COMMUNITY SAFETY AND HOUSING PORTFOLIO

DECISION SCHEDULE

HARTLEPOOL BOROUGH COUNCIL

Friday, 28 January 2011

at 10.00 am

in Committee Room C, Civic Centre, Hartlepool

The Mayor, Stuart Drummond responsible for Community Safety and Housing will consider the following items.

1. **KEY DECISIONS**

   No items

2. **OTHER ITEMS REQUIRING DECISION**

   2.1 Core Strategy Housing Evidence Base – *Assistant Director (Regeneration and Planning)*
   2.2 North Tees Natural Network – *Assistant Director (Regeneration and Planning)*
   2.3 Safer Hartlepool Partnership Community Cohesion Fund Proposals – *Assistant Director (Community Safety & Protection*)

3. **ITEMS FOR INFORMATION**

   3.1 Business Transformation – Waste Management Recommendations – Bulky Waste Collection Charges - *Assistant Director (Neighbourhood Services)*
   3.2 Development Of The Ecology Service - *Assistant Director (Regeneration and Planning)*

4. **REPORTS FROM OVERVIEW OF SCRUTINY FORUMS**

   No items

COMMUNITY SAFETY AND HOUSING PORTFOLIO

Report to Portfolio Holder
28 January 2011

HARTLEPOOL BOROUGH COUNCIL

Report of: Assistant Director (Regeneration and Planning)

Subject: CORE STRATEGY HOUSING EVIDENCE BASE

SUMMARY

1. PURPOSE OF REPORT

The report seeks endorsement of three housing papers and approval to their use as part of the evidence base for the Hartlepool Core Strategy.

2. SUMMARY OF CONTENTS

The report informs the portfolio holder of recently prepared papers relating to the housing market in Hartlepool. These papers are entitled Future Housing Provision 2010, Executive Housing Need 2010 and Housing Implementation Strategy November 2010. The purpose of preparing these papers has been to help inform the development of the housing policies within Hartlepool's Core Strategy, and they will form part of the evidence base required to justify these policies. The report briefly outlines the content of these papers and seeks endorsement to their use in support of the Core Strategy.

3. RELEVANCE TO PORTFOLIO MEMBER

The development and implementation of planning policy forms part of the remit of the Portfolio Holder.

4. TYPE OF DECISION

Non-Key

5. DECISION MAKING ROUTE

Community Safety and Housing Portfolio meeting 28 January 2011

6. DECISION(S) REQUIRED

The Portfolio Holder is requested to endorse the housing papers referred to in this report and approve their use as part of the evidence base for Hartlepool's Core Strategy.

Report of: Assistant Director (Regeneration and Planning)

Subject: CORE STRATEGY HOUSING EVIDENCE BASE

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1. PURPOSE OF REPORT

1.1 The report seeks endorsement of three housing papers, and approval to their use as part of the evidence base for the Hartlepool Core Strategy.

2. INFORMATION

2.1 Hartlepool's Core Strategy (**Appendix 1**) is currently in the process of preparation. Reports on the development of the Core Strategy have been previously been presented to Cabinet, the most recent one securing approval to consult on the revised Preferred Options Document.

2.2 The Core Strategy, as with all planning policy documents needs to be supported by a sound evidence base which can be used to help justify the policies included therein. Studies such as the Strategic Housing Land Availability Assessment (SHLAA) and the 2010 Retail Study have been prepared and approved for this purpose.

2.3 In relation to housing policies, the SHLAA and the Hartlepool and Tees Valley Housing Market Assessments have helped in the formulation of policies included in the first and second Preferred Options Documents. More recently, two further reports have been prepared which update some of this data and looks in greater depth at specific areas of executive housing need (Executive Housing Need 2010) and future housing provision in the borough (Future Housing Provision 2010).

2.4 The Executive Housing Need document (**Appendix 2**) draws on evidence of executive housing need at a regional, sub regional and local level. Based on the evidence in the document; executive housing sites have been allocated in appropriate locations in the Core Strategy Preferred Options.

2.5 The Future Housing Provision document (**Appendix 3**) has been produced in the light of the uncertainty surrounding the future of Regional Spatial Strategy (RSS) and following a review of past and projected future build rates. Taking account of this assessment the revised Preferred Options Document is proposing to reduce the housing targets, by 1,400 dwellings over the next 15 years from the previous targets established in the RSS. The Future Housing Provision paper provides the evidence to support this proposal.

2.6 In addition to these evidence documents, Councils are required to prepare an Implementation Strategy to demonstrate that the policies are deliverable and can be implemented. The Implementation Strategy will need to be completed by the next stage of the process – the Publication Stage. In response, however, to comments made by Government Office on the earlier Preferred Options Document and following questions raised by consultees questioning the deliverability of some of the housing sites, a Housing Implementation Strategy has been prepared (Housing Implementation Strategy November 2010) which demonstrates robustly how housing could be delivered over the plan period. Details included in the Housing Implementation Strategy are likely to be incorporated into the wider Implementation Strategy once this is produced, which will include any modifications resulting from consultation on the revised Preferred Options Document.

2.7 Copies of the three documents are appended to this report and they are also available online, in draft form on the Council's website.

3. FINANCIAL IMPLICATIONS

3.1 The papers have been prepared in-house and there are no financial implications other than officer time.

4. RECOMMENDATION

4.1 The Portfolio Holder is requested to endorse the housing papers referred to in this report and approve their use as part of the evidence base for Hartlepool's Core Strategy.

5. CONTACT OFFICER

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Core Strategy Preferred Options

Housing Implementation Strategy

November 2010

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1. Introduction

1.1 The Housing Implementation Strategy (HIS) sets out the Borough Council's proposed approach to managing the delivery of new housing over the next 15 years. The strategy follows the guidance given in Planning Policy Statement 3: Housing (PPS3). PPS3 states that Local Planning Authorities should set out in Local Development Documents their policies and strategies for housing delivery including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption.

1.2 PPS3 states that Local Development Document policies should be informed by a robust, shared evidence base, including a Strategic Housing Land Availability Assessment (SHLAA). The housing sites that make up the future supply over the next 15 years were all identified and assessed as part of the SHLAA process.

1.3 The HIS together with guidance contained in PPS3 and the evidence gathered through the SHLAA process underpin the policies included in the Core Strategy Preferred Options document.

2. Engaging with Key Stakeholders

The Strategic Housing Land Availability Assessment

2.1 The Strategic Housing Land Availability Assessment (SHLAA) involved a systematic approach to identifying and assessing potential housing sites within the Borough. It therefore helps establish the important evidence base against which the Preferred Options in the Core Strategy have been developed.

2.2 The SHLAA was prepared in conjunction with a steering group made up of representatives of the housing industry which provided the mechanism for ongoing engagement and review. The steering group was established through contact with the House Builders Federation (HBF) and the National Housing Federation (NHF) who nominated representatives to take part in the steering group. Other members included representatives of Registered Providers (RP's) who operate in Hartlepool and Council officers with technical expertise in the housing development process.

2.3 The SHLAA process involved an extensive "trawl" to identify existing and potential housing sites. This involved an open call to landowners, developers and other interested parties to nominate sites for consideration. The information collected was added to a list of sites which Council officers had already identified as part of existing plans, sites having planning permission and sites which were considered to have potential for housing development. In addition, housing market intelligence including findings from the Hartlepool and Tees Valley Strategic Housing Market Assessments were fed into the assessment process. Each site was assessed in accordance with SHLAA guidance in terms of suitability, availability and deliverability in order to determine which sites are the most suitable for development within the Core Strategy time span and to provide guidance on timescales for each site to be developed.

2.4 This assessment process incorporated developer/agent workshops and regular correspondence with the steering group and other consultees. Advice and information on specific sites was also received from the following organisations identified in table 1:

Table 1: Organisations Consulted Through the SHLAA

Organisation Type	Name
Statutory Consultees or Government Agencies	Environment Agency Highways Agency Sport England English Heritage Natural England One North East Homes and Communities Agency
Utilities	Hartlepool Water Northumbria Water Ltd
Local Interest Groups	Tees Valley Wildlife Group Tees Valley Archaeology

Ongoing Engagement with Key Stakeholders

2.5 In addition to the engagement process outlined above in relation to the SHLAA, the Borough Council actively encourages pre-application discussion and consultation between developers, the Council and the local community. This helps to ensure that issues are resolved as far as possible at an early stage in the process and preferably prior to formal planning applications being submitted.

2.6 The Borough Council is taking an increasingly proactive approach to securing housing development to meet identified needs. This has included identification of land within its ownership that may be suitable for housing development; supporting Registered Providers (RP's) with bids for funding to the Homes and Communities Agency (HCA); making direct bids to the HCA for support to enable the Council to become directly involved in house building, and; pursuing an extensive programme of housing market renewal to replace and regenerate areas of low demand housing. The Council is also investigating alternative mechanisms for delivery with key partners such as joint ventures and volumetric house building schemes, all focussed on the objective of delivering new housing. Engagement with local communities forms an integral part of this process with for example, resident representatives being included on the steering group for housing market renewal sites.

3. Future Housing Provision

Introduction

3.1 The future housing provision for the Borough is detailed in the document "*Future Housing Provision in the Borough for the Next 15 Years*" produced by the Borough Council, which is part of the Local Development Framework evidence base and can be read alongside this document.

3.2 The amount of new housing required over the Core Strategy period was previously directed by the Regional Spatial Strategy (RSS). The RSS has now been revoked and is no longer a material consideration. Under the RSS each local authority had an identified housing target which set out the number of houses to be built annually towards a total target of achievement over the whole Plan period. For the Borough of Hartlepool the annual target was 395 net additional dwellings per annum with a total net number over 15 years of approximately 6,000. These targets were initially based on evidence of need and informed by information provided at the local and Tees Valley level which reflected the Tees Valley's aspiration of achieving economic growth. At that time these targets were considered to be achievable, in line with all the other north east Local Authorities.

3.3 The Borough has consistently underperformed against the net additional housing targets established in the RSS; at the time of the RSS revocation the Borough was nearly 1,000 dwellings behind the cumulative housing target. The RSS targets, to date, have proven to be locally unrealistic and essentially unachievable in the Borough bearing in mind the previous and current housing market, available sites and the capacity of housebuilders in the Borough.

Housing Delivery Failure

3.4 A key reason for this underperformance is the lack of diverse housing sites that could be developed over recent years, with specific regard to the failure of Victoria Harbour to deliver any housing over this period. Victoria Harbour was scheduled to provide approximately 500 dwellings within this period to date, but so far has not contributed any additional dwellings. There are many complexities around delivering any major mixed use brownfield regeneration development, such as Victoria Harbour. These can include issues such as complex negotiations with landowners and other organisations regarding site assembly, scheme delivery and the need for essential public subsidy. A recent decision by the owners to concentrate development on port related activities to take advantage of the growth in the offshore and renewable sector has led to the proposal to remove the allocation of Victoria Harbour as a location for housing development over the Core Strategy period.

3.5 A further major factor affecting performance against the RSS targets is the number of demolitions that have taken place. Throughout this period the Council has pursued a successful Housing Market Renewal (HMR) programme which has included a significant number of demolitions in preparation for replacement with high quality, lower density dwellings for which there is a greater demand. Over the next 15 years HMR is anticipated to be the primary source of further demolitions in the borough. However, anticipated reductions in public funds to support HMR are likely to lead to a reduced rate of demolition in the future. It is therefore difficult to predict what net loss, if any, could take place on these sites and adding an annual notional "windfall" demolition figure to the strategy would be guesswork. Therefore, only identified demolition sites have been factored into the strategy, this equates to 600 dwellings on identified sites; an average of loss of 40 dwellings each year over the next 15 years.

Overall Future Housing Provision

3.6 As previously discussed, the future housing provision for the Borough is detailed in the document "*Future Housing Provision in the Borough for the Next 15 Years*". This document should be consulted for a detailed account of the future housing need in the Borough. In summary, the proposed housing provision over the next 15 years takes into consideration:

- The Government's overall ambitions in increasing housing supply
- The current and future housing market in the Borough
- Current housing need
- Population growth and household formation
- Historical housing build rates
- Housing land capacity in the Borough

3.7 The housing provision advocated meets 92% of the housing need resulting from estimated newly forming households and will actually be achievable and ultimately deliverable over the next 15 years.

3.8 Table 2 below outlines an indicative phasing of the housing provision over the next 15 years broken down into gross and net additional dwelling requirements.

Table 2: Future Housing Provision Over the Next 15 Years

Year	Gross Additional Dwellings	Planned Demolitions	Net Additional Dwellings
2011/12	325	-40	285
2012/13	325	-40	285
2013/14	325	-40	285
2014/15	325	-40	285
2015/16	325	-40	285
2016/17	370	-40	330
2017/18	370	-40	330
2018/19	370	-40	330
2019/20	370	-40	330
2020/21	370	-40	330
2021/22	385	-40	345
2022/23	385	-40	345
2023/24	385	-40	345
2024/25	385	-40	345
2025/26	385	-40	345
Totals	**5,400**	**-600**	**4,800**

3.9 As table 2 illustrates; the provision requires a total of 5,400 new dwellings to be built, equating to an average of 360 each year. Taking planned future demolitions into consideration this means a net additional dwelling requirement of 4,800, equating to an average of 320 each year. The Borough Council therefore has to identify and, where appropriate, allocate enough new housing land to cater for approximately 5,400 new dwellings over the next 15 years.

4. Future Housing Sites

4.1 Historically the Borough has seen significant completions on brownfield sites, to such an extent that there is no longer an abundant supply of suitable and available brownfield sites in the Borough. Many of the remaining brownfield sites available for housing in the urban area are harder to develop and have proved to be economically unviable. This situation has been compounded by the current economic downturn, which shows no signs of improving in the short term. This has been reflected in the failure of the large mixed use brownfield regeneration site at Victoria Harbour to deliver any housing over Local Plan period, despite the Borough Council's best efforts and its continuing support through the planning process to facilitate the development.

4.2 This change has required the Borough Council to look at an alternative strategy away from the previous one focussing on brownfield regeneration and compact urban growth. Enough land in the Borough has to be identified and new sites allocated for housing to accommodate approximately 5,400 new dwellings.

4.3 Therefore the future supply of new housing in the Borough will come from a variety of sources phased over the next 15 years. Table 3 on the next page shows where future housing sites are located and how they will be phased over the next 15 years. Essentially the future housing supply comes from sites already identified in the existing urban area, a large strategic extension in the south west of the urban area, small sites to the north west of the urban area, an extension to Wynyard and small sites at Elwick and Hart villages.

Table 3: Future Housing Supply Distribution

Housing Site Source	Maximum Dwellings per Hectare	Maximum Additional Dwellings	Land Type	Dwelling Type	%
Existing Urban Area					
Existing Planning Permissions	n/a	1,250	Mixed	Mix of Types	23%
Identified Urban Sites	n/a	1,150	Brownfield	Mix of Types	21%
Existing Urban Area	**n/a**	**2,400**	**Brownfield**	**Mix of Types**	**44%**
South West Extension					
Claxton	21	1,500	Greenfield	Mix of Types	27%
Eaglesfield	28	650	Greenfield	Mix of Types	12%
Owton Grange	28	250	Greenfield	Mix of Types	4%
South West Sub Total	**25**	**2,400**	**Greenfield**	**Mix of Types**	**44%**
North West Extension					
Upper Warren	20	150	Greenfield	Mix of Types	3%
Quarry farm	10	50	Greenfield	Executive	<1%
Tunstall Farm	8	60	Greenfield	Executive	<1%
North West Sub Total	**13**	**260**	**Greenfield**	**Mix of Types**	**5%**
Wynyard Extension					
Wynyard Woods West	6	100	Greenfield	Executive	2%
Pentagon	10	165	Greenfield	Executive	3%
Forest West	7	20	Greenfield	Executive	<1%
Forest East	7	15	Greenfield	Executive	<1%
Wynyard Sub Total	**8**	**300**	**Greenfield**	**Executive**	**6%**
Villages					
Elwick	10	25	Greenfield	Mix of Types	<1%
Hart	10	15	Greenfield	Mix of Types	<1%
Villages Sub Total	**10**	**40**	**Greenfield**	**Mix of Types**	**1%**
Total Dwelling Delivery		**5,400**			

4.4 Apart from the existing planning permissions, all of the future housing sites have been identified through the SHLAA process. The following paragraphs illustrate the identified sites. Table 3 shows that the sites are grouped into categories and broad locations; table 4 and graph 1 reveal a deliverable phasing scenario. The following paragraphs discuss the sites and their estimated phasings bearing in mind the Borough Council’s overall delivery strategy.

4.5 The phasing scenario proposed, in table 4 and graph 1, sees the first 3 years delivery being dominated by sites identified in the Existing Urban Area as they already benefit form planning permission and/or are in suitable locations for housing. The strategic long term importance of the South West Extension means that its early delivery is crucial; therefore it is phased to start in the first 5 years. As a result the North West, Wynyard and Villages Extensions all need to be phased so as not to “compete” with the South West Extension. Bearing this in mind the majority of the North West, Wynyard and Village Extensions are phased over the second and third 5 year periods.

Existing Urban Area

4.6 These sites include all deliverable housing sites in the Borough that benefit from a residential planning permission including those where development has commenced but with further dwellings still to complete on-site. Also included are sites that have been identified through the SHLAA process that are suitable for residential use and are assessed to be deliverable over the next 15 years and meet the Borough Council's strategic aims.

4.7 Many of the existing urban area sites, including those benefitting from planning permission are already under construction and therefore will continue to deliver in the short term. The identified urban sites are all in appropriate locations for housing and could realistically come forward, subject to planning permission being granted, within a matter of months. Therefore it is planned that this collection of individual sites will cumulatively accommodate the majority of the future housing provision for the first 5 year period. The sites are identified on diagram 1 in appendix 3.

4.8 Whilst the Existing Urban Area sites are currently in accordance with planning policy, all other sites identified in the Core Strategy need the planning policy framework to change, to be suitable, as they are outside of current development limits. Once the Core Strategy is adopted in 2012 the South West, North West, Wynyard and Village Extensions will be in accordance with the planning policy framework and will be suitable sites for housing development. This delay will mean that the newly identified sites cannot come forward immediately; the soonest being probably in the next 2 years, most sites however, probably not in the first 5 years.

South West Extension

4.9 The identified area consists of three co-joining sites, with links to the existing urban area but separated by a large green wedge. The three sites make up a large residential extension on the edge of the Owton and Fens areas of south west Hartlepool. It is planned that these sites will offer a broad housing mix of types and tenure that will cater for a general Borough-wide housing need. The 2,400 total dwelling capacity for the sites is estimated through looking at adjoining densities in the Fens and Owton Manor and the desire to create a quality residential environment that is an improvement on the nearby residential areas. Although individual sites differ, the overall average density is approximately 25 dwellings per hectare. It is planned that this strategic site will accommodate the majority of the future housing provision for the second and third 5 year periods.

4.10 The South West Extension is of strategic importance for the future delivery of housing in the Borough over the next 15 years. The Borough Council must ensure that the delivery of the South West Extension is not restricted in any way and that the phasing of other housing sites is timed in such a way so as not compete. Significant infrastructure works, including a new access onto the A689, new interconnecting roads, cycleways and footpaths, utilities and services are required for the development to start in the short term and deliver the significant housing provision required over the long term. Therefore the South West Extension, in particular Claxton, needs to start as early as possible to ensure housing delivery occurs and continues to deliver over the next 15 years. As a result the South West Extension, in particular Claxton, is planned to come forward early and contribute some provision in the first 5 years. The sites are identified on diagram 2 in appendix 3.

North West Extension

4.11 The identified area consists of three discrete sites all adjoining the existing residential areas of Middle Warren, Naisberry Park and West Park areas of Hartlepool. It is planned that the Middle Warren site will offer a broad housing mix of types and tenure that will cater for a general Borough-wide housing need, whereas the Quarry Farm and Tunstall Farm sites will collectively cater for a Sub-Regional and Borough wide executive housing need. The 260 total dwelling capacity for the sites is estimated through looking at adjoining densities in Valley Drive, Naisberry and Middle Warren and the desire to create a quality residential environment. The overall density is approximately 13 dwellings per hectare. As it is envisioned the South West Extension will start early in the first 5 year period, the North West Extension will be expected to contribute later, so as not to challenge the South West Extension. It is planned that this strategic site will accommodate some of the future housing provision in the second and third 5 year periods. The sites are identified on diagram 2 in appendix 3.

Wynyard Extension

4.12 The identified area consists of two distinct areas. To the south of the A689 an extension to the existing Wynyard Woods West is proposed. To the north of the A689 three small sites make up a new housing area at Wynyard Park. It is planned that the Wynyard sites will collectively cater for a Sub-Regional and Borough wide executive housing need. The 260 total dwelling capacity for the sites are estimated through looking at adjoining densities in Wynyard Woods West and other executive sites in the Borough. Although individual sites differ, in order to ensure a genuinely executive housing type is offered the overall density proposed is approximately 7 dwellings per hectare.

4.13 The Wynyard sites are definitively detached from the town of Hartlepool, being approximately 7 miles from the town centre. This detachment separates the Hartlepool housing market from the Wynyard market. Further to this, the Wynyard location and potential offer a distinctively different type of housing in terms of quality and design to the South West Extension and therefore will not impact its delivery. Therefore it is planned that this strategic site will accommodate some of the future housing provision in the first 5 years, with the majority in the second to third 5 year periods. The sites are identified on diagram 3 in appendix 3.

Villages

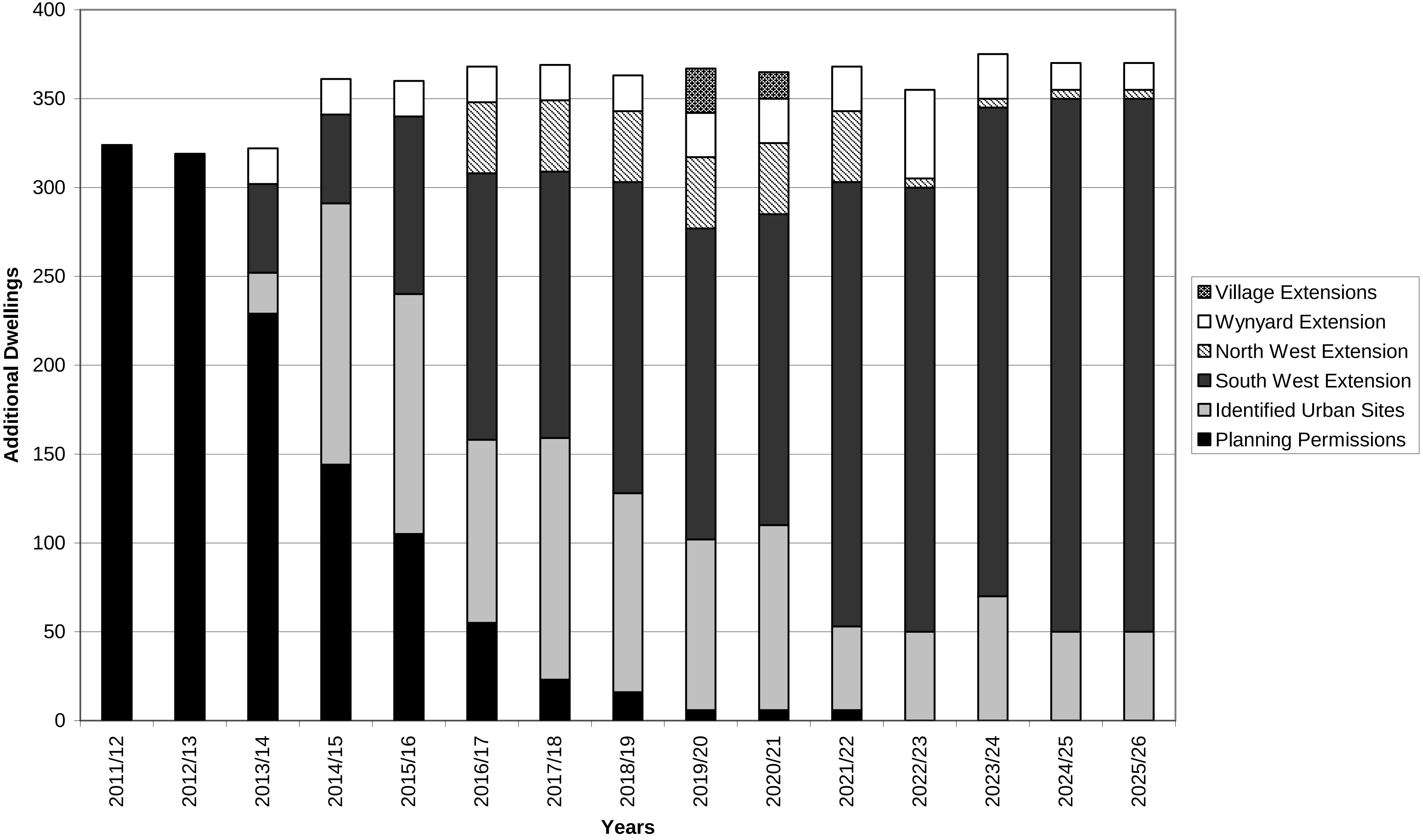
4.14 There are two sites identified; one at Hart village and one at Elwick village. These sites are both adjoining the existing village urban areas. It is planned that the two sites will cater for a village focussed housing need. The 40 total dwelling capacity for the sites are estimated through looking at adjoining densities in Hart and Elwick villages. The overall density proposed is approximately 10 dwellings per hectare. It is planned that the two sites will accommodate some of the future housing provision in the second and third 5 year periods. The sites are identified on diagram 2 in appendix 3.

4.15 The proposed densities discussed on each site are illustrated in appendix 3.

Table 4: Predicted Phasing of Housing Sites over the Next 15 Years

	Housing Delivery Source	2011/12	2012/13	2013/14	2014/15	2015/16	2016/16	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Existing Urban Area	Planning Permissions	324	319	229	144	105	55	23	16	6	6	6	0	0	0	0
	Identified Urban Sites	0	0	23	147	135	103	136	112	96	104	47	50	70	50	50
South West Extension	Claxton			50	50	75	100	100	125	125	125	150	150	150	150	150
	Eaglesfield					25	50	50	50	50	50	75	75	75	75	75
	Owton Grange											25	25	50	75	75
North West Extension	Upper Warren						25	25	25	25	25	25				
	Quarry Farm						5	5	5	5	5	5	5	5	5	5
	Tunstall Farm						10	10	10	10	10	10				
Wynyard Extension	Wynyard Woods West			10	10	10	10	10	10	10	10	10	10			
	Pentagon			10	10	10	10	10	10	15	15	15	15	15	15	15
	Wynyard Forest West												10	10		
	Wynyard Forest East												15			
Villages	Elwick									10	15					
	Hart									15						
	Overall Annual Provision	**324**	**319**	**322**	**361**	**360**	**368**	**369**	**363**	**367**	**365**	**368**	**355**	**375**	**370**	**370**

Graph 1: Predicted Phasing of Housing Sites over the Next 15 Years



4.16 Table 4 and graph 1 reflects the proposed phasing over the next 15 years. Table 5 illustrates the how this phasing estimate will impact on development on brownfield land.

Table 5: Phased delivery on Brownfield Land

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Greenfield	87	20	85	123	168	210	235	235	276	280	315	305	305	320	320
Brownfield	237	299	237	238	192	158	134	128	91	85	53	50	70	50	50
% Brownfield	**73**	**94**	**74**	**66**	**53**	**43**	**36**	**35**	**25**	**23**	**14**	**14**	**19**	**14**	**14**

4.17 Planning Policy statement 3: Housing (PPS3) states that the national annual target for new housing on brownfield land should be at least 60%. As illustrated in table 5, In the short term it is anticipated that will be well in excess of the 60% target, however as more of the strategic housing sites develop the brownfield contribution will be reduced. In the last 5 years of the plan it is anticipated that brownfield delivery will be below 20%. The mean delivery over the next 15 years would equate to approximately 40% on brownfield land.

5. Housing Delivery Risk Assessment

5.1 Since 2007, there have been fundamental changes in the housing market as a result of the “credit crunch” and economic downturn. It is therefore difficult to predict future housing delivery, beyond the first five years and especially difficult over the next 15 years.

