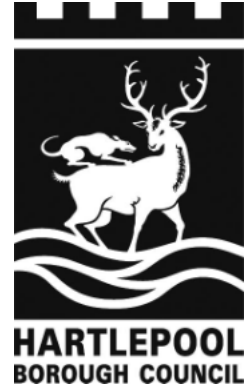


# CABINET AGENDA



15th October 2012

at 9.30 am

in Committee Room B,  
Civic Centre, Hartlepool

MEMBERS: CABINET:

The Mayor, Stuart Drummond

Councillors Hill, Lauderdale and Thompson.

1. **APOLOGIES FOR ABSENCE**

2. **TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS**

3. **MINUTES**

To receive the Record of Decision in respect of the meeting held on 4 October 2012  
(previously circulated)

4. **BUDGET AND POLICY FRAMEWORK**

No items

5. **KEY DECISIONS**

5.1 Sub Regional Tenancy Strategy – *Director of Regeneration and Neighbourhoods*

6. **OTHER ITEMS REQUIRING DECISION**

6.1 City Deal – *Director of Regeneration and Neighbourhoods*

6.2 The Future of EU Funding and Tees Valley Unlimited Partnership Business  
Plan Progress Update – *Director of Regeneration and Neighbourhoods*

7. **ITEMS FOR DISCUSSION/INFORMATION**

7.1 Draft Hartlepool Health and Wellbeing Strategy – *Director of Public Health*

<p style="text-align: center;"><b>CABINET REPORT</b> <b>15<sup>th</sup> October 2012</b></p>
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**Report of:** Director of Regeneration and Neighbourhoods

**Subject:** SUB REGIONAL TENANCY STRATEGY

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**1. TYPE OF DECISION/APPLICABLE CATEGORY**

1.1 Key Decision (test (ii)). Forward Plan Reference No. RN 16/12.

**2. PURPOSE OF REPORT**

2.1 Cabinet is asked to approve the Draft Tees Valley Tenancy Strategy attached at **Appendix 1**.

**3. BACKGROUND**

3.1 The Localism Act gained Royal Assent on 15 November 2011. In January 2012 the provision in the Act (Section 150) requiring local Housing Authorities to prepare and publish a tenancy strategy within 12 months came into force. This means that Local Authorities have a statutory duty to produce a strategy by 15<sup>th</sup> January 2013.

3.2 The requirement on local Housing Authorities is to develop a tenancy strategy; there is no prescription on content or format. However, it must:-

- set out high level objectives for the area which registered providers will need to 'have regard to' in the development of their tenancy policies;
- signpost people to where registered providers' tenancy policies can be found;
- have been developed with consideration to the local allocations policy and homeless strategy; and
- be reviewed from time to time.

3.3 The Localism Act implements the Government's policy that social housing need no longer provide a tenancy for life. Changes mean it will now be possible for providers of social rented homes to grant a fixed-term tenancy, which is a move away from the current situation where most social rented homes are let on a secure tenancy. In addition there will no longer be

automatic succession rights to spouses or partners. However, **existing tenants** will not be affected by these changes.

- 3.4 The Localism Act sets out clear expectation that Local Authorities must produce their tenancy strategy in consultation with Registered Providers and the relationship between Registered Providers' tenancy policies and the Local Authority's tenancy strategy should be collaborative and joined up.
- 3.5 On 19<sup>th</sup> March 2012 Cabinet gave approval to the framework document that formed the Council's consultation proposals on the future letting of affordable housing in order to comply with the Localism Act.
- 3.6 The five Tees Valley Local Authorities have consulted and produced the Draft Tees Valley Tenancy Strategy. This is in accord with the established Tees Valley wide approach to lettings via the Compass Choice Based Lettings Scheme and broader partnership working. The Tees Valley also submitted a sub regional response to the Government's Local Decisions: A Fairer Future for Social Housing consultation in January 2011 in which we set out our early thinking about the key objectives of social housing reform.

#### 4. SUB REGIONAL CONTEXT

- 4.1 The Draft Sub Regional Tenancy Strategy provides information regarding the key housing issues in Tees Valley which have informed the thinking behind its development. This demonstrates:
- The Tees Valley population is now increasing and like other areas is also ageing;
  - As a proportion of the total housing stock, social housing is decreasing;
  - Whilst the number of live applications registered on Compass (CBL system) has declined to just over 16,000 this still indicates that there are serious shortages of affordable housing;
  - Under-occupation is a much more significant issue than over-crowding;
  - Affordability is an issue across the Tees Valley area; and
  - Empty properties are also a challenge with just under 5% of the total housing stock being empty, a figure that is higher than the rest of the region and greater than the average for England.
- 4.2 Whilst there are considerable differences in the local housing market across the sub-region, pressures on social/affordable housing remain a consistent factor. The reductions in traditional forms of funding that have enabled the development of new affordable housing will inevitably result in a long-term reduction in new housing development across the sub-region. Making the best use of the existing stock is a critical issue for the foreseeable future.

- 4.3 In Hartlepool, the number of applicants on the waiting list declined during 2011 – 2012. However, during the first quarter of 2012-2013 the number has increased by 160 applicants to 2340. This is reflective of an increase in applicants across Tees Valley.

## 5. DEVELOPING THE STRATEGY

- 5.1 Wide ranging and comprehensive consultation has been undertaken in the preparation of the strategy. This included an early consultation event with Registered Providers in July 2011 and a follow up exercise during November/December 2011. In this second consultation exercise views were sought on a tenancy strategy 'framework', specifically on the issues to be covered in the draft strategy.
- 5.2 The Council and other Tees Valley Local Authorities consulted on the Draft Sub Regional Tenancy Strategy between 25<sup>th</sup> June and 3<sup>rd</sup> August 2012 with Members, Registered Providers and other interested stakeholders.
- 5.3 A number of Registered Providers operating in Tees Valley responded to this consultation, including Vela. Generally, the Providers who responded were comfortable with the proposals. The feedback received from this consultation has influenced the final draft document. Limited amendments were made to the proposals within the strategy. However, the wording was made clearer in certain sections to avoid misinterpretation of the key objectives. A copy of the consultation questionnaire, responses and amendments made is attached at **Appendix 5**.

## 6. THE TENANCY STRATEGY

- 6.1 Objectives: The overarching objective of the tenancy strategy is to ensure that the sustainability of communities and neighbourhoods is maintained. Lifetime tenancies and introductory/starter tenancies help to provide this.
- 6.1.2 However, the strategy does acknowledge that the introduction of fixed-term tenancies allows for more flexible arrangements for people entering social housing and can enable landlords to manage their homes more effectively. In certain circumstances a fixed term tenancy may be appropriate. Examples may include:
- To address under and over-occupation. Clearly this is a significant issue for Registered Providers who are currently working to negate (as/when possible) the impact of the housing benefit restrictions on bedroom size for working age households who are in receipt of housing benefit (to be implemented with effect from April 2013). This reform will, inevitably, add further pressure on social housing providers to ensure their properties are not under-occupied;

- To increase social mobility and potentially improve employment opportunities;
- To make best use of stock in areas where social housing is in short-supply;
- In circumstances where people's income has improved and they no longer need social housing;
- To change the view that social housing is a home for life towards being a resource for a particular time.

6.1.3 There may also be other specific and exceptional circumstances where housing providers may need to make use of fixed-term tenancies. These might include:

- Family Intervention Tenancies;
- For prospective adopters or foster carers;
- Adapted properties; and
- Where there are severe shortages of specific types of property.

6.2 Tenure reform: The tenancy strategy sets out the Tees Valley local authorities' expectations that stock holding Local Authorities and Registered Providers operating in the Tees Valley should 'have regard to':

- The clear preference is for registered providers operating in Tees Valley to continue to offer **lifetime tenancies** and fixed-term tenancies should be the exception rather than the norm.
- The preference is that generally accommodation should be classed as permanent and the allocation of a tenancy should not be informed by the needs of specific groups.
- It is understood that on occasions fixed-term tenancies may be offered by registered providers. If this form of tenancy is offered the Tees Valley local authorities consider this should be set for a minimum 5 year term.
- A lesser term should only be offered in **exceptional circumstances** and registered providers have been requested to notify the relevant local authority.

6.3 Review: No less than 6 months before any fixed-term tenancy is due to end, it will be subject to a review.

- 6.3.1 It is expected that following a review of a fixed-term tenancy that it will be renewed for a further period, preferably for a lifetime tenancy but, if not, then for a minimum of 5 years.
- 6.3.2 It is an expectation of the Tees Valley Local Authorities that not renewing a tenancy should be the **exception and not the norm**.
- 6.4 Termination of a fixed-term tenancy: The Tenancy Strategy also details its expectations in terms of appropriate and consistent housing advice and assistance on the ending of a fixed-term tenancy.
- 6.4.1 Should a Registered Provider decide to end a fixed-term tenancy the Tees Valley Local Authorities expect that suitable accommodation will be made available to the tenant or that they assist in facilitating the provision of alternative accommodation.
- 6.4.2 The Tees Valley Local Authorities expect to be provided with adequate notice of any decision not to renew a fixed-term tenancy. The appeals process should be clearly communicated to the tenant and this should also be included within the registered providers own tenancy policy.
- 6.4.3 Appropriate and consistent housing advice and assistance is a key issue for the strategy and all Registered Providers with stock in Tees Valley have been asked to sign up to a Tees Valley wide protocol for ending a fixed-term tenancy (attached at **Appendix 3**).
- In addition to covering the specific requirements of what a tenancy strategy must contain, expectations are also detailed in relation to:
- 6.5 Affordable Rents: In addition to tenure reform, the affordable rent model was introduced by the Government from April 2011. The affordable rent model enables Housing Providers with a delivery agreement with the Homes and Communities Agency (HCA) to set rent levels at up to 80% of local market rents, both on a proportion of their existing re-lets and on new build properties. Affordable rented homes will be allocated in the same way as social rented housing.
- 6.5.1 The tenancy strategy details a clear expectation that individual Tees Valley Local Authorities will be informed about all future rent conversion proposals before these plans are well advanced. This will enable the Council to monitor the local housing market.
- 6.6. Stock Disposal: The Tees Valley Local Authorities expect to be consulted on any proposals relating to stock disposals and, where possible, request that any income secured should be re-invested within the Borough where the property was sold.
- 6.7 Local Lettings: As a matter of good practice Tees Valley Local Authorities ask to be informed and consulted by Registered Providers as/when they propose to introduce a local lettings plan. This is to enable the Council to

take a strategic overview of the local housing market and local housing needs.

## 7. MONITORING AND REVIEW

7.1 The flexibilities made available to social housing providers have been acknowledged within the Draft Sub Regional Tenancy Strategy. However, based on the consultation and evidence available it is not expected that there will be a radical change in the way homes are allocated at the present time.

7.2 However, this position may change over time and to ensure that the strategy remains appropriate the intention is to monitor key drivers and information sources. These include:

- The number, type and location of properties being allocated on a fixed-term basis;
- The number, type and location of properties being allocated on an 'affordable rent';
- Emerging housing need and homelessness issues;
- Broader economic issues including: income levels; employment trends; and deprivation; and
- The potential consequences (both direct and indirect) of other legislation, such as the Welfare Reform Act.

7.3 In Hartlepool this information has started to be collected from our Registered Provider partners. Data is collected on a monthly basis relating to all lettings in Hartlepool to obtain how many tenancies are let on a fixed-term tenancy and, if they are let on an affordable rent, how much the rent is.

7.4 Information will also be collected via monitoring of the Council's Housing Strategy 2011-2015 through the Hartlepool Housing Partnership.

7.5 The Council has also convened a Strategic Welfare Reform Group to monitor and assess the consequences of the Welfare Reform legislation. This group is represented by Housing Services within the Council and also by the Director of Housing within Housing Hartlepool.

7.6 An annual review will also be undertaken by the Tees Valley Local Authorities, taking into account the monitoring activities detailed above. This information will support the Council to assess the impact of the changes being introduced by our affordable housing partners and the key challenges that they and our local communities face.

