

HOUSING AND TRANSITION PORTFOLIO DECISION SCHEDULE



Wednesday 22 February 2012

at 4 pm

in C, Civic Centre, Hartlepool

Councillor Brash, Cabinet Member responsible for Housing and Transition will consider the following items.

1. KEY DECISIONS

- 1.1 Allocations Outside of Choice Based Lettings – *Assistant Director (Regeneration and Planning)*

2. OTHER ITEMS REQUIRING DECISION

- 2.1 Quarterly Housing Report – *Assistant Director (Regeneration and Planning)*

3. ITEMS FOR INFORMATION

- 3.1 Housing Regeneration Transition Fund Announcement – *Assistant Director (Regeneration and Planning)*

HOUSING AND TRANSITION PORTFOLIO

Report to Portfolio Holder

22 February 2012



Report of: Assistant Director (Regeneration and Planning)

Subject: ALLOCATIONS OUTSIDE OF CHOICE BASED LETTINGS

SUMMARY

1. PURPOSE OF REPORT

To inform the Housing and Transition Portfolio Holder about specific instances in which a social housing allocation will be made outside of the Choice Based Lettings (CBL) Common Allocations Policy.

2. SUMMARY OF CONTENTS

This report is to provide details about how, in certain cases, it is sometimes necessary to make social housing allocations outside of the CBL system in order to respond flexibly to local needs and demands.

3. RELEVANCE TO PORTFOLIO MEMBER

The Portfolio Holder is responsible for housing policy development and implementation.

4. TYPE OF DECISION

Key decision (key test (ii) applies). Forward Plan Reference Number RN 1/12

5. DECISION MAKING ROUTE

Portfolio Holder Meeting 22 February 2012

6. DECISION REQUIRED

Portfolio Holder to endorse the specific instances in which a social housing allocation will be made outside of the CBL system.

Report of: Assistant Director (Regeneration and Planning)

Subject: ALLOCATIONS OUTSIDE OF CHOICE BASED LETTINGS

1. PURPOSE OF REPORT

- 1.1 To inform the Housing and Transition Portfolio Holder about specific instances in which a social housing allocation will be made outside of the Choice Based Lettings (CBL) Common Allocations Policy.

2. BACKGROUND

- 2.1 A Tees Valley Common Allocations Policy under the Compass CBL scheme has been operating since 2009. CBL is a system that makes housing allocations open and transparent where applicants are able to 'bid' for properties and can see the feedback following each letting cycle.
- 2.2 However, in certain cases, it is sometimes necessary to make social housing allocations outside of the CBL system. These specific instances will allow the Council and its Registered Provider partners to respond flexibly to local needs and demands.
- 2.3 Forthcoming reforms to welfare benefits and issues about under occupation in social housing may also require the Council to be able to respond flexibly.
- 2.4 Two policies have been developed by Housing Hartlepool in consultation with the Council; the Team around the Household Rehousing Policy and Management Transfers.

3. TEAM AROUND THE HOUSEHOLD REHOUSING POLICY

- 3.1 'Team around the Household' is a Safer Hartlepool Partnership initiative that aims to create confident, cohesive and healthy communities by working together to reduce crime, anti-social behaviour and substance misuse in Hartlepool. For each household that is identified and referred by the Joint Action Group a Lead Practitioner is identified.

- 3.2 Where a family is identified as requiring rehousing into a Housing Hartlepool property under the 'Team around the Household' initiative, this may have to, in most cases, take place outside the Compass CBL policy. However, it will be in accordance with an agreed policy between Housing Hartlepool and Hartlepool Borough Council. The Director of Housing Services for Housing Hartlepool has the discretion to accept a Team around the Household case into one of Housing Hartlepool's properties.
- 3.3 Households will be rehoused into properties that have been identified as appropriate to the families' needs and circumstances, whilst also taking into account the character, stability and resilience of the area plus the potential impact for the letting to cause management issues in the immediate locality.
- 3.4 The letting must be sustainable for both the Team around the Household programme and the local community. A joint approach to this decision will be made involving Housing Hartlepool, Hartlepool Borough Council, Police and Probation.
- 3.5 Team around the Household cases will be offered 'Family Intervention Tenancies' rather than standard Assured Shorthold and Assured Tenancies which are normally issued by Housing Hartlepool. This type of tenancy normally lasts between 6 months and 1 year. Tenants effectively receive a probationary tenancy receiving behavioural support as a condition to them being accepted onto the Team around the Household programme. .
- 3.6 The Council is also working with other Registered Providers in Hartlepool to support the initiative and any lettings made within their stock will also be undertaken outside of the CBL Policy.

4. HOUSING HARTLEPOOL MANAGEMENT TRANSFERS POLICY

- 4.1 Management transfers are not part of the Compass CBL policy and are not subject to the various legal regulations regarding allocations. Therefore, they are not allocations within the legal interpretation of the Housing Act.
- 4.2 A management transfer may be made if Housing Hartlepool needs to facilitate the move of one of its tenants to another Housing Hartlepool property.
- 4.3 A management transfer will only be made where there are serious problems concerning either the condition of the property (rendering it unsafe or detrimental to health to occupy); or serious issues relating to the occupants that can only be remedied by rehousing; or that the property is of a type or location that means it is urgently required for another prospective tenant or category of tenant. An example of this

may be where an occupant within Extra Care accommodation dies and the remaining occupant(s) are rehoused to more appropriate accommodation via a management transfer, therefore enabling re-allocation of the extra care facility.