5.2 Since 2007 there have been unprecedented problems mainly associated with access to finance for potential home buyers; which has in turn affected the delivery of new dwellings. However, close partnership working involving the Borough Council and delivery organisations including the Homes and Communities Agency (HCA), housebuilders and Registered Providers (RP) have helped, and will continue to facilitate the delivery of new homes. Specific support has included:

- The Borough Council completing an audit of its land holdings to identify sites that can be developed for housing, and agreeing a land disposal strategy.
- Proactive partnership working between the Borough Council, RP’s and house builders to develop some of the identified sites in accordance with planning briefs.
- Preparation of successful bids for funding to the HCA to support affordable housing schemes including RP led schemes and Council housing schemes.
- Ongoing delivery of a strategic Housing Market Renewal programme within central Hartlepool to replace obsolete and low demand housing with a range and mix of new accommodation.

5.3 Strategic Housing Market Assessments (SHMA) have been carried out and will be periodically reviewed, providing evidence of housing need; helping to ensure that the right type and mix of housing is provided in the right locations. This up-to-date SHMA evidence will help to ensure that any new residential development will meet a specific need and as a result be popular to buyers and occupiers and deliver at the expected time. Further to this, the Borough Council

5.4 Despite the uncertainty in the housing market the Borough Council has identified an appropriate supply of housing sites over the period of the Core Strategy Preferred Options and is satisfied that it has taken into account any likely constraints and obstacles to them coming forward.

Strategic Housing Land Availability Assessment

5.5 Table 6 takes into account a variety of sources of evidence, primarily evidence gathered as part of the Strategic Housing Land Availability Assessment (SHLAA).

5.6 All sites contained in the Core Strategy Preferred Options where assessed through the SHLAA. As previously discussed, the SHLAA process included the establishing of a steering group which took advice from other Key Stakeholders. The steering group assessed sites on their suitability, availability, achievability and deliverability. The SHLAA process has identified the risks, obstacle and constraints involved in the delivery of housing over the next fifteen years. A site is considered to be achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. It will be affected by:

- Market factors: Such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales, particularly important for larger sites.

- Cost factors: Including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development.
- Delivery factors: Including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

5.7 Building on the assessments done as part of the SHLAA process, Table 6 and the following paragraphs summarise the risks, constraints and obstacles to development of the sites identified in the Core Strategy Preferred Options. The full assessments can be found in appendix 1.

Table 6: Summary of Housing Delivery Risk Assessment

Established SHLAA Criteria	**Existing Planning Permissions**	**Identified Urban Sites**	**South West Extension**	**North West Extension**	**Wynyard Extension**	**Villages Extensions**
Proximity to Services	Low	Low	Low	Low	Low	Low
Flooding Issues	Low	Med	Low	Low	Low	Low
Land Ownership	Low	Low	Low	Low	Low	Low
Land Contamination Costs	Med	Med	Low	Low	Low	Low
Transport Access	Low	Low	High	Low	Low	Low
Water Services	Low	Low	Low	Low	Low	Low
Sewer Services	Low	Low	Low	Low	Low	Low
Highway Network Implications	Low	Low	Low	Low	Low	Low
Further Assessment Criteria						
Local Community Opposition	Low	Low	Med	Med	Low	Low
Political Intervention	Low	Low	Low	Low	Low	Low
Legal Challenge	Low	Low	Low	Low	Low	Low
Infrastructure Cost	Med	Med	Med	Med	Low	Med
Housing Market	High	Med	Low	Low	Low	Low
Reputation of Development Locality	Low	Med	Low	Low	Low	Low
Sustainability Appraisal Assessment	Low	Low	Low	Low	Low	Low
Overall Risk	**Med**	**Med**	**Low**	**Low**	**Low**	**Low**

Existing Planning Permissions Risk Assessment

5.8 These sites include all of the housing sites in the Borough that benefit from extant residential planning permission. In considering the delivery of sites the following was observed:

- Ongoing monitoring
- Developer intelligence
- Experience with historical build rates
- Similar developments elsewhere in the Borough
- Local/regional/national housing market performance
- Local/regional/national economic performance
- Local events that could impact on the Borough

5.9 The delivery of sites with planning permissions are phased over the next 15 years and beyond; not grouped together in the first five years. The risks associated with the delivery of the existing planning permissions are detailed in appendix 1 and summarised in Table 6.

5.10 There is an overall medium risk to delivery with particular risk identified with land contamination costs, infrastructure costs and a high risk attached to planned housing offer bearing in mind the high percentage of apartments currently in the pipeline.

Identified Urban Sites Risk Assessment

5.11 These sites were assessed by the SHLAA steering group and other key stakeholders who took into consideration risk, obstacles and constraints to development and were subsequently grouped into delivery timescales. These delivery timescales identified through the SHLAA process have been reflected in the Core Strategy Preferred Options and include sites like the former Magnesian Works (Britmag) and the existing Hartlepool Hospital site. The risks associated with the delivery of the identified urban sites are detailed in appendix 1 and summarised in Table 6.

5.12 There is an overall medium risk to delivery with particular risks identified with flooding issues, land contamination costs and infrastructure costs. There was also particular concern that some of the sites were not in established residential areas and on brownfield redevelopment sites that which could prove risky for developers bearing in mind the state of the current housing market.

South Western Extension Risk Assessment

5.13 The Claxton, Eaglesfield and Owton sites that make up the south western extension were assessed as part of the SHLAA process. New greenfield housing land at the south west of the urban area would have the potential to provide the Borough with the vast majority of future housing over the next 15 years. This approach will ensure that a comprehensively planned and sustainable community, incorporating open space, new road access and community facilities, is delivered as opposed to potential uncontrolled piecemeal development elsewhere on the urban edge.

5.14 A similar extension, in scale, housing numbers and character at Middle Warren has proved extremely successful in the Borough with development continuing and houses being sold throughout the recent housing market downturn. The risks associated with the delivery of the urban SHLAA sites are detailed in appendix 1 and summarised in Table 6.

5.15 There was particular high risk associated with transport access to any new site and medium risk associated with local community opposition and any future infrastructure costs. However, the site is in a sustainable location, close to existing utility and community services and is adjoining an established and popular residential area. The early start of the site, especially Claxton, is crucial to its overall success, as this will ensure the new access onto the A689 is developed and other utilities and services are provided. Without an early start in the first 5 year period the South West Extension may be vulnerable to not delivering the dwelling requirement over the next 15 years. Assuming the site starts early the overall risk to delivery is low.

North West Extension Risk Assessment

5.16 The Tunstall Farm, Quarry Farm and Upper Warren sites that make up the north west extension were assessed as part of the SHLAA process. The risks associated with the delivery of the urban SHLAA sites are detailed in appendix 1 and summarised in Table 6.

5.17 The sites offer new greenfield housing land allocated in the west and north west of the urban edge offering a different and diverse housing location and type, including executive housing provision. The three sites will integrate into the adjoining urban area and will not act as independent communities like in the south west extension.

5.18 All offering low density and/or executive housing; they will have the potential to build upon similar previous successful developments in the Borough at Wynyard and Middle Warren. There was medium risk associated local community opposition and infrastructure costs however the overall risk to delivery is low.

Wynyard Extension Risk Assessment

5.19 An extension at Wynyard Woods West and to the north at Wynyard Park have been identified and assessed as part of the SHLAA process. The greenfield executive housing sites will offer only a small extension and build upon the existing development at Wynyard. The wider Wynyard residential development consists of executive housing and stands out as the premier executive housing area in the Tees Valley sub-region catering for a sub regional and regional demand.

5.20 The risks associated with the delivery of the Wynyard sites are detailed in appendix 1 and summarised in Table 6. Because of the overwhelming success of the wider Wynyard development on a regional scale, the Borough Council considers that there is a very low risk in delivery over the next 15 years.

Villages Risk Assessment

5.21 The sites at Raby Arms Hart and North Farm Elwick have been assessed as part of the SHLAA process and reveal no overriding obstacles to development, with only medium risk attached to infrastructure costs. These sites are greenfield and will cater for a localised village need therefore the Borough Council considers the overall delivery of these sites are of a low risk.

Other Sites

5.22 The Core Strategy, although identifying an increasing proportion of its future housing supply on greenfield land, does advocate the early and continuous delivery of housing on brownfield land. Other sites, some already identified in the SHLAA process may come forward as windfalls. Although these cannot be effectively planned for, they would contribute over the duration of the Core Strategy period, not only to actual housing numbers but also, more than likely, with a greater contribution on brownfield land.

Housing Delivery Risk Assessment Conclusion

5.23 Some existing brownfield housing allocations in the Local Plan, particularly Victoria Harbour, have proved to be undeliverable over the period of the Local Plan and through the SHLAA process are anticipated to be undeliverable over the next 15 years. The approach of relying on Local Plan allocations to deliver our strategic housing supply has proved to be a high risk venture, which, so far, has not succeeded. Bearing this in mind, new alternative, attractive and deliverable sites have to be allocated that do not have such a high risk delivery strategy taking into consideration obstacles and constraints to delivery.

5.24 The Preferred Option in the Core Strategy offers a diverse range of sites that all present an overall low risk in delivery terms compared to the previous high risk strategy heavily weighted towards a single large brownfield regeneration site providing all future housing.

6. Contingency Planning, Monitoring and Reviewing

6.1 The range of housing sites identified in the Core Strategy Preferred Options, assessed through the SHLAA, offer a relatively low risk in terms of overall delivery over the next 15 years. However the Borough Council needs to put in place contingency measures in case the housing completions on brownfield urban and greenfield extension sites fail to occur. As previously discussed, the Borough Council has a good track record of intervening in the housing market to bring forward development when necessary, working in partnership with key stakeholders and it is assumed this good practice will continue.

6.2 Ongoing housing monitoring will establish whether the delivery strategy is being achieved. The Borough Council monitors housing planning permissions, starts and completions on a continuous basis. Further to this the Borough Council monitors greenfield and brownfield development, housing type and tenure.

6.3 Table 7 identifies the key indicators which the Borough Council monitors and also the targets that will trigger a review of the strategy.

Possible Intervention

6.4 The Borough Council will need to intervene if the trigger levels identified in table # are exceeded.

Reviewing the Strategy

6.5 The HIS will be revised to take into account comments received during the Preferred Options consultation process. Once the Core Strategy is adopted, the strategy could be revised if ongoing monitoring indicates that the wider housing delivery strategy, subsequent actions and contingency arrangements are not having a positive effect in achieving the key targets and outcomes for housing delivery.

Table 7: Ongoing Monitoring Regime

No	Housing Objectives	Indicator	Target	Trigger	Possible Action	Comments
1	Delivery of new housing to meet the housing need provision in the Borough.	Net additional dwellings provided (NAD).	Years 2011 – 2016 285 annual NAD* Years 2016 – 2021 330 annual NAD* Years 2021 – 2026 345 annual NAD*	+/- 50% taken over a 3 year mean.	Initiate review of Core Strategy to look at the housing delivery strategy. This could include the preparation of a Housing Allocations DPD.	To some extent, the delivery of housing may be at the mercy of the prevailing housing market irregardless of the range of sites made available.
2	Delivery of appropriate housing types and tenures that provide for the housing need in the Borough.	Proportion of house types and tenures in existing planning permissions.	Proportion of house types and tenures to be in accordance with the most up-to-date housing needs evidence.	If monitoring of existing planning permissions show an imbalance in a certain house type or tenure.	Initiate review of housing policies of the Core Strategy to look at redressing any oversupply. This could include the preparation of a Housing Mix DPD.	
3	Delivery of affordable housing to meet the housing need in the Borough.	Net additional affordable homes provided. (NAD)	80 annual NAD that are affordable	+/- 50% taken over a 3 year mean.	Initiate review of Core Strategy to look at the housing delivery strategy. This could include the preparation of a Housing Allocations DPD or Affordable Housing DPD.	
4	Ensure a continuous 5 years supply of deliverable sites.	5 Year Supply of Deliverable Sites report	To have a continuous 5 year rolling supply of deliverable sites.	If annual review does not show a 5 year supply.	Initiate review of Core Strategy to look at the housing delivery strategy. This could include the preparation of a Housing Allocation DPD.	
5	Achieving the national target of 60% of new dwellings to be built on brownfield land.	Net additional dwellings on brownfield land	60%	n/a	n/a	This target will be difficult to meet as from 2016 onwards the majority of housing sites will be on greenfield land.
6	Make effective use of existing housing stock.	% of all housing that is vacant	3%	+6% vacancy of housing stock over a 3 year mean.	Initiate review of Core Strategy to look at the housing delivery strategy. This could include the preparation of a Housing Allocations DPD. The Borough Council will develop further strategies looking at housing market intervention through further Housing Market Renewal schemes.	Currently an Empty Properties Strategy is in development, this will be implemented in the future to reduce vacancy rates in the Borough.

Appendix 1: Delivery Risk Assessment Tables

Table A: Existing Planning Permissions

Established SHLAA Criteria	Risk	Comments
Proximity to Services	Low	All of the existing planning permissions are within the urban area and close to existing services.
Flooding Issues	Low	There are issues and concerns with regard to flooding at some of the sites. The issues were raised, addressed and dealt with at the planning application stage.
Land Ownership	Low	The issues were raised, addressed and dealt with at the planning application stage.
Land Contamination Costs	Medium	Land contamination costs would have been addressed at the planning application stage. Because of the changing economic circumstances, land values have fallen and are struggling to recover to pre credit crunch levels. If values are not sufficient to cover the established costs of dealing with contamination this may result in development being economically unviable.
Transport Access	Low	Transport issues were raised, addressed and dealt with at the planning application stage.
Water Services	Low	Water service issues were raised, addressed and dealt with at the planning application stage.
Sewer Services	Low	Sewer services issues were raised, addressed and dealt with at the planning application stage.
Highway Network Implications	Low	Highway issues were raised, addressed and dealt with at the planning application stage.
Further Assessment Criteria	**Risk**	**Comments**
Local Community Opposition	Low	Statutory and neighbour consultations were carried out as part of the planning application stage. Any issues that were raised were dealt with at the planning application stage.
Political Intervention	Low	Member consultations were carried out as part of the planning application stage. The majority of the planning applications will have gone through Planning Committee, so will have had further political scrutiny, as a result, any issues that were raised were dealt with at the planning application stage.
Legal Challenge	Low	Any threat of legal challenge was addressed and dealt with at the planning application stage.
Infrastructure Cost	Medium	Infrastructure costs will have been established at the planning application stage. Because of the changing economic circumstances, land values have fallen and are struggling to recover to pre credit crunch levels. If values are not sufficient to cover the established infrastructure costs this may result in development being economically unviable.
Housing Market	High	A majority of the existing planning permissions are for apartments, primarily focused at the Marina. In the current housing market there is a lack of demand for these house types. However, these apartments at the Marina are continually but slowly being completed by developers even throughout the housing market uncertainty. In the current housing market there remains the possibility that some of the permissions may be re-submitted by developers; offering different house types at a lower density. Some of these apartment lead planning permissions have been deemed undeliverable and therefore have not been “counted” in the overall provision. The remaining existing planning permissions are for a mix of housing types on a range of diverse sites across the Borough that are attractive to developers.
Reputation of Development Locality	Low	The existing planning permissions are on a range of diverse sites across the Borough that are attractive to developers.
Sustainability Appraisal Assessment	Low	All of the existing planning permissions are within the urban area and are therefore in sustainable locations.
Overall Risk	Med	Despite the potential high risks attached to the planned housing types and medium contamination and infrastructure risks bearing in mind the economic downturn and housing market uncertainty the overall risk is to delivery is medium.

Table B: Identified Urban Sites

Established SHLAA Criteria	Risk	Comments
Proximity to Services	Low	All of the sites are within the urban area and close to existing services.
Flooding Issues	Medium	Only 3 sites are within flood zones 2 and 3 and have the potential to prevent housing development on the site without adequate mitigation. There are other sites that are in flood zones 2 and 3 however the Environment Agency does not see any obstacle to housing development. The vast majority of the sites are not in flood zones 2 and 3 and therefore do not have any identified flood risk.
Land Ownership	Low	There are no identified land ownership constraints.
Land Contamination Costs	Medium	Only the Britmag site was identified as having potentially restrictive contamination costs that would have the potential to make the site undeliverable. Because of the changing economic circumstances, land values have fallen and are struggling to recover to pre credit crunch levels. With specific reference to Britmag, but equally applicable to all sites, if values are not sufficient to cover the established costs of dealing with contamination this may result in development being economically unviable.
Transport Access	Low	All of the sites are within the urban area and were able to incorporate adequate transport access.
Water Services	Low	All of the sites are nearby existing water services.
Sewer Services	Low	All of the sites are nearby existing water services.
Highway Network Implications	Low	Impacts on the Highway network were raised at the sites through the SHLAA process. However, through appropriate mitigation measures all sites were seen as being deliverable.
Further Assessment Criteria	**Risk**	**Comments**
Local Community Opposition	Low	The vast majority of the sites are established regeneration sites where future redevelopment is already earmarked. Bearing this in mind it is assumed that there would not be such local community opposition so as to stop future development.
Political Intervention	Low	The vast majority of the sites are established regeneration sites where future redevelopment is already earmarked. Bearing this in mind it is assumed that there would not be such political opposition so as to stop future development.
Legal Challenge	Low	Limited risk.
Infrastructure Cost	Medium	Infrastructure costs have been assessed by the SHLAA steering group and reflected in the deliverability assessment. Because of the changing economic circumstances, land values have fallen and are struggling to recover to pre credit crunch levels. If values are not sufficient to cover the established infrastructure costs this may result in development being economically unviable.
Housing Market	Medium	The sites are on a range of diverse locations across the urban area, with the majority being on brownfield land. With the offer of greenfield sites elsewhere in the Borough these sites may not prove to be as attractive. However brownfield developments in the urban area have proved to be successful at sites such as Headway and Trinity Square where significant regeneration has taken place, even throughout the credit crunch.
Reputation of Development Locality	Medium	The sites are on a range of diverse sites across the Borough that should prove attractive to developers. However, some of the major sites (Britmag for example) are in locations where residential use has not been established. This poses a risk as to whether any development would have the necessary reputation to attract a developer and people there to live.
Sustainability Appraisal Assessment	Low	All of the sites are within the urban area and are therefore in sustainable locations.
Overall Risk	Medium	Because some of the major sites are in un-established and potentially unattractive locations there is a medium risk related to their delivery.

Table C: South West Extension

Established SHLAA Criteria	Risk	Comments
Proximity to Services	Low	The sites are on the western edge of the Owton Manor and Fens estates where existing services exist. However it is envisioned that any new development in the south west will incorporate new services such as a new local centre, primary school and community facilities.
Flooding Issues	Low	A small area of the overall sites are in flood zone however, with adequate mitigation, the Environment Agency does not see any obstacle to housing development. The vast majority of the sites are not in flood zones 2 and 3 and therefore do not have any identified flood risk. It is expected that any surface water run-off and subsequent flood risk will be mitigated through the incorporation of SUDs throughout the development. SUDs would be designed so as to enhance the existing wildlife corridor at Greatham Beck.
Land Ownership	Low	There are no identified land ownership constraints.
Land Contamination Costs	Low	The SHLAA process identified no major identified contamination costs, however a small former gravel pit in southern area of site and gas migration from adjacent landfill site require investigation.
Transport Access	High	There would be major access implications, identified through the SHLAA process. New road access would be required to west of existing housing, serving the new development from the A689, with several links into existing housing estates.
Water Services	Low	All of the sites are nearby existing water services. However there is an existing major high pressure water mains on the site and diversions would be required.
Sewer Services	Low	No infrastructure capacity information is available from Northumbrian Water and further investigation would be needed. The sites are outside the established drainage area of Hartlepool. Therefore any new development of the size proposed would require a capacity study. This is not seen as a barrier to development however.
Highway Network Implications	Low	Impacts on the Highway network were raised at numerous sites through the SHLAA process. However, through appropriate mitigation measures, including the construction of a new access road and junction on the A689 all sites were seen as being deliverable.
Further Assessment Criteria	**Risk**	**Comments**
Local Community Opposition	Med	The will be considerable local community opposition to the south west extension onto existing agricultural land. It is hoped that appropriate mitigation will be carried out to take adjoining residents concerns into consideration on issues such as flooding, potential harm on the environment and potential loss of amenity greenspace. A large green wedge is proposed which will provide a generous area of dedicated green infrastructure for the new development and the existing adjoining urban area.
Political Intervention	Low	The vast majority of the sites are established development/regeneration sites where future redevelopment is already earmarked. Bearing this in mind it is assumed that there would not be such political opposition so as to stop future development.
Legal Challenge	Low	Limited risk.
Infrastructure Cost	Medium	Infrastructure costs have been assessed by the SHLAA steering group and reflected in the deliverability assessment. Because of the changing economic circumstances, land values have fallen and are struggling to recover to pre credit crunch levels. If values are not sufficient to cover the established infrastructure costs this may result in development being economically unviable.
Housing Market	Low	The current proven success of greenfield developments on the outskirts of the urban area at Middle Warren in Hartlepool show that this type of development is popular and in demand. This is further underlined as the Middle Warren development has continued construction and secured sales throughout the credit crunch and subsequent housing market downturn. The early start of the site is crucial to its success in delivering all the required housing over the next 15 years.
Reputation of Development Locality	Low	The area is currently agricultural land adjacent to the existing residential areas of the Fens and Owton Manor; being some of the most popular and sought after areas in Hartlepool.
Sustainability Appraisal Assessment	Low	The sites would have the potential to achieve strong economic and social benefits, in the short term and particularly in the medium to long term. Environmentally the benefits are minimal and overall there would be a potential marginal negative impact with particular regard to transport, energy efficiency, use of natural resources, waste and climate change.
Overall Risk	Low	Despite the high risk associated with transport access and medium risk with the local community opposition and potential infrastructure costs there is an overall low risk to delivery.

Table D: North West Extension

Established SHLAA Criteria	Risk	Comments
Proximity to Services	Low	The sites are on the western edge of the Middle Warren, Naisberry Park and West Park estates where existing services exist.
Flooding Issues	Low	A small area of the Tunstall Farm site is in flood zones 2 and 3 however, with adequate mitigation, the Environment Agency does not see any obstacle to housing development. The Upper Warren and Quarry Farm sites are not in flood zones 2 and 3 and therefore do not have any identified flood risk. It is expected that any surface water run-off and subsequent flood risk will be mitigated through the incorporation of SUDs throughout any new development, where possible.
Land Ownership	Low	There are no identified land ownership constraints.
Land Contamination Costs	Low	The SHLAA process identified no major identified contamination cost.
Transport Access	Low	There are access issues with all sites, with particular regard to poor existing public transport provision. However there is already existing links from the adjacent residential areas so satisfactory access can be gained to all sites.
Water Services	Low	All of the sites are nearby existing water services.
Sewer Services	Low	All of the sites are nearby existing sewer services. At the Tunstall Farm site a sewer(s) crosses the site and NWL would require its diversion or an easement.
Highway Network Implications	Low	Impacts on the Highway network were raised at all sites except Tunstall Farm, through the SHLAA process. However, through appropriate mitigation measures all sites were seen as being deliverable.
Further Assessment Criteria	**Risk**	**Comments**
Local Community Opposition	Med	The will be considerable local community opposition to the Quarry Farm and particularly the Tunstall Farm developments. It is hoped that appropriate mitigation will be carried out to take adjoining residents concerns into consideration on issues such as flooding, potential harm on the environment and potential loss of amenity greenspace.
Political Intervention	Low	The vast majority of the sites are established development/regeneration sites where future redevelopment is already earmarked. Bearing this in mind it is assumed that there would not be such political opposition so as to stop future development.
Legal Challenge	Low	Limited risk.
Infrastructure Cost	Medium	Infrastructure costs have been assessed by the SHLAA steering group and reflected in the deliverability assessment. Because of the changing economic circumstances, land values have fallen and are struggling to recover to pre credit crunch levels. If values are not sufficient to cover the established infrastructure costs this may result in development being economically unviable.
Housing Market	Low	The current proven success of greenfield developments on the outskirts of the urban area at Middle Warren in Hartlepool show that this type of development is popular and in demand. This is further underlined as the Middle Warren development has continued construction and secured sales throughout the credit crunch and subsequent housing market downturn.
Reputation of Development Locality	Low	The area is currently agricultural land adjacent to the existing residential areas of the Middle Warren, Naisberry and West Park; being some of the most popular and sought after areas in Hartlepool.
Sustainability Appraisal Assessment	Low	The sites would have the potential to achieve strong economic and social benefits, in the short term and particularly in the medium to long term. Environmentally the benefits are minimal and overall there would be a potential marginal negative impact with particular regard to transport, energy efficiency, use of natural resources, waste and climate change.
Overall Risk	Low	Despite the medium risk associated with local community opposition and potential infrastructure costs there is an overall low risk to delivery.

Table E: Wynyard Extension

Established SHLAA Criteria	Risk	Comments
Proximity to Services	Low	The sites is on the western edge of the Wynyard Woods and north at Wynyard Park where existing services exist.
Flooding Issues	Low	The site is not in flood zones 2 and 3 and therefore do not have any identified flood risk. It is expected that any surface water run-off and subsequent flood risk will be mitigated through the incorporation of SUDs throughout any new development, where possible.
Land Ownership	Low	There are no identified land ownership constraints.
Land Contamination Costs	Low	The SHLAA process identified no major identified contamination costs.
Transport Access	Low	The only access issue is with regard to poor existing public transport provision.
Water Services	Low	All of the sites are nearby existing water services.
Sewer Services	Low	All of the sites are nearby existing sewer services.
Highway Network Implications	Low	Impacts on the Highway network were raised through the SHLAA process. However, the SHLAA process looked at a much large site, only a small part of the site has been put forward in the Core Strategy.
Further Assessment Criteria	**Risk**	**Comments**
Local Community Opposition	Low	The site is an extension to a currently constructing site so it is envisioned that there will be no local community opposition. There were no objections to the site in the previous Preferred Options consultation process.
Political Intervention	Low	The site is an established residential area where current and future development is already earmarked. Bearing this in mind it is assumed that there would not be such political opposition so as to stop future development. There is general political support for future development at Wynyard bearing in mind the potential new hospital and the recent granting of planning permission for mixed use development.
Legal Challenge	Low	Limited risk.
Infrastructure Cost	Low	Infrastructure costs have been assessed by the SHLAA steering group and reflected in the deliverability assessment. Because of the changing economic circumstances, land values have fallen and are struggling to recover to pre credit crunch levels. However, the Wynyard development remains popular and is such a prestigious location that it is unlikely to affect this site.
Housing Market	Low	The current proven success of greenfield developments at Wynyard show that this type of development is popular and in demand. This is further underlined as Wynyard has continued construction and secured sales throughout the credit crunch and subsequent housing market downturn.
Reputation of Development Locality	Low	The area is currently agricultural land adjacent to the existing Wynyard residential area being one of the most popular and sought after areas in the Tees Valley.
Sustainability Appraisal Assessment	Low	The sites would have the potential to achieve strong economic and social benefits, in the short term and particularly in the medium to long term. Environmentally the benefits are minimal and overall there would be a potential marginal negative impact with particular regard to transport, energy efficiency, use of natural resources, waste and climate change.
Overall Risk	Low	Despite the medium risk associated with local community opposition and potential infrastructure costs there is an overall low risk to delivery.

