



Source: Land Registry

3.48 The extensive new build development programme has taken place during the a period of significant house price inflation. Figure 3.13 clearly shows how the price of new build properties has increased since 2000.

Figure 3.13 New build house price change 2000-2006



Source: Land Registry

3.49 Table 3.25 investigates the origins of households moving into new build properties over the period 2001-2006. Overall, the vast majority (72.9%) have moved from within Hartlepool. The 27.1% moving into new build properties from out of the Borough were particularly likely to move to Hart and Seaton and comprised around half of households moving into new build properties in Stranton and Seaton.

Table 3.25 Origin of households moving into new build properties 2001-2006

Ward	Origin					
	Number			%		
	Within Hartlepool	From outside Hartlepool	Total	Within Hartlepool	From outside Hartlepool	Total
Brus	25	0	25	100.0		100.0
Dyke House	7	0	7	100.0		100.0
Elwick	41	21	62	66.1	33.9	100.0
Fens	31	0	31	100.0		100.0
Grange	17	3	20	85.0	15.0	100.0
Hart	132	64	196	67.3	32.7	100.0
Park	82	27	109	75.2	24.8	100.0
Rift House	13	0	13	100.0		100.0
Rossmere	70	3	73	95.9	4.1	100.0
Seaton	98	70	168	58.3	41.7	100.0
Stranton	27	33	60	45.0	55.0	100.0
Throston	80	11	91	87.9	12.1	100.0
Total	**623**	**232**	**855**	**72.9**	**27.1**	**100.0**

Private rented

3.50 The 2007 household survey indicated that across Hartlepool, there are around 2,766 private rented dwellings, as summarised in Table 3.26. Private rented unfurnished property accounts for 78% of all private rented accommodation. Overall, 7% of household rent privately in Hartlepool, with the highest proportions in Stranton (21.7%), Burn Valley (18.8%) and Grange (13%). Turnover in the private rented sector tends to be high (see Table 3.23), for instance 31.4% of unfurnished and 24.8% of furnished renters had lived in their accommodation for less than one year.

3.51 It follows that there is a good volume of private rented accommodation and owing to the short-term nature of tenancies and the highly mobile nature of private rented tenants; there will therefore be a continued good capacity of private rented accommodation across Hartlepool. However, issues such as stock condition and longer-term community sustainability remain key issues in many areas of Hartlepool.

Table 3.26 Private rented sector in Hartlepool

Private Rented Type	Ward								
	Brus	Burn Valley	Dyke House	Elwick	Fens	Foggy Furze	Grange	Greatham	Hart
Private Rented (furnished)	25	76	50	31	23	0	57	0	9
Private Rented (unfurnished)	66	373	157	36	41	169	247	99	44
Tied accommodation	0	19	0	3	0	10	0	0	0
Total	92	468	207	70	65	179	304	99	53
Base (all occupied dwellings)	2784	2487	2329	829	2149	2318	2334	940	2392
% Occupied Dwellings rented privately	3.3	18.8	8.9	8.5	3.0	7.7	13.0	10.6	2.2
Private Rented Type	Ward								
	Owton	Park	Rift House	Rossmere	Seaton	St. Hilda	Stranton	Throston	Total
Private Rented (furnished)	18	0	10	17	3	10	174	16	519
Private Rented (unfurnished)	122	30	30	89	68	131	423	32	2157
Tied accommodation	18	9	0	3	11	9	0	8	90
Total	159	39	40	109	82	150	596	56	2766
Base (all occupied dwellings)	2600	2310	2660	2553	2733	2588	2752	2512	39270
% Occupied Dwellings rented privately	6.1	1.7	1.5	4.3	3.0	5.8	21.7	2.2	7.0

Social rented

3.52 Supply of social rented stock can be derived from RSL CORE lettings data for Hartlepool. Based on data for 2004/5 and 2005/6, a total of 1818 social rented properties were let across Hartlepool (an average of 909 per year of which 798 were general lets and 111 older persons' lets). The CLG guidance clearly states that social rented capacity should be measured on the ability of new households to enter social rented tenancies. Of the 909 lettings, 631 were to new tenants. The overall annual capacity of the social rented sector by area, property size and designation (general and older person) to accommodate new tenants is summarised in Table 3.27.

Intermediate tenure

3.53 In 2005/6, no households moved into intermediate tenure properties and no capacity is assumed.

Table 3.27 Average annual social rented capacity by ward, property size and designation (based on 2004/5 and 2005/6 RSL CORE lettings to new tenants)

Designation	No. Beds	Ward								
		Brus	Burn Valley	Dyke House	Elwick	Fens	Foggy Furze	Grange	Greatham	Hart
General	1	46	1	33	0	6	6	6	0	0
	2	20	1	18	1	7	17	2	1	1
	3	22	2	26	0	2	5	1	0	1
	4	0	0	3	0	0	0	0	0	0
	5	0	0	1	0	0	0	0	0	0
Older	1	5	0	5	0	0	2	1	1	0
	2	4	0	2	1	0	1	1	0	0
	3	0	0	1	0	0	0	0	0	0
TOTAL		**96**	**4**	**88**	**1**	**15**	**29**	**10**	**2**	**1**

Designation	No. Beds	Ward								
		Owton	Park	Rift House	Rossmere	Seaton	St. Hilda	Stranton	Throston	TOTAL
General	1	67	4	33	4	1	44	41	11	300
	2	53	3	7	23	1	14	18	1	184
	3	12	0	16	13	1	16	11	1	126
	4	0	0	0	3	0	2	0	0	8
	5	0	0	0	0	0	0	0	1	1
Older	1	7	1	3	2	5	7	7	6	49
	2	1	0	2	2	0	5	2	5	23
	3	1	0	1	0	0	0	0	0	2
TOTAL		**140**	**7**	**61**	**45**	**8**	**87**	**77**	**25**	**691**

Source: RSL CORE lettings data

STAGE 4: BRINGING THE EVIDENCE TOGETHER

Mapping market characteristics (Step 4.1)

3.54 A considerable range of material has been presented which provides insights into the current market, its demographic and economic underpinning, and the range of properties by tenure and type which are available. This information helps to determine different market areas within Hartlepool.

3.55 In general, market areas include:

- Relatively affluent western and southern suburban areas;
- A relatively deprived town centre core;
- New market areas, notably the marina developments adjacent to the town centre core.

Market demand analysis

3.56 It is important that this assessment investigates general market demand, particularly as PPS3 requires Local Planning Authorities to identify how it can achieve the right mix of properties through planned development. Table 3.28 summarises household survey data relating to household aspirations for general market accommodation amongst existing and newly-forming households.

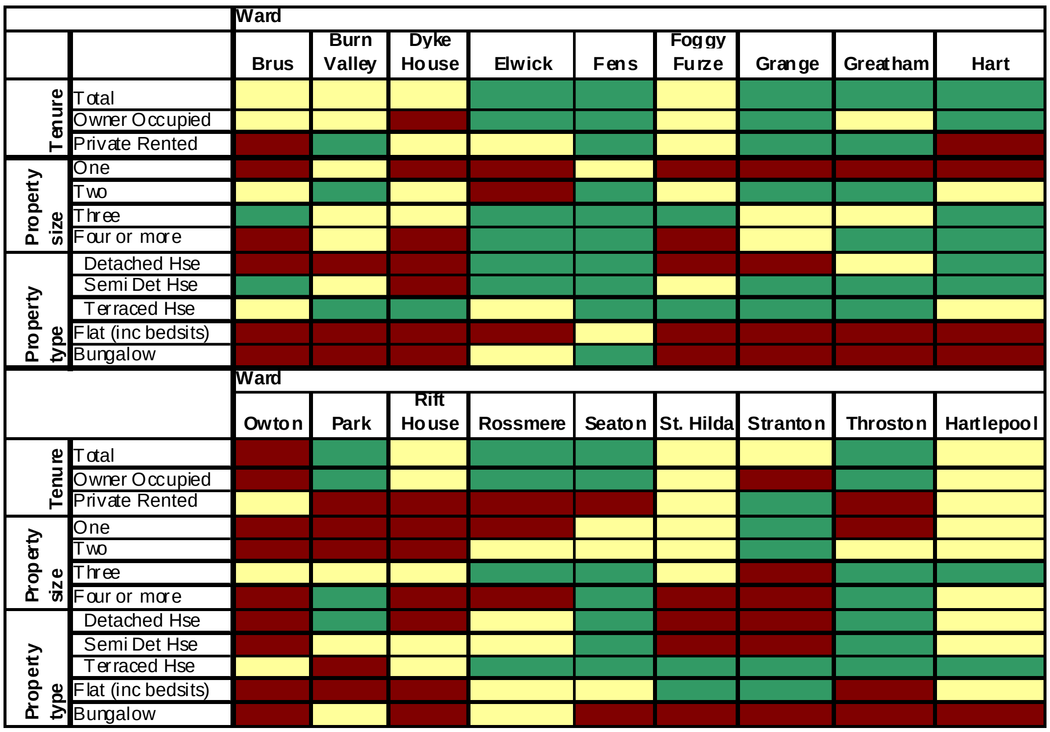
Table 3.28 Household aspirations

Property attribute	Open Market Aspirations		
	Existing Households	Newly-forming Households	TOTAL
Property Size			
One	6.7	30.2	8.5
Two	37.8	38.7	37.9
Three	37.6	23.1	36.5
Four or more	17.9	8.0	17.1
Total	100.0	100.0	100.0
Property type			
House - Detached	22.7	12.7	21.9
House – Semi-detached	25.4	20.3	25.0
House - Terraced	21.2	14.2	20.7
Flat/Apartment	11.7	33.8	13.4
Bungalow	19.0	19.0	19.0
Total	100.0	100.0	100.0
Base	7992	665	8657

3.57 Overall, demand is strongest for two and three bedroom properties (74.4% of aspirations); the dominant preference (67.6%) is for houses, particularly semi-detached. There is also a demand for bungalows amongst 20% of existing households. Amongst newly-forming households, aspirations towards smaller properties are particularly apparent and there is a stronger interest in flats/apartments.

3.58 Market demand based on household aspirations from existing households, newly-forming households and in-migrant households has been reconciled with likely supply based on turnover rates in the preceding five years (to December 2006). This helps to identify areas where there are imbalances in the provision of general market accommodation and is illustrated in Figure 3.13. This information can help inform development priorities in specific areas to help maintain the relatively balanced housing markets across Hartlepool.

Figure 3.13 General market demand



3.59 Figure 3.13 suggests that:

- Overall, market demand exceeds supply in most areas, with balanced provision most evident in Fens, Greatham, Hart, Seaton and Throston;
- Across Hartlepool, demand for bungalows exceeds supply;
- Market demand for flats is also apparent. However, this in part reflects a low supply relative to other property types and should not be interpreted as a need to build at a higher rate relative to other property types. The ongoing programme of flat/apartment development needs to be very carefully monitored. Given the potential scale of new build, new development will easily offset the shortfalls evidenced and excess supply could result in under-occupation and market distortions;
- The supply of houses is relatively well balanced across Hartlepool, although in wards such as Brus, Dyke House, Owton, Park and Rift

House, there are particular pressures with demand exceeding supply;

- The demand for private rented accommodation is strong in many wards and given the restricted supply of social rented accommodation, the private rented sector is becoming an important provider of accommodation.

Trends and drivers (Step 4.2)

Primary drivers

3.60 The main drivers affecting housing markets relate to demography, economy and dwelling stock attributes. Key observations relating to Hartlepool are now summarised.

- Demographic drivers
  - The current population of around 90,600 is expected to increase to 93,900 by 2029;
  - Over the next few decades, there will be a 'demographic shift' with the proportions of older people increasing;
  - There is some ethnic diversity amongst Hartlepool's population, but the vast majority (98.1%) of residents describe themselves as White British;
  - Official data indicates that there are some A8 migrants living in Hartlepool, of whom 36.8% were Polish;
  - Currently, 22.9% of households are headed by someone of pensionable age, 33.5% are singles or couples with no children, 8.3% are lone parent households, 17.1% couples with children and 18.2% other household types. Household projections indicate that the proportion of singles and other household types is likely to increase.

- Economic drivers
  - Currently, Hartlepool has a lower proportion of economically active residents compared with the region and nationally;
  - There are higher proportions of employees in lower-skilled jobs;
  - The proportion of residents with higher-level qualifications is lower than the regional and national average; and

– Median incomes are lower than the national median but slightly higher than the regional figure.

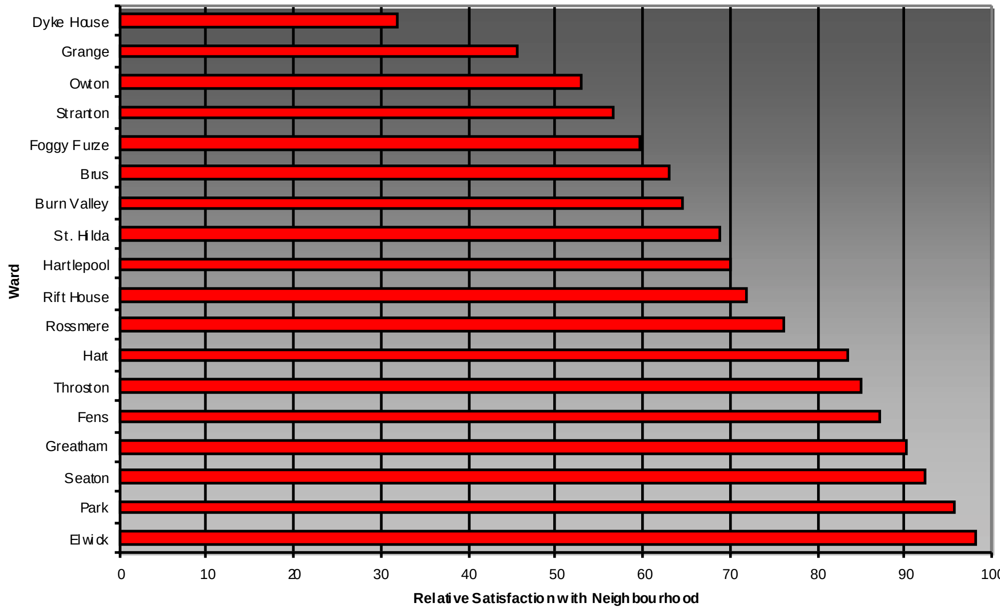
- Dwelling stock drivers
  - 80.6% of properties are houses, 8.9% bungalows, 9.8% flats/maisonettes and 0.7% are other property types (e.g. caravans);
  - 21.3% of properties have been built since 1984 and there have been substantial developments in the western parts of the Borough of larger three/four bedroom detached properties. This has played a significant role in diversifying the stock profile of Hartlepool;
  - 27.3% of properties are rented from a social landlord, 65.5% are owner-occupied, 7% privately rented and 0.1% intermediate tenure. The proportion of social rented stock is relatively high compared with the national average of around 20%, but demand is high. The private rented sector plays an important role in providing cheaper accommodation, but stock condition was a particular concern voiced by private tenants

Secondary drivers

3.61 Secondary drivers are broadly defined as drivers that help to influence residential location. They include local amenities such as healthcare, schools, transport links. These have been encapsulated in a question in the household survey about whether households were satisfied with their neighbourhood and illustrated in Figure 3.14.