## 8. LEGAL CONSIDERATIONS

- 8.1 There is a legislative requirement on the Council to publish a Tenancy Strategy within 12 months of Section 150 of the Localism Act 2011 coming into force. This must be done by 15<sup>th</sup> January 2013.

## 9. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

- 9.1 The introduction of fixed-term (flexible) tenancies could potentially have a negative impact on neighbourhoods and undermine stability in communities with tenants having less of a commitment to the area that they live. The Sub Regional Tenancy Strategy has recognised this with its preference that providers continue to offer lifetime tenancies. In circumstances where providers decide to offer a fixed-term tenancy it is the preference of the Tees Valley Local Authorities is that this will be for a minimum of 5 years and will expect that it be renewed at the end of the term, preferably with a lifetime tenancy.

## 10. EQUALITY AND DIVERSITY CONSIDERATIONS

- 10.1 The Strategy has had an Impact Assessment undertaken to identify any unmet needs / requirements in line with the three aims of the Equality Duty. This is attached at **Appendix 4**.

## 11. RECOMMENDATIONS

- 11.1 Cabinet is recommended to:-
- a) Approve the Draft Tees Valley Tenancy Strategy (**Appendix 1**)
  - b) Note **Appendix A**: Technical Appendix (**Appendix 2**)
  - c) Note **Appendix B**: Tees Valley protocol for ending a fixed-term tenancy (**Appendix 3**)
  - d) Note the Impact Assessment that has been carried out on the strategy (**Appendix 4**)

## 12. REASONS FOR RECOMMENDATIONS

- 12.1 The recommendations will ensure that the Council's Tenancy Strategy is implemented as required by the Localism Act 2011 and for this to be in place within 12 months of the provision in the Act (Section 150) coming into force (15<sup>th</sup> January 2013).

## 13. APPENDICES AVAILABLE ON REQUEST, IN THE MEMBERS LIBRARY AND ON-LINE



- 13.1 **Appendix 1:** Draft Tees Valley Tenancy Strategy
- 13.2 **Appendix 2:** Draft Tees Valley Tenancy Strategy, **Appendix A:** Technical Appendix
- 13.3 **Appendix 3:** Draft Tees Valley Tenancy Strategy, **Appendix B:** Tees Valley protocol for ending a fixed-term tenancy
- 13.4 **Appendix 4:** Impact Assessment
- 13.5 **Appendix 5:** Consultation Responses

#### **14. BACKGROUND PAPERS**

- 14.1 DCLG Local Decisions: A Fairer Future for Social Housing – Consultation, 22.11.10 to 17.1.11

Localism Act 2011

Compass CBL Common Allocations Policy

Hartlepool Housing Strategy 2011 – 2015

Hartlepool Homelessness Strategy 2010 – 2015

The practical implications of tenure reform – Chartered Institute of Housing, January 2012

Northern Housing Consortium – Registered Provider Engagement Event Report 6.7.11

#### **15. CONTACT OFFICER**

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# Tees Valley Tenancy Strategy

Effective from November 2012

Draft

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Appendix B	Tees Valley protocol for ending a fixed-term tenancy	Attached

## Section 1: Introduction

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### National Housing Policy

The Government's national housing strategy "Laying the Foundations: A Housing Strategy for England"<sup>1</sup> details its intended direction of travel for housing and sets out the shape of housing provision that the Government wants to see, which involves the primacy of home ownership; social housing as welfare; and an increasing role for private rented sector. This national strategy also reinforces the Government's view that local authorities need to have a greater influence in setting local housing priorities. It introduces a range of new measures to reinvigorate the housing market and recognises that a number of factors, including the economic downturn and the welfare reforms will increase pressures on social housing.

This national strategy provides the basis for a raft of reforms included in the Localism Act<sup>2</sup>. These include:

- The introduction of Affordable Rent tenancies (80% of market rents) as part of changes to the way new social housing development is funded;
- The introduction of fixed-term (flexible) tenancies leading to more social mobility;
- Changes to the statutory guidance on allocations introducing the opportunity to increase flexibility in the ways housing waiting lists are used;
- The self-financing of the Housing Revenue Account allowing stock retaining councils to take full control of decisions on income and expenditure;
- Reforms to homelessness legislation; and
- The introduction of the national homeswap scheme.

### The Localism Act

The Localism Act (the Act) gained Royal Assent in November 2011 and makes significant changes to the law relating to the management and allocation of social housing. In essence, the Act implements the Government's recent policy reform of social housing (as outlined above) and has provided stock holding local authorities (LA) and registered housing providers (RPs) with the option of providing a new 'fixed-term' (flexible) tenancy instead of a tenancy for life.

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<sup>1</sup> CLG (2011) *Laying the Foundations: A Housing Strategy for England*

<sup>2</sup> Some of which were first introduced during the governments' Comprehensive Spending Review in October 2010

The Act also introduced a requirement for all local authorities to publish a **tenancy strategy**. The main purpose of a tenancy strategy is to set out high level objectives about how tenancies will be used and managed across a defined area. Stock holding LAs and RPs operating in the area should give 'due regard' to these broad objectives when formulating their own tenancy policies.

A **tenancy policy** is the overarching document which all stock holding LAs and RPs should have in place, following changes to the Regulatory Framework governing RPs. It is this document that provides detail on specific procedures.

In order to be effective, a tenancy strategy has to be consistent with the objectives detailed within local housing strategies (these are the documents that set out our priorities for managing the local housing market). The tenancy strategy must also take account of local homelessness strategies and the allocations policies. In the Tees Valley, the allocations policy is managed through the Compass Choice Based Lettings (CBL) scheme. This is a partnership of all five Tees Valley local authorities, plus the majority of the RPs who have property in the area.

## **The development of a cross boundary Tenancy Strategy**

### How we reached this decision

A number of factors have influenced our decision to come together to agree a single tenancy strategy for our sub-region. They include:

- a. The strong and well established joint working structures that exist between the five Tees Valley LAs. This has resulted in a number of successful partnerships and collaborations including for example, a number of housing market renewal related initiatives and a shared allocations policy (as referenced above).
- b. Consideration of the range of RPs working across our boundaries. As detailed in the Appendix A: Technical Appendix, 35 accommodation providers have a 'stock holding' in the Tees Valley (accounting for nearly 58,000 units of accommodation) and the majority of these providers work across the Tees Valley. A single tenancy strategy for the Tees Valley is therefore a more logical and practical approach.
- c. Feedback from early consultation with our RP partners. To inform the development of this strategy the five Tees Valley LAs undertook initial consultation with all partner RPs in the summer of 2011. As part of this consultation, we specifically sought their views on the benefits of a single Tees Valley tenancy strategy. There was consistent support for this approach.

### **The remit of our tenancy strategy**

The Localism Act states that a tenancy strategy should:

- Set out when/why fixed-term (flexible) tenancies may be used and for what purpose, including:
  - The length of the tenancy;
  - The circumstances in which a tenancy will be renewed; and
  - The circumstances in which a tenancy terminated.

and

- The means by which the strategy will be reviewed.

In addition to the above, we have also taken the opportunity to detail our expectations in relation to:

- The need for appropriate and consistent housing advice and assistance on the ending of a fixed-term tenancy;
- Rent conversions from social to the new affordable rent model;
- Stock disposals; and
- Local lettings plans.

## Section 2: Understanding Our Local Context

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### About the Tees Valley

The Tees Valley is located in the north east of England and comprises five local authorities: Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland, and Stockton-on-Tees. The resident population of the area is 663,900<sup>3</sup>

Figure 1



Some key characteristics about our sub-region:

- The housing market extends into North Yorkshire and County Durham;
- The prosperity of Tees Valley was originally founded on steel, chemicals and engineering;
- In recent decades the economy has diversified through the growth in the service sector and manufacturing;
- There is good connectivity by road, rail and air via the A1(M), A19, East Coast mainline and Durham Tees Valley airport;
- Our overall population has been in decline due to net out migration; and
- Employment rates are below the regional and national averages.

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<sup>3</sup> Office for National Statistics Mid Year Population Estimates 2011

**Appendix A** provides key statistical information regarding the key housing issues in the Tees Valley. It highlights key trends relating to our population, housing market, housing need and demand, all of which has informed the thinking behind the development of our tenancy strategy. In summary Appendix A demonstrates:

- Our population is now increasing and like other areas is also aging;
- As a proportion of the total housing stock social housing is decreasing;
- Whilst the number of live applications registered on Compass (CBL system) has declined to just over 16,000 this still indicates that there are serious shortages of affordable housing;
- Under-occupation is a much more significant issue than over-crowding;
- Affordability is an issue across the Tees Valley area; and
- Empty properties are also a challenge with just under 5% of the total housing stock being empty, a figure that is higher than the rest of the region and greater than the average for England.

Whilst there are considerable differences in the local housing market across the sub-region, pressures on social/affordable housing remain a consistent factor. The reductions in traditional forms of funding that have enabled the development of new affordable housing will inevitably result in a long-term reduction in new housing development across the sub-region. Making the best use of the existing stock is a critical issue for the foreseeable future.



## **Section 3: Developing our Tenancy Strategy**

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The intention of this tenancy strategy is to set out how the five councils intend to work with our partner RPs, in order to make the best use of the opportunities that are now available in the context of the housing pressures that we face. We recognise that, during 2012/13, there will be very significant changes within social housing, the consequences of which are difficult to predict. Our tenancy strategy, therefore, needs to be flexible enough to provide the right range of tenancy options to meet the challenges ahead whilst also ensuring that we continue to maintain stable and sustainable communities.

In reaching our conclusions (as set out in Section 4) we have:

- a. Evaluated key information and evidence bases;
- b. Carried out a series of consultation exercises; and
- c. Reviewed the potential opportunities which fixed-term tenancies could bring.

### **a. Key information and evidence**

Arc4 Limited was commissioned in August 2011 to carry out a comprehensive Strategic Housing Market Assessment (SHMA) for Tees Valley, focusing on the four unitary local authorities of Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton-on-Tees (the TV4 area). Whilst Darlington, did not participate in this commission they have however recently engaged Arc4 Limited to update their previous SHMA (on this basis, some of the information made available from the Darlington SHMA is in a different format to the TV4 report).

The TV4 SHMA was published in May 2012. The Darlington study will be published in the near future. Both are consistent with Government guidance, provide a robust and defensible evidence base for future policy development and consider the dynamics of different tenures in the sub-region. This evidence has been essential in informing our views regarding appropriate tenancy options. With regard to the affordable (RP) sector, the following findings are particularly note worthy:

**Table 1: SHMA headlines**

<b>TV4 area:</b>	<b>Darlington:</b>
There are around 53,000 households who live in an affordable (social) rented property across the TV4 area, accounting for 22.6% of all occupied dwellings;	7,950 households live in affordable (social) rented property accounting for 17.6% of all occupied dwellings;
<p>30.5% of households living in affordable dwellings are single and under 60 years of age and</p> <p>A further 27.6% are older singles and couples, 17.4% lone parents, 11.6% couples with children, 7.9% couples (under 60 with no children) and 4.8% are other types of household;</p>	<p>Almost half (48.8%) of households are either singles over 60 (33.2%) or couples where at least one person is over 60 (16.6%) and</p> <p>A further 11.9% are lone parent families, 5.3% couples with children and 9.8% are other household types;</p>
26.4% of all people aged 16 or over living in affordable housing are in employment;	Only 19.3% of social tenants are working;
A further 24.7% are permanently sick/disabled, 23.2% are wholly retired from work, 12.7% are looking after the home/a full-time carer or volunteer, 11.9% are unemployed and 1.1% are in full-time education or training;	6.2% are unemployed and a further 23.9% are economically inactive;
Incomes are generally low, with 87% receiving an income of less than £300 gross each week and 64.5% receiving less than £200 gross each week;	Incomes are low, lower quartile earnings and in 2011 were £16,344 compared with £17,092 regionally;
Across the TV4 area, there are 18,320 existing households in need which represents 7.8% of all households.	Across Darlington Borough, there are 2,644 existing households in need represents 5.9% of all households.
<i>Reasons for housing need are summarised in Table 2 and Table 3 overleaf:</i>	

**Table 2: TV4 'Households in need'**

Category	Factor	Total
Homeless households or with insecure tenure	Under notice, real threat of notice or lease coming to an end	2,264
	Too expensive, and in receipt of housing benefit or in arrears due to expense	2,714
Mismatch of housing need and dwellings	Overcrowded according to the 'bedroom standard' model	2,752
	Too difficult to maintain	4,197
	Couples, people with children and single adults over 25 sharing a kitchen, bathroom or WC with another household	1,669
	Household containing people with mobility impairment or other special needs living in unsuitable accommodation	4,817
Dwelling amenities and condition	Lacks a bathroom, kitchen or inside WC and household does not have resource to make fit	138
	Subject to major disrepair or unfitness and household does not have resource to make fit	1,323
Social needs	Harassment or threats of harassment from neighbours or others living in the vicinity which cannot be resolved except through a move	4,527
<b>Total no. households in need</b>		<b>18,320</b>
Total Households		235,487
<b>% households in need</b>		<b>7.8%</b>

Source: Tees Valley SHMA (2012)

**Table 3: Darlington 'Households in need'**

Type of housing need	No. households
Homeless households and those in temporary accommodation	234
Overcrowding and concealed households	214
Other groups (too expensive, difficult to maintain, household sharing facilities, living in unsuitable housing, lacking bathroom/kitchen/inside WC, major disrepair, harassment)	2,196
<b>Total no. current housing need (gross)</b>	<b>2,644</b>
Total households	44,624
<b>% households in housing need</b>	<b>5.9%</b>

Source: Darlington SHMA (2012)

Table 4 and 5 demonstrate how the proportion of households in housing need varies by tenure for the TV4 area and Darlington. As detailed, social renters and private renters are most likely to be in housing need. Social renters also account for over one-third of all households in housing need.