Table F: Village Extensions

Established SHLAA Criteria	Risk	Comments
Proximity to Services	Low	The sites are on the edge of the villages where existing services exist.
Flooding Issues	Low	None of the sites are in flood zones 2 or 3 and therefore are a t a low risk.
Land Ownership	Low	There are no identified land ownership constraints.
Land Contamination Costs	Low	The SHLAA process identified no major identified contamination costs.
Transport Access	Low	There are no access issues with the sites, except for the generally accepted poor existing public transport provision.
Water Services	Low	All of the sites are nearby existing water services.
Sewer Services	Low	All of the sites are nearby existing sewer services.
Highway Network Implications	Low	No impacts on the Highway network were raised at any of the sites.
Further Assessment Criteria	**Risk**	**Comments**
Local Community Opposition	Low	It is envisioned that there will not be considerable local community opposition to the sites. It is hoped that appropriate mitigation will be carried out to take adjoining residents concerns into consideration on issues such as flooding, potential harm on the environment and potential loss of amenity greenspace.
Political Intervention	Low	The sites are established development/regeneration sites where future redevelopment has already been earmarked. Bearing this in mind it is assumed that there would not be such political opposition so as to stop future development.
Legal Challenge	Low	Limited risk.
Infrastructure Cost	Medium	Infrastructure costs have been assessed by the SHLAA steering group and reflected in the deliverability assessment. Because of the changing economic circumstances, land values have fallen and are struggling to recover to pre credit crunch levels. If values are not sufficient to cover the established infrastructure costs this may result in development being economically unviable.
Housing Market	Low	The current proven success of greenfield developments on the outskirts of the urban area at Middle Warren in Hartlepool show that this type of development is popular and in demand. This is further underlined as the Middle Warren development has continued construction and secured sales throughout the credit crunch and subsequent housing market downturn. The village housing market in Hartlepool is particularly robust and it is assumed that any new housing built will be popular and in demand.
Reputation of Development Locality	Low	Both villages are very popular and offer nearby services.
Sustainability Appraisal Assessment	Low	The sites would have the potential to achieve strong economic and social benefits, in the short term and particularly in the medium to long term. Environmentally the benefits are minimal and overall there would be a potential marginal negative impact with particular regard to transport, energy efficiency, use of natural resources, waste and climate change.
Overall Risk	Low	Despite the medium risk associated with infrastructure costs there is an overall low risk to delivery.

Appendix 2: List of Housing Supply Sites

Table G: Existing Planning Permissions

							1st 5 Years					2nd 5 years					3rd 5 Years		
Site Ref	**Site Name**	**Gross Addition**	**Already Completed**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/16**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**	**2025/26**
H007	Owton Manor House	7			4	3													
H009	19 Hartville Road	2		2															
H023	Jesmond Road / Heather Grove	17				17													
H034	Fina Stockton Road	11					11												
H035	Brus Arms	25		12	13														
H036	Golden Flatts	82	44	12	13	13													
H039	145 Stockton Road	4		4															
H040	125-127 Park Road	5		5															
H044	47-49 Raby Road	2			2														
H045	Tunstall Court	84				21	21	21	21										
H046	Middle Warren 7B	106	56	19	31														
H047	Middle Warren 7C (Persimmon)	77	53	12	12														
H048	Middle Warren 7E (Charles Church)	62	41	15	6														
H049	Middle Warren 9A (Bellway)	95	6	14	15	15	15	15	15										
H050	Sedgewick Close	52	49	3															
H051	Trinity Court	47	24	23															
H053	Headway	177	41	23	30	40	43												
H055	Wynyard (Bellway)	22	15	7															
H057	Niramax Site Mainsforth Terrace	74		25	25	24													
H059	Loyalty Road	19			19														
H060	Osborne Road (former Andersons Garage)	5				5													
H061	Chesterton Road	15		15															
H065	Block 16 Coral House	24	1	3	3	3	3	3	3	3	2								
H068	Block 23 Mansion House	40		5	5	5	5	5	5	5	5								
H069	Block 27 Trafalgar House	38	7	5	5	5	5	5	6										
H073	190-192 Raby Road	4			4														

							1st 5 Years					2nd 5 years					3rd 5 Years		
Site Ref	Site Name	Gross Addition	Already Completed	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/16	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
H074	152 Grange Road	2					2												
H075	Block 17 Marina	16			2	2	2	2	2	2	2	2							
H076	Block 18 Marina	16			2	2	2	2	2	2	2	2							
H077	Block 19 Marina	60				6	6	6	6	6	6	6	6	6	6				
H078	Block 20 Marina	18				6	6	6											
H079	Block 24 Marina	19			4	4	4	4	3										
H080	Block 25 Marina	48			6	6	6	6	6	6	6	6							
H081	Block 26 Marina	20				5	5	5	5										
H082	Block 28 Marina	20				4	4	4	4	4									
H083	Block 29 Marina	48			8	8	8	8	8	8									
H084	Block 31 Marina	24			4	4	4	4	4	4									
H085	Block 32 Marina	36			6	6	6	6	6	6									
H086	Mixed Use Maritime Avenue	54			9	9	9	9	9	9									
H089	Tristram Avenue	9		9															
H090	Orwell Walk	60		60															
H091	Union House	7	3	4															
H092	United Reform Church	10		10															
H093	5 Wynyard Woods	1		1															
H094	15 Burwell Walk	1			1														
H095	Shu-Lin	1			1														
H096	22 Grange Road	5		5															
H099	Middle Warren 9A (Persimmon)	47		27	20														
H101	Shops Elizabeth Way	1			1														
H102	Rear of 153 Seaton Lane	10				10													
H103	White House Farm	4				4													
H104	Hartlepool Hospital	100				34	33	33											
H105	Sea View House	2			2														
H106	Headland Gate	4				4													
H107	Briarfield House	8		8															

							1st 5 Years					2nd 5 years							3rd 5 Years		
Site Ref	**Site Name**	**Gross Addition**	**Already Completed**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/16**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**	**2025/26**		
H108	Briarfield Plot	1			1																
H111	29 Hutton Avenue	5			5																
H112	Glendower	1			1																
H113	Seaton Lane Phase I	25		28																	
H114	Charles Square Phase 1	20		20																	
H117	Charles Square Phase II	17			17																
H119	Blakelock Gardens	14				14															
H120	Kipling Road	20		20																	
H121	Belle Vue	97		25	25	25	22														
H122	Maxwell Court	19			19																
H123	North Farm	14				14															
H125	Park Mead	1				1															
H126	2 St Pauls Road	2					2														
H127	Land Adjacent to United Reform Church	5					5														
H128	Middlethorpe Farm	5		2	3																
H129	Hawk Ridge	1		1																	
	Planning Permissions Sub Total	1997	340	424	324	319	229	144	105	55	23	16	6	6	6						

Table H: Identified Urban Sites

					1st 5 Years					2nd 5 Years					3rd 5 Years				
Site Ref	**Site Name**	**Gross Addition**	**Already Completed**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/16**	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**	**2025/26**
01	Friarage Manor	16					16												
05	Old Cemetery Road	14					7	7											
06	Britmag Small (Sites D)	29								29									
07	Britmag Middle (Sites C)	67									40	27							
08	Britmag Main (Sites A & B)	300										30	30	30	30	30	50	50	50
09	Behind 224-246 West View Road	27						13	14										
10	Former St Hilds School	71						20	20	31									
11	Rear of Bruntoft Avenue	10								10									
12	Oaksway Industrial Estate	77						37	40										
13	Hartlepool Hospital	167								33	33	33	34	34					
14	Springwell School	12									12								
15	Jesmond Road School	12										12							
16	Council Depot	57													17	20	20		
41	Briarfields Paddock	30						15	15										
43	Claremont Flats	13							13										
52	Eaglesfield Road	63						30	33										
54	Eskdale Road	11											11						
57	Greatham Allotments West	25												25					
60	Greatham Land to the Rear of Chestnut Row	11											11						
61	Egerton Terrace (Whitehouse Farm)	3						3											
62	Greatham, Station Road	25									25								
63	Hill View	10										10							
64	Greatham West of The Grove (Back Gardens)	8						8											
73	Dalton Piercy Dalton Heights	3						3											
77	Oxford Road	25											10	15					
78	Clarkston Court	11						11											

Site Ref	Site Name	Gross Addition	Already Completed	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/16	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
							1st 5 Years					**2nd 5 Years**					**3rd 5 Years**		
79	Lealhom Road	26									26								
	Identified Urban Sites Sub Total	1123					23	147	135	103	136	112	96	104	47	50	70	50	50

Table I: Core Strategy Preferred Options Sites

Site Ref	Site Name	Gross Addition	Already Completed	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/16	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
					1st 5 Years						**2nd 5 Years**					**3rd 5 Years**			
	Claxton	1500					50	50	75	100	100	125	125	125	150	150	150	150	150
	Eaglesfield	650							25	50	50	50	50	50	75	75	75	75	75
	Owton Grange	250													25	25	50	75	75
	Upper Warren	150								25	25	25	25	25	25				
	Quarry Farm	50								5	5	5	5	5	5	5	5	5	5
	Tunstall Farm	60								10	10	10	10	10	10				
	Wynyard Woods West	100					10	10	10	10	10	10	10	10	10	10			
	Pentagon	165					10	10	10	10	10	10	15	15	15	15	15	15	15
	Wynyard Forest West	20														10	10		
	Wynyard Forest East	15														15			
	Elwick	25											10	15					
	Hart	15											15						
	CSPO Sub Total	3000					70	70	120	210	210	235	265	255	315	305	305	320	320

Appendix 3: Housing Site Maps

Diagram 1: Sites in the Urban Area

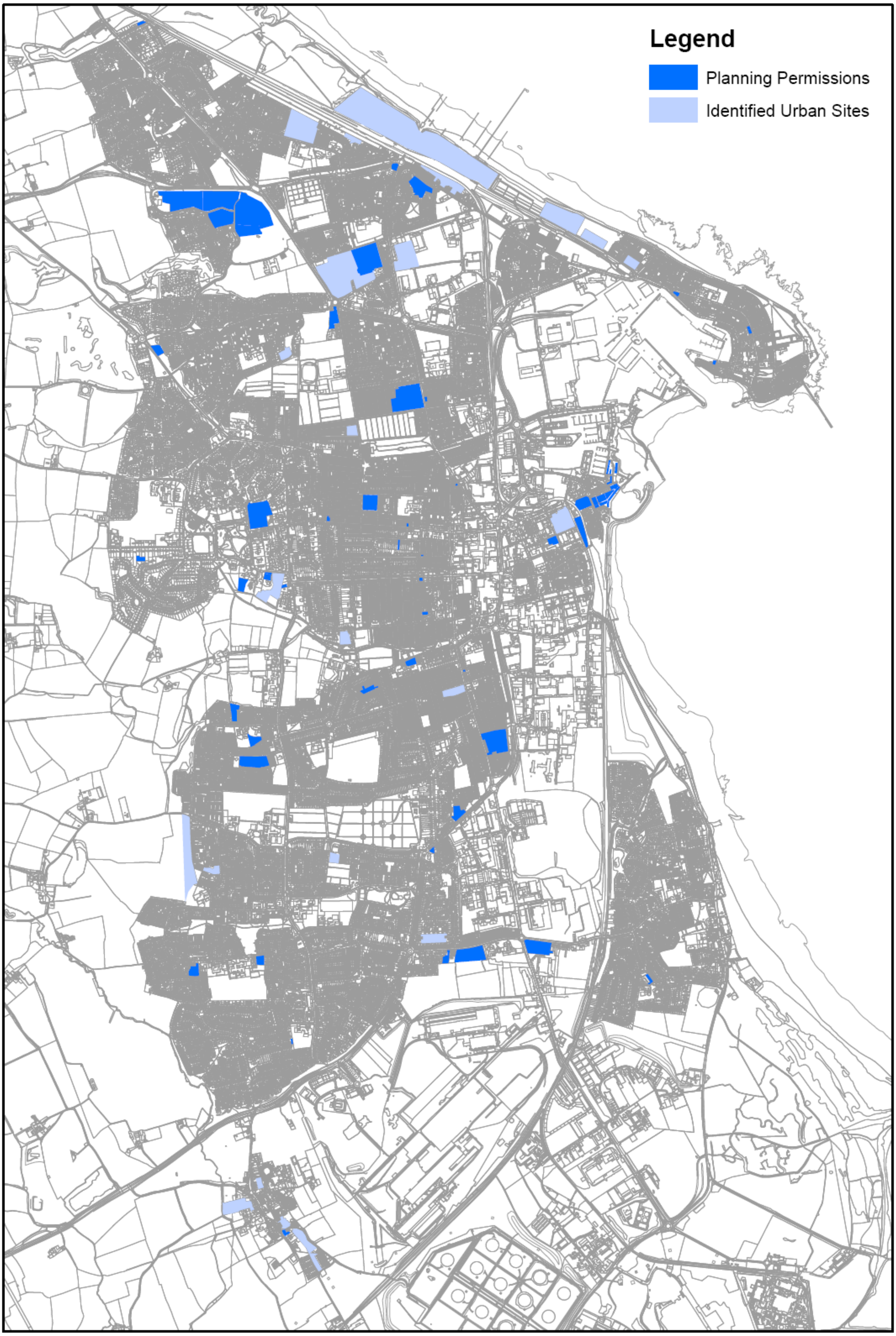


Diagram 2: Urban Edge Housing Sites

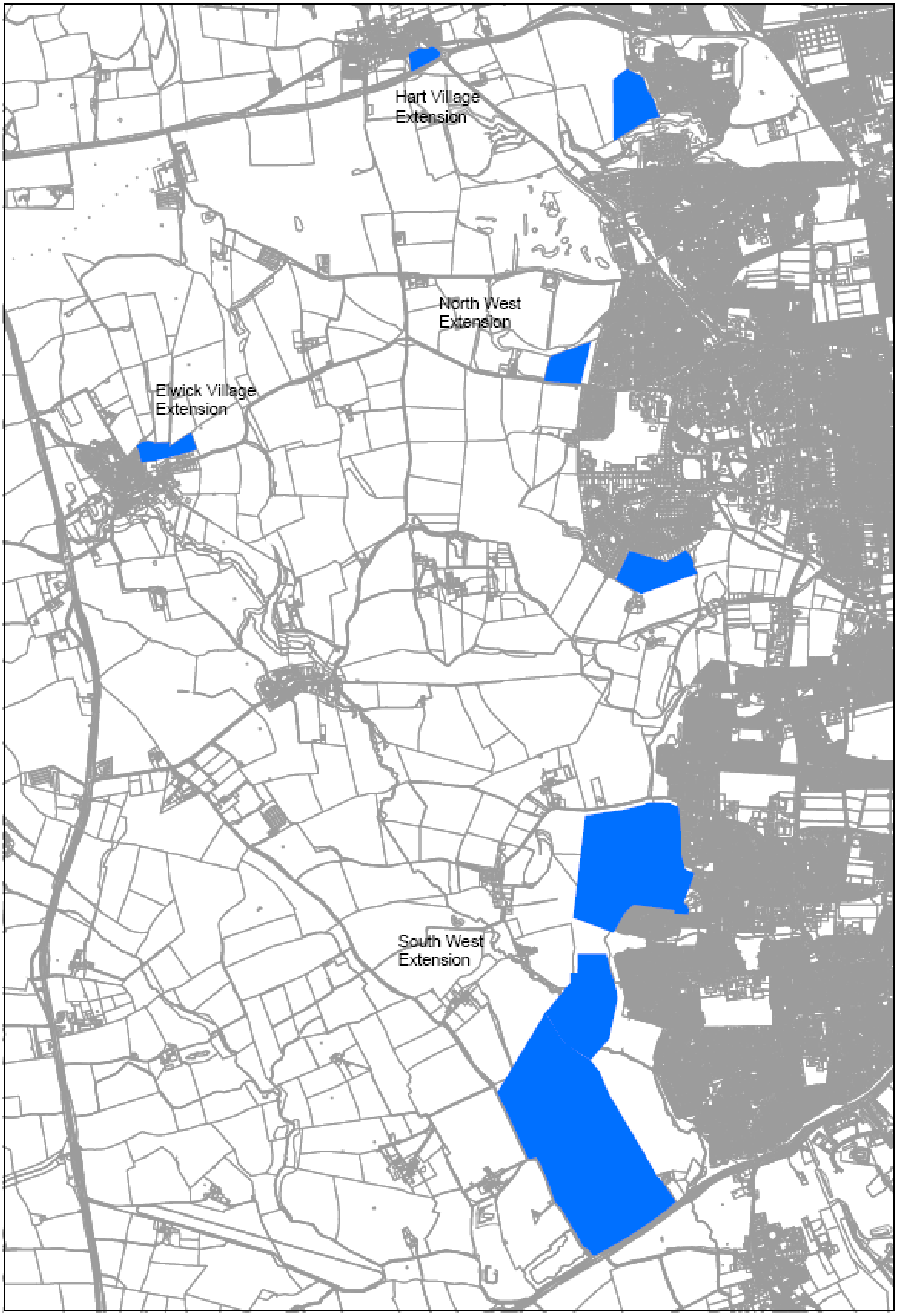


Diagram 3: Wynyard Housing Sites

Executive Housing Need in the Borough

November 2010

HARTLEPOOL
BOROUGH COUNCIL

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1. Introduction

1.1 The purpose of this report draws together the various sources of evidence to establish the current need for executive housing in the Borough and an estimate of the future provision needed over the next 15 years.

1.2 The main sources of evidence are the Hartlepool Strategic Housing Market Assessment (SHMA) and the Tees Valley Strategic Housing Market Assessment (TVSHMA).

1.3 The SHMA illustrated a concise picture of the current housing market, demographics, economy and in bringing the evidence together; the current and future housing need in the Borough of Hartlepool.

1.4 The TVSHMA supported the findings of the SHMA and built on the findings looking at a sub-regional perspective. The TVSHMA gives specific reference and evidence on the executive housing in the Tees Valley.

2. What is Executive Housing?

2.1 The definition of "executive housing" is somewhat of a grey area but needs to be defined for the context of this report. The parameters that define what an executive house is include considerations of property price, dwelling size, location, setting and overall scheme density.

2.2 Executive housing refers mainly to family housing although high value waterside or Marina area developments may be included in the category.

2.3 Purchasers of executive housing tend to be prepared to commute long distances and are therefore not necessarily looking for homes close to work. Therefore location and the surrounding environment are important factors in purchasers' choice of executive housing, with rural and semi-rural areas being particularly popular. This point is proven in the wider Wynyard residential development and at smaller discrete sites elsewhere in the urban area.

2.4 The size of developments, individual house types, garages, numbers of rooms and housing density are also important factors in the choice of purchasers choosing an executive housing development.

2.5 Therefore, for the purpose of the Borough of Hartlepool an executive house would constitute the following, as a minimum:

- Be of high quality design;
- Be a detached house;
- Have 4 or more bedrooms;
- Be set in generous grounds;
- Be in an attractive setting;
- The overall development is of a low density;

3. Current Executive Housing Stock

Current Dwelling Stock

3.1 In order to establish the current executive housing need in the Borough we need to establish what proportion of the housing stock in the Borough qualifies as executive housing. The Hartlepool SHMA carried out a survey of the dwelling stock in the Borough; the findings are in composite table 1 below.

Dwelling Type	%
Detached house	14.3
Semi-detached house	29.3
Terraced House	37.0
Bungalow	8.9
Flat/Maisonette	9.8
Other	0.7
Total	**100.0**

Dwelling Age	%
Before 1919	13.1
1919 - 1944	16.9
1945 - 1964	27.7
1965 - 1984	21.0
1985 -2004	19.6
2005 on	1.7
Total	**100.0**

No. Bedrooms	%
One bedroom (inc. bedsits)	8.1
Two bedrooms	28.5
Three bedrooms	48.5
Four bedrooms	11.7
Five or more	3.1
Total	**100.0**

No. of living rooms	%
One	67.4
Two	28.2
Three	4.4
Total	**100.0**

Table 1: Dwelling Stock Breakdown

Current Executive Housing Stock

3.2 Although executive housing is not specifically detailed in the dwelling stock profile, a typical executive house would be detached and consist of at least 4 bedrooms and have at least 3 living rooms. When considering this profile against the current dwelling stock in Hartlepool it is can be observed that executive homes are significantly under represented in the Borough.

3.3 The executive housing stock in Hartlepool may only constitute approximately 4% of the total housing stock in the Borough, whilst 37% is terraced housing.

3.4 If the Borough Council is seeking to balance the current dwelling stock profile it is clear that there is a need for new additional executive housing over the next 15 years.

4. Need and Demand for Executive Housing

4.1 Several sources of information are available to assess the need and demand for executive housing in the North East regions, Tees Valley sub-region and the Borough local level. The following paragraphs discuss the sources of information.

4.2 Nathaniel Lichfield and Partners produced a study "*The economic role of mobile professional and creative workers and their housing and residential preferences: evidence from North East England*" (NLP study) which examined the role that executive housing may play in attracting and retaining mobile creative professionals in the North East Region. The study identified that:

- There are strong reasons to believe that the planning and development system may not be producing the types of housing that creative professional require.
- The recent focus in the main urban areas, particularly the provision of luxury apartments is likely to be insufficient to create the types of housing and residential amenity that will appear to attract and retain the creative class.
- City regions that fail to adjust their housing market in the light of the aspiring housing demand may be disadvantaged in the arena of territorial competition.
- There is growing evidence of a link between entrepreneurial activity and the opportunity for self expression in home design.
- Wynyard is known as the address of several of the region's highest profile entrepreneurs and the business park, the location for skilled business.
- Planning policies are urgently needed to address the continued flight of the middle classes to the outer suburbs, market towns and rural areas.

4.3 The findings, when brought together, reveal that there is a need to support the existing executive housing areas in the Borough and provide new sites that are suitable for executive dwellings. This is particularly important if the Borough wants to retain its economically active population and also attract entrepreneurs from other adjoining areas.

4.4 The Regional Housing Aspirations Study brought existing information together and examined the housing demand in the North East Region, in 2005 it identified that:

- Economic growth should not be frustrated by a lack of the right type or amount of housing.
- To deliver economic change the housing stock will need to reflect the needs of a highly skilled workforce.
- The current housing stock of the North East is acting as a barrier to economic growth and in-migration. The identification of a shortage of mid market and executive housing reinforced this view.
- To reverse both historic and projected regional population decline there will be a need to provide good quality housing that is linked to areas of economic growth.

- Housing can be used to address barriers to in-migration and creating attractive areas to live, the out-migration of economically active people to North Yorkshire can be reversed.

4.5 The study agreed with the finding of the NLP study in that there is an existing shortage of executive housing in the region and that housing can be used to address out-migration to places like North Yorkshire. Both studies advocated that new sites should be found, and enabled through the planning process; that have the potential for executive housing development.

4.6 The TVSHMA provided an assessment of the executive housing need at a sub-regional level and also at the local level.

4.7 It stated that executive housing is defined as housing types at the upper end of the market, primarily detached housing of 5+ bedrooms on large plots. This definition is similar to the one earlier detailed however there is a greater expectation on bedrooms provided. This underlines the difficulty in defining what executive housing is. The TVSHMA goes further to state that purchasers of executive housing tend to be high-earning entrepreneurs and professionals involved in the development of Knowledge Intensive Business Services. They are often mobile and prepared to commute long distances. Sometimes they work or operate businesses from home. Therefore quality of dwelling and environment rather than proximity to place of work is generally the predominant influence on their choice of location. Moreover, research suggests that growth and new jobs follow the locational decisions of the creative class and not the other way round. Overall, the TVSHMA definition is in agreement with the definition proposed in this report.

4.8 The TVSHMA stated that executive housing is currently under-represented in the dwelling stock in the North East Region. Although the executive housing market only constitutes a small segment of the overall housing market this lack of supply is considered to be acting as a barrier to economic growth and in-migration in the Region.

4.9 The Northern Way strategy for instance specifically highlights the shortage of executive housing to attract people from higher socio-economic groups who are viewed as being important to future economic success in the North East, particularly in the knowledge sector.

4.10 The TVSHMA stated that in the Tees Valley executive housing provision will have a role in response to the need for diversification and expansion of the sub-region’s economy and in contributing towards achieving wider population and economic growth objectives for the Region.

4.11 The Borough is set to benefit from a diversification of its employment offer through support of low carbon employers and offshore renewable construction over the next 15 years. If this employment diversification is to be supported, providing a full range of house types for new households moving to the Borough needs to a primary consideration.

4.12 Whilst the TVSHMA has not directly sought to investigate the need and demand for executive housing, the evidence collated has highlighted that a need and demand for this type of housing exists in the Tees Valley.

4.13 The TVSHMA revealed that households migrating out of the Tees Valley into North Yorkshire tended to be high income who were particularly likely to move into detached properties. Most of these households moved into owner-occupied properties; 29.1% cited the reason for moving was to locate to a better area. This may be indicative of a lack of available executive housing in the areas within Tees Valley that have potential to offer the locational attributes such households are looking for.

4.14 The Borough of Hartlepool has identified potential sites where executive housing could be accommodated in addition to the already established executive housing area at Wynyard south of the A689. As yet these potential housing sites are not allocated through the Local Development Framework or through a planning permission as being available for housing development. This reinforces the TVSHMA assumption that there is a lack of available executive housing areas in the Tees Valley.

4.15 Evidence in the TVSHMA also shows that 25.7% of in-migrants to the Tees Valley aspired to larger dwellings (4+ bedrooms) suggesting a demand for executive housing from those seeking to relocate within the Tees Valley from elsewhere. There appears to be an in-flow of people into Tees Valley looking for larger houses and an outflow of people looking for a better area. The challenge must be to provide more large houses in the better areas of the Tees Valley to help attract more and retain more mid-upper income households.

4.16 The TVSHMA states that evidence on the ground shows that executive housing developments in the Tees Valley have been successful in attracting and retaining highly skilled and entrepreneurial people. Notably recent research by the Centre for Urban and Regional Research at Newcastle University indicates that some 40% of the residents of the Wynyard development in Stockton and Hartlepool own or part own a business. Furthermore, 40% of its residents are footloose purchasers from outside the Region who may not have otherwise chosen the Boroughs of Stockton or Hartlepool as a place to live.

4.17 The Wynyard development demonstrates the existence of demand for executive housing. The TVSHMA through consultation with developers confirms that they believed there to be a product driven market for executive housing in the Tees Valley. On a Tees Valley basis, developers, through consultation as part of the TVSHMA, identified the following areas as appropriate locations for executive housing developments in the Tees Valley:

- South Middlesbrough (to capture North Yorkshire market and capitalise on proximity to the strategic road network);
- Guisborough (small scale);
- Pockets to the west of Hartlepool
- Around Darlington

5. Historic Executive Build Rates

5.1 There are existing concentrations of executive type housing within the urban area of the Hartlepool, mainly located in the Park area of the town. The majority of these houses are traditionally Victorian or Edwardian with a small proportion being more modern. Examples of the more modern executive development in the urban area are at places like High Throston and West Park.

5.2 The vast majority of the recent executive housing developments in the Borough and wider sub-region have been located at the wider Wynyard area. The majority of the Wynyard residential area is located in the Borough of Stockton, however the Wynyard Woods area is in the Borough of Hartlepool. The Wynyard Woods area is a discrete housing site almost detached from the rest of the wider Wynyard residential area. Traditionally it is typical that new dwellings are only started and constructed on the site when the plot is sold to a purchaser; therefore starts = demand.

5.3 Table 2 below reveals the build rates at Wynyard Woods since 2003.

Year	Gross Completions
2003	16
2004	21
2005	4
2006	2
2007	4
2008	4
2009	10
Average	**9**

Table 2: Historical Gross Completions

5.4 The average build, each year, is approximately 9 dwellings although during the housing market boom, especially in 2003 and 2004 the gross addition was well into double figures. As the housing market began to cool the demand for executive houses still remained, reflected in the 2009 figure of 10 additional dwellings. This indicates that there is a continued demand for executive housing in the Wynyard area.

5.5 All of the previous executive housing delivery in the Borough over the last 7 years has been on the single Wynyard Woods site. There are no other sites in the Borough that are offering a genuine executive house offer as per the accepted definition of executive housing. If there was a diverse range of sites in the Borough there may well have been more completions over the same period. It is remarkable that the Borough has provided an average of 9 executive houses each year when it is at the mercy of one specific housing site.

5.6 From the existing planning permissions at Wynyard Woods there are only 32 dwellings remaining to be built. Once these dwellings are constructed, which will be in 3 or 4 years, if past trends are to be repeated, there are no more executive homes planned for the Borough. There is a need to identify, allocate through the planning process and enable new sites for executive housing development in the Borough.

6. Future Executive Housing Provision

6.1 Bringing all the evidence together it outlines the following assumptions:

- Executive housing is currently under-represented in the dwelling stock of the North East region, Tees Valley and especially in the Borough of Hartlepool.
- Lack of executive supply is acting as a barrier to economic growth.
- Hartlepool's diversifying economy needs to be supported by a more diverse housing offer, including executive housing.
- Executive houses only make up approximately 4% of the overall housing stock in the Borough.
- There is a need to balance the housing stock in the Borough.
- A lack of available executive housing sites in the Tees Valley.
- Hartlepool has potential executive sites although none currently benefit from planning permission or are allocated through the Local Development Framework.
- Executive housing sites in the Tees Valley have historically been successful.
- Once the remaining 32 executive houses at Wynyard Woods are developed over the next 3 or 4 years there are no more executive houses planned for the Borough.

