

REGENERATION AND LIVEABILITY PORTFOLIO

DECISION SCHEDULE



HARTLEPOOL
BOROUGH COUNCIL

Friday 21st October, 2005

at 10.00 am

in Committee Room "A"

The Mayor Stuart Drummond responsible for Regeneration and Liveability will consider the following items.

1. KEY DECISIONS

- 1.1 Tees Valley Living - Sub-Regional Housing Market Renewal Strategy - *The Director of Regeneration & Planning Services*
- 1.2 Rossmere Neighbourhood Action Plan – *The Head of Regeneration*
- 1.3 Safer Stronger Communities Fund: The Neighbourhood Element – *The Head of Community Strategy*
- 1.4 Neighbourhood Renewal Fund (NRF) Programme 2005-06 – *The Head of Community Strategy*
- 1.5 Neighbourhood Renewal Fund (NRF) Programme 2006-08 – *The Head of Community Strategy*

2. OTHER ITEMS REQUIRING DECISION

- 2.1 Remit and Membership of Conservation Area Advisory Committee – *The Director of Regeneration and Planning Services*

3. ITEMS FOR INFORMATION

- 3.1 None

4. ITEMS FOR DISCUSSION

- 4.1 None

5. REPORTS FROM OVERVIEW OF SCRUTINY FORUMS

- 5.1 None

EXEMPT ITEMS

Under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in the paragraphs referred to below of Part 1 of Schedule 12A of the Local Government Act 1972 as amended by the Local Government (Access to Information) Act 1985

6. KEY DECISION

- 6.1 None

7. OTHER ITEMS REQUIRING DECISION

- 7.1 None

REGENERATION & LIVEABILITY PORTFOLIO

Report To Portfolio Holder

21 October 2005



Report of: The Director of Regeneration & Planning Services

Subject: Tees Valley Living - Sub-Regional Housing Market Renewal Strategy

SUMMARY

1.0 PURPOSE OF REPORT

To describe and seek endorsement of the draft Tees Valley Living Housing Market Renewal Strategy. This is attached as Appendix 1. Some textual amendments, which have been forwarded to Tees Valley Living for inclusion in the final version, are also attached, as Appendix 2.

2.0 SUMMARY OF CONTENTS

The report provides a brief overview of the development and content of the Strategy.

3.0 RELEVANCE TO PORTFOLIO MEMBER

The Strategy has key relevance to Regeneration and Liveability.

4.0 TYPE OF DECISION

Key. Tests (i) and (ii) apply.

5.0 DECISION MAKING ROUTE

The Portfolio Holder at his meeting on 21 October 2005.

6.0 DECISION(S) REQUIRED

That the Tees Valley Living Housing Market Renewal Strategy is endorsed as the core document supporting future bids for Housing Market Renewal funding, from both the North East Housing Board and the Office of the Deputy Prime Minister, as described within the report.

Report of: The Director of Regeneration & Planning Services

Subject: Tees Valley Living - Sub-Regional Housing Market Renewal Strategy

1. PURPOSE OF REPORT

1.1 To describe and seek endorsement of the Tees Valley Living Housing Market Renewal Strategy. The Strategy will be used to inform and support bids for housing market renewal funding that have been made available from both the North East Housing Board and the Office of the Deputy Prime Minister for the period 2006-2008, and will be developed to provide the platform for future funding bids thereafter.

2. BACKGROUND

2.1 Tees Valley Living (TVL) was established during 2003, developing out of the sub-regional housing market restructuring partnership established between Tees Valley Partnership, the 5 local authorities, the Home Builders Federation, Darlington Building Society, local Registered Social Landlords and others as a response to the phenomenon of low demand and housing market failure.

2.2 The TVL Board first met in May 2003, and subsequently appointed a full time Director and Strategy Manager to undertake two principal functions – firstly to prepare a strategy for Housing Market Renewal (HMR) in Tees Valley and secondly to lobby for resources for implementation.

2.3 Since this time Hartlepool has had appropriate representation on both the Board and Executive groups of Tees Valley Living, and has contributed significantly to the development of the Strategy that is the subject of this report (attached as Appendix 1).

2.4 The Strategy provides a vision for housing market renewal in Tees Valley to 2021, one whereby transformational change will have been achieved in the urban core areas of Tees Valley, and sustainable, diverse, and mixed communities will enjoy a range of good housing opportunities such that they will be able to trade up in their local areas without moving out.

2.5 The document itself provides a comprehensive account of the context and history of the emergence of the low demand housing problem, and

includes reference to the Centre For Urban and Regional Studies report of 2002 that first quantified the potential scale and location of this across the North East. It includes coverage of the wide-ranging evidence and research base that Tees Valley Living has developed since its inception, and sets this within the strategic context for the region as a whole in terms of key linkages to other strategies and plans, for example the Regional Spatial Strategy, Regional Economic Strategy and The Northern Way. The Strategy analyses the evidence base in terms of drawing out the key drivers of low demand and housing market failure, and outlines the proposed future housing market renewal programme for Tees Valley, including that within Hartlepool. Further sections cover proposals for effectively monitoring the implementation of the Strategy, the management of risk, and Governance issues. Supplementary information includes further detail around community consultation and engagement, the role of Registered Social Landlords and the Housing Corporation, and support and assistance for residents in the market renewal area.

- 2.6 It was agreed at a recent meeting of the Tees Valley Executive that each local authority would secure endorsement of the Strategy to ratify its status prior to submission to the Regional Housing Board and Office of the Deputy Prime Minister as part of the bidding process.

3. FINANCIAL AND RISK IMPLICATIONS

- 3.1 On 31st May 2005 the North East Regional Housing Board (RHB) confirmed that it intends to allocate the sum of £23m to Tees Valley Living for HMR purposes from April 2006 to March 2008. An implementation prospectus for the 2-year programme is required to be submitted by the RHB to the Office of the Deputy Prime Minister (ODPM) on 31st October to access this funding, and the Strategy therefore includes this at section 7, as part of an overall 15-year strategic vision.
- 3.2 The RHB recently announced the next round of funding (also covering the period April 2006 to March 2008) from its Single Housing Investment Pot (SHIP), a proportion of which is ring-fenced for housing regeneration projects. The RHB has welcomed bids from sub-regional partnerships, and accordingly Hartlepool, Middlesbrough, Stockton and Redcar Councils have worked together on a bid submitted through Tees Valley Living for SHIP resources to compliment the funding outlined above.

- 3.3 Following extensive negotiations between the various local authority partners, the Tees Valley Living Board has agreed upon a proposed split of resources as set out within the table below:

| Tees Valley Market Renewal Bids 2006-2008 | | | |
|---|-------------------|-------------------|-------------------|
| Project | 2006-07 | 2007-08 | Total |
| Central Hartlepool | 3,750,000 | 6,250,000 | 10,000,000 |
| Central Middlesbrough | 6,000,000 | 7,000,000 | 13,000,000 |
| South Bank | 4,750,000 | 5,250,000 | 10,000,000 |
| Central Stockton | 3,000,000 | 7,000,000 | 10,000,000 |
| Total | 17,500,000 | 25,500,000 | 43,000,000 |

- 3.4 It is important to note that these amounts include both the ODPM grant resources (as per 3.1), and SHIP elements of available funding (3.2). The TVL Director confirms that the RHB has received other bids for this element of SHIP from other regional partnerships as well as from TVL, and consequently there may be some variance to final amounts of resources that become available following a final decision on allocations. Your Officers will need to ensure that any changes to the overall allocation will be reflected proportionately in terms of their impact upon each individual authority.
- 3.5 Once details regarding allocations and the basis of funding are known, an assessment of resulting revenue costs will be reflected in the budgetary strategy. Because of the way the funding system works, capital costs incurred in 2006/7 will not have a full year revenue cost until 2007/8, and will be addressed within the overall strategy accordingly.
- 3.6 The allocation for Hartlepool will support ongoing and potentially additional housing regeneration work currently underway in the north and west central parts of the town.
- 3.7 In terms of risk factors, these are negligible in terms of the decision to endorse the Strategy. Such endorsement will indeed add weight to Tees Valley Living as part of the bidding process.

4. RECOMMENDATIONS

- 4.1 That the Tees Valley Living Housing Market Renewal Strategy is endorsed as the core document setting out the sub-regional approach for effectively addressing housing market renewal and supporting future bids for funding available for housing regeneration.

APPENDIX 1**TEES VALLEY LIVING HOUSING MARKET RENEWAL STRATEGY
SEPTEMBER 2005****Table of Contents****Preface****1. INTRODUCTION****Purpose of the Document****TVL established****2. CONTEXT AND HISTORY****Low Demand****The CURS report****Tees Valley context****3. THE EVIDENCE BASE****Baseline study****The Neighbourhood Vitality and Viability Index****Housing Market Assessment****Sub Regional Housing Strategy****Housing toolkit****Heritage and Design Study****Black and Minority Ethnic group housing needs study****Governance and Delivery study****Gap funding models****4. STRATEGIC CONTEXT****The Northern Way****North East Regional Strategies****Tees Valley Sub Regional Strategies****5. THE KEY DRIVERS OF LOW DEMAND AND HOUSING MARKET
FAILURE****Analysis of evidence base****Secondary drivers****6. THE HOUSING MARKET RENEWAL PROGRAMME****Vision****Aims and Objectives****Development principles****Areas of Major Intervention****Multi-dimensional, Long term and cross sectoral approach****Public/Private Investment****Programme time line****Council based initiatives****Hartlepool****Middlesbrough**

**Redcar & Cleveland
Stockton on Tees
Programme Rationale**

7. THE TWO YEAR IMPLEMENTATION PROSPECTUS

Immediate Intervention

Hartlepool

Middlesbrough

South Bank

Stockton on Tees

8. MONITORING THE IMPLEMENTATION OF THE STRATEGY

The role of the Tees Valley Joint Strategy

The evolving Tees Valley database

Measurable outputs

Outcome measures

Project Commissioning and Appraisal

9. RISK MANAGEMENT

External risks

Internal risks

Measurement of risk

Risk Identification Table

10. GOVERNANCE

Existing structures and regeneration activity

HMR in the Tees Valley sub region

Strategy Development

Intervention consistency

Project Commissioning and Appraisal

Lobbying and public relations

Terms of Reference for the Partnership Board

Board Structure and Membership of Sub groups

11. SUPPLEMENTARY INFORMATION

The Shape of the Programme

Possible Interventions/Tools to Aid Intervention Programmes

Existing Initiatives

Resources

Community Consultation and Stakeholder Engagement

Registered Social Landlords and the Housing Corporation

Adjacency and Displacement

Support for People

Assistance to Residents in the Market Renewal Area

Housing Related Assistance in the Private Sector

Assistance for Private Sector Home Repair and Improvement

Neighbourhood Management

APPENDICES**Appendix 1 Pathfinders in Facts and Figures****Appendix 2 Neighbourhood Profiles****List of Core Documents****CD1 Low Demand Housing in the North East of England - Centre for Urban and Regional Studies, University of Birmingham 2002****CD2 A Neighbourhood Vitality & Viability Analysis in Tees Valley – Information and Forecasting Team, Tees Valley Joint Strategy Unit, January 2004****CD3 Tees Valley Housing Market Assessment, Final Report January 2005, - David Cumberland Housing Regeneration Ltd. With Nathaniel Lichfield & Partners Ltd.****CD4 A Housing Toolkit – David Cumberland Housing Regeneration Ltd., May 2005****CD5 Tees Valley Living Governance and Delivery – DTZ Piedad, September 2005****CD6 Draft Sub Regional Housing Strategy for Tees Valley – David Cumberland Housing Regeneration Ltd.****CD7 The Tees Valley Vision – The Tees Valley Partnership, April 2003****CD8 The Tees Valley City Region Development Programme – Tees Valley Joint Strategy Unit May 2005**

Preface

In Tees Valley, since May 2003 we've assembled a robust evidence base which analyses the nature and challenge of housing market failure in the sub-region. The areas to emerge as Housing Market Renewal (HMR) priorities closely match the areas with the highest Index of Multiple Deprivation (IMD) and they are virtually the same as they were in the 1970s. Yet in the intervening decades, Tees Valley has had everything but a Garden Festival in terms of major social, economic and physical regeneration initiatives, including three City Challenges, an Urban Regeneration Company, an Urban Development Corporation, two New Deal for Communities areas, a Neighbourhood Management Pathfinder, Estates Action, Single Regeneration Budget, Enterprise Zones et al. Regeneration continues to be a top priority, but clearly a different approach is needed.

Four of the ten poorest Council Wards out of 8,400 nationally can be found along a five mile stretch of the River Tees at Thorntree, Pallister, St Hilda's and Grangetown. Not surprisingly they also emerged as HMR priorities in our Neighbourhood Vitality and Viability Index (VVI) across all five Tees Valley Districts of Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton on Tees. The VVI put market considerations like average house price trajectory and migrational pattern alongside "quality of life" statistics such as worklessness, income, crime, educational attainment and health statistics to give each neighbourhood a score to determine its VVI rating.

Our Housing Market Assessment shows that the lowest VVI areas are dominated by two single house types – Victorian terraces at higher densities than 100 dwellings per hectare and vast mid 20th century Council estates. They persistently have more people moving out annually than moving in. There has been an economic sorting process going on over 40 years. The areas where the poor and the affluent live have never been so starkly divided. There are many reasons why this should be of concern, but not least of all because escape from poverty is even more difficult if it is compounded by geography.

It is unlikely that these areas will regenerate by themselves. The North East has the lowest regional average house prices and Tees Valley is the cheapest part of the North East. This makes owner occupation relatively easily attainable, so limiting demand for social renting and allowing first time buyers to by-pass the town centre terraces. Two generously provided house types are therefore in low demand.

Since the 1960s growing personal affluence and mobility, rising owner occupation, car ownership and a more home orientated society have changed people's housing aspirations.

These forces contribute to housing market failure in Tees Valley. Locally, other factors determine whether residents leave and an area fails to attract

inward migrants, such as crime and anti-social behaviour, poor school results, stigma, low quality public realm and many private rented properties with a high turnover.

The physical form of the failing areas will be difficult to mould to meet modern aspirations. We believe that transformational change is necessary and overdue. We must learn from past experiences. Intervention areas should receive attention until they become sustainable communities. It may take 10–15 years. Plans need the support and involvement of the local communities.

Reversing four decades of urban flight will not be easy. We will not lure the Tees Valley commuters back from the market towns and villages of North Yorkshire and Durham. What is feasible however, is that the quality of life and the environment of the urban core of the future, could be sufficiently attractive to make it the destination of choice for the next generation. This will not be achieved by a “patch and mend” agenda.

Trend based projections do not present a very optimistic view of the future for Tees Valley. Manufacturing employment fell by 70% from 128,000 jobs in 1971 to 39,000 in 2001. Some industries like shipbuilding disappeared altogether. Others like petro-chemicals, chemicals, steel and heavy engineering changed from labour intensive to capital intensive industries. Much of the Tees Valley urban fabric was built to house the traditional industries’ workforce.

The Government’s “Northern Way” initiative aims to narrow the economic gap between north and south. It identifies six business clusters with genuine growth potential. The Tees Valley City Region has four of the six:-

- Chemicals
- Advanced Engineering
- Logistics (around Britain’s second largest port at Teesport and Durham Tees Valley airport)
- Renewable Energy

They are all high skill, high wage businesses. Unfortunately, few of their employees now live in the urban cores as they don’t meet their aspirations.

Creating sustainable communities involves a wider social mix. The part of the the mix which is missing are the middle and upper income group families. Attracting families will enliven schools and services and will create the next generation of urban dwellers, growing up without the existing prejudices about inner cities.

By 2016 we will have cleared almost 8,000 properties and built 6,500 new homes. Some 13,500 existing properties adjacent to clearance areas will have been improved. In the early years schemes are chosen to honour existing commitments. In future we will commission schemes to fit our vision. A transformational scale is needed. Owner occupation will predominate. A variety of new homes will be available within a relatively small area, which

allows local people to “trade up” without having to move miles. Preference will be given to schemes large enough to support their own facilities like a primary school, local shopping centre, health facilities, amenity areas etc. to successfully rebrand presently stigmatised areas.

Harnessing private investment is the key to achieving transformational change. The public sector needs to create the opportunity. This time, we believe it is more important to get the strategy right, than to know in detail, where the money will come from over 15 years. From 2006-08 we have a £23m capital grant supplemented by the Regional Housing Board’s Single Housing Investment Pot. After that things are less certain.

Reviving the heart of the Tees Valley City Region is important, not only locally but to the success of the Northern Way agenda, narrowing the economic disparities between North and South and hence to UK PLC. We hope that resource distribution in the next few years will continue to recognise this and not concentrate all its attention on London and the South East.

Jim Johnstone
Director
Tees Valley Living

September 2005

SECTION 1. INTRODUCTION

1.1. The Purpose of this Document

1.1.1. Tees Valley Living (TVL) is not a Housing Market Renewal Pathfinder. It has many similarities with the Pathfinders, notably in terms of preparing an evidence based sub-regional strategy for housing market renewal. But it also has significant differences in its progress to date, especially in terms of proposed delivery at local level.

1.1.2. This document will describe the process followed by Tees Valley Living to date. It begins with a description of the local context and the impact of the Centre for Urban and Regional Studies (CURS) report into Low Demand Housing in 2002. In 2003 TVL began the process of gathering evidence to supplement the CURS report and to build up a picture of what is happening in the local housing market at both sub-regional and neighbourhood level. The evidence base was used to define an HMR priority area in Tees Valley which is very similar in scale, profile and character to the designated Pathfinders.

1.1.3. The report will next examine the strategic context for the sub regional HMR strategy. It will need to be aligned with a series of statutory and non-statutory documents at pan-regional, regional and sub-regional level. The HMR proposals will flow directly from these wider perspectives.

1.1.4. Section 5 of the report describes the key challenges for HMR in Tees Valley drawn from the evidence base. The next section presents the vision and objectives identified to respond to the challenges. They describe what the exercise intends to achieve. Development principles have been listed for the Tees Valley Local Authorities to follow as they draw up their detailed neighbourhood action plans. At the end of Section 6 is an account of what the 15 year HMR strategy aims to achieve in the four Tees valley Boroughs and the neighbourhoods within them that will be the focus of most attention.

1.1.5. The two year implementation (2006/08) prospectus is presented at section 7. It should be viewed as the first part of the 15 year strategy. Schemes have been selected for funding which meet predetermined criteria. It acknowledges that there are many schemes already underway within Tees Valley which will make a contribution towards HMR. At present the challenge is to select projects with the greatest impact and to recognise some political realities with regard to resource distribution. The TVL Board have decided to combine the bid to secure the £23m capital grant for HMR in Tees Valley with the bid for funding under Regional Housing Strategy Objective 1 for the Single Housing Investment Pot (SHIP).

1.1.6. Further into the implementation programme attention will shift away from “selection” of projects, towards the “commissioning” of projects which best meet the objectives and principles described in section 6.

1.1.7. Sections 8 and 9 describe TVL's intention's with regard to risk management and governance. The final section is a round-up of supplementary information which relates to a variety of HMR related topics where a consistent approach across the four TV Boroughs is sought.

1.2. Tees Valley Living Established

1.2.1. The Tees Valley Living Board first met in May 2003. They appointed a full time Director and Strategy Manager to undertake two functions – firstly to prepare a strategy for Housing Market Renewal (HMR) in Tees Valley and secondly to lobby for resources for implementation.

1.2.2. On 31st May 2005 the North East Regional Housing Board (RHB) confirmed that it intends to allocate the sum of £23m to Tees Valley Living for HMR purposes from April 2006 to March 2008. An implementation prospectus for the 2 year programme will be submitted by the RHB to the Office of the Deputy Prime Minister (ODPM) on 31st October. All parties concerned however, recognise that sustainable HMR will not be achieved within two years. The implementation prospectus must therefore be seen as the first phase of a 15-year strategy for HMR. The strategy will propose solutions which strike at the root causes or “key drivers” of “low demand” and housing market failure in Tees Valley. It will successfully demonstrate the link between the analysis of key drivers drawn from the evidence base, the objectives to respond to them and the detailed projects, proposals and policies to resolve problems and exploit opportunities.

1.2.3. The Board has comprised representatives of the five Tees Valley councils, local registered social landlords and the private sector in the form of the House (now Home) Builders Federation, Darlington Building Society and Tees Valley Regeneration. The Board was supported by the Housing Corporation, English Partnerships, Government Office for the North East and One North East (the regional development agency).

1.2.4. Funding amounting to £870,000 with contributions from One North East (through the Tees Valley Partnership), the local authorities and registered local landlords and a grant from the Housing Corporation, enabled the appointment of a project team and the commissioning of a programme of research to underpin future policy and strategy aimed at influencing the operation of the housing market.

SECTION 2 . CONTEXT AND HISTORY

2.1. Low Demand

2.1.1. Tees Valley Living has been established as response to the phenomenon of low demand and housing market failure. It is therefore essential to have a common definition of low demand.

2.1.2. Low demand housing areas have some or all of the following characteristics, poor quality houses in owner-occupation; a predominance of rented housing; many obsolescent older properties that may be poorly maintained or have had little investment in modernisation; demographic characteristics that are likely to weaken demand such as concentration of elderly residents, the young or transient sections of the population; a concentration of households that are economically inactive or unemployed and are thus less able to invest in the housing stock or may be unable to own their own property; high levels of multiple deprivation; stigma; high crime levels; a poor environment; a high turnover of population; high vacancy rates and low prices.

2.2. The CURS report (Core Document CD1)

2.2.1. Reporting in 2002, Birmingham University's Centre for Urban and Regional Studies (CURS) concluded that in common with other areas in the North, the North East had been affected by demographic change and economic re-structuring of a type and on a scale that would prompt a corresponding major adjustment in the structure of the housing market. The existing structure of housing provision was argued to be the legacy of previous phases of economic and demographic change and would need to be considerably changed to fit the requirements of the region in the future.

2.2.2. Future demand for housing would be influenced by a projected decline in the level of population and an associated change in the age structure of the population. Between 1996 and 2021 the projections suggested a population decline of 3.5% compared with a growth of 6.9% for England as a whole. The level of growth of the households in the region was very low compared with that for England as a whole, 6% compared with 14.3%. Nonetheless, it was discovered that the net annual increase in housing stock was in excess of the currently projected household growth. Completions of new dwellings were close to the national average, and while demolitions had increased in response to regional housing problems, it was suggested that unless there is planned response in terms of demolitions, re-structuring of the housing market would be likely to involve considerable problems associated with void property, high turnover and tenure transfers which will have an adverse impact on particular neighbourhoods and parts of the markets.

2.2.3. The impact was likely to be badly felt in the social rented sector, which formed a larger proportion of the overall housing stock than in England as a whole, 29% compared with 20%. The region was experiencing changing demand including increasing duration of voids and falling waiting lists. The relationship between the stock of social rented housing, re-lets associated with that stock and the number of households on the waiting lists was a cause for concern in some parts of the region.

2.2.4 Demand for social housing was also being affected by changes in access to owner-occupation and changes in housing aspirations and expectations. Alongside this, evidence relating to house price trends suggested that parts of the older terraced housing stock was also being affected by declining demand. Parts of the region which have a particularly high proportion of such properties are likely to be exposed to the effects of changing preferences and aspirations. Neighbourhoods and districts with a high proportion of private terraced properties are particularly exposed and likely to experience considerable rates of void property, tenure transfer, turnover of population and the symptoms of change associated with these factors.

2.2.5. Regionally, an increase in the level of vacant dwellings was identified. Not surprisingly this was shown to have emerged in the least attractive sectors of the housing stock - large local authority estates of non-traditional construction, pre 1919 privately owned terraced housing without defensible space- and in the areas where out-migration is most likely to exhaust the capacity of the remaining households to occupy the stock.

2.2.6. It was argued that it was not the process of new construction in itself which is the problem- indeed the preferences for newer housing demonstrated by increasing numbers of households would suggest the opposite. Rather it is the lack of integration of new construction with demolition. Low demand provides, in theory at least, the opportunity to replace obsolete older dwellings with new ones. But at present the link is not being made and there is a strong likelihood that this contributes in part to increasing housing surplus.

2.2.7. Against this background, it was concluded that there was a need to develop strategies which will increase the level of owner-occupation throughout the region and introduce a greater diversity of housing supply in different neighbourhoods to provide opportunities and choice for households within the private sector as well as the social rented sector.

2.3. Tees Valley Context

2.3.1. In relation to Tees Valley the CURS report highlighted that 'Teesside' forms the second-largest concentration of dwellings at risk in the Region (60,000). The bulk of dwellings at risk run in a zone through Stockton, crossing the Tees and following the south bank through Middlesbrough and on towards Redcar. This forms a complex and extended area with a mix of social rented and private sector market problems.

2.3.2. The main concentration is in Middlesbrough, with 20,000 dwellings at risk. Slightly more of these are in the private sector (31%) than the regional average, but there is a large group of wards (Beechwood, Pallister, Thorntree, St Hilda's) where the at-risk stock is mainly social rented housing. Middlesbrough has a large stock (around 8,000 dwellings) of two bedroom back of pavement dwellings, which show up as at risk units especially in the Thorntree, Berwick Hills, Grove Hill, Southfield, Westbourne, Park and Gresham wards).

2.3.3. In Redcar and Cleveland, the mix of dwellings at risk is close to the regional average with two thirds in the social rented sector. Grangetown, South Bank, Kirkleatham, Church Lane, and Dormanstown form a concentration of areas at risk along the south bank of the Tees east of Middlesbrough. Coatham in Redcar has a notably different profile with 50% of its dwellings at risk, of which two thirds are owner-occupied and almost 30% in the private rented sector.

2.3.4. Stockton has a similar number of dwellings at risk to Redcar and Cleveland (just over 10,000). Three wards have a high percentage of social rented sector dwellings at risk (Portrack and Tillery, Stainsby, Roseworth), whilst Newtown and Milehouse have higher levels of private housing at risk.

2.3.5. Hartlepool has around 12,000 dwellings at risk, forming a substantial outlier to the main area of market weakness in Teesside. It has a larger than average proportion in the private sector. These are relatively scattered, with a concentration of private sector dwellings at risk in the south (Owton, Park and Rossmere wards), in Stranton ward, and in Brus and Dyke House in the north east of the district, and only one ward (St Hilda) with a strong concentration of problems in social rented housing.

2.3.6. Around 5,000 dwellings are identified as at risk in Darlington, to the west of the main concentration in Teesside. Dwellings at risk in Darlington are scattered and mixed in terms of tenure, with social rented sector problems prominent in Eastbourne North and South and Park East. All in the south of the district, and private sector problems in the Northgate area.

2.3.7. The problems in Tees Valley need to be addressed through concerted and large-scale action rather than through existing tenure and housing based mechanisms and through coordinated action across the whole sub-region. Local authorities and their partners were advised to develop a realistic strategy again involving a reduction in the level of social rented housing provision and action to deal with obsolete pre 1919 private stock. Both of these are likely to result in increased provision of new owner occupied housing.

2.3.8. It is essential that market renewal is set in the context of regional economic and planning frameworks in order to ensure that policies towards the development of the economy are directed towards securing and improving the economic future of the target areas. Similarly, planning framework must be tailored to ensure that development is focused on these areas and that

their regeneration is not undermined by developments elsewhere. In this way, economic development, transport, and environmental policies will provide the necessary inputs to ensure that market renewal areas are sustainable and attractive.

2.3.9. In addition, other key programmes of public spending, including education, social services and health programmes, must be coordinated to ensure that the social infrastructure improvements which are required to make areas attractive to live in are delivered at the right time and in the right place.

SECTION 3. THE EVIDENCE BASE.

3.1. Introduction

3.1.1. The programme included a series of inter-related activities, aimed at developing a better understanding of the character of the sub-region, the operation of the housing market in the context of the complex of settlements making up the area and the likely direction of the market in the absence of planned intervention to effect positive change to realise sustainable communities. The principal components are as follows:

3.2 The Baseline Study

3.2.1. This study aimed to establish a baseline position, in which indicators common across the sub-region describe relevant characteristics of the area in a form that allows for routine and consistent up-dates, so that evolving conditions can be tracked over time. It also included a round up of all the current schemes and proposals within the five Tees Valley Districts which might be regarded as making a major contribution toward housing market renewal.

The table below includes a range of data from within the database that give an indication of the make up of the Areas of Major Intervention at the time of the 2001 Census, at which time concerns were developing over the issue of low demand housing.

3.3. The Neighbourhood Vitality and Viability Index (Core Document CD2)

| Features of Major Intervention Areas in 2001 | | | | |
|--|--------------------|-----------------------|------------|------------------|
| | Central Hartlepool | Central Middlesbrough | South Bank | Central Stockton |
| | % | % | % | % |
| Vacancy Rate | 7.4 | 13.2 | 8.1 | 11.7 |
| Dwelling Mix | | | | |
| Detached | 3.9 | 3.0 | 5.3 | 2.8 |
| Semi | 22.9 | 11.2 | 46.9 | 16.1 |
| Terraced | 57.8 | 72.3 | 38.6 | 50.5 |
| Tenure | | | | |
| Owner-occupied | 49.9 | 48.3 | 38.4 | 39.4 |
| Private rented | 12.8 | 18.7 | 6.4 | 16.1 |
| Social rented | 33.6 | 28.7 | 52.8 | 40.9 |
| Unemployment rate | 5.1 | 5.7 | 6.0 | 5.9 |
| Working age population: | | | | |
| Employed | 56.1 | 45.1 | 46.9 | 48.7 |
| Receiving benefits | 28.4 | 28.5 | 35.5 | 35.4 |
| Never worked since 1999 | 8.2 | 14.1 | 14.5 | 14.4 |
| Lone parents | 11.2 | 11.8 | 15.7 | 12.2 |
| Lone pensioners | 15.8 | 13.4 | 11.9 | 14.9 |
| Households without a car | 52.3 | 56.6 | 53.6 | 57.6 |

Source: ONS Census 2001

3.3.1. The TVL authorised the compilation of a Neighbourhood Vitality and Viability Index (VVI) in December 2003. The VVI is compiled by applying statistical techniques to combine a range of indicators that had been agreed to give a measure of the 'health' in housing terms of defined neighbourhoods across the sub-region. The Index ultimately assumed particular significance in helping to define broad areas within which intervention in the housing market might be necessary. Although the Index identified Central Darlington; Central Hartlepool; Central Stockton; a broad area stretching from West Middlesbrough through Central and East Middlesbrough; South Bank and Grangetown; Central Redcar; and a scatter of other areas as likely to be exhibiting conditions that might give rise to concerns over low demand housing, from the strategic point of view it was decided that neighbourhoods

within Central Hartlepool and the band between Central Stockton and Grangetown should be the focus for further investigation, on the basis among other things that action in these areas would be most likely to influence a change in housing market conditions. (Appendix * explains the methodology behind the calculation of the Index).

3.4. A Housing Market Assessment (Core Document CD3)

3.4.1. The TVL Board commissioned David Cumberland and Associates to prepare a Housing Market Assessment (HMA) in March 2004. It covers the sub-region and the neighbouring parts of North Yorkshire and South Durham to identify housing markets across Tees Valley, their drivers, and how they interrelate; to explore the scale, location and reasons for low demand, and assess what may be the options for effective intervention and what happens if left unchecked; and the identification of household aspirations across all socio-economic groups and the extent to which these are being met within Tees Valley.

Trend Based projection – predicts decline

3.4.2. Key findings of the HMA include the following (references to ‘vulnerable’ areas are to those highlighted as scoring most poorly in the Vitality and Viability Index). The population of Tees Valley is expected to decline over the 25-year period 2003 to 2028. Over the 20 years 2003 to 2023, a decline of 2.4% is expected across Tees Valley; a population reduction of 15% in Middlesbrough and 8.8% in Redcar and Cleveland is expected (principally through net out-migration); increases in population are most likely in Stockton and Darlington (through net in-migration and reflects where new development is likely to be concentrated). The overall population profile is expected to age. ONS 1996-based projections suggest that the proportion of residents aged 60 or over is expected to increase by around one-quarter.

Owner Occupation low in vulnerable areas

3.4.3. The tenure profile is generally similar to that of England although the proportion of social rented stock is 23.4% compared with 19.3% nationally. Levels of owner occupation are lowest in the most vulnerable areas of Tees Valley. Vulnerable areas also have the highest proportion of private and social rented stock in Tees Valley.

50% terraced stock

3.4.4. Relative to England, Tees Valley has a slightly lower proportion of detached properties and flats, and a higher proportion of terraced and semi-detached properties. Of most significance, in vulnerable areas the proportion of terraced stock exceeds 50% and the proportion of flats is highest. In the most vulnerable 10% neighbourhoods (accounting for 23% of all stock compared with 10% across Tees Valley).

High Vacancy rates

3.4.5. The highest proportions of vacant stock are in vulnerable neighbourhoods. More generally, the proportion of vacants across Tees Valley is higher than the regional and national averages and particularly pronounced in Middlesbrough where it is 13% in the central area.

Social rented stock falling

3.4.6. Over the six years from 1998, the tenure profile of Tees Valley has changed. Tenure trends reflect both political (i.e. stock transfer) and structural changes (i.e. demolition and newbuild). The proportion of private sector stock has increased from 73.8% in 1998 to 76.8% in 2003. Correspondingly, social rented stock has declined from 26% to 23% of all dwelling stock; through stock transfer the amount of RSL stock has doubled.

Rise in average prices

3.4.7. House price trends provide a useful barometer of overall housing market activity. Over the past 5 years, house prices in the North have more than doubled from £56,890 (Jan-March 1999) to £123,605 (Jul-Sep 2004), representing a 116.9% increase. Within Tees Valley (Table 3.1) price increases at district level have reflected regional trends in Darlington, Redcar and Cleveland and Stockton (with Stockton having the overall highest increase of 119.9%). However, increases in both Middlesbrough and in particular Hartlepool have been below the regional proportionate increase.

Widening gaps in prices

3.4.8. As well as under-performing against the regional increase in house prices, the disparity between house prices in Hartlepool and Middlesbrough relative to regional prices is increasing. In Q1 1999, the average house price in Hartlepool was 93.2% of the regional average; this has decreased to 68.2% by Q3 2004. Middlesbrough has performed slightly better, although again the disparity between average district and regional prices is growing. In Redcar and Cleveland, prices have remained at 85% of the regional average and in Darlington and Stockton prices have been sustained at slightly above regional average prices.

Net outward migration

3.4.9. Essentially, across Tees Valley, there are largely self-contained core urban centres with established residents, coupled with mobility of higher-income households who are the main drivers in shaping the nature of housing markets within Tees Valley. The 2001 census recorded 10,631 residents moving into Tees Valley in the preceding year. Of these, over half moved into Darlington or Stockton (Table 3.6), around one-fifth into Middlesbrough, with relatively fewer moving into Hartlepool and Redcar and Cleveland.

3.4.10. Around one-quarter of in-migrants originated from Yorkshire and the Humber (particularly neighbouring North Yorkshire) and one quarter from elsewhere in the North East (particularly from County Durham). The remaining half of in-migrants originated from elsewhere in the UK.

3.4.11. Around 12,500 residents were identified as leaving Tees Valley in 2000-01. Of out-migrants, 21.1% moved elsewhere in the North East and 25.5% moved into Yorkshire (notably North Yorkshire). Over half of out-migrants moved elsewhere in the UK.

3.4.12. Noteworthy observations of population movement within Tees Valley based on 2000-2001 population movement include: Identifiable core urban areas of population where people tend to be settled or only move short distances, although usually outward to better areas if they do move. Stockton is the largest net gainer of population (c650) from movement within Tees Valley, driven by out-flows from Middlesbrough and to a lesser extent Redcar and Cleveland. This area has been a focus for new residential development.

3.4.13. There was a net out-migration of around 1,900 residents over the period 2000-01, which included: a net outflow into North Yorkshire, particularly from Middlesbrough and Redcar and Cleveland into neighbouring Hambleton district; longer distance net-out migration (i.e. outside the NE and Y&H) noticeable from people moving out of Darlington, Hartlepool and Stockton; net out-migration from Darlington and Stockton somewhat counteracted by net-inflows from County Durham.

3.5. Housing toolkit and guidance framework (Core Document CD4)

3.5.1. Originally, this research was commissioned to help Local Authorities produce housing needs assessments using a similar methodology to ensure consistency of output. This would allow a sub-regional picture of need to be developed. Shortly after commissioning the exercise, however, a discussion draft on 'Local Housing Assessments' was published by ODPM outlining a more rounded approach to assessing housing need in the context of wider market factors. In the future, local authorities will undertake Local Housing Assessments (LHAs) within which housing needs will be investigated.

3.5.2. A Local Housing Assessment essentially blends together notions of housing need, wider market factors and how these are expected to change over time. Having already completed the Tees Valley Housing Market Assessment reflecting ODPM Guidance, robust information on housing need was required. Once obtained, this could be reported either as a housing needs assessment (for districts and sub-region) or, more usefully, in a Local Housing Assessment drawing together findings from the Housing Market Assessment with district-level housing need information.

3.5.3. Consultants therefore prepared a framework and guidance for Tees Valley Authorities which focuses on how information on housing need should be obtained at district and sub-regional level. This information will ultimately

feed into a Local Housing Assessment for individual districts and combined to produce a perspective on housing need for the Tees Valley sub-region.

3.5.4. A key objective of the guidance is to provide Tees Valley authorities with clear and concise information which will form the basis of tender briefs for external consultants. Tees Valley Councils are currently in the process of jointly preparing tender documents for the necessary work on housing need and ultimate local housing assessments to be carried out. Consultants will be commissioned jointly by partner authorities.

3.6. Black and Minority Ethnic housing needs study

3.6.1. The ethnic profile of Tees Valley broadly mirrors that of the North East although the proportion of Asian/Asian British (particularly Pakistani) is slightly higher. The highest proportion of non-white ethnic groups are located in Middlesbrough (6.3%) and are particularly likely to live in vulnerable neighbourhoods.

3.6.2. Across Tees Valley, the proportion of residents in Black and minority ethnic groups has increased from 2.5% in 1991 to 3.2% in 2001. Of particular significance, the proportion of Asian/Asian British residents has increased by 33.9% across Tees Valley (an increase of 2,873 1991 to 2001), with most of this increase in Middlesbrough and Stockton-on-Tees (although from the data it is not clear whether this is due to natural change or in-migration).

Salford University and Ethnic Minority Services have been commissioned to conduct a study in order that the housing needs of the Black and Minority Ethnic communities are better understood and to examine the role that such households may play in housing market renewal.

3.6.3. To ensure that the sub-regional implications of the Tees Valley Housing Market Strategy, as informed by the range of research referred to above, are fully embraced within future housing policy, the Tees Valley Joint Strategy Unit, with funding from Tees Valley Living, has further commissioned David Cumberland Housing Regeneration Limited to prepare a BME Housing needs study. The strategy will ensure that Regional Housing Strategy is properly interpreted and applied at the sub-regional level and at the same time provide a strategic direction for individual Council's local housing strategies.

3.7. Heritage and Design study

3.7.1. Gillespies were commissioned in March 2005 to examine how best to identify quality townscape that needs to be retained or reflected in new development, and how such lessons can help to stimulate new thinking in the provision of innovative houses and places.

3.7.2. Given the scale of change that will result from proposals arising from the housing market renewal strategy, Tees Valley Living is concerned to ensure that stakeholders address the issue of good design and how the historic environment may influence such design. With its involvement with the

residential environment in particular, Tees Valley Living expects opportunities for innovation in housing design and layout to be fully explored by developers who may wish to be involved in the renewal process.

3.7.3. Where demolition and redevelopment feature as the appropriate intervention to assist market renewal and re-structuring, new development must be carried out to a high standard of design, acknowledging the historic environment as an asset, contributing as it does to an underlying sense of identity and a sense of place, and underpinning social intercourse and economic activity. The objective must be to use history and identity positively and creatively to improve local character and create new places that are diverse and thriving.

3.7.4. Replacement housing, complementary activities or alternative uses must provide what people want, remain relevant, and change the nature and dynamic of the urban areas they affect so that the results of redevelopment and regeneration are beneficial and long lasting. Redevelopment creates the opportunity for a new look at urban form, townscape and the alternative ways towns in the sub-region may develop in the future.

3.7.5. In the context of the above, Tees Valley Living has commissioned architects, Messrs Gillespies to undertake a general assessment of the distinctive qualities of the historic environment in Tees Valley and the factors (physical, environmental, economic and social) that create that distinctiveness. From that basic analysis, an appropriate design methodology will help secure quality design in new development across Tees Valley, incorporating a design framework that will ensure a consistent approach to assessing proposals for development, reflecting historic setting and existing identity, yet flexible enough to allow distinctive character to emerge.

3.8. Governance and delivery vehicles (Core Document CD5)

3.8.1. DTZ Peda were commissioned by the TVL Board in March 2005 to investigate the best possible means of governance to carry the TVL project into its next phase and to ensure that relevant structures are available to deal with decisions as to how best to allocate resources to achieve the optimal beneficial impact on the housing market (the principal conclusions of this exercise are considered in Section 10. below).

3.9. Gap Funding Models

3.9.1. Deloitte were commissioned by the Board in March 2005 to enable alternative assumptions to be tested in order that the most effective use is made of the limited public funding likely to be available for housing market renewal (Some of the business planning decisions described below, will be tested by application of the model).

3.9.2. Ultimately, the majority of the finance required for housing market re-structuring will be invested by the private sector. The process of property acquisition, household relocation, building demolition and site remediation is

costly. Generally, the public sector has shouldered the burden of such up-front costs in redevelopment and regeneration projects, preferring to control the process up to the point of the sale of the site to a private agency, which then becomes responsible for implementation of the redevelopment scheme.