- 4.4 Housing Hartlepool may also make a management transfer where it needs to obtain vacant possession of a property to facilitate efficient housing management. There may be circumstances when the property and the tenant are no longer matched and this needs resolving to enable the property to be used more efficiently, for example, to respond to affordability issues or to move victims of serious anti-social behaviour.
- 4.5 Tenants subject to management transfers will have their preference for property type and area taken into account, but will only receive one offer unless there are exceptional circumstances. It must be made clear to 'management transfer' cases that agreement to awarding 'management transfer' status does not outweigh priority awarded to applicants under the CBL scheme, but would normally be treated as equivalent to a Band 1 priority case.
- 4.6 Management transfer cases will normally be offered properties that have not been advertised through the CBL system, as this would detract from the transparency of the CBL process.
- 4.7 The award of 'management transfer' status will be restricted to the Director of Housing Services, the Housing Services Manager, the Housing Manager (Neighbourhoods) and the Lettings Manager within Housing Hartlepool in order to ensure consistency.

5. SUMMARY

- 5.1 Social housing allocations will only be made outside of CBL in accordance with the policies that have been outlined and are monitored through joint meetings held between the Council and Housing Hartlepool.
- 5.2 With the imminent Housing Benefit changes and Welfare Reforms additional flexibility is required within the lettings process to be able to respond appropriately and to prevent homelessness. These reforms include extension of the single room rate to single people under 35 years, restriction of housing benefit for working age claimants who occupy a property larger than their needs and caps on total benefit paid.
- 5.3 Housing Hartlepool are currently undertaking visits to identified tenants who under occupy their property and who will be impacted by the changes from April 2013 when Housing Benefit will be restricted for working age claimants who occupy a property larger than their

household needs. Although the CBL policy awards priority for under occupation, existing tenants can not be forced to apply to move. However, proactive work is being undertaken to encourage people to apply to move to a smaller property. In these circumstances the management transfer policy may be applied to prevent tenants who have not been successful on the CBL system to move in order to avoid them falling into arrears once the under occupation charge comes into force.

- 5.4 Housing Hartlepool currently let a low percentage of properties to their transfer list with only 11% in Quarter 3 of 2011-2012 compared to the sub regional figure of 20%. The numbers of letting made through management transfers will be monitored through the joint meetings to ensure that they are carried out only in specific and limited circumstances
- 5.5 Family Intervention Tenancies, allocated outside of CBL, will be used to assist in the rehousing of a Team around the Household case. It gives flexibility for providers to respond to the housing needs of families who would normally be made ineligible to apply for social housing under the Compass Common Allocations Policy.
- 5.6 It is imperative that any rehousing is made to an appropriate property. Registered Providers are better placed to provide support and offer intensive housing management to the families which will lead to better outcomes in terms of tenancy success and reputation of the Team around the Household programme.

6. RECOMMENDATIONS

- 6.1 Portfolio Holder to endorse the specific instances in which a social housing allocation will be made outside of the CBL system.

7. CONTACT OFFICER

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HOUSING AND TRANSITION PORTFOLIO

Report to Portfolio Holder

22nd February 2012



Report of: Assistant Director (Regeneration and Planning)

Subject: QUARTERLY HOUSING REPORT

SUMMARY

1. PURPOSE OF REPORT

To update the Housing and Transition Portfolio Holder about progress across key areas of the Housing Service during the first three quarters of 2011/12.

2. SUMMARY OF CONTENTS

This report is to provide a quarterly update on progress across key areas of the Housing Service relating to empty homes, enforcement activity, selective licensing, Disabled Facilities Grants, housing allocations and housing advice & homelessness prevention.

3. RELEVANCE TO PORTFOLIO MEMBER

The Portfolio Holder is responsible for all housing activity.

4. TYPE OF DECISION

For information

5. DECISION MAKING ROUTE

Portfolio Holder Meeting 22nd February 2012

6. DECISION(S) REQUIRED

- Portfolio Holder to note the contents of the report and the progress made across key areas of the Housing Service.
- To decide which, if any, other key areas need to be included in future reports.

Report of: Assistant Director (Regeneration and Planning)

Subject: QUARTERLY HOUSING REPORT

1. PURPOSE OF REPORT

- 1.1 To update the Housing and Transition Portfolio Holder about progress across key areas of the Housing Service during the first three quarters of 2011/12.

2. BACKGROUND

- 2.1 Following the recent trial restructure of Housing Services within the department and the decision to make this permanent, it has been agreed that key information about progress and benchmarking data will be reported on a quarterly basis. For efficiency purposes, this is to be presented by means of one report to the first Portfolio Holder following the end of each quarter.