6.2 All the evidence points to the current ongoing need and demand for executive houses in the Borough and also the future need and demand. This need and demand has to be planned for over the next 15 years. Unfortunately the Borough does not have any executive housing sites planned beyond the next 3 or 4 years and therefore does not have a mechanism in place to meet this demand.

6.3 If previous historic build rates are to the carried forward this equates to an average build rate each year of 9 dwellings in the future. The average of 9 dwellings each year was only supplied through activity on one housing site. If a range of executive housing sites were put forward through the Local Development Framework process then more could be provided over the same period.

6.4 There is a need for the Borough Council to allocate specific executive housing sites in appropriate locations in the Borough, to the west of the urban area through the Local Development Framework process.

Future Housing Provision in the Borough for the Next 15 Years

November 2010

HARTLEPOOL BOROUGH COUNCIL

Executive Summary

Introduction
Using guidance established in paragraphs 32 and 33 in PPS3: Housing (PPS3) this Housing Provision paper draws together various sources of evidence to establish a sustainable and achievable future housing provision that is needed in the Borough and that can be delivered over the next 15 years. The need for this report comes as a direct response to the revocation of the Regional Spatial Strategy (RSS).

The Government's Overall Ambitions in Increasing Housing Supply
The Coalition Government will radically reform the planning system based on the principles set out in the Conservative Party document *Open Source Planning*. The document states that the original, locally generated housing estimates are a reasonable assessment of housing need, including affordable housing.

The Current and Future Housing Market in the Borough of Hartlepool
The Strategic Housing Market Assessment (SHMA) stated that there is existing and future need and demand for all house types over all tenures. Currently the Borough has a high proportion of obsolete terraced housing stock that does not reflect the need and demand in the current housing market. All these considerations point to the need for significant additional dwellings to raise the overall net number of dwellings in the Borough over the next 15 years.

Current Housing Need
The current housing need, as defined in the SHMA, is identified as a total of 2,882 households in existing need. The current housing need will be continually met in the future through existing and new planning applications.

Population Growth and Household Formation
Looking at the historical estimated household formation rates over the last 18 years a realistic estimated household formation rate for the period would be approximately 250 each year. Further to this, the economic growth that Hartlepool has experienced over the last ten years has coincided with a reduction in household size and increase in new households forming. The Borough is planning for this sustainable economic growth to continue in the future and therefore should be planning for a similar level of household formation. Taking this into consideration a predicted annual household formation rate of around 300 to 350 would be the most appropriate for the Borough.

Historic Housing Build Rates
Over the last 18 years the cyclical nature of the gross dwelling completions reveals an average gross completion of 371 dwellings per year with highs exceeding 500 on two occasions, whereas only once has there been less than 200 completions in a single year.

The housing market was in good health from 1998 to 2006 and this reflected the greatest challenge to the housebuilders to keep up with the demand for new houses. Throughout this period housebuilders in Hartlepool regularly built in excess of 400. However in recent years, since the housing market has cooled, the capacity of the housebuilders in the Borough has shrunk. Recently the housebuilders have been operating at the 300 dwelling mark and this itself has been subsidised by significant affordable housing building schemes independent of the weakened private housing market. It is assumed that it would take time for the existing capacity to recover sufficiently to replicate the boom years of 400 dwellings each year. It would not be prudent for the Borough Council to plan for a return to the housing market boom so therefore should be planning for a more realistic housing market capacity of approximately 300 to 350 dwellings each year.

The current and future housing need cannot be met purely through the remaining extant planning permissions, the majority of which are for flats. The evidence shows that a significant amount of new dwellings are needed over the next 15 years to cater for specific needs and demand, in particularly the need and demand for houses and bungalows and the reduced demand for flats.

Housing Land Capacity in the Borough

The Strategic Housing Land Availability Assessment (SHLAA) was prepared and adopted in March 2010 and through partnership working with landowners, housebuilders and planning consultants, identified as many sites as possible within the Borough which could have the capacity for housing and assessed them for their suitability, achievability and developability.

The SHLAA identified a potential housing capacity in the Borough for the next 15 years in excess of 8,000 dwellings and a further 10,000 for the period beyond 15 years. For the next 15 years there is a gross annual capacity of 533 dwellings per year, bearing this in mind there is sufficient capacity in suitable housing sites in the Borough to accommodate an appropriate level of housing provision over the next 15 years.

Overall Housing Provision for the Next 15 Years

The proposed housing provision over the next 15 years takes into consideration the current capacity of housebuilders in the Borough and the current local housing market in its phasing and overall housing numbers. This ensures that the housing provision advocated, which meets 92% of the housing need resulting from estimated newly forming households, will be achievable and ultimately deliverable over the next 15 years.

The table below outlines an indicative phasing of the housing provision over the next 15 years broken down into gross and net additional dwelling requirements.

Year	Gross Additional Dwellings	Planned Demolitions	Net Additional Dwellings
2010	325	-40	285
2011	325	-40	285
2012	325	-40	285
2013	325	-40	285
2014	325	-40	285
2015	370	-40	330
2016	370	-40	330
2017	370	-40	330
2018	370	-40	330
2019	370	-40	330
2020	385	-40	345
2021	385	-40	345
2022	385	-40	345
2023	385	-40	345
2024	385	-40	345
Totals	**5,400**	**-600**	**4,800**

The provision requires a total of 5,400 new dwellings to be built, equating to an average of 360 each year. Taking planned future demolitions into consideration this means a net additional dwelling requirement of 4,800, equating to an average of 320 each year.

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1. Introduction

1.1 This Housing Provision paper draws together various sources of evidence to establish a sustainable and achievable future housing provision that is needed in the Borough and that can be delivered over the next 15 years.

1.2 The need for this report comes as a direct response to the proposed revocation of the Regional Spatial Strategy (RSS). The revocation of the RSS has implications in particular in relation to the delivery of housing targets. Under the RSS each local authority had an identified housing target which set out the number of houses to be built annually towards a total target of achievement over the whole Plan period. For the Borough of Hartlepool the annual target was 395 net additional dwellings per annum with a total number over the RSS period (2004- 2021) of 6730. These targets were initially based on evidence of need and informed by information provided at the local and Tees Valley level which reflected the Tees Valley's aspiration of achieving economic growth. At that time these targets were considered to be achievable, in line with all the other north east Local Authorities.

1.3 The Borough has consistently underperformed against the net additional housing targets established in the RSS; at the time of the Government's announcement to revoke the RSS the Borough was approximately 900 dwellings behind the cumulative housing target. The RSS targets, to date, have proven to be locally unrealistic and essentially unachievable in the Borough bearing in mind the previous and current housing market and the capacity of housebuilders in the Borough.

1.4 The reduction of overall housing numbers will not restrict growth, it will move away from the unrealistic targets set in the RSS and reflect more accurately the actual local housing provision that is needed and that can be realistically delivered over the next 15 years.

1.5 This report will form part of the wider Local Development Framework evidence base.

2. National Planning Policy Guidance

2.1 Planning Policy Statement 3: Housing gives explicit guidance on assessing the appropriate level of housing required in the future. The guidance is distributed over paragraphs 32 and 33.

Paragraph 32 states:

"The level of housing provision should be determined taking a strategic, evidence-based approach that takes into account relevant local, sub-regional, regional and national policies and strategies achieved through widespread collaboration with stakeholders."[1]

Paragraph 33 states:

"In determining the local, sub-regional and regional level of housing provision, Local Planning Authorities and Regional Planning Bodies, working together, should take into account:

1) Evidence of current and future levels of need and demand for housing and affordability levels based upon:

- *Local and sub-regional evidence of need and demand, set out in Strategic Housing Market Assessments and other relevant market information such as long term house prices.*
- *Advice from the National Housing and Planning Advice Unit on the impact of the proposals for affordability in the region.*
- *The Government's latest published household projections and the needs of the regional economy, having regard to economic growth forecasts.*

2) Local and sub-regional evidence of the availability of suitable land for housing using Strategic Housing Land Availability Assessments and drawing on other relevant information such as the National Land Use Database and the Register of Surplus Public Sector Land.

3) The Government's overall ambitions for affordability across the housing market, including the need to improve affordability and increase housing supply.

4) A Sustainability Appraisal of the environmental, social and economic implications, including costs, benefits and risks of development. This will include considering the most sustainable pattern of housing, including in urban and rural areas.

5) An assessment of the impact of development upon existing or planned infrastructure and of any new infrastructure required." [2]

[1] PPS3: Housing (2006) page 12
[2] PPS3: Housing (2006) page 12

2.2 Using the guidance established in paragraphs 32 and 33 in PPS3; this document brings all the national, regional, sub regional and local evidence together and establishes an appropriate level of housing provision for the Borough over the next 15 years.

3. The Government's Overall Ambitions in Increasing Housing Supply

3.1 PPS3 states that the Government's overall ambition in increasing housing supply should be taken into consideration when establishing an appropriate level of housing provision.

3.2 Since the Coalition Government has come to power it has made announcements and published documents relating to planning and housing delivery. The *Coalition: Our Programme for Government* outlines how the Government will approach Communities and Local Government and touches on housing provision.

3.3 The document states that the Government will rapidly abolish Regional Spatial Strategies (RSS) and return decision making powers on housing and planning to local Councils. The implications for housing provision in the Borough is that the previous 395 net annual additional dwellings target will no longer be relevant as a housing target that needs to be planned for. The local housing provision for the Borough will therefore be evidenced and set by the Borough Council.

3.4 The document goes further to state that in the longer term the Coalition Government will radically reform the planning system based on the principles set out in the Conservative Party document *Open Source Planning*. The document states that the original, locally generated housing estimates are a reasonable assessment of housing need, including affordable housing. The Coalition Government therefore expects that these RSS Option 1 numbers will be used by local authorities as the baseline for the projections that they provide to neighbourhoods at the start of the collaborative planning process, and will be used as provisional housing numbers in their Local Development Frameworks until their new local plans are completed.

Regional Spatial Strategy Option 1 Housing Figures

3.5 The Option 1 housing figures for the Borough of Hartlepool were established through analysing the following local and sub regional factors:

- Current demographic trends specific to the Tees Valley sub-region and migration rates based on recent trends and future economic outlook.
- Faster economic growth both in the Tees Valley and North East, reflected in the City Region Development Programme, the Northern Way and the Tees Valley Vision.
- The locational/spatial strategy for the sub-region.
- Context provided by the Regional Housing Strategy and the Sub-regional Housing Strategy.

- Regeneration of 'core' urban areas and implementation of major regeneration projects.
- The need to address issues associated with housing market re-structuring.
- Providing choice and variety of housing type and location.
- Recent build rates, existing commitments and future potential.

3.6 The Tees Valley Joint Strategy Unit (now Tees Valley Unlimited) brought all of the information together from the five Tees Valley Authorities and put forward a housing provision statement for the sub region, which identified local Borough level housing provision. This statement included the establishment of the Option 1 housing provision figures.

3.7 The report stated that there should be a minimum net provision of 33,650 dwellings in the Tees Valley over the RSS period. For Hartlepool this equated to a total net additional dwelling provision of 6,375. The table below identifies the Option 1 housing provision.

Years	Net Additional Dwelling Provision	Average Net Annual Additional Dwelling Provision
2004 - 2011	2,730	390
2011 - 2016	1,825	365
2016 - 2021	1,820	365
2004 - 2021	**6,375**	**368**

Table 1: RSS Net Additional Dwelling Provision

3.8 In order to establish an appropriate level of housing provision for the next 15 years (2010 to 2025) the Option 1 figure would be 365 net additional dwellings each year. This 365 dwelling figure will be used as a baseline to which the future housing provision will be estimated.

4. Current Housing Market

4.1 In order to establish the current and future housing provision in the Borough of Hartlepool the Hartlepool Strategic Housing Market Assessment 2007 (SHMA) illustrates a concise picture of the current housing market, demographics, economy and in bringing the evidence together; the current and future housing need.

Hartlepool Housing Market

4.2 The SHMA stated that in 2006, the median house price across Hartlepool was £165,000 and lower quartile price was £120,000[3]. Median prices have increased by 81.6% since 2001[4]. Newly-forming households are finding it very difficult to access

[3] Hartlepool SHMA (2007) para 2.4
[4] Hartlepool SHMA (2007) para 2.5

open market accommodation, overall 80.1% could not afford to buy on the open market[5].

4.3 Since the economic downturn and subsequent housing market slow-down, house prices across Hartlepool have seen a reduction across the board. In 2010 it is estimated, by the Council's Housing Strategy team; that house prices in Hartlepool have been reduced by approximately 10-15% since the height of the housing market in late 2006.

4.4 The SHMA states that Hartlepool is a relatively self-contained market, with most people moving tending to remain within the Borough[6]. However, more people are moving into Hartlepool than moving away, with in-migration particularly from Easington, Sunderland and Stockton[7]. This has particularly been the case with the new occupiers in the newer residential development at Middle Warren over the last few years.

4.5 A range of material was gathered to help identify market drivers and the characteristics of housing markets across Hartlepool Borough and linkages with other areas. The SHMA summarised:

4.6 There is a degree of pressure in the current market, evidenced by:

- Market demand exceeding supply in most areas;
- Considerable uplift in house prices across the Borough since 2001 and gradual decline since 2006;
- Strong demand for private rented accommodation; and
- Limited capacity of the social rented sector with low vacancy rates and long waiting lists, particularly for family accommodation[8].

4.7 Broad market areas have been defined on the basis of dwelling stock profile and household composition:

- Relatively affluent western and southern suburban areas (including the wards of Elwick, Greatham, Seaton, Fens, Rossmere and Park) ;
- A relatively deprived town centre core (comprising Dyke House, Grange, Burn Valley, Stranton and Foggy Furze wards); and
- New market areas, notably the marina developments adjacent to the town centre core and the Middle Warren development to the north west of the urban area[9].

4.8 Key demographic drivers include:

- A growing population through natural growth and net in-migration. The current population of approximately 90,600 is expected to rise to 93,900 by 2029;

[5] Hartlepool SHMA (2007) para 5.23
[6] Hartlepool SHMA (2007) para 2.12
[7] Hartlepool SHMA (2007) para 2.15
[8] Hartlepool SHMA (2007) para 7.4
[9] Hartlepool SHMA (2007) para 7.4

- A diversity of household types;
- A growing ethnic diversity, particularly through migrants coming from A8 migrants[10], but the extent to which this is a short-term phenomenon remains unknown[11].

4.9 Economic drivers include:

- Currently, Hartlepool has a lower proportion of economically active residents compared with the region and nationally;
- There are higher proportions of employees in lower-skilled jobs;
- The proportion of residents with higher-level qualifications is lower than the regional and national average; and
- Median incomes are lower than the national median but slightly higher than the regional figure[12].

4.10 Dwelling stock drivers include:

- Significant levels of new build which have helped to diversify the dwelling stock profile; and
- A strong private rented sector which is playing an important role in providing relatively affordable accommodation (but poor stock condition remains an issue)[13].

4.11 Neighbourhood satisfaction was highest in relatively affluent suburban areas and lowest in the town centre area[14].

Current Housing Market and Future Housing Provision

4.12 In the context of the future housing provision, the main consideration coming out of the SHMA is that there is demand for all house types over all tenures and that the Borough has high proportion of obsolete terraced housing stock. Further to this the SHMA states that the population is going to increase through natural population increase, new households forming and through in-migration. All these considerations point to the need for significant additional dwellings to raise the overall net number of dwellings in the Borough over the next 15 years.

5. Future Housing Market

5.1 There are several issues identified in the SHMA that are going to influence the future housing market in Hartlepool.

5.2 The SHMA stated that demographic change is going to increase pressure on support services and there will be an increasing need to provide appropriate types

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[10] Migrants from: Czech Republic, Estonia, Hungary, Latvia, Lithuania, Poland, Slovakia and Slovenia.
[11] Hartlepool SHMA (2007) para 7.4
[12] Hartlepool SHMA (2007) para 3.60
[13] Hartlepool SHMA (2007) para 7.4
[14] Hartlepool SHMA (2007) para 7.4

of accommodation. The vast majority of older people want to remain in their own homes, but there will be a need to provide more specialist accommodation over the next few decades[15].

5.3 Economic development is a strategic priority and recognised as so in Government guidance. Hartlepool is set to benefit from economic diversification, the development of prestige sites and safeguarding of existing industrial activities. The Tees Valley City Region Investment Plan and Business Case 2006 and the Tees Valley Economic Regeneration Investment Plan (draft) 2010 develop plans for a range of growth opportunities for the Tees Valley including Hartlepool. These include development of chemicals, logistics and the tourism economy as well as significant opportunities in the green energy technology and renewables. The availability of land within the port area and other sites, puts Hartlepool in a good position to benefit from the opportunities. There is a need to ensure that the housing offer reflects the economic growth aspirations and the needs of future employees and the ongoing diversification of dwelling stock should help to achieve this. However, there also remains a need to improve the skill and educational attainment levels of the current population[16]. This will help to improve access to these potential job opportunities for local residents.

5.4 There are significant variations in the type and quality of dwelling stock across the Borough. These have been identified and it is important that strategic interventions, such as Housing Market Renewal activities, help ensure long-term community well-being and help bring a greater balance in terms of stock type, tenure and price[17].

Housing Demand

5.5 Household surveys were carried out as part of the SHMA, relating to housing aspirations for general market accommodation amongst existing and newly forming households. Overall, demand is strongest for two and three bedroom properties (74.4% of aspirations); the dominant preference (67.6%) is for houses, particularly semi-detached. There is also a demand for bungalows amongst 20% of existing households. Amongst newly-forming households, aspirations towards smaller properties are particularly apparent and there is a stronger interest in flats/apartments[18].

5.6 The strong interest expressed by newly forming households for flats in 2006 has not carried through to 2010. The Borough Council's continuing housing monitoring shows new apartment schemes at Titan House, Middle Warren and at various locations in the Marina reveal completed but un-sold and un-let flats across the schemes. This indicates that the demand for flats and apartments is waning in the current housing market.

5.7 Market demand based on household aspirations from existing households, newly-forming households and in-migrant households has been reconciled with likely supply based on turnover rates in the preceding five years (to December 2006).

[15] Hartlepool SHMA (2007) para 7.6
[16] Hartlepool SHMA (2007) para 7.7
[17] Hartlepool SHMA (2007) para 7.8
[18] Hartlepool SHMA (2007) para 3.57

This helps to identify areas where there are imbalances in the provision of general market accommodation, the need identified in the SHMA is summarised below:

- Overall, market demand exceeds supply in most areas, with balanced provision most evident in Fens, Greatham, Hart, Seaton and Throston;
- Across Hartlepool, demand for bungalows exceeds supply;
- Market demand, in 2007, for flats is also apparent. However, this in part reflects a low supply relative to other property types and should not be interpreted as a need to build at a higher rate relative to other property types. However recent apartment developments have struggled to sell and let, indicating a lack of demand for flats in the current housing market;
- The supply of houses is relatively well balanced across Hartlepool, although in wards such as Brus, Dyke House, Owton, Park and Rift House, there are particular pressures with demand exceeding supply;
- The demand for private rented accommodation is strong in many wards and given the restricted supply of social rented accommodation, the private rented sector is becoming an important provider of accommodation[19].

Future Housing Market and Future Housing Provision

5.8 The main consideration coming out of the SHMA is again, the demand for new dwellings of all tenures; primarily houses and bungalows. Again this underlines the need for significant additional dwellings to raise to overall net number of dwellings in the Borough over the next 15 years.

6. Current Housing Need

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

- Homeless households and those in temporary accommodation
- Overcrowding and concealed households
- Other groups

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

- Identifying if the household was planning to move because of a specific housing need.
- Considering if the household was overcrowded on the basis of the bedroom standard model.

6.3 By considering the factors identified above, the total current housing need (gross) across Hartlepool is 2,882. This comprises 2,800 existing households in need (equating to 7.1% of all households in some form of need) plus 82 homeless households requiring affordable accommodation[20].

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[19] Hartlepool SHMA (2007) para 3.59
[20] Hartlepool SHMA (2007) para 5.15

Accommodating the Current Housing Need in Future Housing Provision

6.4 The 2007 household survey was an "aspirational" assessment and therefore should be treated with a certain amount of caution. However it is clear that there is an existing need in the Borough and that meeting this current need has to be planned for over the next 15 years. If the current housing need were to be fully addressed and met over the next 15 years, this would require a net new build addition of 192 dwellings each year.

6.5 However, meeting the current need of 2,882 households through the new building of dedicated dwellings would not be realistic. There are other, more appropriate mechanisms where demand can be met through:

- The rationalisation of the existing housing stock to remedy instances of mismatch of housing need and dwelling type, partially delivered through the Tees Valley's Common Allocations Policy.
- Modification of existing housing stock.
- Ongoing reoccupation and redevelopment of vacant stock, delivered through the Borough Council's Empty Homes Strategy.
- The provision of new affordable dwellings as part of the overall future housing provision, through the Borough Council's Core Strategy.
- The plan, monitor and manage approach to planning, ensuring that the current housing need is addressed and remedied on an ongoing basis when new housing developments are planned.

6.6 The last bullet point is perhaps the most important mechanism that can remedy the current housing need. The existing SHMA breaks down the housing need down into specific wards in the Borough and details the exact housing need.

6.7 New planning applications for residential schemes will move towards remedying the need, on an ongoing basis, over the next 15 years.

6.8 If the local housing need for a particular ward in the Borough was for 3 bedroom semi detached houses, then the Borough Council would ask for that type of development as part of any new build residential development in that area. This would then help to remedy the housing need in that particular area and therefore reduce the overall 2,882 household need figure. If this approach was to be taken over the 15 year period the overall current, and evolving housing need, will be continually addressed.

6.9 The current housing need of 2,882 households will be continually met in the future through existing and new planning applications.

7. Historical Population Growth and Household Formation

7.1 When planning for housing provision, population change statistics are not particularly useful as it is difficult to translate population into housing need provision. The best way of assessing housing provision and housing need is to look at households; particularly historical and future household size and formation rates.

7.2 One of the main drivers behind continued housing need is the amount of new people entering the housing market and needing a new place to live. The key to this need is the creation or formation of new households resulting from existing households. New household formation can be the result of natural population increase or changes within existing households, for example an increase in people living by themselves; reducing the overall size of the household.

7.3 When looking at estimating future household formation rates, historical rates provide a robust context and good starting point. A historical context allows us to look at how household formation rates have evolved and give us a clue as to what trajectory they are going to be in the future. The main source of historical household formation rates comes from the Department for Communities and Local Government (DCLG), however on a sub-regional level Tees Valley Unlimited (TVU), which is the strategic monitoring organisation for the sub region also provides a historical record.

Historical Household Size

7.4 DCLG has monitored and estimated household sizes since 1991 and the TVU has done the same since 2001. Table 2 below shows the overall trend of households decreasing in size year upon year. The TVU estimates reveal a slightly smaller household size in comparison to the DCLG estimate, however they both show a continuous reduction in household size over the same period. This means that even if the population size remained static there would still be a continually growing need for new dwellings.

Year	Household Size DCLG[21]	Household Size TVU[22]
1991	2.48	n/a
1992	2.48	n/a
1993	2.47	n/a
1994	2.45	n/a
1995	2.44	n/a
1996	2.42	n/a
1997	2.40	n/a
1998	2.39	n/a
1999	2.39	n/a
2000	2.38	n/a
2001	2.36	2.34
2002	2.35	2.31
2003	2.33	2.28
2004	2.32	2.27
2005	2.31	2.26
2006	2.30	2.24
2007	2.28	2.25

[21] DCLG Household Forecasts 2007 Based (Supplied by the Tees Valley Unlimited)
[22] TVU Estimates, Adjusted for Revised Mid Year Estimates mid 2002 to mid 2008

2008	2.27	2.24
2009	2.26	2.22
Change	**- 0.22**	**- 0.12**

Table 2: Historical Household Formation Estimates

Historical Household Formation Rates

7.5 Taking into consideration the historical household size estimates DCLG has produced historical household estimates for the sub region and the local level. Table 3 below summarises the historical record for the Borough of Hartlepool from 1991:

Year	Total Households	Average Household Size	Household Change
1991	36,256	2.48	n/a
1992	36,432	2.48	176.21
1993	36,535	2.47	102.77
1994	36,705	2.45	170.21
1995	36,812	2.44	106.35
1996	36,969	2.42	156.81
1997	37,016	2.40	47.17
1998	37,170	2.39	153.88
1999	37,200	2.39	30.21
2000	37,435	2.38	235.26
2001	37,763	2.36	328.21
2002	38,045	2.35	281.27
2003	38,416	2.33	371.26
2004	38,720	2.32	304.53
2005	39,017	2.31	296.37
2006	39,287	2.30	269.86
2007	39,619	2.28	332.48
2008	39,970	2.27	351.19
2009	40,384	2.26	413.89
Totals	**4,128**	**Average**	**229.33**

Table 3: DCLG Historical Households, Size and Change[23]

7.6 The evidence shows that estimated annual household formation rates in Hartlepool since 1991 range from a low of 47 in 1997 to a high of 413 in 2009. The evidence shows that estimated household formation rates have cumulatively increased significantly, particularly over the last 5 years. Although this short term increase needs to be taken into account, the evidence over the whole period holds the greater weight when considering household formation projections over the next 15

[23] Based on DCLG Household Forecasts 2007 Based (Supplied by the Tees Valley Unlimited)

years. The average household formation rate over the 15 year period is 229 new households per year.

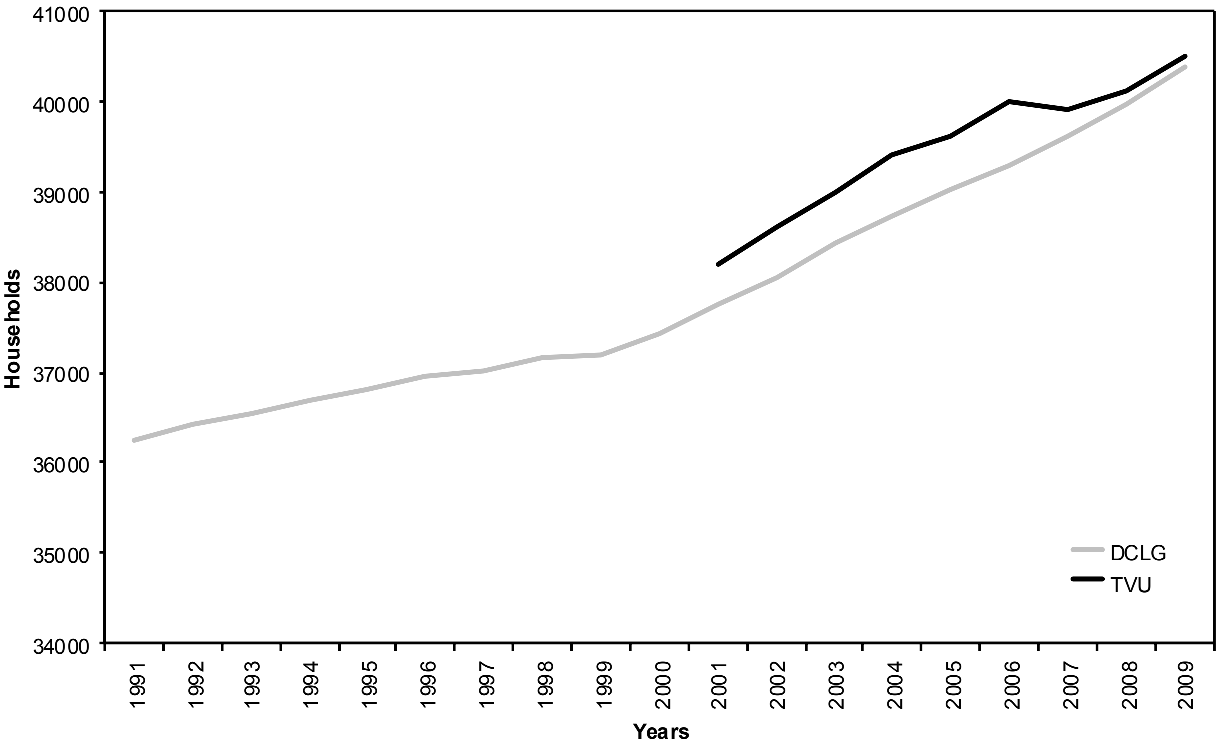
7.7 TVU has produced an historic record for the Borough since 2001 detailed in table 4 below:

Year	Total Households	Average Household Size	Household Change
2001	38,200	2.34	n/a
2002	38,600	2.31	400.00
2003	39,000	2.28	400.00
2004	39,400	2.27	400.00
2005	39,600	2.26	200.00
2006	40,000	2.24	400.00
2007	39,900	2.25	-100.00
2008	40,100	2.24	200.00
2009	40,500	2.22	400.00
Totals	**2,300**	**Average**	**287.50**

Table 4: TVU Historical Households, Size and Change[24]

7.8 The evidence shows that estimated annual household formation rates in Hartlepool since 2001 have varied between 200 and 400 and 2007 households were estimated to have decreased. The comparison of the TVU and DCLG data sets reflects the "uncertainty" of estimating household formation rates and that depending upon which method is used different pictures can be illustrated. The average household formation rate over the TVU period is 287 new households per year.