3.9.3. Tees Valley Living is hoping to move to a position involving more reliance on the private sector to lead, or at least stand with the local authorities as equal partners in leading, the process of redevelopment and regeneration. The private sector will share the burden of early costs and risks, with the promise of additional long term profits. In areas suffering low demand, ultimate land values may be low. Where this is the case, land sales will be unlikely to recover expenditure on acquisition and site preparation.

3.9.4. Tees Valley Living has commissioned Messrs Deloitte to develop a model which identifies where and at what level funding shortfalls are likely to occur, so that constructive and persuasive proposals can be put to the ODPM for gap- or top-up funding. The intention is to demonstrate the process by which the minimum public sector requirement can be arrived at and to illustrate how the future returns to the private sector will be sufficient to justify the higher risks that will be inherent in its early involvement in redevelopment/regeneration activity.

3.10. Draft Sub regional housing strategy (Core Document CD6)

3.10.1. The North East Housing Board (RHB) issued its first Regional Housing Strategy in 2003 and has recently submitted its updated strategy to the ODPM. The revised strategy places considerable emphasis on the need to develop a sub-regional, strategic approach in order to reflect local housing markets and to encourage cross-boundary working amongst local authorities.

3.10.2. The Board's strategy is explicit in its intention to move away from a traditional formulaic allocation of SHIP resources in favour of allocations based on agreed strategic priorities. It has agreed that identified sub-regional housing priorities will be used to inform future Single Housing Investment Pot (SHIP) investment decisions.

3.10.3. Anticipating the direction in which the RHB was moving, Tees Valley housing stakeholders agreed the need to prepare a sub-regional housing strategy. The Tees Valley Joint Strategy Unit awarded the commission, with funding provided by Tees Valley Living. A final draft has been presented for consideration by partners.

3.10.4. A range of housing issues is common to each local authority. Factors affecting such issues are not peculiar to any particular authority but tend to extend their influence beyond established administrative boundaries. The objectives of the commission have been to:

- assess the sub-regional context of significant housing issues, both urban and rural; and,
- develop a strategy that highlights where cross-boundary themes cannot be adequately dealt with through the vehicle of the local strategies of individual authorities only, so that across Tees Valley a concerted and co-ordinated approach is adopted to the provision of quality housing for all in appropriate locations and in the numbers required to cater for all needs in sustainable and cohesive communities.

3.10.5. The draft sub-regional housing strategy reflects an appreciation of the changing nature and context of the local economy and has clear links to wider housing and planning policy and current and proposed regeneration and transport initiatives. It has essential links with the draft Regional Housing Strategy (RHS) and 'View: Shaping the Future of the North East' (the draft Regional Spatial Strategy (RSS)), together with an assessment of what may be the implications for future housing policy in the sub-region of the city-region based investment advocated within 'Making it Happen: The Northern Way'.

SECTION 4. STRATEGIC CONTEXT.

4.1. Introduction

4.1.1. Effective housing market renewal will take a holistic approach to the creation of sustainable communities. The HMR strategy must also be seen as the implementation element of the variety of statutory and advisory strategies approved at pan regional, regional and sub regional level. Section 4 of the report looks at the strategic context for the preparation of HMR proposals.

4.2. Northern Way Growth Strategy

4.2.1. “Making it Happen: The Northern Way” is a holistic approach to improving the economic performance of the whole of the North. As such it is a new and innovative approach to regeneration. Although The Northern Way is a non-statutory, advisory document, it is expected to be influential in the preparation and monitoring of the range of statutory regional and sub regional strategies in the three Northern Regions. ONE North East advisers to the Tees Valley Living Board have been instrumental in the process of preparing the Northern Way strategy, while Board members have had a direct role in the drafting of the Tees Valley City Region Development Programme.

4.2.3. Eight city regions, of which Tees Valley is one, are at the heart of the drive to promote faster economic growth. Across the North, six key manufacturing and business clusters are identified with the greatest potential to promote joint working to secure growth. Four of the six are already well represented in the Tees Valley economy i.e.

- Chemicals
- Advanced engineering
- Energy and environmental technologies
- Logistics

4.2.4. Six of the eight city regions already benefit from Housing Market Renewal (HMR) Pathfinder status. Although the Tees Valley is not one of the HMR Pathfinders, the ODPM has allocated £23 million to the North East Housing Board to support housing market renewal initiatives, the Board subsequently deciding that the entire allocation should be directed to the Tees Valley City Region.

4.2.5. The Northern Way Action Plan includes ten investment priorities for each City Region. “Creating truly sustainable communities” assumes a high degree of importance. As will be seen below, the Tees Valley Authorities are already carrying out many projects under this heading. Progress to date has

been driven by funding from the local authorities' own resources, the Regional Housing Board's Single Housing Investment Pot (SHIP), and with contributions from English Partnerships (EP) and such initiatives as New Deal for Communities, Neighbourhood Renewal Fund, and Single Regeneration Budget.

4.2.6. The Northern Way explores how Tees Valley's strengths can be employed to overcome barriers to economic growth and how that growth can be accelerated. In that context, the following are seen as potentially strong drivers:

- increasing economic activity (16,000 additional jobs in past 5 years);
- speciality chemical, steel production and engineering are key industries;
- tertiary education facilities including the University of Teesside with strengths in multi-media and virtual reality; and Durham University's expanding Stockton campus;
- Teesport (one of the UK's largest ports) and Durham Tees Valley Airport (set to expand);
- Good supply of land for development;
- Good road (A1(M), A19, A66) and rail (East Coast Mainline) communications.

4.2.7. The factors holding back the city region include:

- Gross Value Added per capacity 23% below national rate;
- High levels of worklessness;
- Low rates of business start-ups;
- 20% of workforce has no qualifications;
- Limited rail services within Tees Valley and poor rail links with Tyne and Wear and other City Regions.

4.3. Future Economic Growth, Strategic Alignment and Housing Market Renewal

4.3.1. Increasing economic activity rates generally result in increased demand for accommodation through increased household formation rates and an increased ability to realise household aspirations. This is often accompanied with a reduction in demand for social rented stock and increased incidence of low demand and abandonment in less desirable areas. In order to maintain economically active residents, there is a need to ensure that new-build reflects aspirations otherwise increased levels of out-migration may be experienced to areas where appropriate stock is available.

4.3.2. An understanding of the impact of future movements in the economy on housing market renewal and the alignment of renewal initiatives and interventions with strategies for economic change are fundamental to the Tees Valley Market Renewal Strategy.

4.3.3. Although the ODPM Housing Market Assessment Guidance Manual suggests a review of the sub-regional economic context over the past 10-15 years, in the case of Tees Valley this would reflect a period of economic decline and restructuring. For the purposes of the housing market renewal strategy more value has been placed on the assessment of current economic activity and future trends, in particular drawing upon work undertaken in the context of the North East Region by the Centre for Economics and Business Research, referred to below.

4.3.4. At present, Tees Valley reflects the North East profile of industrial activity, although there are considerable variations in activity by district. Darlington closely matches the National profile, with manufacturing a major industrial activity in Redcar and Cleveland. Middlesbrough has the largest proportion of service industries, at 87% well in excess of the national profile.

4.3.5. With the exception of Darlington, unemployment rates are higher than the regional and national average. Average weekly earnings across Tees Valley reflect the regional average, although this is distorted by the higher incomes of residents in Stockton; elsewhere in Tees Valley incomes are lower than the regional average.

4.4. Regional Economic Strategy

4.4.1. ONE North East published the existing Regional Economic Strategy in October 2002. It established a series of objectives including:

- Creating wealth by raising the productivity of all businesses.
- Establishing a new entrepreneurial culture.
- Creating a healthy labour market supported by a skilled workforce.
- Recognising universities and colleges as being at the heart of the region's economy.
- Meeting 21st century transport, communications and property needs.
- Realising the renaissance of rural and urban communities.

4.4.2. During 2005, 'Leading the Way: Regional Economic Strategy - Consultation Document' was published as a preliminary to replacing the existing strategy. It highlights encouraging signs of economic progress in the Region:

- More jobs – between 1998-2003 the number of people in employment in the Region grew significantly from around 930,000 to 1,113,000;
- Lower unemployment – between January 2001 and January 2004 the North East's claimant count fell by 26%, in contrast to an 11% fall seen nationally;
- Greater levels of entrepreneurship – the number of business start-ups in the Region has increased, as has the Region's overall number of businesses;

- Broadband coverage is extensive;
- More new businesses are surviving and thriving – both one and three year business survival rates have improved by over seven per cent since 1993, which is more than in any other region, and the gap between the North East's survival rates and the UK average is narrowing;
- The knowledge economy is growing – the number of technology start-ups has gone from one of the lowest levels in the country to the highest;
- Business confidence is rising – recent business surveys indicate a more positive outlook in the Region;
- Educational attainment is improving – the proportion of pupils in the Region attaining five or more GCSEs at grades A* to C has increased, narrowing the gap with the national average.

4.4.3. Previous econometric forecasts for the regional economy have been based on historic trends. This inevitably shows growth in Gross Value Added persistently well below the national average, a declining population, and little or no employment growth. In essence, the continued use of trend based forecasting would ultimately dictate that the Region plans for decline. Such an approach denies the opportunity to build upon recent success. To move away from planning and policy making on the basis of historic economic trends in the Region, One North East, jointly with the North East Assembly, has commissioned the Centre for Economics and Business Research (CEBR) to develop a set of positive future scenarios for the development of the North East economy, reflecting emerging positive progress and anticipating realistic improvement in economic performance.

4.4.4. Within the context of encouraging recent evidence, a range of 'positive scenarios' for the North East economy were considered, including:

- **Gold scenario:** The North East achieves the UK average gross value added per head by 2016
- **Silver scenario:** The North East achieves an average of 3.4 per cent annual growth in real gross value added in the period up to 2016
- **Bronze scenario:** The North East achieves an average annual rate of growth in gross value added over the period up to 2016 equal to the UK average (2.3 per cent)

4.4.5. The Positive Economic Scenarios have informed the preparation of the North East Regional Spatial Strategy, Regional Housing Strategy, and other associated strategies, creating appropriate linkage between policy and intervention aimed at improving economic performance and the spatial implications of that policy.

4.4.6. Members of the Tees Valley Living Board have been engaged directly in the evolution of the draft Regional Economic Strategy. From the Tees Valley point of view, the draft strategy endorses the economic future of the sub-region anticipated in the City Region Development Programme, developed to complement the Northern Way Business Plan. The programme

envisages positive economic progress as a result of the increasing competitiveness of the process industries sector in Tees Valley; the further development of new energy industries based on emerging hydrogen, biomass, biodiesel and wind energy technologies; expansion of Teesport and Durham Tees Valley Airport; and the contribution of Teesside and Durham Universities to facilitating knowledge transfer to benefit industry.

4.4.7. Of direct relevance to Tees Valley Living is the emphasis the draft Regional Economic Strategy places on the importance of place in promoting regional economic development. Quality of place is seen as an essential element of the attractiveness of the quality of life offer to skilled workers, entrepreneurs and visitors. This includes providing for healthy, safe, and sustainable communities in which to live and work, developing high quality and affordable housing, and facilitating access to high quality environment and cultural assets.

4.4.8. The Region's offer in terms of choice and quality of place is crucial in making the North East a competitive place to do business. The future prosperity of the North East depends on retaining and attracting individuals with the skills, creativity and motivation to generate and sustain knowledge based industries in a globally competitive economy. The aspirations and expectations of such individuals will be different from what can currently be provided, particularly in terms of housing. The lack of choice in the housing market disadvantages existing residents and makes it difficult to retain to attract individuals with valuable skills and qualifications for the Region to prosper. Housing market restructuring is a key objective to ensure the right balance is achieved.

4.5. Regional Housing Strategy

4.5.1. The draft Regional Economic Strategy stresses the need for regional housing strategies to support economic growth, including clear priorities for restructuring the housing market to provide housing that supports economic growth and helps create the conditions within which sustainable communities can evolve and flourish. A balanced housing market providing a good mix of housing size, type and tenure is essential to the creation of sustainable communities and retaining and increasing the Region's population.

4.5.2. A number of core themes underpin the draft Regional Housing Strategy which have a direct relevance to issues facing the Tees Valley city region.

- To **rejuvenate the housing stock** to meet 21st Century aspirations, replacing market failure with high quality housing in successful, cohesive and sustainable communities.
- To ensure the **type and mix of new housing** provides choice, supports economic growth and meets housing needs and demand. This will reflect the diversity of urban and rural communities and the need for both affordable and prestige housing.

- To secure the **improvement and maintenance of existing housing** so that it meets required standards, investing in sustainable neighbourhoods.
- To promote the good management and targeted provision of housing investment to address **specific community and social needs**, including an aging population, the needs of minority communities and supported housing requirements.

4.6. Regional Spatial Strategy (RSS)

4.6.1. The draft Regional Spatial Strategy will set out the long-term strategy for the spatial development of the North East. Key issues for Tees Valley include: the extent to which development within Tees Valley will effect urban renaissance in vulnerable areas; the extent to which population change and redistribution will be affected by future housing development; and how transport infrastructure will be improved.

4.6.2. The need to provide a better quality of housing to meet future needs is established within the emerging Regional Spatial Strategy for the North East, which recognises the need to replace obsolete housing and restructure failing housing markets. RSS will be examined in public in Spring 2006.

4.6.3. The RSS aims to create sustainable communities within the region. The RSS sets out the criteria that should be taken into account when assessing the suitability of land for development:

- the potential contribution of development to the strengthening of local communities and their social cohesion;
- the potential contribution of development to secure by design, crime prevention and community safety;
- the nature of the development and its locational requirements;
- locating development to reduce the need to travel and minimise journey length and fuel consumption;
- concentrating the majority of the region's development within the existing defined urban areas, utilising previously developed land wherever possible, where movement needs can be well served by all modes of transport, in particular walking, cycling and public transport;
- the accessibility of development sites to homes, jobs, services and facilities by all modes of transport, in particular public transport, walking and cycling, and the potential to improve such accessibility;
- locating high trip generating uses and higher density development at transport interchange nodes;

4.6.4. The RSS is clear that the approach to creating sustainable communities is through housing market restructuring. The RSS proposes that the housing market restructuring for the region should include an integrated package of measures which seek to:

- Maximise the improvement of existing properties where sufficient demand for their continued residential use exists;
- Reduce vacancy levels to a regional average of 3% by 2010;
- Increase the average level of demolitions –46,655 demolitions in the region between 2004 and 2021.
- In areas of older high density housing, consider the replacement of housing at lower densities where this would improve the living environment and quality of life and achieve a better mix of housing; and,
- To ensure that in areas adjacent to Housing Market Renewal (HMR) areas, the release of housing land does not adversely affect the successful delivery of HMR strategies.

4.6.5. The need to address the qualitative housing supply, including at the upper end of the market is recognised and is considered necessary to help to retain current (and attract future) residents to the region.

4.6.6. The RSS approach to increasing the level of gross house building is to provide for improvement or replacement of dwellings at the same time as increasing the dwelling stock. It states that the managed release of housing land to meet this future provision is important to ensure that priorities such as housing market restructuring and the development of previously developed sites in sustainable locations are delivered. The RSS states that strategies, plans and programmes should:

- incorporate policies to ensure that the managed release of housing land occurs in accordance with the locational strategy and sequential approach;
- bring forward previously developed land opportunities first, taking account of new previously developed land potential as identified in up-to-date urban capacity studies;
- phase the release of housing land to ensure that there are no adverse impacts on the successful delivery of housing market restructuring and other regeneration programmes; and,
- consider the re-use of employment sites for housing only where they are not required for long term employment use and do not adversely affect any adjacent employment land.

4.6.7. In terms of delivering a Sub-Regional Housing Strategy the RSS clearly supports housing market restructuring. The build rates set out in the RSS will support and facilitate economic change across the North East and help contribute to providing a better mix of housing type and support and assist population retention in areas of growth. The RSS supports the need to tackle low demand housing, through both clearance and replacement but also through improvement if this is identified as the most appropriate local solution.

4.6.8. An additional challenge for the Tees Valley will be to reverse past migration trends. Ensuring that new housing retains and attracts new people

to the Tees Valley is essential to meet economic growth targets. Migration in the past has generally been internal, exacerbating the problems of low demand. There has also been significant out-migration from the Tees Valley to Yorkshire and Humber. The Tees Valley needs to ensure that new housing supply acts as a factor to attract people into the area and reverse the out-migration which has taken place in recent years.

4.7. Summary of the regional situation

4.7.1. Overall, at regional level, the North East needs to go through a process of realigning dwelling stock to meet the needs and aspirations of residents. There is also need to expand the regional economy. Various initiatives are now underway to facilitate these regional priorities. Tees Valley has embraced the notion that change is required and mechanisms are being developed to bring about positive and lasting change in the sub-region which are now discussed in more detail.

4.8. Sub-regional initiatives

4.8.1. The Tees Valley Vision (Core Document CD7) was commissioned by English Partnerships, One North East, and the five Tees Valley Authorities with the aim of raising the economic performance of the Tees valley and improving the quality of life of its people. The lead agency in the preparation of the Vision was the Tees Valley Partnership, set up to administer funds allocated by the Regional Development Agency (One North East) for economic regeneration programmes in the sub-region. The Vision established three strategic objectives:

- the creation of sustainable jobs
- the creation of attractive places
- the creation of confident communities.

The Tees Valley Housing Market Renewal Strategy is well aligned with these objectives and has constructive links with stakeholders and projects aimed at delivery at both the sub-regional and local levels.

4.8.2. Tees Valley Regeneration

An Urban Regeneration Company, Tees Valley Regeneration, was established in 2002 to help achieve the Tees Valley Vision by:

creating irresistible development and investment opportunities and delivering sustainable and meaningful economic activity for the long-term development of the Tees Valley region.

Tees Valley Regeneration is promoting five flagship schemes to drive their strategic objectives forward. Located across Tees Valley, the schemes

collectively offer a range of transformational economic, cultural and residential opportunities and are in the process of being developed.

- **Middlesbrough - Middlehaven**
Reclaimed dock/riverside developments aiming to reposition Middlesbrough and Tees Valley internationally. Masterplan includes offices, apartments, family housing and leisure facilities.
- **Stockton - North Bank**
Extending the town centre along the river Tees with a research-based business park, hotel, restaurant and residential developments.
- **Hartlepool - Victoria Harbour**
Mixed-use community including up to 3,000 homes and new commercial/retail space.
- **Darlington - Central Park**
Close to railway station, landscaped area providing office accommodation, up to 600 apartments/town houses and a hotel and conference centre.
- **Durham-Tees Valley International Airport**
Ongoing investment in airport infrastructure and developments of adjacent sites for airport-related commercial development, hotel and leisure facilities.

The projects at Middlehaven, North Bank, Victoria Harbour and Central Park each include a significant element of new housing and are located adjacent or close to parts of the urban area in which low demand for housing is being experienced. To ensure that initiatives within the Tees Valley Regeneration project areas do not have an adverse impact on the outcome of intervention aimed at housing market renewal in the wider area, and to open up opportunities for increased access to employment and services by households in the target low demand neighbourhoods, close links have been established between Tees Valley Living and Tees Valley Regeneration. Tees Valley Regeneration is represented on the Tees Valley Living Board.

4.9. Tees Valley Structure Plan

4.9.1. The Structure Plan furthers the guidance outlined in RSS by stipulating that there is a need to address the qualitative housing supply and again proposes that this should be done by providing an improvement or replacement of dwellings at the same time as increasing the dwelling stock.

4.9.2. The structure plan acknowledges the potential change of the household structure over the plan period in regards to future house sizes and types but also in relation to the need to provide small scale, high quality, low density housing in some parts of the Tees Valley region. The Structure Plan proposes

that in respect of these potential changes the following issues will need be to be considered:

- A lower than average percentage of good quality medium and larger houses in the existing stock;
- Out-migration of higher income groups e.g. senior managers and company executives, with a corresponding increase in commuting; and
- Potential deterrents to inward investment and the retention of successive businesses if the Tees Valley cannot offer a better range of housing.

SECTION 5. THE KEY DRIVERS OF LOW DEMAND AND HOUSING MARKET FAILURE

5.1. Introduction

5.1.1. The comprehensive evidence base provides objective information to support the theory that the following are the key drivers of housing market failure and low demand in Tees Valley. The strategy will be prepared to explicitly respond to these drivers

5.2. Economic restructuring

5.2.1. Employment in Tees Valley fell from 276,000 jobs in 1971 to 252,000 jobs in 2001. A fall of 8%. The number of manufacturing jobs within the total however fell by 70% from 128,000 to 39,000 over the same period. The sub-regional GDP per head has gone from being in the top five in the UK in 1975 to being in the bottom five in 2005. The steepest loss of traditional manufacturing jobs between 1975 and 1985 triggered a net outward migration of the most mobile, affluent and able people from the sub region. This is still to be reversed. When this demographic trend is coupled with “urban flight” from the inner area, it means that the traditional housing areas have been left with a higher proportion of the unemployed, elderly, those with lower skill/ wages etc.

5.3. Tees Valley’s economic legacy

5.3.1. The industrialisation of Tees Valley in the late 19th Century was very rapid and happened in development surges. This led to masses of high density (often more 100 dwellings per hectare), minimum standard terraced housing, close to the workplace being built to house an inward migration of a largely unskilled manual work force. The extensive Council estates built in the “economic boom” years of the 20th Century, have followed a similar pattern.

These large areas with a limited range of housing on offer are the least popular destination for inward migrants.

5.4. A Polycentric conurbation

5.4.1. The Tees Valley City Region has a population of 875,000 people, almost half of whom live within the Teesside conurbation – Middlesbrough, Stockton and Redcar. It displays a polycentric settlement pattern based around the Teesside conurbation and the main towns of Darlington and Hartlepool and includes the Borough of Sedgefield. The sphere of influence extends from Peterlee in the north, to Northallerton in the south and from Richmond in the west, to Whitby in the east. There is no single dominant destination in the way that Newcastle dominates Tyneside or Leeds dominates West Yorkshire. This contributes to its free flowing traffic network. Tees Valley now has the fastest moving traffic of any conurbation in the UK. This helps to make long distance commuting a feasible alternative to living in the conurbation.

5.5. Urban flight continues

5.5.1. In the household survey within the Housing Market Assessment 30% of Tees Valley residents who expect to move in the near future would like to move to North Yorkshire due to a perceived better quality of life. More than 30 years of net outward migration has left parts of the inner area with extremely vulnerable characteristics and concentrations of poverty. Escape from poverty is even more difficult when compounded by geography. The high deprivation of the inner area is a major challenge for the sub region. The unpopular areas also have very localised movement patterns, with very few inward migrants. They will not therefore regenerate themselves.

5.6. Low pressure market

5.6.1. The North East has traditionally had the country's lowest regional house prices. Tees Valley is the cheapest sub region of the North East. This makes owner occupation relatively attainable, which in turn lessens demand for social renting and enables first time buyers to by-pass town centre terraces. Two very generously provided housing types are therefore subject to a lessening demand.

5.7. High annual build rates

5.7.1. Tees Valley for many years has had a relatively high annual build rate compared to its household formation rates. This has only recently resulted in low demand for the weakest stock. New build rates have fluctuated over the last decade from 1,500 new dwellings pa to 1,700pa in the most buoyant markets. In most years approximately half of all new building has taken place in Stockton Borough. The large-scale peripheral new housing development is very popular, notably Ingleby Barwick. Correspondingly there has been very little new building at the heart of the conurbation. It therefore has a limited range of property choices to offer the modern customer. Large areas of

peripheral new building have had the effect of redistributing local population by meeting modern aspirations and in turn creating high degrees of vitality and viability. A traditional response might have been to slow down new build rates in order to drive people back to older areas. Replacement rather than additions is the solution.

5.8. Failed regeneration Initiatives

5.8.1. Some areas have been significantly improved as places to live, by regeneration schemes such as the Moorfields development at Firth Moor in Darlington or the Norton Grange development in the former Blue Hall Council estate in Stockton. But for the most part 30 years of short term, funding-driven responses, have regenerated “people” not “place” and have soaked up hundreds of millions of pounds of public resources. The vast majority of priority areas to emerge from the V&V index would have been highlighted by a similar exercise in the 1970s.

5.9. Changing Aspirations

5.9.1. Over the past 40 years growing personal affluence and mobility, the rise in owner occupation, car ownership, more attention given to home interiors, home entertainment, garden design etc. have contributed significantly to the unpopularity of many of the conurbation’s housing areas and limits their prospects for regeneration.

5.10. Secondary Drivers

5.10.1. The list above outlines the principal forces at work behind housing market failure in Tees Valley. At a local level there are a number of secondary drivers which will determine whether local residents choose to leave an area and the area subsequently fails to attract inward migrants. These are high levels of crime and anti-social behaviour; poor results at local schools; stigmatised areas; low quality of public realm and levels of maintenance; high proportions of properties let by private landlords with a high turnover of tenants.

SECTION 6. THE HOUSING MARKET RENEWAL PROGRAMME

6.1. Vision

6.1.1. By encouraging intervention which has a beneficial influence on the impact of such drivers on the operation of the housing market in Tees Valley the following Vision will be achieved by the Tees Valley HMR Strategy;

By 2021 transformational change will have been achieved in the urban core areas of Tees Valley. They will have a network of sustainable communities which have a broad social mix and a range of housing giving opportunities to trade up in the local area without having to move out..

6.2. Explanatory Note

6.2.1. The Tees Valley housing market will be made up of a network of sustainable communities which exhibit a high degree of vitality and viability. No one is seriously disadvantaged by where they live. Stigma and prejudice no longer applies to the core of the conurbation. They offer a a variety of house types from starter homes to detached properties. The neighbourhoods serve the needs of the new regional economy. There is a mix of tenures in small areas, but owner occupation and shared equity predominate. The inner urban areas are seen as attractive places to live by both local people and inward migrants into Tees Valley. The individual neighbourhoods have a cross section of the local population, which includes upper and middle income group families.

6.2.2. Elsewhere in the inner urban area, older property outside the intervention areas have been revitalised by decanting residents to them and physical improvements to secure their future. In both areas local shops and services are vibrant and the public realm is well maintained. Educational attainment levels, employment rates and crime statistics are near to the Tees Valley average. It is possible for local residents to “trade up” within their neighbourhood without having to move over long distances. High standards of design in new development have been achieved which has been recognised beyond the Region.

6.3. Aims and Objectives

Key Aim 1: To create sustainable neighbourhoods in areas of current Market Failure.

Objectives:

- To reduce the number of obsolete housing
- To facilitate the development of land for housing in appropriate urban locations.

Key Aim 2: To promote mixed communities in the designated HMR Area

Objectives:

- To provide accommodation which appeals to middle and upper income group families in the urban area.
- To ensure that medium to large scale new developments have a mix of new housing in terms of both type and tenure.
- To provide housing opportunities for the vulnerable, people with special needs etc.
- To foster community cohesion.

Key Aim 3: To ensure HMR activities support the economic renaissance of the region

- To provide new housing which appeals to employees in the predicted growth sectors of the Northern Way City Region economy, in the presently unpopular areas
- To ensure that local communities benefit from the improved employment prospects that HMR schemes bring with them.
- To secure the use of “local labour agreements” in HMR intervention areas.

Key Aim 4: To retain and improve existing neighbourhoods in the HMR Area

Objectives

- To ensure that residents in intervention areas are not directed to areas which may become future intervention areas.
- To use intervention area designations to secure the future of adjacent areas.
- To invest in improvements in neighbourhoods outside the intervention areas but inside the HMR area.
- To annually monitor the changes in Neighbourhood vitality and viability.

Supplementary Aim 1: To ensure local policy and investment supports Housing Market Renewal

Objectives

- To ensure that HMR plans are fully co-ordinated with other areas with other public investment areas such as health, education, public realm etc.
- To encourage Councils LDF documents to favour new housing development within the HMR area over more preferred sites.
- To encourage LDFs to promote replacement dwellings rather than additional.
- To retain relatively high new build rates

Supplementary Aim 2: To use HMR to promote a more positive image of Tees Valley

Objectives:

- To improve the design of new housing developments by vary bespoke design where possible.
- To promote re-branding of failing areas by the provision of a range of housing and other new facilities notably education, retail and health.
- To attract inward migrants to the inner urban areas.

Supplementary Aim 3: To ensure that all neighbourhoods enjoy the best possible accessibility

Objectives

- Ensure all neighbourhoods are accessible by a variety of modes of transport
- Ensure that Housing Market Renewal objectives are recognised in Local Transport Plans

6.4. Development Principles

6.4.1. The TVL Board have agreed that the following principles will influence future development in order to fully address the drivers of change.

Replace obsolete stock

6.4.2. The replacement of obsolete stock should be pursued as a priority rather than matching build rates to household formation rates. It is desirable to break down monolithic blocks of similar property types. The most unpopular areas are confirmed by the evidence base to be areas of small high density “back of footpath” Victorian terraces and extensive 20th century council estates. Resources are to be concentrated into these areas. Building new homes which cater for modern market demand will allow local residents the opportunity to “trade up” without leaving the area.

Attract middle and upper income group families

6.4.3. New developments should contain new homes which attract middle and upper income family groups, into the urban core areas. It is vital to create mixed communities. The elements of the mix which are missing at present are the aforementioned groups. Families are important to ensure that the next generation of urban dwellers grow up without present day prejudices and negative preconceptions about life in the inner area.

Large enough for a mix of properties

6.4.4. It is preferable for new build areas to be large enough to contain a mix of densities including the lower ranges e.g. 25 dwellings per ha. The latter dwellings are more likely to meet modern consumer demand for homes with private gardens and in-curtilage parking on a scale to promote the “mixed communities” described above.

Supporting facilities

6.4.5. The programme should aim to focus its resources on schemes which create large redevelopment opportunities in the HMR priority area. “Large scale” is regarded as being between 500-1000 units. This scale of development allows a greater mix of types and tenure and encourages the provision of a wide variety of supporting facilities ie education, health, retail, recreational, amenity etc. Collectively this will help to rebrand presently stigmatised areas.

Varied packages

6.4.6. It is important to build a variety of new homes in each renewal area from low cost home ownership packages, shared equity, starter homes to large detached properties to allow local residents to trade up without having to travel long distances.

Owner Occupation targets

6.4.7. In the HMR area owner occupation levels are at about 40% and are falling in some areas. Owner occupation should be therefore be the dominant tenure in all redevelopment preferably 80:20 in order to bring the HMR area into line with national averages and to exhibit a more sustainable mix. The ratio should never be less than 70:30. Owner occupation accounts for 68% of the stock nationally. It has also accounted for 90% of all new build for over a decade. It has become the tenure of choice for the majority of people. Neighbourhoods with high levels of owner occupation generally exhibit higher levels of stability and higher vitality and viability. There will however always be a lower level of demand for homes from those for whom owner occupation is not appropriate. New homes for rent should be interspersed with owner occupied homes and not kept in entirely separate neighbourhoods as they have been in the past. Some areas of new build will be intended to house a number of people who are being relocated from intervention areas. In such

instances a lower ratio can be acceptable. Local Authorities are encouraged to promote equity sharing options etc. to ease the transfer process.

Prioritise physical links to successful neighbourhoods

6.4.8. A valid principle to follow wherever possible is that priority should be given, to schemes which link existing successful neighbourhoods into the failing areas. This is considered to be a more successful method of establishing the characteristics of a sustainable neighbourhood in areas of current market failure.

Definition of a “Family Home”

6.4.9. Development briefs should specify “family homes” are required on the majority the development sites. Apartments should be kept to a minimum i.e. no more the 15% of units. Some locations, such as waterfronts, may be more appropriate for apartments. In such instances a higher ratio could be considered, but in general creating sustainable communities is underwritten by building family accommodation where the new residents play a full part in the local community eg. by attending local schools and using local shops and services. A “family home” has 3,4 or 5 bedrooms, has a garden area, in-curtilage parking, has its main dwelling access on the ground floor and is no more than 3 storeys in height.

Greenfield / Brownfield development ratios

6.4.10. No new greenfield planning permissions should be granted on the edge of the conurbation or beyond in Tees Valley before 2016 unless the brownfield / greenfield development ratio rises above 70/30 in any single year. Housing Market Renewal in the urban area is acknowledged as a priority in the Regional Housing, Economic and Spatial Strategies. The Local Development Frameworks produced by Local Authorities should acknowledge this and their policies should promote urban renaissance and demonstrate that their proposals will not adversely affect housing market renewal. Proposals which continue the recent trend of only building homes for the more affluent on the peripheries of the conurbation, should be resisted. A Tees Valley wide cross boundary approach needs to be considered. Tees Valley Living should be a consultee on major residential planning applications.

Prioritise bold and ambitious schemes

6.4.11. Preference will be given to schemes which involve the provision of other new development apart from housing i.e. educational facilities, health facilities, retail and improved transport infrastructure and development., where appropriate. Creating sustainable communities in some of the more challenging areas of market failure may require large scale change, particularly where the “patch and mend” approach has so palpably failed to

make a difference. Bold, ambitious and innovative schemes which renew an area's infrastructure and facilities, should be prioritised.

Sustainability

6.4.12. All new development must adhere to the principles of environmental sustainability as specified in the LDFs.. Attention will also be given at Local Authority level towards establishing a high standard of urban design in both the design of individual dwellings and the layout of the new developments. CABE advice on best practice in urban design will be pursued.

Local Authorities responsible for delivery

6.4.13. Delivery vehicles will be set up by individual Local Authorities to undertake specific tasks in local designated areas over specified periods.

High standard of design

6.4.14. Major redevelopment will be necessary to modernise and diversify the housing offer overall by removing obsolescent dwellings and extending the range of tenures in areas currently dominated by a single tenure .Where demolition and redevelopment feature as the appropriate intervention to assist market renewal and re-structuring, new development must be to a high standard of design with appropriate recognition of the role of the historic environment in creating an underlying sense of identity and a sense of place.

New urban framework

6.4.15. Replacement housing, complementary activities and alternative uses must provide what people want, remain relevant, and change the nature and dynamic of the urban areas they affect so that the results of redevelopment and regeneration are beneficial and long lasting. Such activity offers the opportunity for a new look at urban form, townscape and the alternative ways towns in the sub-region may develop in the future. A fundamental aspect of the market renewal agenda is promoting sustainable communities. This will involve creating attractive environments with strong identities. The challenge is to adapt and improve on the sense of place that already exists and use resources and the quality of the environment already there to create new social and environmental infrastructure that ensures new communities are integrated into the fabric of established communities. The objective will be to improve local character and create new places that are diverse and thriving. There will be an unparalleled opportunity for innovation in housing design and layout and for creating new forms of townscape that respect the past but demonstrate their own contemporary character.

6.5. Areas of Major Intervention (AMIs)

6.5.1. The TVL Board designated an HMR area boundary in January 2005. It was selected from four options. The chosen option contains the majority of the more challenging areas of housing market failure in the urban core of Tees Valley. The largest concentration of neighbourhoods which have the lowest levels of vitality and viability runs from Parkfield in Stockton, through Thornaby in the West, North Central and East Middlesbrough and finally along to South Bank and Grangetown in Redcar and Cleveland Borough. There are two other principal concentrations of housing market failure: Central and North Central Hartlepool and the Coatham/Dormanstown/Lakes Estate area of Redcar. The boundary line has been drawn to reflect market analysis but also to incorporate the boundaries of existing relevant area based initiatives.

6.5.2. Board members observed that whilst the HMR boundary encompasses the most challenging concentrations of market failure in Tees Valley, it by definition excludes some areas of low demand which exhibit many of the characteristics but are found in locations which are not geographically linked to other market failure areas. These areas are:-

- Borough Road and the North Road corridor in Darlington.
- Owton Manor, Hartlepool.
- Hemlington, Middlesbrough.
- The former Ironstone Mining Settlements of East Cleveland.
- Hardwick estate, Stockton.

6.5.3. The future of these areas will be closely monitored in the annual Vitality and Viability Index. The Tees Valley Sub Regional Housing Strategy (as described in para 1.x.x above) may choose to direct its non-HMR resources towards these areas. They are not however the focus of this HMR Strategy. The intention is to concentrate attention and resources over 15 years into the areas where the greatest impact can be achieved and the pervasively negative effects of clustering of market failure can be alleviated.

6.5.4. Table 1 shows a profile of the Tees Valley HMR area in comparison with the five designated HMR pathfinders. It exhibits many similar characteristics. It records a relatively high average house price however due to the fact that the HMR area was drawn to take account of the existing area based initiatives. This did not always focus upon the worst areas of market failure and included some relatively buoyant housing markets inside its boundary eg. the Ormesby and Normanby areas of the Greater Eston study in Redcar & Cleveland. This has distorted the average house price figure in relation to the averages in the Pathfinders. If however the average is only drawn from the “red areas” (which scored a points total in the lowest 20% overall) of the V&VI inside the HMR boundary then the average house sale price is £41,400. As price is the strongest single indicator of market vitality this signifies a relatively fragile market in the TVHMR area.

6.5.5. Outside the TVHMR area there are also several major HMR initiatives which will influence future market performance and vitality across Tees Valley. These are:-

- Moorfields, Darlington
- Hemlington, Middlesbrough
- Brotton Brickyards, Redcar & Cleveland
- Hardwick, Stockton

6.5.6. In the early part of the TVHMR programme the intention will be to direct resources towards HMR schemes inside the HMR boundary which already have some momentum, to ensure that their progress does not stall.

6.6. Multi-dimensional, Long Term and Cross-sectoral Approach.

6.6.1. The Tees Valley Housing Market Renewal Strategy envisages a programme of investment extended over a period of 15 years. Although component elements of the programme include property acquisition, household relocation, demolition, and, where appropriate, the construction of new housing in areas exhibiting market weakness, it is not just about housing replacement.

6.6.2. The strategy is about reversing declining markets; creating markets that will sustain communities without the need for continuous intervention; and ensuring the necessary social and physical infrastructure is in place to support that sustainability. The programme reflects these aims, supporting housing interventions in areas which are characterised by some of the poorest social, economic and environmental conditions, are in eminently sustainable urban locations, and are or will be subject to complementary initiatives relating to economic regeneration, health care, community development, educational achievement and environmental improvement.

6.6.3. Although in certain localities demolition will be a significant feature, a range of financial tools and support measures have been developed to ensure that households affected by redevelopment proposals are compensated sufficiently for the disruption to their lives; are cushioned against financial difficulties; are assisted to achieve or maintain owner occupation if they desire; and are enabled to remain in the improved neighbourhood.

6.6.4. In areas near to where redevelopment will occur, complementary investment in the improvement of retained houses will further arrest decline and prevent the displacement of the effects of low demand beyond neighbourhoods experiencing major intervention.

6.6.5. There is concern that as particular types of property and specific localities have become increasingly unpopular to households seeking owner occupation, the growth of the private rented sector as a result of speculative purchases of that unpopular stock has led to further instability because of the young and transient nature of many subsequent tenants and the anti-social behaviour that is claimed anecdotally to be associated with their presence in a neighbourhood. Private renting has an important part to play in the diversification of the housing offer available to households who may be unable or do not wish to aspire to owner occupation or are not attracted to current

social housing. To ensure that an element of control is exercised over private tenants to avoid the potential for disruption in redevelopment areas or in adjacent neighbourhoods targeted for housing improvements, a system of licensing will be developed, consistent across the sub-region to give comfort to private landlords who may have interests in a number of Council areas.

6.6.6. It is said that owner occupation is increasingly the preferred tenure and that social renting is becoming less popular. With fewer long term vacant properties, improving housing standards, and the role of the sector in accommodating many households as a result of the effects of demolition associated with market renewal initiatives, registered social landlords in Tees Valley may dispute this assertion, considering that there has been a revival of interest in social renting as an alternative to owner occupation. Whether or not the current situation persists into the future, registered social landlords will continue to have a significant role in overall housing provision. The investment already committed to achieving 'Decent Homes' standards in the sector will be complemented by efforts to diversify the tenure mix within the body of stock owned and controlled by registered social landlords.

6.7 Public-Private Investment

6.7.1. Although public subsidy will be required early on in many projects because of low land values and the need to create an element of certainty and confidence in order to stimulate what may initially be limited interest by the private house building sector to become involved in what are often highly stigmatised locations, Tees Valley Living recognises that there will be limited public money available across the period. This has conditioned the manner in which the programme has evolved.

6.7.2. While still reliant on up-front public funding, projects later in the programme will ultimately be expected to maximise the contribution of the private sector, ensuring that communities benefit from the capture and recycling of improving land values. In the early years of the programme there will be a limit to what can be achieved in this regard. Once genuine partnerships develop between developer-builders and the public agencies engaged in market renewal and as the value of land increases as a reflection of the successful outcome of earlier schemes in changing the nature and quality of key areas, the amount of public subsidy required should reduce, as should the need for the public sector always to take the lead in promoting projects. Provided there is a willingness on the part of local authorities to exercise their statutory functions in such as compulsory purchase and there is access to a amount of public funding to add an extra element of certainty, the lead role can devolve to the private sector.

6.8. Programme Time-line

6.8.1. Bearing in mind this basic approach for the long term and to enable a progressive increase in the pace of market change, the Tees Valley Strategy addresses action across the following periods:

Immediate – 2006-2008;

| | | |
|-------------|---|------------|
| Short term | – | 2008-2011; |
| Medium term | – | 2011-2016; |
| Long term | – | 2016-2021. |

6.8.2. Current proposals reflect the greater certainty of schemes in the short term, assuming adequate funding, against those of a longer term nature, for which access to funding is much less assured and in which the level of intervention required may be significantly influenced by the success or otherwise of earlier schemes both locally and potentially from wider afield.