**Table 4: TV Area**

Tenure	No. H'holds in need	% H'holds in need	Total no. households
Ow ned (no mortgage)	2,508	4.0	62,601
Ow ned (with mortgage)	4,573	4.9	93,383
Rented Privately (furnished)	830	20.9	3,968
Rented Privately (unfurnished)	3,338	18.9	17,639
Tied accommodation	119	20.3	586
<b>Rented RP</b>	<b>6,524</b>	<b>12.3</b>	<b>53,243</b>
Shared Ow nership, Discounted for Sale (intermediate)	429	10.5	4,069
<b>Total</b>	<b>18,321</b>	<b>7.8</b>	<b>235,487</b>

Source: Tees Valley SHMA (2012)

**Table 5: Darlington**

Tenure	No. H'holds in need	% H'holds in need	Total no. households
Ow ned (no mortgage)	643	4.1	15745
Ow ned (with mortgage)	926	5.0	18401
<b>Rented from Council</b>	<b>393</b>	<b>7.1</b>	<b>5509</b>
<b>Rented from RP</b>	<b>125</b>	<b>7.5</b>	<b>1657</b>
Rented Privately (furnished)	74	17.6	424
Rented Privately (unfurnished)	467	17.9	2609
Tied accommodation	15	9.0	169
Intermediate tenure	0	0.0	109
<b>Total</b>	<b>2644</b>	<b>5.9</b>	<b>44624</b>

Source: Darlington SHMA (2012)

In addition to the information detailed in this chapter, **Appendix A** provides further information on a range of issues including for example; housing need and supply, affordability and earnings and homelessness data. This broad range of information/evidence has been critical to the development of our strategy.

#### **b. Consultation summary and how this has influenced the development of our strategy**

In preparing this tenancy strategy, we have undertaken wide ranging and comprehensive consultation. This included an early consultation event with RPs in July 2011 and a further consultation exercise undertaken during November/December 2011. In this second consultation exercise we sought views on a tenancy strategy 'framework' which detailed our thinking at that time and specifically sought their views on the issues to be covered in this tenancy strategy.

The findings of these consultations have been used to help develop this strategy. A summary of the main findings is set out overleaf:

- A general view was that there is no strong evidence for a radical introduction of fixed-term tenancies. Rather that lifetime tenancies would continue to be the norm in the Tees Valley;
- Concerns were expressed that fixed-term tenancies will undermine sustainability and communities being able to establish themselves;
- Linked to the above a concern that any introduction of fixed-term tenancies may result in a loss of continuity for families for example children remaining at the same school;
- In areas where demand from properties is not high, that fixed-term tenancies may have a negative impact upon lettings and, consequently, upon financial viability;
- That, as such, fixed-term tenancies should be the exception rather than the norm;
- Broad agreement that, in the exceptional cases where fixed-term tenancies may be appropriate, a period of five years would generally be the appropriate term;
- A general view that, where a fixed-term tenancy has been allocated and reaches the end of its term, the option of **not** renewing it should be the exception and not the norm;
- Decisions not to renew fixed-term tenancies should **not** be influenced by issues such as the tenant's behaviour (existing housing management policies should be pursued in such cases); and
- In instances where a fixed-term tenancy is brought to an end, that suitable and alternative accommodation should be available to meet the tenant's needs.

A copy of the strategy whilst in a draft form was also widely consulted upon during the summer of 2012. On this occasion views were sought from both RP's and a range of other stakeholders/interest groups. Once again, the feedback received from this exercise influenced the development of this document. On this basis we are confident that this strategy has been developed having given due regard to the views expressed by a range of interested parties

(A copy of the collated consultation responses can be provided upon request).

### **c. A review of the potential opportunities that fixed-term tenancies may offer and for what purpose**

As part of the process of developing this strategy, consideration has been given to the various forms of tenancy that are now available. Lifetime

tenancies and introductory/starter tenancies are widely used across the Tees Valley and, in our opinion, these types of tenancy help to provide stability within communities. The consultation exercise undertaken with RPs has confirmed that the use of fixed-term tenancies should not undermine the sustainability of our communities and neighbourhoods.

That said, we understand why the Government has introduced fixed-term tenancies to allow for more flexible arrangements for people entering social housing, to enable social landlords to manage their social homes more effectively and fairly and deliver better results for local communities. In some circumstances, a fixed-term tenancy *may* be appropriate and we understand that our RP partners will be considering in what instances this tenancy offer could be a 'viable' tool. For example:

- To address under and over-occupation. Clearly this is a significant issue for RPs who are currently working to negate (as/when possible) the impact of the housing benefit restrictions on bedroom size for working age households (to be implemented with effect from April 2013). This reform will, inevitably, add further pressure on social housing providers to ensure their properties are not under-occupied;
- To increase social mobility and potentially improve employment opportunities;
- To make best use of stock in areas where social housing is in short-supply;
- In circumstances where people's income has improved and they no longer need social housing;
- To change the view that social housing is a home for life towards being a resource for a particular time.

There may also be other specific and exceptional circumstances where housing providers may need to make use of fixed-term tenancies. These might include:

- Family Intervention Tenancies;
- For prospective adopters or foster carers;
- Adapted properties; and
- Where there are severe shortages of specific types of property.

Fixed-term tenancies are already in use in the Tees Valley. However at this point in time, they are almost entirely linked to various forms of specialist accommodation such as the BOHO live/work units in Middlesbrough.

Having taken all of these factors into consideration and balanced these against our current evidence base, we do not at the present time, consider that circumstances exist in the Tees Valley which make the use of fixed-term tenancies appropriate on a 'standard' basis.

Draft

## Section 4: Our Tenancy Strategy

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### a. The kinds of tenancies to grant

The clear preference of the Tees Valley local authorities is for our RPs to continue to offer **lifetime tenancies**. In addition, and where appropriate, we continue to support the use of starter/ probationary/ introductory tenancies.

That said we do understand that there will be occasions when fixed-term tenancies will be offered by RPs. Accepting that this may be necessary it is our expectation that fixed-term tenancies should be the **exception rather than the norm**.

- Should an RP decide to use a fixed-term tenancy, it will be anticipated that each Tees Valley local authority is notified in terms of why this decision has been made, the length of term and the number of properties to which this decision relates.

### b. The circumstances in which the landlord will grant a tenancy of a particular kind

Unless a prospective tenant is moving into 'move-on', 'temporary' or 'supported' accommodation or unless one of the exceptions listed on the previous page applies we consider that generally **accommodation should be classed as permanent** and therefore a lifetime tenancy offered.

If a registered provider operates starter/probationary/or introductory tenancies we consider that on the successful conclusion of a 12 month period a lifetime tenancy should be offered.

Furthermore, our preference is that the allocation of a tenancy should **not** be informed by the needs of specific groups (for example; the elderly, those with families, the vulnerable etc). RPs should continue to offer the most secure form of tenure compatible with the purpose of the accommodation, the needs of the household, the sustainability of the community and the efficient use of their housing stock.

### c. Where a tenancy is set for a term, the length of term

As stated previously, we understand that on occasions fixed-term tenancies may be offered by RPs. Should RPs decide to offer this form of tenancy, the



Tees Valley local authorities consider this should be set for a **minimum 5 year term**<sup>4</sup>.

Where RPs have initially decided to offer a starter/probationary/or introductory tenancy if it is to be followed by a fixed-term tenancy this again should be for a minimum 5 year term.

Should an RP decide, in **exceptional circumstances**, to offer a lesser term, then they are requested to notify their respective local authority and explain why this decision has been made. Exceptional circumstances may include, but are not limited to, properties allocated in regeneration areas; households with complex needs; accommodation originally developed for outright sale.

A minimum of six months before the end of a fixed-term tenancy the RP should contact the tenant to begin a review process prior to making a decision about renewing the tenancy or ending it.

#### **d. The circumstances where the landlord will grant a further tenancy on the coming to end of the existing tenancy**

We expect that, following a review of the tenancy, it will be **renewed** for a further period. This will, preferably, be for a lifetime tenancy but, if not, then for a minimum of 5 years.

It is an expectation of the Tees Valley local authorities that not renewing a tenancy should be the **exception and not the norm**.

#### Ending a fixed-term tenancy:

- Should an RP decide to end a fixed-term tenancy the Tees Valley local authorities expect that suitable alternative accommodation will be made available to the tenant. If this is not available within that RP's stock, then we would expect that they assist in facilitating the provision of alternative accommodation; and,
- The decision to either offer a further term or end the tenancy **should not** be influenced by a tenant's behaviour. Should a tenant breach their tenancy, then we would expect that each RP operates their existing housing management policies and pre- eviction protocols. Breaches of tenancy should be dealt with under the normal possession grounds so that a court can consider each case.

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<sup>4</sup> Following a revision to the Directions to the Social Housing Regulator issued by the Housing Minister on 28 July 2011, RPs will be required to offer fixed term tenancies for at least 5 years, except in exceptional circumstances. The exceptional circumstances where fixed term tenancies may be offered for less than 5 years, but no less than 2 years, must be set out in the landlord's tenancy policy.

Should an RP decide to end a tenancy, the Tees Valley local authorities expect:

- To be provided with adequate notice that this course of action has been taken. All RPs will be provided with an appropriate contact name (and contact details) for the local authority concerned; and
- Be notified of the date of any RP appeals panel hearing and have the option to either attend and/or make representation.

We would expect the appeals process to be included in the RP's tenancy policy.<sup>5</sup>

Mutual exchanges (between a lifetime tenant and fixed-term tenant):

- In all instances, the RP must adhere to Section 158 of the Localism Act.
- A lifetime tenant must retain their right to a lifetime tenancy (if their tenancy predates 1<sup>st</sup> April 2012). With regard to the exchanging fixed-term tenant, unless the property (they are exchanging into) has been designated for future use as a 'fixed-term tenancy' within an RPs tenancy policy, then we would prefer that a lifetime tenancy be offered.

In addition to covering the specific requirements of what a tenancy strategy must contain, we also consider it appropriate to detailed (as explained previously) our thoughts and expectations in relation to:

**e. What we expect in terms of appropriate and consistent housing advice and assistance (on the ending of a tenancy)**

RPs are asked to note that this is a **key issue** for the Tees Valley local authorities. As such, it is imperative that all RPs offer their tenants clear, consistent and timely advice.

To ensure that advice is consistent, the TV LAs have produced a protocol which we would expect all RPs give due regard (copy attached at Appendix B).