[24] TVU Estimates, Adjusted for Revised Mid Year Estimates mid 2002 to mid 2008



Graph 1: DCLG and TVU Historical Household Formation Estimates

7.9 Graph 1 above shows the DCLG and TVU estimates of household numbers in Hartlepool since 1991. Although the variance of two data sets is different they both share the same trajectory and both reveal that household numbers in the Borough have increased markedly since 1999, with an even sharper rise since 2006.

7.10 Looking at the historical estimated household formation rates over the last 18 years a realistic estimated household formation rate for the period would be approximately 250 each year. However, as previously stated there has been a significant cumulative increase in new households forming since 2000, as households are reducing in size and more newly forming households enter the market.

8. Future Population Growth and Household Formation

8.1 The future housing need for the Borough will primarily be driven through the existing housing need and the ongoing formation of new households. There are several sources of information to look at when estimating the future household formation rate for the Borough.

Household Formation Estimates

8.2 An analysis of the SHMA household survey suggests a total annual household formation rate of 1,282 per year[25]. This is based on the number of households who have emerged from within Hartlepool in the preceding five years. Estimating new

[25] Hartlepool SHMA (2007) para 5.20

household formation rates is particularly difficult as it is dependent extrapolating survey data. The scale of new household formation derived from the survey is particularly high and it is important to compare this level of formation with other sources.

8.3 The SHMA states that the Survey of English Housing suggests an annual household formation rate of 1.7% of all households[26]. Applying this to Hartlepool results in an estimated annual formation of 668. The net annual addition figure of 668 was used as a basis for analysis in the SHMA; establishing the affordable housing need in the Borough. This SHMA figure, although more conservative, is again still too high to be a realistic and robust figure to plan for over the next 15 years.

8.4 The SHMA suggested that the gross household formation rate is assumed to be 668 per year[27]. This level is, and has proven to be, an unrealistic figure and should not be considered when estimating future household formation rates.

8.5 The SHMA stated that at a regional level a 9.3% increase in households is expected by 2026, mainly due to an increase in single person and cohabiting households. The SHMA states that it is assumed that these trends will be observed in Hartlepool over the next 20 years[28]. If this were to be the case the annual average household formation would be 221 each year.

8.6 DCLG has recently published household formation estimates up to 2026 for every Borough in England. For Hartlepool, based on the DCLG forecasts, it is anticipated that households will increase from 41,000 in 2010 to 47,000 in 2026[29]. This equates to a 14.63% increase in households up to 2026 from the 2010 level. If this is to be averaged out over the period to 2026, this would mean an average annual increase of 352 households each year.

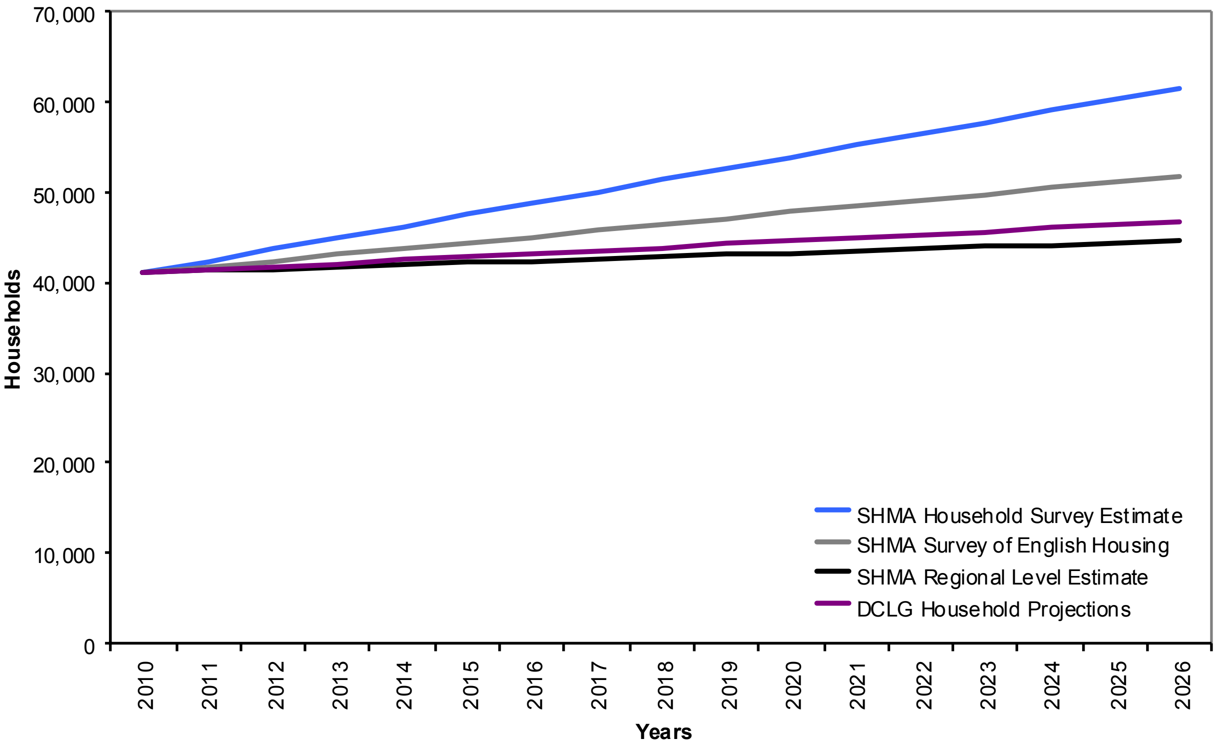
8.7 Table 5 below summarises the different evidence sources that project future household formation rates.

Evidence Source	Annual Household Formation
SHMA Household Survey Estimate	1282
SHMA Survey of English Housing	668
SHMA Regional Level Estimate	221
DCLG Household Projections	352

Table 5: SHMA and DCLG Future Household Formation Estimates

8.8 Graph 2 below illustrates how the different household formation estimates will project from 2010 up to 2026.

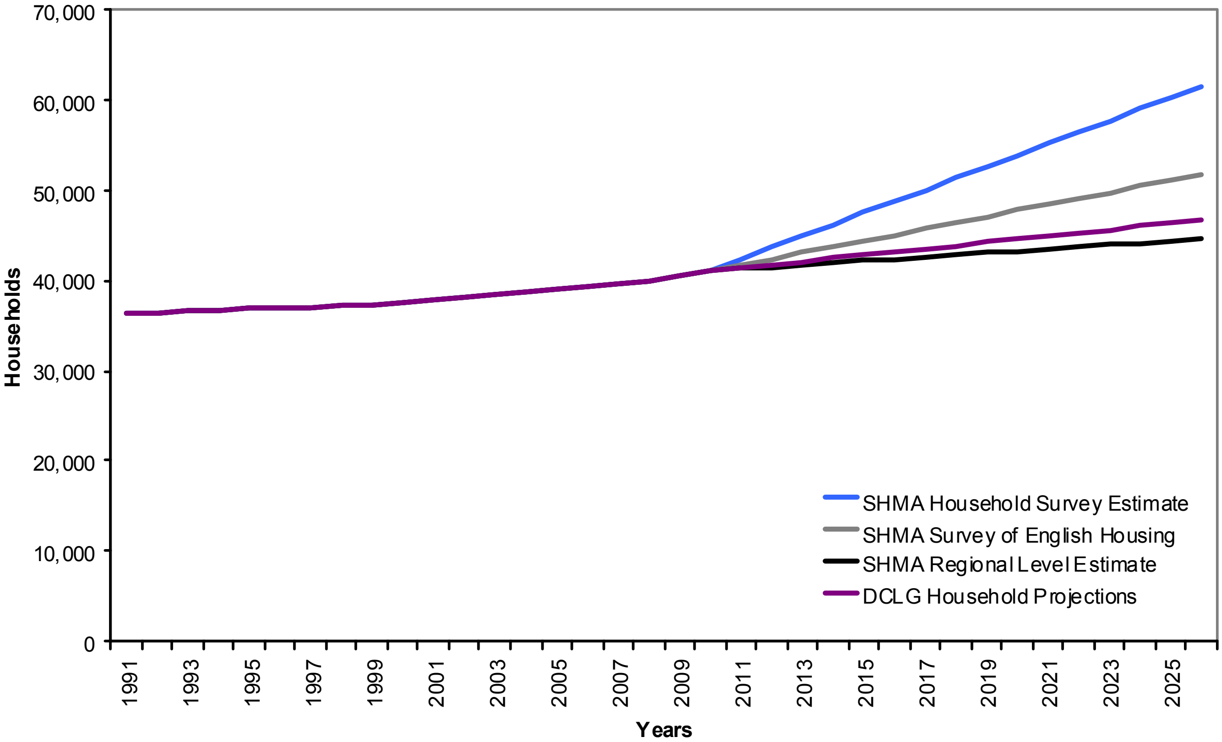
[26] Hartlepool SHMA (2007) para 5.21
[27] Hartlepool SHMA (2007) para 5.22
[28] Hartlepool SHMA (2007) para 4.2
[29] Based on DCLG Household Forecasts 2007 Based (Supplied by the Tees Valley Unlimited)



Graph 2: SHMA and *DCLG Historical Household Formation Estimates*

8.9 Graph 2 above shows the variability in projecting household formation rates in the future and illustrates the caution that needs to be applied when establishing an acceptable level of household formation estimates in the future.

8.10 Graph 3 below shows the historical household formation rates and the different future household formation rates.



Graph 3: Historical and Future SHMA and DCLG Household Formation Estimates

8.11 The graph above gives a clear representation of how variable some of the household formation projection rates are; particularly the SHMA household survey estimate data set.

Future Economic Growth

8.12 The background evidence behind the Regional Spatial Strategy (RSS) broadly reflects the economic growth aspirations of the Regional Economic Strategy (RES). The evidenced basis of the housing provision advocated in the RSS was taken bearing in mind an annual average Gross Value Added (GVA) of 2.5% pa over the RSS period.

8.13 The RSS evidence establishes that the regional economy is growing stronger and this will need to continue if the region is to close the gap in its performance comparative to other regions. The RSS evidence states that the actual future performance of the economy is uncertain and that to plan all elements of growth around the 2.5% growth rate would not be sensible. The evidence specifically details the implications for housing provision and a potential excess supply of housing which results in consequent problems of low demand and abandonment. Bearing this in mind it is crucial that any housing provision should not be set in excess of any perceived economic growth that needs to be planned for.

8.14 The 2.5% growth rate advocated by the RSS evidence resulted in a future predicted net household formation rate which equated to a net additional dwelling requirement of 395 each year.

Future Household Formation Rates

8.15 When looking at past and future prediction estimates it would appear that the most robust and realistic estimates are either the SHMA regional level estimate or the DCLG household projections. The two offer the best fit with the previous historical formation rates.

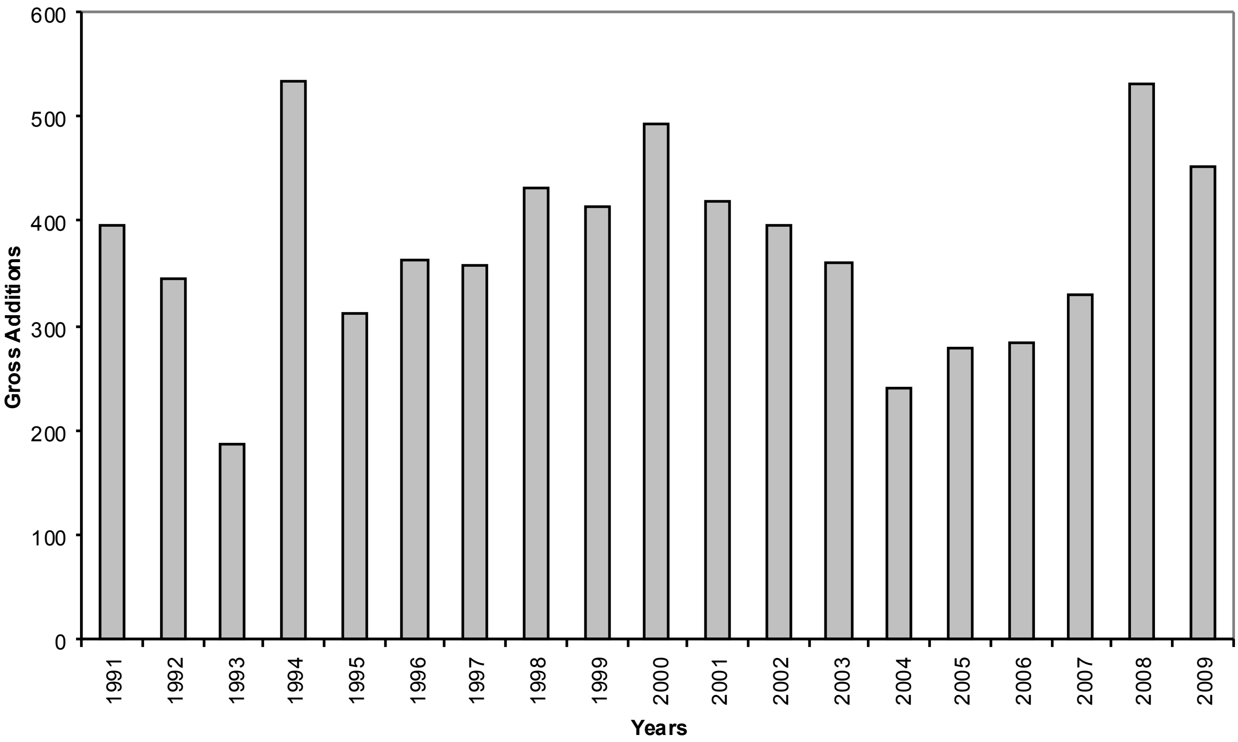
8.16 The economic growth that Hartlepool has experienced over the last ten years has coincided with a reduction in household size and increase in new households forming. The Borough is planning for this sustainable economic growth to continue in the future and therefore should be planning for a similar level of household formation. Taking this into consideration a predicted annual household formation rate of around 300 to 350 would be the most appropriate for the Borough.

9. Historical Housing Build Rates

9.1 The housing market in Hartlepool is relatively self-contained, with the overwhelming majority of housing sites being, and housing completions taking place, within the urban area of the Hartlepool town itself.

Historical Gross Completions

9.2 Taking into consideration the historical housing sites, housing market conditions and the wider economic backdrop housing supply in the Borough has historically demonstrated a number of cyclical peaks and troughs over the previous 19 years. Graph 4 below illustrates the historical record of gross dwelling completions since 1991.



Graph 4: Historical Gross Completions

9.3 Over the last 18 years the cyclical nature of the gross dwelling completions reveals an average gross completion of 371 dwellings per year with highs exceeding 500 on two occasions, whereas only once has there been less than 200 completions in a single year. The average annual gross additional dwellings figure since 1991 is 371. 2008/09 showed the highest gross completion since 1994, partially due to the completion of the large bespoke Joseph Rowntree extra care village development at Hartfields which contributed 242 dwellings.

9.4 It must be fully appreciated that the Hartfields development took 2 years to build (although technically completed all in one year) and was a stand alone development in the Borough, independent of the wider housebuilding industry as it relied heavily on the provision of affordable housing through grant. If the 242 dwelling Hartfields development is removed from the equation, this leaves the private housing market only contributing an approximate 288 gross additional dwellings. This development, relying on public subsidy, effectively distorts the gross completion trends which have dropped off since 2002.

9.5 The gross completions recorded in 2009/10 were again high in comparison with previous years, distorting the overall trend of reducing gross completions. In 2009/10 the total completions were 452 and of this 122 were affordable housing, equating to 27% of the total completions. Without the affordable housing completions adding to the private market housing completions the market figure would have been 330 gross additional dwellings.

9.6 This is an important consideration when planning for a future housing provision level that can be achieved, which is expected to be primarily driven by the private housing market. Because affordable housing is predominantly provided by Government grant/subsidy it can be developed independent of the wider general housing market. This means that if the overall general housing market is not in good health, affordable housing can artificially be developed when private houses may not be economically viable. In “real market” terms the actual gross completions for 2008/9 would have been 288 and in 2009/10 330.

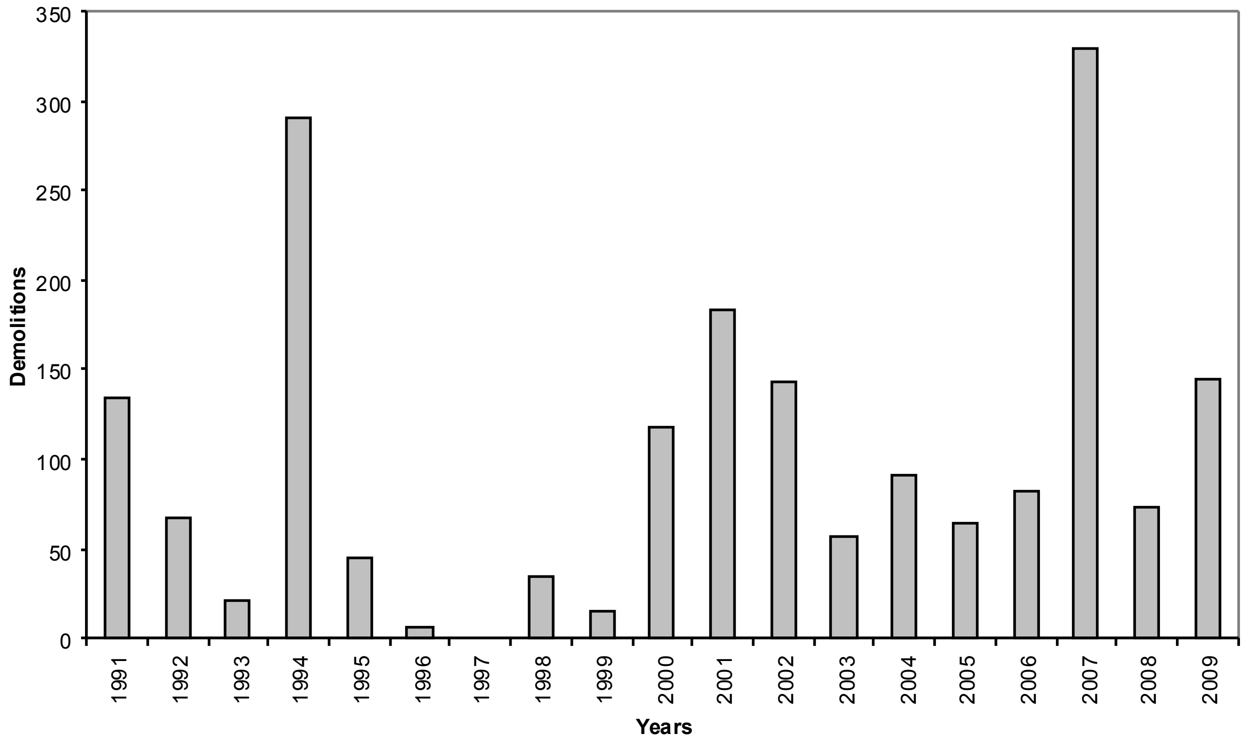
9.7 The gross completions figures give a picture of the capacity of housing market in the Borough. Housing market capacity can be seen as the maximum amount of houses that the market can in the local area can realistic deliver (build, sell and occupy) in any given year. The capacity of the local housing market can be affected by the following factors:

- Housebuilder access to appropriate and affordable finance.
- Capacity of the housebuilders workforce in the short term.
- Potential home buyers access to mortgage products.
- Traditional annual number of home buyers/movers in the local area.

9.8 The housing market was in good health from 1998 to 2006 and this reflected the greatest challenge to the housebuilders to keep up with the demand for new houses. Throughout this period housebuilders in Hartlepool regularly built in excess of 400 dwellings. However in recent years, since the housing market has cooled, the capacity of the housing market in the Borough has shrunk. Recently the housebuilders have been operating at the 300 dwelling mark and it is assumed that it would take time for the existing capacity to recover sufficiently to replicate the boom years of 400 dwellings each year. It would not be prudent for the Borough Council to plan for a return to the housing market boom so therefore should be planning for a more realistic housing market capacity of approximately 300 to 350 dwellings each year.

Historical Demolitions

9.9 Gross dwelling completions do not give a complete picture of the overall historical housing supply in the Borough, the number and rate of demolitions must be taken into consideration. Graph 5 below illustrates the demolitions that have taken place since 1991.



Graph 5: Historical Demolitions

9.10 The distribution of demolitions follows a similar trajectory to that of gross completions. However, in 2007/08 the amount of demolitions actually equalled the amount of gross completions, in most part due to extensive demolitions on Housing Market Renewal (HMR) and regeneration sites where dwellings were vacant and uninhabitable. In years where no HMR demolitions have taken place (1993/4, 1996/7 and 1997/8 for example) the annual demolitions are low and in some cases, no demolitions occurred. HMR and regeneration site demolitions have been occurring in the Borough from 2000/1 on an ongoing basis; accounting for the cumulative demolitions, peaking in 2007/8.

9.10 The demolitions undertaken in the Borough are primarily on sites where the housing market has failed and there is an imbalance between supply and demand resulting in high vacancy rates. The dwellings that are demolished are essentially not fit for purpose or are in such low demand that they have been vacant for long periods of time. As a result the removal of these dwellings from the housing stock will not create further housing need.

9.11 There are existing and planned HMR and regeneration sites that are anticipated to result in demolitions over the next 15 years and as a result it is necessary to plan for these estimated reductions. They are detailed in table 6 below:

HMR Site	Demolitions Planned
Bell Vue	75
Perth Street	200
Carr / Hopps Street	188

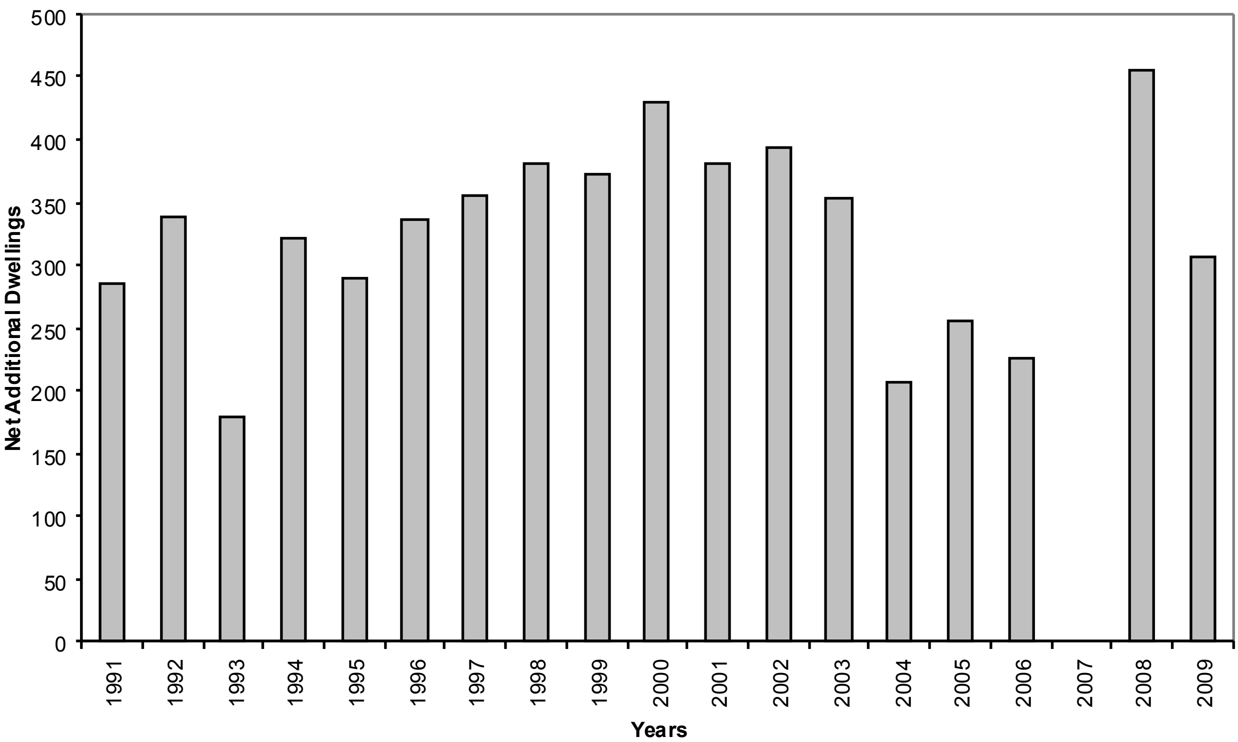
Raby Gardens	100
Total Planned	**563**
Annual Average	**37**

Table 6: Future HMR Demolitions Planned

9.12 Whilst HMR demolitions contribute the overwhelming majority of the planned demolitions, the Borough Council has to take into consideration a small allowance for “windfall” demolitions that are not planned for through specific site regeneration. As “windfall” demolitions are rare in the Borough only a few each year should be planned for on top of the planned 37 each year. The Borough Council should therefore plan for an average annual demolition figure of 40 dwellings over the next 15 years.

Historical Net Additional Dwellings

9.13 Taking into consideration gross completions and demolitions gives the net additional dwellings in the Borough. Graph 6 below illustrates the historical net additional dwelling delivery in the Borough since 1991.



Graph 6: Historical Net Additional Dwellings

9.14 The cumulative net additional dwellings in the Borough reached a peak in 2000/01 with 429 net additional dwellings after 7 years of increasing additions. Post 2000/01 the Borough has seen a gradual reduction in net additional dwellings to an overall low point in 2007/08 when there was no net addition of dwellings in the Borough. However the next year, 2008/09, conversely showed the highest net addition in dwellings over the 18 year period covered since 1991, when 456 dwellings were added in the Borough, but this included the 242 dwellings at Hartfields.

9.15 This means that the Borough has, so far, not delivered the housing provision needed (395 each year since 2004) to achieve the RSS evidence base growth predictions. If previous trends are to continue a more realistic figure for which the Borough can achieve, taking into consideration ongoing demolitions, would be a net additional figure between 300 and 350 dwellings each year.

Historical Planning Permissions

9.16 The starting point for any additional dwellings delivered in the Borough is the granting of planning permission for the development. Table 7 below illustrates the total dwellings granted planning permission over the last 5 years.

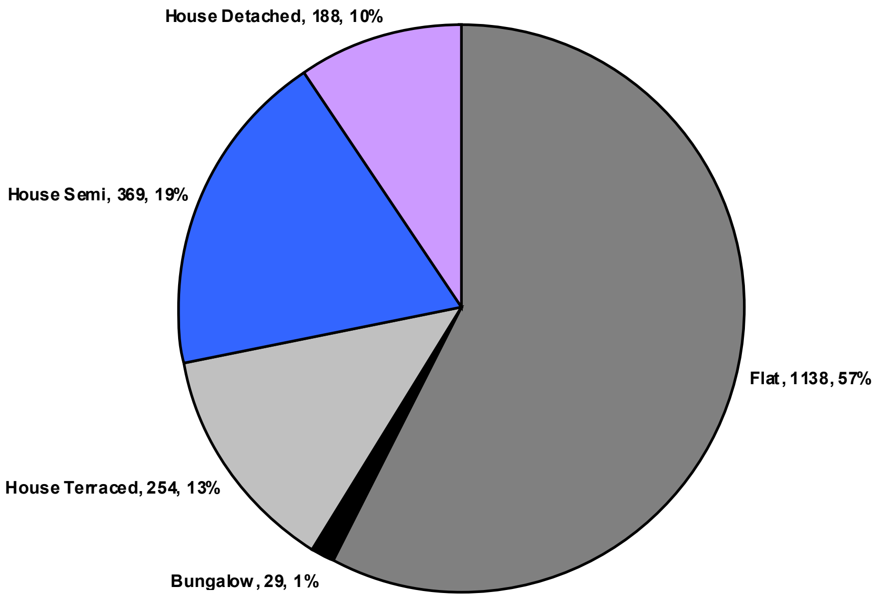
Year	Dwellings Granted Planning Permission
2005/06	343
2006/07	337
2007/08	627
2008/09	410
2009/10	362
Average	**415.8**

Table 7: Dwellings Granted Permission

9.17 Since 2005 the Council has granted permission for, on average, 416 dwellings per year, with a high of 627 dwellings in 2007/08. The majority of the dwellings granted planning permission are still yet to be complete and these extant planning permissions make up a portion of the sites in the potential housing supply over the next 5 years.