Council Based Initiatives

6.9. Hartlepool

6.9.1. Hartlepool has a total housing stock of 41,400 dwellings, with a lower than average proportion in owner occupation. A large proportion (41%) of the stock is terraced. Benchmarking the Hartlepool stock against regional and national proportions of such stock suggests that there is a notional over-supply of between 4000 and 6000 terraced properties. Levels of detached properties are well below proportions nationally. These structural imbalances present a key challenge for the future.

6.9.2. The original CURS research underpinning the HMR agenda showed that Hartlepool has a high proportion of housing stock that is 'at risk' of low and changing demand (almost 32%), and within that analysis, a total of some 12,000 dwellings. This ranks Hartlepool 3rd highest of the 23 authorities within the north east region as a whole exhibiting such problems, and a close 2nd (to Middlesbrough) in Tees Valley.

6.9.3. Based on the achievement of higher economic growth rates referred to in paragraph ... above, and in its role as a City Region, the Tees Valley is projected to accommodate one quarter of the Region's population growth in the period up to 2021. The attraction and retention of highly skilled workers is viewed as critical to Regional and sub-regional economic success, and both the Regional Economic Strategy and the Regional Spatial Strategy highlight that a large majority of this increase in population will derive from in-migration of highly skilled households over this period. Within this context, Hartlepool is forecast to provide for at least one fifth of this sub-regional increase.

6.9.4. The image and reputation of Hartlepool has gone from strength to strength in recent years as a result of a range of regeneration initiatives. In order to help attract and retain an increasing population, the right housing offer and environmental conditions will be a critical requirement. Housing policy and economic development are inextricably linked within the broader regeneration agenda, and in assisting Hartlepool both fully to contribute to

and benefit from the future economic, social, and cultural renaissance of the Tees Valley.

6.9.5. Hartlepool's strategy for dealing with areas of low demand housing is directed towards the gradual renewal of the central older housing areas, but to widen choice and improve the overall quality of housing on offer, complementary regeneration initiatives based in and around Victoria Harbour, Hartlepool Marina and Central Hartlepool will add to the range and quality of housing available, extend and create employment opportunities, and improve health, education and other service provision. The objective is to pull value into the town centre and its adjoining and surrounding residential neighbourhoods from adjacent affluent areas to the west and from the Victoria Harbour regeneration area. As far as practicable large coherent sites have been identified for redevelopment that are attractive to private developers and can make a significant contribution to the regeneration of the area.

6.9.6. The Central Hartlepool Area of Major Intervention includes in excess of 15,000 dwellings across the central band of the town, from West View in the north down to Belle Vue in the south, and includes a substantial concentration of older terraced property as well as social rented housing areas.

6.9.7. Housing initiatives are being planned on a co-ordinated basis, and current and future regeneration projects dealing with in the order of 1750 homes suffering from low demand within the older housing area fall within the area covered by either Hartlepool New Deal for Communities or the North Central Hartlepool housing area.

6.9.8. Hartlepool New Deal For Communities (NDC) area covers 4,500 households in West Central Hartlepool. Hartlepool Revival, a housing regeneration company, has been set up through a partnership between Endeavour Housing and The Guinness Trust, and following extensive community consultation produced a Community Housing Plan in 2003. The plan proposes significant housing clearance in discrete areas across the NDC area, and replacement with new homes for ownership, shared equity and for rent.

6.9.9. To commence the first phase of redevelopment in the NDC area, Yuill Homes, a local house builder, has been chosen as preferred developer partner in the demolition of 345 dwellings in the Mildred Street and Mayfair Street areas and their replacement with 155 homes for owner occupation, equity share and rent.

6.9.10. In the south of the NDC area, the Belle Vue area contains a mix of back of pavement terraced houses suffering ongoing housing stress, together with Housing Hartlepool (LSVT) stock that requires potentially prohibitive levels of capital investment to achieve the Decent Homes standard. Hartlepool Revival, Housing Hartlepool and Hartlepool Borough Council are currently progressing a master planning and consultations process that will produce an agreed development framework for this area early by early 2006.

6.9.11. North Central Hartlepool is directly adjacent to the NDC area and to Victoria Harbour, a flagship project of Tees Valley Regeneration focused on creating a mixed-use community including up to 3,000 homes and new commercial/retail space. The Borough Council, Housing Hartlepool and English Partnerships are working together in North Central Hartlepool, which covers around 3,700 households. The first phase of clearance involves 267 mainly private, terraced dwellings in a number of streets to the north of Chester Road and west of Raby Road. Property acquisition is well advanced as a result of funding awarded by the North East Housing Board from its Single Housing Investment Pot towards the Tees Valley Demonstration Project, of which the North Central Hartlepool project is a part.

6.9.12. To the east of Raby Road a group of streets (Perth, Hurworth, Turnbull, Grey and Grainger) contain 275 dwellings. In certain streets vacancies exceed 50% with levels continuing to rise, while the overall environmental condition of the area is worsening, despite a robust 'neighbourhood management' process. This area was prioritised in 2004 as the next area of intervention in NCH, and comprehensive redevelopment is strongly supported by the local community.

6.9.13. In order to underpin the sustainability of areas directly adjacent to areas earmarked for clearance and redevelopment, significant additional investment is required to support an ongoing refurbishment and improvement programme, and additional environmental improvements, funded through both grants and equity loans.

6.10 Middlesbrough

6.10.1. Middlesbrough sits at the heart of the Tees Valley City Region. Despite its position as the principal sub-regional centre, there has been a long-term trend of population decline in Middlesbrough, falling from just under 160,000 in the mid 1960's to around 158,000 in 1971 and then to 140,700 in 2001. This decline is attributed to a number of factors. High amongst these is the failure of the older parts of the town, to meet the needs of modern households in terms of type and quality of dwellings combined with the limits on the potential for any suburban expansion.

6.10.2. Within parts of Middlesbrough there is an oversupply of certain types of houses that do not meet aspirations. In its report in 2002, CURS indicated that within Middlesbrough 20,113 (35%) of dwellings were at risk of low or falling demand. In addition, the housing and environmental indices contained in the Tees Valley Vitality and Viability model, show that some of Middlesbrough's neighbourhoods have a high need for intervention to prevent further deterioration.

6.10.3. The average house price in Middlesbrough for the 1st quarter of 2005 was £88,789 compared to the average in the Tees Valley of £ 105,335, in the Northern region of £ 119,581 and in England and Wales of £183,486.

6.10.4. Some of Middlesbrough's poorest areas have recorded static property values or have even reduced in actual value within what nationally has been the most buoyant market in the last 50 years. House prices on recorded sales in St. Hilda's fell by 18% from 2000-03.

6.10.5. Although some of the cheapest dwellings in Middlesbrough are the older terraced properties, a large proportion of first time buyers bypass these properties and choose to access the market via semi-detached properties. There tends to be an over-provision of terraced houses, 37% of the overall stock compared to the national average of 26%. Within the 11,500 pre 1919 terraced, predominantly back of pavement dwellings just south of the town centre, there are significant pockets of high vacancy rates, low prices, increasing numbers of private landlords, lack of demand and little if any long term investment. Middlesbrough has the highest proportion of vacant stock within the Tees Valley and this in turn is higher than the national average.

6.10.6. The over-supply of this type of property in one area is under-mining the sustainability of many of its neighbourhoods.

6.10.7. In terms of decent homes standards, the Gresham ward which is with the inner terraced housing area has 58% of its stock failing and the University ward 54%. The Gresham ward also has 21% of its stock in disrepair with 11% being classed as unfit. Similarly, University ward has 21% of stock in disrepair and 14% unfit. Owner-occupancy in the ward fell by 19% between 1991 to 2001, with a corresponding rise in private rented property.

6.10.8. Over recent decades the Council has played a major role in developing the town centre, attracting major private investment to develop local shopping centres. Bold proposals are also being developed to attract private investment into the heart of the City Region; the ambitious Stockton Middlesbrough initiative will create a new focus for the Tees Valley conurbation. The HMR proposals are integral to the Council's regeneration strategy.

6.10.9. However, physical change must be supported by wider social and economic improvements to ensure sustainable communities. The Council will continue to involve a range of stakeholders, both internal and external in order to rejuvenate communities and develop vibrant, prosperous and sustainable neighbourhoods where people will want to live. The key interventions in Middlesbrough are set out below.

6.10.10. Inner Middlesbrough the declining demand for many of the 11,500 terraced properties in the heart of the town is a major concern in terms of the future viability and vitality of the core of Middlesbrough and associated impacts on its communities. In March 2004, the Older Housing Visioning Study was commissioned to determine the causes of low demand and to recommend courses of action. The study concluded that many of these houses no longer meet the aspirations of an increasingly mobile population and have limited appeal to many of today's new households. It suggested that a minimum of 1500 houses should be cleared to help balance demand/supply of terraced property. This would help re-structure the inner housing market

overall. In April 2005, the Council undertook an extensive public consultation exercise on a vision for both improvement and redevelopment. The intention is to create a sustainable community with good quality housing in a well-managed environment, with good transport links.

6.10.11. In July 2005, the Council's Executive approved the overall vision for older housing area, which includes a comprehensive approach entailing neighbourhood management, housing improvement, business support and housing improvements. It critically includes the clearances of some 1500 properties.

6.10.12. Detailed delivery proposals are being developed and these will include 750 new, high quality, and affordable houses which meet modern aspirations. This will be complemented by investment in remaining properties.

6.10.13. The delivery of the Vision will contribute to a transformation of the core of the town and its ability to achieve economic growth. The area has little heritage value. Consultation within the Older Housing Area has demonstrated considerable community support for the proposals (1)

6.10.14. In **West Lane** which is part of the Older Housing Visioning study area 110 dwellings have already been demolished and the clearance of a further 100 predominantly privately owned pre- 1919 terraced properties will provide a site for a mixed development of 128 high quality housing units. A shortlist of private sector developers has been selected.

6.10.15. Physical change in this area will also be supported by other social and economic improvements to provide a sustainable community in the future.

6.10.16. St. Hilda's - incorporating 284 dwellings of which 80 are privately owned and a variety of commercial properties,, St. Hilda's is an area typified by housing market failure. There are high void levels, abandonment, high levels of private landlord activity and obsolete stock.

6.10.17. In July 2004, the Council announced its intention to re-develop the area as part of the wider regeneration of Greater Middlehaven, a Tees Valley Regeneration flagship project aiming to deliver major redevelopment of the area around the former Middlesbrough Docks for housing, offices, leisure and community use. With funding awarded by the North East Housing Board from its Single Housing Investment Pot, significant activity has already taken place, such as the acquisition of a number of private dwellings, the relocation of over 150 RSL tenants and the demolition of both private houses and commercial property.

6.10.18. North Ormesby - the Council has formed a cross-community partnership to help regenerate the area. Proposals have been agreed with full community endorsement for the demolition of 275 houses and redeveloping the cleared area with 150 new homes for sale and to rent together with a new extra care housing scheme developed through a partner housing association. To date, 218 homes have been demolished, with a further 57 scheduled for

demolition. A housing developer and preferred RSL have been selected. Housing re-development will be complemented by a new medical village, neighbourhood nursery and community centre along with planned improvements to the public realm, placing the market square at the heart of North Ormesby.

6.10.19. Whinney Banks - Central Whinney Banks is being completely transformed with the injection of £50m that will see 407 predominantly former council houses replaced with the construction of 454 new homes for sale and rent. To date 240 houses have been demolished. The redevelopment plans include a new health centre providing primary health care services and also a community hall, gym, sports facilities and public library, creating a sustainable future for this part of West Middlesbrough. This major regeneration scheme is a flagship project of the West Middlesbrough Neighbourhood Trust and involves the redevelopment of a 23 hectare site to the west of Acklam Road.

6.10.20. The site was previously occupied by social housing, a community centre, library and open space and will be redeveloped as a mixed tenure scheme of a similar number of replacement units and enhanced open space. Existing residents are to be re-housed within the area. The community facility is being relocated to the south of the development area. A partnership has been formed between the Neighbourhood Trust and Bellway Homes, who are lead developers for the scheme.

6.10.21. Grove Hill- is a neighbourhood made up predominately of former council houses from the 1930's which are now in the ownership of a RSL. The estate suffers from a high level of void properties, with around 200 homes being empty. There are a large number of Right to Buy properties pepper potted throughout the neighbourhood. Remodelling of the entire estate is being planned, involving extensive consultation, community involvement and the development of a masterplan.

6.10.22. Action will not solely be confined to housing issues such as housing market failure and subsequent renewal but will consider the social, economic and physical intervention necessary to support potential investment and ensure sustainability in the longer term. This will include for example, community facilities, local centres and the provision of educational, cultural and leisure activities. Erimus housing will be investing around £8 million in Grove Hill over the next 5 years and has plans for clearance of its low demand stock.

6.10.23. Hemlington – is an edge of town mixed housing area. However, parts of the neighbourhood are exhibiting problems of low demand for property. Termination and re-let levels in RSL stock in Hemlington have been relatively high throughout the last five years, and are currently estimated at around 25%, compared with the Borough-wide average of 16%.

6.10.24. Significant areas of social rented stock have also been blighted by serious anti social behaviour. While the situation has improved as a result of enforcement action by the local authority, Police and Community Wardens the

area remains stigmatised and displays a multitude of problems. Residents and other key stakeholders will be involved in drawing up regeneration plans with a number of neighbourhood drop-in events planned from October 2005. A preferred regeneration option will have been agreed by March 2006.

6.10.25. The Council, working with RSL partners, is looking to an innovative approach to tackle the HMR problems by developing an integrated approach of neighbourhood planning and the potential to link renewal with development opportunities at the adjoining Hemlington Grange housing site through a joint venture.

6.11 Redcar & Cleveland

6.11.1. Housing market failure in Redcar and Cleveland largely affects pre-1919 stock, although not exclusively. There is particular concern over the market in the South Bank area of Greater Eston.

6.11.2. South Bank is one of the most deprived communities in the Tees Valley, experiencing deep-seated conditions of social and economic deprivation. At the core are over 1000 late 19th Century terraced houses where housing market failure has reached a critical stage – over 35% of properties vacant or abandoned, owner-occupation is falling, and private sector renting has increased. South Bank is part of the wider Greater Eston area, with a population of just under 40,000, which forms the urban, western part of the Borough. The Greater Eston Planning and Regeneration Strategy, produced in 2001, attaches high priority to tackling South Bank's problems as a prerequisite to successful regeneration of the wider area. This work has been further developed through the South Bank Housing Renewal Plan (2004), which was subject to extensive community consultation throughout its preparation. That process is continuing.

6.11.3. The Vision for South Bank is a radical and transformational one, which marks a step-change in regeneration activity. It is founded on an evidence base and planning work developed over a 5-year period. The Project is an integral part of the development of an urban village based on Low Grange, at South Bank. Low Grange is a flagship scheme, which is a blueprint for a sustainable and mixed community, regenerating South Bank (and particularly dealing with serious housing market failure), stabilising and renewing the housing market across the whole of Greater Eston, and building a dynamic growth pole.

6.11.4. The Masterplan for Low Grange is being developed in partnership by the Council and the Lady Hewley Trust, as the two major landowners. It links major housing clearance in South Bank with a range of new developments which are essential to the creation of a well-managed sustainable community – new education facilities (PFI schemes for primary and secondary schools already underway), a health

and social care village to be delivered in 2007/8 through the PCT LIFT arrangements (which will also include a new library, elderly day and residential care, and a one-stop shop for Council services), a new district centre with a major supermarket and a range of other retail and community services (for which there is confirmed commercial investment interest), high quality leisure and recreation provision, and construction of over 900 mixed tenure homes, using innovative and energy-efficient designs, and offering a wide range of housing options in terms of affordability, tenure and equity arrangements. About 50% of these will be needed to meet the re-housing requirements of people displaced by the clearance programme, the remainder will contribute to meeting housing needs over the plan period of the new Local Development Framework.

6.11.5. The programme of housing clearance is progressing with the benefit of over £2.3m of Single Housing Investment Pot monies as part of the Tees Valley Demonstration Project. Over 150 houses are being acquired for demolition in the northern part of South Bank where market collapse has been most severe. The process is being supported by the use of an innovative discount scheme for owner-occupiers, which was very successfully pioneered in the clearance of terraced housing in north Grangetown.

6.11.6. This holistic and sustainable approach to housing market renewal and neighbourhood regeneration has now been recognised by Government in its identification as one of 9 national pilot Demonstration Projects (the only one in the North East) under the Mixed Communities Initiative.

6.11.7. The Initiative represents a new, more intensive approach to renewal in a small number of very disadvantaged areas, where the objective is to secure the transformational change which is needed to create mixed, sustainable communities. In particular, the initiative focuses on:

- creation of neighbourhoods with a mixture of housing types and tenures;
- realisation of long term prospects through market led renewal;
- inclusion of improvements in design, fabric, and management of the neighbourhood environment;
- promotion of local letting policies which address problems associated with intense concentrations of deprivation, and effective housing management; and
- linking action to reduce worklessness, poor educational performance and skills, crime, and poor health.

6.11.8. The nature of the Masterplan for South Bank and Low Grange, its sustainability credentials, and the partnership/investment support in place, all combine to give it the 'step-change' potential which Government is looking for.

The context of proposals for South Bank is set by the following:

6.11.9. The Greater Eston Planning & Regeneration Strategy considers in detail the housing, environmental, retail, economic and transportation needs of the six wards, which constitute Greater Eston. It sets the agenda for planning and investment under each of these headings over the next ten years and seeks to stabilise the housing market within this area through the creation of sustainable communities. The Strategy identifies the need to reduce the number of houses within South Bank and Grangetown through comprehensive and large-scale clearance of street housing and other redundant housing stock whilst supporting other fragile housing markets within this area. The Strategy has close linkages with the Housing Strategy. Links are also demonstrated with the Community Plan, Local Plan, Local Transport Plan and sub-regional regeneration plans. Work is already well underway to implement the strategy through the following plans and projects:

6.11.10. The Grangetown Older Housing Area has seen the demolition of over 500 private sector terraced houses over the last few years, 200 of which were purchased and demolished within an 18-month period to the end of 2004/05. Unacceptably high void levels, abandonment and speculative purchasing was manifest in a rapid deterioration in living conditions and environmental standards which led to the Council tackling the situation head-on and investing its own resources to ensure action was taken quickly to address the severe problems associated with rapid housing market failure. The majority of owner-occupiers have relocated within the Greater Eston area, with the assistance of an innovative local authority Relocation Scheme.

6.11.11. The South Bank Housing Renewal Plan 2004 which involved extensive community participation in the development and evaluation of options in response to the identified problems and aspirations, recommends large-scale demolition of largely terraced housing amounting to 1,200 properties, linked to the development of new mixed-tenure housing (900 dwellings) on a site to the south at Low Grange Farm, integrated with a new district centre, a new PFI school and a new Primary Care Health Village. Acquisition and demolition of the older housing has already commenced and a master plan for the Low Grange Farm site is nearing completion.

6.11.12. The South Bank Housing Renewal Team is a partnership between the Council and Guinness Trust. It provides a range of local housing and environmental services within South Bank and Dormanstown. Its objectives are to improve environmental conditions linked to housing market renewal; to acquire and demolish obsolete properties; to relocate residents to stabilise the Greater Eston Housing Market; to liaise with interested parties; to co-ordinate market research; to advise on relocations; to implement environmental maintenance; to

signpost other services and to provide access to home repairs and improvements.

6.11.13. The Greater Eston Sustainable Communities Plan further develops the wider strategic context for Greater Eston. The research brief was based upon the ODPM's Housing Market Assessment Manual. The Plan has developed a robust evidence base from which an Action Plan of short, medium, and long-term actions and interventions is emerging to create mixed and diverse communities. The work will assist in decision-making and the implementation of sustainable policies and actions, leading to a better balance between supply and demand in the housing market. The outputs from the Greater Eston Sustainable Communities Plan are consistent with, and supportive of, the recommendations arising from the South Bank Housing Renewal Plan 2004.

6.11.14. The Stapyleton School Site within Greater Eston has released £1.1m capital receipts ringfenced for investment in housing market renewal. The development will provide 78 dwellings to complement the wider Greater Eston Planning & Regeneration Strategy. Outside Greater Eston but within a hot spot identified by the Vitality and Viability Index, a number of initiatives are being pursued in Redcar itself to remedy low demand and help re-establish flagging housing markets and fragile communities.

6.11.15. Coatham Enclosure is an ambitious redevelopment plan to create a vibrant leisure destination in Redcar to re-energize a popular tourist, seaside, visitor and cultural destination. Quality attractions and leisure facilities for the local community and visitors will help to recapture the energy and vitality of the area. The site is strategically placed by the seafront and offers a major stepping stone towards reinvigorating the future of Redcar. Facilities include a leisure centre, visitor centre, conference facilities, cinema, extreme sports venue, casino and retail outlets together with 330 homes comprising apartments, town houses, family houses and retirement apartments within a unique seafront location.

6.11.16. The Courts Redevelopment is well underway and the first phase of social housing started on site during 2004/05. Bellway, Persimmon and Tees Valley Housing Group have formed a business partnership to deliver a new commercial centre to replace Roseberry Square offering 370 dwellings, 100 of which are social housing, retail outlets, a new library and a range of community facilities including a Youth & Community Centre. Over 200 obsolete deck-access system built flats were demolished to pave the way to realise this much-needed housing project.

6.11.17. The West Redcar SRB Partnership runs until March 2006 and covers the wards of Coatham, Dormanstown, Kirkleatham and

Newcomen. Its principal objectives are to enhance employment prospects and local skills levels. To improve the competitiveness of the local economy. To protect and improve the environment and infrastructure. To tackle crime and improve community safety and to enhance the quality of life for local residents. The West Redcar Priority Group oversees delivery.

6.11.18. The Vitality and Viability Index highlights a number of communities in the villages of East Cleveland that register low scores. While certain areas will be dealt with by Coast and Country Housing as part of its Decent Homes agenda, the Council has particular concerns over conditions in Brotton. **Brotton Neighbourhood Renewal Assessment** covers an area of mixed residential/commercial use comprising 385 pre-1919 privately owned terraced houses and demonstrating early signs of market failure. The neighbourhood is typical of many in East Cleveland which developed to serve the former iron stone mining industry. The final report will recommend an investment plan comprising renovation and selective demolition to achieve a sustainable community offering a balance of existing and new housing options for the community.

6.12. Stockton on Tees

6.12.1. In 2004 Stockton-on-Tees Council commissioned a study of Older Housing within the Borough. The results from the Study are being used to develop and inform a strategy to demonstrate at a local level how Stockton will respond to the growing problems of older housing stock within the context of private sector renewal strategies. The Study highlighted Central Stockton, containing in the order of 7,700 dwellings, about 50% of which are terraces, as the main location of housing suffering from cooling demand.

6.12.2. In recent years particular attention has been given to the Parkfield/ Mill Lane area, located on the fringe of Stockton Town Centre and comprising 2830 households and a dwelling mix dominated by pre 1919 terraces which have benefited from little investment. There is a predominance of rented housing which when coupled with high levels of deprivation and low house prices have given rise to localised areas of housing market failure.

6.12.3. Parkfield suffers from an oversupply of housing that does not meet current housing aspirations. In 2002, the CURS research identified that Parkfield is at risk from low or falling demand. In addition, the poor scoring on the Vitality and Viability index suggests that parts of Parkfield require active intervention to prevent further decline. Despite rising house prices across the housing market, property in Parkfield attracts a low sale price compared to the rest of Stockton. This, coupled with problems of significant deprivation, has seen an outward migration of

families, creating an imbalance in the household structure of the neighbourhood.

6.12.4. In recognition of the problems faced by the area, the ODPM established the Mill Lane/Parkfield Neighbourhood Management Pathfinder (NMP), to concentrate on tackling problems in five areas: - Crime and Community Safety; Housing & Environment; Education; Health; Employment. In partnership with relevant organisations and the local community, the NMP aims to tackle the longstanding deprivation issues affecting the neighbourhood and make the area an attractive place to both live and work.

6.12.5.. In response to the findings of the CURS research the Council commissioned a Neighbourhood Futures Study to look the future of Parkfield and Mill Lane. The study concluded that a comprehensive Masterplanning Approach was required. The overall Parkfield/Mill Lane Masterplan will be completed during October 2005 but a series of complementary planning exercises have been carried out within the area focusing on three neighbourhoods exhibiting serious problems.

6.12.6. Phase 1 a masterplan for dealing with the future of the Alliance Street/Hind St area was completed during March 2005.

6.12.7. With funding from the North East Housing Board as part of the Tees Valley Demonstration Project, the Council commenced the acquisition of properties in the Phase 1 area in August 2004. The area comprises 186 properties and one social club. A private developer partner has been appointed, and a masterplan is in place to provide 93 properties for sale and 10 properties for rent on this site. A bespoke design of housing is in place which will complement housing in the surrounding area and sets the scene for future phases of redevelopment.

6.12.8. Phase 2 is situated between Yarm Lane and Dovecot St. The masterplan proposes the clearance of approximately 190 properties, a public house and a number of commercial premises. New housing will be developed, to provide a mix of types and tenures, to retain existing households where possible and attract new residents to the area. This option will enable the redevelopment of 130 family houses with a frontage on to Yarm Lane. High quality design will be at the heart of creating step change in the area, as well as tackling issues such as lack of open space, parking and problems associated with community safety. The scheme has had keen interest from private developers.

6.12.9. The clearance proposals will also be complemented with 'facelift' works to properties in the remaining areas to improve the visual appearance of the surrounding housing, create confidence during a difficult time of change, and help promote the conditions necessary for the successful redevelopment of the site. The scheme has support from

residents, during consultation 60% of residents supported the proposal for clearance in this area.

6.12.10. Phase 3 will involve the clearance of approximately 120 dwellings to the south of Yarm Lane, together with commercial properties on Yarm Lane and Bowesfield Lane. Clearance in this area will be more challenging to deliver due to the number of large properties that will be cleared and the re-housing requirements of members of the BME community. As a result, the south area will be programmed to follow the substantial completion of the north area to enable specialist relocation initiatives to be prepared. This option will enable the redevelopment of approximately 150 properties, giving frontage on to Yarm Lane.

6.12.11.. The scheme has resident support, with 61% of residents supporting the proposal for clearance in this area. However, there are some specific issues for the BME community in this area and bespoke solutions for these issues are being developed.

6.12.13. The completion of the phase one scheme and commencement of further initiatives is important such as the Bowesfield Foundry Site, and North Shore. The redevelopment and regeneration of the north and south intervention areas will enable the improvements from the North Shore and Town Centre Southern Gateway to be continued along Yarm Road and Yarm Lane, thereby improving a major gateway route into Stockton.

6.12.14. Phases 2 and 3 have potential to create a striking new vision through Parkfield and into the town centre, the success to both these schemes is the frontage on to Yarm Lane which is creating a high level of developer interest. For both these sites it is anticipated that buildings located near to the frontage of Yarm Lane would be designed to create a significant presence, thereby instantly creating a new perception of the remaining area, creating demand and placing immediate confidence in the new housing developments.

6.13. Programme Rationale

6.13.1. The Tees Valley Housing Market Strategy is based on concerted action over an extended period in the four areas identified as Areas of Major Intervention. The table below summarises the type of intervention intended across broad periods within the Strategy timeline and indicates the scale of impact and likely level of resources involved.

6.13.2. As can be seen from the Table, the programme does not revolve solely around demolition of old stock. This is an important feature and is necessary to begin to bring supply more into balance with demand both in terms of quantity of houses available in the town but also in relation to the types of houses that modern households are aspiring to occupy.

6.13.3. Demolition is only part of the answer to the problem of low demand. Although some property may not be capable of adaptation to meet current aspirations for quality housing, with investment much of the existing stock can meet the needs of certain sections of the community. The Strategy aims to create a more mixed provision, allowing a range of choice considerably wider than that on offer at present by removing the worst of the older stock while refurbishing dwellings that have the scope to satisfy a demand, to provide an element of stability for communities both existing and newly emerging.

6.13.4. The Strategy supports the gradual renewal approach of Hartlepool, Stockton, and parts of North Middlesbrough, together with the more structural change associated with the large scale projects in the Gresham ward of Middlesbrough and in South Bank. An important element is to ensure that potential synergy between market renewal interventions and investment from other programmes provides added momentum and a scale of change that will create the conditions conducive to the evolution of sustainable communities.

6.13.5. At this stage, the Table represents the best estimate of the numbers of properties that will be involved in the process of market renewal and the funding implications arising from elected courses of action. The content of the Table will change as the extent of intervention in particular localities is further refined during the continuing process of constructive community engagement, in which all stakeholder housing providers are involved. Greater certainty as to the financial costs and returns of respective projects will be possible through the application of the model (the 'Gap Funding Model') being developed for Tees Valley Living by Messrs Deloitte. The model will ensure that the financial implications of all projects across the sub-region are assessed in a consistent manner and enable a more informed judgement as to relative costs and benefits to be achieved.

6.13.6. Acknowledging that there may be some question as to the wisdom of directing resources across what is in reality a range of broad fronts when the alternative of focused intervention in more limited neighbourhoods may be perceived as a more judicious course, the strategy nevertheless reflects concerns arising from the geography of the sub-region and the nature of its housing markets, to the extent that the benefits of market renewal initiatives will only be realised if such initiatives address the low demand/market failure problem in a number of key locations. There is no conviction that the concentration of resources in only one or two strategic locations will have a desired beneficial impact throughout the sub-region. The operation of housing markets in Tees Valley would not guarantee that significant intervention in, for example, Central Middlesbrough would necessarily have the effect of improving demand in Central Hartlepool or the South Bank area of Greater Eston. While the causes of low demand may, by and large, be common to the different localities experiencing the phenomenon in the sub-region, the successful resolution of the problem in one part of the urban area may not as a matter of course contribute to an improvement across the piece.

6.13.7. There may be a fortuitous 'trickle down' effect in the long term as improved conditions in one area stimulate an increase in economic activity but this is unlikely to be as effective as direct action, and may lead to an increasing locational advantage being enjoyed by those areas benefiting from the additional resources, to the ultimate disadvantage of those areas not receiving investment.

6.13.8. The Strategy therefore advocates positive action in the four Areas of Major Intervention on the basis that the Tees Valley Demonstration Project set in motion with funding from the Regional Single Housing Investment Pot, English Partnerships and New Deal for Communities, and Councils' own resources must be completed to satisfy community expectations and maintain the momentum of change already underway, and that other major structural change needs to be begun to add impetus.

6.13.9. Acquisition of property has been facilitated through the Project. The costs of acquisition have increased, however, affecting the numbers of dwellings that can be acquired with the funding available. The majority of houses have been purchased through negotiation and, as yet, there has been no need for the use of compulsory purchase powers, although each Council within the Demonstration Project has taken the precaution of preparing the necessary Orders. While it is hoped that resources will not need to be diverted into substantiating the case for acquisition through public inquiries, it is recognised that there could yet be delays and increased cost resulting from an eventual need to obtain the sanction of compulsory purchase.

6.13.10. In order to avoid delays resulting from a shortfall of funds required to pay for demolition, Councils and delivery partners have or are in the process of creating partnerships with developers, and house builders in particular, who are prepared to take an early part in the redevelopment process, and incorporate the demolition of houses as part of their programme. This is reducing a certain amount of pressure on public resources, accepting that developers ultimately anticipate that such early involvement will be rewarded in their bottom line. Implementation of the Strategy will see further financial support for property acquisition in key neighbourhoods within the Areas of Major Intervention.

| Tees Valley Housing Market Renewal Programme 2006-2016 | | | | | | | | | | | | |
|--|---------|-------|---------|-------|---------|-------|---------|--------|---------|--------|-------|--------|
| | 2004-06 | | 2006-07 | | 2007-08 | | 2008-11 | | 2011-16 | | Total | |
| | Units | £'000 | Units | £'000 | Units | £'000 | Units | £'000 | Units | £'000 | Units | £'000 |
| Acquisition | 1328 | 39257 | 372 | 19981 | 357 | 21123 | 2122 | 147906 | 2020 | 153624 | 6199 | 381891 |
| Demolition | 973 | 6522 | 661 | 4283 | 646 | 4544 | 2641 | 19389 | 2760 | 19446 | 7681 | 54184 |
| New Build | 292 | 27400 | 366 | 36074 | 727 | 72964 | 2144 | 199748 | 2943 | 273607 | 6472 | 609793 |
| Improvement | 1007 | 3810 | 866 | 4816 | 691 | 4542 | 5825 | 42999 | 5038 | 55643 | 13427 | 111810 |

Section 7. THE TWO YEAR IMPLEMENTATION PROSPECTUS

7.1. Immediate Intervention

7.1.1. The problem of low demand housing and the potential risk to communities and neighbourhoods arising from changing patterns of demand for housing has been well documented in Tees Valley. Individual Councils have appreciated the need to address specific parts of the urban area exhibiting the characteristics of low demand. As a result, a number of initiatives and projects are underway or in process of development that involve the replacement and/or improvement of significant numbers of dwellings, in an attempt to ensure that obsolete houses are removed from the overall stock and that those retained or constructed by way of replacement are of sufficient quality and variety as to meet the standard required by an increasingly aspirational population.

7.1.2. The basket of indicators incorporated into the Vitality and Viability Index demonstrates particular concentrations of social and economic deficiency in parts of the urban area marked by low house prices and deprivation. Highlighted in particular are central Hartlepool, central Stockton, North and East Middlesbrough and the South Bank area of Greater Eston. Tackling the scale of the problem of low demand in these areas has been recognised as key to ensuring progress towards more generally sustainable communities, improving prosperity by complementing economic change, and bringing about a radical improvement to the image of the sub-region.

7.1.3. In 2003-04, Tees Valley Councils joined together to create the Tees Valley Demonstration Project and bid collectively for Single Housing Investment Pot funding for the period 2004-2006. The project is comprised of a series of schemes in Hartlepool, Middlesbrough, Greater Eston and Stockton intended to develop local best practice in dealing with market renewal, especially in relation to expeditious property acquisition and household relocation. The project was successful in obtaining an allocation of £9 million from the North East Housing Board. English Partnerships gave additional support to schemes in Stockton and Hartlepool, each benefiting by an extra £5 million. The following table illustrates how the component parts of the Demonstration Project were funded.

| Tees Valley Demonstration Project Ship Funding 2004-06 | | | |
|---|----------------|----------------|--------------|
| Project Area | 2004-05 | 2005-06 | Total |
| Hartlepool | 1,325,000 | 825,000 | 2,150,000 |
| Middlesbrough | 1,000,000 | 1,550,000 | 2,550,000 |
| Redcar and Cleveland | 1,135,000 | 1,175,000 | 2,310,000 |
| Stockton-on-Tees | 1,490,000 | 500,000 | 1,990,000 |
| Total | 4,950,000 | 4,050,000 | 9,000,000 |

7.1.4. Initiatives are essentially constructed around two complementary approaches. In Hartlepool and Stockton, a number of moderately sized

schemes for demolition and redevelopment are proposed, which in combination will create the critical mass necessary to re-define the housing offer and the context within which future housing and associated infrastructure will be provided. In Middlesbrough and Redcar and Cleveland (specifically South Bank in Greater Eston), the approach adopted is to aim for large-scale demolition and redevelopment in a single area, that will be transformed to provide modern housing and the range of facilities and amenities required of a sustainable community.

7.1.5. The Regional Spatial Strategy (RSS) identified a need for in the order of 17,500 dwellings to be demolished in the sub-region between 2004-21, roughly two-thirds of which are anticipated in the private sector. Experience from the Demonstration Project suggests that this figure may need to be treated with some caution, in view of increasing costs associated with property purchase and the need to deal with household relocation in a sensitive and inclusive manner. To ensure that already vulnerable communities are not further disadvantaged, the process of redevelopment of outdated housing will tend to be protracted, and, in current conditions, is likely to prove costly.

7.1.6. As a result, intervention in housing markets in Tees Valley will need to be focused and incremental, in the sense that early investment of public funding will need targeting towards action in those areas that will resolve immediate problems presented by inadequate housing but which also will result in an increase in confidence in retained stock by stimulating a sense of 'a future'. The ultimate number of properties demolished may not reach the RSS figure, but where demolition and redevelopment occur they will be in a form that, together with the injection of an element of public funding into the improvement and adaptation of retained stock, brings stability and a long-term future.

7.1.7. Although a number of projects have been begun in each of the above areas in advance of a more strategic sub-regional assessment of the need for action to remedy low demand, generally initiatives have a positive contribution to make in influencing change in the wider context. While, on the surface, of primarily local significance, each scheme is addressing in differing degrees the issues of obsolete housing, the promotion of mixed and sustainable communities and the re-definition of the role of significant parts of the urban area. While it may be difficult to fully appreciate the impact of such developments in terms of the sub-region as a whole because of the geography of the sub-region and its constituent towns, there is little doubt that demolition and redevelopment involved in current and evolving programmes will both improve local neighbourhoods and influence the course of future action in the wider area.

7.1.8. While certain projects have been affected by the increased costs of acquiring property and relocating families in suitable alternative accommodation, it is important that such schemes are further supported to ensure the chances of a successful outcome, without compromising the opportunity to provide public funding towards other large scale proposals currently being worked up. The basis of this current strategy (the Tees Valley

Housing Market Renewal Strategy) is to encapsulate existing schemes, recommend such necessary minimum public funding as is required to achieve their successful completion, but recognising that in the wider sub-regional context a different scale of intervention will be needed in other areas properly to address the structural causes of low demand.

7.1.9. An important element of the proposed programme of interventions is therefore a commitment to support a number of current projects to ensure that the benefits of public funds dedicated already to early schemes aimed at addressing low demand are not lost. Further limited funding will not only secure a successful outcome but will maintain credibility in the minds of the communities with which Councils have been working in the planning and execution of current initiatives.

7.1.10. The announcement by the Deputy Prime Minister in 'Homes for All' that Tees Valley should benefit in 2006-2008 from the newly created £65 million non-Pathfinder housing market renewal fund and the subsequent decision by the North East Housing Board to allocate the Region's £23 million share to the Tees Valley sub-region, has enabled more structure to be given to the early part of the Tees Valley programme. In addition, if successful, an application to the North East Housing Board for additional funding to be allocated from the Single Housing Investment Pot to housing market renewal projects during 2006-2008 will increase the early impact of the strategy.

7.1.11. To supplement the non-Pathfinder figure, Tees Valley has prepared a bid to the North East Housing Board for £20 million from Objective 1 of the Single Housing Pot for 2006-08. The table below indicates how the funding will be disbursed between the four Areas of Major Intervention identified in the Strategy.

| Tees Valley Market Renewal Bids 2006-2008 | | | |
|--|----------------|----------------|--------------|
| Project | 2006-07 | 2007-08 | Total |
| Central Hartlepool | 3,750,000 | 6,250,000 | 10,000,000 |
| Central Middlesbrough | 6,000,000 | 7,000,000 | 13,000,000 |
| South Bank | 4,750,000 | 5,250,000 | 10,000,000 |
| Central Stockton | 3,000,000 | 7,000,000 | 10,000,000 |
| Total | 17,500,000 | 25,500,000 | 43,000,000 |

7.2. Hartlepool

7.2.1. . Projects in the New Deal for Communities area and the North Central area in Hartlepool are in sustainable locations within the town and close to the Town Centre, within which considerable investment is underway to enhance the range of the retail offer and extend the availability of health and social facilities that can be accessed from the wider area. The complementary relationship between Tees Valley Regeneration's flagship developments at Victoria Harbour and Hartlepool Marina to those neighbourhoods in Central

Hartlepool experiencing housing redevelopment and refurbishment is important to the future success of the town as a whole. Commercial development in Victoria Harbour and the Marina will boost the economy of the town, employment opportunities for residents, diversify the range and mix of housing available and further stimulate investment in owner occupied property.

7.3. Middlesbrough

7.3.1. The challenging position that Middlesbrough occupies at the heart of Tees Valley both as the sub-regional centre and possessing the greatest concentration of deprivation and poor quality housing, is recognised in the Strategy. With its proximity to the Town Centre and University and its relationship with Middlehaven, another flagship project of Tees Valley Regeneration, improving the fortunes of neighbourhoods in Central Middlesbrough is an important element in effecting a lasting change to the image and vitality of the sub-region.

7.3.2. In the east, initiatives in North Ormesby include new housing, a new medical village, neighbourhood nursery and community centre along with planned improvements to the public realm. Between the railway and the River Tees, the St. Hilda's area will be redeveloped as part of Middlehaven, a mix of commercial, educational, social, leisure and housing opportunities in place of derelict land, run-down factories and industrial premises and failed private and social housing. In the west under the auspices of New Deal for Communities unpopular social housing is being replaced with a mix of private and affordable housing.

7.3.3. Central to the area is the Town Centre and University surrounded by late nineteenth century and early twentieth century housing, dominated by terraced housing, largely but not exclusively modest in size and facing directly onto the footpath. A considerable block of property is to be demolished to enable redevelopment with houses at a lower density, while still meeting the requirements of current planning guidance. Retained stock is to be improved and work undertaken to enhance the public realm.

7.3.4. The redevelopment is on a scale that will allow the creation of new environments that will serve to change the outside perception of the Centre. The complementary relationship between commercial improvements in the Town Centre and at Middlehaven and the more attractive and mixed housing offer resulting from the combination of redevelopment and refurbishment will ensure the transformation of Central Middlesbrough, strengthening its role as the sub-regional centre.