Each of the TV LAs would expect RPs with stock (or proposing new developments within their boroughs) **and** operating fixed-term tenancies to sign up to this Tees Valley wide protocol.

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<sup>5</sup> The Flexible Tenancies (Review Procedures) Regulations 2012

#### **f. Rent conversions from social to the new affordable rent model**

We understand that in order to secure Homes and Communities Agency (HCA) Affordable Homes funding (from the 2011-2015 Affordable Homes Programme), agreeing a rent conversion policy may have been necessary. On this basis, we accept the need for setting targets for converting a proportion of stock from social to affordable rents.

Social rents should, therefore, continue to be the norm for the vast majority of properties developed prior to the 2011-2015 Affordable Homes Programme.

As local authorities, we have a key role in understanding our local housing markets and, on this basis, we have a clear expectation that individual TV LAs will be informed on **future** rent conversion proposals before these plans are well advanced.

Once a decision has been agreed by the board of a RP, the respective TV LA would expect to be notified of the final decision (information to include details of: which stock; the percentage of stock to be converted; and the proposed level of rent being considered). This will enable us to take a broad view about what is happening at a local level.

#### **g. Stock disposals**

The TV LAs expect that any disposals are only undertaken in the context of local evidence and are consistent with a RP's asset management strategy.

We expect to be consulted on any proposals (again before they are well advanced), including future site use. Where possible, any income secured should be re-invested within the borough where the property was sold.

#### **h. Local letting plans**

In order to ensure balanced communities, we understand the need (where appropriate) for local lettings plans. We believe that these should only be operated on a limited basis, responding to specific issues within a local area that can be clearly evidenced.

As a matter of good practice we would ask to be informed and consulted by RPs as/when they propose to enter into such arrangements and once again before these plans are well advanced. This will enable the TV LAs to take a strategic overview of the local housing market and local housing needs.

## **Section 5: Monitoring and Review**

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### **Monitoring**

Whilst we generally welcome the flexibilities made available to affordable housing providers via the Government's reform of social housing, at this present time and based on the information/evidence we have available, we do not consider that radical change is appropriate within our sub-region. However, this position may change over time and, therefore, to ensure that our strategy remains appropriate and fit for purpose, our intention is to monitor key drivers and information sources. These include:

- The number, type and location of properties being allocated on a fixed-term basis;
- The number, type and location of properties being allocated on an 'affordable rent';
- Emerging housing need and homelessness issues;
- Broader economic issues including: income levels; employment trends; and deprivation; and
- The potential consequences (both direct and indirect) of other legislation, such as the Welfare Reform Act.

### **Review**

This strategy has been adopted from November 2012 (following member endorsement from each of five Tees Valley LAs). Our intention is to undertake an annual review, taking into account the monitoring activities detailed above. This information will support us in assessing the impact of the changes being introduced by our affordable housing partners and the key challenges that they and our local communities face.

## Section 6: Glossary

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<b>Adapted properties</b>	Properties which have received changes to the physical fabric of the home to make it suitable for the occupier. The most common adaptations include stair-lifts, grab rails, level access showers and ramps.
<b>Affordable housing</b>	Housing options available to residents who cannot afford to rent or buy a home in the private market. Includes social rented housing, affordable rented housing and intermediate housing solutions such as shared ownership. It also includes the Affordable Rent Model.
<b>Affordable rent</b>	Homes made available to tenants at up to a maximum of 80% of market rent and allocated in the same way as social housing is at present. RP will have the freedom to offer Affordable Rent properties on flexible tenancies tailored to the housing needs of individual households.
<b>BOHO (live/work units)</b>	Development of live/work units, located in Middlesbrough's BOHO Zone and offering flexible space to allow people to work from home and to set up business in the creative and digital sectors.
<b>Choice Based Lettings (CBL) - 'Compass'</b>	Scheme for the allocation of social housing designed to offer more choice and involvement for customers in selecting a new home. Social rented housing is advertised allowing customers to 'bid' (register an interest) for those homes.
<b>Family intervention tenancies</b>	Used in circumstances where the tenant is likely to be evicted on the grounds of anti-social behaviour and to support the provision of behaviour support services. They are created voluntarily on the part of the tenant.
<b>Fixed-term (or flexible) Tenancy</b>	A new power for RPs to offer a new 'flexible' tenancy with a minimum term of two years that ends the automatic 'home for life'.
<b>Homes and Communities Agency (HCA)</b>	The national housing and regeneration agency for England. A non-departmental public body, sponsored by the Department for Communities and Local Government (DCLG). It provides funding for affordable housing and is the social housing regulator.
<b>Homelessness</b>	The 1996 Housing Act states that a person is homeless if: there is no accommodation that they are entitled to occupy; or they have accommodation but it is not reasonable for them to continue to occupy this accommodation.
<b>Housing Market Renewal (HMR)</b>	An approach to tackle low demand in areas where the housing market has collapsed.
<b>Housing needs</b>	The requirements that individuals and households have for housing.
<b>Local lettings plan</b>	A local lettings plan is intended to support and sustain a diverse and balanced community. It may for example include some targets around letting properties to particular groups. For example; under-occupying some family homes to balance child density, a percentage of lets to transfer applicants, the need for a local connection etc.
<b>Move on accommodation</b>	For people moving from a supported environment, this accommodation is sometimes transitional accommodation to full independence.

<b>Private landlord</b>	A company or individual (e.g. not a local authority or registered provider) who owns and lets properties for an income.
<b>Registered Provider (RP)</b>	Also known as Housing Associations or Registered Social Landlords (RSLs). They are not for profit organisations that provide social housing and are regulated through Homes and Communities Agency (HCA).
<b>Social housing</b>	A general term for subsidised rented and intermediate tenure housing provided by RPs.
<b>Strategic Housing Market Assessment (SHMA)</b>	Practice guidance issued by Communities and Local Government, along with Planning Policy Statement 3, which sets out a framework that local authorities and regional bodies can follow to develop a good understanding of how housing markets operate.
<b>Starter / Introductory/ Probationary Tenancy</b>	A trial period (tenancy) lasting for 12 months.
<b>Tenancy policy</b>	A document a RP must have in place detailing their approach and use of fixed-term tenancies should they decide to implement.

# **Tees Valley Tenancy Strategy**

**Effective from November 2012**

## **Appendix A: Technical Appendix**

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## Section A: Housing Tenure and Population information

### Housing Tenure:

The table below shows the estimated current levels of tenure across the Tees Valley:

	Owner-Occupier	Affordable*	Private Rented	Other
Darlington	75.2%	17.6%	7%	0.2%
Hartlepool	62.4%	26.6%	11%	0.2%
Middlesbrough	62.3%	28.3%	9.3%	0.1%
Redcar & Cleveland	68.4%	22.8%	8.8%	0%
Stockton on Tees	69.4%	24.3%	9.4%	0%

\* Affordable housing includes: social rent / affordable rent / intermediate

Source: TV4 SHMA 2012 Darlington SHMA 2012

### Population Information:

Over the period to 2029 the population is expected to increase across Tees Valley. There will be an overall decline in the proportion of working age population and a significant increase in the retired/elderly population. (2008 SHMA)

The proportionate change in population by age cohort is:

0-19	reduction of 13.1%
20-39	reduction of 5.9%
40-59	reduction of 11.8%
60-74	increase of 36.8%
75+	increase of 69.4%

### Disability Information:

	% of households containing someone with an illness/disability
Darlington	20.4%
Hartlepool	24.4%
Middlesbrough	22.3%
Redcar and Cleveland	17.6%
Stockton on Tees	19.9%

Source: 2001 Census information

### Ethnicity Information:

	White British	Other Ethnicity
Darlington	96.6	3.4
Hartlepool	98.1	1.9
Middlesbrough	92.3	7.7
Redcar and Cleveland	97.9	2.1
Stockton on Tees	96.2	3.8
<b>Tees Valley</b>	<b>96.1</b>	<b>3.9</b>

Source: 2001 Census information



## Housing Providers across the Tees Valley:

	Darlington	Hartlepool	Middles-brough	Redcar & Cleveland	Stockton on Tees
Abbeyfields	33				
Accent North East	10	103	501	406	677
Affinity Sutton			658		
Anchor Trust	150	333	112	210	190
Broadacres HA Ltd	24			8	
Carr Gomm Soc Ltd	22		18		
Coast and Country Housing			6	10039	16
Darlington BC	5500				
Darlington Housing Ass.	232				
Dimensions UK Ltd			3	6	2
Endeavour HA	44	271	653	132	574
Erimus Housing			9968		100
Guinness Trust/Northern Counties		364	230	168	0
Habinteg HA			236		130
Hanover HA	129		50	24	35
Hartlepool Borough Council		82			
Home Group Ltd	238	884	718	263	67
Housing Hartlepool		6961			
Housing 21	28	45	71		37
ISOS	13				150
JRF		97			
Mind	15				
Oxford Housing Co-op Assoc.			29		
Places for People Homes Ltd	229	3	316	95	370
Progress Care HA			2		
Railway Housing	377	12	18	24	53
Riverside NE			15	51	1
Salvation Army HA			13		
Sir William Turners				24	
Tees Valley Housing Group	162	329	989	688	1113
Three Rivers HA Ltd	73	344	21	22	35
Tristar Homes Limited					10298
Two Castles	31				
YMCA	31				
700 Club	28				

The above shows that there are 57,818 social rented properties and 35 Registered Providers across Tees Valley (as at May 2012).

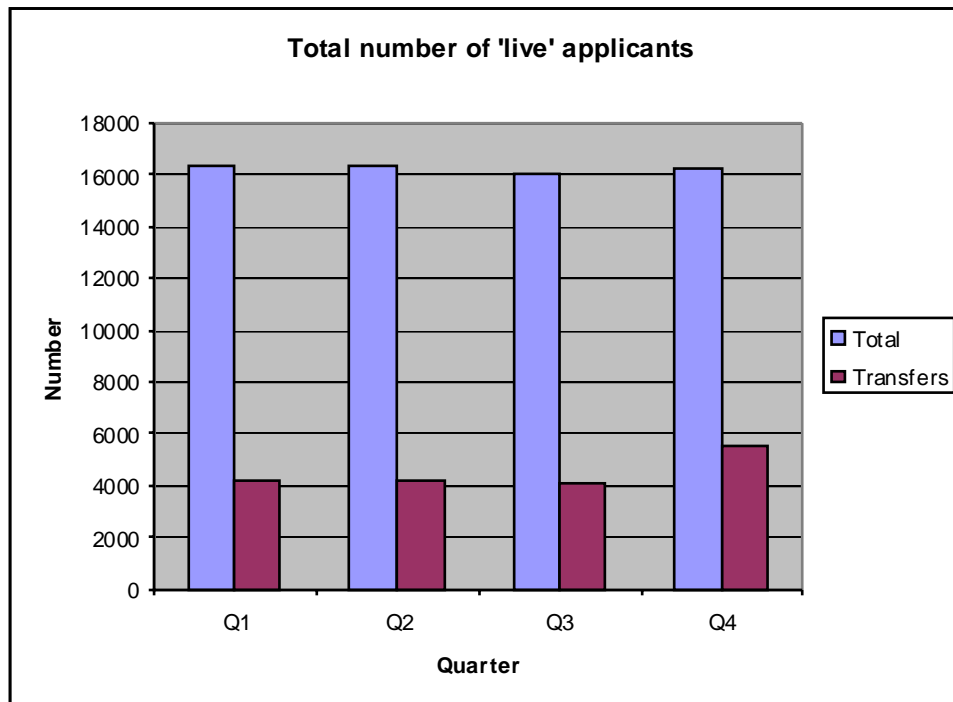
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## Section B: Housing Needs and Housing Supply