3. EMPTY HOMES UPDATE

- 3.1 The Empty Homes Officer was appointed in April 2011 and has since begun implementation of the Empty Homes Strategy Action Plan aimed at developing the empty homes service, developing enforcement procedures and working with owners to bring empty homes back into use through an incentive and enforcement approach. The empty Homes Strategy Steering Group meets on a monthly basis chaired by the Assistant Director of Regeneration and Planning and monitors progress on the delivery of the Empty Homes Strategy.
- 3.2 The Empty Homes Strategy highlights that the Council must use all reasonable endeavours to work with landlords to develop an informal solution to bringing a property back into use before enforcement action is taken. A series of positive action letters have now been developed which are used to establish the owner's intentions for the property and to encourage that owner to bring the property back into use. These positive action letters also provide evidence to demonstrate enforcement action is required if a landlord does not engage and has lead to a number of properties being brought back into use within 2011/12.
- 3.3 As part of the incentive approach the Housing Services team along with partners Housing Hartlepool have moved forward with the

implementation of an Empty Homes Pilot scheme as part of the incentive approach to bringing empty homes back into use. Housing Hartlepool (Vela Group) has been successful in securing an additional £400,000 from the Homes and Communities Agency to bring empty properties back into use through this scheme in 2011/12 a total of 26 properties are currently being considered and of these 7 properties are on the 'Top 20' list of longest empty properties. Detailed schedules of work have been produced and consultation on the required lease agreement is underway with owners. It is anticipated that works will commence in February 2012.

As part of the empty homes strategy, the Baden Street improvement scheme is also being taken forward by the Council. When this commenced there were 19 empty properties in the street and owners of 16 of those are now actively engaged in the scheme. Detailed schedules of work have been prepared for 12 properties with 2 more to be completed imminently. To date 2 empty properties have been re-let and improvement works are due to commence in February 2012. Owners who fail to engage in the scheme will be referred for enforcement action.

- 3.4 A key action within the Empty Homes action plan is to bring 10% of empty properties back into use and to identify properties suitable for enforcement action (target of 57 properties for 2011/12). In order to demonstrate this ongoing work a table of the top 20 empty properties has been developed and this will monitor progress and assist in implementing the most appropriate form of enforcement action. The table includes properties which have been empty for the longest time and those in key strategic locations (identified within the empty homes strategy). Each individual case is assessed on its merits and appropriate informal action taken followed by enforcement action. All properties have been inspected, photographed and an empty property assessment form completed.
- 3.5 All owners have been contacted and have either brought their property back into use, have firm plans to do so or enforcement action has been identified. The Empty Homes Officer has sent out approximately 40 letters to owners on the 'top 20' list and conducted 25 on site visits within the 3rd Quarter of 2011/12. The table is attached as **Appendix 1**. **This appendix contains exempt information under schedule 12A of the Local Government Act 1972, (as amended by the Local Government (Access to Information) (Variation) Order 2006 namely Information which is likely to reveal the identity of an individual and Information which reveals that the authority proposes –(a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment.**
- 3.6 In total 66 empty properties have been brought back into use within 2011/12 to date which exceeds the yearly target of 57 properties. This

figure records any intervention by the Council which has resulted in a property being brought back into use. This can range from informal discussions with owners through to enforcement action.

4. ENFORCEMENT UPDATE

- 4.1 This section relates to the work carried out in relation to a number of key areas, including housing conditions, housing related statutory nuisance and problematic empty properties.
- 4.2 The enforcement policy was approved by Portfolio Holder on 18th October 2011 and this encompassed all enforcement aspects of Housing Services. Any enforcement in other areas has been covered in those relevant sections of the report.
- 4.3 Table 1 sets out the service requests that have been received by the enforcement team over the first three quarters of the year. The number of requests has decreased over this period. Coupled with the decrease in complaints there has been an increase in non-reactive work undertaken including:
- area based walkabouts, including the Housing Market Transition site (Carr/Hopps) and closer liaison with neighbourhood managers to identify problematic empties and nuisance properties;
 - a major inspection programme of privately rented properties in the selective licensing areas;
 - more proactive work in relation to bringing empty homes back into use through encouragement, incentive and enforcement;
 - intensive work to survey properties and produce schedules of work with regards to the Baden Street empty homes project;
 - work in the Perth/Hurworth Street CPO area to deal with disrepair issues; and
 - preparation work for using section 215, Town and Country Planning Act 1990 powers to deal with properties adversely affecting the amenity of a neighbourhood.
- 4.5 The number of reports of disrepair has remained steady over the course of the year, with an average of 60 per quarter; the majority have been resolved without the need to take formal enforcement action. In terms of enforcement action taken, four Housing Act 2004 improvement notices have been served and three notices were served under the provisions of the Environmental Protection Act 1990 as the premises were considered to be prejudicial to health. In one case Emergency Remedial Action was taken under the Housing Act 2004 to deal with a situation that involved an imminent risk to health. Despite being available for a number of years, this is the first time such a course of action has been taken in Hartlepool.