7.4. South Bank

7.4.1. South Bank is exhibiting extreme conditions of low demand, with total market failure in particular parts of the neighbourhood. The solution proposed is radical – the demolition of over 1100 dwellings and the construction of 950 new homes on an alternative site nearby, supported by new health,

educational, community and shopping provision to ensure as far as possible that the existing community is kept in tact, but to widen the choice of housing and supporting infrastructure available so that new households are attracted to establish a genuinely mixed community. The amenity of the area will be enhanced immeasurably by the creation of extensive woodland and playing fields on the site of the cleared housing.

7.4.2. The importance of South Bank in terms of housing market renewal rest not only in dealing with the problem as it is locally manifested in the South Bank locality itself. While part of the objective of intervention in South Bank is to provide a sustainable future for that community, equal emphasis must be given to the wider impact that changes in South Bank will have on the stabilisation and reversal of decline in Greater Eston as a whole.

7.4.3. The removal of the stigma attached to South Bank in its present form, together with the new facilities and wider housing choice offered by the new development, will stimulate improvements in the wider area. Although there will be a need for an element of further public funding, the improved image will have a significant effect on the prospects of the area.

7.4.4. The comprehensive nature of the project at South Bank and the creation of conditions likely to result in a mixed and sustainable community have recently been recognised by the ODPM in selecting South Bank as a demonstration mixed community pathfinder, one of only nine in the country.

7.5. Stockton

7.5.1. The Central Stockton Area of Major Intervention embraces parts of the Parkfield/Mill Lane neighbourhoods within which acquisition of houses suffering from complete market failure is proceeding. A developer has been selected to carry out the clearance and redevelopment of the site. The area includes the Parkfield Neighbourhood Management Pathfinder, and Tees Valley Regeneration's flagship project at North Bank. New private housing is due to be constructed on the site of the former Parkfield Foundry. A master plan has been prepared for the revival of the Town Centre. Extended health facilities are being created by the redevelopment of a former health centre.

7.5.2. The scale of redevelopment in the Central Stockton Area of Major Intervention is modest in comparison with certain other proposed project areas in Tees Valley but its importance lies in securing a sustainable and stable future for the immediate housing hinterland around the Town Centre.

| Tees Valley Housing Market Renewal Programme 2006-16 | | | | | | | | | | | | |
|--|---------|------|---------|------|---------|-------|---------|-------|---------|-------|-------|-------|
| Hartlepool | 2004-06 | | 2006-07 | | 2007-08 | | 2008-11 | | 2011-16 | | Total | |
| | Units | £ | Units | £ | Units | £ | Units | £ | Units | £ | Units | £ |
| Acquisition | 600 | 2000 | 100 | 5000 | 100 | 5000 | 250 | 15000 | 700 | 5000 | 1750 | 77000 |
| Demolition | 25 | 125 | 325 | 1625 | 300 | 1500 | 500 | 2500 | 950 | 4750 | 2100 | 10500 |
| New Build | | | | | 215 | 21500 | 350 | 35000 | 350 | 35000 | 915 | 91500 |
| Improvement | 140 | 1000 | 206 | 1200 | 206 | 1200 | 1340 | 8000 | 2650 | 15000 | 4542 | 26400 |

| Tees Valley Housing Market Renewal Programme 2006-16 | | | | | | | | | | | | |
|--|---------|-------|---------|-------|---------|-------|---------|-------|---------|--------|-------|--------|
| Middlesbrough | 2004-06 | | 2006-07 | | 2007-08 | | 2008-11 | | 2011-16 | | Total | |
| | Units | £ | Units | £ | Units | £ | Units | £ | Units | £ | Units | £ |
| Acquisition | 450 | 7741 | 151 | 6500 | 110 | 6500 | 940 | 59220 | 410 | 25830 | 2061 | 105791 |
| Demolition | 593 | 3103 | 174 | 850 | 149 | 835 | 800 | 4000 | 710 | 3550 | 2426 | 12338 |
| New Build | 252 | 25200 | 292 | 29600 | 422 | 44200 | 878 | 89800 | 1563 | 156300 | 3407 | 345100 |
| Improvement | 634 | 1995 | 599 | 3403 | 310 | 1790 | 3000 | 16365 | 2200 | 14115 | 6743 | 345100 |

| Tees Valley Housing Market Renewal Programme 2006-16 | | | | | | | | | | | | |
|--|---------|------|---------|------|---------|------|---------|-------|---------|-------|-------|--------|
| Redcar and Cleveland | 2004-06 | | 2006-07 | | 2007-08 | | 2008-11 | | 2011-16 | | Total | |
| | Units | £ | Units | £ | Units | £ | Units | £ | Units | £ | Units | £ |
| Acquisition | 117 | 4526 | 34 | 3096 | 85 | 5085 | 752 | 50384 | 855 | 70288 | 1843 | 133379 |
| Demolition | 25 | 200 | 42 | 336 | 85 | 800 | 1060 | 9192 | 987 | 9558 | 2199 | 20085 |
| New Build | 40 | 2200 | 44 | 2200 | 60 | 2990 | 750 | 48223 | 900 | 58787 | 1794 | 114400 |
| Improvement | | | | | | | 300 | 450 | 500 | 950 | 800 | 1400 |

| Tees Valley Housing Market Renewal Programme 2006-16 | | | | | | | | | | | | |
|--|---------|------|---------|------|---------|------|---------|-------|---------|-------|-------|-------|
| Stockton | 2004-06 | | 2006-07 | | 2007-08 | | 2008-11 | | 2011-16 | | Total | |
| | Units | £ | Units | £ | Units | £ | Units | £ | Units | £ | Units | £ |
| Acquisition | 161 | 6990 | 67 | 5385 | 62 | 4538 | 180 | 23302 | 55 | 7506 | 525 | 47721 |
| Demolition | 330 | 3094 | 120 | 1472 | 112 | 1409 | 281 | 3697 | 113 | 1588 | 956 | 11260 |
| New Build | | | 30 | 4274 | 30 | 4274 | 166 | 26725 | 130 | 23520 | 356 | 58793 |
| Improvement | 233 | 816 | 61 | 2134 | 175 | 1552 | 1185 | 18184 | 1668 | 25578 | 3322 | 48264 |

SECTION 8 MONITORING THE IMPLEMENTATION OF THE STRATEGY

8.1. The Role of Tees Valley Joint Strategy Unit

8.1.1. In order to assess the impact of current and future housing market renewal activity in turning around failing housing markets, Tees Valley Living has contracted the Tees Valley Joint Strategy Unit to undertake the role of monitoring the outputs and outcomes of the intervention process. The Joint Strategy Unit has an experienced team of statisticians, with a track record of efficient and effective collection and analysis of data and intelligence. The present team will be supplemented by the employment of an additional officer, funded by Tees Valley Living, to enable proper attention to be given to the monitoring role for Tees Valley Living.

8.1.2. Work remains to be done to refine the indicators to be tracked and finalise the targets to be achieved, but the rationale behind the exercise is explained below.

8.2. The Evolving Tees Valley Database

8.2.1. During 2003, Tees Valley Living sponsored the preparation of a Tees Valley-wide database, developed from the Council Tax databases of the five Tees Valley Councils, setting up a geo-coded gazetteer incorporating Council Tax data but with the facility to add specific additional information tailored to particular needs. Although there is more work to be done on agreeing the range of data to be included and in encouraging Councils to extend the range of data collected by this means, the intention is that a consistent and agreed set of data and indicators is developed across the sub-region, covering much of the information that needs to be returned by Councils and other agencies on a regular basis for a variety of purposes but which at present is not collected in a standardised way between the five Districts.

8.2.2. A consistent approach will enable proper comparability and sharing of intelligence. The fact that all data will be referenced to geo-coded points will enable aggregation at different levels to suit the user, together with the potential for spatial mapping, with the greater clarity which that allows. The database will be web-based to allow maximum access not only for Tees Valley Living purposes but for users more widely.

8.2.3. Incorporating a comprehensive range of hard data, the database will be an important tool in the continued understanding of the operation of local housing markets and in demonstrating that the drivers of change and their impact are understood and taken into account.

8.3. Measurable Outputs

8.3.1. In order that the progress of interventions and the expenditure of market renewal funding are tracked on a routine basis a number of output measures.

| Tees Valley Housing Market Renewal Strategy – Output Measures | | | |
|---|----------------|----------------|----------------|
| | Targets | | |
| | 2006-08 | 2008-11 | 2011-16 |
| 1. Total number of dwellings acquired to enable intervention | 725 | 2100 | 2000 |
| • Private | | | |
| • Private rented | | | |
| • Social rented | | | |
| 2. Total number of properties demolished | 1000 | 2500 | 2700 |
| • Private | | | |
| • Private rented | | | |
| • Social rented | | | |
| 3. Total number of new homes constructed | 500 | 2000 | 2750 |
| • Private | | | |
| • Private rented | | | |
| • Social rented | | | |
| 4. Total number of homes refurbished to Decent Homes Standard | | | |
| • Private | 1500 | 2000 | 2750 |
| • Private rented | | | |
| • Social rented | | | |
| 5. Total number of homes refurbished not included in 4 above | | | |
| 6. Total number of households benefiting from additional neighbourhood management | | | |
| 7. Total number of households benefiting from environmental improvement | | | |
| 8. Area of land acquired for intervention | | | |
| 9. Number of houses constructed to facilitate relocation | | | |

The table above lists the output measures to be addressed and includes a number of targets that reflect the potential availability of funding over the

period 2006-08 and the minimum necessary intervention for which funding will be sought beyond that time.

8.4. Outcome Measures

8.4.1. Although it is important to keep track of the above outputs insofar as progress on specific projects is concerned, it is imperative that the effects of actions and interventions in achieving the aims and objectives set out in Section 6 above are fully understood.

8.4.2. One element in assessing the impact of the programme is the Vitality and Viability Index, which will be re-run on an annual basis, employing data from the Tees Valley Database, to identify movement in the scores of respective neighbourhoods over time. Improving scores will indicate that interventions are having a beneficial effect, while weakening result will be a signal that adverse change is taking place, perhaps as a result of displacement effects of intervention elsewhere, and that attention needs to be focused on that particular area.

8.4.3. There may be factors other than direct intervention as a result of the implementation of the housing market renewal that will have an effect on changing the character of neighbourhoods. Although their impact will be important it may be difficult to distinguish the relative weight or importance of individual factors in producing a satisfactory outcome. What matters at the end of the day is that beneficial change has or has not occurred. Provided that neighbourhoods currently suffering low demand can be shown to have changed for the better and have improving prospects for the future, the investment and effort applied to particular localities can be judged a success.

8.4.4. An increased sense of well-being, occupation of better quality housing in an attractive and well maintained environment, together with more ready access to services and facilities will be important signals of successful change both in the market and in the living conditions of households. There will be elements of the improvement that will be rather more esoteric and more difficult to quantify or define with accuracy or certainty.

8.4.5. Key aims of the Strategy are to create sustainable neighbourhoods and mixed communities, to nurture existing communities, foster economic growth and help promote a more positive image of Tees Valley. The means by which this is to be achieved is essentially by removing the worst of the housing stock from selected struggling neighbourhoods, replacing it with new more varied but higher quality homes and carrying out repair and refurbishment of retained stock, improving its setting in the process. Treating appropriate neighbourhoods in such an intensive manner and following up direct action with continued support where necessary will create the conditions most likely to enable communities to look after their own futures, make a positive contribution to the urban prosperity and reduce the constraint on progress they represent in their present circumstances.

8.4.6. Where redevelopment occurs, the intention will be to widen the range of choice of households as to the types and sizes of houses available, including extending the appeal for such areas to middle and upper income families, both indigenous and external. An immediate consequence will be a reduction in the density of development within affected neighbourhood, together with a fall in the proportion of terraced housing. New densities will be in line with national planning guidance, consistent with creating variety of choice and a stimulating environment.

8.4.7. New housing will give rise to improving property values and a change in the profile of Council Tax bands within each neighbourhood. Changes in house prices will be tracked in comparison to circumstances prevailing in the urban area generally, to compare the strength of improvement and enable an assessment of the relative success or otherwise of local housing markets. Increasing numbers of dwellings rated under the higher Council Tax bands will tend to indicate improving prosperity and perhaps a greater commitment to property and the neighbourhood.

8.4.8. A further indication of increasing prosperity will be a widening in the range of households from across the socio-economic spectrum as redeveloped neighbourhoods accommodate a broader mix of households. While lower socio-economic groups will remain in the mix, there will be a greater representation of higher groups, signalling an improving level of wealth.

8.4.9. A changing household mix will create a different demographic structure. The balance between old and young, and family and single or small households will alter, influencing the rate of turnover of property and reducing the numbers of the more transient population. This will lead to greater community stability and a fall in the number of long term vacancies experienced in an area.

8.4.10. While these are all beneficial outcomes, in order to determine whether or not the aims of market renewal are being achieved, the following key outcome measures derived from the following will be monitored as an indication of the progress being made:

- changes in employment and unemployment rates at neighbourhood level to indicate whether the investment in housing has ;
- rates of house price change in neighbourhoods compared to local, regional and national statistics;
- rates of vacant stock;
- changes in the socio-economic make-up of neighbourhoods as a result of demolition and redevelopment;
- changes in the quality and range of choice of housing as indicated by a changing distribution of houses in Council Tax bands;
- changes to the demographic structure of neighbourhoods particularly in relation to a growth in the number of families as against previous concentrations of the single young and the elderly;
- migration trends within and outside Tees Valley;

- GCSE attainment levels in secondary schools.

8.6. Project Commissioning and Appraisal

8.6.1. When new Governance structures are put in place in November 2005, Tees Valley Living will become the principal vehicle for commissioning projects aimed at positive intervention in the housing market so as to achieve the objectives of the housing market renewal strategy. On assuming this role, Tees Valley Living will have in place a strong and coherent process for project commissioning and appraisal that ensures the adoption of those projects for the investment of public funds that deliver the best conditions for the development of sustainable communities and have the strongest chance of influencing housing markets.

8.6.2. Control over the process by Tees Valley Living will guarantee that:

- Clear linkage exists between Tees Valley Living strategies and proposed interventions;
- There is clear linkage between analysis, strategy and projects;
- Value for money of proposed interventions is highlighted;
- There is the fullest consideration of the impact of plans on adjacent areas; and
- Short-term goals are aligned with long-term objectives.

8.6.3. Projects will be subjected to a series of tests in line with those suggested by the Audit Commission to examine:

- Whether and to what extent the project contributes to the re-structuring of the local housing market in the long term;
- The degree to which the project could be funded from alternative sources rather than from market renewal funds, demonstrating particularly that, if appropriate, the use of market renewal funding will add value and additionality;
- The likelihood that interventions proposed will displace problems elsewhere;
- How sustainable each project may be, assessing whether such as depreciation, and future running and maintenance costs will ultimately be covered by mainstream funding;
- Whether projects represent good value for money;
- How effective the project is in leveraging in private funding and
- The extent to which projects are following good practice in relation to such aspects as:
 - Equality and community cohesion;
 - Principles of good design;
 - Assessment of environmental impact.

8.6.4. The majority of projects will be promoted by the Tees Valley Councils, in many cases acting as lead organisation in partnership with other housing providers, and the first action they take will be the submission of a detailed, but focused, application.

The application will include:

- a succinct description of the project;
- a breakdown of the costs;
- the funding involved, including confirmed sources and the amount required from market renewal budgets;
- notice of the beneficiaries of the project;
- tendering procedures to be followed;
- the range of outputs and outcomes to be delivered;
- milestones in the progress of the project
- an explanation of how the project will be delivered;
- a risk assessment; and
- a forward strategy to explain how the project will be managed beyond the availability of market renewal funding.

8.6.5. Each project will be required to demonstrate:

- strategic fit in relation to the housing market strategy;
- linkage to other relevant local, regional and national strategy and policy;
- that a range of options has been considered and why the chosen option is most appropriate for taking the project forward;
- that it will contribute to the development of sustainable communities and market renewal in particular and to general sustainability;
- value for money against a range of benchmarked indicators.

8.6.6. A panel made up of representatives from the various stakeholders in both the public and private sectors will consider each project and recommend a course of action to the Tees Valley Living Board. The potential for involving communities in this process is being considered.

8.6.7. Once a project is selected for support, the terms under which funding is being made available will be set out in writing, to include specific requirements as to arrangements for monitoring progress and performance management to ensure that funds are expended in a timely and efficient manner, and that when problems arise they are flagged up early in the implementation process so that measures can be taken to mitigate their impact. Quarterly returns will be required to ensure that expenditure is proceeding in accordance with the agreed timetable, and progress is being made by reaching milestones on time and realising targeted outputs and outcomes.

SECTION 9. RISK ASSESSMENT, MANAGEMENT AND MITIGATION

9.1. Introduction

9.1.1. Many factors (economic, social, demographic, environmental, political) will influence the success or otherwise of interventions in fragile and vulnerable neighbourhoods. While stakeholders and partners responsible for the implementation of the housing market renewal strategy will be addressing a wider remit (in terms of education, health, access to employment, improving support services, reducing crime) than just market renewal, there will be elements that the programme will depend on that are outside their control. Continuous monitoring must be carried out to ensure that where control can be exercised, it is undertaken in a timely manner, and that circumstances unforeseen at the beginning of the process are identified early enough for an appropriate response to be put in place.

9.1.2. In developing a framework within which Tees Valley Living is able properly to identify and consider the range of risks that might be posed both by and to the intervention programme three elements have been addressed:

- The identification of risk
- The measurement of risk
- The prioritisation of risk

9.2. The Identification of Risk

9.2.1. The risks associated with implementing the preferred strategy using Tees Valley Living as the vehicle to ensure projects are selected and implemented in a consistent and efficient manner are likely to include:

9.2.2. External Risks - risks associated with the wider economic, political and social environment and that are largely beyond the direct control of Tees Valley Living. These would include:

- Changes in government policy
- Changes in funding allocation
- Changes in national economic conditions
- Unexpected demographic change

9.2.3. Internal or Operational Risks - risks that arise from the operation and management of the Tees Valley Living regeneration vehicle. These risks can be considered in relation to the key functions that Tees Valley Living is to perform and the objectives it is seeking to achieve:

- Governance
- Strategic Direction

- Management
- Delivery

9.2.4. As an integral part of the risk identification process, each risk is given a unique reference number and its status recorded to ensure that current risks are not closed until they have been mitigated. The person who identified the risk is specified as this can act as an early mechanism to support specific departmental training and development or to identify the most appropriate owner of the risk mitigation action.

9.2.5. It is equally important that risks are continually reviewed by an appropriate person or body – in this case the TVL senior management or Board. A key role of the Board will be to review identified risks and assess whether or not they have materialised and if they have, are they being managed effectively and whether there are any new risks to be considered.

9.3. The Measurement of Risk

9.3.1. Risks will be measured by considering firstly the likelihood of the risk happening and secondly the impact on Tees Valley Living and its programme should the risk be realised.

The risk framework adopted on the advice of DTZ Piedad as part of their examination of governance arrangements for Tees Valley Living, involves the application of a qualitative scale of 1-4. In terms of the likelihood of an event happening that would have an adverse impact on Tees Valley Living, a score of 1 would indicate a risk as being unlikely, but 4 would reflect something that is highly likely to occur. In terms of the impact of the risk, 1 represents low impact and 4 a catastrophic impact.

9.4. The Prioritisation of Risk

9.4.1. Having measured each risk and given each a qualitative score, it is possible to use the table below to graphically demonstrate and identify for all parties, the different risk priorities.

| | | | | | |
|--------|--|------------|-----|-------|------|
| | | 0 | 0 | 0 | 0 |
| Four | | | | | |
| Three | | | | | |
| Impact | | | | | |
| Two | | | | | |
| One | | | | | |
| | | 0 | 0 | 0 | 0 |
| | | One | Two | Three | Four |
| | | Likelihood | | | |

Within the chart, the risk areas that need urgent attention are shown in red, those that need careful and consistent monitoring in amber, those that need regular monitoring are green and those that need periodic review blue. Thus, if a risk is considered to have an impact of 2 and a likelihood of occurrence of 3 this would score amber. However, if a risk had a likelihood and impact both of 3 then it would be a priority red risk.

9.5. Risk Identification Table

9.5.1. Information about risk is collected within a Risk Identification Table, which includes the following elements:

- Risk Reference Number
- Status of the risk i.e. open or closed
- Last Review or Update Date
- Area i.e the area of activity with which the risk is associated
- The risk itself
- Impact of the risk, scored 1-4, 1 being low impact, 4 being very high impact
- Likelihood of the risk, scored 1-4, 1 being unlikely, 4 being highly likely
- Risk Type highlighting the priority of the risk
- Trend highlighting if the risk is increasing (↑) or decreasing (↓)
- Risk Treatment/Action
- Action Owner

SECTION 10. GOVERNANCE

10.1. Existing Structures And Regeneration Activity

10.1.1. Both strategically and operationally there are many agencies addressing housing issues within the Tees Valley sub-region. At the regional level, key players include the Housing Corporation, Government Office for the North East, English Partnerships and the Regional Housing Board.

10.1.2. Sub regionally, this then also includes:

- The Tees Valley Partnership – established in 2000, its acts as the strategic body for the economic development and regeneration of the Tees Valley and acts as the principal delivery agent for One North East in respect of the Regional Economic Strategy;
- The Tees Valley Joint Strategy Unit which provides support for the Tees Valley boroughs by formulating sub-regional strategies in partnership with the member boroughs and, in particular, taking responsibility for the delivery of the sub regional spatial strategy;
- Tees Valley Regeneration, an urban regeneration company sponsored by English Partnerships and local Councils.

10.1.3. At a local level, the activity of such agencies is complemented by the work of and Local Strategic Partnerships (LSPs), local authorities and registered social landlords.

10.1.4. In addition, in recent years the former Council housing in four of the five Tees Valley Boroughs has been transferred through Large Scale Voluntary Transfer in Redcar, Hartlepool and Middlesbrough and to an Arms Length Management Organisation in Stockton. Only Darlington Borough opted for stock retention but have an additional stock investment plan based on borrowing. Stock transfers in particular give access to resources to both improve and rationalise stock on a scale that was not available in the recent past.

10.1.5. The area also benefits from a variety of high profile urban regeneration initiatives. These include the Stockton/Middlesbrough Initiative, New Deal for Communities in Middlesbrough and Hartlepool, the Greater Eston Sustainable Communities study, Estate remodelling, Darlington Gateway and the Coastal Arc.

10.1.6. Given the range of agencies involved in housing related activity across the sub region and the range of active projects, there is a risk that a lack of co-ordination could lead to investment of limited resources in areas where intervention does not maximise impact.

10.2. Housing market renewal within the Tees Valley Region

10.2.1. The Tees Valley Housing Market Re-structuring Project was set up in 2002 as a loose partnership between local authorities, registered social landlords and the private sector, supported by national and regional housing and Government agencies. With funding from One North East through the Tees Valley Partnership, the aim of the project was to assess what Tees Valley agencies needed to do to begin to tackle low demand issues and influence the allocation of sufficient funds to allow appropriate intervention in the market.

10.2.2 Acting on the recommendation of the original project stakeholders, Tees Valley Living was established in 2003, again as an informal partnership, to act as the vehicle responsible in particular for the preparation of a sub-regionally based housing market renewal strategy and to lobby for funding.

10.2.3. From its inception, it was recognised that ultimately Tees Valley Living might not be the vehicle best suited to undertake the implementation of the strategy. Consultants DTZ Pineda were commissioned to examine, in the context of existing agencies and structures, how best implementation should be driven forward.

9.2.4. An early consideration was the issue of formalising the existing partnership into an organisation that stood above other stakeholders in relation to housing market renewal and assumed direct authority itself to decide on all matters relevant to market renewal. In view of the need for local authorities to exercise their statutory powers in a range of circumstances and over particular interventions involving such elements as the compulsory purchase of property it was agreed by stakeholders and advisers that a special purpose vehicle with its own powers of decision making was not necessary to deal with market renewal in Tees Valley.

10.3. Changing Governance Structure -The Role of Tees Valley Living in Housing Market Renewal

10.3.1. The DTZ Pineda study recommended the continuation of Tees Valley Living as the co-ordinating organisation for market renewal initiatives in Tees Valley. The study identified five roles that will be best carried out on a sub-regional basis and it has been agreed that Tees Valley Living will be the body to fulfil each role.

10.3.2. Strategy Development – there is currently no single formalised point of responsibility for housing market renewal strategy development in the sub-region. The Tees Valley requires a strong and co-ordinated approach to the development of an overall housing market renewal strategy that aligns with wider regional and national sustainable communities objectives.

10.3.3. Intervention Consistency – at the heart of the Government’s housing market renewal agenda is the need for investment to demonstrate both value for money and sustainability. To ensure this occurs, Tees Valley Living will become a critical friend, advising on the application of such funds as are attracted from the range of sources available and reviewing material housing market renewal expenditure and activity, demonstrating genuine partnership working across the sub-region, producing a stronger platform of evidence across sectors, and enabling a more accurate assessment of displacement and adjacency effects.

10.3.4. Project Commissioning and Appraisal – generally, projects will be sponsored by the Tees Valley local authorities and be submitted to Tees Valley Living for appraisal and commissioning. The appraisal and decision making processes will be transparent to stakeholders. This approach will demonstrate clear linkage between Tees Valley Living strategies and proposed interventions, demonstrate value for money and ensure short-term goals are aligned to long-term objectives.

10.3.5. Monitoring and Evaluation – underpinning this role is the need for Tees Valley Living to understand the drivers of local and sub-regional housing market conditions, to determine where and whether interventions have failed or been successful, and to assess the impact of market renewal activity in turning around failing housing markets. Tees Valley is funding a post within the Tees Valley Joint Strategy Unit so that the considerable resources and expertise of the Unit in information gathering and interpretation can be harnessed in developing sub-regional data bases that are consistent, focused, routinely up-dated, periodically reviewed for new indicators and continued data relevance.

10.3.6. Lobbying and Public Relations – while one objective of Tees Valley Living remains the building of awareness and knowledge of the market renewal issues facing the sub-region, to maximise the impact of the message will require a marketing strategy.

10.4. Key Features of Future Tees Valley Living Governance Structure

10.4.1. To carry out the roles described above, the partnership is to be re-cast in the following form in November 2005, once the Tees Valley Housing Market Strategy is completed:

- Tees Valley Living will remain a non-constituted body, but its purpose, structure, working arrangements and associations will be set out in a series of Articles that will be agreed by constituent stakeholders;
- Stockton-on-Tees Borough Council will remain the Accountable Body;
- Tees Valley Living will be headed by a Board, which will have :
- a total membership of 10;

- an independent Chair person with a three-year term and an appropriate level of remuneration;
- one elected Member representative from each of the five Tees Valley councils;
- monthly meetings initially;
- A 'Delivery Partner Sub Group' that will include representatives of local registered social landlords, private developers, estate agents and relevant voluntary sector organisations. The Sub Group will nominate two representatives to be members of the Board;
- An Executive Advisory Group of Senior Officers of the five Councils;

10.5. The Board

10.5.1. The Board will have three key roles:

- Leading in establishing and evaluating the vision, strategic direction and operational policies and standards of the organisation;
- Monitoring performance against targets and milestones through regular critical appraisal and compliance with statutory regulatory requirements through effective internal audit and control;
- Challenging management policies and scrutinising plans for improvement or changes to activities.

SECTION 11. SUPPLEMENTARY INFORMATION

11.1. Shape of Programme

11.1.1. The issue of low demand and market failure in Tees Valley have been recognised for several years. Unsustainable communities and high scores on the index of multiple deprivation have been the common denominators for areas becoming the focus of attention which have resulted in “housing market renewal” initiatives. These have been under a number of heading such as New Deal for Communities in Middlesbrough and Hartlepool, the Neighbourhood Management Pathfinder in Stockton on Tees and the Greater Eston Study in Redcar & Cleveland.

11.1.2. The TVL evidence base confirms that the majority of these initiatives are located in the HMR priority area where the conditions of neighbourhood vitality and viability are poorest and the physical house types and tenure pattern are the most unpopular. There are very few HMR initiatives underway outside the HMR priority area. Inside the boundary there are 13 schemes underway which have significant market renewal components. In each area public expectations have been raised and in some areas actual physical works have begun. The Local Authorities have a duty to honour the commitments already made in these areas. The map below shows the location of the 13 initiatives. Now that the interest in HMR has been declared the LAs have a duty to stay in those areas until they have been regenerated and exhibit the characteristics of a sustainable community ie. active, inclusive and safe; a well designed natural and built environment; well connected with good transport linking people to jobs, schools, health and other services; thriving services especially well performing local educational establishments. . To learn the lessons of the past, the emphasis must be placed on regenerating “place” as well as “people”. This may mean a 15-year commitment in each of the 13 areas.

11.1.3. Designated Priority Areas

- Hartlepool – NDC area, North Central Hartlepool, West View
- Middlesbrough – West Lane, Whinney Banks, St. Hilda’s, the Gresham area of the Town Centre, North Ormesby, Grove Hill
- Redcar & Cleveland –Greater Eston, Coatham/ Dormanstown/ Lakes Estate, Redcar.
- Stockton – Parkfield, Mill Lane, New Town

11.1.4. At present due to the level of existing commitments and funding considerations such as the withdrawal of English Partnerships finance in the future the early part of the programme will essentially be about the selection of the schemes to honour existing commitments. The programme for year 3 and beyond will switch in emphasis towards commissioning schemes which will be compatible with the strategic overview contained in this documen

11.2. Programme

11.2.1. the Programme will be split into 4 parts - Years 1-2; 3-5; 6-10; 11-15 i.e. immediate, short, medium and long term. It is anticipated that most of the intervention areas will be the subject of the HMR programme across all phases to ensure that the objective of building sustainable communities is fully achieved. The areas identified in para 2.8.3. above are the locations for the majority of HMR activity over the 15 year strategy period. As mentioned above however in the programme proposed for year 3 and beyond the approach will switch from selecting projects to commissioning projects in the listed locations.

11.2.2. TVL will be responsible for monitoring the delivery of HMR generally including the HMR element within the deployment of Single Housing Investment Pot (SHIP) resources. The TVL Executive group will meet monthly to monitor the progress within intervention areas. The Deloitte group funding model commissioned by TVL, will be applied to ensure that external funding sources continue to be necessary. LAs will supply key project monitoring information such as milestones and outcomes.

11.3. Possible Interventions/Tools to Aid Intervention

11.3.1. The Tees Valley Housing Market Assessment confirms earlier findings that a significant amount of the existing housing stock is not only old and in a deteriorating condition but also no longer meets the demands of an increasingly mobile and aspirational population. Where once it would have been the entry point into the housing market for first time buyers, small, ageing terraced housing in particular now has limited appeal.

11.3.2. While owner occupation may increasingly be the preferred tenure, housing in the social rented sector will have a continuing important role and needs to maintain the increasingly high standards demanded by tenants. New social rented stock is very popular.

11.3.3. The Tees Valley stock features significant concentrations of both types of housing. Although there is some indication that under current market conditions people are turning to the social rented sector in circumstances where increasing house prices make owner occupation difficult for certain sections of the community, evidence suggests that long term aspirations towards owner occupation and the desire for modern more spacious dwellings will continue to deflect interest away from older social rented accommodation and pre-1919 terraced houses.

11.3.4. Faced with this situation, Tees Valley councils and other housing stakeholders have been developing a range of approaches to tackle the problem of low demand and have developed proposals employing combinations of the elements listed below:

Generally

- Do nothing or no change
- Improve neighbourhood services
- Neighbourhood management.

Private Sector Housing

- Limited investment in capital repairs/improvements
- Group repair/enveloping
- Full refurbishment/improvement to Decent Homes standard
- Adaptation to meet aspirations
- Selective demolition with remodelling/redesign/conversion
- Large scale demolition and redevelopment
- Environmental improvements
- Facelift schemes
- Greening
- Improvement grants/loans for home owners;
- Develop equity release schemes for home owners;;
- Landlord accreditation schemes

Social Sector Housing

- Full refurbishment/improvement to Decent Homes standard
- Large scale demolition and sale of land for alternative uses
- Sale of existing for owner occupation
- Improved management and marketing;
- Environmental improvements

11.3.5. There is a recognition across the sub-region that no single method of intervention on its own will address the issue of low demand, but rather that a mix of interventions will be needed. While demolition may feature in specific proposals, this will not be an end in itself but will be part of a blend of measures that will not only ensure the removal of obsolete houses but will also provide the necessary support and guidance to displaced households and create the conditions under which sustainable communities can be expected to develop.

11.3.6. As important as demolition will be the improvement and management of retained stock. Vulnerable areas on the periphery of redevelopment areas will need focused support to ensure that the effects of low demand are not inherited due to lack of investment. Demolition will be relevant to only a relatively limited amount of the housing stock. Ensuring that retained stock is improved or adapted to meet modern demands and is adequately maintained thereafter will be important to the success of housing market renewal, protecting fragile markets but changing expectations of what the stock can offer.

11.4. Existing initiatives

11.4.1. To date, there are many regeneration initiatives underway in Tees Valley which will have an impact on HMR. Most are inside the HMR boundary, they are:

- New Deal for Communities Hartlepool
- North Central Area, Hartlepool
- Victoria Harbour, Hartlepool (TVR)
- West Middlesbrough Neighbourhood Trust (NDC)
- Older Housing Visioning Study, Middlesbrough
- Middlehaven, Middlesbrough (TVR)
- North Ormesby, Middlesbrough
- The Greater Eston Sustainable Communities Plan - Planning and Regeneration Strategy (which includes – Grangetown older housing area and South Bank Housing Renewal Plan) Redcar & Cleveland.
- Coatham Enclosure, Redcar.
- West Redcar SRB Partnership.
- Parkfield, Stockton, Neighbourhood Management Pathfinder
- Mandale HMR area, Thornaby
- North Shore, Stockton (TVR)

11.4.2. Outside the TVHMR area there are also several major HMR initiatives which will influence future market performance and vitality across Tees Valley. These are.

- Moorfields, Darlington
- Hemlington, Middlesbrough
- Brotton, Redcar & Cleveland
- Hardwick, Stockton

11.4.3. In the early part of the TVHMR programme the intention will be to direct resources towards HMR schemes inside the HMR boundary which already have some momentum, to ensure that their progress does not stall and that commitments are honoured.

11.5. Resources

11.5.1. The resources which are likely to be available to pursue the HMR programme are

- Private sector investment from developers, house builders etc.
- The Single Housing Investment Pot, administered by the Regional Housing Board has its greatest part dedicated to HMR.
- The Single Regeneration Budget is available in many of the priority areas and will run until 2006.
- LA Capital programme funding has been used to date to initiate the HMR process in a number of areas.
- The Private Finance Initiative is available to fund some of the components of the larger scale holistic regeneration
- English Partnerships have made funding available in Stockton and Hartlepool to contribute towards HMR schemes. Their future involvement is currently uncertain.

- Registered Social Landlords are significant property owners within the priority areas and as such have a major role to play as facilitators and developers.
- Housing Corporation Annual Development Programme will be available to support new build HMR schemes.
- Housing Investment Programme
- The Regional Housing Board has allocated £23m for the 2006/07 financial years for HMR in Tees Valley. It is anticipated that further funding will be made available in future Comprehensive Spending Reviews.

11.6. Community Consultation and Stakeholder Engagement

11.6.1. Community input will be most appropriate at an area-based level. The voluntary sector will be represented at Board level (depending on the Board approval of the DTZ recommendations on Governance). Community cohesion will be addressed at area level, emanating from the network established within the BME Needs Study.

11.6.2. As there are many HMR area based initiatives currently underway across the TVHMR area a lot of detailed community consultation has already been carried out. Individual Councils will take responsibility for detailed consultation exercises based around AMIs. The vast majority of AMIs likely to be proposed throughout the HMR area have therefore already been publicly identified.

11.6.3. Consultation and communication is a long term process of engagement. The systems which are currently underway will be evaluated on a regular basis at a Tees Valley level to identify and share best practice, but also to identify areas for improvement. TVL will facilitate this process. It is anticipated that relevant areas of HMR expenditure will include public relations, marketing, implementing the individual communication strategy. Further work at more advanced stages will include “residents friends”, master planners and community architects.

11.6.4. Stakeholder engagement will be a TVL function at sub-regional level and beyond. Stakeholders include:

- Elected Councillors, MPs and MEPs
- Local government officials
- Other local government and voluntary sector agencies
- Local strategic partnerships (LSPs)
- Registered social landlords (RSLs)
- Private sector developers
- Urban designers
- Private sector lenders
- Central government agencies.

11.6.5. Within this process TVL will investigate the need to prepare corporate responses to planning, transportation and economic development strategies etc. The integration of the HMR strategy will be an ongoing and interactive process.

11.7. Registered Social Landlords and the Housing Corporation.

11.7.1. The nature of the RSL sector in Tees Valley has been transformed following the transfer of former Council-owned stock to private companies and an arms length management company. Historically a diverse sector, RSLs as a group are now responsible for the management and improvement of considerable assets.

11.7.2. The Tees Valley Housing Market Assessment identified that social rented accommodation has only limited appeal to existing households and certain areas of the transferred stock has suffered long term vacancies as a result of the type of accommodation on offer and because of stigma and a poor reputation. Notwithstanding, at the present time, RSLs are reporting limited voids and increasing waiting lists. From the point of view of housing market renewal, this raises a number of concerns.

11.7.3. In previous schemes involving housing demolition, displaced families would tend to be re-housed by the Council if owner occupation was not a possibility for specific households. Such stock is not now so readily available and while limited voids persist the contribution that can be made to the decanting process will be a constraint on the ability of Councils to re-locate families affected by clearance proposals.

11.7.4. Large scale voluntary transfer organisations are looking to diversify the tenure on their estates, to move away more dramatically from the single tenure by which they are dominated, than has been possible through the relatively unfocused Right to Buy process. Changing the mix of tenures in such estates is a part of the market re-structuring imperative. Diversification should be planned in the context of its impact and priority within the overall market renewal framework to ensure that proposals in one area do not conflict with or detract from the effects of initiatives in other weak market areas.

11.7.5. Many RSLs own property in older central urban areas, where stock is dominated by aging terraced housing. Where such areas are to be the focus of clearance and redevelopment activity, it will be important to test alternatives for the acquisition of RSL property that allow the possibility of deferred compensation, recognising the asset value and the loss of rental income streams, provided that the proposals comply with Housing Corporation rules.

11.7.6. The Housing Corporation, which has given support and helped guide the formulation of strategy in Tees Valley, will have an important role to play in exploring alternative approaches.

11.8. Adjacency and Displacement

11.8.1. The HMR programme will strive to avoid further damage to the urban fabric and its housing market by prolonged periods of uncertainty and blight. It will be necessary to identify areas which are adjacent to Areas of Major Intervention (AMIs) as General Renewal Areas (GRAs). An element of resource distribution will be devoted to securing the future of the GRAs. Their identification is intended to bolster investor confidence in the area. The decanting of residents from the AMIs to the GRAs will assist in stimulating the market in the GRAs.

11.8.2. In the AMIs, regeneration programme implementation periods are expected to be for at least 10 years. Early declarations of precise demolition area boundaries and property retentions are of crucial importance to avoid the spread of blight. The programme will highlight strategic direction. It will include an element of flexibility in accordance with the plan, monitor and manage process.

11.8.3. As projects are expected to last for a decade or more, early years funding will be directed towards projects already underway. All declarations will therefore be made by year 5 of the programme.

11.9. Assistance to Residents in the Market Renewal Area

11.9.1. There is a major challenge across the HMR area to ensure that there is adequate provision of affordable housing for people being displaced due to HMR activity. The designation of General Renewal Areas should help to secure the future of areas adjacent to areas of market failure. There will be a commitment to avoiding the social costs which can be associated with market restructuring. Individual Local Authorities will manage the relocation of people within their areas. Mechanisms are being developed to allow people to transfer from their current property to an appropriate tenure in a sustainable neighbourhood. TVL will establish a forum for Local Authorities to share best practice.

11.9.2. TVL will promote joint working between the Boroughs wherever possible to address cross boundary issues.

11.9.3. TVL aims to ensure that decent housing in sustainable well designed neighbourhoods can be made available to all residents. For those residents whose homes are in need of repair or renovation Local Authorities may choose to consider the use of loans and equity to release products. Products will be available to bridge the gap between the applicants' own resources, including any grant or strategy assistance and the cost of paying for essential repairs, improvements or adaptations.

11.9.4. Repair, renovation and relocation grants and loans will be targeted to encourage residents to remain within and invest in designated neighbourhoods. Residents in each AMI will be kept well informed and

involved in shaping delivery programmes. People living in properties targeted for intervention will have access to advice on relocation options and/or home repair as appropriate.

11.9.5. A particular priority is to meet the needs of the vulnerable and elderly, through both support during the renewal process and by making available housing options that meet aspirations, needs and financial circumstances.

11.9.6. A limited (albeit projected to be an increasing) number of households, both local and external to the area, could leave market renewal projects vulnerable, at least in the early days before the character of areas experiences significant up-lift, as notionally more attractive sites away from the heart of intervention areas compete more successfully for customers. Local Authorities will work closely with the voluntary sector to ensure the process is as easy as possible for local residents in the affected areas.

11.9.7. Applications for planning permission for new housing development, even where brownfield sites are involved, should be resisted unless approval will benefit market renewal through a financial or other material contribution. Provision for such control will be embodied within evolving local development frameworks, which collectively will offer an integrated programme for housing land release, complementary to serving the need to achieve housing market renewal. Further scrutiny will be given to the role of new development in Darlington with the regard to the vitality of the Tees Valley Housing markets.