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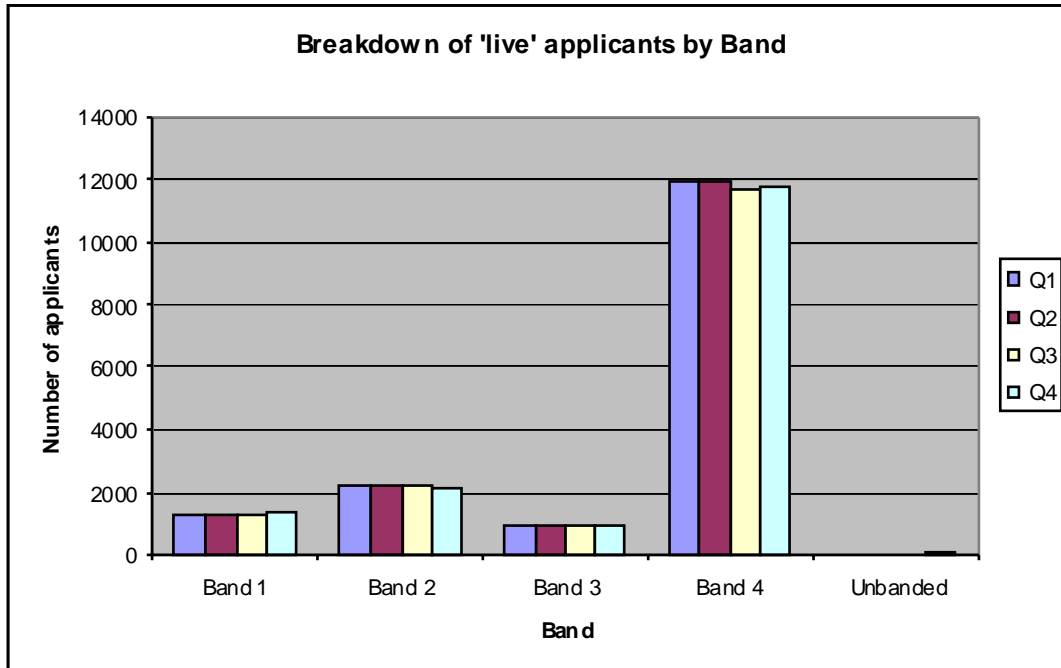
### Number of applicants on the Compass Choice Based Lettings Housing Register (all information is taken from the Compass CBL Quarterly Reports):

- The number of applicants who are 'live' on the system and able to bid has stayed consistent during 2011/12.
- Transfer applicants on the Housing Register make up approximately one quarter of the waiting list.



### Number of Applicants within each Band:

The number of applicants who qualify for Band 4 (no or low level housing need) makes up three quarters of the total waiting list.

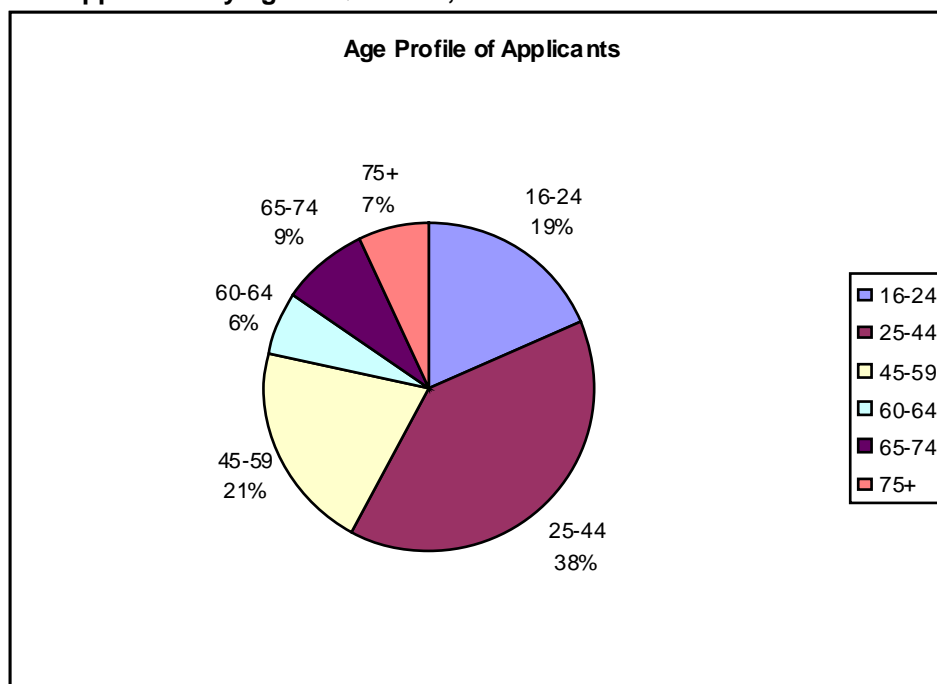


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### Age Profile of Applicants:

The majority of the waiting list is made up from applicants aged between 25 and 59. Approximately one-fifth of the waiting list is applicants over the age of 60.

% of applicants by age at Quarter 4, 2011-2012:



### Ethnicity of Applicants:

Ethnicity information is collected on applicants to the Housing Register. However, this is not mandatory information. The percentage of applicants indicating that they are White British is 81.8% (during Quarter 4, 2011-2012).

### Number of Lets through Compass CBL:

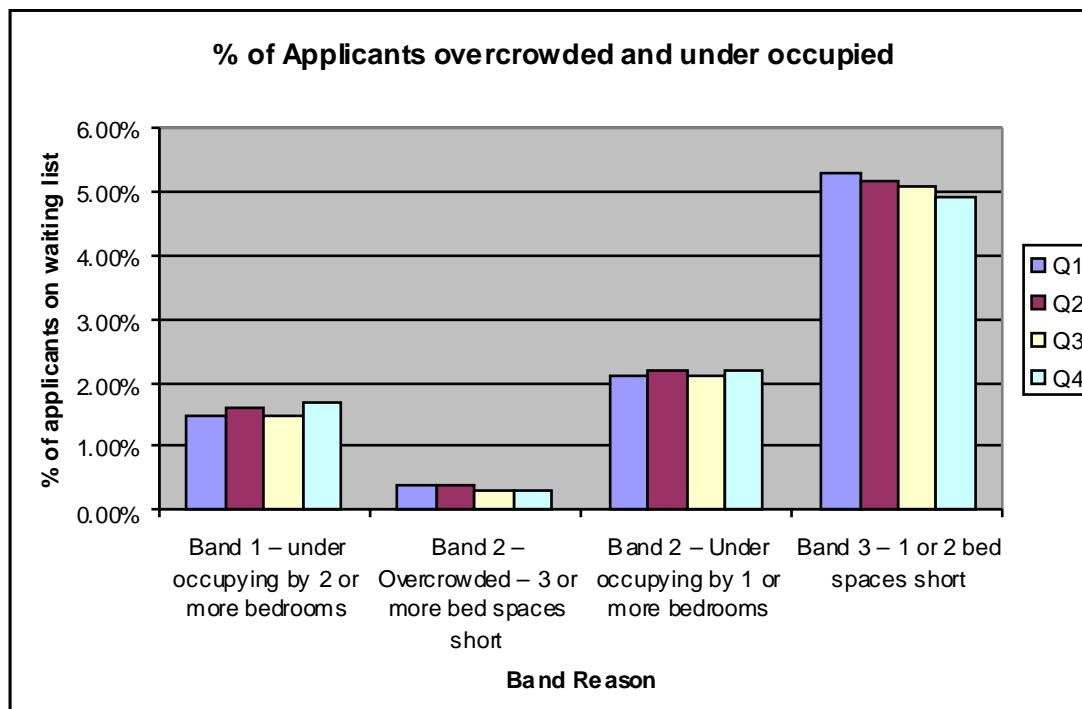
The majority of lettings made through Compass are to waiting list applicants rather than transfer tenants. Approximately 60% of lettings are made to applicants with a priority band (Band 1-3),

The following table illustrates the number of lets and percentage to each band made across Tees Valley (CBL partners only) during 2011-2012.

	Band 1	Band 2	Band 3	Band 4	Decants	Total no. Lets	% lets to transfers
Quarter 1	32%	23%	7%	40%		857	25.5%
Quarter 2	31%	23%	6.9%	39%	5.9%	916	24%
Quarter 3	32%	24%	5%	40%	4%	697	19%
Quarter 4	29%	21%	9%	41%	6%	842	21%

### Overcrowding and Under-occupation figures:

The percentage of applicants on the Housing Register for under-occupation is approximately 4% and approximately 5% indicate that they are overcrowded.



Under-occupation mainly affects owners, particularly owner occupiers and smaller households including singles and couples.

Local Authority	% households overcrowded	% households under-occupied*	Total Households
Darlington	0.5	8.2	44,624
Hartlepool	2.8	5.5	39,931
Middlesbrough	3	4.7	56,934
Redcar & Cleveland	3.2	6.5	59,534
Stockton on Tees	2.3	8.3	79,087
<b>Tees Valley</b>			

\* Severe under-occupation

Source: TV SHMA 2012

## Section C: Affordability

### Income of Applicants:

The Compass Housing Register application form asks if the applicant is employed and also asks for income details. However, this is not a mandatory field and is generally not completed.

### Effect of Under-occupation Charge:

Household composition	Benefit amount from April 2012	u/o charge	Remaining	Charge as % of income
Single person 1 bed under-occupying	£71.00	£11.87	£59.13	16.7%
Single person 2 bed under-occupying	£71.00	£21.65	£49.35	30.4%
Couple 1 bed under-occupying	£111.45	£11.87	£99.58	10.6%
Couple 2 bed under-occupying	£111.45	£21.65	£89.80	19.4%
Single parent/1 child 1 bed under-occupying	£178.49	£11.87	£166.62	6.6%
Single parent/1 child 2 bed under-occupying	£178.49	£21.65	£156.84	12.1%
Couple/1 child 1 bed under-occupying	£214.14	£11.87	£202.27	5.5%
Couple/1 child 2 bed under-occupying	£214.14	£21.65	£192.49	10.1%
Single parent/2 children 1 bed under-occupying	£235.66	£11.87	£223.79	5.0%
Single parent/2 children 2 bed under-occupying	£235.66	£21.65	£214.01	9.1%
Couple/2 children 1 bed under-occupying	£292.53	£11.87	£280.66	4.0%
Couple/2 children 2 bed under-occupying	£292.53	£21.65	£270.88	7.4%
Single parent/3 children 1 bed under-occupying	£330.47	£11.87	£318.60	3.5%
Single parent/3 children 2 bed under-occupying	£330.47	£21.65	£308.82	6.5%
Couple/3 children 1 bed under-occupying	£370.92	£11.87	£359.05	3.2%
Couple/3 children 2 bed under-occupying	£370.92	£21.65	£349.27	5.8%

## Average earnings of Tees Valley population:

Lower quartile and median incomes in Tees Valley:

	Lower Quartile	Median
Darlington	£16,344	£21,627
Hartlepool	£18,548	£24,471
Middlesbrough	£16,344	£21,627
Redcar & Cleveland	£17,441	£23,015
Stockton on Tees	£17,992	£25,776

Source: 2012 SHMAs

## Average social rents, market rents and 80% market rents:

The potential impact of affordable rent on the relative affordability of rental options is explored in the table below. This considers the affordability of different rental prices on the basis of household income and assumes a property is not affordable if the rent is at least 25% of household income. The analysis demonstrates that across the TV4 area, 59.7% could not afford social rents on the basis of income alone. This increases to 67.4% for rents charged at 80% of private sector rents (or a 7.7% increase). For individual districts, this increase is 2.4% in Hartlepool, 8% in Middlesbrough, 11.7% in Redcar and Cleveland and 7.7% in Stockton on Tees. Therefore, an increase in rents coupled with likely changes in welfare benefits will have a detrimental impact on affordability.