Table 1 – Enforcement Team Service Requests

Request Type	Number and % of Total Number by Quarter							
	Quarter 1		Quarter 2		Quarter 3		Quarter 4	
Disrepair	65	25%	56	22%	61	32%		
Empty & Insecure Property	30	11%	58	23%	48	25%		
Empty property report	0		0		2	1%		
Empty property Nuisance	31	12%	23	9%	16	8%		
Unauthorised Encampment	4	2%	5	2%	0	0		
Nuisance from Adjacent Property	13	5%	3	1%	7	4%		
Nuisance from Occupied Property	86	33%	83	33%	42	22%		
Filthy & Verminous	3	1%	0		5	3%		
Defective Drainage	23	9%	16	6%	6	3%		
HMO Advice	3	1%	4	2%	1			
Immigration Visit	5	2%	2	1%	4	2%		
Total Number of Requests	263		250		192			

- 4.4 The majority of service requests fall into three main areas:
- Disrepair
 - Empty Properties
 - Nuisance
- 4.6 Complaints regarding empty properties peaked in the second quarter of the year and we believe that this has been a result of having an increased presence in problematic areas and attendance by the Empty Homes Officer at residents meetings. 27 notices were served to require the securing of empty dwellings and 16 notices were served requiring the abatement of nuisance associated with empty properties e.g. to remove rubbish from within the property boundaries.
- 4.7 There has been a dramatic decline in the number of complaints received about nuisance properties from 99 in the first quarter to 48 in the last. The reason for this is not clear but may be accounted in some part by the increase in proactive work carried out. 61 notices were served with regards to nuisance arising from occupied properties.
- 4.8 In terms of the selective licensing inspections carried out, follow up inspections are being undertaken and referred for enforcement action where necessary.

5. SELECTIVE LICENSING UPDATE

- 5.1 From May 2011 the Selective Licensing Service has been relocated to the Housing Options Centre and a thorough review of the service has been carried out. This has lead to a major overhaul of all policies,

procedures and working practices. The membership of the Selective Licensing Steering Group has been revised and now includes more representation from private landlords and residents living within the designated areas. Table 2 indicates the selective licensing activities undertaken from May to December 2011.

Table 2 – Selective Licensing Activity

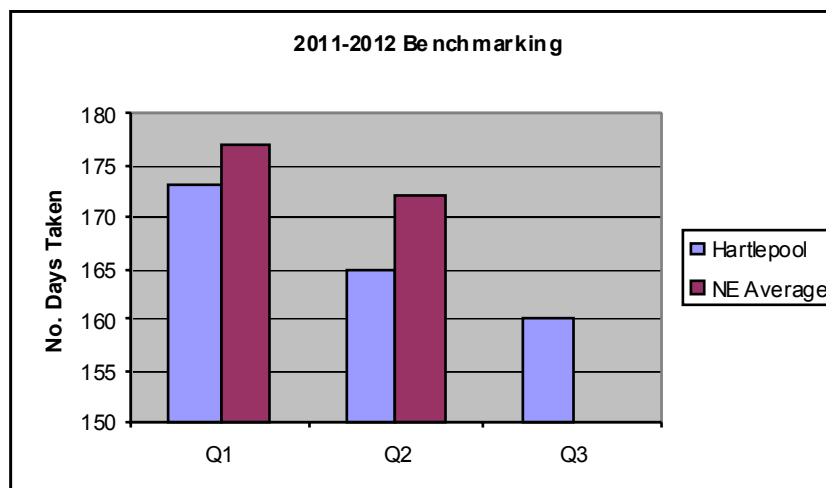
Licensed Properties	2009/10	2010/11	2011 Q1-Q3
Total number of properties licensed	44	482	43
Applications sent and awaiting return			37
Applications returned and being assessed			23
Gas/Electrical Safety		2010/11	2011 Q1-Q3
Notice Served for non supply of satisfactory Gas or Electrical Safety Certificate		139	134
Reminder Letters sent for Gas or Electrical safety Certificates		395	425
Certificates Supplied following Reminder or Notice sent		257	489
Court application for breach of licence condition being prepared		N/A	68
Housing Standards Inspections	2009/10	2010/11	From July 2011
Inspection of Licensed Property completed	0	86	203
Schedule of Works Sent with recommendation for action for Licensed property	0	10	120

6. DISABLED FACILITIES GRANT (DFG) BENCHMARKING DATA

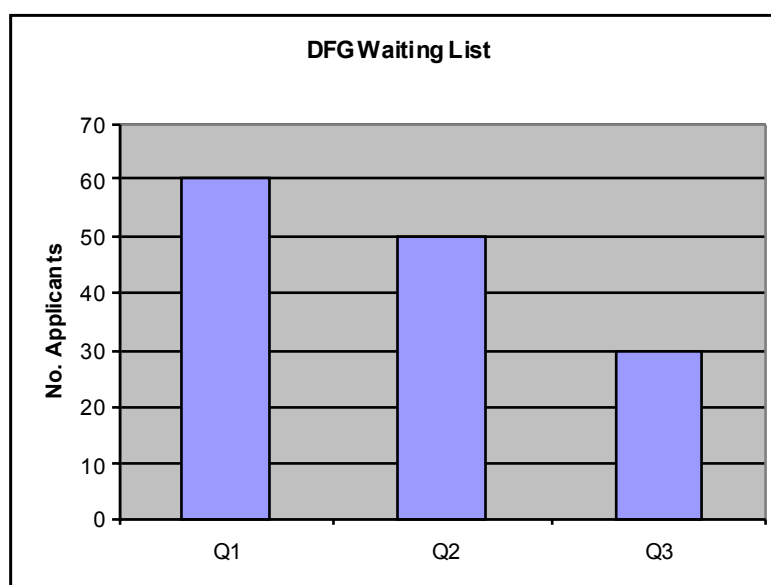
- 6.1 The Council began benchmarking its service against other Local Authorities in the North East from April 2011 as part of the North East Adaptations Group.
- 6.2 The benchmarking is undertaken by monitoring the overall time taken from first contact (the date a person first approaches social services with a need for help and assistance) to certified date (date that the works are confirmed as completed).
- 6.3 Since Quarter 1 the Council's overall time taken has reduced from 173 days to 160 days in Quarter 3 as illustrated by figure 1.