Existing Planning Permissions

9.18 There are approximately 2,000 dwellings remaining to be built resulting from extant planning permissions. Of the sites benefiting from planning permission, there is a large disparity in the type of housing provided, thus provided as net additional dwellings over the short term. Graph 7 below illustrates the breakdown of house types that make up the existing planning permissions.



Graph 7: Extant Planning Permissions Broken Down by House Type

9.19 Graph 7 above reflects the large proportion of flats that make up the stock of extant planning permissions. The housing market for flats is significantly reduced and there is uncertainty as to whether a large portion of the 57% of the planning permissions will actually start to deliver in the short term. The Tees Valley Strategic Housing Market Assessment 2008 (TVSHMA) highlighted the fact that flats market in Hartlepool and the wider sub-region had reached saturation point, with a high proportion of extant permissions, especially at key regeneration schemes.

9.20 The TVSHMA states that with regard to flats, there is demand in the Tees Valley however this is not on the scale of other property types and aspirations. This does raise issues of over-supply relative to household aspirations and occupancy rates; the TVSHMA suggests this should be carefully monitored.

9.21 Looking at the extant planning permissions, reveals that the current and future housing need cannot be met purely through the remaining un-built dwellings. The evidence shows that a significant amount of new dwellings are needed over the next 15 years to cater for specific needs and demand, in particular the need and demand, in particularly the need and demand for houses and bungalows and the reduced demand for flats.

10. Housing Land Capacity in the Borough

10.1 Guidance in PPS3 states that in determining an appropriate level of housing provision evidence from the Strategic Housing Land Availability Assessment (SHLAA) should be taken into consideration.

10.2 The SHLAA was prepared and adopted in March 2010 and through partnership working with landowners, housebuilders and planning consultants, identified as many sites as possible within the Borough which could have the capacity for housing and assessed them for their suitability, achievability and developability.

10.3 The SHLAA identified a potential housing capacity in the Borough for the next 15 years in excess of 8,000 dwellings and a further 10,000 for the period beyond 15 years. This equates to a total figure in excess of 18,000 dwelling capacity in the Borough.

10.4 In theoretical terms the 8,000 dwelling capacity over the next 15 years equates to approximately a gross annual addition capacity of 533 dwellings per year. The previous RSS housing provision, which was seen as high, was set at 395 a year. Bearing this in mind there is sufficient capacity in suitable housing sites in the Borough to accommodate an appropriate level of housing provision over the next 15 years.

11. Sustainability Appraisal

11.1 Any housing provision arrived at would be part of the evidence base that makes up the broader Local Development Framework evidence base. This report will not formulate policy and therefore should not, at this stage, be subject to a Sustainability Appraisal.

11.2 The evidence on housing provision will be reflected in the appropriate housing policy in the Core Strategy Development Plan Document. The next stage of consultation is the Preferred Options stage. The specific housing policies and the wider associated policies will be subject to a sustainability appraisal at the Core Strategy Preferred Options stage.

12. Impact on Existing or Planned Infrastructure

12.1 Any housing provision arrived at would be part of the evidence base that makes up the broader Local Development Framework evidence base.

12.2 The evidence on housing provision will be reflected in the appropriate locational and housing policies in the Core Strategy Development Plan Document. The first stage of consultation would be the Preferred Options stage. The Core Strategy Preferred Options document will have an accompanying Infrastructure Plan that will assess, plan for and mitigate where necessary against any impact on the exiting infrastructure.

12.3 Therefore, an assessment on the existing or planned infrastructure in the Borough will not be done at this evidence base stage.

13. Future Housing Provision Options

13.1 In order to reach an appropriate level for housing provision in the future it is necessary to bring all the relevant information and evidence together that has been discussed in previous chapters.

Population Growth and Household Formation

13.2 The starting point when looking at future housing provision is to look at the household formation estimates. Historically the Borough has seen an estimated annual household formation rate of approximately 250 each year. Households have historically and are continuing to reduce in size. This means that, cumulatively, more households are forming each year and at a greater rate over the last 10 years. Department for Communities and Local Government (DCLG) figures estimate that annual average future household formation rates for Hartlepool will be in excess of 350.

13.3 In order to meet the future predicted housing need, the Borough should be planning for an additional 350 households forming each year. This equates to a gross addition of 350 dwellings each year in order to meet the need.

The Government's Overall Ambitions in Increasing Housing Supply

13.4 The Coalition Government through the documents *Coalition: Our Programme for Government* and *Open Source Planning*, state its ambitions for future housing provision. *Open Source Planning* suggests Councils revert, as a baseline starting point, to the initial Option 1 housing figures put forward to the Regional Spatial Strategy.

13.5 On this basis the Government's ambition for the Borough is that the net additional dwelling figure should be 365 each year.

Historical Build Rates and Future Capacity

13.6 The Borough has historically seen high gross annual completions in excess of 500 dwellings and lows of less than 190 since 1991. The average gross addition is 371 dwellings each year. Ongoing HMR and windfall demolitions are planned to an annual average of approximately 40 dwellings each year. Demolitions have played a major role in reducing the net additional dwellings provided each year, the average being 309 each year. A figure between 300 and 350 net additional dwellings each year has proven historically achievable and a future figure around this level would prove a robust future estimate.

13.7 Arriving at a theoretical level of housing provision in the future that meets need and demand can only be achieved in reality if there is enough capacity in the housebuilding industry in the Borough. Historically the capacity of housing market in the Borough is around the 370 mark, however recently this has dropped to around 300 dwellings each year. This is further reflected in the amount of planning permissions which have been granted for new dwellings over the last 5 years, which currently averages 416 new dwellings each year, but last year was down to 362.

13.8 The Strategic Housing Land Availability Assessment identified as many sites as possible within the Borough which could have the capacity for housing and assessed them for their suitability, achievability and developability. It identified a total housing capacity in the Borough for the next 15 years in excess of 8,000 dwellings and a further 10,000 after 15 years. This equates to a total figure in excess of 18,000 dwelling capacity in the Borough. In theoretical terms the 8,000 dwelling capacity over the next 15 years equates to approximately a gross annual addition capacity of 533 dwellings per year.

Options on Future Housing Provision

13.9 Table 8 below outlines all the evidence brought together:

Evidence Source	Annual Dwelling Provision
DCLG Household Formation Estimates	350 Gross
Government's Overall Ambition	365 Net
Historical Average Gross Completions	371 Gross
Historical Average Demolitions	-40 Gross
Historical Average Net Additions	309 Net
Historic Dwellings Granted Planning Permission	416 Gross
SHLAA Future Housing Capacity	533 Gross

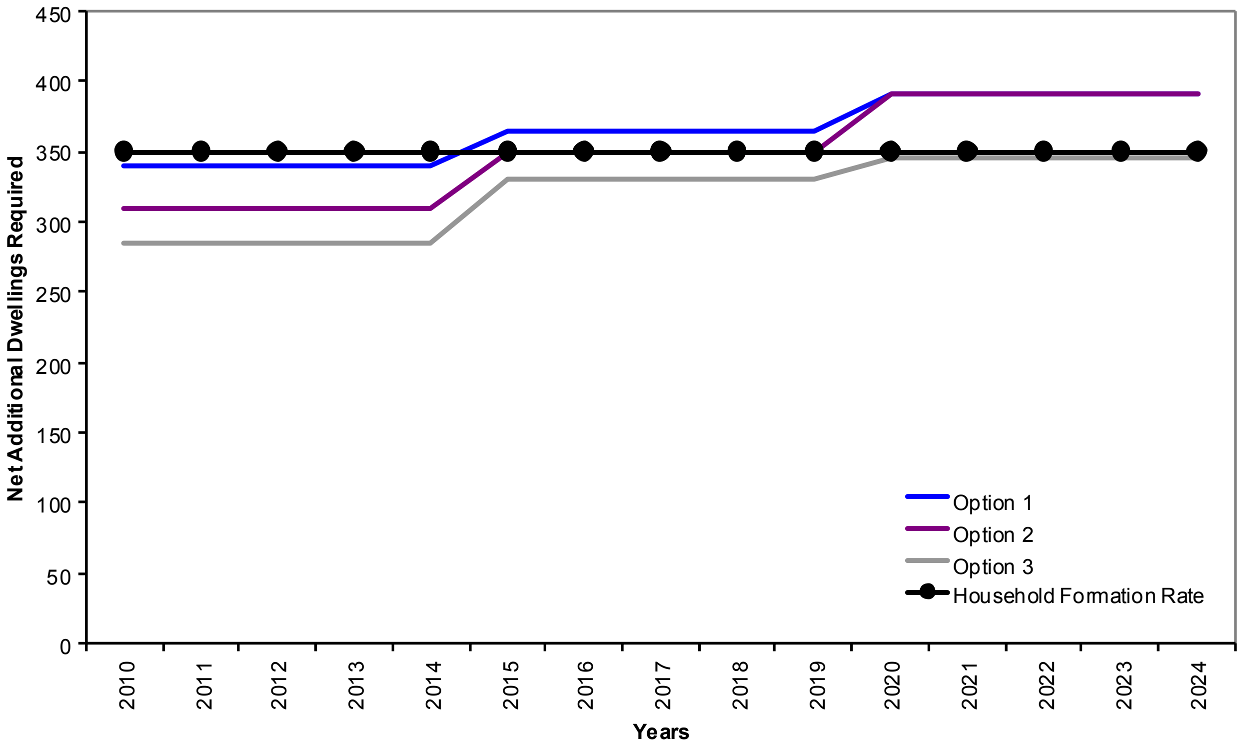
Table 8: Housing Provision Evidence Summary

13.10 In order to continue with the best practice; plan, monitor, manage approach to planning in the future, the Council has to arrive at an actual additional dwelling figure which is a target to be achieved each year. As a range of approaches can be adopted in the Borough in the over the next 15 years, three options are proposed and discussed in the following paragraphs.

13.11 In each of the options proposed it is assumed that the current housing market is depressed and as previously discussed, the housing market capacity in the Borough, in the short term, is limited. It is also assumed that the housing market capacity will improve over time, particularly in the medium to long term. The assumption is however that the housing market will not return to the height of the housing market as this "boom" has proven to be unsustainable. Bearing this in mind the predicted phasing of all options are incremental, whereby housing targets increase over the 15 years; correlating with the predicted pick up in the housing market over the same period. Essentially, for each option, conservative provision is planned for the first 5 years and greater provision is planned for the 10 to 15 year period.

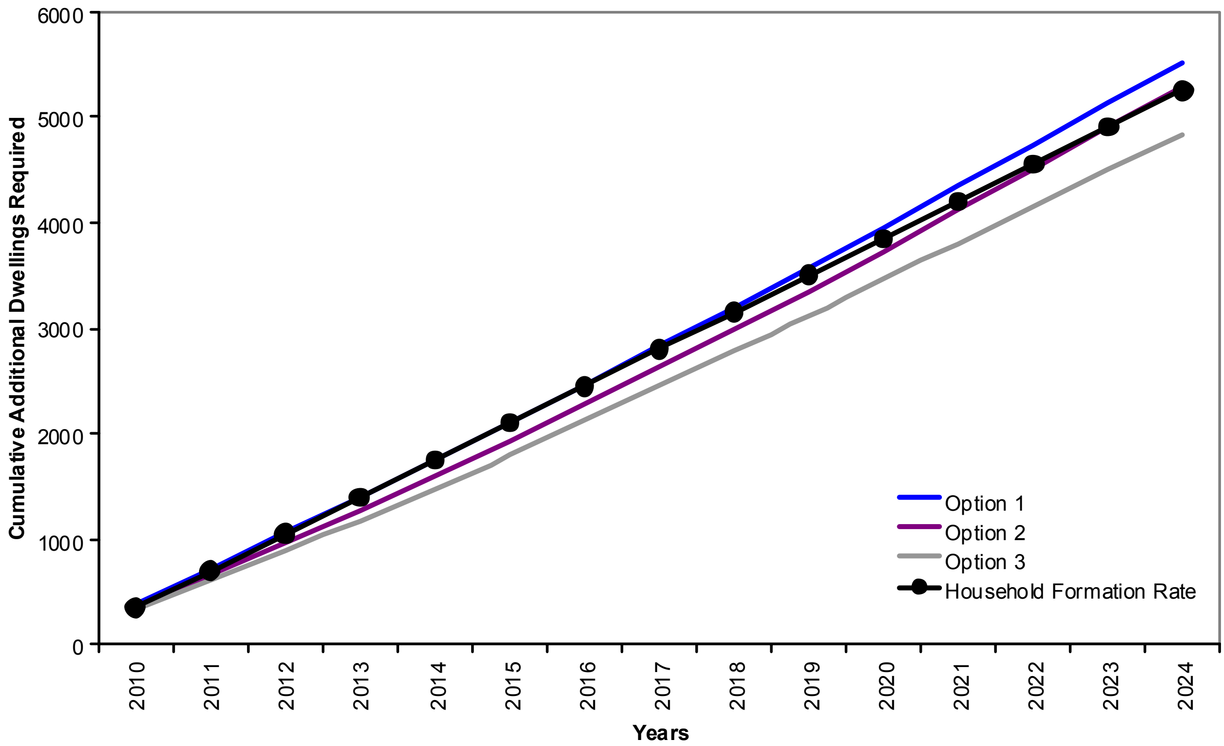
13.12 Graph 8 below illustrates the three options and how they are planned to be phased over the next 15 years, this is compared with the estimated household formation rate over the same period. The options are introduced below:

- Option 1: Aspirational Provision
- Option 2: Standard Provision
- Option 3: Realistic Provision



Graph 8: Net Additional Dwellings Required and Proposed Options

13.13 Graph 9 below illustrates how each option will cumulatively progress over the 15 year period in comparison with the estimated household formation rate.



Graph 9: Cumulative Additional Dwellings Required and Proposed Options

13.14 Both graphs reveal the overall trend that option 1 essentially exceeds the household formation estimates over the period, option 2 broadly meets the household need and option 3 is set below the household formation need.

Option 1: Aspirational Provision

13.15 The aspirational provision option takes into primary consideration the overall ambition of the Government which is reflected in the initial RSS figures submitted by Local Authorities. Table 9 below outlines the aspirational provision phasing.

Phasing	Gross Addition	Total Gross Addition	Demolitions	Net Addition	Total Net Addition
5 Year	380	1900	-40	340	1700
10 Year	405	2025	-40	365	1825
15 Year	430	2150	-40	390	1950
Total	**6075**	**6075**	**-600**	**5475**	**5475**

Table 9: Option 1 Housing Provision

13.16 Over the next 15 years a total of 6,075 new dwellings would be built, equating to an average of 405 each year. Taking planned future demolitions into consideration this means a net additional dwelling requirement of 5,475, equating to an average of 365 each year. The aspiration provision takes into account 103% of the future housing need resulting from newly forming households over the next 15 years.

13.17 The average 405 gross dwelling addition figure was only achieved consistently at the height of the housing market. Since 2003 the private housebuilding industry in the Borough has struggled to achieve in excess of 300 completions each year. It would not be prudent to plan, in the long term, for a return to the height of the housing market, so any gross completion figure consistently approaching, or exceeding 400 would not be sustainable, realistic or robust. Even in the short term the Borough Council, and ultimately housebuilders who deliver the new houses, would struggle to achieve the 380 gross additions required to meet the first 5 years provision.

13.18 The Option 1 provision most closely reflects the provision set out in the RSS and this, as previously discussed, has proven to be unachievable over the last 5 years. Essentially the Option 1 proposal cannot realistically be delivered in the Borough over the next 15 years.

Option 2: Standard Provision

13.19 The standard provision option takes into primary consideration the need to meet all of the additional housing need arising from newly forming households over the next 15 years. Table 10 below outlines the aspirational provision phasing.

Phasing	Gross Addition	Total Gross Addition	Demolitions	Net Addition	Total Net Addition
5 Year	350	1750	-40	310	1550
10 Year	390	1950	-40	350	1750
15 Year	430	2150	-40	390	1950
Total	**5850**	**5850**	**-600**	**5250**	**5250**

Table 10: Option 2 Housing Provision

13.20 In order to meet 100% of the need for the predicted household formation rates over the next 15 years a total of 5,850 new dwellings would need to be built, equating to an average of 390 each year. Taking planned future demolitions into consideration this means a net additional dwelling requirement of 5,250, equating to an average of 350 each year.

13.21 The gross average requirement of 390 new dwellings each year, again, was only achieved consistently at the height of the housing market. However, the average requirement of 390 is phased to take into consideration the current housing market, so starting with 350 gross additions for the first 5 years. The 350 figure, in the short term, is still challenging considering the current housebuilder capacity and current housing market and is not considered achievable. In the medium term the 390 is again still challenging, however the Borough Council is planning for an improvement in the housebuilder capacity and overall housing market so could theoretically be achievable in 10 years. In the long term, the 430 gross addition would appear to be unrealistic. It has only been achieved by housebuilders in the Borough 4 times over the last 19 years, however it is a symptom of the need to load the greater proportion of the provision later in the period to take account of the current housing builder capacity and overall housing market.

13.22 In the short term the option 2 provision is borderline achievable although challenging, however due to the need to load the greater provision later in the 15 year period, in the medium to long term it would appear to be unrealistic and unachievable.

Option 3: Realistic Provision

13.23 The realistic provision option takes into consideration the overall ambition of the Government and the additional housing need arising from newly forming households over the next 15 years. However the main difference from options 1 and 2 is that the provision takes into account the future household growth but also considers the overall capacity of the housing market in the Borough. Table 11 below outlines the aspirational provision phasing.

Phasing	Gross Addition	Total Gross Addition	Demolitions	Net Addition	Total Net Addition
5 Year	325	1625	-40	285	1425
10 Year	370	1850	-40	330	1650

15 Year	385	1925	-40	345	1725
Total	**5400**	**5400**	**-600**	**4800**	**4800**

Table 11: Option 3 Housing Provision

13.24 The option meets 92% of all the housing need resulting from the predicted household formation rates over the next 15 years. Option 3 requires a total of 5,400 new dwellings would need to be built, equating to an average of 360 each year. Taking planned future demolitions into consideration this means a net additional dwelling requirement of 4,800, equating to an average of 320 each year. Although not meeting 100% of the projected housing need, the option 3 housing provision still reflects and enables the overall ambitions of the Borough, in specific terms of housing need and economic development.

13.25 The gross average requirement of 360 new dwellings each year was consistently achieved in 12 out of the last 19 years since 1991 so is demonstrably more achievable through different housing market conditions.

13.26 The average requirement of 360 is again phased to take into consideration the current housing market and is set below the average annual target for the first 5 years. The 325 figure, in the short term, is still challenging bearing in mind housebuilder capacity and the current housing market, however the private housebuilding industry has been operating around this level over the last few years. In the medium term, the Borough Council is planning for an uplift in the housing market, although not a return to the height of the housing market. The 370 gross addition target has been achieved 11 out of the last 19 years since 1991, so should prove realistic to achieve over the medium term. In the long term the 385 gross additions needed is moving towards a challenging target based on historical housebuilding in the Borough; being achieved 9 times over the last 19 years. However, as previously stated the Borough Council is planning for an improving housing market over the long term and therefore this challenging figure could be accommodated in the long term.

14. Overall Housing Provision for the Next 15 Years

14.1 The Borough Council considers that the most robust and sustainable option for the provision of housing over the next 15 years in the Borough is Option 3: Realistic Provision. The realistic option takes into consideration the current capacity of housebuilders in the Borough and the current local housing market in its phasing and overall housing numbers. This ensures that the housing provision advocated, which meets 92% of the housing need resulting from estimated newly forming households, will actually be achievable and ultimately deliverable over the next 15 years, unlike options 1 and 2 and the previous RSS targets.

14.2 The provision requires a total of 5,400 new dwellings to be built, equating to an average of 360 each year. Taking planned future demolitions into consideration this means a net additional dwelling requirement of 4,800, equating to an average of 320 each year.

14.3 Table 12 below outlines an indicative phasing of the housing provision over the next 15 years broken down into gross and net additional dwelling requirements.

Year	Gross Additional Dwellings	Planned Demolitions	Net Additional Dwellings
2010	325	-40	285
2011	325	-40	285
2012	325	-40	285
2013	325	-40	285
2014	325	-40	285
2015	370	-40	330
2016	370	-40	330
2017	370	-40	330
2018	370	-40	330
2019	370	-40	330
2020	385	-40	345
2021	385	-40	345
2022	385	-40	345
2023	385	-40	345
2024	385	-40	345
Totals	**5,400**	**-600**	**4,800**

Table 12: Overall Housing Provision

14.4 In preparing planning documents in the Local Development Framework that accommodate and plan for the future housing provision this report is to be used as evidence of future housing need. In planning for land needed to accommodate the housing provision over the next 15 years, the actual numbers planned for need to based on the gross additional dwelling figures.

14.5 The Strategic Housing Land Availability Assessment (SHLAA) identified a total housing capacity in the Borough for the next 15 years in excess of 8,000 dwellings and a further 10,000 after 15 years. This equates to a total figure in excess of 18,000 dwelling capacity in the Borough.

14.6 The 8,000 dwelling capacity, in the Borough, over the next 15 years equates to approximately a gross annual addition capacity of 533 dwellings per year. Any housing allocations proposed as sites in the LDF, to meet the housing provision over the next 15 years, have to be allocated based on the established gross additional dwelling target. The proposed future housing provision for the Borough equates to a gross addition of 5,400 dwellings; that's an average annual addition of 360 new dwellings each year. Bearing this in mind there is sufficient capacity in suitable housing sites in the Borough to accommodate the proposed level of housing provision over the next 15 years.

COMMUNITY SAFETY AND HOUSING PORTFOLIO

Report to Portfolio Holder
28 January 2011

HARTLEPOOL BOROUGH COUNCIL

Report of: Assistant Director (Regeneration & Planning)

Subject: NORTH TEES NATURAL NETWORK

SUMMARY

1. PURPOSE OF REPORT

To seek Portfolio Holder approval for the Council to participate in the North Tees Natural Network partnership.

2. SUMMARY OF CONTENTS

The report outlines the potential role of the North Tees Natural Network partnership. It includes a Memorandum of Understanding between partners for which Portfolio Holder approval is sought.

3. RELEVANCE TO PORTFOLIO MEMBER

Ecology falls within this Portfolio.

4. TYPE OF DECISION

Non-key.

5. DECISION MAKING ROUTE

Community Safety and Housing Portfolio Holder 28 January 2010.

6. DECISION REQUIRED

Approval of the Council's participation in the North Tees Natural Network partnership.

Report of: Assistant Director (Regeneration & Planning)

Subject: NORTH TEES NATURAL NETWORK

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1. PURPOSE OF REPORT

1.1 To seek Portfolio Holder approval for the Council to participate in the North Tees Natural Network partnership

2. BACKGROUND

2.1 A number of discussions have taken place over the past year regarding the potential for establishing a partnership between local authorities, government agencies and voluntary sector organisations to further the management and promotion of the many sites around the North Tees that have substantive wildlife interest. Another key objective is to improve access to the network sites so that they also become a beneficial resource for local communities, providing opportunities for recreation and education and contributing to improved health, well-being and local pride. It is envisaged that this will improve the perception of the area thus attracting investment and boosting tourism.

2.2 Those organisations that would be involved in the partnership, subject to approval from within their organisation, are: Natural England; RSPB; Environment Agency; Tees Valley Unlimited; Teesside Environmental Trust; Tees Valley Wildlife Trust; Industry & Nature Conservation Association; Stockton Borough Council, Hartlepool Borough Council. It is envisaged that relevant industrial companies may be drawn in to the partnership at the appropriate time.

2.3 The North Tees Natural Network is not meant as a partnership for the purposes of carrying on business as defined in section 1(1) of the Partnership Act 1980, but instead a means of working together to coordinate skills and resources with a view to achieving the same goal.

3. MEMORANDUM OF UNDERSTANDING

3.1 A Memorandum of Understanding has been drafted for circulation within the organisations involved. This has been attached as **Appendix 1**.

3.2 The Memorandum of Understanding has so far been signed by Natural England, Tees Valley Unlimited and INCA. This report seeks Portfolio Holder approval for Hartlepool Borough Council to sign the Memorandum of Understanding.

4. FINANCIAL & RESOURCE IMPLICATIONS

4.1 None of the organisations would be required to provide any financial input though there may be individual projects that emerge in the course of time under the heading of the North Tees Natural Network that certain organisations may wish to contribute to.

4.2 There would be a small resource implication in terms of officer time from the Regeneration & Planning Division. Meetings have typically been held at Saltholme, approximately every two months and usually involve the attendance of one officer from Hartlepool Borough Council.

5. RECOMMENDATION

5.1 Approval of the Council's participation in the North Tees Natural Network partnership

6. CONTACT OFFICER

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Hartlepool
TS24 7BT

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E-mail: sarah.scarr@hartlepool.gov.uk

APPENDIX 1

NORTH TEES NATURAL NETWORK – MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made on 2010

BETWEEN

(1) **NATURAL ENGLAND** of 1 East Parade, Sheffield, S1 2ET ("**Natural England**"); and
(2) **ENVIRONMENT AGENCY** of [address] ("**Partner**").
(3) **TEES VALLEY UNLIMITED** of [address] ("**Partner**")
(4) **HARTLEPOOL BOROUGH COUNCIL** of [address] ("**Partner**")
(5) **STOCKTON-ON-TEES BOROUGH COUNCIL** of [address] ("**Partner**")
(6) **RSPB** of [address] ("**Partner**")
(7) **TEES VALLEY WILDLIFE TRUST** of [address] ("**Partner**")
(8) **INCA** of Phoenix Centre, Wilton International, Redcar, TS10 4RG ("**Partner**")
(9) **TEESSIDE ENVIRONMENT TRUST** of [address] ("**Partner**")

1. PURPOSE AND CONTEXT

(A) The purpose of the North Tees Natural Network is to ensure the long-term future of the internationally, nationally, regionally and locally important environmental resources of the area, in parallel with securing the sustainable development of its industrial and economic assets. This will be done through co-ordinated enhancement of the management of a number of sites centred around the RSPB Saltholme Reserve and Teesmouth National Nature Reserve to provide economic, social and environmental benefits for the area. The initiative will help to maximise the economic benefits arising from these unique environmental assets by developing a coordinated natural network which attracts visitors, and creates an attractive business environment for new and existing companies. The Parties will work with industrialists, infrastructure providers and others through the North and South Tees Industrial Development Framework and the Tees Tidal Flood Risk Management Strategy to identify and develop benefits for all through the Natural Network.

(B) The North Tees Natural Network is intended as a partnership between local authorities, government agencies, businesses, landowners, and voluntary sector organisations. It is not a partnership for the purposes of carrying on business as defined in section 1(1) of the Partnership Act 1980, but instead a means of working together to bring together skills and resources with a view to achieving the same goal. Implementation of projects on the ground will be led by one or more Parties who will assume responsibility appropriately (including liabilities).

(C) The area of interest to the Network lies on the north bank of the Tees estuary, from Port Clarence in the south to Seaton Carew in the north, and extending as far inland as Billingham and the A689 from Wolviston to Hartlepool. The area is delineated in the map attached to Schedule 1.

(D) This memorandum of understanding sets out the general principles which shall govern the relationship between the Parties including their respective obligations and rights.

This Memorandum is not intended to create a binding legal obligation between the parties.