3.62 Figure 3.14 clearly identifies areas where residential satisfaction is low (notably Dyke House, Grange, Owton and Stranton).

Figure 3.14 Net satisfaction scores



Net satisfaction score = % satisfied/very satisfied - % dissatisfied/very dissatisfied

Issues for future policy/strategy (Step 4.3)

3.63 Having reviewed key market drivers, dwelling stock attributes and general market dynamics, a series of issues emerge of relevance to future policy/strategy.

Demographic change

3.64 Hartlepool's population is going to age and there will be increasing pressure on support services and the need to provide appropriate types of accommodation. This is explored further in Chapter 6.

3.65 There is a net migration into Hartlepool, particularly from neighbouring Easington and Sedgefield. The extent to which this trend continues will be influenced by house building elsewhere in the sub-region and County Durham.

3.66 The limited ethnic diversity of Hartlepool's population may change in the short-term with greater numbers of A8 migrants living in the Borough.

Economic change

3.67 There is a need to diversity Hartlepool's economic base and improve educational attainment amongst its population. The Borough has an employment structure skewed towards lower-skilled jobs and economic activity rates lag behind those of the region and Great Britain.

Dwelling stock

3.68 There are some considerable variations in dwelling stock profile across Hartlepool. In terms of geography, there are clear distinctions in stock profiles which are broadly summarised as:

- a relatively affluent western and southern areas including the wards of Elwick, Greatham, Seaton, Fens, Rossmere and Park. In general, dwelling stock is younger, disproportionately skewed towards larger, semi-detached/detached properties, predominantly owner-occupied with low vacancy rates and high levels of residential satisfaction. Of particular note, the wards of Fens, Rossmere and Owton exhibit high levels of residential stability, and Owton has a high proportion of social rented provision relative to other wards in the western and southern areas of Hartlepool
- a relatively deprived, town centre core area comprising Dyke House, Grange, Burn Valley, Stranton and Foggy Furze. In these areas, house prices are lower relative to the rest of the Borough, private renting is more prevalent and the proportion of terraced and older (pre-1919) properties is higher.
- new markets, particularly the marina redevelopment adjacent to the town centre core area, have proved popular and have helped to diversify the housing offer in Hartlepool.

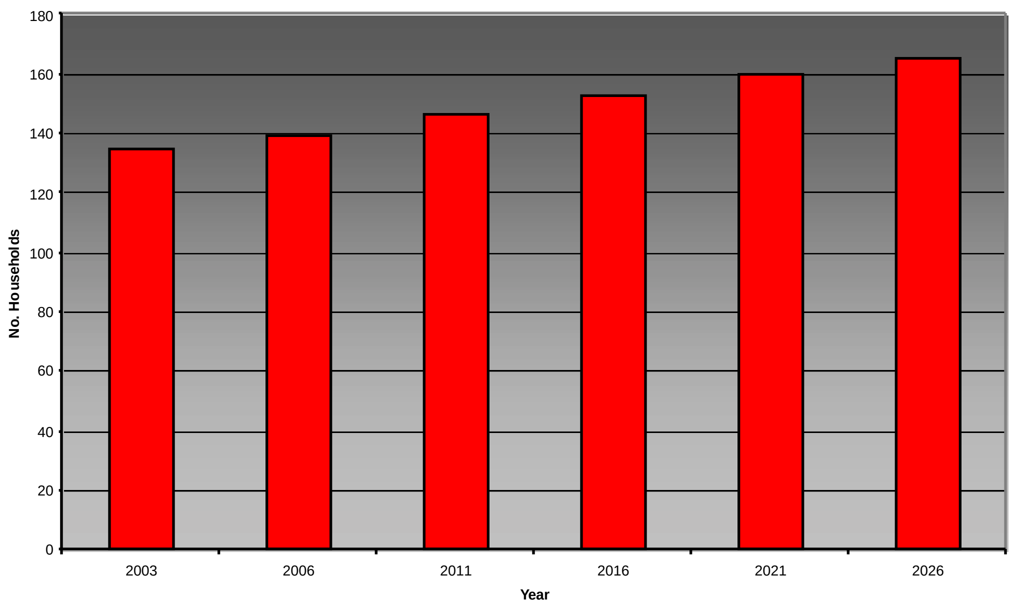
3.69 It is important to recognise these different market areas within Hartlepool and ensure that strategic interventions enhance and contribute to community well-being in each area.

4.0 THE FUTURE HOUSING MARKET

STAGE 1: PROJECTING CHANGES IN FUTURE NUMBERS OF HOUSEHOLDS

4.1 The number of households in Wakefield District is expected to increase from 139,000 in 2006 to 165,000 by 2026, an increase of 10.3% (Figure 4.1)

Figure 4.1 Projected household change 2003-2026



Source: Sub-national household projections 2003-based

4.2 At a regional level a 9.3% increase in households is expected by 2026, mainly due to an increase in single person and cohabiting households (Table 4.1). It is assumed that these trends will be observed in Hartlepool over the next 20 years.

Table 4.1 Change in household composition in the North East 2006-2026

North East	2006	2011	2016	2021	2026	% change 06-26
Household types:						
married couple	482,000	464,000	449,000	437,000	422,000	-12.4
cohabiting couple	100,000	115,000	125,000	131,000	137,000	37.0
Lone parent	94,000	97,000	97,000	97,000	96,000	2.1
other multi-person	68,000	70,000	72,000	75,000	77,000	13.2
one person	360,000	392,000	424,000	454,000	479,000	33.1
All households	**1,105,000**	**1,136,000**	**1,168,000**	**1,194,000**	**1,211,000**	**9.6**
Private household population	2,485,000	2,474,000	2,465,000	2,457,000	2,443,000	
Average household size	2.25	2.18	2.11	2.06	2.02	

Source: Sub-national household projections 2003-based

STAGE 2: FUTURE ECONOMIC PERFORMANCE

4.3 The future economic performance of Hartlepool will be determined by the national economic picture, regional economic development initiatives and the strength of the Tees Valley economy.

4.4 There is a strong impetus to improve the economic capacity of Hartlepool. The RSS EIP report suggests that Hartlepool's LDF should make appropriate provision of general employment land, regional brown-field mixed use development and prestige employment sites of up to 345ha. This equates to 27% of distribution across Tees Valley and includes 135ha for prestige employment sites (the largest in Tees Valley, the other being Stockton at 70ha).

4.5 The EIP also reflects on Hartlepool's role in regeneration activities and its specific role in the regeneration of the coastal arc and the use of Victoria Harbour as a site for mixed-use development. Hartlepool is also prioritised to benefit from new tourism initiatives and the EIP stresses the need to safeguard long-standing steel and chemical manufacture in Hartlepool.

STAGE 3: FUTURE AFFORDABILITY

4.6 The ability of household to access affordable accommodation in the future will be significantly influenced by prevailing market prices, interest rate changes and capacity in the social rented sector.

Market prices and interest rate changes

4.7 The CLG guidance comments that future house prices cannot be simply projected on the basis of past trends. Furthermore, predicting prices is an inherently uncertain process since changes in house prices are cyclical and periods of rapid growth can be followed by slower rates of growth and/or decline.

4.8 It is possible to undertake some elementary modelling work which assesses the likely impact of price and interest rate changes on relative affordability. Table 4.2 shows the mortgage payment per month assuming different house price change assumptions and interest rates. Three house price assumptions have been modelled:

- 5% per annum rise, 10% per annum rise and 5% per annum fall

Four interest rates have been modeled:

- 6%, 8%, 10% and 12%

4.9 Data in table 4.2 suggests that:

- Assuming a 5% per annum increase in median prices:
  - and interest rates remain at around 8%, the actual mortgage cost will increase by 27.6% between now and 2012;
  - If interest rates increase to 10%, the actual cost will increase by 50.1%
- Assuming a 10% per annum increase in median prices:
  - and interest rates remain at around 8%, the actual mortgage cost will increase by 61% between now and 2012;
  - If interest rates increase to 10%, the actual cost will increase by 89.4%
- Assuming a 5% per annum decrease in median prices:
  - and interest rates remain at around 8%, the actual mortgage cost will decrease by 22% between now and 2012;
  - If interest rates increase to 10%, the actual cost will decrease marginally by 8.3%

Table 4.2 Cost of repayment mortgage based on different house price change and interest rate assumptions

Year	Median Price	95% LTV	**Cost of repayment mortgage (per month)** assuming different Standard Variable Rates and price change assumptions			
			5% Rise in Median Price Per Year			
			6%	**8%**	**10%**	**12%**
2007	£89,000	£84,550	£551	£660	£776	£898
2008	£93,450	£88,778	£579	£693	£815	£943
2009	£98,123	£93,216	£608	£728	£856	£990
2010	£103,029	£97,877	£638	£764	£898	£1,040
2011	£108,180	£102,771	£670	£802	£944	£1,092
2012	£113,589	£107,910	£703	£842	£991	£1,147
			10% Rise in Median Price Per Year			
			6%	**8%**	**10%**	**12%**
2007	£89,000	£84,550	£551	£660	£776	£898
2008	£97,900	£93,005	£606	£726	£854	£988
2009	£107,690	£102,306	£667	£799	£939	£1,087
2010	£118,459	£112,536	£734	£879	£1,033	£1,196
2011	£130,305	£123,790	£807	£966	£1,136	£1,315
2012	£143,335	£136,169	£888	£1,063	£1,250	£1,447
			5% Fall in Median Price Per Year			
			6%	**8%**	**10%**	**12%**
2007	£89,000	£84,550	£551	£660	£776	£898
2008	£84,550	£80,323	£524	£627	£737	£853
2009	£80,323	£76,306	£497	£596	£701	£811
2010	£76,306	£72,491	£473	£566	£666	£770
2011	£72,491	£68,867	£449	£538	£632	£732
2012	£68,867	£65,423	£429	£514	£605	£700

4.10 Although this model does not take into account wage inflation, it does illustrate the clear relationship between house price change, interest rates and cost. Affordability is already a major issue for households across Hartlepool and further rises in house prices will increase the pressure on households and this pressure would be further exacerbated through increases in interest rates.

4.11 A modest fall in house prices would alleviate some pressure on relative affordability, but if a falling market is accompanied by rising interest rates this may have a minimal impact on relative affordability.

Social rented capacity

4.12 The capacity of the social rented sector to accommodate new households will be influenced by many factors including rates of turnover, vacancy levels, new build and stock losses through market restructuring and tenants exercising their right to buy/acquire (In

2005/6, 92 dwellings (0.93%) were sold to tenants). The capacity of the social rented sector must be monitored regularly using RSL CORE data to provide intelligence on how the ability of households to access the sector is changing over time.

STAGE 4: BRINGING THE EVIDENCE TOGETHER

4.13 This chapter has considered the future housing market in Hartlepool and reflected on future household numbers, economic trends and future affordability. Some high-level messages from information obtained would include:

- The number of households in Hartlepool is expected to increase over the next few decades, most likely fuelled by a increase in one person and multi-person households. At the same time, the population expected to age.
- There is a need to diversify economic opportunity within Hartlepool and this has been recognised in the Regional Spatial Strategy and its Examination in Public. Capacity for new development has been earmarked; Hartlepool is recognised as a priority area for prestige employment site development and regeneration initiatives; and a need to protect existing economic infrastructure is acknowledged.
- Over the next few years, the performance of the housing market will dictate the extent to which the current affordability problems are likely to remain, worsen or ease. The potential impact on changes in house prices and interest rates have been explored. It is not surprising that a climate of continued price rises and interest rate increase will have a particularly detrimental impact on levels of affordability in the private sector.
- The ability for households to access the social rented sector has become increasingly difficult over the past few years. As a result, private renting has become the only viable option for many households, although issues such as stock condition, the short-term length of tenancy and dwelling quality all point to concerns regarding the role of the private rented sector in promoting long-term community sustainability and quality of life.

5.0 HOUSING NEED

INTRODUCTION AND AFFRORDABLE HOUSING DEFINITIONS

5.1 A robust and defensible assessment of housing need is foundational to appropriate affordable housing policies which need to be articulated in Local Development Frameworks. PPS3 defines housing need as 'the quantity of housing required for households who are unable to access suitable housing without financial assistance'.

5.2 The 2007 Housing Assessment provides a robust range of data to quantify housing need in Hartlepool and can be used to develop appropriate affordable housing policies.

5.3 PPS3 defines affordability and affordable housing as follows:

Affordability

5.4 Affordability is a measure of whether housing may be afforded by certain groups of households. It is measured on the basis of gross household income and based on ODPM/DCLG Draft Housing Market Assessment Guidance:

- An owner-occupied or intermediate tenure property is unaffordable if it costs more than 3.5x a single or 2.9x a joint gross household income. Households entering owner-occupation are also assumed to have at least a 5% deposit;

- A rented property is unaffordable if it costs more than 25% of gross household income.

Affordable housing

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

5.6 Affordable housing should:

- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house price.

- include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

5.7 Social rented housing is:

Rented housing owned and managed by local authorities and registered social landlords (RSLs) for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authorities or with the Housing Corporation as a condition of grant.

5.8 Intermediate affordable housing is:

Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.

5.9 A fundamental objective of this research is to equip Hartlepool Council with clear and robust information to inform policy development and present a range of affordable housing solutions.

5.10 In line with CLG Housing Market Assessment guidance, the household survey data has been analysed to identify a threshold at which a rent/mortgage is deemed to be affordable or unaffordable. This analysis takes into account:

- Total Gross household income;
- Existing equity and access to financial resources (other than a mortgage); which determines
- Whether a household can afford to buy or rent a suitable property on the open market.

5.11 A robust and defensible assessment of housing need and affordable housing requirements is now presented.

STAGE 1: CURRENT HOUSING NEED (GROSS BACKLOG)

Estimating current gross housing need (Steps 1.1 to 1.3)

5.12 The 2007 household survey identifies a total of 2,800 existing households across Hartlepool who are in housing need. This figure takes into account need from:

- Homeless households and those in temporary accommodation (Step 1.1);
- Overcrowding and concealed households (Step 1.2);
- Other groups (Step 1.3)

5.13 For existing households, analysis carefully considered if a household was in need by:

- Identifying if the household was planning to move because of a specific housing need based on the categories and sub-divisions outlined in Table 5.1;
- Considering if the household was overcrowded on the basis of the bedroom standard model.

5.14 For homeless households, analysis assumes an annual requirement of 82 affordable dwellings on the basis of past trends. Over the past 5 years, the survey indicated 631 previously homeless households; of these, 411 moved into social rented accommodation (82 per annum) and 220 moved into the general market.

Total current housing need (gross) (Step 1.4)

5.15 By considering the factors in steps 1.1 to 1.3, the total current housing need (gross) across Hartlepool is 2,882. This comprises 2,800 existing households in need (equating to 7.1% of all households in some form of need) plus 82 homeless households requiring affordable accommodation.

5.16 The financial resources and incomes of households in need were compared with prevailing open market prices to assess the extent to which open market solutions could be afforded. For purchase of owner-occupied properties, analysis considered lower quartile house prices and compared them with household income and access savings/existing equity. Overall, 67.8% of existing households in need could not afford to buy on the open market

5.17 The ability to access private renting was tested by comparing household income with an entry-level rent of £325pcm. Overall, 68.8% could not afford this level of rent without financial assistance through Housing Benefit.