During Quarter 1 and Quarter 2 the Council performed better than the North East average. The number of authorities benchmarking varies from 7 to 10 in any quarter.

- 6.4 An increase in funding for 2011-2012 from the PCT, Social Services, Council Capital Fund and Government has contributed towards the improved performance. Staff have also reviewed their working practices and through the extra funding identified the historical backlog of people waiting for a DFG has cleared.

Figure 1 – Time Taken to Complete DFG works

6.5 Since Quarter 1 the number of applicants on the waiting list for a DFG has reduced from 60 to 30 (figure 2).

Figure 2 – Applicants on the Waiting List for a DFG

7. ALLOCATIONS SUMMARY

7.1. Choice Based Lettings (CBL) activity and performance is monitored on a quarterly basis and compared with our sub regional partners by the Sub Regional CBL Steering Group.

7.2 The number of applicants who are 'live' on the system and able to bid has decreased during 2011-2012. This is due to the annual review process that took place during Quarter 2, which resulted in a number of applicants not registering an interest to remain on the waiting list. Table 3 shows that whilst the number of live applicants in Hartlepool

reduced significantly in Quarter 2 it actually rose across the sub-region.

Table 3 - Total number of 'live' applicants (able to bid)

	Hartlepool	Sub Regional Total
Quarter 1	2750	16273
Quarter 2	2357	16383
Quarter 3	2303	15976

Approximately one quarter of the waiting list in Hartlepool is comprised of transfer Housing Hartlepool applicants, i.e. those wishing to transfer from one Housing Hartlepool property to another, as illustrated in table 4.

Table 4 - Total number of transfer applicants 'live' on the waiting list

Quarter 1	663
Quarter 2	587
Quarter 3	565

To ensure those in greatest housing need are given preference for an allocation of accommodation, levels of housing need are categorised into five bands, as illustrated in **Appendix 1**. The numbers of applicants within each band demonstrates that approximately three quarters of applicants fall within Band 4 – No or low level housing need (table 5).

Table 5 - Total number of 'live' applications within each Band

	Band 1	Band 2	Band 3	Band 4	Total
Quarter 1	156	469	123	2002	2750
Quarter 2	144	419	84	1710	2357
Quarter 3	142	449	64	1648	2303

Within Hartlepool the total number of decant applicants are shown in table 6. For the purposes of the CBL policy, a decant applicant is defined as one who is losing their home through recognised regeneration scheme, i.e. they are awarded greatest priority.

Table 6 - Total number of decant applicants

Quarter 1	52
Quarter 2	32
Quarter 3	29

Some applicants within the three Priority Bands (1, 2 and 3) may also have cumulative needs (more than one housing need). In August 2011 there were 17 applicants on the waiting list with cumulative need

in Hartlepool, 6 in Band 1 and 11 in Band 2. At January 2012 this figure reduced to only 2 applicants with cumulative need, both in Band 1.

- 7.3 Table 7 demonstrates that the majority of lettings in 2011/12 went to those on the waiting list rather than to Housing Hartlepool transfer applicants.

Table 7 - Lettings information for Hartlepool

	Total no. lets	Direct Lets	Transfers
Quarter 1	106	1	22 (21%)
Quarter 2	146	0	19 (13%)
Quarter 3	81	1	9 (11%)

- 7.4 Within the sub region the number of lets within each Band as shown in table 8, shows that approximately 40% of lettings go to applicants within Band 4. In Hartlepool this figure is lower at around 30% with approximately 70% of lettings made to applicants within the priority bands as shown in table 9.

Table 8 - Percentage lets to each Band – within the Sub Region – partners only

	Band 1	Band 2	Band 3	Band 4	Decants	Total no. Lets
Quarter 1	32%	23%	7%	40%		857
Quarter 2	31%	23%	6.9%	39%	5.9%	916
Quarter 3	32%	24%	5%	40%	4%	697

Table 9 - Percentage lets to each Band - within Hartlepool

	Band 1	Band 2	Band 3	Band 4	Decants	Total no. Lets
Quarter 1	23%	33%	13%	31%		107
Quarter 2	41%	23%	6%	29%		146
Quarter 3	39%	23%	4%	34%	4%	82

- 7.4 The Sub Regional CBL Policy allows for cross boundary mobility as shown in table 10.

Table 10 - Cross Boundary Mobility

	Area applicant moved from:	Area applicant rehoused to:	Number
Quarter 1	Hartlepool	Stockton	3
	Hartlepool	Redcar	1
	Darlington	Hartlepool	2
Quarter 2	Hartlepool	Redcar	1
	Redcar	Hartlepool	1
	Stockton	Hartlepool	3
Quarter 3	Hartlepool	Middlesbrough	2
	Hartlepool	Stockton	2
	Middlesbrough	Hartlepool	1

- 7.5 The percentage of properties let on 1st offer is also monitored across the sub region. Table 11 shows that the number of lets on first offer has increased over the first three quarters of the year.