11.10. Housing Related Assistance in the Private Sector

11.10.1. . LAs will supply information to cover the following headings:

- Voluntary Acquisition
- Compulsory purchase
- Relocation packages (including grants; nominations to RSL accommodation; home swaps etc.)
- Enhanced relocation pages for residents with support needs

10.11. Assistance for Private Sector Home Repair and Improvement

11.11.1 LAs will provide information to cover the following headings:

- Handy person service
- Home repair assistance
- Disabled facilities grants
- Renovation grant
- Loans for repair and improvement
- Group repair environmental enhancement
- Energy efficiently works
- Grants for landlords joining accreditation scheme

11.12. Neighbourhood Management

11.12.1. The whole HMR programme must avoid the criticism that physical solutions alone will not create sustainable communities. An effective approach to neighbourhood management is critical to achieving a smooth transition towards HMR. Each LA will operate its own system of “area forums” or “community councils” to assist the progress of HMR proposals. Area implementation teams will be appointed to service the forums as well as driving the programme forward. Other ideas for neighbourhood management include the following:

- The development of local plans (including targets for education, youth work, anti-social behaviour, street scene, public transport, crime, housing management, public participation, employment and health) with targeted service delivery.
- The creation of local environmental management arrangements employing where possible, local people in the delivery of housing maintenance, street cleaning, maintenance of parks, play areas and open spaces, warden services, cleaning and catering in public buildings, maintenance of local shopping parades etc.
- The implementation of a locally delivered employment charter whose purpose is to address issues of wealth creation, setting targets for reducing unemployment levels amongst key groups such as young people, BME communities, long term unemployment, those with health disabilities, lone parents etc.
- The joint service planning on a multi-agency basis including childcare, family support and early education delivered through multi-agency teams based in children’s centres.
- The appointment of neighbourhood co-ordinators with skills in bringing together partners in delivering complex programmes in a multi-agency environment.
- Performance management and evaluation process.
- The implementation of a community cohesion programme based on the needs of the BME communities.

APPENDIX

List of Core Documents

CD1 Low Demand Housing in the North East of England - Centre for Urban and Regional Studies, University of Birmingham 2002

CD2 A Neighbourhood Vitality & Viability Analysis in Tees Valley – Information and Forecasting Team, Tees Valley Joint Strategy Unit, January 2004

CD3 Tees Valley Housing Market Assessment, Final Report January 2005, - David Cumberland Housing Regeneration Ltd. With Nathaniel Lichfield & Partners Ltd.

CD4 A Housing Toolkit – David Cumberland Housing Regeneration Ltd., May 2005

CD5 Tees Valley Living Governance and Delivery – DTZ Pbeda, September 2005

CD6 Draft Sub Regional Housing Strategy for Tees Valley – David Cumberland Housing Regeneration Ltd.

CD7 The Tees Valley Vision – The Tees Valley Partnership, April 2003

CD8 The Tees Valley City Region Development Programme – Tees Valley Joint Strategy Unit May 2005

APPENDIX 2

Council Based Initiatives

6.9. Hartlepool

6.9.1. Hartlepool has a total housing stock of 41,400 dwellings, with a lower than average proportion in owner occupation. A large proportion (41%) of the stock is terraced. Benchmarking the Hartlepool stock against regional and national proportions of such stock suggests that there is a notional over-supply of between 4000 and 6000 terraced properties. Levels of detached properties are well below proportions nationally. These structural imbalances present a key challenge for the future.

Since the late 1990s the Council has established a comprehensive evidence base in terms of developing an informed and sophisticated understanding of changing housing market dynamics and aspirations in Hartlepool, particularly around the core problem of low and changing demand for housing across large parts of the older town centre and other areas.

6.9.2. The original CURS research underpinning the HMR agenda showed that Hartlepool has a high proportion of housing stock that is 'at risk' of low and changing demand (almost 32%), and within that analysis, a total of some 12,000 dwellings. This ranks Hartlepool 3rd highest of the 23 authorities within the north east region as a whole exhibiting such problems, and a close 2nd (to Middlesbrough) in Tees Valley.

6.9.3. Based on the achievement of higher economic growth rates referred to in paragraph 4.4.4 above, and in its role as a City Region, the Tees Valley is projected to accommodate one quarter of the Region's population growth in the period up to 2021. The attraction and retention of highly skilled workers is viewed as critical to Regional and sub-regional economic success, and both the Regional Economic Strategy and the Regional Spatial Strategy highlight that a large majority of this increase in population will derive from in-migration of highly skilled households over this period. Within this context, Hartlepool is forecast to provide for at least one fifth of this sub-regional increase.

6.9.4. The image and reputation of Hartlepool has gone from strength to strength in recent years as a result of a range of regeneration initiatives. However, in order to help attract and retain an increasing population providing the right housing offer and environmental conditions will be a critical requirement. Addressing problems associated with sections of the local housing market as described above will be of paramount importance. Housing policy and economic development are inextricably linked within the broader regeneration agenda, and in assisting Hartlepool both fully to contribute to and benefit from the future economic, social, and cultural renaissance of the Tees Valley.

The **Hartlepool Housing Regeneration Strategy** sets the context for housing market restructuring activity. Its purpose is to underpin the delivery of the core objective within the Housing Strategy of addressing housing market imbalance, in ensuring that a holistic approach to regeneration is taken, that Hartlepool's global housing need, supply and demand issues are addressed, and that spending is focussed on balancing supply and demand, stock reduction where necessary and sustainable investment in housing with a long term future. The Strategy is based upon a comprehensive review of relevant policy, past and future regeneration initiatives, the private and social housing markets, and economic and land use strategy.

6.9.5. Hartlepool's strategy for dealing with areas of low demand housing is directed towards the gradual renewal of the central older housing areas, and to widen choice and improve the overall quality of housing on offer, complementary regeneration initiatives based in and around Victoria Harbour, Hartlepool Marina and Central Hartlepool will add to the range and quality of housing available, extend and create employment opportunities, and improve health, education and other service provision. The objective is to pull value into the town centre and its adjoining and surrounding residential neighbourhoods from adjacent affluent areas to the west and from the Victoria Harbour regeneration area. As far as practicable large coherent sites have been identified for redevelopment that are attractive to private developers and can make a significant contribution to the regeneration of the area.

6.9.6. The Central Hartlepool Area of Major Intervention includes in excess of 15,000 dwellings across the central band of the town, from West View in the north down to Belle Vue in the south, and includes a substantial concentration of older terraced property as well as social rented housing areas.

6.9.7. Housing initiatives are being planned on a co-ordinated 'plan, monitor, manage' basis over the next fifteen years, and current and future regeneration projects over that period dealing with in the order of 1750 homes suffering from low demand within the older housing area fall within the area covered by either Hartlepool New Deal for Communities or the North Central Hartlepool housing area. However, outside of these areas, there will also be a need for further stock replacement and investment, through the preparation of individual masterplans that consider the future of the stock in relation to both strategic and more specific neighbourhood factors.

6.9.8. Hartlepool New Deal For Communities (NDC) area covers 4,500 households in West Central Hartlepool. Hartlepool Revival, a housing regeneration company, has been set up through a partnership between Endeavour Housing and The Guinness Trust, and following extensive community consultation produced a Community Housing Plan in 2003. The plan proposes significant housing clearance in discrete areas across the NDC area, and replacement with new homes for ownership, shared equity and for rent.

6.9.9. To commence the first phase of redevelopment in the NDC area, Yuill Homes, a local house builder, has been chosen as preferred developer

partner in the demolition of 345 dwellings in the Mildred Street and Mayfair Street areas and their replacement with 155 homes for owner occupation, equity share and rent.

6.9.10. In the south of the NDC area, Belle Vue contains a mix of back of pavement terraced houses suffering ongoing housing stress, together with Housing Hartlepool (LSVT) stock that requires potentially prohibitive levels of capital investment to achieve the Decent Homes standard. Hartlepool Revival, Housing Hartlepool and Hartlepool Borough Council are currently progressing a master planning and consultations process that will produce an agreed development framework for this area by early 2006.

In the central NDC area Hartlepool Revival, NDC and the Council are working in partnership with the private sector and partner RSLs to bring forward sustainable redevelopment and stock investment proposals, particularly for the Dalton Street and Thornton Street linkages to the town centre.

6.9.11. North Central Hartlepool is directly adjacent to the NDC area and to Victoria Harbour, a flagship Tees Valley Regeneration (TVR) project focussed on creating a mixed-use community including up to 3,000 homes and new commercial/retail space. The Borough Council, Housing Hartlepool and English Partnerships are working together in North Central Hartlepool, which covers around 3,700 households. A housing regeneration study of the area was undertaken during 2003 and a Master Plan subsequently developed in 2004 following successive rounds of intensive community and stakeholder consultations.

Phase 1 – involves the clearance of 267 mainly private, terraced dwellings in a number of streets to the north of Chester Road and west of Raby Road. Property acquisition is well advanced as a result of funding awarded by the North East Housing Board from its Single Housing Investment Pot towards the Tees Valley Demonstration Project, of which the North Central Hartlepool project is a part. Private sector interest in the project has been strong. A development brief has been prepared to guide the redevelopment process and has been issued to a group of interested housebuilders and others. The Council has formally resolved to use compulsory purchase powers to facilitate both this project and the first phase of redevelopment within the NDC area as described above.

Phase 2 – spatially and strategically linked to phase 1 and focussed around an area to the east of Raby Road. In certain streets vacancies exceed 50% with levels continuing to rise, while the overall environmental condition of the area is worsening, despite a robust 'neighbourhood management' approach. This area was prioritised in 2004 as the next area of intervention in North Central, and comprehensive redevelopment is strongly supported by the local community.

Phase 3 – The Master Plan for North Central Hartlepool produced in 2003/4 is currently under review, with particular emphasis on areas adjacent to the first phases of redevelopment which were showing signs of housing market

fragility and other estate design and stock condition weaknesses at that time. Housing Hartlepool has very significant stockholdings in these areas and consequently this work has very strong linkages to the ongoing programme of housing investment they are moving forward. A range of potential intervention options will be produced for further consideration and consultation early in 2006.

6.9.13. In order to underpin the sustainability of areas directly adjacent to areas earmarked for clearance and redevelopment, both within the NDC and North Central areas and beyond them, significant additional investment is required to support an ongoing refurbishment and improvement programme and additional environmental improvements, funded through Housing Hartlepool's ongoing housing investment programme, private sector facelifting schemes and improvement grants and equity loans to individual homeowners.

REGENERATION & LIVEABILITY PORTFOLIO

Report To Portfolio Holder

21st October 2005



Report of: The Head of Regeneration

Subject: ROSSMERE NEIGHBOURHOOD ACTION PLAN

SUMMARY

1.0 PURPOSE OF REPORT

1.1 To seek endorsement of the Neighbourhood Action Plan (NAP) for the Rossmere area.

2.0 SUMMARY OF CONTENTS

2.1 The report describes the contents of the Rossmere Neighbourhood Action Plan (NAP), including the background to NAPs and the consultation undertaken to develop the NAP. It also identifies the consultation process on the draft NAP to enable the final version to be produced.

3.0 RELEVANCE TO PORTFOLIO MEMBER

3.1 Neighbourhood Action Plans fall within the remit of the Portfolio Holder and this particular NAP will have an impact on service delivery and will potentially influence future funding opportunities in the Rossmere area.

4.0 TYPE OF DECISION

4.1 Key decision, test ii applies

5.0 DECISION MAKING ROUTE

5.1 Portfolio Holder Decision then to Hartlepool Partnership for final approval.

6.0 DECISION REQUIRED

- 6.1 Endorsement of the Neighbourhood Action Plan (NAP) for the Rossmere area.

Report of: The Head of Regeneration

Subject: ROSSMERE NEIGHBOURHOOD ACTION PLAN

1.0 PURPOSE OF REPORT

- 1.1 To seek endorsement of the Neighbourhood Action Plan (NAP) for the Rossmere area.

2.0 BACKGROUND

- 2.1 Neighbourhood Action Plans are the local elements of the Hartlepool Neighbourhood Renewal Strategy. The Strategy forms part of the Community Strategy and the overall policy framework for the Borough and sets out the long term vision for Hartlepool and the approach to the continuous improvement of services.
- 2.2 NAPs are important in encouraging local people and organisations to work together to narrow the gap between the most deprived wards and the rest of the country. No significant new funding is available specifically for NAPs but they should be influential in the future allocation of resources. The objective of the NAP is to integrate policies at the local level to improve the way that services are provided.
- 2.3 The Rossmere Neighbourhood Action Plan (NAP) is the fifth NAP to be developed in the town.
- 2.4 Hartlepool Partnership has agreed to allocate £40,000 of Neighbourhood Renewal Funding specifically for the Rossmere NAP area to start addressing some of the residents' priorities. This funding will be spent once the NAP is developed and residents' priorities have been identified.

3.0 CONSULTATION AND CURRENT POSITION

- 3.1 The Rossmere NAP area covers the old Rossmere ward and a small part of the Fens ward covering Queens Meadow. The NAP area is illustrated on a map within the NAP (page 1).

- 3.2 The NAP has been developed through consultation with residents, school children, young people, community and voluntary groups, Councillors and those who deliver services to the area (police, Council Officers, Housing Hartlepool etc.). There have been two community conferences held in July 2005, which have been crucial in identifying the community's priorities and the actions required. Household survey data and other baseline data and statistics have also provided an understanding of the conditions in the Rossmere area.
- 3.3 The Community Network has assisted in involving residents and community groups in the NAP preparation process.
- 3.4 The South Neighbourhood Consultative Forum considered the draft NAP on 12th August 2005. The Regeneration and Liveability Portfolio Holder received the draft on 02nd September 2005 for information and comment and the draft was also considered at the Hartlepool Partnership meeting on the 16th September 2005, giving further opportunity for comment.
- 3.5 As described above, a wide range of consultation was carried out to develop and inform the NAP. Comprehensive consultation was also undertaken to ensure comments were received from key stakeholders and residents on the draft. This included the following:
- Ardrossan and Alford Court Residents Association
 - Friends of Rossmere Park Carnival
 - Drop-in sessions at various community buildings
 - Newsletter to every household in the area
 - Rossmere COOL project
 - Rossmere Youth Centre
 - Local schools and Hartlepool College of Further Education
 - Community Network
 - Meetings with key service providers including; Hartlepool Borough Council, Voluntary and Community Groups, Ward Councillors.
- 3.6 All comments received were very positive and constructive and have helped to formulate an accurate action plan for the area. Meetings with key service providers and Councillors have also enabled us to identify funding and resources for some of the actions required.
- 3.7 This 'finalised' Neighbourhood Action Plan, which includes all of the amendments suggested by consultees, has been taken to the South Neighbourhood Consultative Forum for endorsement on 07th October 2005 and to the newly formed Rossmere Forum on 11th October 2005 for endorsement. Any comments arising from these meetings will be reported verbally at the Regeneration and Liveability Portfolio Holder meeting and to the Hartlepool Partnership meeting (both on 21st October 2005). The Hartlepool Partnership will be requested to finally endorse and adopt the Rossmere NAP. The final version will

be placed on Hartlepool Borough Council's website for future reference.

4.0 IMPLEMENTATION

- 4.1 The Council's Neighbourhood Services Department will adopt a neighbourhood management role to assist in the implementation of this plan, led by the South Neighbourhood Manager. The newly formed Rossmere Forum, which was set up by the Community Network and brings together service providers and residents, will also have a key role to play in overseeing the implementation of the plan at a local level. In addition, the Hartlepool Partnership's Theme Groups will have an important role to play in monitoring plan progress on strategic issues across all of the seven themes, on an annual basis.

5.0 FINANCIAL IMPLICATIONS AND RISK MANAGEMENT CONSIDERATIONS

- 5.1 Whilst there is no significant new funding available specifically for NAPs, they should, however, be influential in the future allocation of resources. The NAPs provide a strategic analysis of the problems, gaps and priorities which could be tackled should any new funding streams emerge. Impact upon priorities is expected to be made by bending and using more efficiently and effectively existing mainstream resources on the more disadvantaged areas with continuous improvement to services by all partners often only involving a series of small adjustments and smarter co-ordination of activity. The objective of the NAP is to integrate policies at the local level to improve the way that services are provided.
- 5.2 The Hartlepool Partnership at the meeting of 8th October 2004 approved £40,000 from the Neighbourhood Renewal Fund for the Rossmere area and additional NRF funding has also now been identified for 2006-2008. The Rossmere Forum will discuss with the South Neighbourhood Manager, the Community Network and other key service providers how this funding should be used to address some of the community's priority concerns.
- 5.3 There are few risks attached to the decision of endorsing the NAP and most relate to the 'reputation' category (e.g. risks to customer support and confidence in the service or personnel of the Council or threats to the Council's reputation with external bodies and agencies).
- 5.4 Whilst there is a small risk that some priority concerns and actions have been missed through the NAP preparation process, attempts have been made to ensure that consultation has been as extensive

and as inclusive as possible and any new issues emerging can be picked up in the review and monitoring process.

- 5.5 The main risk to delivering the NAP itself is that some of the priority concerns and actions identified in the plan are not addressed by service providers. Such a risk has, however, been reduced through meetings held with service providers to encourage them to 'sign up' to the actions. In addition, as identified in section 4 of this report, implementation arrangements are in place with the South Neighbourhood Manager, the Rossmere Forum and the Hartlepool Partnership's Theme Groups, to ensure progress is monitored and any major problems will be reported to the LSP on an annual basis.

6.0 THE CONTENTS OF THE PLAN

- 6.1 The Rossmere NAP is attached, which includes a map of the area.
- 6.2 The document has been structured in a way that is intended to give a clear picture of the strong themes running through the NAP back to the sister documents of the Community Strategy and the Neighbourhood Renewal Strategy Action Plan.
- 6.3 The Introductory Section covers the background to NAPs, a brief description of the Rossmere neighbourhood, how the Rossmere NAP has been developed, and a summary of the community's main concerns.
- 6.4 The following section then comprises seven theme areas:- Jobs and Economy; Lifelong Learning and Skills; Health and Care; Community Safety; Environment and Housing; Culture and Leisure; and Strengthening Communities. Each theme identifies key statistics, strengths and weaknesses, key resources and programmes delivered in the area and the gaps in service delivery which need to be addressed.
- 6.5 The last section of the NAP again covers the seven theme areas but this time focuses on the issues which reflect the community's priorities for improving conditions in the Rossmere neighbourhood. A table identifies the community's priority concerns, the actions that are required to address the concerns, the organisations who need to be involved in delivering the actions, how success will be measured and how the actions will contribute to addressing strategic targets (such as Neighbourhood Renewal Action Plan Targets and the Government's Floor Targets).

7.0 RECOMMENDATION

- 7.1 Considerable work with residents, young people, Councillors, community and voluntary groups and service providers has informed the development of the Rossmere Neighbourhood Action Plan. Subject to any comments from the South Neighbourhood Consultative Forum and the Rossmere Forum for inclusion within the NAP the Regeneration and Liveability Portfolio Holder is requested to:-

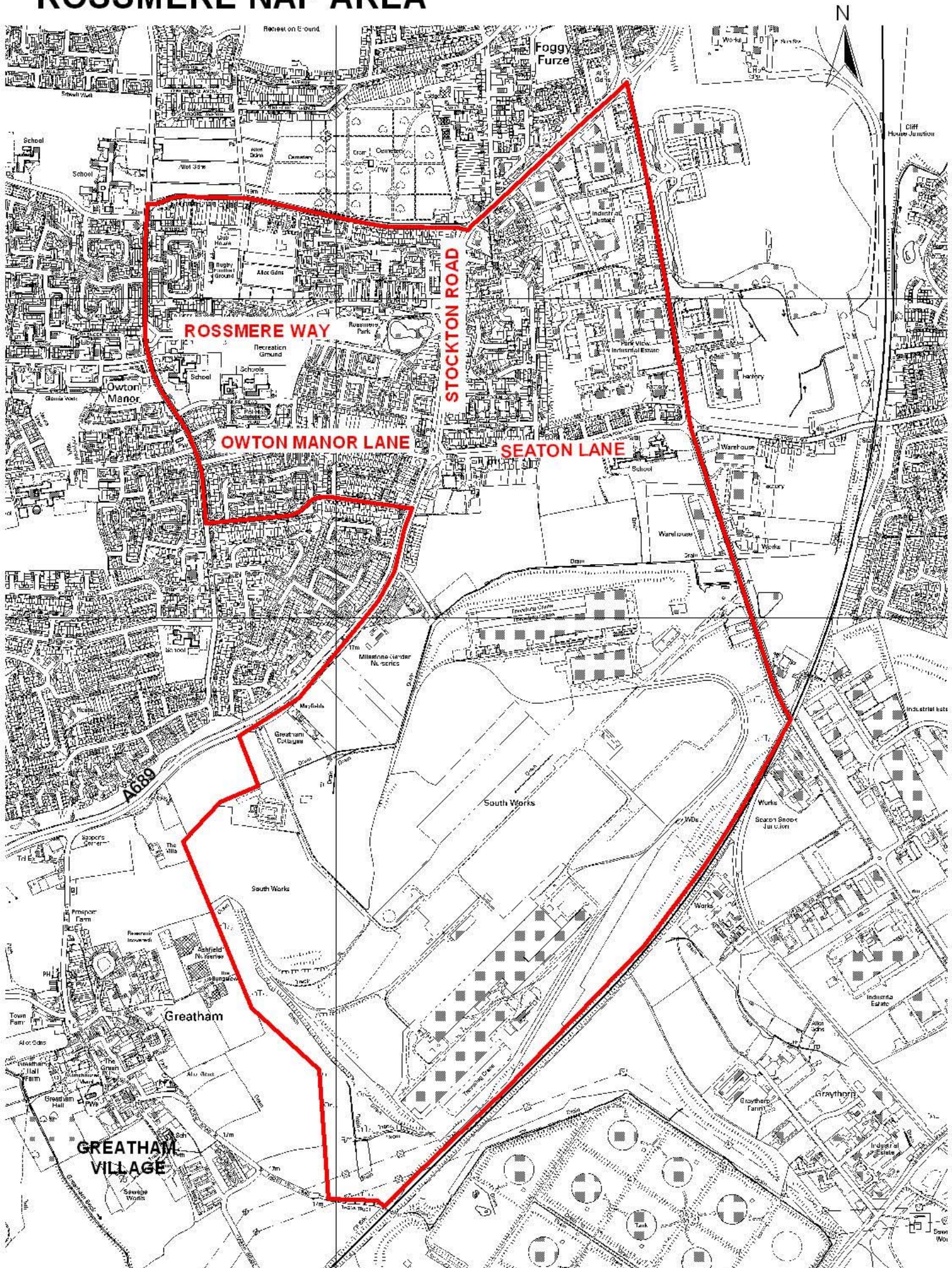
Endorse the Neighbourhood Action Plan (NAP) for the Rossmere area before it is considered for final approval at the Hartlepool Partnership meeting this afternoon (21st October 2005).

ROSSMERE COMMUNITY NEIGHBOURHOOD ACTION PLAN



SEPTEMBER 2005: FINAL VERSION FOR ENDORSEMENT

ROSSMERE NAP AREA



INTRODUCTION

What is the Rossmere Neighbourhood Action Plan (NAP)?

- The Rossmere NAP will enable local people and organisations to work together to integrate policies at a local level to improve the ways that services are provided to achieve goals of lower unemployment and crime, better health, skills, housing and physical environment, and a stronger community with improved culture and leisure opportunities.
- There is no significant new funding available specifically for the NAP, but it is action led with realistic and tangible targets to encourage the collaboration of service providers to reach common aims.
- It is anticipated that the Rossmere NAP will be influential in the future allocation of resources, such as Neighbourhood Renewal Funding (NRF), Housing Hartlepool and the delivery of the Council's Neighbourhood Management Team's services. It identifies the strengths and weaknesses of the area, and provides a framework for opportunities if funding / resources become available.

The NAP will look at how services can be made more efficient and effective for the local community. The purpose of this plan is to help local service providers and users to ensure that gaps between existing and desired services are identified and considered by service providers, to effectively add value and improve the quality of life in the Rossmere neighbourhood.

Success will depend upon the effectiveness of joint working with the community and between service providers. Community involvement has already positively encouraged the development of the NAP and a broad range of organisations and groups have been involved in this NAP. Residents, young people, school children, service providers, community / voluntary groups and Councillors have put a lot of time into developing this plan. Two Community Conferences were held in association with the Community Network, along with individual meetings with service providers, and community and voluntary groups.



Conference at Jutland Road Centre
04th July 2005



Conference at Ardrossan Court
12th July 2005

About the Rossmere Neighbourhood

The Rossmere neighbourhood is situated to the south of Hartlepool Town Centre, and covers the Rossmere ward and a small part of the Fens ward. The area is bordered by Brierton Lane / Belle Vue Way in the north, Catcote Road / Torquay Avenue in the west, Brenda Road in the east and reaches to and includes Queens Meadow Business Park in the south. This area is shown on the map (page 1).

The Rossmere area is a fairly large community which is predominantly social housing owned by Housing Hartlepool or 'right to buys'. Local shops are centrally located on the estate, and several schools are located within the neighbourhood. The area is divided by Stockton Road, which splits the area in two. This is seen as a key issue.

The Indices of Multiple Deprivation 2000 ranked this area within the most 10% of deprived neighbourhoods nationally.

There is a resident population of approximately 4,944, of which 2,895 are working age, living in 2,235 households. The housing stock is made up of 53.2% owner occupied, 35.5% owned by Housing Hartlepool, 5% owned by a housing association and 6.3% privately rented.

Community Concerns:

The community's concerns are identified in the NAP for each of the seven Community Strategy themes and the action plan identifies how these concerns can be tackled. Throughout the consultation that has already been carried out there are a number of priority concerns which have emerged:

- We are concerned about promoting employment opportunities for local people and tackling barriers to employment.
- We are concerned about raising aspirations and improving local learning opportunities.
- We are concerned about the lack of medical services in the area and the lack of health education for all age groups.
- We are concerned about anti-social behaviour, lack of police / warden presence and fear of crime.
- We are concerned about road safety, parking problems, litter, dog fouling and general maintenance of the area.
- We are concerned about the lack of activities for the community and the maintenance and supervision at Rossmere Park.
- We are concerned about the lack of community involvement, residents groups and the difficulties in engaging young people.
- We are concerned about the lack of funding the area has received in the past.

Young People's Concerns:

- Fear of crime.
- Problem neighbours – noisy and unfriendly.
- Groves too small for parking and traffic congestion.
- Closure of Rossmere swimming pool.
- Lack of playing facilities at Rossmere Park and a need for better football facilities and basketball courts.
- Limited security provisions within Rossmere Park.
- Too much litter in the area.
- Rossmere Park pond is very dirty.
- More school crossings near Catcote Road and Owton Manor Lane.
- More after school clubs offering a diverse range of activities.
- Bike locks needed outside Rossmere shopping precinct.
- Improve sports facilities at Rossmere Youth Centre (repair sports hall roof).

Elderly People's Concerns:

This group represents nearly a quarter of the areas population, almost a third of the population are disabled or have long term health problems. 23% are retired, 30% are disabled or long term sick and 13% are carers (Hartlepool Access Group). The elderly, disabled and those with long-term health problems together with carers are more than half the population in the Rossmere Area. Key concerns are:

- Poor Primary Care, lack of GP surgeries, pharmacies and dentists.
- Transport is an issue due to car ownership being only 54% and one of those lowest in the UK.
- Lack of low level support to help the elderly, disabled, sick and carers to remain as independent as possible.
- Anti-social behaviour and crime.
- Speeding cars and noise pollution on Brierton Lane and Rossmere Way.

Cross Cutting Themes:

Through the development of the Neighbourhood Action Plan, issues have been raised regarding how the seven themes, and the actions relating to them overlap e.g. reducing anti-social behaviour could also improve levels of health as it will reduce stress levels. It was highlighted that these important links should be recognised and so the Rossmere Forum and the Hartlepool Partnership will ensure links are made by partnership working and referrals.

Equal Opportunities:

The aim of the Neighbourhood Action Plan is to encourage local people and organisations to work together to narrow the gap between the most deprived wards and the rest of the country. By addressing the issues raised in the Neighbourhood Action Plan it is hoped that the residents of the Rossmere area will have an improved quality of life and have as much chance as any other resident in Hartlepool to achieve success in the issues which matter to them. The key objective of the Neighbourhood Action Plan is therefore, to ensure equal opportunities for all is achieved through the partnership working. This will be a key issue that will run throughout the themes and will be monitored through the Rossmere Forum.

Access Issues:

Any actions taken forward through this Neighbourhood Action Plan will need to be assessed in terms of access issues and this should be considered at the design stage of any project.

JOBS AND ECONOMY

WHAT IS THERE TO KNOW ABOUT THE AREA?

| | |
|--|---|
| <p>Statistics</p> <ul style="list-style-type: none"> ▪ Low levels of people in paid employment and high economically inactive levels (63% of those of working age are economically inactive) (Census 2001 – updated May 2005). ▪ A high proportion of unemployed people are under the age of 25 (37.4%, as compared to 28.4% nationally and 32.1% Borough wide) (Census 2001). ▪ Low income households (48%) are higher than the Borough rate (40.5%) (Census 2001 – updated May 2005). ▪ A relatively high proportion of the population (23%) is over retirement age. This proportion is higher than all the other Neighbourhood Renewal Fund (NRF) areas, the town and national averages (Census 2001). | |
| <p>Strengths</p> <ul style="list-style-type: none"> ▪ Local Shopping parades (Jutland Road and Owton Manor Lane). ▪ Queens Meadow and its emerging opportunities. ▪ Some positive indications from Single Regeneration Budget business survey with recent growth in new business formation, some inward investment and positive investment intentions, together with improving confidence on turnover and on employment creation. | <p>Weaknesses</p> <ul style="list-style-type: none"> ▪ The rate of self employment locally is significantly lower than the Borough average and is less than half the national figure (Census 2001 – updated May 2005). ▪ A high proportion of people are unable to work due to illness, disability and / or caring responsibilities. ▪ Low car ownership rates (54% as compared to 61% borough wide and 73% nationally) may be an additional barrier to those seeking employment. ▪ Low morale, expectations, aspirations and self-esteem are also barriers. ▪ No practical apprenticeships and skilled jobs available locally. |

KEY RESOURCES AND PROGRAMMES

| | |
|--|---|
| Investment by mainstream agencies: | |
| Examples of key current programmes / projects | Description |
| HBC Adult and Community Services. | Has key links with Owton Fens Community Association (OFCA), Owton Rossmere Community Enterprise Limited (ORCEL) etc. and run a series of courses in the Rossmere area. Adult Education classes available at ORCEL, Golden Flatts and Jutland Road Community Centre. At ORCEL they run skills for life courses including literacy and numeracy. Please contact ORCEL, Tel. 01429 424400. |
| HBC Economic Development. | The second stage of the Incubator Strategy includes community based incubator units (small units for start-up businesses together with development support) based at Queens Meadow – this could be a potential resource subject to funding being secured. |

| Examples of key current programmes / projects | Description |
|--|---|
| Hartlepool Working Solutions: Work: Jobs Build (NRF). | Provides financial assistance to local residents so that they can be secure and remain in paid employment. Offers bursaries and job subsidies to employers who employ local residents and provides them with associated training. |
| Hartlepool Working Solutions: Work: Opportunities for Women (NRF). | Hartlepool Action Team for Jobs provides a variety of employment related services. |
| Hartlepool Working Solutions: Work Route (NRF). | Offers paid temporary employment associated training in a supported environment. Work activity currently offered includes environmental works, Energy Efficiency, Men into Childcare and Level 3 Construction Crafts. |
| Hartlepool Working Solutions: Work Smart (NRF). | Business support service, which aims to offer better employment practices which will improve the employment offer to NRF residents. |
| Sure Start South, including Rossmere and St. Teresa's Children's Centre. | Training and Support Officer for the Rossmere area. Sure Start South also provides a sign posting service to access further/higher education. Training is vocational and accredited in response to community needs. |
| Owton Fens Community Association (OFCA). | Owton Fens Community Association, founded in 1985, provides advice and information on employment opportunities, self-employment, training and community development. Resources available are photocopying, internet access, bookkeeping, CV preparation, stationary, voluntary work, publicity and marketing, work experience, non accredited and credited training and transport. Youth Opportunities Project (13 to 25 year olds) – OFCA have recognition as an education centre and have short courses available on an outreach basis. Subject to funding being secured, OFCA are hoping to create youth worker posts. |
| Hartlepool Action Team for Jobs. | Hartlepool Action Team for Jobs provides a variety of employment related services and have a personal advisor for the Owton Rossmere Area. Hartlepool Action Team for Jobs has outreach sessions Monday to Friday at Owton Rossmere Resource Centre (ORCEL). |

GAPS – WHAT NEEDS TO BE DONE

| Service delivery issues needing attention | |
|--|--|
| 1. | Promote employment opportunities for local people, including self-employment opportunities. |
| 2. | Improve skills training and re-training opportunities. |
| 3. | Develop apprenticeship opportunities, and tackle barriers to employment and training. |
| 4. | Employment support for long-term sick, disabled and for those who are disillusioned and feel excluded. |
| 5. | Improve bus services, particularly late and early services. |

LIFELONG LEARNING AND SKILLS

WHAT IS THERE TO KNOW ABOUT THE AREA?

Statistics

- A high proportion of people have no qualifications (57% as opposed to 39% Borough wide and 29% nationally) (Census 2001).
- A low proportion of people are qualified to NVQ level 4 or above (7% as opposed to 11.4% Borough wide and 19.9% nationally) (Census 2001 – updated May 2005).
- The percentage of those leaving school with 5+ A*-C at GCSE level (2004) was 52% (as opposed to 35.4% for the total NRF area and 49.0% Borough wide) (LEA Data 2004).
- High levels of resident satisfaction with local schools (0% dissatisfied) (Household Survey 2002).
- Levels of poor literacy amongst adults (32.9%) (Basic Skills Agency 2001).
- Levels of poor numeracy amongst adults (36.9%) (Basic Skills Agency 2001).

Strengths

- Good schools in the area, that offer before and after school activities for students.
- GSCE average points score is the highest of all NRF areas.
- Key Stage 2 and 3 results generally compare well with NRF and Borough wide averages, with English results being particularly impressive at Key Stage 2 (LEA Data 2004).
- Key Stage 3 attainment results for Maths, English and Science (Level 5 or above) are all above NRF and Borough wide levels. (LEA Data 2004).
- Educational attainment levels for local children at school are generally good and improving.
- ORCEL provide very successful adult literacy and numeracy programmes via Learn Direct, which have high pass rates in national tests.
- Manor on Line – I.T based and basic skills support.
- Community Development Worker employed by OFCA.

Weaknesses

- Levels of I.T literacy amongst adults (Basic Skills Agency 2001).
- Local residents have low skill levels with backgrounds often inappropriate for the modern labour market.
- Key Stage 2 results for maths are below the Borough wide and NRF rates.
- Boys poor performance and attendance, poor achievement after Key Stage 3.
- Public transport does not run from Jutland Road Area.

KEY RESOURCES AND PROGRAMMES

| Investment by mainstream agencies: | |
|---|--|
| Examples of key current programmes / projects | Description |
| Sure Start South including Rossmere and St. Teresa's Children's Centre. | Sure Start provides a positive start for children and families. Initiatives include family learning, vocational and accredited training for adults, crèche support, the 'Writing for Meaning' scheme, 'Booksmart' (which promotes early learning), a play opportunity for every 2 year old in the Rossmere Area through play group provision, vocational courses, NVQ access courses (alongside HBC) and training for volunteers. In addition, the Sure Start South Rossmere and St. Teresa's Children's Centre, which was established in 2005, provides many services, including parent empowerment and capacity building. |
| Neighbourhood Renewal Fund (NRF). | Learning Mentors / Study Support Tutors are available at Hartlepool Sixth Form College and Hartlepool College of Further Education. |
| Volunteer Mentors. | Volunteers are trained to help local residents address Lifelong Learning and Skills issues at sessions run by Sure Start South. |
| Hartlepool College of Further Education (HCFE). | HCFE specialises in full and part time education for 14+ years of age. Level 2 Entitlement: training provided in conjunction with Learning and Skills Council Tees Valley for people aged 19 years and over. Access IT: outreach I.T. training provided at Titan House on York Road in conjunction with Learn Direct. The college also engages with 14 - 16 age group. |
| Tees Valley Learning and Skills Council (LSC). | <p>The LSC aims to:</p> <ul style="list-style-type: none"> ▪ Increase the number of school leavers into full time education and training. ▪ Raise aspirations among young people, adults and employers. ▪ Develop the range of learning opportunities and styles. ▪ Support progression into higher level learning. ▪ Increase business awareness among young people. ▪ Support an improved information and advice service. ▪ Increase number of adults with adequate skills in reading, writing and numeracy. ▪ Meet skills need by increasing provision at level 2 and 3. ▪ Widen participation in learning. <p>In addition, LSC's 14 - 19 strategies including one covering the Hartlepool area will be completed by December 2005. It is anticipated that these will provide a longer-term strategic overview at the Borough level with an annual review to ensure that local needs are continually identified and addressed.</p> |

| Examples of key current programmes / projects | Description |
|--|---|
| Owton Rossmere Community Enterprise Centre (ORCEL). | Provides community training. These education services will not diminish and through links to the health services they may even strengthen the educational activities. |
| Manor on Line (Manor College of Technology). | Basic skills in I.T under tutor sessions and also residents can log on 24 hours a day. |
| Owton Fens Community Association (OFCA). | OFCA are running ASDAN community based learning for non-academic learners. OFCA have recognition as an education centre and have short courses available on an outreach basis. They also provide various training and capacity building. Tel: 01429 283187. |
| Extended schools. | All schools in Hartlepool will provide an extended school service by 2010 providing wraparound care 8.00am to 18.00pm. Secondary schools will have to have access to sports and performing arts. |
| HBC Adult and Community Services. | Has key links with Owton Fens Community Association (OFCA), Owton Rossmere Community Enterprise Limited (ORCEL) etc. and run a series of courses in the Rossmere area. Adult Education classes available at ORCEL, Golden Flatts and Jutland Road Community Centre. At ORCEL they run skills for life courses including literacy and numeracy. Please contact ORCEL, Tel. 01429 424400. |
| Community Development Worker employed by OFCA. | Working across the South of Hartlepool, identifying and removing barriers so residents can participate in local Regeneration Initiatives etc. Assisting in all aspects of setting up Community / Voluntary Groups and Resident Associations i.e. offering information, advice and guidance on the forming of a constitution, accessing funding, publicity and training etc. |

GAPS – WHAT NEEDS TO BE DONE

| Service delivery issues needing attention | |
|--|---|
| 1. | Raise the awareness of the importance of qualifications and promote the benefits of education and training. |
| 2. | Increased support and new ways of learning for boys aged 14+. |
| 3. | Raise awareness and provide support to help residents become equipped to engage in vocational training. |
| 4. | Address barriers to life long learning including transport and childcare. |
| 5. | Provide educational courses at local community based venues/ existing facilities, in order to prepare people for a return to education or employment. |
| 6. | Promote the benefits of family learning. |
| 7. | Promote the importance of achieving at school and obtaining qualifications / training. |

HEALTH AND CARE

WHAT IS THERE TO KNOW ABOUT THE AREA?

Statistics

- Rossmere is ranked 159th out of 8,414 wards nationwide in the Health and Disability Rank (IMD 2000).
- High rates of coronary heart disease particularly amongst women (Census 2001).
- Only 34% of residents say that their health has been good over the last 12 months (43% NRF aggregate, 49% Borough wide) (Census 2001).
- High incidences of lung cancer in women and men (Census 2001).
- High rates of respiratory diseases amongst men (Census 2001).
- A high proportion of people are unable to work due to illness or disability (Census 2001).
- There is a high proportion of people with a health or disability problem (30% compared to 24% Borough wide and 18% nationally) (Census 2001).
- High proportion of people who rarely or never eat five portions of fruit or vegetables a day (28% compared to 19% Borough wide) (Census 2001).
- Smoking levels are slightly higher than Borough average rates (Census 2001).

Strengths

- Sure Start has significantly enhanced strategies for the delivery of health services locally.
- Men's Health course at Rossmere Community Centre.
- Sexual Health workshops in Jutland Road Community Centre run by Youth Services.
- Smoking Cessation Service (the majority of sessions within the town are held within the Rossmere area).

Weaknesses

- Lack of local medical facilities including specific / specialised services.
- Long-term health and disability problems.
- Lack of healthy eating and awareness of benefits.
- High levels of smokers.
- Unhealthy lifestyles.
- Hazard of dog fouling.
- Waiting time for medical appointments.
- Uncertainties regarding the Power Station.
- Limited choice of fresh fruit and vegetables whilst there are a high number of fast food outlets in the area.
- Lots of syringes that have been disposed of in the drains within the Ilkley Grove, Jutland Road Police Station / Community Centre area.
- Drug addicts / underage drinkers in the area, especially after dark in Rossmere Park.