5.18 Analysis was carried out on a ward-by-ward basis. For each ward, the total number who could not afford either renting or buying was calculated.

5.19 Finally, analysis identified the lower number of households in each ward who could not afford open market prices (either renting or buying). This resulted in an overall total of 1770 households (61.4%) who could not afford to rent or buy on the open market.

Table 5.1 Current housing need in Hartlepool

Main Category	Sub-divisions	Total Households
Homeless households or with insecure tenure	Under notice, real threat of notice or lease coming to an end	142
	Too expensive, and in receipt of housing benefit or in arrears due to expense	314
Mismatch of housing need and dwellings	Overcrowded according to the 'bedroom standard' model	892
	Too difficult to maintain	425
	Couples, people with children and single adults over 25 sharing a kitchen, bathroom or wc with another household	551
	Household containing people with mobility impairment or other special needs living in unsuitable accommodation	457
Dwelling amenities and condition	Lacks a bathroom, kitchen or inside WC and household does not have resource to make fit	71
	Subject to major disrepair or unfitness and household does not have resource to make fit	251
Social needs	Harasment or threats of harassment from neighbours or others living in the vicinity which cannot be resolved except through a move	319
Total Households in Need		2800
Total Households		39270
% Households in Need		7.1

STAGE 2: FUTURE HOUSING NEED

New household formation (gross per year) (Step 2.1)

5.20 An analysis of the household survey suggests a total annual household formation rate of 1,282 per year. This is based on the number of households who have emerged from within Hartlepool in the preceding five years. Estimating new household formation rates is particularly difficult as it is dependent extrapolating survey data. The scale of new household formation derived from the survey is particularly high and it is important to compare this level of formation with other sources.

5.21 The Survey of English Housing suggests a household formation rate of 1.7% of all households. Applying this to Hartlepool results in an estimated annual formation of 668 (0.017*39,271); this more conservative figure is used as a basis for analysis.

5.22 The gross household formation rate is assumed to be 668 per year.

Proportion of new households unable to buy or rent in the market (Step 2.2)

5.23 Overall, 80.1% of newly-forming households could not afford to buy on the open market. This is based on a comparison of likely income/access to savings with lower quartile terraced house prices by sub-area.

5.24 An internet search of lettings agents provides a useful insight into private renting costs in Hartlepool. The search suggests that renting a two bedroom house would cost at least £325 pcm. This is taken as a basis for assessing the relative affordability of private renting to newly-forming households. A rent of £325 pcm would require a gross household income of £15,600; this would be unaffordable to 80.1% of newly-forming households.

5.25 Hence, of the 668 newly-forming households per year, 535 would be unable to afford to buy or rent on the open market.

Existing households falling into need (Step 2.3)

5.26 A figure for existing households falling into need can be derived by analysing the household survey. The survey identifies 1,231 existing households who have moved into social renting from other tenures because they were in housing need, equivalent to 258 per year.

Total newly-arising housing need (Step 2.4)

5.27 The annual gross figure for future households in need is 793, comprising:

- 538 newly-forming households unable to afford the open market per annum; and
- 258 existing households falling into need per annum.

STAGE 3: AFFORDABLE HOUSING SUPPLY

Affordable dwellings occupied by households in need (Step 3.1)

5.28 An analysis of the current tenure of households in need indicates that 1,055 are social renters.

Surplus stock (Step 3.2)

5.29 The vacancy rate within social rented stock is 1.1%[6] and well below the transactional vacancy rate of 3% indicated by the CLG i.e. the number of properties which allows for transfers and works on properties. Hence, no surplus stock is assumed across Hartlepool.

Committed supply of new affordable housing (Step 3.3)

5.30 The 2006 Housing Strategy Statistical Appendix indicates that in 2006/7 and 2007/8, a total of 33 RSL for rent, 12 shared ownership and 5 affordable dwellings through private development are planned/proposed. This indicates a split of provision of 66% rented and 33% intermediate tenure affordable housing.

5.31 Because the precise nature of development in terms of location, property size and type cannot be confirmed, this information is excluded from current analysis

Units to be taken out of management (Step 3.4)

5.32 It has been assumed that there are no units to be taken out of management over the next 5 years.

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[6] 2996 HSSA

Total affordable housing stock available (Step 3.5)

5.33 Total affordable housing stock available is assumed to be 1,055 dwellings, comprising:

- 1,055 households in need who are currently social renters;
- zero surplus stock, committed supply and units to be taken out of management.

Annual supply of social relets (Step 3.6)

5.34 A detailed analysis of general social lettings using CORE lettings data has identified an average annual capacity over the financial years 2004/5 and 2005/6 of 691 per annum (see Table 3.12) to new tenants.

Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels (Step 3.7)

5.35 An analysis of CORE new sales data indicates that in 2005/6, no intermediate tenure properties were occupied by new households. No supply is assumed in the model

Annual supply of affordable housing (Step 3.8)

5.36 The total annual supply of affordable housing is assumed to be 691 dwellings per annum (see Table 3.25)

STAGE 4: HOUSING REQUIREMENTS OF HOUSEHOLDS IN NEED

5.37 This stage is only applicable where there is an excess of supply of social housing and so not relevant to Hartlepool

STAGE 5: BRINGING THE EVIDENCE TOGETHER

Estimate of net annual housing need (Step 5.1)

5.38 Having identified current housing need from existing households, future need from newly-forming households and households falling into need, and capacity of the social rented sector, it is possible to derive a robust estimate of net annual housing need.

5.39 Table 5.2 summarises the key steps to assessing overall housing need and shortfall in affordable accommodation for Hartlepool. An analysis by Ward level is presented in the Data Tabulations accompanying the final report. This identifies an annual net shortfall of affordable accommodation of 244 dwellings.

5.40 Further analysis has considered the dwelling size requirements of households in need and whether they are needing general purpose or older persons' accommodation. This analysis reveals the degree of mismatch in available stock by size and designation compared with actual need. This adjustment which takes into account supply and need variations results in an overall requirement for 393 dwellings. This should be taken as the basic annual shortfall of affordable accommodation across Hartlepool.

Table 5.2 Housing Need Calculation Summary

Step	Stage 1: CURRENT NEED	Calculation	Hartlepool	Source
1.1	Current occupiers of affordable housing in need		1055	LHA2007
1.2	*plus Households from other tenures in need*		1745	LHA2007
1.3	*plus Households without self-contained accommodation*	Over 1 year	82	LHA2007
1.4	*equals Total current housing need (gross)*	1.1+1.2+1.3	2882	LHA2007
	A. Number who cannot afford open market owner-occupation (based on income and using LQ terraced prices 2006)	overall 67.8%	1953	LHA2007/Land Registry
	B. Number who cannot afford private rents (based on income alone)	Overall 68.8%	1984	LHA2007/Lettings Agents
	TOTAL cannot afford open market (lower of A and B) using ward data	**overall 61.4%**	1770	
	Stage 2: AVAILABLE STOCK TO OFFSET NEED			
2.1	Current occupiers of affordable housing in need		1055	LHA2007
2.2	*plus Surplus stock*		0	HH
2.3	*plus Committed supply of new affordable units*		0	HSSA
2.4	*minus Units to be taken out of management*		0	HH
2.5	*equals Total stock available to meet current need*	2.1+2.2+2.3-2.4	1055	LHA2007
2.6	*equals Total current unmet housing need*	1.4A-2.5	715	LHA2007
2.7	*Times annual quota for the reduction of current need*	Assume 20%	0.2	CLG Guidance
2.8	*Equals annual requirement of units to reduce current need*	2.6 x 2.7	143	LHA2007
	Stage 3: NEWLY ARISING NEED			
3.1	New household formation (gross per year)		668	Survey English Hsg/ LHA 2007
3.2	*Times Proportion of new households unable to buy or rent in the market (85.7% open market LQ Terraced prices, 80.1% private renting)*	80.1% could not afford Open Market prices	535	LHA2007/Land Registry/Lettings Agents
3.3	*plus Existing households falling into need*		258	LHA2007
3.4	*equals Total newly arising housing need*	(3.1x3.2)+3.3	793	LHA2007
	Stage 4: FUTURE SUPPLY OF AFFORDABLE UNITS			
4.1	Annual supply of social re-lets (net)		692	CORE
4.2	*plus Annual supply of intermediate housing available for re-let or resale at sub-market levels*			CORE
4.3	*equals Annual supply of affordable units*	4.1 + 4.2	692	CORE
	SHORTFALL OF AFFORDABLE UNITS pa:			
	NET SHORTFALL	2.8+3.4-4.3	244	LHA2007
	ADJUSTMENT TO TAKE INTO ACCOUNT SUPPLY/DEMAND VARIATIONS		**393**	LHA 2007

Key issues for policy/strategy (Step 5.2)

Overall shortfall

5.41 Having identified the 393 shortfall in affordable accommodation per year, detailed analysis has been undertaken to illustrate shortfalls by sub-area, property size and designation. This is summarised in Table 5.3. Overall, analysis suggests a key priority is the provision of larger general needs properties (with three or more bedrooms), followed by smaller general needs (up to two bedrooms) and then older persons accommodation.

Table 5.3 Overall annual shortfalls in affordable accommodation by sub-area, property size and designation

Ward	General Needs		Older Person	Total (gross)
	Smaller (1/2 Bed)	Larger (3+ bed)		
Brus				
Burn Valley	33	24	3	60
Dyke House		4		4
Elwick	4	12		16
Fens	5	18	4	27
Foggy Furze		12	2	14
Grange	18	19	3	40
Greatham	7	7	2	16
Hart	7	26	3	36
Owton		9	2	11
Park		28	3	31
Rift House		15	6	21
Rossmere	1	15	12	28
Seaton	8	32		40
St. Hilda		13		13
Stranton	4	2	6	11
Throston	2	22		24
Gross Requirement	90	258	45	393
% distribution	22.9%	65.6%	11.5%	100%

Property type preferences

5.42 The type preferences expressed by existing households in need planning to move in the next year are:

- House 74.1%
- Bungalow 47.8%
- Flat 28.4%

Tenure split

5.43 The tenure preferences of existing households in need and newly-forming households indicate that a tenure split of 80% social rented : 20% intermediate tenure would be appropriate (Table 5.4).

Table 5.4 Tenure preferences

Affordable Tenure	Household type			
	Existing Households in need	Newly-forming Households	TOTAL	% Split
Social Rented	2358	432	2790	80
Intermediate	442	236	678	20
Total	2800	668	3468	100

Comparison with Housing Waiting List

5.44 Housing Hartlepool maintain the housing waiting list on behalf of the Council. Data extracted in April 2007 revealed that:

- The waiting list had 3,717 applications (of which 3,093 are households not currently social renters and 624 are Housing Hartlepool tenants asking for transfers)
- Of the 3,717 applicants:
  - 1869 (50.3%) are requesting houses and can be assumed to be families with children
  - 1869 (50.3%) are requesting flats
  - 947 (25.5%) are requesting bungalows
  - note that the above proportions are based on the actual counts of people requesting particular property types
- Housing Hartlepool, the main social rented housing provider, state that they are generally unable to assist family applicants unless they have a priority need, such as homelessness.

5.45 Clearly, there is a strong demand for social rented accommodation and the waiting list analysis and observations do reflect the findings of the needs assessment modelling. Of particular note, the shortage of family houses is strongly implied by the waiting list data and reflects the needs modelling which identifies that 65.6% of new affordable provision should be for larger 3+ bedroom properties and a further 22.9% for smaller 1 and 2 bedroom units.

AFFORDABLE HOUSING POLICY CONSIDERATIONS

5.46 There are a number of concerns regarding the current affordable housing position within Hartlepool that need to be addressed within future housing and planning policy at a local level:

- There is a significant affordable housing requirement within the Borough;
- Up to 2021 there are a number of significant supply side issues that will exacerbate the affordable housing situation, these include:
  - Lack of an affordable housing planning policy;
  - A high number of extant planning permissions;
  - Significant number of planned demolitions;
  - Continued level of Right-to-Buy activity; and
  - Increasing house process.

5.47 Given the high level of housing need identified across the Borough, it is essential that the Council explore all opportunities to increase the supply of affordable homes. This includes delivering affordable homes through the planning process, which is likely to be an important source of future affordable housing supply.

5.48 On this basis, it is important that the Council enhances its approach to affordable housing planning policy, which currently does not seek to secure any affordable housing from open market residential development sites.

5.49 The extent of affordable housing need identified by this research (393 homes per annum) indicates that the current lack of an affordable housing planning policy in Hartlepool is inappropriate. The Council should therefore review its position as a matter of urgency to ensure that opportunities to secure affordable housing from open market residential development sites are not lost.

5.50 On the basis of the evidence presented within this report, and policy advice set out within PPS3, the Council should consider developing an interim affordable housing policy approach in advance of its LDF.

5.51 The affordable housing policy should seek to:

- Set an affordable housing target, both for social rent and intermediate tenure.
- Set site thresholds in line with PPS3 guidance as a minimum (15 units).

Setting affordable housing targets and tenure

5.52 Future supply of homes across the Borough will be in line with Draft RSS housing allocations (see Table 5.5).

5.53 It is not possible for the Council to deliver the necessary 393 affordable homes per annum on the basis of its RSS housing provision figures.

5.54 Identified need for affordable housing therefore exceeds supply, and will continue to do so for the foreseeable future. Consequently, it is imperative that the Council make best use of affordable housing planning obligations.

Table 5.5 Draft RSS Annual Housing Provision Figure

Period	Annual Housing Provision Figures (Gross)
2004 – 2011	420
2011 – 2016	390
2016 – 2021	290

5.55 This situation is exacerbated by the high level of extant planning permissions within the Borough. The level of extant permissions into the long term means that a significant proportion of development across Hartlepool will not deliver any affordable housing. As a result it is imperative the remaining housing allocations do address affordable housing requirements.

5.56 The Council should therefore set an affordable housing target of 30%, of which 80% should be for social rented housing and 20% for intermediate tenure.

Reducing Site Thresholds

5.57 Whilst PPS3 advocates a site threshold of 15 dwellings or more, it also states that: *'Local Planning Authorities can set lower thresholds, where viable and practicable,'*

5.58 Current patterns of development across the Borough need to be reviewed to identify the profile of sites coming forward for development. This will enable the Council to make an informed decision as to whether it is appropriate to lower site thresholds below 15 units.

5.59 In addition the Council should consider setting a site density threshold (0.3 hectares for example).

CONCLUDING RECOMMENDATIONS

5.60 Clearly, the level of permitted development and extant permissions across the Borough is not sufficient for the Council to address its housing needs, even if all new homes developed were affordable. It is therefore important that all opportunities to deliver affordable housing are maximised. This includes measures such as:

- Setting affordable housing targets.
- Setting site thresholds in line with PPS3.
- Disposing of local authority owned land for affordable housing.

5.61 When developing its LDF policies and documents the Council will need to consider the evidence presented in previous sections of this report, and use the research findings as a basis for future policies.

5.62 The primary objective of any new policy should be to ensure that affordable housing secured through planning gain meets identified need, is genuinely affordable, and remains so in perpetuity.