Table 11 – Lets on First Offer

	Housing Hartlepool	Darlington BC	Erimus Housing	Tristar Homes	Coast & Country
Quarter 1	59%	68%	65%	54%	53%
Quarter 2	64%	57%	69%	67%	42%
Quarter 3	77%	N/A	N/A	N/A	N/A

8. HOUSING ADVICE AND HOMELESSNESS PREVENTION ACTIVITY

- 8.1 The Housing Options Centre has been open since September 2009 and has become the main point of customer contact for all housing related enquiries across all tenures. The following services are based within or can be accessed from the Housing Options Centre;

- Housing Advice and Homelessness
- Compass Choice Based Lettings
- Selective Licensing of Private Landlords
- Tenancy Support Services
- Good Tenants Scheme
- Jobsmart – (Tues,Wed,Fri)
- Home Housing Association – Surgery Friday am
- Endeavour Housing Association – Surgery Wednesday am

- 8.2 The Housing Advice and Homelessness service carries out the Council's statutory duties in relation to homelessness and housing advice. Whilst the number of customers needing active advice casework remains high (1,470 from April to December 2011) the Council has been successful in keeping the numbers needing to be accepted as statutorily homeless to a minimum.

From April to December there were 12 homeless applications accepted and of those accepted two thirds were in the 16-24 age group as illustrated in figure 3.

Figure 3a illustrates the comparative data for homeless acceptances across the Tees Valley for the first two quarters of 2011-12.

Figure 3

Priority Need of Homeless Acceptances April to December 2011

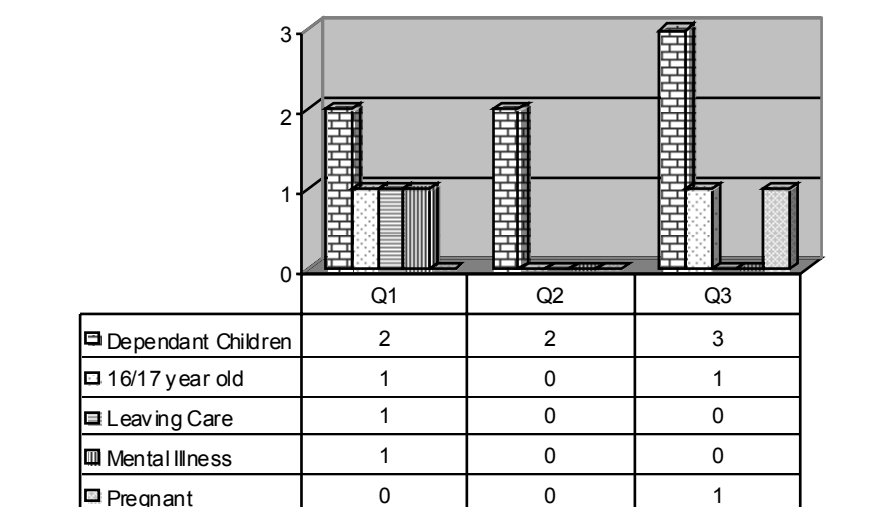
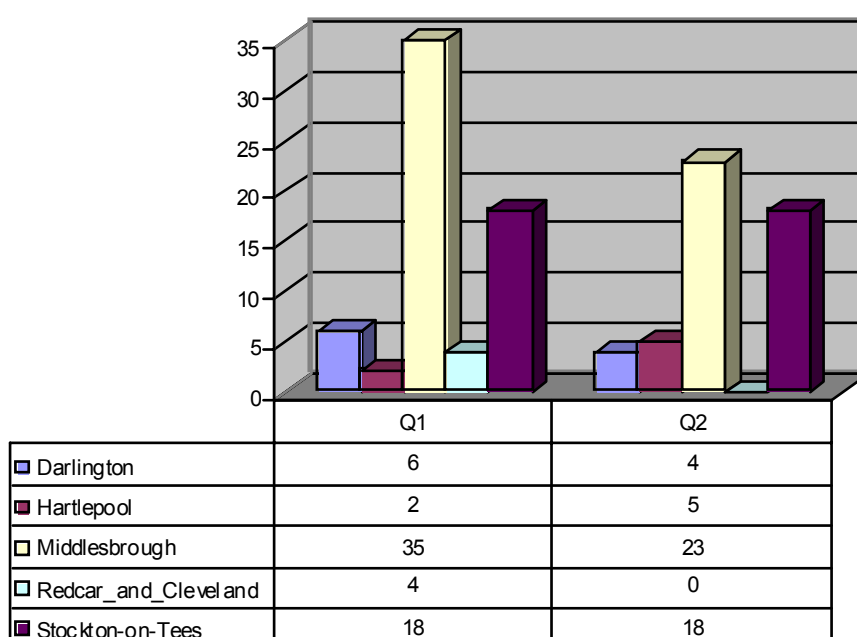
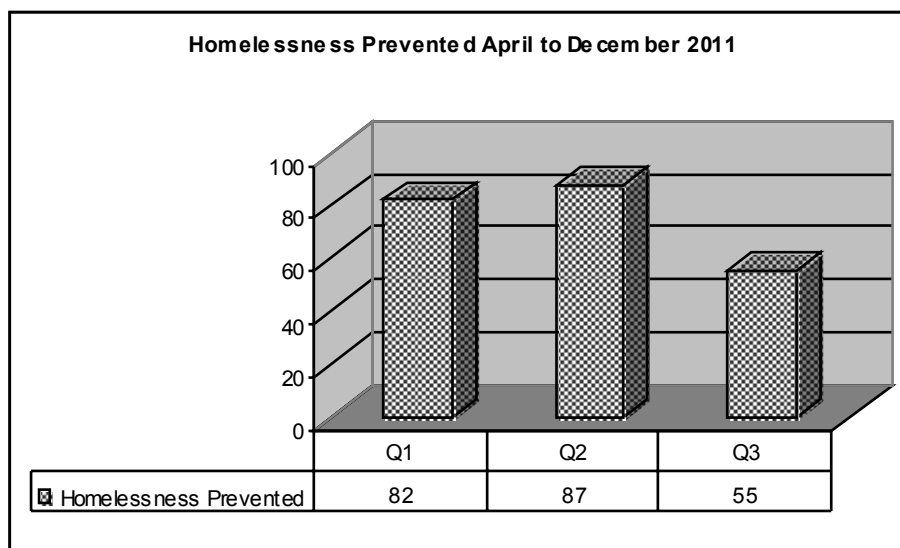