## Relative affordability of renting options:

District	Affordability of Social Rent			Affordability of Private Rent			Affordability of 80% of Private Rent			Base
	% Can Afford	% Cannot Afford	Total	% Can Afford	% Cannot Afford	Total	% Can Afford	% Cannot Afford	Total	
Darlington	*	*	*	*	*	*	*	*	*	
Hartlepool	32.4	67.6	100.0	25.3	74.7	100.0	30.1	69.9	100.0	4327
Middlesbrough	39.4	60.6	100.0	31.7	68.3	100.0	31.5	68.5	100.0	4549
Redcar and Cleveland	46.2	53.8	100.0	25.7	74.3	100.0	34.5	65.5	100.0	4095
Stockton-on-Tees	42.9	57.1	100.0	31.1	68.9	100.0	34.2	65.8	100.0	5351

Source: 2011 RSL rents; 2011 Private sector rents

\* Not included in Darlington SHMA



### Affordable housing shortfall figure (SHMA):

	General Needs		Older Person	<i>Total</i>
	1/2 bedroom	3+ bedroom	1/2 bedroom	
Darlington	61	186	58	<b>305</b>
Hartlepool	103	-43	29	<b>89</b>
Middlesbrough	218	-43	15	<b>190</b>
Redcar & Cleveland	192	-99	4	<b>97</b>
Stockton on Tees	466	48	46	<b>560</b>

### Number of empty homes:

Vacancy rates across Tees Valley are higher than national rates. Figures from the 2012 SHMA show:

	Total dwellings	Vacant	% Vacant
Darlington	48,293	1,791	3.7
Hartlepool	42,186	2,255	5.3
Middlesbrough	60,632	3,698	6.1
Redcar and Cleveland	62,112	2,578	4.2
Stockton on Tees	82,731	3,644	4.4
<b>Tees Valley</b>	<b>295,954</b>	<b>13,966</b>	<b>4.7</b>
<b>North East</b>	<b>1,176,531</b>	<b>41,831</b>	<b>3.6</b>
<b>England</b>	<b>22,847,142</b>	<b>651,127</b>	<b>2.8</b>

Source data: 2011 Council Tax and \*Housing Strategy Statistical Appendix 2010

### Number of empty homes brought back into use during 2011/12:

Darlington	96
Hartlepool	75
Middlesbrough	16
Redcar & Cleveland	25
Stockton on Tees	53

## Section D: Homelessness Information

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### Housing Advice and Homelessness Prevention Activity:

Housing Advice and Homelessness services carry out the Council's statutory duties in relation to homelessness and housing advice.

### Figures for 2011/12:

	Number of customers seeking advice	Homelessness Prevented*	Number of Homeless Acceptances	Intentionally Homeless	No Priority
Darlington	1507	537	13	9	2
Hartlepool	1909	326	20	4	4
Middlesbrough	1747	402	87	15	4
Redcar & Cleveland	1690	430	12	11	6
Stockton on Tees	2818	820	84	7	117

- Homeless prevention casework leading to households being able to remain in their home or plan a move to more sustainable accommodation.

### Priority Need Reasons of Homeless Acceptances 2011/12:

	Dependent Children	16/17 year old	Leaving Care	Mental Illness	Pregnant	Other
Darlington	8	1	0	2	1	
Hartlepool	15	2	1	1	1	
Middlesbrough	51	1	0	0	2	
Redcar & Cleveland	5	0	0	3	0	4
Stockton on Tees	53	0	0	8	5	

# **Tees Valley Tenancy Strategy**

**Effective from November 2012**

## **Appendix B: Tees Valley protocol for ending a fixed-term tenancy**

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## Section 1: Introduction

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- 1.1 Recent reform of social housing tenure has provided housing authorities and registered housing providers (RPs) with the power to offer a new form of tenancy for a fixed period of time. The primary aim of offering such tenancies, as opposed to traditional lifetime secure or assured tenancies, is to help social housing landlords balance the demand for accommodation against the supply, and to, where necessary offer some tenancies for a fixed period of time.
- 1.2 Tees Valley authorities have stated a clear preference that fixed-term tenancies be used by local RPs only as an exception, and that where possible, the security offered by lifetime assured tenancy be provided for sustainability of communities and neighbourhoods, e.g. continuity for families who establish themselves in a community (children remaining at the same school).
- 1.3 However, it is recognised that there are exceptions where circumstances prevent a lifetime tenancy being offered. Such circumstances should be included within individual tenancy policies. Examples may be found on pages 9 and 10 of the tenancy strategy document.

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## **Section 2: Purpose of this protocol**

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- 2.1 The purpose of this document is to establish an agreed protocol between Tees Valley local authorities and RPs in regard to appropriate and consistent housing advice and assistance should an RP decide to end a fixed-term tenancy.
- 2.2 This protocol has been drafted having due regard to the fact that fixed-term tenants of RPs should continue to be given a high standard of service. Clear advice and information should be provided to them, ensuring informed decisions are made about their housing future, in partnership with their RP landlord. We believe this will also be of benefit to the RP, and will mitigate the risk of any challenge from the tenant about the advice they have received, in addition to minimising the potential for negative media coverage.

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## **Section 3: Roles and Responsibilities**

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### **3.1.1 Procedures for the review process to which local authorities expect RPs to have regard:**

#### **3.1.2 Term of tenancy**

RPs should not, as a matter of course, end the tenancy prior to the preferred 5-year fixed-term.

#### **3.1.2 RP review of fixed-term tenancy**

It is a legal requirement to notify the tenant that the fixed-term will be coming to an end at least 6 months prior to the termination of tenancy.

However, we recommend that the review:

- Takes place between 9-12 months prior to the end of the fixed-term.
- Written notifications are issued promptly following the conclusion of the review.
- In circumstances whereby the RP determines not to renew the tenancy, then in addition to confirming this in writing, a home visit should also be arranged to ensure the tenant is aware of the forthcoming termination, and that the opportunity to discuss future housing options with the tenant can be taken.

The review should consist of considering whether:

- The tenant(s) income exceeds the income threshold for which a mortgage is obtainable in the area.  
(Note: it is strongly advised that a recognised affordability tool is used, that costs of relocation are taken into account and that up-to-date market information is used on house prices and financing products)
- The tenancy is still suitable for their needs;
- There are any relevant social factors, such as how established the household is in the area, e.g. children in local school(s);
- The household is under-occupying their home;

The outcome of the review should not be influenced by a tenant's behaviour. Should a tenant breach their tenancy conditions, the RP should deal with this through the operation of their housing management policies.

#### **3.1.3 Review outcomes**

There are three legal outcomes that may follow a fixed-term tenancy review:

1. RP decides not to renew the tenancy, and is able to provide rational evidence of how this decision was made.
2. RP decides to renew the tenancy, either as a lifetime tenancy, or for a minimum term of another 5 years.
3. RP takes no action, tenant remains in situ, and the tenancy therefore becomes a periodic assured shorthold tenancy.

Whilst outcome 3 is available to RPs, the Tees Valley local authorities expect that this would only be an option in exceptional circumstances and where a specific rationale can be demonstrated.

#### 3.1.4 Notification of review – to the tenant and local housing authority

The outcome of the review should be communicated in writing to the tenant at the earliest opportunity.

The decision should be understandable. It is recommended that any communication clearly states how the tenant may request an appeal against any decision not to grant another tenancy on the expiry of the fixed-term.

The tenant should also be informed of their right to be represented at any appeals panel hearing.

It is recommended that, where a decision not to renew has been made, this decision is rational, has regard to the RP's own policies and procedures, the Equalities Act and cannot be deemed to be wrong in law.

A decision not to renew a tenancy should be communicated to the relevant local housing authority at the earliest opportunity.

The RP should also notify the local housing authority of the date of any appeals panel hearing, so that they have the option to either attend and/or make representation at the agreement or request of the tenant concerned.

If there remains an unresolved housing problem, the local housing authority needs to be notified at the earliest opportunity in order to prevent homelessness.

The relevant contact details for each local authority are contained in Section 4.

All organisations will notify their partners of any changes to their relevant contact details.

*Should an RP decide to end a fixed-term tenancy, the local authorities expect that suitable alternative accommodation will be made available to the tenant. If this is not available within that RP's stock, then we would expect that they assist in facilitating the provision of alternative accommodation.*

### 3.2 **Procedures for ending a fixed-term tenancy and not offering an alternative tenancy within the RP's own stock:**

#### 3.2.1 What we expect in terms of appropriate and consistent housing advice and assistance (on the ending of a tenancy)

Advice and information provided to tenants should, as a minimum, be aligned with the RP's own tenancy policy.

It is the expectation that RPs should provide advice and information on local housing options and discuss with their tenants the following:

- Affordable homeownership schemes, if it is indicated that the tenant may be able to access these with their current level of income;

- Alternative and suitable properties within the private rented sector;
- Alternative and suitable properties within other RPs' housing stock;
- Alternative and suitable properties within the stock of partners to the Compass choice based lettings system.

Signposting information should also be provided on:

- Finance options, where appropriate, for low cost or other home ownership schemes;
- Information on removals/ relocating assistance;
- Where to buy low cost furniture (if the tenant has been in a partly or wholly furnished fixed term tenancy); and,
- Decorating assistance.

It is also expected that RPs provide the contact details of local advice agencies within any correspondence to their tenants.

### 3.2.2 Mechanism for ending fixed-term tenancies

There are legal powers enabling tenants themselves to surrender fixed-term tenancies, by providing 4 weeks notice (if there are no outstanding housing related arrears on the account or other breach of tenancy).

Where an RP chooses not to renew a fixed-term tenancy at the end of the term, this should be undertaken in line with the new Localism Act powers.

### 3.2.3 Appeals and review

It is the view of Tees Valley local authorities that, on the ending of a fixed-term tenancy, each tenant should have the opportunity for a review and/or appeal of the decision.

The process that RPs are asked to follow is:

- The tenant is advised that they should request the review within 21 days of receiving the notice of proposed non-renewal;
- The tenant's request for a review must be carried out, and the tenant notified, before the date specified in the notice of proceedings as the date after which proceedings for the possession of the property may be commenced;
- The review to be undertaken by a different officer of appropriate seniority, within the RP's organisation;
- The reviewer must consider if the decision was made in accordance with the organisation's policy;
- The reviewer provides, in writing, to the tenant, the reasons for their decision following the review; irrespective of whether the decision has been upheld or overturned; and
- The local authority is also notified of the outcome.



## Section 4: Contacts

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### Local Authority Contacts:

Local Authority	Contact(s) to be inserted
Darlington Borough Council	
Hartlepool Borough Council	
Middlesbrough Borough Council	
Redcar & Cleveland Borough Council	
Stockton-on-Tees Borough Council	

### Registered Provider Contacts:

The following registered providers have signed up to this Protocol:

Registered Provider	Contact(s) to be inserted

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Department	Division	Section	Owner/Officer
Regeneration and Neighbourhoods	Regeneration and Planning	Housing Services	Nigel Johnson, Housing Services Manager
Function/ Service	Sub Regional Tenancy Strategy – new strategy required by the Localism Act 2011		
Information Available	Tees Valley Strategic Housing Market Assessment 2012 Compass Housing Register 2001 Census Information Housing Strategy Statistical Appendix 2010		
Relevance  <i>Identify which strands are relevant to the area you are reviewing or changing</i>	Age		X
	Disability		X
	Gender Re-assignment		
	Race		X
	Religion		
	Gender		
	Sexual Orientation		
	Marriage & Civil Partnership		
	Pregnancy & Maternity		
	Information Gaps	<p>Key information sources will be monitored to ensure that the Tenancy Strategy remains fit for purpose. Information will need to be collected on:</p> <ul style="list-style-type: none"> <li>• The number, type and location of properties being allocated on a fixed-term basis</li> <li>• The number, type and location of properties being allocated on an 'affordable rent'</li> <li>• Emerging housing need and homelessness issues</li> <li>• Broader economic issues including income levels, employment trends, deprivation</li> <li>• The potential consequences (direct and indirect) of other legislation such as the Welfare Reform Act.</li> </ul> <p>This information will be collected through the Housing Strategy 2011-15 Action Plan and the Housing Partnership.</p> <p>It is also collected through the monthly lettings information collected from all Registered Providers.</p>	
What is the Impact	<p>The Tenancy Strategy will affect all applicants on the housing waiting list.</p> <p>The preference is that Registered Providers continue to offer lifetime tenancies. It is also expected that generally accommodation should be classed as permanent. Furthermore the allocation of a tenancy should not be informed by the needs of</p>		