5.63 This research has identified a substantial long-term affordable housing need across the Borough, which must be addressed if the Council is to deliver balanced and sustainable communities. The strongest possible policy response is necessary if affordable housing shortfalls are to be addressed.

5.64 The implementation of appropriate planning policy, followed up with consistent and accountable practice, are critical if the supply of affordable homes is to increase.

5.65 In addition to this it is recommended that the Council:

- Continue to work closely with neighbouring councils to develop a consistent approach to affordable housing provision across the sub-region;
- Work closely with housing association partners to improve practice in respect of delivering affordable housing through Section 106 agreements;
- Consult key stakeholders on the LDF affordable housing proposals (including developers, Parish Councils, housing associations, the Housing Corporation, and Government Office); and
- Continue to explore with the Housing Corporation the extent of opportunity for using grant to fund Section 106 affordable housing contributions.

5.66 In summary, the implementation of a robust affordable housing policy is essential if affordable housing shortfalls are to be addressed. On this basis it is important that performance against affordable housing targets and thresholds is monitored and regularly reviewed to ensure that the supply of affordable housing increases to meet needs.

Joining up the assessment (Step 5.3)

5.67 This chapter has provided considerable detail to ensure that the analysis of affordable housing requirements is robust, credible and defensible, particularly at LDF inquiries.

5.68 Achieving a mix of housing to promote mixed communities is a national planning policy set out in PPS3. PPS3 states (p.9) that Local Authorities need to set out in their LDFs:

- The likely overall proportions of households that require market or affordable housing;
- The likely profile of household types requiring market housing; and
- The size and type of affordable housing required.

Future capacity

5.69 The scale of new development is likely to keep place with the projected increase in the number of households (Table 5.5) and the ratio of households to dwellings is unlikely to change considerably.

Table 5.5 Household projections and RSS allocations

Year/Period	**2007**	2007-2011	**2011**	2011-2016	**2016**	2016-2021	**2021**
Total Households	**39000**		**40000**		**42000**		**43000**
Total Dwellings (and RSS allocations)	**41500**	+1680	**43180**	+1950	**45130**	+1450	**46580**
Ratio Households:Dwellings	**94.0**		**92.6**		**93.1**		**92.3**

5.70 On the basis of past trends, most new build will be in the private sector and the occupiers of new housing are likely to be existing residents of Hartlepool. The scale of in-migration from other areas will be heavily dependent on the products on offer in Hartlepool relative to those in other areas, particularly elsewhere in Tees Valley, Sedgefield and Easington.

Proportions requiring affordable and market housing

5.71 The scale of affordable housing required in Hartlepool warrants a 30% affordable housing target (and a corresponding 70% target for market housing)

5.72 Policies need to be in place to maximise the development of affordable housing where possible and help to offset the 393 per annum shortfall.

5.73 The delivery of market housing should be influenced by household aspirations and mismatches in supply and demand at the local level. Household aspirations are strongly towards two and three bedroom houses, with a degree of interest in bungalows and to a lesser extent flats/apartments (although these were particularly popular with newly-forming households).

5.74 Figure 3.13 has illustrated where there are mismatched in supply and demand on a ward by ward basis and should help Development Control officers negotiate the construction of dwellings appropriate to particular areas.

The likely profile of household types requiring market housing

5.75 Table 5.6 summarises the profile of households intending to move in the general market in the next year. This gives useful indication of the likely profile of household types requiring market housing, which in summary is:

- Couples (under 60) with no children 21.9%
- Couples with children 25.8%
- Single parents 10.8%
- Single adults under 60 24.9%
- Older households 7.4%
- Other household types 9.2%

Table 5.6 Profile of households requiring market housing

Household type	%
Single Person <60	24.9
Single Person 60 or over	1.6
Couple only <60	21.9
Couple only over 60	5.8
Couple with 1 or 2 child(ren)	23.0
Couple with 3 or more children	2.8
Lone Parent with 1 or 2 child(ren)	10.3
Lone Parent with 3 or more children	0.5
Other type of household	9.2
Base	1782

The size and type of affordable housing required

5.76 Table 5.3 illustrates the size and designation of affordable housing required on an annual basis and information on type preferences.

6.0 HOUSING REQUIREMENTS OF SPECIFIC HOUSEHOLD GROUPS

FAMILIES

6.1 Across Hartlepool, 17.1% of households are couples with children and 8.3% are lone parent households. Figure 3.2 has illustrated how the proportions vary across the Borough. Key strategic issues relating to the provision of housing for families, particularly in the context of mixed communities are:

- Couples with children are most likely to be able to afford open market accommodation and their ability to access this market will remain a major market driver;
- However, there is a need provide larger social rented dwellings suitable for families and very few properties become available which are suitable for this type of household.

OLDER PEOPLE

6.2 Over the next few decades, Hartlepool is going to experience a demographic shift: the proportion of the population aged 60 and over will increase and the rate of increase will be highest amongst the 75+ age group. There is an increasing necessity to ensure that support services are appropriate to the needs of this population group.

6.3 The household survey asked about the future requirements from older people and the support services they required (Table 6.1). Data suggests that the vast majority of older people would want to stay in their own home with support when needed (81%) and a further 23.6% have stated a preference for sheltered accommodation.

Table 6.1 Older persons' housing options

Option	Ward								
	Brus	Burn Valley	Dyke House	Elwick	Fens	Foggy Furze	Grange	Greatham	Hart
	%	%	%	%	%	%	%	%	%
Continue to live in current home with support when needed	75.3	76.8	78.5	92.2	91.2	80.7	80.7	94.3	75.2
Sheltered accommodation	28.2	26.8	26.9	9.2	12.5	23.8	24.8	15.4	25.9
Residential Care Home/Extra Care	2.6	1.5	1.2	5.2	2.4	1.5	5.5	3.5	3.7
Buying an apartment in a specific development for older people	4.5	8.5	4.4	13.1	9.8	5.5	9.2	7.7	16.8
Buying a property in a Retirement/Care	5.1	10.5	4.9	20.3	14.3	11.5	13.1	10.7	24.9
Total HHs responding	1403	1088	1033	306	840	971	980	403	935
Option	**Ward**								
	Owton	Park	Rift House	Rossmere	Seaton	St. Hilda	Stranton	Throston	Hartlepool
	%	%	%	%	%	%	%	%	%
Continue to live in current home with support when needed	76.0	87.8	89.2	84.0	88.7	76.7	70.0	79.0	81.0
Sheltered accommodation	28.1	13.7	19.7	18.2	19.3	32.6	34.2	19.1	23.6
Residential Care Home/Extra Care	3.2	2.6	2.1	0.5	3.3	2.6	6.4	1.5	2.8
Buying an apartment in a specific development for older people	3.2	20.1	5.6	9.0	14.1	6.0	5.3	6.9	8.4
Buying a property in a Retirement/Care	4.3	23.0	6.1	9.3	14.6	8.0	9.1	16.1	11.2
Total HHs responding	1073	1031	1438	1294	1106	1247	1405	926	17479

Base: 17,479 responses

6.4 Table 6.2 summarises the range of adaptations specifically identified by households headed by an older person (either singles or couples). This indicates a particular need for better insulation, bathroom, heating and double glazing.

Table 6.2 Adaptations required by older person households

Adaptation to property	% Households requiring in next 5 years
Better heating	14.2
Insulation	16.3
Double Glazing	13.8
Adaptations to Kitchen	7.0
Adaptations to Bathroom	13.9
Internal handrails	7.4
External handrails	3.8
Downstairs WC	6.3
Stairlift	6.9
Improvements to access	2.9
Wheelchair adaptations	2.2
Lever door handles	1.9
Room for a carer	1.5
Community alarm service	4.4
Security alarm	9.7
Increase the size of property e.g. extension	6.1
Total	10924

6.5 Table 6.3 summarises the range of assistance requirements specifically identified by households headed by an older person (either singles or couples).

Table 6.3 Assistance required by older person households

Type of Assistance	% households
Help with repair and maintenance of home	22.3
Help with gardening	23.5
Help with cleaning home	16.1
Help with other practical tasks (e.g. changing lightbulbs, collecting prescriptions)	12.7
Help with personal care	5.7
Want company / friendship	7.2
Want a Social Alarm (call for help alarm)	9.7
Base	11061

HOUSEHOLDS WITH SPECIFIC NEEDS

Overview

6.6 The household survey provided a rich source of information on supported and special needs requirements. Overall, 15,633 or 39% of households contained someone with an illness/disability. Their distribution by ward is summarised in Table 6.4 and shows that the wards with the highest proportions of households containing someone with an illness/disability were Dyke House (52.3%), Rift House (50.4%) and Stranton (47.8%).

Table 6.4 Households containing someone with an illness/disability by ward

Ward	Total H'holds	Total H'holds with someone who has illness/disability	% Households containing someone with illness/disability
Brus	2784	1314	47.2
Burn Valley	2487	993	39.9
Dyke House	2329	1219	52.3
Elwick	829	240	29.0
Fens	2149	710	33.0
Foggy Furze	2318	905	39.0
Grange	2334	872	37.4
Greatham	940	419	44.6
Hart	2392	694	29.0
Owton	2600	1207	46.4
Park	2310	588	25.5
Rift House	2660	1341	50.4
Rossmere	2553	1083	42.4
Seaton	2733	874	32.0
St. Hilda	2588	1026	39.6
Stranton	2752	1314	47.8
Throston	2512	833	33.2
Total	**39270**	**15633**	**39.8**

6.7 Table 6.5 shows that the proportions of households containing someone with an illness/disability were highest amongst social renters (58.2% of RSL renters and 51.6% of Housing Hartlepool renters. This in part reflects the age profile of social renters.

Table 6.5 Households containing someone with an illness/disability by tenure

Ward	Total H'holds	Total H'holds with someone who has illness/disability	% Households containing someone with illness/disability
Owned (no mortgage)	10475	4840	46.2
Owned (with mortgage)	15119	3947	26.1
Rented from Housing Hartlepool	8023	4140	51.6
Rented from another Housing Association	2660	1549	58.2
Private Rented (furnished)	517	222	42.9
Private Rented (unfurnished)	2146	855	39.8
Tied accommodation	92	34	37.5
Homebuy, Shared Ownership etc.	44	10	22.2
Total	39076	15597	39.9

6.8 Table 6.6 further illustrates that the prevalence of illness/disability by age group by considering household type. The Incidence of illness/disability was highest amongst couples over 60 (59%), singles over 60 (45.9%) and other types of household (55.4%) which include, for instance, older people with adult children living with them.

Table 6.6 Households containing someone with an illness/disability by household type

Household type	Total H'holds	Total H'holds with someone who has illness/disability	% Households containing someone with illness/disability
Single Person <60	6724	2912	43.3
Single Person 60 or over	4316	1979	45.9
Couple only <60	6454	2547	39.5
Couple only over 60	4250	2507	59.0
Couple with 1 or 2 child(ren)	8290	2443	29.5
Couple with 3 or more children	1509	508	33.7
Lone Parent with 1 or 2 child(ren)	3272	764	23.4
Lone Parent with 3 or more children	422	108	25.7
Other type of household	1863	1031	55.4
Total	37100	14801	39.9

6.9 Table 6.7 provides an insight into the nature of illness/disability reported by survey respondents. The largest identified group are people with a physical disability (accounting for 43.3% of people with an illness/disability) followed by age related illness/disability (24%). Nearly half of illness/disabilities were described as 'other' and would include conditions such as asthma.

Table 6.7 Nature of illness/disability

Nature of illness/disability	Total number	% with illness/disability
Physical disability: wheelchair user	1867	11.5
Physical disability: doesn't use wheelchair	7054	43.3
Learning disability	1160	7.1
Mental health problem	2523	15.5
Visual impairment	1175	7.2
Hearing impairment	2829	17.4
Drug/alcohol misuse	188	1.2
Age-related illness/disability	3912	24.0
Other	7765	47.7
Total residents with illness/disability	15633	
Total no. of illness/disabilities reported	28473	

Note: A person can have more than one illness/disability

Adaptations made/purpose built properties

6.10 Overall, 3,106 respondents stated that their current home had been adapted or purpose-built for a person with a long-term illness, health problem or disability. Table 6.8 shows how this varies by ward and Table 6.9 by tenure. Of particular note are the higher proportion of social rented properties adapted/purpose built and the relatively low proportion of properties owned outright (given that 42.4% of residents in owned outright properties are aged 60 or over compared with 17.5% of social renters).

Table 6.8 Adaptations/home purpose built by ward

Ward	No. properities adapted/purpose built	Total properties	% adapted/ purpose-built
Brus	275	2784	9.9
Burn Valley	114	2487	4.6
Dyke House	302	2329	12.9
Elwick	32	829	3.8
Fens	112	2150	5.2
Foggy Furze	142	2318	6.1
Grange	170	2334	7.3
Greatham	37	940	3.9
Hart	121	2392	5.1
Owton	288	2600	11.1
Park	63	2310	2.7
Rift House	349	2660	13.1
Rossmere	316	2553	12.4
Seaton	100	2733	3.6
St. Hilda	220	2588	8.5
Stranton	245	2752	8.9
Throston	221	2512	8.8
Total	**3106**	**39271**	**7.9**

Table 6.9 Adaptations/home purpose built by tenure

Ward	No. properities adapted/purpose built	Total properties	% adapted/ purpose-built
Owned (no mortgage)	882	10529	8.4
Owned (with mortgage)	490	15194	3.2
Rented from Housing Hartlepool	1216	8065	15.1
Rented from another Housing Association	377	2673	14.1
Private Rented (furnished)	38	519	7.4
Private Rented (unfurnished)	55	2157	2.5
Tied accommodation	11	90	12.2
Homebuy, Shared Ownership, Discounted Home Ownership	15	43	34.8
Total	**3085**	**39270**	**7.9**

Care or support required

6.11 A total of 3,245 respondents (representing 8.3% of all households) stated that either they or another member of their household required care or support to enable them to stay in their current home. This is analysed by area (Table 6.10) and tenure (Table 6.11); a particular issue is the number of outright owners requiring care/support.

Table 6.10 Care/support required to remain in current home by ward

Ward	Frequency	Total properties	% requiring care/support
Brus	316	2784	11.4
Burn Valley	208	2487	8.4
Dyke House	292	2329	12.6
Elwick	40	829	4.9
Fens	156	2150	7.3
Foggy Furze	153	2318	6.6
Grange	174	2334	7.5
Greatham	71	940	7.5
Hart	142	2392	5.9
Owton	284	2600	10.9
Park	74	2310	3.2
Rift House	253	2660	9.5
Rossmere	281	2553	11.0
Seaton	131	2733	4.8
St. Hilda	224	2588	8.7
Stranton	249	2752	9.0
Throston	194	2512	7.7
Total	**3245**	**39271**	**8.3**

Table 6.11 Care/support required to remain in current home by tenure

Ward	No. properties adapted/purpose built	Total properties	% requiring care/support
Owned (no mortgage)	1014	10529	9.6
Owned (with mortgage)	545	15194	3.6
Rented from Housing Hartlepool	995	8065	12.3
Rented from another Housing Association	419	2673	15.7
Private Rented (furnished)	40	519	7.8
Private Rented (unfurnished)	222	2157	10.3
Total	**3235**	**39270**	**8.3**

Space for a carer

6.12 Overall, 20,343 respondents said that they had sufficient space in their home for a carer to stay overnight if needed, representing around 51.8% of households. There are some clear variations by ward (Table 6.12) reflecting the different dwelling type profiles across Hartlepool. Table 6.13 shows that a majority of owner occupiers, particularly outright owners, had space for a carer if required. However, this was more of a problem for social renters, with only around one-third having sufficient space for a carer.