KEY RESOURCES AND PROGRAMMES

| Investment by mainstream agencies: | |
|---|---|
| Examples of key current programmes / projects | Description |
| Hartlepool Primary Care Trust (Hartlepool PCT). | <p>There are 4 clinics provided in the area, of a total of 11 drop in clinics provided throughout the town. No appointments are necessary and people wishing to stop smoking have to access in their own neighbourhood, to advice help, support assessment and nicotine replacement prescriptions, where appropriate, without having to visit a GP practice. Clinics are manned by smoking cessation staff and nurse prescribers.</p> <p>Stop Smoking Clinics available at Rossmere Youth Centre (Monday: 4.00 - 6.00pm), Lealholm Road (Tuesday 11.00 - 12.00pm), Sure Start Building, Rossmere Way (Thursday: 1.00 - 3.00pm), Owton Rossmere Resource Centre (Friday: 2.00 - 4.00pm) and the Fens Public House.</p> |
| Neighbourhood Renewal Fund (NRF) – including Health Development Worker (funded until March 2006). | This post encourages and supports healthier lifestyle changes, supports local groups and initiatives with finance and time and brings together and works in partnership with other agencies. Two examples include the Men's Health Group at Rossmere Community Centre and OFCA Fruit and Vegetable Bag Scheme at Jutland Road. |
| Health Inequalities Community Chest (NRF). | Organisations can apply for up to £5,000 for activities that contribute to male life expectancy. For more information contact Hartlepool Voluntary Development Agency (HVDA) on Tel. 01429 262641. |
| Hartlepool Borough Council: Healthy Food Co-ordinator funded by Hartlepool PCT. | The Healthy Food Co-ordinator works across the town to facilitate and co-ordinate healthy food initiatives that look to increase intake of fruit and vegetables and initiating and supporting food co-operatives. |
| Sure Start South. | Sure Start provides a positive start for children (0 - 5 years) before they start school, starting with a maternity service, through to care for children up to 5 years of age. In addition the Sure Start premises on Rossmere Way is registered as a breast feeding friendly environment. The Rainbow Café enables people to access low cost, high quality food within the Rossmere area. Sure Start South on Rossmere Way runs exercise classes at the centre. |
| OFCA Fruit and Vegetable Bag Scheme at Jutland Road Community Centre. | A volunteer scheme run by OFCA that was introduced and initiated by the Health Development Worker. Residents can pre-order bags of fresh, seasonal fruit and / or vegetables for £2.50 a bag from a named volunteer, residents pay with their order, then pick up the bag from the Community Centre on the appointed day. This service is run at Jutland Road and Rossmere Community Centres, Tel. 01429 283187. |

| Examples of key current programmes / projects | Description |
|--|--|
| Hartlepool Access Group (HAG): ' Befriending' project. | A service which could be provided, on a localised level subject to funding. |
| Stonham Housing Association. | Stonham Housing Association have 4 adapted bungalows for those with special requirements in Beaully Grove and Braemar Road. They also offer support to residents who would like to be visited once a fortnight to help maintain their tenancy. Tel. 01429 271811 for an initial visit. |
| Men's Health Group at Rossmere Community Centre, Rossmere Way and Sure Start South Building. | A free 10 week course starting 07 th September 2005 aimed specifically at improving men's health. The sessions are a mixture of fitness work in a gym setting with information and advice on general lifestyle issues such as a healthier diet. |
| COOL Project at Golden Flatts School. | Encourages a healthier lifestyle by increasing after school activity and exercise opportunities. T-Shirts, fruit and water are supplied by Health Development Worker to encourage healthy eating and promote the five-a-day portion of fruit and vegetables message to the children. |

GAPS – WHAT NEEDS TO BE DONE

| Service delivery issues needing attention | |
|--|--|
| 1. | Need to improve access to general medical services including specific / specialist treatments. |
| 2. | Need to encourage and support healthier lifestyle changes. |
| 3. | Improve access to fruit and vegetables / improve awareness and access to fruit and vegetable scheme / improve the communities ability to utilise healthier alternatives e.g. cook and eat / healthy eating programmes. |
| 4. | Whilst there is a low incidence of mental health illness in the area residents identified a lack of support for people with mental health issues and for people suffering from depression and stress. |
| 5. | Need to provide practical low level support for the elderly, disabled and infirm. |
| 6. | Improve waiting times for doctors appointments. |
| 7. | Provide information on Hartlepool Power Station. |
| 8. | Prevent hazard of children playing where dogs foul. |

COMMUNITY SAFETY

WHAT IS THERE TO KNOW ABOUT THE AREA?

Statistics

- Crime rates are generally below the town average and significantly lower than some of the other NRF areas (Census 2001 – updated August 2004).
- Non domestic burglary rates are however, higher than the majority of other NRF areas and the Borough average (Census 2001 - updated August 2004).
- Fall in recorded domestic burglary and disorder rates over the last year (HBC Community Safety Team - May 2005). The Anti-Social Behaviour Unit's records show that the Rossmere area is not an area of the town with high levels of anti-social behaviour.
- Decrease in the proportion of people who have been the victims of vehicle crime since 2002 (HBC Community Safety Team - May 2005).
- Arrest rates for theft from shops / stalls is higher than the Borough rate (Census 2001 - updated August 2004).

Strengths

- Homes are well protected against crime and most noticeably 92% of homes have window locks that need keys to open them.
- Fear of crime levels and dissatisfaction levels with the police services are also comparatively low.
- Presence of Police Community Safety Officers (PCSO's) although the frequency of patrols could be improved.

Weaknesses

- High rates of non domestic burglary.
- Local residents accessing shops at Jutland Road, Owton Manor Lane and the Park shop (opposite Ardrossan Court) feel vulnerable (see links to increase the amount of activities available to young people).
- Problems of underage drinking, particularly in the alleyway between St. Teresa's and Rossmere Primary Schools.
- Motorbikes driving on open spaces / green areas and footpaths throughout the area.
- Fear and perception of crime is high.
- Residents have concerns that CCTV is ineffective in the area.
- Youths congregating in groups can be intimidating and the occasional cause of anti-social behaviour, for example, Rossmere Park, The Park shop (opp. Adrossan Court), The Link on Lealholm Road, Newholm Court, Owton Manor Lane shops and the cemetery on the boundary of the Rossmere NAP area.
- Youths playing football and consequently causing damage: for example to Sure Start building in Rossmere Way and fence (accessing grounds despite razor top fencing in place) and Alva Grove.
- Anti-social behaviour targeted at private properties and street infrastructure (including the theft of manhole covers), particularly on Caithness Road, Alva Grove, Newholm Court and Lealholm Road.
- No Community Warden service.

KEY RESOURCES AND PROGRAMMES

| Investment by mainstream agencies: | |
|--|---|
| Examples of key current programmes / projects | Description |
| Neighbourhood Renewal Fund (NRF). | The Rossmere area is eligible for Community Safety Grants which are available mainly for community groups. For further information, please contact the Crime and Disorder Co-ordinator, Tel. 01429 405582. |
| Neighbourhood Watch. | Helping build safer communities through allowing people of all ages and backgrounds to prevent crime in their community. This is through sharing crime prevention advice, building a relationship with the police and keeping an eye on each other's property. For further information on the Neighbourhood Watch Scheme, please contact the Neighbourhood Watch Co-ordinator, Tel. 01429 404485. |
| HBC's Neighbourhood Service's Minor Works Budget. | This budget is for minor works such as drop crossings, lighting, security works, environmental improvements and maintenance. The budget is managed by the South Town Care Manager and works are discussed and approved through the South Neighbourhood Consultative Forum. |
| Hartlepool Borough Council's Lighting Maintenance Plan. | The Council has a 3 - 4 year plan to implement more efficient lighting across the town. |
| Anti Social Behaviour Unit (ASBU): including a Youth Congregation Working Group. | The ASBU has established a Youth Congregation Working Group to develop a Youth Congregation Policy for the Authority. To contact the ASBU Tel. 01429 296588, Opening Hours: 9am - 5pm Monday-Thursday, 9am - 4.30pm Friday. The Unit have different response times depending on seriousness, these have been agreed corporately. |
| Housing Hartlepool: Door and security programme is commencing in 2006. | Housing Hartlepool's Tenancy Relations and Enforcement Manager can be contacted on Tel. 01429 525230 to deal with anti-social behaviour / problem tenants. |
| FAST (Families Accessing Support Team) Project. | Funded through NRF, this project takes a multi agency approach (family support worker, activity worker and training and employment worker) to tackle the early signs of anti-social behaviour. |

GAPS – WHAT NEEDS TO BE DONE

| Service delivery issues needing attention | |
|--|---|
| 1. | Initiatives to reduce anti-social behaviour and non-domestic burglary, additional to the Anti-Social Behaviour Unit. |
| 2. | Increase the feeling of security as a large proportion of residents feel there should be more Police / Police Community Safety Officers (PCSO's) patrolling the area. |
| 3. | Tackle fear of crime and community vulnerability through increased CCTV and target hardening measures such as dusk 'til dawn lighting. |
| 4. | Increase facilities / diversionary activities for children and young people. |
| 5. | Increase and improve street lighting and flood lights in vulnerable areas. |

ENVIRONMENT AND HOUSING

WHAT IS THERE TO KNOW ABOUT THE AREA?

Statistics

- Overcrowding levels are low (1.1%) and less than national and Borough rates (Census 2001 – updated May 2005).
- The proportion of housing lacking central heating is low (5.2%) and is also below national and Borough rates (Census 2001 – updated May 2005).
- 67% of people are very satisfied with their accommodation (close to the Borough average) (MORI Household Survey 2004).
- High levels of satisfaction amongst residents as a place to live (only 9% dissatisfied, the lowest of all NRF areas and lower than the Borough average) (MORI Household Survey 2004).

Strengths

- Rossmere Park, green areas and other open spaces.
- Layout of area / rural design.
- Well built and good design of houses, particularly Housing Hartlepool stock plus the housing is recognised regionally as being of a distinctive design.
- High proportions of residents consider issues like run down properties, abandoned and burnt out cars are not problems.
- Popular area to live in: demand for Housing Hartlepool stock in Rossmere is the highest of all areas Borough wide, with the exception of areas of Jutland Road and Seaton Lane where the demand is lowest of all areas Borough wide.
- Housing development at Owton Lodge consisting of 70 new properties.
- Fencing of open spaces, especially where youths congregate, e.g. schools and large playing fields.
- Good transportation links and daily bus service (apart from buses to Seaton and Jutland Road, and early and late services).
- Support from Wardens in Ardrossan Court and safe environment.

Weaknesses

- The speed and volume / congestion of traffic in the area (particularly Rossmere Way and Jutland Road).
- Lack of car parking in the area: for example Campbell Road, Caithness Road, Dundee Road, Thirsk Grove are extremely overcrowded and therefore access for emergency services is limited and cars drive, and park along pavements and verges.
- Numerous residents have sought permission and paid for areas outside their houses to be tarmacked leaving no-where for others to park.
- Cars parking on Rossmere Way whilst using the football pitches.
- Groves too small for the heavy traffic congestion.
- Environmental and transport/roads/pavement improvements have been identified as being needed more than crime and safety improvements or better local facilities.
- Litter is a problem in the area especially on Rossmere Way, Jutland Road, Owton Manor Lane shops, schools and around green spaces (particularly the field next to Argyll Road) in the area.
- Dog fouling.
- Access to properties, community facilities and local shops.
- Access problems in Lealholm Road area.
- Poor access onto Rossmere Estate from A689.
- Poor road surfaces.
- Dangerous crossings for pedestrians (particularly Rossmere Way shops).
- Rossmere Park pond is very dirty and unmaintained.
- No letter boxes and recycling bins at Alford Court.
- Grass cuttings that are left are seen as a hazard, as often wet and slippery.

| | |
|--|---|
| | <ul style="list-style-type: none"> ▪ Smelly drains along Seaton Lane and Ilkley Grove. ▪ Cleanliness / appearance of shopping parade. ▪ Vandalism in Rossmere Park and lack of supervision. ▪ Portakabins on Rossmere Way need increased maintenance. ▪ Local maintenance, gardens, flowers, disabled access in the area. ▪ Overgrown vegetation and trees (especially near Garston and Ilkley Grove). ▪ Walkway at Rossmere School needs to be lengthened to Callander / Campbell Road. ▪ Condition of paths in Rossmere Park, play area and the drainage (especially Seaton Lane). ▪ Living near Usworth Road Industrial Estate factories. ▪ Phone boxes at Rossmere Shops are regularly out of order. ▪ Vandalised road signs. ▪ Unused / derelict land. |
|--|---|

KEY RESOURCES AND PROGRAMMES

| Investment by mainstream agencies: | |
|---|--|
| Examples of key current programmes / projects | Description |
| Neighbourhood Service's Minor Works Budget. | This budget is for minor works such as drop crossings, lighting, security works, environmental improvements and maintenance. The budget is managed by the South Town Care Manager and works are discussed and approved through the South Neighbourhood Consultative Forum. |
| Housing Hartlepool. | Housing Hartlepool: Door and security programme is commencing in 2006, with the full investment programme following throughout 2006/2007. The works for the Investment Programme will include modernisation of Housing Hartlepool's properties and also environmental improvements (estate layout and car parking) in partnership with HBC and Community Safety Funding. |
| Hartlepool Borough Council's Strategic Housing Section. | The section has a Housing Renewal Strategy, which sets out how they intend to tackle private sector housing conditions over the next two years. The Strategic Housing Section Tenancy Relations Officer provides general housing advice, tenancy relations (harassment and illegal eviction) and the condition of private rented properties (Tel. 01429 284117). Energy efficiency advice for homes can be obtained through the Home Energy Conservation Officer. HBC Private Sector Housing Team (Tel. 01429 523324) provide a whole range of advice on housing related issues. |

| Examples of key current programmes / projects | Description |
|---|---|
| HBC - Local Transport Plan (LTP). | <p>The current Local Transport Plan (LTP) (2001-2006) contains various transport strategies. These include bus, cycling, walking, maintenance, traffic management, road safety and other strategies that look to improve the movement of people and vehicles around the highway network.</p> <p>The Authority will be, in the very near future, starting work on the production of the second LTP, which will come into force in April 2006. This will incorporate, where possible, proposals to tackle problems identified through various forums, including feedback from Neighbourhood Action Plan. Priorities for parking will be identified through the Highways Verge Strategy (town wide) which can be informed by the Owton Forum and fed back to the HBC Transportation Manager.</p> <p>A 5 year strategy for dropped crossings on a town wide basis, which has been allocated £25,000 LTP Funding per annum which will be continued until 2011, subject to resources.</p> <p>HBC Dropped Crossing Strategy is eligible for Local Transport Plan funding and Minor Works Budget, subject to funding.</p> |
| Hartlepool Borough Council's Safer Streets Booklet. | Booklet advising on traffic calming schemes and reducing speeding. Residents can discuss with Traffic Team Leader appropriate schemes. £25,000 is available each year for the whole town. |
| HBC Environmental Action Team. | Can use enforcement to tackle illegal parking issues within the Rossmere area. |
| Pride in Hartlepool. | Pride in Hartlepool is a campaign aimed at encouraging people living in Hartlepool to get involved in improving and developing their local area. This includes adopting plots of land, educating people about the environment and encouraging people to recycle. For more information, please call HBC's Community Environmental Action Officer on Tel. 01429 284172. |
| Housing Associations. | Stonham Housing Association, Home Housing – Balcary Court, Alness Grove, Argyll Road and properties adjacent to Bramley Court, Guinness Trust – Seaton Lane. |
| HBC A689 / Catcote Road Study. | The HBC A689 / Catcote Road study has identified a series of works to be undertaken on the Rossmere Estate. These improvement works will include tarmacking of verges to provide additional parking space, red central hatching and slow markings to encourage slower speeds |

| Examples of key current programmes / projects | Description |
|---|---|
| | and the installation of a pedestrian island to improve crossings on Rossmere Way near Ardrossan and Alford Court. |
| Hartlepool Access Group (HAG). | Hartlepool Access Group (HAG) has an Access Audit Group that has experience of partnership working with HBC to identify and assist in prioritising work for paving, for example tactile markings, dropped kerbs and other areas of work around the built environment. |

GAPS – WHAT NEEDS TO BE DONE

| Service delivery issues needing attention | |
|---|---|
| 1. | Assess speed and volume of traffic and road safety issues and seek to address where possible. |
| 2. | Assess the lack of car parking and identify a strategy – Rossmere Way / Football pitches. |
| 3. | Investigate access to properties, community facilities and local shops. |
| 4. | Assess litter / dog fouling problems in the area and ascertain whether more bins and litter wardens are required. |
| 5. | Assess priorities for environmental and maintenance improvements and seek to address where possible. |
| 6. | Improve the maintenance of Rossmere Park. |
| 7. | Improve residents' gardens. |

CULTURE AND LEISURE

WHAT IS THERE TO KNOW ABOUT THE AREA?

Statistics

- The area is reasonably well served by local shops, churches and pubs.
- The Green Wedge and Rossmere Park, both of which have been recently improved with Single Regeneration Budget (SRB) funding, form the major area of open public space.
- High levels of satisfaction with local libraries, public parks and open spaces.

Strengths

- Good quality open space.
- Rossmere Park (especially the activities at Halloween and Christmas).
- Excellent facilities available at Jutland Road Community Centre, Rossmere Youth and Community Centre and Bramley and Newholm Court for children, young people, families and the elderly.
- Friends of Rossmere Park: who are involved in the improvement of paths, fencing and the sensory garden at Rossmere Park.
- Good access to the Town Centre.
- In close proximity to Summerhill and Seaton Carew Golf Course.
- OFCA and other voluntary groups provide services in the area.
- Summer Playscheme at Rossmere Youth Centre.
- COOL Project (Golden Flatts Primary School).
- Golden Flatts Primary School run a range of sporting activities including cricket and football.
- Sure Start South has facilities in the area, and run a range of activities.
- Wynyard Road Community Centre Library.
- Community Development Worker employed by OFCA.

Weaknesses

- Lack of activities for young people, especially in the Jutland Road / Lealholm Road areas where children have nowhere to play.
- Lack of staff at Rossmere Park to ensure maintenance is consistent (for example public toilets, paths, play areas and drainage).
- Vandalism, graffiti and litter at Rossmere Park.
- Lack of play facilities for older children at Rossmere Park and Jutland Road Community Centre.
- Young people must travel out of the area to participate in activities such as basketball, motorbiking and golf and access sporting facilities.
- Green areas not used to their full potential.
- Lack of maintenance of green areas / open spaces.
- Closure of Rossmere swimming baths.
- Shops providing a variety of value for money products are lacking.
- Empty units at the shopping precincts.
- Proposed extension of the football facilities has some opposition from residents.
- Withdrawal of drama activities from Golden Flatts Primary School.
- Rossmere Youth Centre can be off putting for younger children wanting to attend as there are high numbers of older children attending.
- The Rugby pitch on Rossmere Way has been fenced off disabling children from using the grassed area.
- Lack of cycle paths around the area.
- Playground opposite Jutland Road and within Rossmere Park has broken play facilities.
- Sports hall roof needs repairing or replacing.

KEY RESOURCES AND PROGRAMMES

| Investment by mainstream agencies: | |
|--|---|
| Examples of key current programmes / projects | Description |
| HBC Adult and Community Services. | Classes available at Owton Rossmere Community Enterprise Limited (ORCEL), Golden Flatts and Jutland Road Community Centre. |
| HBC Youth Services. | Mobile and detached youth provision in the area, and delivery of projects in partnership with HBC Education, Teenage Pregnancy and Youth Offending Service. |
| HBC Sports Development Team. | Offers a range of activities and initiatives in the area and are currently negotiating with the local football club regarding the operation of their pitches at Rossmere. |
| COOL Project (Golden Flatts Primary School). | The COOL (Community Organised Outdoor Leisure) project works to provide activities for young people on the estate (aged 8 to 13 years) and runs the Junior Sports Leaders Awards. For more information, please contact, Tel. 01429 221832. |
| Hartlepool Access Group (HAG). | Provides town wide services, including shopping escorts, information and mobility equipment loan. For further information, please contact Tel. 01429 861777. |
| Rossmere Youth Centre. | Has a fitness suite and is the base for the Summer Holiday Play Scheme. |
| Owton Manor Community Centre. | Although just outside the Rossmere NAP boundary, there is an out of school care programme available. |
| Owton Fens Community Association (OFCA). | OFCA run a range of activities and provide a variety of services for young people and other vulnerable groups. For further information, please Tel. 01429 283187. |
| Sure Start South. | Sure Start provides a positive start for parents and children aged 0-4 years and activities for families all year round. |
| Community Development Worker employed by OFCA. | Working across the South of Hartlepool, identifying and removing barriers so residents can participate in local Regeneration Initiatives etc. Assisting in all aspects of setting up Community / Voluntary Groups and Resident Associations i.e. offering information, advice and guidance on the forming of a Constitution, accessing funding, publicity and training etc. |
| Friends of Rossmere Park. | Set up to encourage more people to use and get involved with the park and to ensure that it is a safe, enjoyable and worthwhile place to visit, the group also organise events. |

GAPS – WHAT NEEDS TO BE DONE

| Service delivery issues needing attention | |
|--|---|
| 1. | Widen the variety of activities / facilities for all residents in the area, particularly the young and especially in the Jutland Road area. |
| 2. | Provide more music, arts and drama activities. |
| 3. | Improve the open spaces and play areas. |
| 4. | Lack of local swimming facilities / lack of a learner pool. |
| 5. | Encourage community use of existing community facilities. |
| 6. | Improve the maintenance of Rossmere Park. |
| 7. | Residents concerned about the planning application for extension to Rossmere football pitches. |
| 7. | Lack of variety and value for money goods in local shops. |

STRENGTHENING COMMUNITIES

WHAT IS THERE TO KNOW ABOUT THE AREA?

Statistics

- A relatively high proportion of the population is over retirement age, there is evidence of poverty - with 48% of households being classed as low – income households (compared to the Borough rate of 40.5%), and a high proportion of people are incapable of work due to illness or disability (Census 2001 – updated May 2005).

Strengths

- Stable population, with a generally strong, friendly and diverse community spirit, good friendly neighbours and an improving reputation.
- The estate has great potential for change.
- Local Community Centre (Jutland Road) with some activities being provided with the support of Owton Fens Community Association (OFCA) and Sure Start South.
- The Link, Lealholm Road.
- Rossmere Youth and Community Centre.
- Community facilities at Adrossan and Bramley Courts and Braemar Road.
- Local shopping parade at Jutland Road includes community police station (including the Anti-Social Behaviour Unit) and Sure Start offices.
- A number of active local groups include Friends of Rossmere Park, Ardrossan Court residents group, Balmoral Tenants Management Co-op, Housing Hartlepool Tenant Consultation Panel, Bramley Court Residents Association, Thursday Evening Club and active groups at both St Teresa's Church and St James's Church.
- A co-ordinating group (South West Area Network: SWAN) with well established community networks is in place.
- These groups together provide a range of social activities for both the young and old which bring the community together on a regular basis.
- Excellent support for the elderly community.
- Community Development Worker employed by OFCA.

Weaknesses

- No ward-wide identity, especially as the busy A689 duelled road effectively divides the community in two.
- Whilst improving, there is still a poor image of the neighbourhood, particularly the area around Jutland Road, and especially from people who live outside the area.
- Seaton Grange Residents Association disbanded and there is now no major residents group covering the estate.
- Difficulties in reaching vulnerable, 'hard to reach' groups.
- Some people, whilst willing to complain, are reluctant to participate in helping to improve the neighbourhood.
- Problematic neighbours in specific areas who are often noisy and rowdy (especially in Jutland Road, Seaton Lane area, see areas identified in Community Safety action table).
- Limited funding available to provide activities to help strengthen the community.
- Groups not very good at tapping into resources, they work independently.

KEY RESOURCES AND PROGRAMMES

| Investment by mainstream agencies: | |
|--|--|
| Examples of key current programmes / projects | Description |
| Community Empowerment Fund and Community Chest. | Hartlepool Voluntary Development Agency (HVDA) administers small grants to local groups to develop community activity and capacity. |
| Community Network Officer (HVDA). | To increase community involvement and community capacity, where gaps are identified in the NAP area. |
| Jutland Road Community Centre. | Activities at the centre include resident's bingo and classes run by HBC Adult Education, Sure Start and Owton Fens Community Association (OFCA) whilst facilities include rooms for hire, with catering facilities. |
| Friends of Rossmere Park. | Set up to encourage more people to use and get involved with the park and to ensure that it is a safe, enjoyable and worthwhile place to visit, the group also organise events. |
| Adrossan Court residents group. | Residents meet with local Councillors and Housing Hartlepool Officers on a regular basis to discuss issues relating to the management of the sheltered complex. |
| Bramley Court Residents Association. | Targeting the elderly, the association provides a range of activities, including bingo, whist, coffee mornings and other social events. |
| Balmoral Tenants Management Co-op. | This group was set up to manage the two blocks of maisonettes. |
| Owton Fens Community Association (OFCA). | <p>Whilst OFCA has bases at both Wynyard and Catcote Road this long established group currently run the following projects which are open to Rossmere residents and are assisting in developing activities at Jutland Road Community Centre:</p> <ul style="list-style-type: none"> ▪ VIP: provides gardening, painting and decorating and small safety work. ▪ BITEN: develops websites for organisations to market services. ▪ VAMP: provides organisations with digital broadcasting standard videos and photographs to market services. ▪ CCB: supports the formation of community groups. ▪ ESP: supports people going in to self-employment. ▪ Co-Financing: advice, information and guidance to assist people in to employment or training. ▪ YO: provides work experience, training and activities for young people. ▪ FAST: OFCA are part of a consortium to provide preventative |

| Examples of key current programmes / projects | Description |
|--|--|
| | <p>measures to combat anti-social behaviour.</p> <p>OFCA have also recently acquired an electronic voting system, which other groups and organisation can access.</p> |
| St Teresa's Church. | Provide a wide range of community activities. |
| St James' Church. | Provide a range of community activities, including parent and toddler group 'Little Fishes' and the Rossmere craft and social club, which is open to all. |
| South West Area Network (SWAN). | SWAN is based in the South of Hartlepool. It's main aim is to build the capacity of individuals and groups by providing information, advice, guidance, best practice and resources. Enabling and providing residents with the opportunity to come together and participate in issues related to their community. |
| Sure Start South (2 centres). | Community drop in, community involvement meetings and monthly volunteer training placements and support are provided. Action Team for Jobs outreach bi-weekly. Lone parent advisors plus subsidised play groups at various venues. Also day care facilities are offered, which are subsidised for local residents and the Rainbow Cafe offers low cost, high quality food in the area. |
| Superstars Voluntary Fundraising Group. | A voluntary organisation seeking funding for childcare and activities for local people. |
| Thursday Evening Club (Newholm Court) | Jutland Road bingo and various social activities. |
| Community Development Worker employed by OFCA. | Working across the South of Hartlepool, identifying and removing barriers so residents can participate in local Regeneration Initiatives etc. Assisting in all aspects of setting up Community / Voluntary Groups and Resident Associations i.e. offering information, advice and guidance on the forming of a Constitution, accessing funding, publicity and training etc. |

GAPS – WHAT NEEDS TO BE DONE

| Service delivery issues needing attention | |
|---|---|
| 1. | Increase the involvement of residents, particularly vulnerable and hard to reach groups. |
| 2. | Improve communication and information on what activities and opportunities there are locally. |
| 3. | Sustain and develop activities to meet the needs of local residents. |
| 4. | Develop and support community leadership skills and the community's confidence. |
| 5. | Support and develop capacity of existing groups to be able to work competently as one forum. |
| 6. | Provide a long-term Community Development Worker. |
| 7. | Need to strengthen resident's relationships with their neighbours. |

| Priority Concerns | Actions to include | Who needs to be included | How will success be measured (Milestones) | Funding / Resources | Strategic Target Addressed |
|--|---|---|--|---|---|
| JOBS AND ECONOMY | | | | | |
| Lack of employment opportunities for local people. | <ul style="list-style-type: none"> ▪ Invite representatives / business sector to the Rossmere Forum in order to gain and share information. ▪ Service Providers to focus on the long-term unemployed. | Action Team for Jobs. Hartlepool Volunteer Bureau. Community Network. HBC Economic Development. Jobcentre Plus. Community / Voluntary Sector. Business Leaders Forum. HCFE. Rossmere Forum. OFCA. Hartlepool PCT. | Increase levels of employment in the locality. | <ul style="list-style-type: none"> ▪ Rossmere Forum to discuss. ▪ Service Providers to carry out further promotion of Targeted Training and Jobsbuild, which are already available town wide. Jobsbuild grants and bursaries are available. <p>Subject to organisations coming forward and funding and resources are available.</p> <p>Mainstream funding is available to find solutions to overcoming barriers to employment.</p> <p>Access to HCFE 'Back to Work' programmes.</p> <p>Back to Work Bonus available for people claiming Job Seeker Allowance.</p> <p>Need to establish a 'Pathways to Work' programme for those who wish to work (to be established by Jobcentre Plus and Hartlepool PCT in October 2005).</p> <p>OFCA's Co-financing project, First Stop, Wynyard Road. OFCA work in partnership with Jobcentre Plus and HBC Economic Development.</p> | <p>Increase employment rate.</p> <p>Reducing unemployment rate, youth unemployment and long-term unemployment.</p> <p>Increase the number of VAT registered businesses.</p> |

| Priority Concerns | Actions to include | Who needs to be included | How will success be measured (Milestones) | Funding / Resources | Strategic Target Addressed |
|-------------------|--|---|---|--|---|
| Continued ... | <ul style="list-style-type: none"> ▪ Drop in surgery by Action Team for Jobs in order to provide advice on employment. ▪ Promote self-employment opportunities. ▪ Market the provision of childcare and support services and also provide practical support to remove childcare worries. ▪ Need to match training and job opportunities. | <p>Action Team for Jobs. Hartlepool Volunteer Bureau. Community Network. HBC Economic Development. Jobcentre Plus. Community / Voluntary Sector. Business Leaders Forum. HCFE. Rossmere Forum. Hartlepool PCT.</p> | <p>Increase levels of employment in the locality.</p> | <ul style="list-style-type: none"> ▪ Action Team for Jobs to be confirmed. ▪ Resources to be discussed with HCFE, HBC Economic Development. Enterprise Support Project. ▪ Action Team for Jobs can carry out a financial calculation, which can provide information to residents as to whether it would be financially beneficial to commence employment. ▪ HBC Economic Development to advise. | <p>Increase employment rate. Reduce unemployment rate, youth unemployment and long-term unemployment. Increase the number of VAT registered businesses.</p> |

| Priority Concerns | Actions to include | Who needs to be included | How will success be measured (Milestones) | Funding / Resources | Strategic Target Addressed |
|---|---|--|--|---|---|
| Continued ... | <ul style="list-style-type: none"> ▪ Increase learning opportunities and improve access for local people to engage in training opportunities. ▪ Develop free / cheap prevocational training with childcare. | <p>Hartlepool Volunteer Bureau. Community / Voluntary Sector. Sure Start. Action Team for Jobs. Tees Valley Learning and Skills Council. Skill Share. Residents. Housing Hartlepool (Resident Participation Officer). Jobcentre Plus. Rossmere Forum. HCFE. HBC Economic Development. Hartlepool Working Solutions. ORCEL.</p> | <p>Increase the numbers of people accessing ORCEL, OFCA.</p> <p>Increase the number of self-employment start-ups (HBC Economic Development).</p> | <ul style="list-style-type: none"> ▪ Service Providers to advertise in the Rossmere area the courses and training opportunities that are already established on a town wide scale to raise awareness of what is available for residents to access, subject to resources being identified. Hartlepool Working Solutions to look at the transport issues residents face when accessing employment training out of the immediate area and then organise transport to town wide employment events where necessary. ▪ Subject to resources. Service Providers to discuss. | <p>Improve basic skills.</p> |
| Lack of apprenticeship opportunities and other opportunities especially for young people. | <ul style="list-style-type: none"> ▪ Encourage businesses to provide apprenticeship opportunities particularly for young people and advertise these opportunities through the local community. | <p>HBC Economic Development. Action Team for Jobs. Jobcentre Plus. Hartlepool</p> | <p>Hartlepool Working Solutions increase number of people actively seeking employment.</p> <p>Reduce</p> | <ul style="list-style-type: none"> ▪ Housing Hartlepool provides a number of apprenticeship and training opportunities on a town wide scale, which Hartlepool Working Solutions promote. Hartlepool Working Solutions also disseminate this | <p>Increase employment rate.</p> <p>Reduce unemployment rate, youth unemployment rate and long-term unemployment rate.</p> <p>Improve basic skills.</p> |

| Priority Concerns | Actions to include | Who needs to be included | How will success be measured (Milestones) | Funding / Resources | Strategic Target Addressed |
|---|--|--|--|---|---|
| Continued ... | <p>Continued ...</p> <ul style="list-style-type: none"> ▪ Utilising to resource of HCFE. Promote the opportunities present at HCFE to access work related skills education, modern apprenticeships, remove barriers to employment and provide advice and support. | <p>Volunteer Bureau. Community / Voluntary Sector. Hartlepool Working Solutions. Housing Hartlepool. HBC Economic Development. HCFE.</p> | <p>unemployment.</p> <p>Increase levels of employment in the locality.</p> <p>Increase number of young people from the Rossmere area taking up apprenticeship opportunities.</p> <p>Greater accessibility for residents.</p> | <p>information to other organisations such as Action Team for Jobs so that all can access the opportunities.</p> <p>Service Providers to market the existing apprenticeship opportunities available through schools and appropriate venues throughout the local community.</p> <p>Tees Valley Building Future Project provides supported training and work placements. Contact HBC's Principal Economic Development Officer on Tel. 01429 523509.</p> <ul style="list-style-type: none"> ▪ HCFE are willing to go out to speak to schools / community and voluntary groups in their local areas to promote opportunities. <p>HCFE have previously provided outreach training facilities in community facilities and businesses to improve basic skills; this could be continued should funding become available.</p> | <p>Increase employment rate.</p> <p>Reduce unemployment rate, youth unemployment rate and long-term unemployment rate.</p> <p>Improve basic skills.</p> |
| High unemployment rate – due to disability, long-term sickness and generational attitude to work. | <ul style="list-style-type: none"> ▪ Employment links scheme for people with disabilities and family carers. | <p>Action Team for jobs. Jobcentre Plus. Community / Voluntary Sector. HBC</p> | <p>Increase resident's satisfaction.</p> <p>Reduce unemployment.</p> <p>Reduce the</p> | <ul style="list-style-type: none"> ▪ Resources to be confirmed. <p>Service Providers to offer, promote and educate the local community on the services and opportunities that already exist on a town wide basis. Subject to resources being identified.</p> | <p>Reduce unemployment rate, youth unemployment rate and long-term unemployment.</p> <p>Increase employment rate.</p> <p>Improve basic skills.</p> |

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| Continued ... | <ul style="list-style-type: none"> Change attitudes / aspirations amongst the local community regarding employment. | <p>Economic Development. Hartlepool Volunteer Bureau. HCFE. Hartlepool Working Solutions. Business Link. Residents.</p> | <p>number of people on job seekers allowance.</p> <p>Increase number of people actively seeking employment.</p> | <ul style="list-style-type: none"> Service Providers to offer, promote and educate the local community on the services and opportunities that already exist on a town wide basis. Subject to resources being identified. <p>Mainstream funding is available to find solutions to overcoming barriers to employment – HBC Economic Development.</p> <p>Access to HCFE 'Back to Work' programmes.</p> <p>Back to Work Bonus available for people claiming Job Seeker Allowance.</p> | <p>Reduce unemployment rate, youth unemployment rate and long-term unemployment.</p> <p>Increase employment rate.</p> <p>Improve basic skills.</p> |
| <p>Community requires an improved bus service to improve learning / training opportunities for local residents and allow residents to access jobs outside the area. (Transport services are expensive and not regular after 6.00pm).</p> | <ul style="list-style-type: none"> Community / Service Providers to liaise with Stagecoach to develop further the transport networks especially after 6.00pm. | <p>Stagecoach. Residents. Town Centre Manager. Rossmere Forum.</p> | <p>Increase residents' satisfaction.</p> <p>Greater accessibility for residents.</p> | <ul style="list-style-type: none"> Rossmere Forum to discuss opportunities in the future. <p>Service Providers to look at alternative transport arrangements where possible, subject to resources and funding available.</p> <p>Liaise with Stagecoach.</p> | <p>Increase involvement in local community.</p> <p>Improve community spirit.</p> |

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| LIFELONG LEARNING AND SKILLS | | | | | |
| <p>Need to raise aspirations and promote positive attitude towards lifelong learning (particularly the young and boys aged 14+).</p> | <ul style="list-style-type: none"> ▪ Good news stories regarding learning should be publicised in order to give people a role model to aspire to, and hold multi agency road shows events to celebrate good news stories. ▪ Peer educators needed as people learn from people they know. ▪ Increase support inside and outside schools for boys aged 14+ yrs such as skills based training and NVQ's. | <p>Local shops. Local press. HBC Adult Education. HBC Youth Services. HBC Children's Services. Community / Voluntary Sector. Housing Hartlepool (Resident Participation Officer). Residents. Tees Valley Learning and Skills Council. Local schools. HCFE. OFCA. HBC Adult and Community Services.</p> | <p>Increase the number of residents taking up learning opportunities.</p> | <ul style="list-style-type: none"> ▪ To be discussed with Adult Education and HBC Children's Services, subject to limited resources. <p>The HCFE Marketing Manager can be contacted. Tel. 01429 295111 to publicise good news stories / organise road show event for the Rossmere area, subject to resources.</p> <ul style="list-style-type: none"> ▪ Subject to individuals coming forward / being suggested or utilise existing skills mentors. Refer to the 14-19 years strategy – key leaders are schools, HBC Children's Services, HCFE and Tees Valley Learning and Skills Council. ▪ Refer to the 14 -19 years strategy. Key leaders are schools, HBC Education, HCFE and Tees Valley Learning and Skills Council. | <p>Promote positive attitude towards lifelong learning and raise aspirations in the local community.</p> |
| <p>Raise awareness of what is available locally.</p> | <ul style="list-style-type: none"> ▪ Increase marketing of 'education for adults' courses, in particular training and vocational courses (Adult Skills Strategy). | <p>HBC Adult Education. Community / Voluntary Sector. Action Team for Jobs. Local schools. HCFE. Housing Hartlepool. Tees Valley</p> | <p>Reduce the number of people feeling that there are barriers to education.</p> <p>Evidence of inter-agency working.</p> | <ul style="list-style-type: none"> ▪ Service Providers to market the existing opportunities and the new opportunities available in the area and on a town wide basis. <p>Information on existing and emerging HBC Adult Education learning opportunities in the area can be found on line at www.hartlearn.co.uk or phone the HBC Adult Education</p> | <p>Increase resident satisfaction.</p> |

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| Continued... | Continued... <ul style="list-style-type: none"> ▪ Promotion of education opportunities and respond to individuals needs. | Learning and Skills Council. HBC Adult and Community Services. Skill Share. OFCA. Community Development Worker. | Reduce the number of people feeling that there are barriers to education. Evidence of inter-agency working. | office for information on Tel. 01429 868616. HCFE's Student Support Department are available to speak to pupils in local schools. Tel. 01429 295111 for further details. One Stop Shop, Jutland Road from early November. <ul style="list-style-type: none"> ▪ Skill Share can provide training opportunities for the voluntary sector subject to resources available. For more information on specific training opportunities, Please Tel. 01429 868353. HCFE host multi partnership road shows / open evenings in all Hartlepool Secondary Schools. HCFE attempts to access Year 9 pupils in order to promote education opportunities at an early stage. | Increase resident satisfaction. |
| Unable to overcome barriers to education. | <ul style="list-style-type: none"> ▪ Look at new ways of working with and engaging residents to increase motivation. | Action Team for Jobs. Local schools. HCFE. Housing Hartlepool (Resident Participation Officer). | Increase the number of residents taking up learning opportunities. Evidence of inter-agency working. | <ul style="list-style-type: none"> ▪ Subject to resources and an organisation coming forward. Identify / encourage local residents to become volunteers and share their own life skills and experiences. | Increased Level 1, 2 and 3+ qualifications. Improve basic skills. |

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| Continued.... | <ul style="list-style-type: none"> ▪ Support local people to take up opportunities for example by improving childcare provision, accessibility and information. ▪ Look for free or reduced cost programmes. ▪ Increase flexibility of learning by responding to the communities needs. | Skill Share. Tees Valley Learning and Skills Council. HBC Adult Education. Community / Voluntary Sector. OFCA. | Reduce the number of people feeling that there are barriers to education. | <ul style="list-style-type: none"> ▪ 'Parents In Need of Support' group. Community Safety Office, 8 Church Street, Hartlepool, Tel. 01429 288302. Improve access to good quality free early years education. Broaden childcare facilities to allow families / parents to take up learning opportunities, subject to an organisation coming forward. Golden Flatts Primary School provides a Breakfast and After School Club. ▪ Resources to be confirmed. Skill Share provides a free service for training and skills provision to the voluntary sector. ▪ Work with existing Service Providers e.g. schools, training establishments to raise participation levels and link to broaden and promote childcare facilities to allow educational opportunities. | <p>Increased Level 1, 2 and 3+ qualifications.</p> <p>Improve basic skills.</p> |

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| <p>Improve local learning opportunities.</p> | <ul style="list-style-type: none"> ▪ Provide informal educational courses (e.g. cooking, social care skills, wall papering, confidence building etc) at local community based venues / existing facilities, in order prepare people for a return to education or employment. ▪ Improve skills for life provision. | <p>HBC Adult Education. Community / Voluntary Sector. Action Team of Jobs. Local schools. HCFE. Housing Hartlepool (Resident Participation Officer). Skill Share. Tees Valley Learning and Skills Council. Rossmere Forum. South N'hood Consultative Forum. OFCA.</p> | <p>Increase the number of residents taking up learning opportunities.</p> <p>Reduce the number of people feeling that there are barriers to education.</p> <p>Evidence of inter-agency working.</p> | <ul style="list-style-type: none"> ▪ Resources to be confirmed. <p>Investigate whether the Tees Valley Learning and Skills Council will deliver funding to community groups in the area, not just to central education providers.</p> <p>South Neighbourhood Consultative / Rossmere Forum to discuss.</p> <ul style="list-style-type: none"> ▪ Outreach ICT course (HCFE) and Level 2 Numeracy Course (HBC Adult Education) available. Location to be confirmed. <p>HBC Adult Education run courses in the area at ORCEL. Learn Direct provide an initial assessment of skills for life to allow training needs to be determined and met. This is available online at www.learnndirect.co.uk</p> <p>HCFE could provide opportunities for outreach work based on the Skills for Life and increase the use of Jutland Road Community Centre.</p> | <p>Increased resident satisfaction.</p> <p>Increased Level 1, 2 and 3+ qualifications.</p> |
| <p>Promote the benefits of family learning.</p> | <ul style="list-style-type: none"> ▪ Promote the benefits of family learning, e.g. family learning weeks, closer involvement | <p>Local schools. Sure Start.</p> | <p>Improve grades in schools.</p> | <ul style="list-style-type: none"> ▪ Subject to resources. | <p>Improve aspirations and achievements of families</p> |