	<p><i>specific groups. Registered Providers are expected to offer the most secure form of tenure compatible with the purpose of the accommodation, the needs of the household, the sustainability of the community and efficient use of the housing stock.</i></p> <p><i>In relation to affordable rents, the Strategy states that social rents should continue to be the norm for the vast majority of properties developed before the 2012-15 Affordable Homes Programme. It is expected that future rent conversion proposals are highlighted with individual Tees Valley local authorities before these plans are well advanced.</i></p> <p><b>Age</b> – <i>The current waiting list in the Tees Valley is made up mainly from applicants aged 25-59. Approximately 20% of the waiting list is applicants over the age of 60. <b>No Impact- No Major Change</b></i></p> <p><b>Disability</b> – <i>a specific and exceptional circumstance where a registered provider may need to make use of fixed-term tenancies may be for adapted properties. However, it is still expected that this would be the exception and that lifetime tenancies should be offered.</i>  <i>In Tees Valley approximately 1/5<sup>th</sup> of households contain someone with an illness/disability. <b>Adjust/Change Policy</b></i></p> <p><b>Race</b> – <i>The strategy will apply to everyone allocated social housing in Hartlepool.</i>  <i>In Hartlepool 98.1% of the population is White British. The percentage of applicants on the Tees Valley waiting list indicating they are White British is 81.8%. <b>No Impact- No Major Change</b></i></p>		
<p><b>Addressing the impact</b></p>	<p><i>The outcome of the impact assessment may be one or more of the following four outcomes; You must clearly set out your justification for the outcome/s.</i></p> <p><b>1. No Impact- No Major Change</b> - <i>It is clear that there is no potential for discrimination or adverse impact on the above Protected Characteristics. All opportunities to promote Equality have been taken and no further analysis or action is required.</i></p> <p><b>2. Adjust/Change Policy</b> - <i>You may have to make adjustments to address potential problems or missed opportunities that impact adversely on those with protected characteristics.</i></p> <p><b>3. Adverse Impact but Continue</b> - <i>Your decision may be to continue without making changes, this may be the right outcome even if your assessment identifies the potential for adverse impact. (E.g. Cabinet decision to withdraw a service).</i></p> <p><b>4. Stop/Remove Policy/Proposal</b> – <i>Your assessment reveals unlawful discrimination it must be stopped and removed or changed.</i></p>		
<p><b>Actions</b></p>			
<p><i>It will be useful to record and monitor any actions resulting from your assessment to ensure that they have had the intended effect and that the outcomes have been achieved.</i></p>			
<p><b>Action</b></p>	<p><b>Responsible</b></p>	<p><b>By When</b></p>	<p><b>How will this be evaluated?</b></p>

<b>identified</b>	<b>Officer</b>		
<b>Assess the impact of fixed-term tenancies on all affected groups</b>	<b>Karen Kelly / Registered Providers</b>	<b>November 2013</b>	<b>The will be assessed and reviewed across the sub region one year following implementation.</b>
<b>Assess the use of fixed-term tenancies for adapted properties and monitor the impact on disabled tenants</b>	<b>Karen Kelly / Registered Providers</b>	<b>November 2013</b>	<b>The will be assessed and reviewed across the sub region one year following implementation.</b>

<b>Date sent to Equality Rep for publishing</b>	<b>00/00/00</b>
<b>Date Published</b>	<b>00/00/00</b>
<b>Date Assessment Carried out</b>	<b>17/09/12</b>

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<b>a. The kinds of tenancies to grant</b>			
Q1	Do you agree with our preference for lifetime tenancies?	Yes	No
	<p><b>Yes = 7</b> <b>No = 0</b></p> <ul style="list-style-type: none"> <li>• Lifetime homes should always be the preference for vulnerable clients i.e. elderly and disabled.</li> </ul> <p>However we do not think that lifetime tenancies are always appropriate due to the changing environment and future constraints within the Localism Bill. It may be that in some instances specifically around larger properties that these are allocated on a 5 year fixed term tenancy with suitable break clauses in place.</p> <ul style="list-style-type: none"> <li>• Yes we agree and the vast majority of tenancies we intend to offer in the future would be lifetime. We attach a copy of the policy that the Boards approved which will be revised, if needed, after this strategy is approved.</li> </ul> <p><b>No amendments made to the draft document</b></p>		
Q2	Do you agree that fixed-term tenancies should be the exception rather than the norm?	Yes	No
	<p><b>Yes = 7</b> <b>No = 0</b></p> <ul style="list-style-type: none"> <li>• We agree fixed-term tenancies should be the exception I feel the terminology within the policy should not be as restrictively defined as the Localism bill as changes have not had the chance to embed within service delivery.</li> <li>• Yes we agree but there are circumstances where we might choose to use them and the reasons for that are outlined in our policy document.</li> </ul> <p><b>No amendments made to the draft document</b></p>		
<b>b. The circumstances in which the landlord will grant a tenancy of a particular kind</b>			
Q3	Do you agree that, with some exceptions, accommodation should generally be classed as permanent?	Yes	No
	<p><b>Yes = 7</b> <b>No = 0</b></p>		

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	<ul style="list-style-type: none"> <li>• Yes except as highlighted in the strategy where the accommodation may be classed as specialist accommodation.</li> <li>• In the case of vulnerable groups where the circumstances are unlikely to change for a more appropriate housing solution to be offered we agree.</li> </ul> <p>How ever in some cases consideration to a fixed term should be given and could include:-</p> <p>Asylum cases with limited leave to remain.  Larger households which are likely to change in the near future for properties 4 bed +  Properties within demolition areas</p> <ul style="list-style-type: none"> <li>• Approximately 90% of Vela allocations will be lifetime tenancies</li> </ul> <p><b>No amendments were suggested to the draft document at the meeting. However, following this a suggestion was received from KD (DBC) stating:</b>  Looking at where we are now I don't think this is sustainable as Fabrick, Vela and ourselves are going to introduce Flexible Tenancies. So with the exception of Coast and Country each authority's main provider is not going to comply with this. This also conflicts with the statement in 4. A about exceptions</p> <p><b>Some wording has been amended accordingly.</b></p>		
Q4	Do you agree that the allocation of a tenancy should not be informed by the needs of specific groups?	Yes	No
	<p>If no, please provide further information below:</p> <p><b>Yes = 4</b>  <b>No = 2</b>  <b>Not sure = 1</b></p> <ul style="list-style-type: none"> <li>• The allocation should be informed on the basis of the individual circumstances of the household and the accommodation type, not based on broad groups.</li> <li>• No we feel the changes introduced will give flexibility where it may be in the interests of the registered provider and customer around affordability etc</li> <li>• I think so – would this mean that the decision to grant a fixed-term tenancy would be more to do with the type of accommodation rather than the type of household and its individual characteristics? If so, I agree with that.</li> </ul> <p>Also – the draft tenancy strategy mentions 'specialist' accommodation. What does this mean? Maybe the strategy could be more specific about what sort of accommodation would be considered 'specialist'.</p> <p><b>A definition has been included in the glossary</b></p> <ul style="list-style-type: none"> <li>• Isos works with a range of partners, local authorities, regeneration agencies and support agencies to meet identified housing need. Isos is part of a number of CBL schemes operating in the north east of England. Where there is a common allocations policy in existence (within a CBL scheme) Isos will allocate in</li> </ul>		

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	<p>accordance with that policy. Where there is no common allocations policy within a CBL scheme, Isos will follow its own allocations and lettings policy</p> <p>Isos will ensure that its policy response to allocating and letting properties will meet the required outcomes as set out by legislation and under the Tenancy Standard set by the Homes and Communities Agency.</p> <ul style="list-style-type: none"> <li>• Our fixed term tenancies will be offered on the basis of property types and location not on the status of the applicant. Targeting specific groups would potentially bring us into conflict with Equality legislation despite the possible positive intention.</li> </ul> <p><b>The majority of respondents agree with this. However, it was agreed to tighten up the wording in the draft document based on the comments received from ISOS and Fabrick. Section 4b on page 14 amended.</b></p>
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<b>Where a tenancy is set for a term, the length of term</b>			
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Q5	Do you agree that, where fixed-term tenancies are offered, these should be for a minimum 5-year term?	Yes	No
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	<p>If no, please provide further information below:</p> <p><b>Yes = 3</b>  <b>No = 3</b>  <b>No answer = 1</b></p> <ul style="list-style-type: none"> <li>• I understand and agree with the rationale to promote lifetime tenancies and the need for community stability. It is worth noting in this context that Endeavour HA have taken a decision not to implement fixed term tenancies at this time.</li> <li>• No – We have a number of families that have complex needs that would otherwise be excluded shorter tenancies in these instances should be considered. I would support that a lesser tenancy agreement is used in these instances with natural progression to more stable accommodation. Accommodation originally developed for sale or where an asset management intervention may be appropriate within a 5 year period could give rise to fixed terms of less than 5 years being offered.</li> <li>• Hanover is a provider of retirement housing and as such many residents see their move into retirement housing as a permanent one. We also need to consider the difficulties of moving house again if after 5 yrs the tenancy terminates for older people. However, it may be appropriate in certain circumstances to make an offer of tenancy which has a probationary period</li> <li>• If we accept that the flexibility of fixed-term tenancies may be useful in exceptional circumstances, why impose an arbitrary length of time on the fixed term? Why 5 years and not some other length of time? <b>This is in line with national regulatory minimum</b></li> </ul> <p>If fixed-term tenancies will be used for 'move-on' and 'temporary'</p>		
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	<p>accommodation, why would this require a minimum fixed term of 5 years? <b>The draft tenancy strategy does not indicate that this would be the case.</b></p> <p>As for 'specialist' accommodation – I'm not sure what sort of accommodation this is referring to. If it is referring to, say, adapted properties or assisted living/extra care housing, I think the length of the fixed term should be informed by medical evidence, i.e. how long is the prospective tenant likely to require the additional support and facilities provided. It could also be linked to DLA/PIP awards – if an indefinite award is made (presumably based on medical evidence), the tenancy in that 'specialist' accommodation should be a lifetime tenancy. <b>A definition has been included in the glossary</b></p> <ul style="list-style-type: none"> <li>• Yes agreed unless there is special need i.e. regeneration where some short term lets may be necessary to help the decant programme. This would occur with consultation with the LA. Our intention is to use fixed term at 5 years.</li> </ul> <p><b>It was agreed that due to the different responses that it would be helpful to define what we mean by 'exceptional circumstances' to ensure transparency and accountability. Section 4c on page 15 amended.</b></p>		
Q6	Do you agree that, where an RP decides to offer a lesser term, they should notify the local authority explaining the reasons why?	Yes	No
	<p><b>Yes = 7</b> <b>No = 0</b></p> <ul style="list-style-type: none"> <li>• Possibly – if the reasons for this information are considered useful to inform the wider housing strategy.</li> <li>• In the event of tenancies being offered on a shorter term LA will be notified through the existing liaison arrangements in place</li> </ul> <p><b>No amendments made to the draft document</b></p>		
<b>c. The circumstances where the landlord will grant a further tenancy on the coming to end of the existing tenancy</b>			
Q7	Do you agree that not renewing a tenancy should be the exception and not the norm?	Yes	No
	<p><b>Yes = 7</b> <b>No = 0</b></p> <ul style="list-style-type: none"> <li>• Yes – this should be tied in with additional advice and information provided to the tenant on alternatives.</li> </ul>		