Figure 3a – Homeless Acceptances for Quarters 1 & 2 for Tees Valley



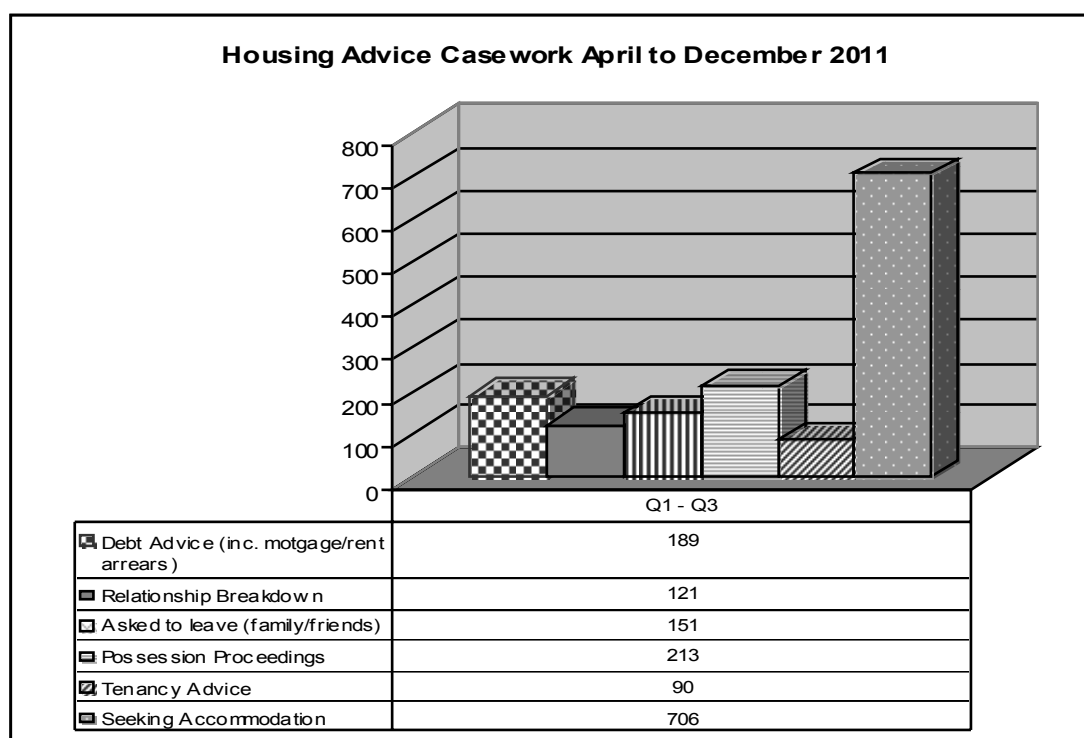
- 8.3 During the first three quarters of this year the focus on homeless prevention casework has lead to 224 households being able to remain in their home or plan a move to more sustainable accommodation. This is illustrated in figure 4.

Figure 4



- 8.4 Figure 5 indicates the broad range of housing issues dealt with by housing caseworkers. This does not include the number of customers who access the service and are provided with 'one off' advice or information when they call into the Centre.

Figure 5



- 8.5 The Housing Advice Team also administer the Council's Good Tenant Scheme and table 12 indicates the number and the outcome of the applications received during April to December 2011.

Table 12 – Outcome of Good Tenant Scheme Applications

Type	Q1 2011	Q2 2011	Q3 2011
Applicant	15	4	30
Full Membership	81	44	57
Prov. Member - 1st Tenancy	77	74	84
Prov. Member - ASB / Criminal	12	13	7
Prov. Member - Rent Arrears	29	14	20
Prov. Member - Support Dependant	5	1	0
Prov. Member - Tenancy Management issues	16	13	13
Rejected Applicant	33	35	39
Tenancy Complaint	3	1	0
Passported Membership	0	2	19
Total Applicants	271	201	269
Appeals	0	12	4
Q1 to Q3 Applications	2011 - 12		
Total	741		

9. RECOMMENDATIONS

- 9.1 Portfolio Holder to note the contents of the report and the progress made across key areas of the Housing Service.
- 9.2 To decide which, if any, other key areas need to be included in future reports.