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| Continued ... | <p>of parents with local schools.</p> <ul style="list-style-type: none"> ▪ Review ORCEL'S education services once the Health Centre is developed. | Residents. Tees Valley Learning and Skills Council. ORCEL. Rossmere Forum. | Improve grades in schools. | <p>OFCA Development Resource Worker in Jutland Road to oversee and co-ordinate.</p> <ul style="list-style-type: none"> ▪ Rossmere Forum to discuss with ORCEL. | within the neighbourhood. |
| Promote the importance of achieving at school and obtaining qualifications and training. | <ul style="list-style-type: none"> ▪ Promote a culture of learning raising parents and children's expectations. ▪ More 'hands on' training at school. ▪ Relevant guidance and support for pupils at school, to include career guidance. | Local schools. Residents. Tees Valley Learning and Skills Council. OFCA. | Improve grades in schools. | <ul style="list-style-type: none"> ▪ Subject to resources. ▪ Subject to resources. ▪ Subject to resources. | <p>Improve aspirations and achievements of families within the neighbourhood.</p> <p>Improve key stage 2, 3 and 4 results of pupils in the neighbourhood.</p> |

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| HEALTH AND CARE | | | | | |
| <p>Lack of access to local medical health facilities for all age groups especially for specific / specialist treatments such as podiatry / chiropody clinics.</p> | <ul style="list-style-type: none"> ▪ Investigate the possibility of providing health facilities / medical centre within the local area to increase local provision. This should include specific / specialised treatments. ▪ Explore the possibility of providing outreach services in the area. ▪ Drop in surgeries from a GP and / or Nurse Practitioner and / or other appropriate Health Professionals in a community centre. ▪ Research into local needs, demand and potential supply of local health and social care facilities (i.e. pharmacy and outreach facilities from GP surgeries). | <p>Hartlepool PCT. North Tees & Hartlepool NHS Trust. Local G.P's. HBC N'hood Services. LIT for Mental Health. LIT for Older People. Residents. Hartlepool MIND. Hartlepool Community Network. Community / Voluntary Sector. Rossmere Forum.</p> | <p>Increase resident satisfaction regarding access to facilities.</p> <p>Residents feeling an improved quality of life.</p> <p>Increase life expectancy in the area.</p> | <ul style="list-style-type: none"> ▪ Resources to be confirmed. <p>Development of Primary Care Centre within the Owton area which is in close proximity to the Rossmere area.</p> <ul style="list-style-type: none"> ▪ Hartlepool PCT and providers to consider should funding become available. Would need to liaise with local groups with regard to potential accommodation needs. ▪ Hartlepool PCT to consider. Subject to funding and resources. ▪ Carry out research on local needs through active engagement with community, which will inform agencies in the delivery of services. <p>OFCA have indicated that they have the opportunity to undertake survey work.</p> <p>GP survey to be conducted at Health Awareness Programme Events, to look at views on GP facilities in Rossmere.</p> | <p>Improve life expectancy.</p> <p>Reduce death rate from cancer.</p> <p>Reduce death rate from Coronary Heart Disease.</p> <p>Reduce smoking.</p> <p>Improve community spirit.</p> |

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| Continued ... | <ul style="list-style-type: none"> ▪ Improve signposting services. | See previous page. | See previous page. | <ul style="list-style-type: none"> ▪ All agencies to discuss. | See previous page. |
| Lack of health education and healthy lifestyles for all age groups / lack of knowledge on what services exist throughout the area. | <ul style="list-style-type: none"> ▪ Produce information leaflets hold event(s) to educate the local community on health issues and, raise awareness of services that are already in operation in the area. ▪ Work with schools to raise health awareness and promote healthy eating in schools. | Hartlepool PCT. North Tees and Hartlepool NHS Trust. Residents. HBC Healthy Food Co-ordinator. Local schools. OFCA Fruit and Vegetable Bag Scheme. Health Development Worker. HBC Children's Services. | Increase the number of residents who rate their health as good. Data from Hartlepool PCT. | <ul style="list-style-type: none"> ▪ Healthy eating / nutritional information / smoking cessation / weight management training available through Hartlepool PCT. Health Development Worker for Rossmere area (OFCA's Fruit and Vegetable scheme). ▪ HBC Children's Services and Hartlepool PCT can look at working with schools to raise awareness of healthy eating and other issues. In addition, under the new Local Public Service Agreement II Scheme the HBC Healthy Food Co-ordinator post could be extended beyond March 2006 and a nutritionist employed to extend the service. The development of the Obesity Strategy is ongoing. Part of the strategy will be to look at school dinners. | <p>Improve life expectancy.</p> <p>Reduce death rate from cancer.</p> <p>Reduce death rate from Coronary Heart Disease.</p> <p>Reduce smoking.</p> |

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| <p>Poor health related to mental health, depression and stress.</p> | <ul style="list-style-type: none"> ▪ Look at the possibility of providing a service to support people with mental health issues. This could include community mental health workers operating in the area. ▪ Address causes of stress and depression related illnesses and provide support where necessary. | <p>Hartlepool PCT. North Tees and Hartlepool NHS Trust. Residents. LIT for Mental Health. Hartlepool MIND.</p> | <p>Residents feeling an improved quality of life.</p> <p>Increase life expectancy in the area.</p> | <ul style="list-style-type: none"> ▪ Hartlepool MIND provide individual sessions and group sessions covering a wide range of topics and issues. Please Tel. 01429 269303 for more information. Look at the outcomes of the Primary Care Health Strategy once finalised. ▪ Resources to be confirmed. | <p>Improve life expectancy.</p> |
| <p>Lack of support for the elderly and vulnerable residents (no places in Hartlepool for the under 60's).</p> | <ul style="list-style-type: none"> ▪ HBC Adult and Community Services to assist and identify the needs and support required. | <p>HBC Adult and Community Services. Residents. Hartlepool Carers.</p> | <p>Residents feeling an improved quality of life.</p> | <ul style="list-style-type: none"> ▪ Look at the outcomes of the older peoples strategy once finalised. | <p>Improve community spirit.</p> |
| <p>Difficulty (length of time) with making appointments at doctor's surgeries.</p> | <ul style="list-style-type: none"> ▪ Liaise with local surgeries to discuss and assess the difficulty residents face in making appointments. ▪ Liaise with Hartlepool PCT to discuss the issues residents face when making appointments in local surgeries, particularly pre-planned appointments. | <p>Hartlepool PCT. Local surgeries. Residents.</p> | <p>Increase resident satisfaction regarding access to facilities.</p> <p>Service Providers assessing the need for health care.</p> | <ul style="list-style-type: none"> ▪ Rossmere Forum to discuss. A walk in centre in the town centre to be developed in the long-term. Development of the Primary Care Centre within the Owton area which is in close proximity to the Rossmere area. ▪ PCT currently looking at ways to allow people to make pre-planned appointments. | <p>Improve life expectancy.</p> |

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| Continued... | <ul style="list-style-type: none"> ▪ Educate the local community on how to access the most relevant medical treatment e.g. treatment of minor conditions through pharmacist. | Hartlepool PCT. Local surgeries. Residents. | <p>Increase resident satisfaction regarding access to facilities.</p> <p>Service Providers assessing the need for health care.</p> | <ul style="list-style-type: none"> ▪ Hartlepool PCT to look at. | Improve community spirit. |
| Uncertainties regarding the health and safety aspects of Hartlepool Power Station. | <ul style="list-style-type: none"> ▪ Look at the possibility of developing an information leaflet(s) / holding event(s) to inform the local community. | Hartlepool Power Station. Rossmere Forum. Residents. | <p>Resident Satisfaction.</p> <p>Residents feeling an improved quality of life.</p> | <ul style="list-style-type: none"> ▪ Rossmere Forum and Hartlepool Power Station to discuss. <p>Hartlepool Power Station is monitored through the public health observatory. This would follow up any incidents of illness.</p> | Improve community spirit. |
| Concerns regarding children and young people playing with grass cuttings on areas where dogs foul. | <ul style="list-style-type: none"> ▪ Enforcement action and shaming offenders. | HBC N'Hood Manager. Rossmere Forum. Residents. HBC Dog Wardens. HBC Environmental Action Team. | <p>Resident satisfaction.</p> <p>Residents feeling an improved quality of life.</p> | <ul style="list-style-type: none"> ▪ Environmental Action Team can issue notices and fixed penalties of up to £50. They can attend School Governors meetings to raise the profile and state of the zero tolerance policy. Tel. 01429 523333 (£6-10,000 required to blitz an area for 2 months). <p>Rossmere Forum to discuss.</p> <p>HBC Dog Wardens provide a service which influences monitoring and fining for dog fouling contact HBC Environmental Action Team</p> | Improve community spirit. |

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| Continued ... | Continued ... <ul style="list-style-type: none"> ▪ Educate community on the health of dog fouling implications. ▪ Look at the possibility of grass cuttings being collected. | HBC N'Hood Manager. Rossmere Forum. Residents. HBC Dog Wardens. HBC Environmental Action Team. | Resident satisfaction. Residents feeling an improved quality of life. | Tel. 01429 523848. <ul style="list-style-type: none"> ▪ Rossmere Forum to discuss. ▪ Rossmere Forum to discuss with HBC N'Hood to identify areas of priority concern. | Improve community spirit. |

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| COMMUNITY SAFETY | | | | | |
| <p>Incidents of anti-social behaviour / non-domestic burglary / irresponsible behaviour in the area / underage drinking (particularly in Rossmere Park and shop, Arbroath Grove, Caithness Road, Callendar Road, Alva Grove, Newholm Court, Lealholm Road, Jutland Road, the cemetery, Owton Manor Lane shops, the alleyway between Rossmere and St Teresa's Schools and Jutland Road shops).</p> | <ul style="list-style-type: none"> ▪ Residents to report incidents of anti-social behaviour targeted at private properties and street infrastructure as well as incidents involving motorbikes and cars using open spaces / green areas as race tracks to Anti-Social Behaviour Unit (ASB Unit) Tel. 01429 296588 (response times for different categories of ASB are agreed corporately). ▪ Increase presence (high visibility patrols) of Police / Police Community Safety Officers (PCSO's). ▪ Look at the possibility of introducing Community Wardens throughout the area to help reduce incidents of anti-social behaviour and vandalism / graffiti particularly at night and to increase the rapid response service to incidents. ▪ Prevent the congregation of youths and incidents of noise disturbance and vandalism (particularly Lealholm where youths play football against Sure Start's shutters) by looking at ways to encourage more parental control over young people and developing activities for young people. | <p>Cleveland Police. Residents. Youth Offending Service. Teeside Probation Service. HBC Youth Services. HBC Community Safety. HBC N'hood Services. Skill Share. Community / Voluntary Sector. Housing Hartlepool. Anti-Social Behaviour Unit. HBC Highways. Rossmere Forum. OFCA. FAST Project.</p> | <p>Resident satisfaction on complaints procedure from ASB Unit.</p> <p>More youth provision in the area.</p> <p>Reduction in incidents of anti-social behaviour, vandalism or criminal activity and arson throughout the area.</p> <p>Increase resident's confidence in ASB Unit, however, this may result in an increase of reported incidents.</p> <p>Reduce fear and perception of crime.</p> | <ul style="list-style-type: none"> ▪ Rossmere Forum / residents to work with Cleveland Police, however, it should be noted that response times to incidents reported are agreed corporately, resources may be required, if available. ▪ Rossmere Forum to discuss with Cleveland Police and other relevant organisations. ▪ The FAST project working to tackle early signs of anti-social behaviour through a multi agency approach. ▪ Rossmere Forum to discuss. ▪ Rossmere Forum to discuss. ▪ FAST Project to approach the young people. ▪ Residents to work closely with Cleveland Police, Anti-Social Behaviour Unit and Sure Start. | <p>Reduce anti-social behaviour.</p> <p>Reduce fear of crime.</p> |

| Priority Concerns | Actions to include | Who needs to be included | How will success be measured (Milestones) | Funding / Resources | Strategic Target Addressed |
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| Continued ... | <ul style="list-style-type: none"> ▪ Solutions to prevent motorbikes on open spaces and footpaths. ▪ Explore the possibility of developing a pocket guide for children and young people which identifies the services available in the area and town wide. ▪ Look at CCTV provision throughout the Area (including Rossmere Way / Park shop) and increase where necessary as well as evaluating the effectiveness and design of existing columns. ▪ Work with local retailers including the Park shop to ensure I.D. is requested to limit the sales of alcohol to people underage. ▪ Provide a safe environment where young people and possibly youth outreach workers could meet. Additional facilities need to be looked at carefully. ▪ Develop activities for young people. ▪ Look at the possibility of holding a regular drop in session(s) within the area to enable residents to discuss matters / areas of concern regarding anti-social behaviour. | <p>Cleveland Police. Residents. Youth Offending Service. Teaside Probation Service. HBC Youth Services. HBC Community Safety. HBC N'hood Services. Skill Share. Community / Voluntary Sector. Housing Hartlepool. Anti-Social Behaviour Unit. HBC Highways. Rossmere Forum. OFCA. HBC FAST Project.</p> | <p>Resident satisfaction on complaints procedure from ASB Unit.</p> <p>More youth provision in the area.</p> <p>Reduction in incidents of anti-social behaviour, vandalism or criminal activity and arson throughout the area.</p> <p>Increase resident's confidence in ASB Unit, however, this may result in an increase of reported incidents.</p> <p>Reduce fear and perception of crime.</p> | <ul style="list-style-type: none"> ▪ Resources to be confirmed and discuss at Rossmere Forum. ▪ Subject to resources and an organisation coming forward. ▪ OFCA have confirmed that they have the capacity to undertake survey work. ▪ Rossmere Forum to discuss with HBC Street Lighting Team Leader and HBC Highways. ▪ Resources to be confirmed. ▪ Resources to be confirmed. ▪ Look at possibility of the Mobile Youth Service Provision. ▪ Resources to be confirmed. ▪ The ASBU has established a Youth Congregation Working Group to develop a Youth Congregation Policy for the Authority, Jutland Road. The ASBU can be contacted on Tel. 01429 296588. | <p>Reduce anti-social behaviour.</p> <p>Reduce fear of crime.</p> |

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| <p>Address perception and fear of crime and security throughout the area (particularly Airdrie Grove, Arbroath Grove, Bramley Court, Adrossan Court, Ross Grove, Pickering Grove, Seaton Lane, Crail, Creiff, Claymore bungalows, Durness Grove bungalows and Seaton Lane Groves).</p> | <ul style="list-style-type: none"> ▪ Flood lights required in vulnerable locations, particularly Rossmere Park and Recreational areas. ▪ Increased and improved street lighting required throughout the area especially on footpaths by Rossmere School, Jutland Road foot / bike paths, St. Teresa's School, the Youth Centre and Swimming Pool. ▪ Bike locks required outside all shopping precincts in the area. ▪ Increased checks on house alarms and home smoke alarms for Housing Hartlepool properties. ▪ As and when replacement required – erect close board 5ft rear fencing to all Housing Hartlepool properties to replace existing 3ft mesh fencing. ▪ Block walk way – access between Armadale, Airdrie and Arbroath Grove. ▪ Provide 'Dusk til Dawn' lighting near to Crail, Creiff, Claymore, Durness Grove bungalows and Seaton Lane Groves. | <p>Cleveland Police. HBC Community Safety. Anti-Social Behaviour Unit. Residents. Housing Hartlepool. Community / Voluntary Sector. Endeavour Home Improvement Agency. Skill Share. Rossmere Forum. HBC Technical Services. HBC N'Hood Manager. FAST Project.</p> | <p>Resident satisfaction.</p> <p>Increase resident's confidence in Anti-Social Behaviour Unit however, this may result in an increase of reported incidents.</p> <p>Reduce fear and perception of crime.</p> | <ul style="list-style-type: none"> ▪ Residents to identify with HBC N'Hood Manager the areas of priority, subject to resources. ▪ Review street lighting provision throughout the area in conjunction with Rossmere Forum. NRF and HBC Street Lighting Maintenance Plan. ▪ Residents to identify with N'Hood Manager the areas of priority. ▪ Housing Hartlepool to consider subject to resources. ▪ Housing Hartlepool to consider subject to resources. ▪ Housing Hartlepool to consider subject to resources. ▪ Housing Hartlepool to consider subject to resources. | <p>Reduce fear of crime.</p> <p>Reduce anti-social behaviour.</p> |

| Priority Concerns | Actions to include | Who needs to be included | How will success be measured (Milestones) | Funding / Resources | Strategic Target Addressed |
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| Continued... | <ul style="list-style-type: none"> ▪ Erection of 6ft close board fencing to side of no. 15 and 17 Pickering Grove to give better security and prevent cut through from Ross Grove and the rear of Jutland Road into Pickering Grove. ▪ Renew doors to all alleys between properties and fit additional doors to the rear of each alley in the Jutland Road, Seaton Lane and the Groves. ▪ Update security lighting to whole area and each individual area and each individual property in Newholm Court. ▪ Provide Community Safety informative event(s) for the local community to advise on how to reduce opportunities for crime. ▪ Produce Community Safety booklets for the local community and increase publicity of Anti-Social Behaviour Unit through leaflet drop, posters etc. ▪ Improve residents' confidence when walking throughout the estate (particularly Jutland Road). | <p>Cleveland Police. HBC Community Safety. Anti-Social Behaviour Unit. Residents. Housing Hartlepool. Community / Voluntary Sector. Endeavour Home Improvement Agency. Skill Share. Rossmere Forum. HBC Technical Services. HBC N'Hood Manager. FAST Project.</p> | <p>Resident satisfaction.</p> <p>Increase resident's confidence in Anti-Social Behaviour Unit however, this may result in an increase of reported incidents.</p> <p>Reduce fear and perception of crime.</p> | <ul style="list-style-type: none"> ▪ Housing Hartlepool to consider subject to resources. ▪ Housing Hartlepool to consider subject to resources. ▪ Housing Hartlepool to consider subject to resources. ▪ Subject to resources and an organisation coming forward. <p>Skill Share can conduct a Crime Reduction Basics course, subject to demand. Please contact Skill Share Tel. 01429 868353.</p> <ul style="list-style-type: none"> ▪ Subject to resources. ▪ Skill Share can provide a course on how to avoid violence or deal with, should it arise. To be confirmed. | <p>Reduce fear of crime.</p> <p>Reduce anti-social behaviour.</p> |

| Priority Concerns | Actions to include | Who needs to be included | How will success be measured (Milestones) | Funding / Resources | Strategic Target Addressed |
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| Continued... | <ul style="list-style-type: none"> ▪ Introduce a ring and ride scheme for visits to the shops / collection of prescriptions etc. ▪ Provide target hardening measures particularly 'Dusk til Dawn' lighting to properties throughout the local community, particularly to those occupied by the elderly and single parent families. Rossmere Forum to work with organisations to identify key areas. | <p>Cleveland Police. HBC Community Safety. Anti-Social Behaviour Unit. Residents. Housing Hartlepool. Community / Voluntary Sector. Endeavour Home Improvement Agency. Skill Share. Rossmere Forum. HBC Technical Services. HBC N'Hood Manager. FAST Project.</p> | <p>Resident satisfaction</p> <p>Increase resident's confidence in Anti-Social Behaviour Unit however, this may result in an increase of reported incidents.</p> <p>Reduce fear and perception of crime.</p> | <ul style="list-style-type: none"> ▪ Subject to an organisation coming forward and available resources. ▪ Housing Hartlepool, Neighbourhood Renewal Community Safety Budget and Endeavour Home Improvement Agency – Handyman Service. Resources to be confirmed. | <p>Reduce fear of crime.</p> <p>Reduce anti-social behaviour.</p> |

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| ENVIRONMENT AND HOUSING | | | | | |
| Road safety issues. | <ul style="list-style-type: none"> ▪ Speed reduction measures on Rossmere Way (e.g. speed bumps near the park). ▪ Crossing points on Rossmere Way, at schools, shops, Rossmere Park entrance (islands) and Park shop (zebra crossing). ▪ Provide more dropped kerbs where needed, particularly for wheelchair access (Balmoral Road, Benmore Road, and reposition the one on Owton Manor Lane). ▪ Assess the need for yellow lines outside Rossmere Park gates and at the bottom near Stockton Road. | HBC Highways. HBC N'Hood Manager. Housing Hartlepool. Residents. Rossmere Forum. Residents Associations. | Reduction in traffic problems. Suitable traffic solutions established. Increased residents satisfaction and safety. | <ul style="list-style-type: none"> ▪ HBC Highways can provide Rossmere Forum, Residents' Associations and groups with an information pack on options to reduce speeding. Rossmere Forum can come up with a scheme which can then be included in the Local Transport Plan 2006. ▪ New crossing will provide in the near future outside Ardrossan Court across to the shops. Residents to discuss at Rossmere Forum, possibly Minor Works budget or NRF. ▪ Identify through Rossmere Forum where required and tackle within the Transport plan – existing programme in place. ▪ Rossmere Forum to discuss with HBC Highways, dependent on funding and policies. | Reduce road traffic casualties. Improve satisfaction with the local area. |

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| Continued ... | <ul style="list-style-type: none"> ▪ Traffic calming measures. Identify solutions to prevent road safety hazards at dangerous junctions (but need to be aware that this could increase speeding). Traffic calming / speeding measures such as traffic lights, speed bumps and speed cameras. | See previous page. | See previous page. | <ul style="list-style-type: none"> ▪ HBC Highways section to provide the Rossmere Forum and Residents' Associations with an information pack on options to reduce speeding. Rossmere Forum to come up with a scheme which can then be included in the Local Transport Plan 2006/07. | See previous page. |
| Lack of parking facilities (Campbell, Caithness and Dundee Road, Thirsk Grove, Blairgowrie Grove, Buckie Grove, Brechin Grove, Bramley Court). | <ul style="list-style-type: none"> ▪ Consultation with residents on car parking options. ▪ Develop a strategy for removing grass verges and tarmacing the areas to provide parking spaces. ▪ Car parking provided outside football pitches, Rossmere and St Teresa's Primary Schools and Campbell Road. ▪ Housing Hartlepool's vans to stop using resident 's spaces at Bramley Court. ▪ Remove boundary walls in Blairgowrie Grove and create car crossing and hard standing for tenants parking (Housing Hartlepool properties). ▪ Erect barriers on both corners of Campbell Road to create double parking adjacent to school (Callander Road entrance, Housing Hartlepool properties). | HBC Highways. HBC N'Hood Manager. Housing Hartlepool. Residents. Housing Associations. Rossmere Forum. | Resident satisfaction. Identified way to solve car parking issues. Reduction in car parking problems (monitored through the Rossmere Forum). | <ul style="list-style-type: none"> ▪ Discuss at Rossmere Forum. ▪ Minor works budget, Highway maintenance budget, Housing Hartlepool Local Transport Plan and Neighbourhood Renewal Fund. ▪ Minor works budget, Highway maintenance budget, Housing Hartlepool Local Transport Plan and Neighbourhood Renewal Fund. ▪ Rossmere Forum to discuss with Housing Hartlepool. ▪ Housing Hartlepool and Rossmere Forum to discuss. ▪ Housing Hartlepool and Rossmere Forum to discuss. | Improve the satisfaction with the local area. |

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| Continued... | <ul style="list-style-type: none"> ▪ Removal of boundary walls and create car crossing and hard standing for tenants parking in Buckie Grove (Housing Hartlepool properties). ▪ Removal of boundary walls and create hard standing carriage crossing for tenants parking in Brechin Grove (Housing Hartlepool properties). ▪ Reduction of large gardens by paving part – especially for the elderly residents (Housing Hartlepool properties). ▪ Increased parking facilities by removal of grassed areas near flats - enlargement of hammer heads (Housing Hartlepool properties). | HBC Highways. HBC N'Hood Manager. Housing Hartlepool. Residents. Housing Associations. Rossmere Forum. | <p>Resident satisfaction.</p> <p>Identified way to solve car parking issues.</p> <p>Reduction in car parking problems (monitored through the Rossmere Forum).</p> | <ul style="list-style-type: none"> ▪ Housing Hartlepool and Rossmere Forum to discuss. ▪ Housing Hartlepool and Rossmere Forum to discuss. ▪ Housing Hartlepool and Rossmere Forum to discuss. ▪ Housing Hartlepool and Rossmere Forum to discuss. | Improve the satisfaction with the local area. |
| Address access issues around the estate. | <ul style="list-style-type: none"> ▪ Access onto Lealholm Road and the A689 and Newholm Court. Also address the issue of the bricked space on Lealholm / Newholm Road. ▪ Provide proper footpaths between St. Teresa's and Rossmere Primary School to Callendar and Campbell Roads. ▪ Liaise with bus companies to provide early and late services and service to Jutland Road Community Centre. | HBC Highways. HBC N'Hood Manager. Housing Hartlepool. Residents. Stagecoach. HBC Access Officer. Rossmere Forum. Private Sector (Public Houses). Sure Start. Local schools. HBC | <p>Visual improvements to the physical environment.</p> <p>Greater accessibility for residents.</p> | <ul style="list-style-type: none"> ▪ Housing Hartlepool and Rossmere Forum to discuss. ▪ HBC's Minor Works budget. Rossmere Forum to identify areas. Need to determine land ownership. ▪ Rossmere Forum to discuss with Stagecoach and HBC Transport Manager if demand is there and subject to resources or provide Community transport. | Improve the satisfaction with the local area. |

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| Continued... | <ul style="list-style-type: none"> ▪ Disabled access required in Owton Lodge toilets and the Rossmere Public House. ▪ Footpath which starts at Rossmere Nursery / St. Teresa's Primary School does not come to the end on Rossmere Way. ▪ Alleyway between schools (St.Terasa's and Rossmere Primary School) needs to provide access for pedestrians but at present motorbikes are accessing it (concrete post not effective and an eyesore). | <p>Highways. HBC N'Hood Manager. Housing Hartlepool. Residents. Stagecoach. HBC Access Officer. Rossmere Forum. Private Sector (Public Houses). Sure Start. Local schools.</p> | <p>Visual improvements to the physical environment.</p> <p>Greater accessibility for residents.</p> | <ul style="list-style-type: none"> ▪ Rossmere Forum to discuss with the Public Houses, HBC Access Officer and investigate resources. ▪ Rossmere Forum to discuss with Sure Start and St. Teresa's Primary School. ▪ Rossmere Forum to discuss with Sure Start and St. Teresa's Primary School. Need to determine land ownership. | <p>Improve the satisfaction with the local area.</p> |
| Litter, graffiti and dog fouling. | <ul style="list-style-type: none"> ▪ Provision of more litter and dog litter bins (esp. on Rossmere Way, Rossmere Park, Owton Manor Lane shops, Schools (particularly Rossmere) and green spaces (The field next to Argyll road). ▪ Enforcement action and shaming offenders. | <p>HBC Highways. HBC N'Hood Manager. Housing Hartlepool. Housing Associations. Rossmere Forum. HBC Environmental Action Team. Residents. Local schools. HBC Dog Wardens. Youth Offending Team.</p> | <p>Visible improvements to open spaces and maintenance of the estate.</p> | <ul style="list-style-type: none"> ▪ Minor Works budget has £15,000 available town-wide per annum to provide litter bins (£350 per litter bin, £160 dog bin, disposal cost additional). Discuss with schools. <p>Rossmere Forum and N'hood Manager to discuss.</p> <ul style="list-style-type: none"> ▪ Environmental Action Team can issue notices and fixed penalties of up to £50. They can attend School Governors meetings to raise profile and state the zero tolerance policy. Tel. 01429 523333. (£6-10,000 required to blitz an area for 2 months). | <p>Improve the satisfaction with the local area.</p> |

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| Continued... | <p>Continued ...</p> <ul style="list-style-type: none"> ▪ Educate community on the laws and punishments related to dog fouling if not picked up e.g. dog foul signs to be erected throughout the area. ▪ Look at the possibility of providing a dog stop in Rossmere Park. ▪ Look at ways of cleaning up graffiti. | <p>HBC Highways. HBC N'Hood Manager. Housing Hartlepool. Housing Associations. Rossmere Forum. HBC Environmental Action Team. Residents. Local schools. HBC Dog Wardens. Youth Offending Team.</p> | <p>Visible improvements to open spaces and maintenance of the estate.</p> | <p>Rossmere Forum to discuss and then contact schools.</p> <p>Housing Hartlepool's Estate Caretaker.</p> <p>HBC Dog Wardens provide a service which includes monitoring and fining for dog fouling contact HBC Environmental Action Team on Tel. 01429 523848.</p> <ul style="list-style-type: none"> ▪ HBC to survey the area and act as appropriate and look at relevant resources. ▪ Minor Works budget. <p>Rossmere Forum to discuss with HBC N'Hood Manager.</p> <ul style="list-style-type: none"> ▪ Rossmere Forum to discuss with HBC N'Hood Manager. <p>The Youth Offending Team clean up graffiti e.g. on NTL boxes.</p> | <p>Improve the satisfaction with the local area.</p> |
| General maintenance of the area and homes. | <ul style="list-style-type: none"> ▪ Hanging baskets on the A689. ▪ Maintain overgrown vegetation. Management of shrubbery and removal of grass clippings (Garston and Ilkley Groves). | <p>HBC Highways. HBC N'Hood Manager. Housing Hartlepool. Residents.</p> | <p>Visible improvements to open spaces and maintenance of the estate.</p> | <ul style="list-style-type: none"> ▪ Subject to resources. ▪ HBC's Minor Works budget, Housing Hartlepool's Environmental Improvements scheme / Estate Caretaker. | <p>Improve the satisfaction with the local area.</p> |

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| Continued ... | <ul style="list-style-type: none"> ▪ Maintenance of public art. ▪ Fencing around green on Callander Road needs maintenance / improvement works. ▪ Letter boxes required at Adrossan / Alford Court. ▪ Road signs need repairing as they are vandalised. ▪ Rubble and unwanted material left on Callendar Road. ▪ Management of shrubbery and removal of grass clippings. | Housing Associations. Community / Voluntary Sector. Rossmere Forum. | Visible improvements to open spaces and maintenance of the estate. | <ul style="list-style-type: none"> ▪ HBC N'Hood Manager to discuss with Rossmere Forum and discuss resources. ▪ HBC N'Hood Manager to discuss with Rossmere Forum and discuss resources. <p>Regarding all of the above actions: Community groups / organisations or groups of residents can apply to Pride in Hartlepool for up to £5,000 to make environmental improvements to their local area. Their proposals must include them taking some of the action i.e. tree planting, bulb planting, creating a community garden etc. Contact Tel. 01429 284172.</p> ▪ Housing Hartlepool and Rossmere Forum to discuss. ▪ Discuss with the HBC Highways subject to resources. ▪ HBC Highways to address. ▪ Grass cutting service will at the present state not provide clippings collection service. A report was taken to the Council's Scrutiny Panel identifying that to collect clippings for the whole town would cost £660,000. | Improve the satisfaction with the local area. |

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| Continued ... | <p>Continued ...</p> <ul style="list-style-type: none"> ▪ Cleanliness and appearance of shopping parade. ▪ PortaKabins on Rossmere Way need tidying up. ▪ Painting of external security shutters – same colour as Housing Hartlepool offices on shopping parade to give continuity near Jutland Road Shops. ▪ Removal of inset parking areas down lane at end of each Grove off Seaton Lane and incorporate into boundary of each property at the Seaton Lane Groves to improve their appearance and let ability. ▪ Improvements to footpaths (Seaton Lane Groves, Stockton Road leading to Alloa Grove, Argyll Road, and Rossmere Way). Improve condition of all paths, which are uneven. ▪ Maintain roads particularly Brierton Lane and Ayr Grove. | <p>HBC Highways. HBC N'Hood Manager. Housing Hartlepool. Residents. Housing Associations. Community / Voluntary Sector. Rossmere Forum.</p> | <p>Visible improvements to open spaces and maintenance of the estate.</p> | <p>However, grass cutting service will be made area specific to enable the Environment Supervisor to tailor the service to local needs. Rossmere Forum to discuss with HBC N'Hood Manager.</p> <ul style="list-style-type: none"> ▪ HBC N'Hood Manager and interested parties to discuss and look at funding opportunities. ▪ HBC N'Hood Manager and interested parties to discuss and look at funding opportunities. ▪ Housing Hartlepool and Rossmere Forum to discuss, subject to resources. ▪ Housing Hartlepool and Rossmere Forum to discuss, subject to resources. ▪ Housing Hartlepool and Rossmere Forum to discuss, subject to resources. ▪ HBC Highways to address. | <p>Improve the satisfaction with the local area.</p> |

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| <p>Improve the maintenance of Rossmere Park.</p> | <ul style="list-style-type: none"> ▪ Resurface the pavements (possibly block paving as the temporary covering does not last long). ▪ Cut back and thin out shrubbery, particularly on the North side of Rossmere Park, in current state they block out sunlight for houses in Rossmere Way and attract large groups of youths. ▪ Remove graffiti on benches and stones. ▪ Dredge the pond and the drains and improve the drainage. ▪ Further provision of litter and dog litter bins and enforcements of fines in the park. | <p>HBC Highways. HBC N'Hood Manager. Housing Hartlepool. Residents. Housing Associations. HBC Parks and Countryside Manager. Friends of Rossmere Park. Community / Voluntary Sector. Rossmere Forum.</p> | <p>Visible improvements to open spaces and maintenance of the estate.</p> | <ul style="list-style-type: none"> ▪ HBC's minor works budget, subject to availability of resources. Rossmere Forum to identify areas. Community groups / organisations or groups of residents can apply to Pride in Hartlepool for up to £5,000 to make environmental improvements to their local area. Their proposals must include them taking some of the action i.e. tree planting, bulb planting, creating a community garden etc. Tel. 01429 284172. ▪ Park and Countryside Manager to investigate. ▪ HBC Graffiti Removal Tel. 01429 523333. ▪ Subject to resources. Possible fundraising and HBC's Minor Works budget, Highways Maintenance, NRF. ▪ HBC Minor Works Budget, see links to the litter and dog fouling priority concerns. | <p>Improve the satisfaction with the local area.</p> |

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| Continued ... | <ul style="list-style-type: none"> ▪ Tackle the litter and vandalism issues in Rossmere Park (especially the damage to signs within Rossmere Park). ▪ Explore the possibility of increasing the presence of staff / more effective staff in Rossmere Park, for example the Horticultural Staff / Security Warden and, seek to advertise their contact details for the use of the community on the park gates. ▪ Improve the play area (this will increase usage and congregation), toilets and sensory garden as they are not maintained. ▪ Resolve the problem of rats in the park at specific times of the year. | <p>HBC Highways. HBC N'Hood Manager. Housing Hartlepool. Residents. Housing Associations. HBC Parks and Countryside Manager. Friends of Rossmere Park. Community / Voluntary Sector. Rossmere Forum.</p> | <p>Visible improvements to open spaces and maintenance of the estate.</p> | <ul style="list-style-type: none"> ▪ Friends of Rossmere Park, HBC Neighbourhood Services and Parks and Countryside to discuss. See links to Environment and Housing Section. ▪ Parks and Countryside Manager, Community Safety Officer and HBC Neighbourhood Services to discuss. ▪ Rossmere Forum to discuss with Parks and Countryside Manager Contact: Tel. 01429 523538, subject to funding availability (see links with Culture and Leisure Section). ▪ HBC Public Protection Pest Control Officer to work with residents to resolve the problem. | <p>Improve the satisfaction with the local area.</p> |

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| <p>Improve residents' gardens / gardens of sheltered accommodation particularly Bramley Court.</p> | <ul style="list-style-type: none"> ▪ Provide assistance to help residents maintain their gardens (particularly older people). Quicker response from service providers for works to properties (rapid response team). ▪ Ensure the gardens of sheltered accommodation are maintained. | <p>Housing Hartlepool. Housing Associations. HBC N'hood Services. HCFE. OFCA. Endeavour Home Improvement Agency. Hartlepool PCT. HBC N'Hood Manager. Rossmere Forum.</p> | <p>A more attractive and tidier estate.</p> | <ul style="list-style-type: none"> ▪ OFCA VIP scheme and HCFE to discuss potential of involving students. Rossmere Forum and residents to discuss with relevant parties. Estate Caretaker employed by Housing Hartlepool to deal with environmental issues. HBC N'Hood Manager and relevant parties to discuss and look at funding opportunities for vacant properties. All actions to be discussed with Housing Hartlepool, Endeavour Home Improvement Agency, Hartlepool PCT and Rossmere Forum. ▪ Housing Hartlepool to discuss with relevant parties. | <p>Improve the satisfaction with the local area.</p> |

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| CULTURE AND LEISURE | | | | | |
| <p>Lack of activities (music, arts and drama) for young, elderly and vulnerable people especially in the Jutland Road area.</p> | <ul style="list-style-type: none"> ▪ Provide further youth and sports activities / clubs for young people in the area, especially activities such as basketball, cooking, sewing and computer clubs. ▪ Conduct an audit of youth provision (involving all stakeholders) in the Rossmere area to assess need; which will subsequently produce a youth provision strategy for the area. ▪ Identify existing ladies activities and intergenerational activities in the area, and the possibility of creating new ones should none be available. ▪ Set up a writing club for the elderly, and include music, arts and drama activities for all. ▪ Provide day trips (for example to Wet and Wild) and environmental activities either through community groups or youth clubs. ▪ Create a Young Persons Forum for the Rossmere area to ensure the participation of young people of all ages, at all stages of development. ▪ Dedicated Outreach or Detached Youth Worker for the Rossmere area. | <p>Community / Voluntary Sector. Rossmere Forum. HBC Youth Services. HBC Youth Offending. HBC Community Services. HBC Sports Development. HBC Adult and Community Services. COOL Project. Residents. Young People. Housing Hartlepool (Resident Participation Officer). Community Network. Connexions. Children's Fund.</p> | <p>Reduce the anti-social behaviour, size of groups of youths and meeting times.</p> <p>More activities provided in the area.</p> <p>Increase Youth Service presence and activities.</p> | <ul style="list-style-type: none"> ▪ HBC Youth Services, Sports Development and Community Services, and young people to discuss. ▪ Rossmere Forum and relevant partners to discuss. ▪ OFCA have identified that they have the capacity to undertake survey work. ▪ Rossmere Forum and relevant partners to discuss subject to resources being identified. ▪ Rossmere Forum and relevant partners to discuss, subject to resources. ▪ To be confirmed subject to resources and organisations coming forward. ▪ Rossmere Forum and schools to discuss the formation of Youth subgroup with relevant partners. ▪ HBC Youth Services are developing their team of detached Youth Workers. | <p>Improve satisfaction with the local area.</p> <p>Improve community spirit.</p> |

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| Continued ... | <ul style="list-style-type: none"> ▪ Encourage young people to become more involved in existing sporting opportunities. ▪ All community activities and groups to have stronger links to bring together resources and create a more cohesive provision of services across ages. ▪ Ensure local organisations are able to refer to the Children's Fund. | Rossmere Forum. OFCA. | See previous page. | <ul style="list-style-type: none"> ▪ HBC Youth Services and Sports Development and young people to discuss. Look at participation protocol once developed. ▪ All Service Providers to discuss at Rossmere Forum. Consider sharing funding ideas and develop a joint strategy - to be agreed. ▪ Children's Fund Partnership provides their service with no cost to the user. | <p>Improve satisfaction with the local area.</p> <p>Improve community spirit.</p> |
| Safe open spaces and play areas (particularly in the Lealholm Road / Jutland Road. | <ul style="list-style-type: none"> ▪ Increase the level of maintenance to open spaces and play areas in order for people to utilise them safely. ▪ Refurbish existing basketball courts at Rossmere Youth Centre and the Sports Hall roof. | HBC Parks and Countryside. HBC N'hood Services. HBC Sports Development. Residents. Young People. Rossmere Forum. Friends of Rossmere Park. HBC Youth Services. | <p>Reduce youths congregating in the area.</p> <p>Increase resident satisfaction and reduce vandalism.</p> | <ul style="list-style-type: none"> ▪ All partners to discuss subject to resources available particularly the HBC Parks and Countryside Manager. ▪ Rossmere Forum to discuss with HBC Parks and Countryside and Sports Development and residents, subject to resources. Sports Hall roof is planned to be done in HBC's Youth Services Maintenance Programme, scheduled to be replaced before Christmas 2005. | <p>Improve satisfaction with the local area.</p> <p>Improve satisfaction with children's play areas.</p> <p>Improve community spirit.</p> <p>Reduce anti-social behaviour.</p> |