Table 6.12 Space for a carer by ward

Ward	Frequency	Total properties	% with sufficient space
Brus	1223	2784	43.9
Burn Valley	1357	2487	54.5
Dyke House	1006	2329	43.2
Elwick	570	829	68.8
Fens	1132	2150	52.7
Foggy Furze	1098	2318	47.4
Grange	1302	2334	55.8
Greatham	555	940	59.1
Hart	1406	2392	58.8
Owton	898	2600	34.5
Park	1630	2310	70.6
Rift House	1260	2660	47.4
Rossmere	1285	2553	50.3
Seaton	1685	2733	61.6
St. Hilda	1265	2588	48.9
Stranton	1225	2752	44.5
Throston	1447	2512	57.6
Total	**20343**	**39271**	**51.8**

Table 6.13 Space for a carer by tenure

Tenure	Frequency	Total properties	% with sufficient space
Owned (no mortgage)	7236	10529	68.7
Owned (with mortgage)	8107	15194	53.4
Rented from Housing Hartlepool	2909	8065	36.1
Rented from another Housing Association	904	2673	33.8
Private Rented (furnished)	184	519	35.5
Private Rented (unfurnished)	846	2157	39.2
Tied accommodation	48	90	53.1
Homebuy, Shared Ownership, Discounted Home Ownership	33	43	75.6
Total	**20267**	**39270**	**51.6**

Ability to move around the home

6.13 2,263 respondents (representing 5.8% of households) stated that the ability of the person with an illness/disability to move around the home was impaired by some aspect of the home.

Table 6.14 Ability to move around the home by ward

Ward	Frequency	Total properties	% stating problem
Brus	245	2784	8.8
Burn Valley	119	2487	4.8
Dyke House	145	2329	6.2
Elwick	19	829	2.3
Fens	77	2150	3.6
Foggy Furze	130	2318	5.6
Grange	163	2334	7.0
Greatham	51	940	5.4
Hart	85	2392	3.6
Owton	189	2600	7.3
Park	51	2310	2.2
Rift House	178	2660	6.7
Rossmere	137	2553	5.4
Seaton	116	2733	4.2
St. Hilda	159	2588	6.1
Stranton	253	2752	9.2
Throston	146	2512	5.8
Total	**2263**	**39271**	**5.8**

6.14 When asked how movement around the home could be improved (Table 6.15), almost two-thirds stated specific adaptations and 33.2% support in your current home. Other reasons would require a household to physically move, for instance moving into sheltered housing.

Table 6.15 Improvements to help ability to move

Ability to move improved by:	Responses	% Mentioning
Specific adaptations	985	63.1
A purpose-built extension	223	14.3
A new purpose-built home	276	17.7
Sheltered housing	241	15.4
A group home	9	0.6
Support in your current home	518	33.2
Total	2252	

General adaptations

6.15 The need for property adaptations is summarised in Table 6.16 and broken down by ward in Table 6.17. Further breakdowns by tenure and household type are presented in the Data Tabulations accompanying this report. Particular issues of note include the need for better heating, insulation, double glazing and bathroom adaptations.

Table 6.16 Summary of adaptations required

Adaptation to property	% households requiring adaptation in next 5 years
Better heating	18.1
Insulation	18.6
Double Glazing	16.5
Adaptations to Kitchen	10.6
Adaptations to Bathroom	15.4
Internal handrails	7.3
External handrails	4.6
Downstairs WC	6.9
Stairlift	6.7
Improvements to access	3.6
Wheelchair adaptations	2.9
Lever door handles	2.2
Room for a carer	2.0
Community alarm service	4.1
Security alarm	11.5
Increase the size of property e.g. extension	9.1
Total Households	39270

Table 6.17a Property adaptations by ward (Brus-Hart)

Adaptation to property	When needed	Wards								
		Brus	Burn Valley	Dyke House	Elwick	Fens	Foggy Furze	Grange	Greatham	Hart
Better heating	Total Need	523	627	558	97	295	431	590	164	313
	Need as % of h'holds	**18.8**	**25.2**	**24.0**	**11.7**	**13.7**	**18.6**	**25.3**	**17.4**	**13.1**
Insulation	Total Need	465	616	464	135	292	446	778	207	353
	Need as % of h'holds	**16.7**	**24.8**	**19.9**	**16.3**	**13.6**	**19.2**	**33.3**	**22.0**	**14.8**
Double Glazing	Total Need	402	602	546	67	161	464	692	201	277
	Need as % of h'holds	**14.4**	**24.2**	**23.4**	**8.1**	**7.5**	**20.0**	**29.6**	**21.4**	**11.6**
Adaptations to Kitchen	Total Need	249	210	275	36	172	263	304	108	203
	Need as % of h'holds	**8.9**	**8.4**	**11.8**	**4.3**	**8.0**	**11.3**	**13.0**	**11.5**	**8.5**
Adaptations to Bathroom	Total Need	643	317	418	37	260	380	380	147	234
	Need as % of h'holds	**23.1**	**12.7**	**17.9**	**4.5**	**12.1**	**16.4**	**16.3**	**15.6**	**9.8**
Internal handrails	Total Need	237	186	209	14	136	150	217	40	148
	Need as % of h'holds	**8.5**	**7.5**	**9.0**	**1.7**	**6.3**	**6.5**	**9.3**	**4.3**	**6.2**
External handrails	Total Need	212	81	153	3	72	63	87	31	89
	Need as % of h'holds	**7.6**	**3.3**	**6.6**	**0.4**	**3.4**	**2.7**	**3.7**	**3.3**	**3.7**
Downstairs WC	Total Need	262	148	158	39	148	134	194	43	133
	Need as % of h'holds	**9.4**	**6.0**	**6.8**	**4.7**	**6.9**	**5.8**	**8.3**	**4.6**	**5.6**
Stairlift	Total Need	254	169	178	38	110	164	167	26	114
	Need as % of h'holds	**9.1**	**6.8**	**7.6**	**4.6**	**5.1**	**7.1**	**7.2**	**2.8**	**4.8**
Improvements to access	Total Need	141	57	98	23	67	81	91	31	74
	Need as % of h'holds	**5.1**	**2.3**	**4.2**	**2.8**	**3.1**	**3.5**	**3.9**	**3.3**	**3.1**
Wheelchair adaptations	Total Need	100	62	75	3	90	45	33	3	47
	Need as % of h'holds	**3.6**	**2.5**	**3.2**	**0.4**	**4.2**	**1.9**	**1.4**	**0.3**	**2.0**
Lever door handles	Total Need	83	49	66	10	51	35	63	6	16
	Need as % of h'holds	**3.0**	**2.0**	**2.8**	**1.2**	**2.4**	**1.5**	**2.7**	**0.6**	**0.7**
Room for a carer	Total Need	71	42	56	23	36	43	23	14	12
	Need as % of h'holds	**2.6**	**1.7**	**2.4**	**2.8**	**1.7**	**1.9**	**1.0**	**1.5**	**0.5**
Community alarm service	Total Need	129	118	121	6	105	81	100	20	73
	Need as % of h'holds	**4.6**	**4.7**	**5.2**	**0.7**	**4.9**	**3.5**	**4.3**	**2.1**	**3.1**
Security alarm	Total Need	328	346	406	57	181	268	304	141	222
	Need as % of h'holds	**11.8**	**13.9**	**17.4**	**6.9**	**8.4**	**11.6**	**13.0**	**15.0**	**9.3**
Increase the size of property e.g. extension	Total Need	295	194	286	75	177	251	239	88	218
	Need as % of h'holds	**10.6**	**7.8**	**12.3**	**9.0**	**8.2**	**10.8**	**10.2**	**9.4**	**9.1**
Total Households		2784	2487	2329	829	2149	2318	2334	940	2392

Table 6.17b Property adaptations by ward (Owton-Throston) and Hartlepool

Adaptation to property	When needed	Owton	Park	Rift House	Rossmere	Seaton	St. Hilda	Stranton	Throston	Hartlepool
Better heating	Total Need	571	224	426	526	371	423	677	293	7109
	Need as % of h'holds	**22.0**	**9.7**	**16.0**	**20.6**	**13.6**	**16.3**	**24.6**	**11.7**	**18.1**
Insulation	Total Need	582	308	406	436	440	537	494	341	7300
	Need as % of h'holds	**22.4**	**13.3**	**15.3**	**17.1**	**16.1**	**20.7**	**18.0**	**13.6**	**18.6**
Double Glazing	Total Need	510	169	379	323	313	458	664	263	6491
	Need as % of h'holds	**19.6**	**7.3**	**14.2**	**12.7**	**11.5**	**17.7**	**24.1**	**10.5**	**16.5**
Adaptations to Kitchen	Total Need	516	130	254	293	207	291	460	204	4175
	Need as % of h'holds	**19.8**	**5.6**	**9.5**	**11.5**	**7.6**	**11.2**	**16.7**	**8.1**	**10.6**
Adaptations to Bathroom	Total Need	627	233	375	339	293	503	556	300	6042
	Need as % of h'holds	**24.1**	**10.1**	**14.1**	**13.3**	**10.7**	**19.4**	**20.2**	**11.9**	**15.4**
Internal handrails	Total Need	280	101	268	141	144	184	239	165	2859
	Need as % of h'holds	**10.8**	**4.4**	**10.1**	**5.5**	**5.3**	**7.1**	**8.7**	**6.6**	**7.3**
External handrails	Total Need	188	87	135	92	105	91	182	149	1820
	Need as % of h'holds	**7.2**	**3.8**	**5.1**	**3.6**	**3.8**	**3.5**	**6.6**	**5.9**	**4.6**
Downstairs WC	Total Need	323	60	223	214	181	148	202	111	2721
	Need as % of h'holds	**12.4**	**2.6**	**8.4**	**8.4**	**6.6**	**5.7**	**7.3**	**4.4**	**6.9**
Stairlift	Total Need	210	93	226	150	159	157	251	147	2613
	Need as % of h'holds	**8.1**	**4.0**	**8.5**	**5.9**	**5.8**	**6.1**	**9.1**	**5.9**	**6.7**
Improvements to access	Total Need	137	63	121	92	93	60	73	105	1407
	Need as % of h'holds	**5.3**	**2.7**	**4.5**	**3.6**	**3.4**	**2.3**	**2.7**	**4.2**	**3.6**
Wheelchair adaptations	Total Need	107	48	77	83	70	61	119	105	1128
	Need as % of h'holds	**4.1**	**2.1**	**2.9**	**3.3**	**2.6**	**2.4**	**4.3**	**4.2**	**2.9**
Lever door handles	Total Need	75	15	60	50	31	58	124	59	851
	Need as % of h'holds	**2.9**	**0.6**	**2.3**	**2.0**	**1.1**	**2.2**	**4.5**	**2.3**	**2.2**
Room for a carer	Total Need	57	15	58	75	39	77	103	38	782
	Need as % of h'holds	**2.2**	**0.6**	**2.2**	**2.9**	**1.4**	**3.0**	**3.7**	**1.5**	**2.0**
Community alarm service	Total Need	159	66	134	114	84	102	126	75	1613
	Need as % of h'holds	**6.1**	**2.9**	**5.0**	**4.5**	**3.1**	**3.9**	**4.6**	**3.0**	**4.1**
Security alarm	Total Need	477	118	301	258	241	305	369	197	4519
	Need as % of h'holds	**18.3**	**5.1**	**11.3**	**10.1**	**8.8**	**11.8**	**13.4**	**7.8**	**11.5**
Increase the size of property e.g. extension	Total Need	279	136	169	256	225	227	233	221	3569
	Need as % of h'holds	**10.7**	**5.9**	**6.4**	**10.0**	**8.2**	**8.8**	**8.5**	**8.8**	**9.1**
Total Households		2600	2310	2660	2553	2733	2588	2752	2512	39270

Support requirements

6.16 The need for general support amongst the population was explored and summarised in Table 6.18 and presented on a ward basis in Table 6.19. The need for help with repair/maintenance of home and help with gardening was particularly noticeable.

Table 6.18 Summary of support requirements

Support required	% households requiring support in next 5 years
Help with repair and maintenance of home	19.1
Help with gardening	17.2
Help with cleaning home	10.4
Help with other practical tasks (e.g. changing lightbulbs, collecting prescriptions)	7.9
Help with personal care	4.8
Want company / friendship	4.0
Want a Social Alarm (call for help alarm)	6.3
Base (Total households)	39270

Table 6.19 Support requirements by ward

Type of Assistance	Burn Valley	Dyke House	Elwick	Fens	Foggy Furze	Grange	Greatham	Hart
Help with repair and maintenance of home	600	531	114	299	433	609	142	372
	24.1	**22.8**	**13.8**	**13.9**	**18.7**	**26.1**	**15.1**	**15.6**
Help with gardening	265	483	128	331	260	246	133	313
	10.7	**20.7**	**15.4**	**15.4**	**11.2**	**10.5**	**14.1**	**13.1**
Help with cleaning home	238	278	84	173	197	242	51	129
	9.6	**11.9**	**10.1**	**8.1**	**8.5**	**10.4**	**5.4**	**5.4**
Help with other practical tasks (e.g. changing lightbulbs, collecting prescriptions)	185	195	36	148	170	168	22	126
	7.4	**8.4**	**4.3**	**6.9**	**7.3**	**7.2**	**2.3**	**5.3**
Help with personal care	109	137	21	100	154	108	45	70
	4.4	**5.9**	**2.5**	**4.7**	**6.6**	**4.6**	**4.8**	**2.9**
Want company / friendship	94	95	19	64	75	108	22	38
	3.8	**4.1**	**2.3**	**3.0**	**3.2**	**4.6**	**2.3**	**1.6**
Want a Social Alarm (call for help alarm)	133	201	25	130	99	124	54	102
	5.3	**8.6**	**3.0**	**6.0**	**4.3**	**5.3**	**5.7**	**4.3**
Total households	2487	2329	829	2149	2318	2334	940	2392

Type of Assistance	Park	Rift House	Rossmere	Seaton	St. Hilda	Stranton	Throston	Hartlepool
Help with repair and maintenance of home	264	557	456	471	529	653	365	7505
	11.4	**20.9**	**17.9**	**17.2**	**20.4**	**23.7**	**14.5**	**19.1**
Help with gardening	407	729	561	358	361	297	411	6768
	17.6	**27.4**	**22.0**	**13.1**	**13.9**	**10.8**	**16.4**	**17.2**
Help with cleaning home	308	374	281	247	286	404	240	4079
	13.3	**14.1**	**11.0**	**9.0**	**11.1**	**14.7**	**9.6**	**10.4**
Help with other practical tasks (e.g. changing lightbulbs, collecting prescriptions)	137	341	225	185	181	330	173	3097
	5.9	**12.8**	**8.8**	**6.8**	**7.0**	**12.0**	**6.9**	**7.9**
Help with personal care	63	134	132	99	120	205	111	1900
	2.7	**5.0**	**5.2**	**3.6**	**4.6**	**7.4**	**4.4**	**4.8**
Want company / friendship	30	120	132	82	152	249	70	1562
	1.3	**4.5**	**5.2**	**3.0**	**5.9**	**9.0**	**2.8**	**4.0**
Want a Social Alarm (call for help alarm)	107	230	194	139	174	245	156	2483
	4.6	**8.6**	**7.6**	**5.1**	**6.7**	**8.9**	**6.2**	**6.3**
Total households	2310	2660	2553	2733	2588	2752	2512	39270

Specialist client support requirements

6.17 The Supporting People team have a particular responsibility to ensure that there is adequate accommodation and support provision for a range of specialist client requirements e.g. domestic violence, HIV/Aids, Offending/Ex-Offending and Teenage Pregnancy. Hartlepool's Supporting People Strategy provides detailed information on the characteristics of current provision and future requirements. As these are sensitive issues and it would be inappropriate to ask direct questions on the household survey used in this research. However, information on the scale of need being met can be derived from an analysis of available RSL lettings data (Table 6.20). These data suggest that people leaving prison/probation referrals and women at risk of domestic violence are particularly likely to be successful in securing accommodation.