2. VISION

The North Tees Natural Network will showcase how an internationally important area for wildlife can be designed in harmony with industrial expansion and redevelopment, supporting the social and economic prosperity of the Tees Valley. A quality and highly valued physical environment will improve image and perception and help to attract investment to the area.

Coordinated management of a number of sites in private ownership will deliver nationally-significant habitats teeming with breeding and wintering birds and a range of other wildlife.

Integrated access and improved visitor facilities and interpretation will take people into the heart of this wildlife spectacle without compromising the security of nearby industry, at the same time ensuring sensitive wildlife is protected. The range of attractions from avocets, orchids, otters and seals will increase numbers of visitors to the Tees Valley, especially from nature-based tourism, delivering economic and social benefits.

It will also be a significant resource for the local community, providing opportunities for recreation and education and contributing to improved health and well-being. Views across the area from restored landfill sites will show how industry and wildlife can co-exist and flourish, reconnecting the people of Teesside with the unique landscape on their doorstep.

3. STRATEGIC OBJECTIVES

1. To enhance biodiversity through complementary and enhanced management of consitutent sites
2. To support sustainable economic growth, including tourism and business development, through improving the reputation and image of the Tees Valley.
3. To provide a recreational resource
4. To improve access opportunities, including Coastal Access, through joint working and collaborative marketing
5. To enhance educational facilities and opportunities
6. Enhancing and contributing to the wider Tees Valley Green Infrastructure network

4. OBJECTIVES OF THE COLLABORATION BETWEEN THE PARTIES

1. To provide strategic and operational support for the further development of the North Tees Natural Network.

2. To use the combined resources of the Parties in an efficient way, adding value to individual projects and minimising duplication.

3. To prepare an action plan setting out proposals for achieving the strategic objectives of the North Tees Natural Network.

4. To work together to identify resources to deliver the agreed action plan.

5. GOVERNANCE

1. The project will be directed by a Steering Group comprising all the Parties.
2. The Steering Group will meet on at least a quarterly basis, at a location agreed by the Parties.
3. The Steering Group will be chaired by Parties on an agreed annual rotation.
4. The secretariat for the Steering Group will be provided by Natural England.

6 DELIVERY

An action plan will be agreed, resourced and updated annually.

The initial action plan will include the following exemplar/ demonstration projects:

1. Environment Agency Greatham North project
2. ConocoPhillips Greatham Meadows mitigation proposals.
3. INEOS/ RSPB/ Natural England/ Impetus work at Cowpen Marsh.
4. Production of an integrated access strategy.
5. Generation of options to address wildlife challenges and opportunities, with a view to providing wildlife spectacle and experience for visitors.
6. Generating a knowledge baseline of the North Tees Natural Network area, as shown on the map detailed at Schedule 1.

7 REVIEW OF MEMORANDUM

This Memorandum will be reviewed regularly and no less than once in every 12 month period. Any changes to this Memorandum will only be effective if set out in writing and signed by all Parties. Any Party may end this relationship, providing the liabilities have been paid by the relevant Party, on 90 days notice to the other.

Each Party hereby confirms its agreement to the terms contained in this Memorandum.

Signed on behalf of Natural England:	**Signed on behalf of Environment Agency:**
Print Name:	**Print Name:**
Job Title:	**Job Title**
Date:	**Date:**
Signed on behalf of Tees Valley Unlimited:	**Signed on behalf of Hartlepool Borough Council:**
Print Name:	**Print Name:**
Job Title:	**Job Title**
Date:	**Date:**
Signed on behalf of Stockton-on-Tees Borough Council:	**Signed on behalf of RSPB:**
Print Name:	**Print Name:**
Job Title:	**Job Title**
Date:	**Date:**

Signed on behalf of Tees Valley Wildlife Trust:	**Signed on behalf of Teesside Environment Trust:**
Print Name:	**Print Name:**
Job Title:	**Job Title**
Date:	**Date:**

Signed on behalf of INCA:

Print Name:

Job Title:

Date:

COMMUNITY SAFETY & HOUSING PORTFOLIO

Report To Portfolio Holder

28 January 2011

HARTLEPOOL BOROUGH COUNCIL

Report of: Assistant Director (Community Safety & Protection)

Subject: SAFER HARTLEPOOL PARTNERSHIP COMMUNITY COHESION FUND PROPOSALS

SUMMARY

1 PURPOSE OF REPORT

To consider the recommendations of the Safer Hartlepool Partnership (SHP) Community Cohesion Grants Panel in respect of applications for community cohesion funding.

2 SUMMARY OF CONTENTS

Proposed awards for community cohesion grants are as follows:

<u>**Project**</u>		<u>**Recommended**</u>
Hartlepool Chinese Association		£2,100
.	**Total**	**£<u>2,100</u>**

3 RELEVANCE TO PORTFOLIO MEMBER

Portfolio holder has responsibility for community safety, which includes community cohesion grants.

4 TYPE OF DECISION

Non key.

5. DECISION MAKING ROUTE

Community Safety & Housing Portfolio on 28 January 2011.

6. DECISION(S) REQUIRED

The Portfolio Holder is to consider the recommendations of the SHP Community Cohesion Grants Panel in respect of the application for funding to support a community cohesion related project totalling £2,100.

Report of: Assistant Director (Community Safety & Protection)

Subject: SAFER HARTLEPOOL PARTNERSHIP COMMUNITY COHESION FUND PROPOSALS

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1. PURPOSE OF REPORT

1.1 To consider the recommendations of the Safer Hartlepool Partnership (SHP) Community Cohesion Grants Panel in respect of applications for community cohesion funding.

2. BACKGROUND

2.1 Community cohesion, as defined by the Department for Communities and Local Government is: “What must happen in all communities to enable different groups of people to get on well together. A key contributor to community cohesion is integration, which is what must happen to enable new residents and existing residents to adjust to one another.”

2.2 One of the annual priorities for the Safer Hartlepool Partnership under its strategic assessment process is that of public reassurance and community engagement. The lead for delivery of activity under this priority rests with the SHP Reassurance & Community Engagement themed group. This group has the remit to oversee initiatives, which fulfils the criteria for community cohesion funding, a key element of which is positive engagement and integration within communities across Hartlepool. A Community Cohesion grants panel has been formed, which comprises of members from that themed group, with fund administration undertaken by Hartlepool Voluntary Development Agency.

2.3 A copy of the application form, which contains examples of cohesion and criteria by which applications will be considered is attached at **Appendix 1**. The maximum grant for organisations in one year has been agreed to be £5,000.

2.4 The SHP allocated £15,000 from 2008/09 and £15,000 from 2009/10 to be spent on projects which contributed to community cohesion. In 2010/11 £15,000 has also been allocated.

3. PROPOSAL

Hartlepool Chinese Association

3.1 This application was deferred at the Community Safety & Housing Portfolio meeting on 19 November 2010, pending further enquiry into the detail and need surrounding this proposal.

3.2 The initial application contained the following information:

3.3 This group formed in May 2010 and their aim is to integrate the Chinese community with the wider population and to improve the health of both communities. The need for this group has arisen because many of the members have suffered verbal and racial abuse and feel that introducing Chinese culture and customs to the wider community will help to reduce this abuse.

3.4 The group has identified that Chinese language classes will assist them, along with other activities, to integrate into the wider community and 'have a better chance of local people accepting Chinese residents on equal terms'. The activities will be open to all of the community and translation fees are also included in the application to aid in reducing barriers to community cohesion.

3.5 On Wednesday 8 December 2010, members of the Safer Hartlepool Partnership Community Safety Team met with Sandra Chow from the Hartlepool Chinese Association to gain a better understanding of the detail behind the project proposal.

3.6 The outcome of the meeting is as follows:

- It was confirmed that Hartlepool has in excess of 350 Chinese residents and approximately 32 Chinese takeaways.
- Discussion took place surrounding the point that the Chinese community is not 'on the radar' with many agencies and consequently may be missing out on messages and support they could receive from respective bodies. Sandra Chow confirmed that the Chinese community tends to keep to itself.
- Details were provided to Sandra Chow on how the Safer Hartlepool Partnership can offer support and advice regarding crime prevention, including details of community safety initiatives, linked to personal safety information. To that end, Community Safety Team members are to attend the Chinese Association meeting, scheduled for early 2011.
- Detailed information was provided in relation to how anti-social behaviour, verbal abuse and indeed Hate Crime is dealt with and the support available to those victims.
- There is also to be an influx of Chinese students into the town and they will require accommodation locally. It was acknowledged

that the local Chinese Association needs to link up with the students, alerting them to support available from the Safer Hartlepool Partnership in relation to community safety matters.
- In relation to the Community cohesion bid, it was established that some of the identified activities will not be going ahead, thereby reducing overall costs by some £2,600 to a revised total of £16349.

3.7 The application for £2,100 Community Cohesion funding remains a priority for the Hartlepool Chinese Association.

3.8 This proposal has the support of the Grants Panel subject to a rigorous monitoring review and audit process being undertaken.

4. FINANCIAL IMPLICATIONS

4.1 If this application is approved, then the full allocation of the £15,000 Community Cohesion budget for 2010/2011 will be exhausted.

5. RECOMMENDATION

5.1 The Portfolio Holder is asked to consider the SHP Community Cohesion Grants Panel recommendations in respect of the Hartlepool Chinese Association application for community cohesion related project totalling £2,100.

6. CONTACT OFFICER

Brian Neale
Community Safety Manager
Regeneration and Neighbourhoods Department
Community Safety Office
Church Street
Hartlepool
TS24 7DJ
Telephone: (01429) 405584
Email: brian.neale@hartlepool.gov.uk

7. BACKGROUND PAPERS

Individual grant applications.

HARTLEPOOL COMMUNITY COHESION FUND
APPLICATION FORM

2.3
Appendix 1

Name of Group:……………………………………………………………………………………………

Name of Activity/Project:………………………………………………………………………………………

Please be specific and confine your answers to the spaces provided.
Do not use continuation sheets

1 Describe the activity that you wish to do

2 What evidence do you have that people in your community want/need this activity?

3 When do you expect the activity paid for by the Fund to	**BEGIN ?**	
	END ?	

4 How will the activity contribute to community cohesion principles? ***(see attached sheet)***
Describe how the activity addresses the difficulties faced by your target group.

5 What benefits do you expect to achieve and how will you measure how successful you have been?

6 Please estimate how many people will benefit from the activity/project	

7 How much will the activity cost in total?	**£**

8 How much Community Cohesion Funding do you need for this activity?	**£**

9 How do you intend to finance the costs not covered by Community Cohesion funding?

10 Please give a breakdown of how much will be spent on different aspects of the activity/project and indicate (by ticking) in the first column which items are to be specifically funded by the grant:		**£**
	TOTAL COSTS	**£**

About you and your group

Main Contact		**Second Contact**	

Address **Postcode**		**Address** **Postcode**	

Tel no. (day) **Tel no.** (evening) **e-mail**		**Tel no.** (day) **Tel no.** (evening) **e-mail**	

What are the best times to telephone the main contact ?	

If you have any communication needs, what are they? *(please tick as appropriate)*
Textphone ❑ Sign Language ❑ Other language ❑ please say which:
Other (please specify)

In which geographical area(s) (e.g. district, borough, ward, or estate) does your group work?	

Considering the activity you wish to undertake, which sections of the community is specifically targeted (ie young people, elderly, BME etc):

If your group is not based in Hartlepool then you must obtain a letter of endorsement from a relevant Hartlepool based group in support of the application.

Please describe what your group does:
PLEASE ENCLOSE A COPY OF YOUR CONSTITUTION OR SET OF RULES

How many people are involved in running your group?			
Number of Committee Members		Number of paid Staff working 30 hours or more	
Number of Volunteers		Number of paid Staff working under 30 hours	

When was your group formed?	

Please enclose a set of your most recent accounts. If you are a new group please provide projected income and expenditure for the next 12 months.

Name of group's bank account to which cheque will be made payable (If you do not have a bank account please contact HVDA on 01429 262641)	

HVDA will need to share information regarding your application with third parties (Grants Panel members), please state if you agree to this: YES / NO ***(delete as appropriate)***

Declaration: to be signed by two authorised signatories from the group, as detailed in the Contact Section of this form.

We, the undersigned representatives of the group making this application, confirm that the information provided is accurate to the best of our knowledge. Should the application be successful we agree to ensure that proper records are maintained of the funded activities and to provide monitoring and financial information as and when required.

Signature	Name in Block Capitals	Position in Group	Date
1			
2			

Check list:

Have you included the following documents with this application (√)

Your group's rules or constitution	
Your annual accounts or statement of income and expenditure for the last 12 months	

Please return the complete application to the Grants Administrator,
Hartlepool Voluntary Development Agency,
Rockhaven, 36 Victoria Road, Hartlepool TS26 8DD

Tel. 01429 262641 Fax. 01429 265056

PLEASE NOTE: Information in this form will be used for monitoring purposes and will be recorded in a database. However, individual details will not be made public without permission.

NAME OF GROUP……………………………………………………………………………………………

TO ASSIST THE COMMUNITY COHESION FUND GRANTS PANEL MAKE THEIR DECISION THEY NEED TO KNOW THE TYPES OF PEOPLE WHO WILL BENEFIT FROM YOUR PROJECT

Please indicate the **expected/estimated number of people in each category who are likely to benefit** from your project. It is likely that the people that your project will benefit can be classed under a number of categories but please limit the categories you select to a **maximum of five**.

Categories of beneficiary	Number
Local Residents	
Children (up to 13 years)	
Young People aged 13 - 25	
People aged 26 - 49	
People over 50 years	
People who are from black and ethnic minorities	
People with disabilities	
Unemployed people	
Lone Parents	
Ex-offenders	
Drug users	
Refugees/Asylum seekers	
Homeless people/rough sleepers	
People with basic skills needs	
Travellers	
Bisexual, Gay, Lesbian & Transgendered	
Other (please describe)	

IF YOUR APPLICATION IS SUCCESSFUL YOU WILL NEED TO KEEP:

- Records of the number of people who benefit under the categories that you have indicated above
- Copies of relevant receipts/invoices for items or services purchased with the award

THIS INFORMATION WILL BE REQUIRED TO COMPLETE A MONITORING FORM APPROXIMATELY 1 MONTH AFTER YOUR PROJECT ENDS.

DOCUMENTS STORED AT HVDA RELATING TO GRANT APPLICATIONS ARE INSPECTED BY AUDITORS ON BEHALF OF HARTLEPOOL BOROUGH COUNCIL TO ENSURE THAT THE DECISIONS MADE BY THE GRANTS PANEL HAVE BEEN BASED UPON THE APPROPRIATE CRITERIA AND THAT THE FUNDED ACTIVITY HAD TAKEN PLACE AND WAS PAID FOR BY THE AWARD.

THE COMMUNITY COHESION FUND

PROMOTING GREATER COHESION WITHIN COMMUNITIES HAS FORMED AN IMPORTANT STRAND OF GOVERNMENT POLICY SINCE 2001. IN 2007 THE MAJOR RESPONSIBILITY FOR COMMUNITY COHESION MOVED TO THE DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT WHO DEFINED COMMUNITY COHESION AS "… WHAT MUST HAPPEN IN ALL COMMUNITIES TO ENABLE DIFFERENT GROUPS OF PEOPLE TO GET ON WELL TOGETHER. A KEY CONTRIBUTOR TO COMMUNITY COHESION IS INTEGRATION WHICH IS WHAT MUST HAPPEN TO ENABLE NEW RESIDENTS AND EXISTING RESIDENTS TO ADJUST TO ONE ANOTHER."

COMMUNITY COHESION PRINCIPLES

- **Provide support to build capacity, confidence and trust within communities, which leads to greater resilience and sense of belonging to their neighbourhood.**
- **Encourage greater cross cultural, cross community (communities of interest and geographical) activities to encourage meaningful interactions between people from different backgrounds.**
- **Strengthen communities using community safety themes of crime prevention and addressing anti social behaviour.**
- **Ensure that people from different backgrounds can have similar life opportunities.**
- **Building the capacity of local people to participate in the improvement of their own areas**
- **Enabling different communities to come together to improve greater understanding and cohesion between groups in Hartlepool.**
- **Generate and create opportunities to work constructively with a broad range of agencies enabling people from different backgrounds to come together and experience new opportunities collectively.**
- **Shared future vision and a safe sense of belonging to the whole community.**

WHAT IS COMMUNITY COHESION?

Community cohesion can seem intangible, making it hard to explain or justify what works to build cohesion and so get support for it. A community in which nearly everyone is similar is not automatically cohesive.
Cohesion is not about trying to make everyone the same; it is about giving people the skills to respect difference, to cope with change and welcome new residents.
Differences between people go much wider than race or faith – age, income, class or even lifestyle may be the cause of divides in some areas.
Cohesion is about trying to influence attitudes and behaviours.
Cohesion is about people pulling together – people helping each other.
Even the level of deprivation, which is the strongest influence on cohesion, can only explain a few percentage points of difference.
Improving cohesion is about addressing multiple issues at the same time.

Research suggests that there are relationships between cohesion and a number of areas, including:

- Community empowerment including people helping each other out, coming together to solve problems and trusting one another
- Volunteering
- Equalities and perceptions of fair treatment
- Preventing crime and anti social behaviour
- Sense of belonging and having friends from different backgrounds, which will bring other benefits.

There is a risk that cohesion can become over focussed on ethnic minorities – when it is about everyone in society.

FACTORS WHICH CAN AFFECT COMMUNITY COHESION

- Low level of pride in local area or some groups not feeling they belong.

- Low level of trust of others, or of or by some particular groups.

- Fear of crime, feeling unsafe after dark or fear of racist crime.

- Low levels of people having friends in another ethnic group.

EXAMPLES OF COMMUNITY COHESION

Delivery of English for Speakers of Other Languages (ESOL)

Connecting Cultures sessions involving minority and minority ethnic groups sharing food and talking about their history and culture with each other

Events organised with the aim of bringing the community together to recognise similarities rather than differences (evidenced outcomes necessary)

Mini clean sweeps organised in areas

A service giving young people from a range of different backgrounds and communities the opportunities to interact in a structured and creative environment

Reducing the negative perceptions of young people and increase intergenerational understanding of all young people. By engaging different generations together, sterotypes can be challenged, and the fear of crime reduced and cohesion strengthened. Encourage more intergenerational activities, bringing different generations together in structured environments to learn new skills, enjoy fun events, and participate in sport, art and culture and to share life experiences and learn from each other

Positively working to bring young people from a range of backgrounds together to engage in positive structured activities, and in so doing, create better understanding of each other.

In many areas a key issue is territorialism among young people. You may wish to engage with them or youth workers to identify where they feel unsafe or where they feel the borders or flashpoints are.

Helping young people develop the skills necessary to participate positively in the local community.

Encourage intergenerational understanding (ie war veterans talking with pupils about their wartime experience, or a local history project promoting intergenerational insight)

One off events ie cross cultural/intergenerational cooking project

Continue to develop initiatives and work in partnership to counter anti social behaviour (including homophobic abuse/racism/ageism etc) and counter the fear of crime.

Promote the positive initiatives involving diverse communities

Bringing together owner occupiers and tenants on estates

Hold specific events that will bring different communities together either geographical communities or communities of interest/culture, enable different groups of people to come together to share a common experience. Ensure that these events have a clear purpose and outcome.

Develop a project to counter negative stereotyping and common perceptions to promote the achievements of all groups working towards community cohesion.

Stereotypes and common perceptions instead of myths and myth busting

Bringing different communities together in constructive positive activities or alternatively offering pro social activities to those who have become disengaged from the community, helping to build strong and positive relationships between people from different backgrounds.

Enable different groups of people to come together to share their different perspectives, and work together to reach a common and better vision for them all giving groups a strong sense of shared belonging and focus on commonalities rather than difference.

Challenge stereotypes and encourage genuine cross cultural and cross faith relationships to be developed.

Ability to bring people together in a supportive environment offering a range of activities to improve and enhance their life opportunities.

Enabling members of the local community to interact in a structured environment creating a sense of shared local values and community across cultures and generations.
Community structures can be key to bringing people together and also in calming tensions. Questions which can be asked are:

- What youth provision is there?

- What are the range of organisations involved in community cohesion and the operational links between them?

- What voluntary and community groups are active in what area? What services to they provide?

- Are faith groups undertaking service or support provision? Where are they and what do they do? Are there interfaith groups?

The Community Cohesion Fund Grants Panel has a responsibility to ensure a balance of small to large grants. Grants of up to £5,000 can be awarded for single projects or activities. The maximum award per group in any one year is £5,000.

THE CRITERIA BY WHICH APPLICATIONS WILL BE CONSIDERED

- Specific items and a breakdown of the costs must be provided in the application. If the amount required is less than the cost of the entire project the specific items that require funding must be indicated
- Does it respond to local needs and priorities?
- Does it have the support of the relevant community?
- Will it increase community involvement or empowerment?
- Does it add to existing levels of community activity?
- Does it provide value for money in increasing skills and knowledge and encouraging community participation?
- Does it contribute to a distribution of funding which reflects the needs of a diverse community?
- Does the group have a commitment to equal opportunities in its working practices?

ITEMS INELIGIBLE FOR COMMUNITY COHESION FUNDING

- Activities undertaken outside of England
- Any costs that do not represent an additional cost exclusively incurred as a result of work carried out for the purposes of the Community Cohesion programme
- Overheads allocated or apportioned at rates materially in excess of those used for similar work carried out by the organisation
- Costs paid or liabilities incurred before signature of any funding agreement letter
- The cost of work or activities that any other person has a statutory duty to undertake
- Political or exclusively religious activities
- Payments made for contracts worth £5,000 or more, not let by competitive tender
- The construction or acquisition of buildings/the acquisition of freehold or leasehold rights over land
- Unpaid liabilities/provisions/contingent liabilities/contingencies
- Payments in advance of need/interest charges
- Service charges arising on finance leases, hire purchase and credit arrangements
- Costs resulting from the deferral of payments to creditors
- Depreciation and amortisation of fixed assets, or any part of the cost of fixed assets, paid for by this grant
- Payments for unfair dismissal/redundancy payments and compensation for loss of office
- Payments into private pension schemes/payments for unfunded pensions
- Bad debts arising from loans to trustees, proprietors, partners, employees, directors, shareholders or guarantors of the programme manager, or a person connected with any of these
- Gifts, prizes and alcohol
- Entertaining/Travel and subsistence that would give rise to a taxable benefit were the cost to be incurred by, but not borne by, an individual.
- VAT that is reclaimable by the funded organisation or becomes reclaimable during the period that the organisation benefits from grant funding/other tax (except PAYE)
- Statutory fines and penalties/criminal fines and damages

COMMUNITY SAFETY AND HOUSING PORTFOLIO

Report to Portfolio Holder

28 January 2011

HARTLEPOOL BOROUGH COUNCIL

Report of: Assistant Director (Neighbourhood Services)

Subject: BUSINESS TRANSFORMATION – WASTE MANAGEMENT RECOMMENDATIONS – BULKY WASTE COLLECTION CHARGES

SUMMARY

1. PURPOSE OF REPORT

To inform the Portfolio Holder about the introduction of charges for the bulky waste collection service.

2. SUMMARY OF CONTENTS

The report refers to the Business Transformation/Service Delivery Options contained in the Cabinet Report of 24th May 2010 and in particular the introduction of a charge for the bulky waste collection service. The report provides information on the charge to residents from the 1st February 2011.

3. RELEVANCE TO PORTFOLIO MEMBER

The Portfolio has responsibility for Waste Management issues

4. TYPE OF DECISION

For Information

5. DECISION MAKING ROUTE

For information

6. DECISION(S) REQUIRED

None required.

Report of: Assistant Director (Neighbourhood Services)

Subject: BUSINESS TRANSFORMATION – WASTE MANAGEMENT RECOMMENDATIONS – BULKY WASTE COLLECTION CHARGES

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1. PURPOSE OF REPORT

1.1 To inform the Portfolio Holder of the introduction of charges for the bulky waste collection service from 1st February 2011.

2. BACKGROUND

2.1 In order to meet the challenging Business Transformation savings targets, Cabinet has endorsed the Waste & Environmental Services section's SDO recommendation to levy a charge to customers for the Bulky Household Waste Collection service.

2.2 The recommendation was based upon research undertaken by the Waste Action Resource Programme and the Furniture Reuse Network during the period June to September 2009.

New Pricing Structure

Description	Charge
Standard Charge	£15.00 (up to a maximum of three items)
Discounted Price	£7.50 (up to a maximum of three items)

2.3 A survey of local authorities across the Tees Valley shows a range of charges being made to residents for a bulky waste collection service, with no one authority carrying out the service for free. All are currently reviewing the service charges with the likelihood of an increase across the board.

2.4 Outside the Tees Valley, charges again vary and all authorities are carrying out reviews of their bulky waste collection service with a view to increasing charges.

3. BUSINESS PROCESS

3.1 The business processes have been reviewed to take into account:-

- Waste Management Service Delivery Option Review
- WRAP Recommendations

3.2 The proposed process is attached at **Appendix A**.

4. TERMS AND CONDITIONS

4.1 Terms and conditions have been developed to support the new business processes. These are attached at **Appendix B**.

4.2 The terms and conditions will be subject to review by the Council's Legal Division.

5. DISCOUNTED COLLECTIONS

5.1 As requested by Cabinet, discounted collections are to be made eligible to customers in receipt of a means tested benefits.

5.2 A review to determine benefit eligibility and validation to receive a discounted collection has been undertaken.

5.3 Customers in receipt of the following primary benefits will qualify for a discounted collection:-

- Income Support
- Job Seekers Allowance (Income Based)
- Employment Support Allowance (Income based)
- Pension Credit (Guaranteed Credit)
- Housing Benefit
- Council Tax Benefit

5.4 Hartlepool Connect employees will validate primary benefit via the World Revenues and Benefits system.

6. BENCHMARKING

6.1 A review of household collection items has been undertaken, and amended following a benchmarking exercise with other local authorities. The proposed list is attached at **Appendix C**.

7. COMMUNICATIONS

7.1 The implementation of charges will follow a combination of various mediums including but not exclusive to press releases, website, leaflets, and posters. Examples are attached at **Appendix D**.

8. LEGAL CONSIDERATIONS

8.1 Whilst the Council has a statutory duty to manage the town's domestic household waste, there is no requirement to provide a bulky waste collection service. Similarly, there are no statutory regulations that dictate the level of charge that Councils are able to make in respect of a bulky waste collection service.

9. STAFF CONSIDERATIONS

9.1 The economic downturn has resulted in a corresponding fall in demand for the Council's bulky waste collection service; the introduction of a charge for this service is expected to impact further on this downward trend. Regrettably, it will therefore be necessary to reduce the bulky waste service by one team of two operatives and a vehicle and accordingly these employees have been placed on the redeployment register. However, it is anticipated they will transfer to other aspects of the Waste & Environmental Services section, which are also under review, namely the processing of green waste and the kerbside recycling system.

10. RISK IMPLICATIONS

10.1 In the Cabinet report of 24th May 2010, the introduction of a charge for the bulky waste collection service was listed as a service delivery option (SDO) that would contribute to essential savings/efficiencies. Failure to meet the SDO targets set out in the Cabinet report will have significant negative consequences for the Waste Management Service, its staff, and the Council as a whole.

10.2 The introduction of charges may result in an upturn in incidents of fly tipping, which could impact upon the workload of the street cleansing teams. However, this problem can be alleviated through the vigilance and proactive measures of the Environmental Enforcement Team who will not hesitate to take legal action against people who commit such crimes against the environment.

11. RECOMMENDATIONS

11.1 That the Portfolio Holder notes the introduction of charges for the bulky waste collection service from the 1st February 2011.

12. REASONS FOR RECOMMENDATIONS

12.1 The increased charge is fundamental to the targets set out in the Waste Management SDO report to Cabinet on May 24th 2010, aimed at achieving essential savings/efficiencies for the Council. Failure to meet these targets will have significant negative consequences for the Waste Management section, its staff, and the Council as a whole.