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| Continued ... | <ul style="list-style-type: none"> ▪ Investigate possibility of designated sports / play area on Aberdeen / Argyll Road (however consultation with residents living nearby will be needed as children currently playing in this area do cause problems i.e. kicking footballs at windows). <p>All of the above needs to be discussed at the Rossmere Forum as large numbers of young people can cause damage even if they are only congregating and by providing further provision it will increase usage and congregation.</p> | HBC Parks and Countryside. HBC N'hood Services. HBC Sports Development. Residents. Young People. Rossmere Forum. Friends of Rossmere Park. HBC Youth Services. | <p>Reduce youths congregating in the area.</p> <p>Increase resident satisfaction and reduce vandalism.</p> | <ul style="list-style-type: none"> ▪ Rossmere Forum to discuss with HBC Parks and Countryside and HBC Sports Development and residents, subject to resources. | <p>Improve satisfaction with the local area.</p> <p>Improve satisfaction with children's play areas.</p> <p>Improve community spirit.</p> <p>Reduce anti-social behaviour.</p> |
| Closure of Rossmere swimming baths. | <ul style="list-style-type: none"> ▪ Negotiate with local schools with swimming facilities about potential public use. ▪ Discuss with Ward Councillors and relevant partners, any potential opportunities to reopen the facility - provide updates on the progress. | HBC Community Services. Ward Councillors. Residents. Local schools. Rossmere Forum. | Increase provision of swimming facilities for residents of the area. | <ul style="list-style-type: none"> ▪ Schools to consider with Rossmere Forum. ▪ To be discussed with residents, HBC Community Services and Ward Councillors. | <p>Improve satisfaction with the local area.</p> <p>Improve community spirit.</p> |
| Maximise use of community facilities in the area. | <ul style="list-style-type: none"> ▪ Use existing facilities (for example Jutland Road Community Centre) to their full potential for activities (including arts, music and drama activities) for residents of the area. | Community / Voluntary Sector. HBC Community Services. | <p>Reduce youths congregating in the area.</p> <p>Increase the take up of existing activities.</p> | <ul style="list-style-type: none"> ▪ All partners to discuss. | <p>Improve satisfaction with the local area.</p> <p>Improve community spirit.</p> |

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| Continued ... | <ul style="list-style-type: none"> ▪ Create a timetable of existing activities at community facilities (for example Ardrossan Court and Jutland Road Community Centre) and advertise them more effectively in order to improve the recognition of the existing culture and leisure facilities. ▪ Provide transport to community facilities in the area (especially Jutland Road Community Centre). ▪ Integrate activities at the youth club on Rossmere Way into the football field. | Residents. Young People. Community Network. OFCA. Voluntary Wheels. HBC Children's Services. | More activities provided. | <ul style="list-style-type: none"> ▪ All partners to discuss. ▪ OFCA have a community mini bus available for hire. Voluntary Wheels also provide a town wide service for hire. ▪ All partners to discuss. | <p>Improve satisfaction with the local area.</p> <p>Improve community spirit.</p> |
| Support and extend the activities in Rossmere Park. | <ul style="list-style-type: none"> ▪ Increase the use of turfed area in Rossmere Park (for example for Carpet Bowls). ▪ Encourage the recruitment of further volunteers to Friends of Rossmere Park. ▪ Improve the play area (this will increase usage and congregation). | HBC N'hood Services. HBC Parks and Countryside. HBC Sports Development. Friends of Rossmere Park. Residents. Young People. | <p>More activities provided in the area.</p> <p>Increase resident satisfaction with local amenities and facilities.</p> <p>Less litter, dog litter, flytipping, graffiti and vandalism.</p> | <ul style="list-style-type: none"> ▪ Rossmere Forum and relevant partners to discuss, subject to resources. ▪ Rossmere Forum and Friends of Rossmere Park to discuss / promote. ▪ Discuss with the HBC Parks and Countryside Manager at Rossmere Forum subject to resources. | <p>Improve satisfaction with the local area.</p> <p>Improve satisfaction with children's play areas.</p> <p>Improve community spirit.</p> |
| Proposed extension of Rossmere football pitches. | <ul style="list-style-type: none"> ▪ Planning application is currently ongoing; Please contact HBC Community Services or HBC Development Control for more details. | HBC Community Services. HBC Development Control. Residents. | Increase resident satisfaction with local amenities and facilities. | <ul style="list-style-type: none"> ▪ Planning application is currently ongoing. Please contact HBC Community Services or HBC Development Control for more details. | <p>Improve satisfaction with the local area.</p> <p>Improve community spirit.</p> |

| Priority Concerns | Actions to include | Who needs to be included | How will success be measured (Milestones) | Funding / Resources | Strategic Target Addressed |
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| <p>Shops stocking a variety of value for money goods are lacking and some units stand empty.</p> | <ul style="list-style-type: none"> ▪ Liaise with local shops in the area to ascertain whether they can expand or alter their services to more appropriately meet the needs of those living in the Rossmere area. ▪ Liaise with landlords of local shops to highlight residents concerns over empty units and their susceptibility to anti-social behaviour and vandalism. ▪ Discuss access issues for wheelchairs and pushchairs. | <p>Private Sector (Local Shops). Residents. HBC Access Officer. Hartlepool Access Group. HBC N'hood Services. HBC N'Hood Manager. Rossmere Forum.</p> | <p>Increase resident satisfaction with local amenities and facilities.</p> | <ul style="list-style-type: none"> ▪ Local shop proprietors to be invited to the Rossmere Forum to discuss issues with residents. ▪ Local shop owners to be invited to the Rossmere Forum to discuss issues with residents. ▪ Rossmere Forum to discuss with Hartlepool Access Group and HBC Access Officer. <p>HBC Minor Works Budget.</p> | <p>Improve satisfaction with the local area.</p> <p>Improve community spirit.</p> |

| Priority Concerns | Actions to include | Who needs to be included | How will success be measured (Milestones) | Funding / Resources | Strategic Target Addressed |
|---|--|--|---|--|---|
| STRENGTHENING COMMUNITIES | | | | | |
| Increase resident involvement in neighbourhood issues. | <ul style="list-style-type: none"> ▪ Develop a Rossmere Forum to cover the Rossmere NAP area, to ensure community input on neighbourhood issues and ensure people are kept informed about the NAP process. ▪ Look at the possibility of a Young People's Forum to increase the involvement of young people, and contact local schools and youth groups to get young people's views. ▪ Increase residents' voice at South Neighbourhood Consultative Forum. ▪ Use a variety of methods, venues, and times for consultation to ensure that all groups have access to get their views across. | Residents. Local schools. Community / Voluntary Sector. Local churches. Community Network. Families First. Connexions. Ward Councillors. HBC N'hood Manager. HBC Youth Services. HBC Community Services. Housing Hartlepool. Rossmere Forum. Community Development Worker. | <p>Increase satisfaction of residents – identified through household survey.</p> <p>Increase resident participation at Rossmere Forum and South Neighbourhood Consultative Forum.</p> | <ul style="list-style-type: none"> ▪ Community Network, Residents, local community groups, Service Providers and Rossmere Community Development Worker. ▪ Rossmere Forum, Local Schools, Youth Groups, other young people and Community Development Worker. ▪ Community Network Officer, Community Development Worker and HBC N'Hood Manager. ▪ Rossmere Forum, Community Network Officer and HBC N'Hood Manager to arrange. | <p>Increase involvement in local communities.</p> <p>Improved community spirit.</p> |
| Lack of information on what existing and developing activities are taking place and what opportunities there are locally. | <ul style="list-style-type: none"> ▪ Use local media, TV, radio, newspapers and make use of the Community Portal and advertise what is on at central points such as community facilities and Council Offices. | Residents. Rossmere Forum. HBC N'Hood Manager. Residents. Rossmere Forum. | | <ul style="list-style-type: none"> ▪ All Service Providers to try and improve communications. HBC N'Hood Manager, Community Development Worker and local community groups to discuss with residents at the Rossmere Forum. | |

| Priority Concerns | Actions to include | Who needs to be included | How will success be measured (Milestones) | Funding / Resources | Strategic Target Addressed |
|---|---|---|--|--|--|
| Continued ... | <ul style="list-style-type: none"> ▪ Explore the possibility of a regular newsletter for the area. | Community Development Worker. Community / Voluntary Sector. | Increase satisfaction of residents identified through household survey. | <ul style="list-style-type: none"> ▪ Rossmere Forum to discuss. Possibly use NRF. | <p>Increased involvement in the local community.</p> <p>Improved community spirit.</p> |
| Sustain existing activities and develop new activities to meet local needs. | <ul style="list-style-type: none"> ▪ Identify the needs of particular groups and develop shared activities. ▪ Encourage the usage of Jutland Road Community Centre, giving priority to local residents. ▪ Support and seek funding opportunities to update and develop existing resources and initiatives. | Residents. HBC N'Hood Manager. Community / Voluntary Sector. OFCA. Community Network. Rossmere Forum. Community Development Worker. | <p>Increase satisfaction of residents identified through household survey.</p> <p>Successful projects maintained and developed / problems addressed.</p> | <ul style="list-style-type: none"> ▪ Residents, Community Network, Community Development Worker and Rossmere Forum. ▪ OFCA, Community Development Worker, Rossmere Forum and Community Network. ▪ OFCA, Community Development Worker, Rossmere Forum and Community Network. | <p>Increased involvement in the local community.</p> <p>Improved community spirit.</p> |
| Lack of residents capacity / confidence to become active in the community. | <ul style="list-style-type: none"> ▪ Provide support, encouragement and develop skills for residents to become community leaders. | Residents. Community / Voluntary Sector. Skill Share. Community Network. HBC Adult and Community Services. Hartlepool Volunteer Bureau. | <p>Increase numbers of volunteers and residents groups.</p> <p>Increase resident participation at the Rossmere Forum, South Neighbourhood Consultative Forum and community events.</p> | <ul style="list-style-type: none"> ▪ All Service Providers and community / voluntary groups in the area to assist in supporting Rossmere residents. ▪ Sure Start South provides support, advice and guidance to enable community involvement. | <p>Increased involvement in the local community.</p> <p>Improved community spirit.</p> |

| Priority Concerns | Actions to include | Who needs to be included | How will success be measured (Milestones) | Funding / Resources | Strategic Target Addressed |
|---|--|--|--|--|--|
| Continued ... | <ul style="list-style-type: none"> ▪ A long-term Community Development Worker is required. ▪ Provide training for residents, community / voluntary sector groups to improve skills and capacity building. ▪ Encourage influx of skills in the Rossmere area either through work shadow placements, apprenticeships and experienced professional volunteers. | <p>HBC Community Services. HBC N'Hood Manager. Housing Hartlepool Resident Participation Officer. Rossmere Forum. Community Development Worker. South N'Hood Consultative Forum.</p> | <p>Increase numbers of volunteers and residents groups.</p> <p>Increase resident participation at the Rossmere Forum, South Neighbourhood Consultative Forum and community events.</p> | <ul style="list-style-type: none"> ▪ Existing Community Development Worker. ▪ Lead Service Providers will be Community Network Officer, Community Development Worker, Local Community Groups, Skill Share, Housing Hartlepool's Resident Participation Officer (resources to build residents capacity and skills). ▪ Rossmere Forum to discuss. | <p>Increased involvement in the local community.</p> <p>Improved community spirit.</p> |
| Problematic residents / neighbours in the area. | <ul style="list-style-type: none"> ▪ Tackle issues of noise within the neighbourhood. Tackle issues of anti-social behaviour and un co-operative residents when issues have been raised. ▪ Change residents' perceptions of young people, as all are not causing trouble. | <p>Residents. Rossmere Forum. Anti-Social Behaviour Unit. Cleveland Police. All Housing Providers. HBC. Environmental Protection Service.</p> | <p>Increase satisfaction of residents – identified through MORI household survey.</p> <p>Reduced anti-social behaviour incidents.</p> | <ul style="list-style-type: none"> ▪ All partners to discuss. ▪ All partners to discuss. | <p>Increased involvement in the local community.</p> <p>Improved community spirit.</p> |

REGENERATION & LIVEABILITY PORTFOLIO

Report To Portfolio Holder

21st October 2005



Report of: The Head of Community Strategy

Subject: SAFER STRONGER COMMUNITIES FUND:
THE NEIGHBOURHOOD ELEMENT

SUMMARY

1.0 PURPOSE OF REPORT

The purpose of this report is to seek Portfolio Holder agreement to the priority neighbourhoods and the broad principles for developing the new Neighbourhood Element funding programme for 2006-2010.

2.0 SUMMARY OF CONTENTS

In summer 2005 it was announced that Hartlepool was eligible for the new Neighbourhood Element of the Safer and Stronger Communities Fund (SSCF). The Neighbourhood Element provides new funding to help action in the most disadvantaged neighbourhoods to improve outcomes for people living in these areas. In particular this funding will be targeted at the following SSCF outcome: “to improve the quality of life for people living in disadvantaged neighbourhoods and to ensure that service providers are more responsive to neighbourhood needs and improve their delivery”.

In total Hartlepool will receive £1,599,600 over 4 years. Years 3 and 4 are subject to confirmation in the 2006 Spending Review.

The report sets out the justification for allocating the funding to the four NAP areas that qualify. These are North Hartlepool Partnership, Dyke House/Jackson, Burbank and Owton.

The report also sets out how the funding will be delivered and how the funding, within each neighbourhood, should be targeted on one particular Neighbourhood Renewal theme.

3.0 RELEVANCE TO PORTFOLIO MEMBER

Neighbourhood Renewal and NRF is within the remit of the Regeneration & Economy Portfolio.

4.0 TYPE OF DECISION

Key, test 2 applies.

5.0 DECISION MAKING ROUTE

Portfolio Holder decision.

6.0 DECISION(S) REQUIRED

The Portfolio Holder is requested to

1. Agree the priority areas as being the four eligible NAP neighbourhoods of North Hartlepool Partnership, Dyke House/Jackson, Burbank and Owton; and
2. Agree the method of delivering on the Neighbourhood Element through the NAPs.

Report of: The Head of Community Strategy

Subject: SAFER STRONGER COMMUNITIES FUND:
THE NEIGHBOURHOOD ELEMENT

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek Portfolio Holder agreement to the priority neighbourhoods and the broad principles for developing the new Neighbourhood Element funding programme for 2006-2010.

2. BACKGROUND

- 2.1 In summer 2005 it was announced that Hartlepool was eligible for the new Neighbourhood Element of the Safer and Stronger Communities Fund (SSCF). The Neighbourhood Element provides new funding to help action in the most disadvantaged neighbourhoods to improve outcomes for people living in these areas. In particular this funding will be targeted at the following SSCF outcome: “to improve the quality of life for people living in disadvantaged neighbourhoods and to ensure that service providers are more responsive to neighbourhood needs and improve their delivery”.
- 2.2 In total Hartlepool will receive £1,599,600 over 4 years. Years 3 and 4 are subject to confirmation in the 2006 Spending Review. The funding is tapered to encourage areas to sustain the approach beyond the ODPM funding assuming it makes a difference.
- 2.3 The deployment of this funding will be negotiated locally between the Local Authority (accountable body) and its partners through the Hartlepool Partnership within the Local Area Agreement. This will then need to be agreed with the Government Office and signed off in February 2006 for commencement on 1st April 2006.

3. NEIGHBOURHOOD ELEMENT BOUNDARY

- 3.1 The Neighbourhood Element funding has been allocated on a 4-year tapering basis starting in 2006/7. The allocations for the 4 years are as follows:
- 2006/7 = £412,800
2007/8 = £516,000

2008/9 = £412,800
2009/10 = £258,000

- 3.2 The areas eligible for this funding are the Super Output Areas (SOAs) that are within the 3% most deprived nationally according to the Index of Multiple Deprivation 2004. Hartlepool has 8 such SOAs however 3 of those are largely included within the West Central Hartlepool New Deal for Communities (NDC) area and are ineligible as the guidance excludes those neighbourhoods within the 3% most deprived that already have NDC schemes to avoid double funding neighbourhood based work. The eligible SOAs range in size from 1,366 to 1,731 people, which is much smaller than existing neighbourhood based initiatives. There is local discretion to extend this funding to a wider geographical area in agreement with Government Office.
- 3.3 The Neighbourhood Renewal Unit expects local residents to be fully involved in the development of new structures and the delivery strategy from the outset with a role in the decision-making. The guidance states that there is the flexibility for the Partnership to develop their own arrangements that would address the needs of the neighbourhood and meet national outcomes. The freedom given includes the flexibility to build on local arrangements already in place. It is recommended that NAPs be the driver for determining the priorities for the Neighbourhood Element.
- 3.4 There are four NAP neighbourhoods that could benefit from the funding (Owton, North Hartlepool, Burbank, Dyke House/Jackson), due to the fact that they have within their boundary a SOA in the bottom 3%.
- 3.5 The recommended option is that the funding be spread over all four of the NAP areas of the North Hartlepool Partnership, Dyke House/Jackson, Burbank and Owton.
- 3.6 It is recommended that individual neighbourhood allocations from the Neighbourhood Element Funding be made on the basis of relative deprivation and population size of neighbourhood, in the same way that the current NRF funding for NAP priorities was agreed. This is set out in the table below.

| Neighbourhood Element Annual Allocation | 2006/07 | 2007/08 | 2008/09 | 2009/10 | Total Allocation |
|--|----------------|----------------|----------------|----------------|-------------------------|
| North Hartlepool | 112,600 | 153,700 | 112,600 | 51,100 | 430,000 |
| Dyke House/ Jackson | 110,500 | 144,800 | 110,500 | 59,200 | 425,000 |
| Burbank | 20,000 | 20,000 | 20,000 | 20,000 | 80,000 |
| Owton | 89,700 | 117,500 | 89,700 | 48,100 | 345,000 |
| Community Coordination | 80,000 | 80,000 | 80,000 | 79,600 | 319,600 |
| Total | 412,800 | 516,000 | 412,800 | 258,000 | 1,599,600 |

- 3.7 The delivery of residents priorities through NAPs has been coordinated through a range of partners, including the Council and the Community Network. Success in the Burbank NAP area has been in some part due to the support through the Priority Policing Project, and the value of this post has been recognised by the Partnership Board by agreeing to fund a Community Coordinator in the Rift House/Burn Valley NAP through the Community Safety NRF pot during 2005/06. The post has been key in bringing increased further resources into the neighbourhood from additional sources. It is vital therefore that funding from the Neighbourhood Element is allocated to assisting NAP forums develop and it is recommended that 20% of the overall budget is set aside to carry out this function.
- 3.8 If the Portfolio Holder endorses the Hartlepool Partnership Board view of allocating funding for NAP Residents Priorities from the NRF 2006-08 allocation then the level of funding to implement neighbourhood priorities would be further boosted in the four areas, plus allow funding to be allocated to Rift House/Burn Valley and Rossmere NAP areas.

4. TAKING THE NEIGHBOURHOOD ELEMENT FORWARD

- 4.1 The guidance sets out that the following steps need to be undertaken to develop priorities for the Neighbourhood Element Funding:
1. Agree the neighbourhood boundary with partners and have agreed by GONE.
 2. Conduct an audit of what is already being done to implement the LAA/SSCF outcomes in the neighbourhood and establish baselines in performance.
 3. Identify existing strategies and initiatives that have a focus on the same community so the Neighbourhood Element can be used to build upon those analyses, objectives and actions.
 4. Consider actions for the following themes: crime, liveability, education, employment, health, housing, community empowerment and social inclusion and cohesion.
 5. Consider gaps in existing strategies drawing on a range of data sources.
 6. Agree a limited number of priorities to focus on.
 7. Agree local arrangements to manage the delivery of the priorities agreed for the neighbourhood.
- 4.2 Point 1 has in some part been covered at the Hartlepool Partnership meeting on 16th September, and should the Portfolio Holder agree the recommendation of this report then this point will be satisfied. It is clear that points 2-5 are undertaken in the preparation of NAPs. A system of managing the delivery of NAP priorities (point 7) through local forums and a monitoring system through these forums, the

Neighbourhood Consultative Forums, Theme Partnerships and the LSP has also been agreed by this Board.

- 4.3 With regards to point 6, Government are keen that the additional outcomes and benefits of allocating the Neighbourhood Element are tracked. At this stage it is expected that local forums in each NAP area focus the funding on one particular theme such as community safety, lifelong learning, education, worklessness, housing, environment or health. Discussions with Government Office have indicated that this targeted approach would be beneficial in seeing a real tangible improvement for the funding allocated. The Partnership Support Team will work with local forums to identify the planned outcomes from the funding.

5. FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

- 5.1 The Neighbourhood Element presents an opportunity to build upon and strengthen the neighbourhood based approach to regeneration of the NAP areas. The 20% topslicing for Community Coordination takes into account the additional tasks involved by officers in delivering the Neighbourhood Element programme to 2010.

6. RECOMMENDATIONS

- 6.1 The Portfolio Holder is requested to
1. Agree the priority areas as being the four eligible NAP neighbourhoods of North Hartlepool Partnership, Dyke House/Jackson, Burbank and Owton; and
 2. Agree the method of delivering on the Neighbourhood Element through the NAPs.

REGENERATION & LIVEABILITY PORTFOLIO

Report To Portfolio Holder

21st October 2005



Report of: The Head of Community Strategy

Subject: NEIGHBOURHOOD RENEWAL FUND (NRF)
PROGRAMME 2005-06

SUMMARY

1.0 PURPOSE OF REPORT

The purpose of this report is to seek Portfolio Holder agreement to NRF funding for a range of Health, Jobs & Economy and Community Safety interventions in 2005/06 as previously agreed by the Hartlepool Partnership.

2.0 SUMMARY OF CONTENTS

The report outlines a range of interventions seeking NRF funding this year.

3.0 RELEVANCE TO PORTFOLIO MEMBER

Neighbourhood Renewal and NRF is within the remit of the Regeneration & Economy Portfolio.

4.0 TYPE OF DECISION

Key, test 2 applies.

5.0 DECISION MAKING ROUTE

Portfolio Holder decision.

6.0 DECISION(S) REQUIRED

The Portfolio Holder is recommended to endorse the decision of the Hartlepool Partnership Board and agree to NRF fund the interventions outlined during 2005/06.

Report of: The Head of Community Strategy

Subject: NEIGHBOURHOOD RENEWAL FUND (NRF)
PROGRAMME 2005-06

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek Portfolio Holder agreement to NRF funding for a range of Health, Jobs & Economy and Community Safety interventions in 2005/06 as previously agreed by the Hartlepool Partnership.

2. BACKGROUND

- 2.1 Within the Health theme allocation the sum of £116,799 was identified as unallocated at the beginning of the 2005/6 financial year. This was made up of underspend from the 2004/5 financial year and the allocation set aside for the Integrated Care Team project which was taken into mainstream budgets from April 2005. The Health & Care Strategy Group agreed in their April meeting to use this unallocated funding to extend existing projects in return for additional outputs and for pump-priming activities where they linked in to the priorities for the Health programme and the short life-span of the funding was not a problem. A sub-group was established to look at the applications received and make recommendations to the Health & Care Strategy Group.
- 2.2 The Addlink Project within the Health theme was agreed for the first 6 months of 2005/6 with the final 6 months subject to further information being provided to the Health & Care Strategy Group.
- 2.3 Within the Jobs & Economy programme there are emerging funding issues associated with the Brougham Incubator improvements.
- 2.4 Within the Community Safety programme the Headland Capacity Building Project was initially approved for 2004/05 with further supporting information required prior to being recommended for funding this year.

3. HEALTH PROGRAMME

- 3.1 The Health & Care Strategy Group on the 21st July approved the following projects to take up the unallocated £116,799 of Health NRF for 2005/6:
- 3.2 The **Belle Vue Men's Health Club (£10,266 additional for 2005/6)** will undertake the following additional activities:
- Employ an additional part-time worker to widen the activities available to the target group (aerobics, tai-chi, badminton, basketball, trampoline, bowls, table tennis and athletics);
 - Provide 1-2 hour sports sessions at midnight in the sports hall for up to 15 BME men employed in the restaurant trade on a 3 month trial basis;
 - Purchase equipment including free weights and a piece of gym equipment enabling wheelchair users with lower body disabilities to undertake cardiovascular exercise;
 - Provide a drinking water supply to discourage users from taking sugar-based drinks when they exercise.
- 3.3 The additional outputs & outcomes to be provided will include an additional 40 participants accessing fitness activity and sport with 15 of those coming from the BME community and 20% of existing beneficiaries will attend more sessions.
- 3.4 The **Men's Mental Health – Healthy, Active Lifestyle Project (£8,000 additional for 2005/6)** will undertake the following additional activities:
- Work with clients on weight management through the provision of five 8-week courses for 10 clients. The courses will cover the underlying causes of problem eating; and
 - Provide training to nutritionists, dieticians and health staff on how to motivate clients and introduce effective psychological strategies to weight management.
- 3.5 The additional outputs & outcomes to be provided will include a reduction in obesity levels, more residents accessing exercise and positive lifestyle courses, support & training to all weight management trainers, health initiatives, dieticians and nutritionists and the beginning of a support network for healthy lifestyles initiatives.
- 3.6 The **Mental Health Network (£15,000 additional for 2005/6)** will employ a further 2 part-time Recovery Support Workers to provide one to one support. The additional outputs to be provided will include an additional 30 clients a year receiving one to one support and the outcome will be that frequent attendees at GP surgeries will access their Doctor less for inappropriate issues.

- 3.7 The **Welfare Benefit Advice Service (£5,000 additional for 2005/6)** additional funding will extend the project by one day per week allowing for greater flexibility and a more responsive service. The additional outputs and outcomes to be provided will include interviewing and assisting an additional 3.5 clients per extra day, dealing with ongoing client cases with more speed and providing a higher level of financial gains/increases in benefit entitlement for clients.
- 3.8 The pump-priming of an **Integrated Health & Social Care Team (£78,533 pump-priming for 2005/6)** will enable the Development of a 'virtual' person centred multi-disciplinary team who would meet frequently and manage all referrals into the team. The development of Integrated Health & Social Care Teams in each locality (North, Central and South) will reduce hospital referrals by providing health and social care services in community settings and in the homes of clients where possible.
- 3.9 The Health & Care Strategy Group in their meeting on 18th August approved the Addlink project for the final 6 months of 2005/6 to the sum of £15,700. The Addlink project (**£15,700 in 2005/06**) is jointly funded with DAT and SRB funding two addiction link workers plus admin support to contact and engage individuals involved in substance misuse, particularly those less than 25 years of age. The project provides intensive support as appropriate to individuals to address chaotic lifestyles i.e. benefits, accommodation, criminal activity, personal relationships, health care, etc. The project encourages access to treatment and support retention within treatment leading to stabilisation/maintenance, offer advice, information, awareness and education to the wider community and networks regarding drug issues, and participate in joint care management packages to include signposting, referral and through care coordination. In 2004/5 the project overachieved on its output targets and made individual contact with 130 people, signposted 50 individuals to services and engaged 35 individuals onto day programmes. Quarter 1 in 2005/6 has also seen good progress on outputs with 23 individuals contacted, 21 individuals signposted and 5 individuals engaged onto day programmes.

4. JOBS & ECONOMY PROGRAMME

- 4.1 It has previously been agreed that NRF funding of £500,000 this year to be matched with £571,000 from the Single Programme. The Single Programme element was appraised and an in principle agreement given in May 2004. However the Tees Valley Partnership has yet to issue final approval and there is now significant doubt that an approval will be forthcoming due to Single Programme resource issues. This casts a major shadow over the delivery of this important component of the Hartlepool Incubation System.

- 4.2 After detailed discussions with the architects the advice is that a minimum requirement of £640,000 is required to accomplish a meaningful project. The Economic Development Manager has sought a number of possible funding streams to find the finance to enable the project to proceed this year. While all the NRF for this current year is allocated it is already known that some elements will be looking to roll forward and utilise their allocation during 2006/07 rather than this current year. This includes the £89,000 allocated to North Hartlepool NAP Priorities as the NAP will not be endorsed until March 2006.
- 4.3 It is recommended that an additional £120,000 from the current years programme be allocated to ensure that the Brougham development proceeds at the earliest opportunity. This would provide a strategic option for utilising potential carry over this year and any overspend on the NRF programme in 2005/06 due to this allocation would then be taken from the 2006/07 Jobs & Economy budget.

5. COMMUNITY SAFETY PROGRAMME

- 5.1 At the Hartlepool Partnership Meeting in December 2004 a number of Community Safety projects were approved and it was agreed that further details on the **Headland Community Capacity Building Project** be considered prior to the project being recommended for funding at a Hartlepool Partnership meeting.
- 5.2 In the subsequent months information has now been received that provides robust evidence for the continued need for this project to continue. During 2005 the Headland Development Trust undertook a major community safety survey involving all sections of the community. The main issue that concerned both adults and young people was anti social behaviour with a special emphasis on young people. The Headland Development Trust undertook a community profile to see what was available in the community for young people in addition to consulting with over seventy young people to ascertain their views on the situation. A large number of individuals were drawn from the initial group that were consulted to develop a steering group which attempted to address the issues and develop a programme of activities to engage young people in creating a safer community for everyone.
- 5.3 To date the Project has worked with over 200 young people with a high proportion (82%) from the Headland area. The numbers are rapidly increasing to the extent that a number of restrictions have now been placed on the activities to allow for a fair distribution of the activities. The project has brought many benefits to the young people not only those in the steering group but to other beneficiaries including gaining citizenship skills, a sense of achievement, encourages positive behaviour in a fun and welcome environment. It is therefore recommended to allocate £15,000 from the NRF Community Safety programme.

6. FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

- 6.1 Risk associated with individual interventions has already been considered as part of the NRF appraisal process. All projects will only be funded for 2005/06, and there is no financial liability on the Council to continue to fund these projects after March 2006. Project deliverers, both Council and otherwise will be responsible for ensuring that worthwhile projects are funded for future years.

7. RECOMMENDATION

The Portfolio Holder is recommended endorse the decision of the Hartlepool Partnership Board and agree to NRF fund the interventions outlined during 2005/06.

REGENERATION & LIVEABILITY PORTFOLIO

Report To Portfolio Holder

21st October 2005



Report of: The Head of Community Strategy

Subject: NEIGHBOURHOOD RENEWAL FUND (NRF)
PROGRAMME 2006-08

SUMMARY

1.0 PURPOSE OF REPORT

The purpose of this report is to seek Portfolio Holder agreement to NRF funding priorities for 2006/08 as previously agreed by the Hartlepool Partnership.

2.0 SUMMARY OF CONTENTS

The report sets out the recommended thematic funding split for the £9.2m NRF allocation for 2006-08. It also recommends funding be allocated towards continuing the Community Chest for the community and voluntary sector and funding the Hartlepool Community Empowerment Network during 2007/08.

3.0 RELEVANCE TO PORTFOLIO MEMBER

Neighbourhood Renewal and NRF is within the remit of the Regeneration & Economy Portfolio.

4.0 TYPE OF DECISION

Key, test 2 applies.

5.0 DECISION MAKING ROUTE

Portfolio Holder decision.

6.0 DECISION(S) REQUIRED

The Portfolio Holder is recommended endorse the decision of the Hartlepool Partnership Board and agree the thematic allocations for 2006-08 as set out in the report.

Report of: The Head of Community Strategy

Subject: NEIGHBOURHOOD RENEWAL FUND (NRF)
PROGRAMME 2006-08

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek Portfolio Holder agreement to NRF funding priorities for 2006/08 as previously agreed by the Hartlepool Partnership.

2. BACKGROUND

- 2.1 In July 2005 Government Office announced Hartlepool will continue to receive NRF for a further two years. Hartlepool will receive £4,830,926 in 2006-07 and a further £4,375,218 in 2007-08. Hartlepool is eligible to receive NRF support as it falls within the 50 most deprived districts in England on one or more of the district level summaries of the Indices of Deprivation 2004.
- 2.2 While this overall total of £9.2m is slightly less than the 2004-06 allocation of £9.4m the 2004-06 allocation does include residual 'top up' funding that was allocated to a smaller number of authorities. In addition the IMD2004, upon which the allocation is based shows that Hartlepool has a reduced number of neighbourhoods within the most disadvantaged 10% in the country compared to the previous IMD2000.

3. DETERMINING THEMATIC PRIORITIES

- 3.1 In a letter from Government Office for the North East to the Council outlining the new NRF funding it states – *'As you know, the annual LSP performance management review is currently underway. Where this review shows that an LSP faces particular challenges to meet one or more key national floor targets, the Government expects that the LSP should direct these new resources towards meeting those targets and bridging the gap between the most deprived neighbourhoods and the rest of the country'*.

- 3.2 The Hartlepool Partnership agreed to allocating a greater proportion of the 2006-08 NRF funding to the three themes of Jobs & Economy, Community Safety and Health as a review of Hartlepool performance in terms of narrowing the gap with the national picture shows that these remain the three priority themes.
- 3.3 NRF funding allocated to NAP areas to deliver NAP priorities has been successful and has been well received by the local community. For 2004-06 5% of the initial NRF allocation was targeted to NAP priorities and it is recommended that 5% of the 2006-8 allocation be allocated to NAP priorities.
- 3.4 In July 2003 the Hartlepool Partnership agreed that 5% of the initial NRF allocation for 2004-06 be allocated towards Management & Consultation (no residual funding was allocated, hence the overall proportion of NRF being 3.3%). It is recommended that 3.3% of the 2006-08 allocation be set aside for the management of the NRF programme and the LSP, survey and consultation work and reviewing, updating and monitoring NAPs.
- 3.5 The Community Network is only receiving funding from Government for 2006/07 with no direct allocations due after this date. The Community Network have been invaluable in supporting the community in both Hartlepool Partnership and wider Neighbourhood Renewal initiatives, including the development of NAPs. It is recommended that £125,000 from the 2007/08 NRF allocation to ensure the momentum of strengthening communities continues in a coordinated and worthwhile manner.
- 3.6 In addition the Government have cut the Community Chest funding that has previously been allocated to Community Networks. This has been an important resource for the Community & Voluntary Sector in Hartlepool over the previous few years and it is recommended that 2% of the overall NRF allocation is focussed upon continuing the Community Chest. The Community Chest process will have to be refined to ensure beneficiaries are from the NRF area and grants are focussed upon the Partnerships key outcomes.
- 3.7 The recommended allocation of NRF 2006-08, as agreed by the Hartlepool Partnership on 16th September is set out in the table below.

| Theme | % of NRF Allocation | NRF Allocation 2006/07 | NRF Allocation 2007/08 |
|---------------------------|---------------------|------------------------|------------------------|
| Jobs & Economy | 28 | 1,365,000 | 1,215,000 |
| Community Safety | 26 | 1,265,000 | 1,135,000 |
| Health & Care | 19 | 925,000 | 830,000 |
| Education | 10 | 495,000 | 430,000 |
| Environment & Housing | 5 | 256,000 | 210,000 |
| NAP Priorities | 5 | 265,000 | 200,000 |
| Management & Consultation | 3.3 | 165,000 | 140,000 |

| | | | |
|-------------------|------|------------|------------|
| Community Network | 1.5 | - | 125,000 |
| Community Chest | 2 | 95,000 | 90,000 |
| Total | 100% | £4,831,000 | £4,375,000 |

4. PROCESS FOR ALLOCATION OF THEMATIC FUNDING

- 4.1 Responsibility for individual theme priorities are to be agreed by the respective Theme Partnership prior to the programme being recommended to the Hartlepool Partnership for final agreement.
- 4.2 An evaluation of the current NRF programme is underway. It is recommended that Best Practice Workshops are held for each of the NRF themes during October 2005 to be attended by respective Theme Partnership and Hartlepool Partnership Board Members.
- 4.3 The purpose of the Thematic Workshops will be to:
- Disseminate interim NRF Programme evaluation findings;
 - Prioritise which current interventions should be continued;
 - Review the strategic priorities determining the focus for commissioning service improvements.

5. FINANCIAL AND RISK MANAGEMENT CONSIDERATIONS

- 5.1 The Council and the Hartlepool Partnership will benefit from significant additional financial resources to 2008. The funding will potentially enable successful elements of the current NRF programme to continue although the mainstreaming of interventions into partners core budgets is increasingly becoming more important and will be critical in 2008.

6. RECOMMENDATIONS

- 6.1 The Portfolio Holder is recommended endorse the decision of the Hartlepool Partnership Board and agree the thematic allocations for 2006-08 as set out in the report.

**REGENERATION AND LIVEABILITY PORTFOLIO
REPORT TO PORTFOLIO HOLDER
21st October 2005**



Report of: The Director of Regeneration and Planning Services

Subject: REMIT AND MEMBERSHIP OF CONSERVATION
AREA ADVISORY COMMITTEE

SUMMARY

1. PURPOSE OF REPORT

1.1 To provide information on a potential remit and membership of the conservation area advisory committee.

2. SUMMARY OF CONTENTS

2.1 The report outlines a possible remit for the conservation area advisory committee and proposes potential members of the committee.

3. RELEVANCE TO PORTFOLIO MEMBER

3.1 Conservation policy falls within the Portfolio.

4. TYPE OF DECISION

4.1 Non-key.

5. DECISION MAKING ROUTE

5.1 Portfolio Holder only.

6. DECISION (S) REQUIRED

6.1 That the Portfolio Holder notes the report and advises officers to pursue the establishment of a CAAC with membership based on the acknowledgement of interest received outlined in para 4.1.

Report of: The Director of Regeneration and Planning Services

Subject: REMIT AND MEMBERSHIP OF CONSERVATION
AREA ADVISORY COMMITTEE

1. PURPOSE OF REPORT

- 1.1 To provide information on a potential remit and membership of the conservation area advisory committee.

2. BACKGROUND

- 2.1 The setting up of a Conservation Area Advisory Committee (CAAC) is consistent with the advice given in PPG 15 'Planning and the Historic Environment', which asks local planning authorities to consider setting up Conservation Area Advisory Committees. It states that committees should 'assist in formulating policies for the conservation area (or for several conservation areas in a particular neighbourhood), and also as a source of advice on planning and other applications which could affect an area'. It suggests that committees should consist 'mainly of people who are not members of the authority; local residential and business interests should be fully represented. In addition to local historical, civic and amenity societies, and local chambers of commerce'.
- 2.2 The purpose of a CAAC is to support the development of conservation policies and practice by bringing a wider perspective of interest and informed opinion to bear upon the management of the built heritage. A CAAC is intended to operate within the existing legislative and policy advice framework relating to the built heritage.

3. REMIT OF A CONSERVATION AREA ADVISORY COMMITTEE

- 3.1 PPG15 suggests that a CAAC should assist in formulating policies for conservation areas and as a source of advice on planning applications. In the previous report to Portfolio Holder approval was given to pursue a Conservation Area Advisory Committee with a remit based on strategic conservation issues.
- 3.2 During a meeting with English Heritage the proposal of a CAAC was raised. English Heritage suggested that the CAAC could work on technical leaflets on current conservation issues.

3.3.1 Strategic conservation issues in Hartlepool that could be examined include the following.

Policy

The CAAC could provide advice on any new policy emerging from the local plan conservation policies, central government policy and the integration of conservation into other relevant Council policies and strategies.

Conservation Area Appraisals

The Regeneration and Planning Services Departmental Service Plan includes a performance indicator on conservation area appraisals with the target of carrying out one conservation area appraisal a year. The CAAC could consider the choice of which conservation area to appraise. Once the work is complete the committee could advise on issues raised in the appraisal.

Development Briefs

The CAAC could provide comments on development briefs in and near to conservation areas.

Leaflets on Conservation Issues

The Regeneration and Planning Services Department currently provides a number of leaflets on the conservation areas in Hartlepool. The committee could review the provision of these leaflets and advise on areas where they feel there is pressure to provide further information. The committee could provide comments on any new leaflets produced.

Grant Schemes

Should any new grant schemes be offered within the conservation areas in Hartlepool the committee could be used to advise on possible distribution of funding and consulted on major public realm schemes.

4 MEMBERSHIP OF CONSERVATION AREA ADVISORY COMMITTEE

4.1 It is suggested that the membership of the committee comprises the following representatives.

Member representation

The Portfolio Holder has expressed an interest in sitting on the committee. The Chair of Planning Committee could also be invited to join.

Professional body representation

The following bodies have been contacted;

- Royal Institute of British Architects (RIBA),
- Royal Institute of Chartered Surveyors (RICS)
- Royal Town Planning Institutes (RTPI)

The RIBA have expressed an interest in taking part, as have the RICS. The RTPI have e-mailed their members in the northern region but unfortunately no one has indicated that they would like to take part.

Interest groups

The following societies and groups have been contacted;

- Civic Society
- Centre Circle (Hartlepool History Group)
- Hartlepool Archaeological Society
- Society for Protection of Ancient Buildings (SPAB)
- Victorian Society

The Civic Society and the Archaeological Society expressed an interest in being involved in the proposal however the Centre Circle Group (Hartlepool History Group) did not respond.

Both SPAB and the Victorian Society were invited to nominate local members who may be interested in taking part. At the time of writing this report no response had been received.

Resident representation

There are few residents groups within the existing conservation area therefore both Parish Councils and residents groups were invited to express an interest. The following groups were contacted

- Elwick Parish Council
- Greatham Parish Council
- Headland Parish Council
- Headland Residents Association

Greatham Parish Council, the Headland Residents Association and the Headland Parish Council have expressed an interest in taking part in the Committee. Elwick Parish Council has declined to become involved.

Business representation

The only business group currently established in a conservation area is the Seaton Carew Renewal Advisory Group (SCRAG) which includes both businesses, residents and Councillors. It focuses on the regeneration of Seaton Carew. They have accepted an invitation to take part.

New Members

It is suggested that should new resident, business or amenity groups be established in the future they can be invited to join the CAAC with the agreement of the members of the committee at the time.

5 RECOMMENDATION

- 5.1 That the Portfolio Holder notes the report and advises officers to pursue the establishment of a CAAC with membership based on the acknowledgement of interest received outlined in para 4.1.