6.18 Table 6.20 compares the number of RSL supported lettings in Hartlepool with other authorities in Tees Valley and adjacent County Durham authorities.

Table 6.20 RSL lettings to specialist client groups

Client Group	No. RSL Supported Tenancies		
	2003/04	2004/05	2005/06
Physical disability	5	0	0
Aids/HIV	0	0	0
Mental health related problems	2	1	0
Learning difficulties	0	3	2
From penal estab/Probation referral etc.	52	70	43
Young people at risk/leaving care	11	7	4
Vulnerable women with children	0	4	7
Women at risk from domestic violence	47	58	75
Frail elderly	0	82	213
Single homeless in need of support	16	25	27
Total RSL Supported Lettings*	133	250	371
Reason for moving	No. Other RSL Tenancies		
Discharged from prison/longstay hospital or other institution	0	3	2
Domestic violence	0	19	19
Total RSL General Lettings*	0	22	21

*Data for 2003/4 excludes Housing Hartlepool

6.19 Table 6.21 shows the number of RSL supported lettings in Hartlepool with other authorities in Tees Valley and adjacent County Durham authorities. To ensure comparability, the number of tenancies per 1,000 population has been calculated.

6.20 Table 6.21 indicates that the rate of lettings to specialist client groups in Hartlepool is higher than those in Redcar and Cleveland and Stockton-on-Tees and neighbouring County Durham authorities, comparable to Darlington but is lower than the figure for Middlesbrough. However, care needs to be taken in interpreting this information as low levels of allocation per 1,000 population could be due to limited accommodation capacity and not necessarily due to less need being prevalent.

Table 6.21 RSL lettings to specialist client groups by District

Client Group	County Durham		Tees Valley				
	Easington	Sedgefield	Darlington	Hartlepool	Middlesbrough	Redcar & Cleveland	Stockton-on-Tees
Physical disability	0	0	0	**0**	7	0	9
AIDS/HIV	0	0	0	**0**	0	0	0
Degenerative/debilitating illness	0	0	0	**0**	0	0	0
Learning difficulties	11	1	1	**2**	4	1	2
Mental health related problems	4	7	82	**0**	379	0	3
Drug related problems	0	0	0	**0**	0	0	0
Alcohol related problems	0	0	0	**0**	0	0	0
From penal estab/Probation referral etc.	0	7	19	**43**	28	0	0
Refugees/asylum seekers	0	0	0	**0**	0	0	0
Young people at risk/leaving care	0	4	3	**4**	15	0	12
Vulnerable women with children	0	0	12	**7**	32	0	0
Women at risk from domestic violence	64	0	72	**75**	0	61	75
Frail elderly	19	28	62	**213**	295	58	132
Single homeless in need of support	1	0	190	**27**	102	30	4
Homeless families	0	0	0	**0**	3	10	43
Total	99	47	441	**371**	865	160	280
Total Population (2003-based estimate)	92800	87300	98200	**90200**	139000	139100	186300
Tenancy allocations per 1,000 population	1.1	0.5	4.5	**4.1**	6.2	1.2	1.5

Future monitoring

6.21 This research has provided a robust and defensible range of data down to ward level which can be used to help develop appropriate corporate, housing, supporting people, regeneration and planning policies. It is important that data is kept up-to-date and previous research by DCHR into Housing Market monitoring provided a basis for the regular collection and monitoring of relevant data.

6.22 As a minimum, the Council needs to monitor:

- Annual migration trends and review future iterations of sub-national housing/population projections;
- Social rented lettings to new tenants using RSL CORE lettings data;
- The capacity of the Intermediate tenure sector using CORE sales data;
- House price changes using address-level Land Registry data;
- Trends in vacancy rates using Council Tax data;
- The development of new housing through Annual Monitoring Reports;
- The delivery of affordable housing in the Borough.

6.23 Through the ongoing updating of identified data sources, the Council will be in a strong position to monitor market trends.

7.0 CONCLUSION

INTRODUCTION

7.1 The Hartlepool 2007 Strategic Housing Market Assessment has provided the Council and its partners with a wealth of information to help inform strategic decision making. Findings will assist with the development of housing and planning strategies across the Borough and underpin initiatives to help support people in their own homes.

7.2 This report has considered key findings from primary research, coupled with a review of relevant secondary sources and stakeholder consultation. The report is accompanied by a comprehensive set of Data Tabulations that provide ward-level information.

7.3 This concluding chapter summarises key messages from the research findings, structured around a commentary on the current and future housing markets; and core issues identified in Regional and Sub-Regional Housing Strategies.

THE CURRENT HOUSING MARKET

7.4 A range of material has been gathered to help identify market drivers and the characteristics of housing markets across Hartlepool Borough and linkages with other areas. In summary:

- There is a degree of pressure in the current market, evidenced by:
  - Market demand exceeding supply in most areas;
  - Considerable uplift in house prices across the Borough over the past five years;
  - Strong demand for private rented accommodation; and
  - Limited capacity of the social rented sector with low vacancy rates and long waiting lists, particularly for family accommodation.

- Broad market areas have been defined on the basis of dwelling stock profile and household composition. These as summarised as:
  - Relatively affluent western and southern suburban areas (including the wards of Elwick, Greatham, Seaton, Fens, Rossmere and Park) ;
  - A relatively deprived town centre core (comprising Dyke House, Grange, Burn Valley, Stranton and Foggy Furze wards); and

- New market areas, notably the marina developments adjacent to the town centre core.

- Traditionally, Hartlepool was a relatively self-contained housing market area, but the Borough is experiencing net in-migration (particularly from Easington and Sedgefield) and longer-distance migration from London (likely to be linked to marina developments)

- Key demographic drivers include:
  - A growing population through natural growth and net in-migration;
  - A diversity of household types;
  - A growing ethnic diversity, particularly through A8 accession migrants, but the extent to which this is a short-term phenomenon remains unknown.

- Dwelling stock drivers include:
  - Significant levels of new build which have helped to diversify the dwelling stock profile; and
  - A strong private rented sector which is playing an important role in providing relatively affordable accommodation (but stock condition remains an issue).

- Neighbourhood satisfaction was highest in relatively affluent suburban areas and lowest in the town centre area.

FUTURE HOUSING MARKET

7.5 There are several issues which are going to influence the future housing market in Hartlepool.

7.6 **Demographic change** is going to increase pressure on support services and an increasing need to provide appropriate types of accommodation. The vast majority of older people want to remain in their own homes, but there will be a need to provide more specialist accommodation over the next few decades.

7.7 **Economic development** is a strategic priority and recognised in the RSS. Hartlepool is set to benefit from economic diversification, the development of prestige sites and safeguarding of existing industrial activities. There is a need to ensure that the housing offer reflects the needs of future employees and the ongoing diversification of dwelling stock should help to achieve this. However, there remains a need to improve the skill and educational attainment levels of the current population.

7.8 There are significant variations in the type and quality of **dwelling stock** across the Borough. These have been identified and it is important that strategic interventions, such as housing market renewal activities, help ensure long-term community well-being and help bring a greater balance in terms of stock type, tenure and price.

Providing choice and quality

7.9 The ongoing programme of peripheral development and creation of new markets within Hartlepool (i.e. around the marina) is helping to provide a wider range of dwellings and improve quality. Evidence also indicates strong aspirations for bungalows and a degree of interest in apartments (although this is heavily out-weighed by aspirations towards houses, particularly semi-detached properties).

7.10 Demand for social housing is strong and there is considerable difficulty in becoming a tenant, particularly in family-sized accommodation. The ability of newly-forming households to access market accommodation is also restricted and increasing pressure on waiting lists.

7.11 An annual shortfall of 393 affordable dwellings per year is identified, with a particular requirement for larger family-sized properties. However, because planning permission has been granted on most development sites, affordable housing policies need to focus on how provision can be delivered:

- In areas where planning permission has not been granted;
- As part of regeneration activities;
- Through intermediate tenure provision on future developments; and
- On Council owned land where development briefs should recognise the need for affordable housing provision.

Improvement and maintenance of existing housing

7.12 By 2010/11, social rented stock across Hartlepool should meet the decent homes standard. Decency across the private rented sector is more difficult to achieve and evidence from this research demonstrates high levels of dissatisfaction in stock condition amongst private tenants. A further issue is the growing number of older people who own their own homes and they have identified a need for greater assistance with repair and maintenance.

7.13 Neighbourhood vulnerability also needs to be appreciated. The areas where residents tend to be least satisfied with their neighbourhood are primarily in the central areas of Hartlepool; areas with older stock and higher levels of private renting.

Meeting specific community and social needs

7.14 A wealth of evidence has been provided which identifies the range of physical adaptations and support requirements of households. Improving thermal efficiency (through insulation, double glazing etc.) is particularly mentioned. The need for help with repairs/maintenance, gardening and domestic cleaning is clearly stated.

7.15 Delivering an increasing range of services to older people and providing a wider range of choice in housing options will become more important over the next few decades. Overall, 81% of older people want to remain in their homes with support when required. Help with repair/maintenance and gardening were particularly identified amongst this specific group and reflect wider community needs.

FINAL COMMENTS

7.16 Local Authorities are under increasing pressure to devise appropriate strategies to ensure community well-being and long-term sustainability.

7.17 Appropriate housing and planning policies have a fundamental role to play in the delivery of thriving, inclusive and sustainable areas. These policies need to be underpinned with high quality data that can withstand scrutiny and be used for a range of other purposes, including business planning and assessments of balancing housing markets.

7.18 DCHR Ltd. has provided Hartlepool Borough Council with a range of robust information that can influence future housing strategies and help inform the drafting of its Local Development Framework. There are clearly many issues facing the Borough. It is envisaged that findings from this study will help underpin policies to ensure that the future housing requirements of the Borough's residents are increasingly addressed.

END OF DOCUMENT

CABINET REPORT

24th July 2007

Report of: Director of Regeneration and Planning Services

Subject: TOWN CENTRE MANAGEMENT

SUMMARY

1. PURPOSE OF REPORT

1.1 The report seeks Cabinet agreement to the establishment of a town centre management structure and to the participation of Officers and the Portfolio Holder for Regeneration and Liveability in the initiative, including representation on the proposed Steering Group.

2. SUMMARY OF CONTENTS

2.1 The report highlights the diverse nature of activities within the town centre and stresses the importance and benefits of a coordinated approach to the management of the many issues and interactions that occur within the central area. Many other towns and cities have responded through the establishment of formal or informal management partnerships.

2.2 The report sets out proposals for the establishment of a town centre partnership for Hartlepool incorporating an open Forum, a Steering Group and Working Groups made up of representatives of the private, public, (including the Council) and voluntary sectors. The report advises that a draft management structure will be presented to the first meeting of the Forum for discussion and endorsement.

2.3 The town centre partnership would link into the Hartlepool Partnership through the Economic Forum.

3. RELEVANCE TO CABINET

3.1 The town centre partnership would be expected to deal with issues which cut across several portfolios.

4. TYPE OF DECISION

4.1 Non-key

5. DECISION MAKING ROUTE

5.1 Cabinet to consider proposal 24th July 2007
Hartlepool Partnership to be requested to endorse proposals 27th July 2007

6. DECISIONS REQUIRED

6.1 Cabinet is requested to:

i) Agree to the participation of officers in the establishment and management of a town centre management partnership.

ii) Endorse the draft proposal as the basis for discussion and development with the proposed Forum.

iii) Agree to the participation of the Regeneration and Liveability Portfolio Holder and senior Council Officers on the Steering Group.

Report of: Director of Regeneration and Planning Services

Subject: TOWN CENTRE MANAGEMENT

1.0 PURPOSE OF REPORT

1.1 The report seeks Cabinet agreement to the establishment of a town centre management structure and to the participation of Officers and the Portfolio Holder for Regeneration and Liveability in the initiative, including representation on the proposed Steering Group.

2.0 BACKGROUND

2.1 Towns and city centres are the key hubs of any community and are the focus of a large proportion of social and economic activity and interaction. A diverse range and number of agencies, businesses, groups and individuals use the town centre on a regular basis and it is important to ensure that their roles and needs are fully understood and catered for.

2.2 Town centres are subject to constant change with threats and challenges posed from neighbouring and out of town centres and opportunities resulting from new investments, all having a bearing upon relative competitiveness. Within Hartlepool for instance there are potentially great opportunities arising from the development of Victoria Harbour and new investments in the marina, but there is a need to ensure that these developments do not impact adversely on the town centre.

2.3 Town centres provide a range of, sometimes conflicting, functions accommodating business, leisure, commercial, residential and night time activities. These throw up a variety of issues and challenges which need to be effectively managed and coordinated, if town centres are to operate to their full potential. These include:

- Encouraging a well designed, attractive, clean and safe environment
- Balancing the needs of the night time economy with those of residents
- Managing transport and car parking needs and those of pedestrian
- Supporting and encouraging investment and businesses
- Tackling crime and disorder

2.4 It is essential therefore, to ensure that town centre management is effectively co-ordinated and that appropriate structures are in place that will support and help develop the various town centre interests. Hartlepool in general has fairly strong formal and informal networks and there are already a number of themed partnerships which deal with specific areas of activity which impinge on the town centre. There is, however, no overarching mechanism that brings the range of interests indicated above together.

2.5 Many other towns and cities have established formal or informal partnerships specifically based around their town/city centres and increasing numbers have appointed full-time town centre managers or teams to co-ordinate the functions and activities relating to their central areas. The proposed scheme for Hartlepool does not involve the establishment of full time posts, although this could be the subject of review in the future. From discussions with other officers within the Council and people from external organisations and other local authorities, it is recognised that there are considerable benefits from establishing a coordinated partnership approach to managing town centre issues. Examples include sharing knowledge on key issues, identifying solutions to joint problems, coordination of regeneration activities, sharing resources, preparation of coordinated funding bids, and joint marketing and promotion.

3.0 PROPOSED TOWN CENTRE MANAGEMENT SCHEME

3.1 Draft Terms of Reference for the town centre management proposal are attached to this report as **Appendix 1**. It is the intention that this will form the basis of discussion at a Forum meeting later this summer. The proposal envisages an open Forum which would meet once or twice a year and would, in addition to approving the general management arrangements, provide advice and feedback and disseminate information on the activities of the partnership.