10. CONTACT OFFICER

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HOUSING AND TRANSITION PORTFOLIO

Report to Portfolio Holder

22nd February 2012



Report of: Assistant Director (Regeneration and Planning)

Subject: HOUSING REGENERATION TRANSITION
FUND ANNOUNCEMENT

SUMMARY

1. PURPOSE OF REPORT

The purpose of the report is to update Portfolio Holder on the outcome of the Housing Market Renewal (HMR) transition fund announced by Government in November 2011 and set out next steps in project development for the Carr/Hopps Street regeneration area.

2. SUMMARY OF CONTENTS

The report provides background on the current position in relation to housing regeneration and highlights the outcome of the HMR Transition fund including the purpose of the fund and the next steps in relation to project development and implementation of the Carr/Hopps Street regeneration area. The report also sets out the proposed arrangements for approval of the detailed funding strategy as part of the 2012/13 budget process.

3. RELEVANCE TO PORTFOLIO MEMBER

The report has relevance to the housing portfolio.

4. TYPE OF DECISION

Non Key.

5. DECISION MAKING ROUTE

Portfolio Holder meeting on 24th January 2012

6. DECISION(S) REQUIRED

Portfolio Holder to note the contents of the report.

Report of: Assistant Director of Regeneration and Planning

Subject: HOUSING REGENERATION TRANSITION
FUND ANNOUNCEMENT

1. PURPOSE OF REPORT

- 1.1 The purpose of the report is to update Portfolio Holder on the outcome of the Housing Market Renewal (HMR) transition fund announced by Government in November 2011 and set out next steps in project development for the Carr/Hopps Street regeneration area.

2. BACKGROUND

- 2.1 Over recent years Members have received a series of reports on progress in respect of the development and implementation of the HMR programme, in Hartlepool. The incremental approach to the HMR programme 2008-12 previously agreed by Cabinet has been to focus on three sites within the core HMR areas, these sites are identified as the Raby Road Corridor/ Perth Street Area, Belle Vue and Carr/Hopps Street Area. In selecting these sites Cabinet was aware that, although there were not sufficient resources available within the 4 year programme to fully deliver all three schemes, the HMR programme being a 15 years strategy to deal with obsolescence meant there were good prospects of further resources being made available in the period beyond March 2011 to allow these sites to be delivered.
- 2.2 Delivery of Perth Street and Belle Vue is ongoing with a Compulsory Purchase Order approved on the Perth Street area and partners Housing Hartlepool taking forward remaining acquisitions and development on Belle Vue. In the Carr/Hopps Street Area the Council has been acquiring from owner occupiers by agreement where possible as approved by Cabinet but due to funding availability acquisition from non-resident owners has not been pursued.
- 2.3 The Housing Market Renewal programme was abolished in October 2010 the Governments' comprehensive spending review. Following this, as part of significant pressure and lobbying has taken place since January 2011 and subsequently the Government made available an HMR transition fund to allow 5 of the most challenged Pathfinders to complete an exit programme for regeneration scheme. Tees Valley including Hartlepool Carr/Hopps Street area was one. On the 1st August 2012 Cabinet approved the submission of a bid to this HMR

Transition Fund made available from Central Government and managed by the Homes and Communities Agency (HCA).

3. PROPOSALS

- 3.1 On the 24th November 2011 Hartlepool Borough Council was advised that its bid was successful, securing £2million grant funding from the HMR transition fund. This funding is unringfenced grant to be match funded by the Council as set out in the Cabinet report of the 1st August 2011 and set out in the bid submitted to Government.
- 3.2 The purpose of this funding is to assist trapped households in housing regeneration sites stalled by the cancellation of the HMR programme via re-housing of residents and to deliver a structured exit from the HMR programme in Hartlepool. The bid put forward and approved was to utilise the funding to acquire properties by agreement and relocate residents without legal enforcement on the Carr/Hopps Street site. This funding does not come with grant restrictions and does not require the Council to have a designated end use of the site once acquired.
- 3.3 A detailed funding strategy including match funding requirements will be developed when further information is provided on the timing and payment of the incremental grant funding is received. This funding strategy will be considered as part of the overall budget process for 2012/13 in February 2012 as it is a significant strategic and financial issue for the Council.
- 3.4 Following the funding announcement a project group has been set up which will be attended by the Council, the Homes and Communities Agency and partners Housing Hartlepool (Vela Group) and Endeavour. This group will lead the delivery of the regeneration scheme in accordance with the details set out in the bid and informed by detailed consultation with residents of the Carr/Hopps Street area. The delivery and phasing of the scheme will be implemented in line with the proposals set out on the 1st August 2011 at Cabinet and subsequent funding bid.

5. RECOMMENDATIONS

- 5.1 It is recommended that Portfolio Holder notes the contents of the report.

6. BACKGROUND PAPERS

- 6.1 There are no background papers.

8. CONTACT OFFICER

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