12.2 The proposed level of charge is in line with those made by other local authorities in the North East.

13. BACKGROUND PAPERS

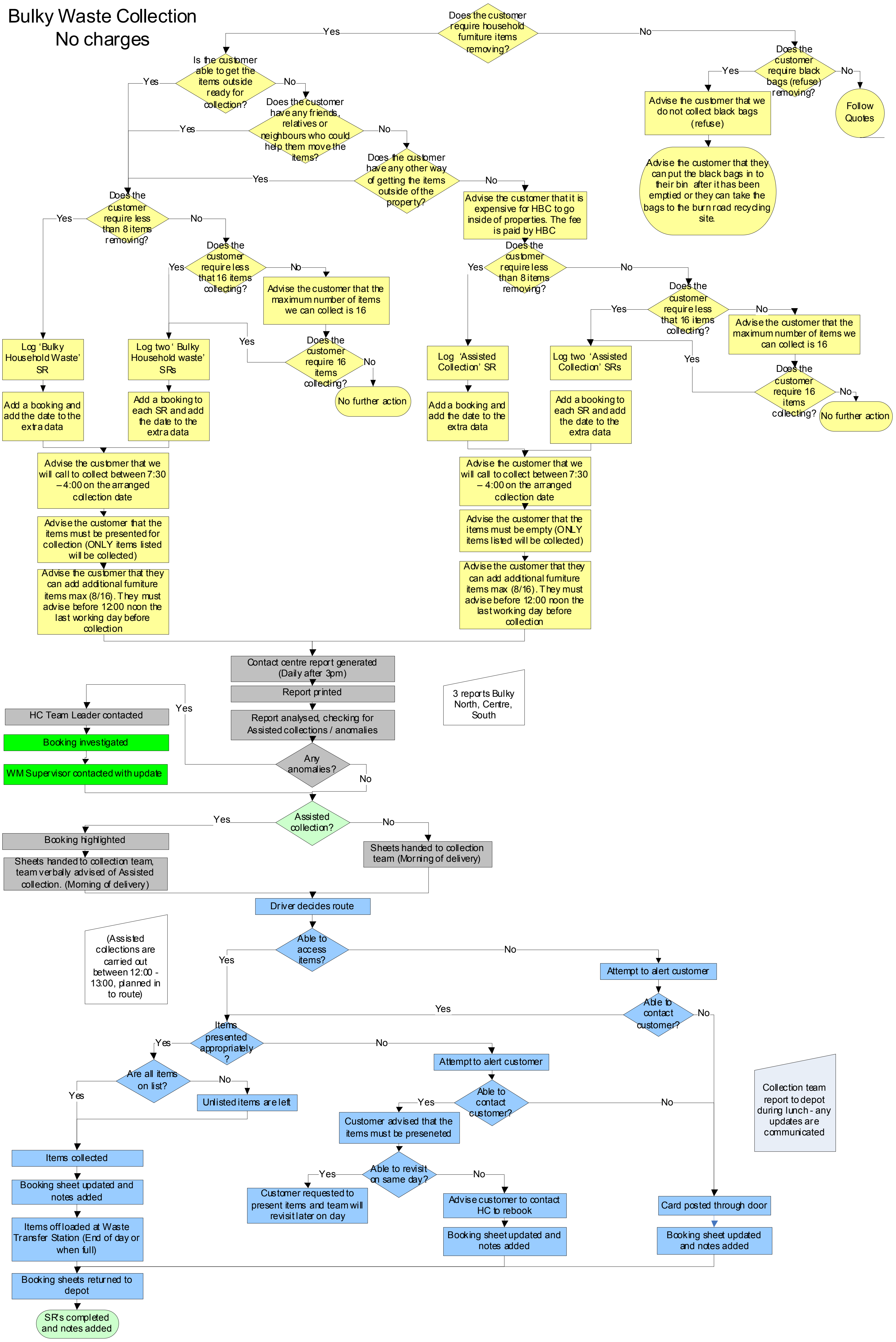
Waste Resources Action Programme – Increasing Reuse of Bulky Waste in Hartlepool. - September 2009

Business Transformation- Service Delivery Review Options Analysis Report for Waste Management – May 2010

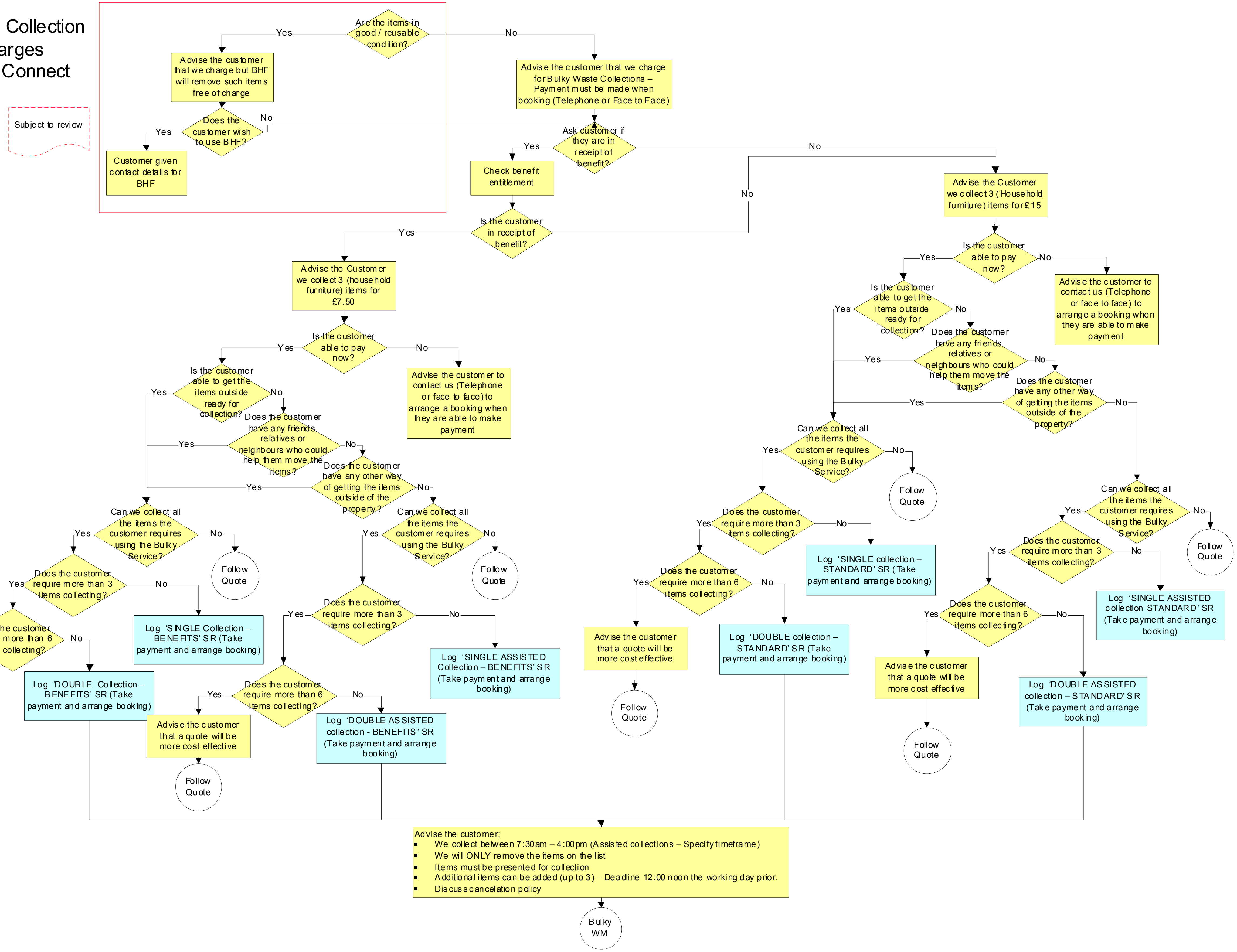
14. CONTACT OFFICER

Craig Thelwell
Waste & Environment Services Manager
Regeneration & Neighbourhoods Department
1 Church St
Hartlepool
TS25 7DS
Telephone: (01429) 523370
E-mail: craig.thelwell@hartlepool.gov.uk

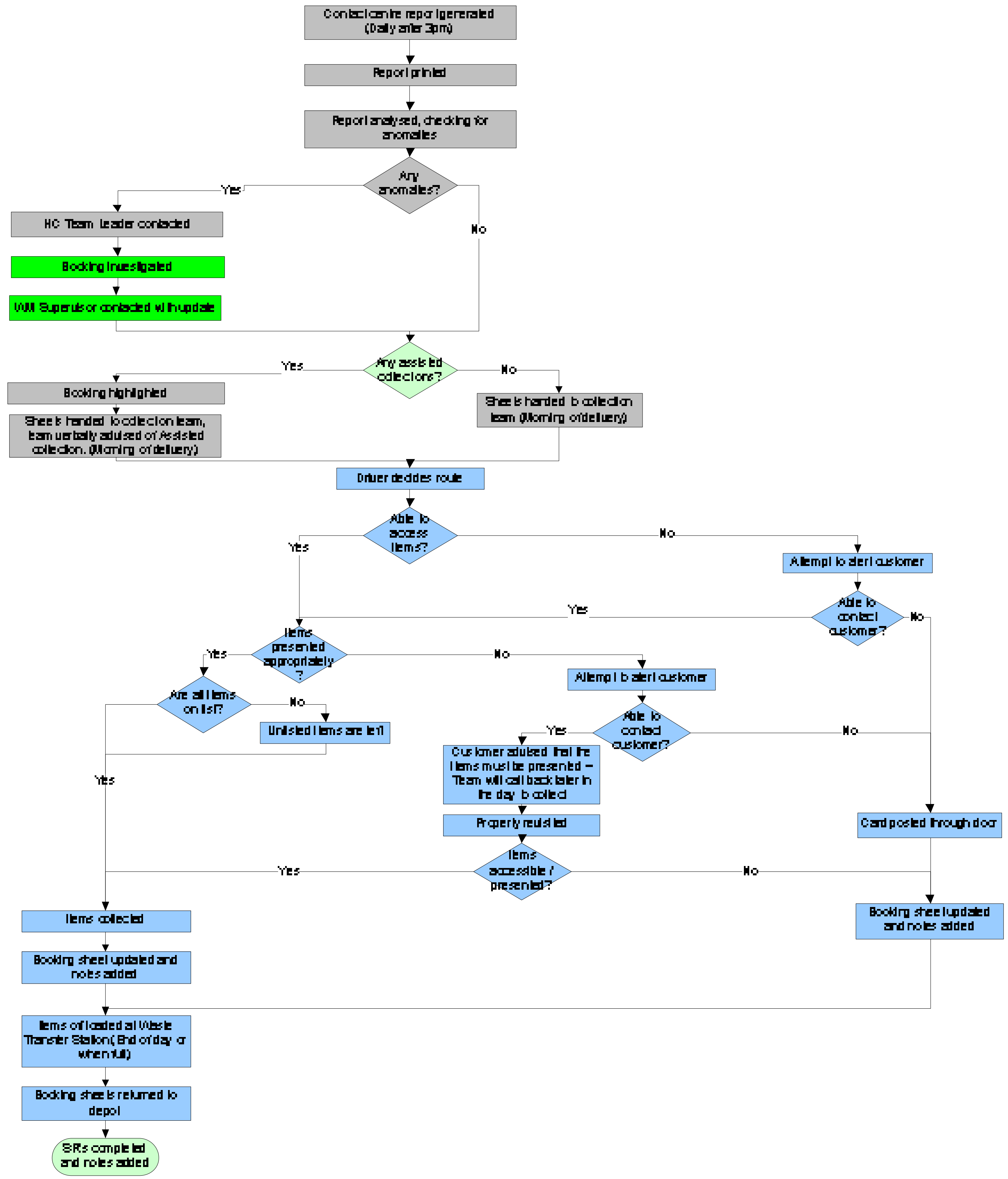
Bulky Waste Collection Review – October 2010



Bulky Waste Collection
with charges
Hartlepool Connect



Bulky Waste Collection
Waste Management



Bulky Household Waste Collections

Terms and Conditions – Effective from 25 January 2011

Domestic Collections

These terms and conditions relate to domestic collections only.

Charges

These charges are effective from 25 January 2011, and will be subject to review on an annual basis.

Description	**Charge**
Standard Charge x 1 Collection *(max 3 items)*	£15.00 *(VAT inclusive)*
Discounted Charge x 1 Collection *(max 3 items)*	£7.50 *(VAT inclusive)*

Payment

A payment must be received prior to a booking being made.

Cancellations

Cancellations should be no later that 12 noon the working day before collection to receive a refund, a 25% administration charge will be applied.

The charge will apply to both standard and discounted collections.

Discounted Charge

Customers maybe eligible to receive a discounted collection if they are in receipt of one of the following benefits:-

- Income Support
- Job Seekers Allowance (Income Based)
- Employment Support Allowance (Income Based)
- Pension Credit (Guaranteed Credit)
- Housing Benefit
- Council Tax Benefit

The named householder is eligible for discounted collections only.

Assisted Collections

Customers maybe eligible for an assisted collection if they are physically unable / or have no support to assist with presenting items outside of their property.

Customers who abuse this service will relinquish their right to future assisted collections.

Number of Collections

Customers can request unlimited collections per annum. A maximum of six items can be requested at any one time. This is classed as a double booking and will be charged as two collections. A customer can request a collection quote for more than six items.

Presented Items

All items must be presented outside of the property by 7.30 am on the day of collection.

Any presented items not specified at the time of booking will not be collected. Un-presented items will still incur a charge.

Amendments

Customers can amend their booking time no later than 12 noon on the day prior to collection.

Item	Comment
Garden Items	
Baby swing	
BBQ	empty no coals
Bird Bath	not concrete
Bird Table	not concrete
Bouncy castle - must be deflated	
Chair - one chair equals one item	
Childrens paddling pool	
Childrens plastic play house - small only	
Childrens see saw	
Childrens slide	
Childrens swing - dismantled (tied into one bundle)	
Childrens swing - whole unit	
Chiminea	
Climbing frame	(dismantled)
Deckchair	
Dog kennel	
Garden bench	
Garden fork	
Garden parasol	
Garden shredder	
Garden strimmer	
Garden swing or hammock	dismantled
Garden table	
Garden vac	
Hammock frame	
Hedge trimmer	
Hutch	no sawdust or shavings (clean)
Lawnmower	
Parasol base	
Patio heater	no gas bottles
Picnic bench	
Power washer	
Rotary clothes line	
Sun lounger	
Wheelbarrow	
Household Items	
Aerial	
Airmattress	
Amplifier	
Artifical plant	
Baby bath	
Baby changer	
Baby changer unit	
Baby cot	
Baby cot - dismantled (tied into a bundle)	
Baby cot base	
Baby cot bed	
Baby cot bed frame	
Baby cot bed mattress	
Baby cot mattress	
Baby high chair	
Baby push along toy	
Baby safety gate	

Baby travel cot
Baby walker
Bar stool
Bath car seat
Bathroom cabinet
Bed base - dismantled (tied into a bundle)
Bed base - double
Bed base - king size
Bed base - single
Bed end
Bed frame - dismantled (tied into a bundle)
Bed frame - double
Bed frame - king size
Bed frame - single
Bedding box
Bedroom unit - dismantled (tied into a bundle)
Bedroom unit - whole unit
Bedroom vanity unit
Bedside cabinet or table
Bicycle
Bicycle wheel
Bin empty
Bird cage clean
Blinds - such as venetian, roller and slats (tied into bundles)
Blinds - track (one set)
Blinds - tracks (tied into one bundle)
book case - dismantled (tied into one bundle)
book case - whole unit
Bookcase - dismantled
Brass fire fender
Bunk bed frame - dismantled (tied into one bundle)
Bunk bed frame - whole unit
Bureau
Cabin bed
Cabin bed base
Cabinet - whole unit
Cabinet dismantled (tied into one bundle)
Camp bed
Camping cooker
Carpet - roll
Carpet off cuts - one bag or box
Carpet tiles - one bag or box
Cat box
Cat scratch post
CD player
CD rack
Chair - armchair
Chair - can wicker bamboo
Chair - dining table (one chair equal to one item
Chair - easy
Chair - miscellaneous
Chair - rocking
Chair - swivel
Chair - wing
Chair computer
Chair electric recliner

Chest of Drawers - dismantled (tied into one bundle)
Chest of Drawers - whole unit
Chest or ottoman
Children's bike - no battery
Children's car - no battery
Children's dolls high chair
Children's hammock
Children's kitchen
Children's plastic table
Children's play tent
Children's push along scooter
Children's safety bed guard
Children's safety gate
Children's table
Children's toy car - no battery
Children's toy garage
Children's toy train set
Children's tractor
Chldren's car seat
Chldren's plastic cooker
Christmas tree artificial
Clothes line
Clothes maiden
Clothes rail
Coatstand
Coffee table - no glass
Computer
Computer desk - dismantled (tied into one bundle)
Computer desk - whole unit
Computer hard drive
Computer keyboard
Computer monitor
Cool box
Corner unit
couch - corner unit
couch - three seater
Couch - two seater
Cupboard - dismantled (tied into one bundle)
Cupboard - whole unit
Decorating table or pasting table
Dehumidifier
Desk
Desktop
Digibox
Dining table
Display cabinet - whole unit
Display cabinet dismantled (tied into bundle)
Dolls house
Drawer
Dressing table - whole unit
Dressing table dismantled (tied into one bundle)
DVD and video combi
DVD player
Electric cleaner
Electric wheelcahir - no battery
Exercise bench

Exercise bike	
Exercise cross trainer	
Exercise rowing machine	
Extractor fan	
Fan	
Fan light	
Fax machine	(small desk top type)
Filing cabinet	
Fire	(free standing electric)
Fire guard	
Fire screen	
Fish tank - glass must be protected	(size?)
Fish tank stand	
Fishing basket	
Floor standing lamp	
Foot stool	
Football net	dismantled
Football table	
Futon	
George Foreman grill - large bbq type	
Golf bag	
Golf bag trolley	
Hamster cage	(empty)
Headboard	
Heater - electric	
Heater - gas without bottle	
Hi Fi	
Hoover	
Hostess trolley	
Ironing board	
Kareoke machine	
Knitting machine	
Ladder	
Lamp floor standing only	
Laptop	
Laundry basket	or taped
Lino - roll	how heavy
Lino off cuts - one bag or box	
Mat	
Mattress - double	
Mattress - kingsize	
Mattress - single	
Mattress topper - foam	
Microwave	
Mirror - must be bubble wrapped	
Multi gym	
Music system	
Paper shredder	
Pasting table or decorating table	
Pet bed	
Photocopier - small	
Pogo stick	
Pool or snooker table	
Pram	
Printer	
Projector	

Projector screen
Radio
Record player
Rocking horse
Rug
Sandpit - must be empty
Satellite dish
Sewing machine
Shoe rack
Shopping bag on wheels
Shredder
Side table
Sideboard - dismantled (tied into one bundle)
Sideboard - whole unit
Skateboard
Sky box
Sofa - three corner unit
Sofa - three seater
Sofa - two seater
Sofa bed - foam
Sofa bed - metal
Speaker
Speaker stand
Step ladder
Stereo
Suitacase empty
Table legs (tied into one bundle)
Tool box empty
Trampoline - over 1.2 metres in diameter must be dismantled
Treadmill
Trouser press
TV Cabinet
Typewriter
Underlay - one roll
Underlay off cuts - one bag or box
VCR
Vinyl floor covering - one bag or box
Vinyl floor covering - one roll
Walking frame
Wallpaper stripper
Wardorbe door - any glass or mirror must be removed
Wardrobe - dismantled (tied into one bundle)
Wardrobe - whole unit
Welsh dresser
Wheelchair

Kitchen Items
Cooker
Cooker hob
Cooker hood
Dishwasher
Freezer - American (domestic only)
Freezer - chest (domestic only)
Freezer - upright (domestic only)
Fridge - (domestic only)

Fridge freezer - (domestic only)
Oven - (any glass must be bubble wrapped)
Tumble dryer
Washer - dryer
Washing machine

Further Information

- A maximum of three collections can be booked at any one time (total 9 items).
- Customers can request unlimited collections per annum.
- Any items that are not presented will still incur a charge.
- Payment MUST be received prior to booking being made.

Quotes

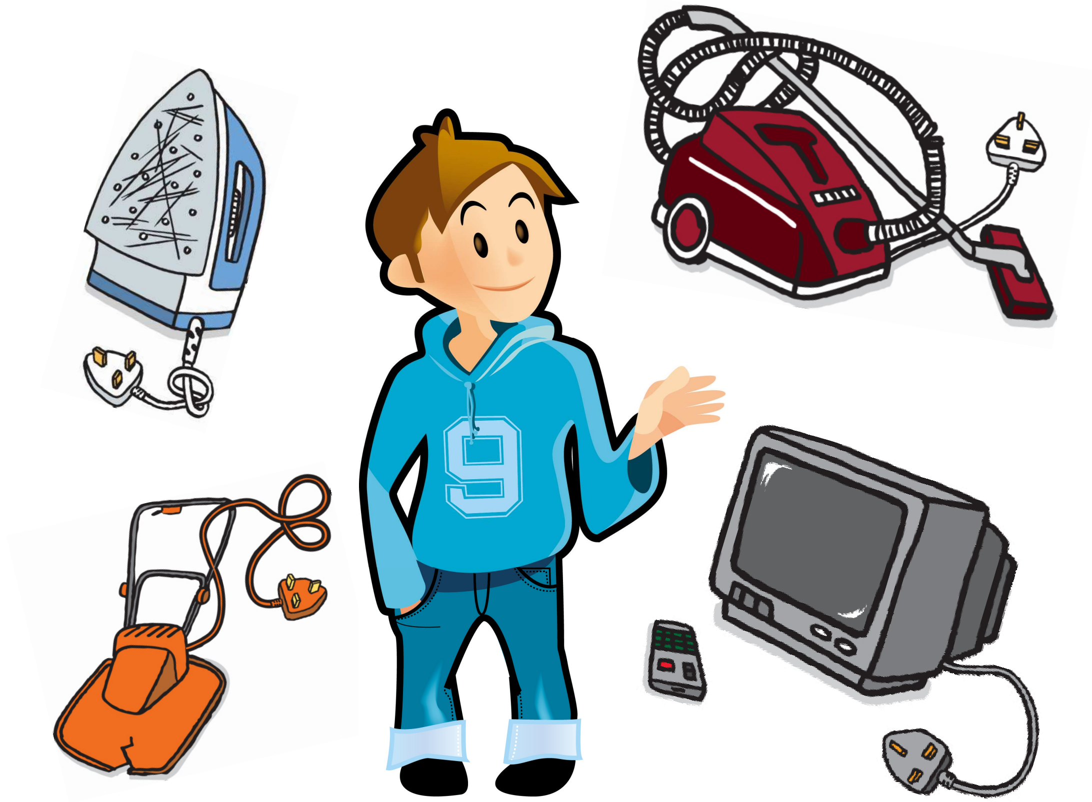
Quotes can be given for the removal of items not accepted on the bulky waste collection service. Quotes can also be given for the removal of large garden waste items, e.g. trees and shrubs. To arrange a quote please telephone 01429 523333

Contacting Us

If you would like further information on the Bulky Household Waste Collection Service, please telephone Hartlepool Connect on 01429 523332 for advice, or email customer.service@hartlepool.gov.uk

www.hartlepool.gov.uk/recycle

Bulky Household Waste Collection



recycle for Hartlepool

HARTLEPOOL BOROUGH COUNCIL

The Household Bulky Waste service is available to all residential properties in Hartlepool.

To arrange a collection call into the Civic Centre Reception or telephone Hartlepool Connect on 01429 523332.

Using the Service

- We will advise you of the date of your collection when you contact us to book the service.
- You do not have to be available at home if your items are at the front of your property or in the back street ready for collection on the arranged date.
- If your items are in your back yard or in a locked garage you must be available during collection. We cannot guarantee a specific time.
- The operatives will not retrieve items from inside properties.

About the Service

- This service is NOT available to businesses or landlords
- Collections are made between 7.30am and 4.00pm
- If you no longer require the collection, please inform us by calling into the Civic Centre Reception or telephoning 01429 523332. Cancellations should be no later than 12 noon the working day before collection to receive a refund. A standard 25% administration charge will be applied for any cancellation.

We WILL collect:

Items you would normally take with you when moving house, e.g.

Furniture
Electrical Appliances
Garden Furniture and
Satellite Dishes
Children's Toys/Slides
Blinds and Curtains
Pianos

1 x Standard Collection=£15.00
1 x Discount Collection=£7.50
(Max. 3 Items)

We WILL NOT collect Items such as:

Items which cannot be lifted by two people
Domestic Refuse
Garden Waste
Sheds
Building Materials
Hazardous Waste (asbestos, tyres)
Gas bottles
Gas Fires
Fence Panels/Gates
Garage Doors
External/Internal Doors
Double Glazing Units
Guttering
Broken Glass
Kitchen Units, inc worktops
Bathroom Units (showers etc)
Cast Iron Items

A discounted service is available to any named householder, who must be in receipt of one of the following benefits to receive a discount:

- Income Support
- Job Seekers Allowance (Income Based)
- Employment Support Allowance (Income Based)
- Pension Credit (Guaranteed Credit)
- Housing Benefit
- Council Tax Benefit

www.hartlepool.gov.uk/recycle

Telephone Hartlepool Connect on 01429 523332 for more information

COMMUNITY SAFETY AND HOUSING PORTFOLIO

Report to Portfolio Holder
28 January 2011

HARTLEPOOL BOROUGH COUNCIL

Report of: Assistant Director (Regeneration and Neighbourhoods)

Subject: DEVELOPMENT OF THE ECOLOGY SERVICE

SUMMARY

1. PURPOSE OF REPORT

The purpose of this report is to update the Portfolio Holder on the proposal for the Council's Ecologist to carry out external work.

2. SUMMARY OF CONTENTS

The report outlines the background to the proposal and briefly summarises the type of work involved.

3. RELEVANCE TO PORTFOLIO MEMBER

Ecology falls within this portfolio.

4. TYPE OF DECISION

Non – key decision.

5. DECISION MAKING ROUTE

Portfolio Holder on 28th January 2011.

6. DECISION REQUIRED

It is recommended that the Portfolio Holder notes the proposal that the Ecology Service will look to take on external work as an additional source of income.

Report of: Assistant Director (Regeneration and Neighbourhoods)

Subject: DEVELOPMENT OF THE ECOLOGY SERVICE

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1. PURPOSE OF REPORT

1.1 The purpose of this report is to update the Portfolio Holder on the proposal for the Council's Ecologist to carry out external work with the intention of generating additional income from this position.

2. BACKGROUND

2.1 There has recently been consideration given across the Regeneration and Planning Division as to how additional income can be generated for this department. As part of these discussions the potential for specialist services to be provided to other local authorities and private companies and individuals was investigated.

2.2 It would appear that there is the opportunity for the Ecology post to extend the service that it provides to a wider audience.

3. SERVICE PROVIDED BY THE ECOLOGIST

3.1 The duties of the ecologist are currently focused on providing a service for Hartlepool Borough Council. The majority of this work comprises commenting on planning applications, representing the authority on local and regional groups and some survey work on Council owned properties and land, for example bat, water vole and great crested newt surveys.

3.2 In examining the service it is apparent that this is a very specialist service. The range of survey work carried out by the Ecologist could be offered to other local authorities, private individuals, companies and agencies (both public and private) located outside Hartlepool. It should be noted that there will be few opportunities to expand this service within the town itself as this may result in a conflict of interest when dealing with planning applications at a local level.

3.3 One of the main opportunities that has been identified is to provide services for applicants who require ecological information as part of a planning application to other local authorities. This would involve discrete pieces of work usually in the form of a survey and a report. The work would largely be seasonal therefore would tend to impact on the capacity of the Ecologist from March to September.

3.4 In some instances the Ecologist would be able to carry out the work alone however there will be other cases where additional assistance would be required, for example there would need to be the presence of an additional person for health and safety reasons when undertaking water vole surveys. In such cases there is the opportunity to use other members of staff from within Landscape and Conservation or the countryside team and additionally charge for their services.

3.5 Local authorities within the region will be contacted and a request made to place the Ecological Service on their list of consultants who carry out survey work.

3.6 Details of the volume of work and potential income to be generated are unclear at this stage. Feedback from another local authority suggests that a reasonable level of interest should be expected; in particular as people often feel some reassurance in employing individuals connected to local authorities. It is proposed that a report is provided after the service has been available for 12 months to indicate how it has progressed.

4. RECOMMENDATIONS

4.1 It is recommended that the Portfolio Holder notes the proposal that the Ecology Service will look to take on external work as an additional source of income.

5. CONTACT OFFICER

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