3.2 A Steering Group would be responsible for the general management of the partnership and would provide a strategic overview to Working Groups in terms of focus, direction and work streams. The Steering Group would meet on a quarterly basis and would comprise approximately 10 people from key organisations including Hartlepool Partnership, the Borough Council, Middleton Grange Shopping Centre and other private and public sector representatives. Specific representation would need to be endorsed by the forum but as their role would include facilitating links and actions within partner organisations, it is envisaged that these be fairly influential people from within their respective organisation / sector. In terms of Hartlepool Borough Council representation it is suggested that the Portfolio Holder for Regeneration and Liveability plus 2 or 3 Senior Officers be nominated to the Steering Group.

3.3 It is proposed that 3 Working Groups are established initially:

- **Development -** looking at physical development and improvement, infrastructure, traffic and transport.

- **Management -** looking at the day to day running of the town centre, maintenance and cleansing issues, public transport, safety, the night time economy, sustainability etc.

- **Promotions –** including selling the town centre to investors, occupiers and customers, creating a corporate identity, publicity and marketing.

Working Groups would meet on more regular basis and would report to the Steering Group.

3.4 It is also considered essential that the town centre partnership links strongly to the Hartlepool Partnership and the suggested vehicle for achieving this would be the Economic Forum, who would receive regular reports on progress.

4.0 FINANCIAL IMPLICATIONS AND RISK

4.1 The proposal as set out would have some limited financial implications in terms of for example venue, promotional and administration costs which it is hoped can be accommodated initially within existing departmental budgets and 'in kind' and small donations from partners. As the partnership develops, however, there may be a need to consider allocating a specific budget for the initiative.

4.2 The main risk would be associated with lack of dedicated staff resources and funds to service the partnership and this would need to be kept under review .

5.0 RECOMMENDATIONS

5.1 Cabinet is requested to:

i) Agree to the participation of officers in the establishment and management of a town centre management partnership.

ii) Endorse the draft proposal as the basis for discussion and development with the proposed Forum.

iii) Agree to the participation of the Regeneration and Liveability Portfolio Holder and senior Council Officers on the Steering Group.

APPENDIX 1

DRAFT

TOWN CENTRE MANAGEMENT

TERMS OF REFERENCE

Purpose

A strategic approach to managing town centres is essential for making them attractive and safe and for sustaining their viability and vitality. A diverse range and number of agencies, groups, businesses and individuals interact regularly within town centres and it is important to ensure that their roles and needs are fully understood and accommodated if they are to function effectively. Town centres are subject to constant change with threats and challenges posed from neighbouring and out of town centres and opportunities resulting from new investments. They provide a range of, sometimes conflicting, functions accommodating business, leisure, commercial, residential and night- time activities. These throw up a range of issues and challenges which need to be effectively managed and coordinated, if town centres are to operate to their full potential. These include:-

- Encouraging a well designed, attractive, clean and safe environment
- Balancing the needs of the night time economy with those of residents
- Managing transport and car parking needs and those of pedestrians
- Supporting and encouraging investment and businesses
- Tackling crime and disorder.

It is essential to ensure that town centre management is effectively co-ordinated and that appropriate structures are in place that will support and help develop the various town centre interests. This proposal sets out the Terms of Reference for a Town Centre Management Forum that would oversee the interests of Hartlepool's town centre area.

Definition of Town Centre

In terms of defining the town centre, it is not the intention to be overly prescriptive at this stage as the Management Forum or Steering Group may wish to consider and refine boundaries once it becomes established. As a starting point, it is suggested a broad definition is adopted which incorporates the main retail/commercial and leisure areas from say Stranton to Middleton Road taking in the area in and around Middleton Grange Shopping Centre, the College of Further Education, the Church Street area, York Road/Raby Road/Clarence Road, the marina and the retail areas incorporating Morrisons, Asda and the Anchor retail park.

Role of the Forum

To bring together key stakeholders in the business community, together with public and community sector agencies to raise awareness of, discuss and develop effective solutions to issues pertaining to the effective management of the town centre. The key objectives of the Forum would be to:-

- Encouraging a mix of viable and attractive uses, facilities and activities
- Maintain and develop the role of Hartlepool's town centre as a dynamic and attractive sub-regional centre
- Establish the town centre's reputation as a good location for business
- Create a town centre environment that is well designed, attractive and enjoyable for work, living leisure activities
- Create a town centre that is, and is perceived to be, safe
- Ensure that Hartlepool town centre is efficient and accessible to all.
- Improve management and coordination of town centre services.

Management Structure

It is essential that town centre management is based on a partnership approach. The partnership needs to be broad enough to incorporate the key stakeholders and delivery partners across all sectors, but focussed enough to provide a strategic steer towards addressing the key objectives.

It is proposed that an 'open' Forum of interested parties is established which would meet once or twice a year. The Forum would initially be asked to agree the management arrangements, roles and remits of the Steering and Working Groups and advise on representation and key issues pertaining to the town centre. Its subsequent role would be to endorse future management changes, provide advice and feedback to the Steering and Working Groups and disseminate information amongst the town centre 'communities'.

The Steering Group would be responsible for the general management of the partnership, provide a strategic overview to the Working Groups in terms of focus, direction and work streams, and would facilitate operational links within the partner organisations.

It is proposed that the Steering Group is made up of approximately 10 representatives from key organisations/sectors and would meet 4 times a year. Suggested representatives include:-

- The Police
- Hartlepool Borough Council - Portfolio Holder (Regeneration and Liveability) - 2-3 Senior Council Officers *
- Hartlepool Partnership (Economic Forum)
- The Business Community - Middleton Grange Shopping Centre Manager - Chamber of Commerce rep or local trader
- Hartlepool Access Group
- Hartlepool College of F E
- Hartlepool Licensees Association or Restaurateurs Group or Passport Group

The Steering Group members should be able to demonstrate accountability to the sector they represent and to ensure strategic 'buy-in' it is proposed that the Group establishes a reporting mechanism to the local strategic partnership (Hartlepool Partnership) through its sub-group, the Economic Forum.

* *It is proposed that Senior Council Officers are included on the Steering Group in order to ensure high level Council 'buy in' and delivery. An alternative option would be to have and Officer Executive Group that feeds into the Steering Group and links in to the management of the Working Groups.*

Operational management and coordination would be covered through three Working Groups relating to the following activities. Care will need to be taken to avoid duplication with existing groups and to ensure appropriate linkages. The proposed groups would cover the following work areas:-

Development

- Encourage and assist new development
- Ensure the necessary environmental and functional/well designed improvements are carried out to make the town attractive to shoppers, residents, visitors, investors, retailers and other commercial operators
- Road signage and infrastructure assessment
- Commercial buildings, their aesthetics and uses
- Traffic calming and management measures

- Public transport -effectiveness and improvement potential
- Public and private sector facilities, functionality, appearance and maintenance standards
- Improve linkages between key town centre locations including the shopping centre and marina and beyond and adjacent areas such as Victoria Harbour.

Management

- Ensure that the day to day running of the town centre is smooth, efficient, competitive and responsive
- Keep the town running cost effectively, efficiently and attractively
- Cleansing - frequency and standards
- Maintenance of public spaces and streets
- Public transport, continual appraisal
- Increasing customer dwell times and spending
- Change investors and customers perceptions of the town as a whole by effective marketing
- Attract more customers, simultaneously with investment in new town centre attractions
- Public safety, crime management and reduction
- Sustainable Management Issues.

Promotions

- Selling the town centre to potential investors, occupiers and users
- Making the town centre 'offer' attractive to those local people who prefer to go elsewhere
- Create a corporate identity
- Decorations and publicity to enhance the town and its retail offer
- Coupled to town centre improvements
- Improved customer care, a town centre philosophy.

CABINET REPORT

24th July 2007

Report of: Director of Regeneration & Planning Services

Subject: HARTLEPOOL CORE STRATEGY GROUP

SUMMARY

1. PURPOSE OF REPORT

To seek Cabinet's approval for the setting up of a group comprising members and others to act as a sounding board in the preparation of the Hartlepool Core Strategy.

2. SUMMARY OF CONTENTS

Work is progressing on the preparation of the Core Strategy of the Hartlepool Local Development Framework (LDF). It is important that members and others key partnership participants are fully involved in the process. It is considered the best way forward would be to set up a group comprising members and others to act as a sounding board and to assist in bringing forward key issues and possible alternative options.

3. RELEVANCE TO CABINET

The Core Strategy forms a key element in the Development Plan which is part of the budget and policy framework.

4. TYPE OF DECISION

Non Key Decision

5. DECISION MAKING ROUTE

Cabinet 24 July 2007

6. DECISION(S) REQUIRED

To agree to the setting up of a group to act as a sounding board in the preparation of the Hartlepool Core Strategy.

Report of: Director of Regeneration & Planning Services

Subject: HARTLEPOOL CORE STRATEGY GROUP

1. PURPOSE OF REPORT

1.1 To advise Cabinet that work is progressing on the preparation of the Core Strategy of the Hartlepool Local Development Framework (LDF). It is important that members and others key partnership participants are fully involved in the process. It is considered the best way forward would be to set up a group comprising members and others to act as a sounding board and to assist in bringing forward key issues and possible alternative options. Agreement is sought to the establishment of such a group.

2. INTRODUCTION

2.1 The Planning and Compulsory Purchase Act which came into force in 2004 has introduced new types of planning documents which together will make up a Local Development Framework.

2.2 The Local Development Framework (LDF) will comprise a portfolio of Local Development Documents which will together deliver the planning strategy for the Hartlepool area and express the Community Strategy in spatial terms. All key spatial policies and proposals should be reflected in the LDF. Initially the Local Development Framework will also include saved policies from the local plan. It will need to conform to the broad development strategy for the north east region set out in the Regional Spatial Strategy (RSS)

2.3 The key document of the LDF is the Core Strategy which sets out the vision, and spatial strategy for Hartlepool and the objectives and primary policies for meeting the vision. All other development plan documents should conform to the Core Strategy. Once adopted the Core Strategy will replace many of the general policies in the Hartlepool Local Plan (April 2006).

2.4 The Core Strategy does not set out site-specific proposals rather it looks at the broad issues relating to key items such as housing, employment, retail, leisure and the general environment. It does not repeat national and regional policies but concentrates on general planning policies relevant to the Borough.

2.5 Work has already commenced on the Core Strategy with the gathering of relevant evidence and baseline information on which to formulate the Strategy's issues and options. Such evidence gathering has included a Strategic Flood Risk Assessment and the Local Housing Assessment.

2.6 The next key stage is the preparation of the Issues & Options Report for the Core Strategy which it is anticipated will be made available for consultation from October to December 2007.

2.7 The overall programme for the Core Strategy is set out in the Local Development Scheme, March 2007, an extract of which is set out as appendix 1.

3. Link with the Community Strategy

3.1 The Core Strategy and other documents in the overall Local Development Framework will be key components for delivering priorities of the spatial element of the Hartlepool Community Strategy. The preparation of the Core Strategy has been programmed to relate to the current review of the Community Strategy and a joint scoping report for the Sustainability Appraisal of both the Community Strategy and the local development documents in the LDF has been prepared to ensure that there are common sustainability objectives.

4. Formulation of a Core Strategy Group

4.1 A group comprising members and others to act as a sounding board and to assist in bringing forward key issues and possible alternative options is recommended as a means to involving key members and others in a crucial stage in the LDF process.

4.2 It is suggested that the following members and key partnership chairs be invited to form a Core Strategy Working Group

All members of Cabinet	(7)
Chair & Vice Chair of Planning Committee	(2)
Chair of Regeneration & Planning Scrutiny Committee	(1)

4.3 In order to emphasise the close working relationship between the Core Strategy and the Community Strategy it would also be beneficial for the group to liaise from time to time with the chairs of the LSP themed partnerships. This would help demonstrate principles of soundness in the Core Strategy. It should be noted that soundness is the basis on which the Planning Inspectorate makes its binding decisions on new planning documents.

4.4 An initial meeting of such a working group would explain the process for the LDF etc. Thereafter it would meet regularly to explore relevant issues to be considered during the preparation process.

4.5 In addition to this group a separate officers' group will be required to feed in issues arising in the corporate approach to the document.

5. The Ongoing Process

5.1 Although the preparation of the Development Plan document (Core Strategy) is part of the budgetary and policy framework, statutory regulations only require that the final (submission) version of any new planning document needs to be referred to full Council. Other decisions are able to be delegated to Cabinet.

5.2 Any formal and informal consultation will be carried out in accordance with the Statement of Community Involvement (October 2006) which sets out how the Council intends to inform, consult and involve the community in the preparation of new planning documents.

6. Recommendation

6.1 That agreement be given to the establishment of a group comprising principally members and others to act as a sounding board in the preparation of the Core Strategy.

Table 1: CORE STRATEGY	
OVERVIEW	
Role and content	To set out the vision and spatial strategy for Hartlepool and the objectives and primary policies for meeting the vision.
Geographical Coverage	Borough-wide
Status	Development Plan Document
Conformity	With Regional Spatial Strategy but must also reflect the Hartlepool Community Strategy.

TIMETABLE / KEY DATES	
Stage	**Date**
Commencement – evidence gathering and initial community and key stakeholder involvement	August 2006 – September 2007
Consultation on Issues and Options and initial sustainability analysis	October – December 2007
Consultation on Preferred Options and sustainability report	May – June 2008
Consideration of representations including further discussions with community and key stakeholders	July –November 2008
Submission of DPD and final sustainability report	December 2008
Consultation on submitted document	December 2008 – January 2009
Consideration of representations on submitted document	February –April 2009
Pre examination meeting	May 2009
Commencement of Public Examination	July 2009
Receipt of Inspector's Report	January 2010
Checking of Inspector's Report	January – February 2010
Adoption of DPD and revised proposals map	March 2010

ARRANGEMENTS FOR PRODUCTION	
Lead Organisation	Hartlepool Borough Council
Management arrangements	To be determined (see section 8)
Resources Required	Primarily internal staffing resources with use of consultants if necessary for any special studies required
Community and Stakeholder Involvement	In accordance with the Statement of Community Involvement

POST PRODUCTION / REVIEW
The effectiveness of the primary policies in relation to the vision and objectives of the core strategy will be assessed in the Annual Monitoring Report and where necessary reviewed. The Core Strategy DPD will be reviewed as a whole in the following circumstances: • A review of the RSS • A further review of the Community Strategy • A significant amendment to the Council's Corporate Vision

CABINET REPORT

24th July 2007

HARTLEPOOL BOROUGH COUNCIL

Report of: Director of Regeneration and Planning Services

Subject: FRIARAGE MANOR HOUSE AND SURROUNDING LAND

SUMMARY

1. PURPOSE OF REPORT

1.1 The report informs Cabinet of the findings of the recent feasibility study into the refurbishment of the Manor House for community use and requests Cabinets views on the study recommendations.

2. SUMMARY OF CONTENTS

2.1 The report sets out the background to the study which aims to identify a viable solution for the refurbishment of the Friarage Manor House and support the development of the surrounding land. The report highlights the complexities of delivering a scheme and outlines a number of key issues which need to be resolved in order for the scheme to progress.

3. RELEVANCE TO CABINET

3.1 Issues relating to the report cut across several portfolio holders responsibilities.

4. TYPE OF DECISION

Non-key

5. DECISION MAKING ROUTE

Cabinet 24th July.

6. DECISION(S) REQUIRED

The views of Cabinet are requested.

Report of: Director of Regeneration and Planning

Subject: FRIARAGE MANOR HOUSE AND SURROUNDING LAND

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1. PURPOSE OF REPORT

1.1 The report informs Cabinet of the findings of the recent feasibility study into the refurbishment of the Manor House for community use and requests Cabinet's views on the study recommendations.

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2 BACKGROUND

2.1 The Friarage site is one of the main regeneration sites on the Headland. It was highlighted in the Headland Regeneration Strategy (SQW/BBP 2000) as a key development site and is identified for potential Single Programme Investment in the Tees Valley Investment Plan. Within the site is the Friarage Manor House, a Grade II listed building which is the subject of an 'in principle' grant of £200,000 from the Heritage Lottery Fund under the Headland Townscape Heritage Initiative (THI). This grant remains 'open' until March 2008, subject to satisfactory progress being made towards developing a sustainable development solution for the building. The Manor House is of significant historic importance to the Headland but is in a very poor state of repair and has been included on the Council's list of 10 untidy buildings which are being proactively targeted for remediation.

2.2 A planning development brief was prepared and approved by Cabinet in June 2006 and officers were authorised to support the marketing of the site in association with the land owners – the Henry Smith non-Education Trust (who own the Manor House building) and the Henry Smith Education Trust (who own most of the surrounding development land).

2.3 A 'flexible' approach was adopted to the brief preparation in terms of suitable uses. The site is allocated for mixed-use development with appropriate scale residential, leisure, retail, office or community uses being acceptable. The brief incorporates safeguards relating to design to ensure that the character of the Headland Conservation area and the setting of the Manor House are protected and enhanced by any development.

2.4 The brief also includes specific clauses which require the Manor House to be retained and restored as part of any development scheme and for the provision of 20-25 public car parking spaces within the site.

2.5 Feedback from public consultation around the planning brief identified significant public support for the Manor House building being converted to community use. As a result, the Council and the North Hartlepool Partnership jointly funded a study to test the feasibility of such a use and to identify how such a facility could be run and managed.

3 STUDY FINDINGS

3.1 The planning consultants Rix Regeneration were appointed in January to carry out an Options and Feasibility Study for the Manor House. Their approach was strongly influenced by the Non-Education Trust's charitable constitution which requires them to provide or help provide social welfare, recreation and/or leisure facilities, and also by the requirement of the planning brief to secure the restoration of the Manor House.
The study has identified a scheme which would deliver these outcomes which involves:-

i) - flexible heritage/community/meeting/office facilities within the Manor House
ii) - a two storey 'service' extension providing toilets, storage and kitchen facilities
iii) - a single storey community hall extension (possibly as a future phase).

3.2 In assessing viability, the consultants have prepared indicative costs for the proposed development and assessed these against likely income from the sale of the land, the 'planning gain' requirement identified in the development brief (for the Manor House restoration and car park) and potential grant (from THI and Single Programme).

3.3 In support of the land valuation, the study includes indicative layouts for the surrounding land based on residential usage (houses, apartments and a combination of the two) which would help maximise income to the landowners.

3.4 In terms of operational costs the study identifies a need for around £21k to support a part time building manager and running costs. It concludes that although some income will be generated through lettings etc, there will be a need for some subsidy, particularly in the early years - in the region of £10k to £11k - and the report suggests Hartlepool Borough Council as a potential contributor towards this. The study envisages the centre being run and managed within the local community and identifies a need for some support and capacity building to enable a building management group to become established. The study suggests therefore, that the subsidy is provided for a period of around 10 years.

4 KEY CONSIDERATIONS

4.1 The delivery of a regeneration solution on this site is extremely complex and is subject to a range of external factors, including land ownership issues, the constraints imposed on the land owners through the terms of their charitable schemes, the time restrictions on the available grants, general financial restrictions on the partner organisations and the capacity of the various organisations involved to deliver the end scheme. The consultants have sought to come up with a proposal which secures the restoration of the Manor House and helps further the objectives of the non- Education Trust There are a number of risks and critical success factors which would need to be negotiated in order for this scheme to be delivered. These are highlighted in the following paragraphs.

4.2 i) – **the planning brief –** under the terms of the approved planning brief the Manor House is required to be restored as part of any development proposal for the whole site. At the time the brief was prepared, information available indicated that the non- Education Trust owned a significant part of the overall site and it was considered reasonable that this Trust would realise some land value from the sale of their land that could be committed towards the refurbishment of the building. It is now understood that this trust only own the Manor House itself and a small curtilage to the front of the building and therefore their ability to contribute directly to the scheme is restricted. In terms of the planning brief an important consideration is to assess what level of 'planning gain' contribution the adjacent landowner (the Education Trust) could be reasonably expected to contribute towards the restoration of the Manor House. If it is considered to be unreasonable, the Education Trust or a subsequent land owner could 'challenge' the brief by submitting an application using the Planning Appeal process in the event of refusal of planning consent or what they might consider to be onerous planning conditions.

4.3 ii) - **land ownership –** as mentioned above, the Manor House itself is owned by the Henry Smith non- Education Trust whilst the main development site is owned by the Henry Smith Education Trust. Each Trust has different objectives which must be strictly adhered to under the guidance of the Charities Commission. In effect the Manor House development would be realised largely on the back of the sale of the Education Trusts site. The Education Trust needs to satisfy the Charities Commission that they are acting within the terms of their constitution. Specific factors which are relevant to this scheme are, **a)** - that the Trust must seek to maximise the value of its assets ie get the best consideration for its land, and **b)**,- it can not use any of its income or assets for purposes which do not further its educational objectives.

4.4 In this particular instance, and whilst it is a matter for the trust and the Charities Commission to determine, it would appear that **b)** could be satisfied by the fact that the actual land value would reflect the planning gain requirements which would be 'netted off' the actual tender price rather than being received by the trust. In relation to **a)** – this goes back to what is considered to be a reasonable contribution in terms of planning gain, which would need to assessed in discussion with the local planning authority. In addition, there is an argument to be made to the effect that the value of the Education Trust's land would increase as a result of the Manor House being refurbished from its current derelict state and an additional contribution towards the restoration could reflect this.

4.5 iii) **–support from Hartlepool Borough Council–** to realise the recommended scheme the report suggested that the Council would need to contribute up to £11k in revenue for a period of 10 years to support the running of the building through the early years. The consultants indicate that the scheme would help realise several Council objectives, including tackling a key untidy building, achieving the Townscape Heritage objective, supporting the continued regeneration of the Headland and supporting community development and empowerment. The Council would need to decide whether or not it would wish to prioritise this scheme for support, or perhaps to support the scheme in another way.

4.6 Balanced against this, the Council will need to consider not only the financial implications of the scheme but also how it relates to other policy decisions. Within this context, it should be noted that HBC officers consulted as part of the study, whilst recognising the regeneration benefits of the overall proposal, have expressed some reservations around the community use element of the scheme bearing in mind recent efforts to consolidate such uses within the Borough Buildings and the potential ongoing running costs.

4.7 iv)- **grant support-** A THI grant of £200k has been earmarked towards the Manor House building and the Heritage Lottery has indicated that they will largely judge the success of the overall Headland THI on the delivery of the Manor House refurbishment. The grant is open until the end of March 2008 and could be extended but availability of this fund is very much dependent upon clear progress being made over the next few months.

4.8 A Single Programme scheme involving infrastructure improvements around the site and the Heugh Battery is being prepared which is linked to the Friarage site being developed. There will be a strong expectation of that fund for the Council to provide some financial contribution towards this scheme and it may be that any support given towards the Manor House proposal would help satisfy this requirement.

5 SUMMARY

5.1 The consultants have identified a potentially deliverable scheme that could satisfy the objectives of the non Education Trust to provide or help provide social welfare, recreation and/or leisure facilities, delivers a refurbished Manor House and enables the surrounding site to be developed. Further work will be required in order to refine and progress the scheme within the tight timeframe available to secure the THI grant fund.

5.2 The realisation of the scheme will require the support and cooperation of all parties and both Trusts are currently considering their responses to the Study. There are, however, issues still to be resolved, particularly around what is a reasonable contribution that could be expected from the adjacent development site. This will require an assessment of the planning gain requirements compared to the overall scheme cost and will also require the Education Trust to be satisfied that they are realising maximum benefit from their assets and acting in accordance with their charitable objects. In the context of the above, there are some reservations about the scale of the development proposed for the Manor House site, particularly whether it is reasonable for the adjacent development to support such a size of extension, and it may be necessary to reduce this. Balanced against this will be the need to secure a useable community facility. The resolution of the above issues will help determine the extent of the final scheme.

5.3 The study refers to a need for some public subsidy toward the operation of the proposed community facility involving a contribution from the Council and Cabinet's views on this is requested.

6 RECOMMENDATIONS

The views of Cabinet are requested.

6.7

CABINET REPORT
24 July 2007

HARTLEPOOL BOROUGH COUNCIL

Report of: Chief Executive

Subject: PROGRAMME MANAGEMENT REQUIREMENTS

SUMMARY

1. PURPOSE OF REPORT

The purpose of the report is to advise Cabinet of the need for programme management capacity within the Council and request approval to address this issue.

2. SUMMARY OF CONTENTS

In order to effectively meet future challenges, it is necessary for the Council to take appropriate steps to address current capacity issues. The report sets out those challenges, together with the proposed measures required to drive forward the Council's change programme, by the appointment of two temporary programme managers.

3. RELEVANCE TO CABINET

Failure to endorse the report's recommendations could have a detrimental effect upon the authority's ability to drive forward the change agenda and secure efficiency gains.

4. TYPE OF DECISION

Non-key.

5. DECISION MAKING ROUTE

Cabinet, 24 July 2007.

6. DECISION(S) REQUIRED

(a) Cabinet agree to the appointment of temporary programme managers.

(b) Cabinet agree to fund the appointments from the Way Forward Reserve to a maximum of £60,000.

Report of: Chief Executive

Subject: PROGRAMME MANAGEMENT REQUIREMENTS

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1. Purpose of Report

1.1 The purpose of the report is to advise Cabinet of the need for programme management capacity within the Council and request approval to address this issue.

2. Background

2.1 Cabinet previously considered the need for a significant increase in the level of efficiencies. That report also highlighted the need to prepare a future Business Transformation Programme arising from the Local Government white paper last year. In addition, the Council needs to expand its procurement work programme, as has previously been highlighted in the Procurement Strategy.

2.2 Cabinet have also considered the needs of meeting the Building Schools for the Future programme and have previously approved resources to help meet the programme management needs of that particular work theme. An important part of the BSF programme is a major review of the Council's non-schools assets and how the extended schools concept might be incorporated into the tight BSF timescale. Existing resources will not allow this to be undertaken within the necessary timescale.

2.3 Business Continuity is a key issue for the Council. This is progressing for the Council's own departments but needs to be further developed and extended to cover the Council's major partners, particularly in relation to elderly care, with a need to effectively co-ordinate the plans of individual partners.

2.4 The Council has no capacity for programme management and often relies on the expertise of individual officers within departments to deal with new challenges. Given the scale, complexity and importance of these issues this is not a tenable solution.

3. Areas of Work and Timescales

3.1 Set out below are the key areas of work together with further details of the range and complexity of projects.

Efficiency Projects

- Further develop a Business Transformation Programme
- Establish new projects and integrate with relevant ongoing projects to deliver efficiency strategy
- Ensure cross departmental links are made across departmental projects
- Coordinating corporate projects
- Contact centre integration
- Explore shared service development internally and externally
- Development and coordination of Home and Mobile working

Asset Management

- Link HBC's Accommodation Strategy with the changing shape of the authority as a result of efficiency projects.
- Accommodation Strategy linking across Hartlepool including partners and the Voluntary Community Sector.
- BSF and extending schools – coordination of development

Procurement

- Contributing to a Sustainable Procurement Strategy linking procurement and how we work with social, economic, and environmental benefits across the Council and our partners
- Seeking innovative and more effective ways of delivering services
- Corporate Project tracking

Business Continuity

- Linking plans of partners into a framework

3.2 In terms of timescales the links required with Building Schools for the Future are particularly critical and need to be addressed before the end of the current financial year. In relation to the other aspects this will form an increasing part of the Council's workload over the next three years. At this stage it is anticipated that programme management skills are the main requirement to enable the development of the various interlinked programmes. Later the emphasis will change to one of project management.

3.3 At this stage it is assessed that there is a need for two programme managers working for 6 months to meet the developmental needs of the above. This will subsequently need to be reviewed and the skill sets required are likely to change to require greater and more detailed project management skill with correspondingly less of the higher developmental skills. This is not addressed in this report and will need to be reconsidered later in the year when the programmes have been more adequately developed.

4. Staff Requirements

4.1 Two temporary appointments are required working for a minimum of 6 months to meet the various critical paths. The Council in relation to the Tall Ships and the Building Schools for the Future programme has recently had experience in this area and it is proposed that a similar format be followed.

4.2 In assessing the complexity of the tasks and the likely skills needed to undertake the developmental nature of the tasks a similar level of grading is required. Building Schools for the Future and the Tall Ships posts are both based on PO22 circa £47,000 pa with an additional market supplement for the Building Schools for the Future post.

4.3 On the basis of no market supplement the funding required for two six-month appointments would be £60,000 inclusive of oncosts and advertising. This can be funded from the remaining uncommitted balance on the way forward, which is currently £80,000.

4.4 These will be key posts and they will need to work closely with Directors/Chief Officers and myself. The posts are accountable to myself to ensure appropriate corporate focus on achievement but operationally will work closely with the Chief Financial Officer in relation to the efficiency/business continuity themes and the Head of Procurement and Property Services for Asset Management and Procurement.

4.5 One programme manager will be responsible for:-

- further driving and implementing the corporate Business Transformation Programme, with support and challenge to departments to secure maximum gain.
- monitoring and challenging the delivery of efficiency projects.
- mentoring/ facilitating / advising departments on the undertaking of business process improvement reviews.
- engagement with external partners and stakeholders on the further development of the Council's business continuity arrangements.

4.6 The other programme manager will be responsible for:-

- developing and driving procurement workstreams to secure the delivery of achievable efficiencies with support and challenge to departments to secure maximum gain.
- evaluating and developing new programmes for commissioning and procuring services.
- co-ordinating the development and implementation of a revised accommodation strategy with linkages to BSF / extending schools and with outside partners and organisations.

5. <u>Conclusions</u>

5.1 The Council is developing a progressive business improvement programme and seeks to strengthen its approach to the way in which it is delivering services.

5.2 The Council needs to increase its capacity in this area if it is to effectively meet the future challenges in particular in programme development and management. It is anticipated that capacity will be required for at least 6 months and that two posts for this timescale will be required. After this period, the arrangements will need to be reviewed and further additional capacity may be required albeit with slightly differing skill sets.

6. <u>Recommendations</u>

6.1 Cabinet agree to the appointment of temporary programme managers in line with paragraph 4.5 and 4.6 above.

6.2 Cabinet agree to fund the appointments from the Way Forward Reserve to a maximum of £60,000.