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	<ul style="list-style-type: none"> <li>The criteria for not renewing a tenancy, is part of our policy. We do however recognise that this will be the exception and not the rule. Sustainability of areas is a priority for us and so therein lies a strong driver for making tenancies a success with long term stability.</li> </ul> <p><b>No amendments made to the draft document</b></p>		
Q8	Do you agree that the decision to either offer a further term or end the tenancy should not be influenced by a tenant's behaviour?	Yes	No
	<p>If no, please provide further information below:</p> <p><b>Yes = 4</b> <b>No = 3</b></p> <ul style="list-style-type: none"> <li>No the tenants behaviour should be taken into account and the tenancy ended on these terms if required. As long as the provider has followed their eviction protocol to ensure all the advice support and appropriate referrals have been made prior to this action being taken.</li> <li>All housing associations endeavour to create safe, sustainable communities. Isos is not offering fixed term tenancies, however, it is likely that a social landlords' decision to either extend or terminate a tenancy will to a certain extent be influenced by the behaviour of the tenant i.e. it is unlikely that a tenancy would be renewed if the tenancy agreement had been persistently breached.</li> <li>The continuance of any tenancy offered by both landlords is dependent upon the conduct of the tenant and their compliance with the conditions of the tenancy agreement. We aim to have a consistent approach across all tenancy types. On fixed term we will though expect that any tenancy issues will be addressed during the term of the tenancy rather than waiting for the expiry of the fixed term period. One of the main reasons for not renewing a tenancy will be the lack of agreement and compliance with addressing tenancy breach and the lack of cooperation with the review process at the end of the period.</li> </ul> <p><b>The Tees Valley LAs have a clear preference that a policy of non-renewal should not be adopted for rent arrears or anti-social behaviour. Existing housing management policies and pre-eviction protocols should be followed in these circumstances. Breaches should be dealt with under the normal possession grounds for courts to decide upon.</b></p>		
<b>d. What we expect in terms of appropriate and consistent housing advice and assistance (on the ending of a tenancy)</b>			
Q9	Do you agree that, where relevant, RPs should be asked to sign up to the Tees Valley protocol for ending fixed-term tenancies?	Yes	No

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	<p>If no, please provide further information below:</p> <p><b>Yes = 6</b> <b>No = 1</b></p> <ul style="list-style-type: none"> <li>Vela's Fixed Term Tenancy procedure is closely aligned with the protocol. We retain the right to amend the Tenancy policy following operational issues. We will of course consult with our partner LA's with regard to any future proposals.</li> </ul> <p><b>As stated, Vela's policy is in alignment with the Tees Valley protocol and in addition the eviction protocol between HH and HBC is also compatible.</b></p> <p><b>No amendments made to the draft document. It was agreed that RPs would still be asked to sign up.</b></p>		
<b>e. Rent conversions from social to the new affordable rent model</b>			
Q10	Do you agree that local authorities should be informed on future rent conversion proposals before these plans are well advanced?	Yes	No
	<p>If no, please provide further information below:</p> <p><b>Yes = 5</b> <b>No = 1</b> <b>Not applicable = 1</b></p> <ul style="list-style-type: none"> <li>I agree that future rent conversion proposals outside of the current HCA agreements should be shared with the LA before they are well advanced. However I need to be clear that this does not include current rent conversion agreements already in place with the current HCA development agreements which have been signed and agreed prior to this consultation.</li> <li>Each RP must have regard to the needs of their own business and customers as well as guidance set by the housing regulator.</li> <li>Not applicable, Vela's rent conversion policy is already in place and partner LA's had been consulted.</li> </ul> <p><b>No amendments made to the draft document. This is about <i>future</i>, not current, proposals. 'Future' made bold (page 17).</b></p>		
<b>f. Stock disposals</b>			
Q11	Do you agree that, where possible, any income secured from stock disposals should be re-invested within the borough where the property was sold?	Yes	No

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<p>If no, please provide further information below:</p> <p><b>Yes = 5</b> <b>No = 2</b></p> <ul style="list-style-type: none"> <li>• Yes in principle though there must be some room for flexibility in more extreme circumstances.</li> <li>• As Hanover is a national organisation any income secured from stock disposal is reinvested nationally depending on need using asset categorisation methods. That said we have no plans currently, that I am aware of, to dispose of any stock in the Tees Valley area, and in fact we are investing this financial year, in over 1m in asset improvement works at our Stockton and Saltburn schemes.</li> <li>• This seems a bit protectionist. Since the five Tees Valley local authorities are cooperating on this strategy and a number of other housing-related concerns, and if we trust RPs to make decisions based on social costs and benefits rather than being motivated by profit maximisation, then I don't see the need for this stipulation. I think that income secured from stock disposals should be re-invested wherever in the Tees Valley it is needed most.  <p style="margin-left: 40px;">I do think that it would be important to stipulate clearly that the income must be re-invested in the Tees Valley, for the benefit of those RPs with nationwide interests.</p> </li> <li>• The principle of this is fine and given the level of investment in the main operating areas of the Tees Valley this wouldn't be a problem.</li> </ul> <p><b>No amendments made to the draft document as the majority of respondents agree with this. Although the Tees Valley LAs prefer that income generated from stock disposals is reinvested in their area, it is also recognised that this will not always be appropriate in all instances which is why the document states that this is done 'where possible'.</b></p>			
<b>g. Local lettings plans</b>			
Q12	Do you agree that local authorities should be informed and consulted by RPs prior to any local lettings plans being developed?	Yes	No
<p>If no, please provide further information below:</p> <p><b>Yes= 6</b> <b>No = 1</b></p> <ul style="list-style-type: none"> <li>• Agree in terms of local lettings plans for new build. However, an RP may need to develop a local lettings plan in response to estate based issues and this should not need prior consultation with local authorities however the RP would keep them informed of decisions.</li> <li>• Local letting policies are set with the community to ensure community cohesion within particular locations. I would support that the Local Authority are notified of</li> </ul>			

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	<p>the consultation process and asked for their views, how ever the nature of consultation is to gain the communities opinions in order for a more individual localised approach to be taken in certain incidences.</p> <ul style="list-style-type: none"> <li>We will be happy to inform and consult LA's as part of the development of local lettings plans and would prefer to agree principles around which plans will be appropriate. These will generally be intended to ensure sustainability of stock and neighbourhoods. While taking LA's views into account it is ultimately the RP's decision as how best to ensure sustainability of its assets.</li> </ul> <p><b>Clarification about the good practice around Local Lettings has been included in Section 4h on page 17 to address the comments received.</b></p>
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<b>General comments</b>			
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Q13	Are there any ways in which the strategy could be improved?	Yes	No
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	<p>If yes, please provide further information below:</p> <p><b>Yes = 3</b>  <b>No = 3</b>  <b>No answer = 1</b></p> <ul style="list-style-type: none"> <li>I think that the strategy should be clearer/more prescriptive about: <ul style="list-style-type: none"> <li>When a fixed term can be used (based on type of accommodation)</li> <li>How long the fixed term will be for (based on the needs of the household)</li> <li>The circumstances under which a fixed-term tenancy will not be renewed</li> </ul> <p>If it's not possible to be more prescriptive at this point, because there are too many unknowns, I think that something more prescriptive should be provided as an outcome from the first annual review .</p> </li> <li>We agree that fixed-term tenancies should be the exception rather than the norm. However, the strategy should recognise that fixed term tenancies can in some circumstances provide an opportunity e.g. in regeneration areas where there is uncertainty over the future of stock. In addition, fixed term tenancies are also suitable for use in certain circumstances by supported housing providers (all services are tailored to an individual's specific needs).</li> <li>The document has a significant emphasis on Fixed Term Tenancies and associated implications of their introduction. There are a number of areas where it would be helpful if more depth could be added to the document, Affordable Rents, Shared Ownership, the impact of Welfare Reform, Assignment and Succession.</li> </ul> <p><b>Taking into account these comments it is clear that there is some element of confusion about the differences between a Tenancy Strategy and a Tenancy Policy. A definition has therefore been added into the introduction on page 4.</b></p>		
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Tees Valley Tenancy Strategy  
 Consultation Questionnaire 25.6.12 – 3.8.12 with responses

	<p><b>A tenancy policy is the overarching document that sets out how providers will use the new range of options. It should also provide clarity about how providers will support tenancy sustainment, prevent unnecessary evictions, tackle tenancy fraud and grant discretionary succession rights.</b></p> <p><b>The tenancy strategy is the high level document that sets out high level objectives.</b></p>		
Q14	Do you have any other comments in relation to the Tenancy Strategy, the supporting Technical Appendix or the Protocol for ending a fixed-term tenancy?	Yes	No
	<p>If yes, please provide further information below:</p> <p><b>Yes = 3</b>  <b>No = 3</b>  <b>No answer = 1</b></p> <ul style="list-style-type: none"> <li>• I welcome the sensible approach to have one Tees Valley strategy.</li> </ul> <p>I also welcome the decision taken to support the use of lifetime tenancies as the preferred tenancy type. I would have concerns about the community impact it could have if fixed term tenancies were implemented across the region, especially during a time of significant change with the introduction of welfare reform.</p> <p>The protocol for ending a tenancy includes the right for the LA to attend any appeal against a decision to terminate a fixed term tenancy. I would suggest that this should be amended to reflect the fact that the tenant should have the right to be represented and this should be clearly signposted to the tenant in discussion and in writing. However the attendance of the LA should only be at the agreement and request of the tenant concerned. I would have a concern if LA's attended without this express wish to attend on behalf of the tenant concerned. <b>The Tees Valley LAs agree and the protocol has been reworded to make this clear.</b></p> <p>I should be noted that Endeavour HA have taken a decision not to implement fixed term tenancies at this stage. Therefore this does not have any implication for us at this time but I would like to see this considered in case we do implement fixed term tenancies in the future.</p> <ul style="list-style-type: none"> <li>• The only specific tenancy policy I've read is Tristar's. I think that there are aspects of that policy that conflict with what is in the Tees Valley tenancy strategy, and I think that this should be addressed. <b>The policy has to reflect the strategy and not the other way round. It is not evident to the Tees Valley LAs that any conflicts exist.</b></li> <li>• Page 16, Paragraph two of the Tenancy Strategy. The Localism Act specifically highlights that if a lifetime tenant want to exchange with a fixed term tenant, then the lifetime tenancy will come to an end and a fixed term tenancy will have to be agreed. This conflicts with the guidance highlighted in the Tenancy Strategy</li> </ul>		

**Tees Valley Tenancy Strategy**  
**Consultation Questionnaire 25.6.12 – 3.8.12 with responses**

**This issue is to do with whether the tenancy was granted pre or post April 2012.**

- **Someone with a pre-April 2012 secure or assured tenancy can exchange with any other social tenant and be sure of keeping their existing level of security**
- **If such a tenant wanted to swap with a tenant who pays an affordable rent, there would be no legal guarantee of security in the new tenancy. The landlord may choose to offer a secure or assured tenancy – but it would be up to the landlord**
- **Tenants of affordable rent properties have the same rights to exchange as other tenants. If they exchange with a tenant who is not a pre-April 2012 tenant, then the exchange would happen in the ‘normal’ way, via deed of assignment.**

**A landlord can still refuse an exchange and the grounds on which they may do so are in Schedule 14 to the Localism Act. They have 42 days to make that decision. There are not ‘grounds’ and ‘conditions’ as are still found in Schedule III to the Housing Act 1985 for exchanges for secure tenants, just grounds for refusal.**

# CABINET REPORT

15<sup>th</sup> October 2012



**Report of:** Director of Regeneration and Neighbourhoods

**Subject:** CITY DEAL

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## 1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 No decision required at this time. Report is for information only but a future decision on City Deal may be required and so will be included on the Forward Plan.

## 2. PURPOSE OF REPORT

2.1 To inform Cabinet of the potential for the Tees Valley, as a functional economic area, to submit a proposal for a “City Deal” as part of the Government’s drive to encourage cities to maximize their economic potential and in so doing stimulate growth in the national economy.

## 3. BACKGROUND

3.1 On 8<sup>th</sup> December 2011, the Deputy Prime Minister and the Minister for Cities, jointly published “Unlocking Growth in Cities” which invited the eight core cities in England to submit proposals for tailored deals, consisting of new powers and innovative projects to unlock growth.

3.2 The eight core cities have been working with Government to develop the detail of their city deals, with Liverpool and Manchester publishing their agreed documents earlier in the year and others, including Leeds and Newcastle following suit when the remaining deals were announced on 5<sup>th</sup> July 2012.

3.3 In essence, Government has agreed to devolve new powers to England’s largest cities in a series of very unique and specific deals that will help them invest in growth and unlock job creation, support local businesses, control budgets, improve critical infrastructure and improve local skills. In return, the core cities have agreed to put in place stronger, more accountable local leadership and to spend their resources more efficiently. This represents, in theory, a seismic shift in Government thinking, in effect freeing cities from central Whitehall controls.

- 3.4 A set of City Deal proposals already agreed by Government for some of the eight core cities is available in the Members lounge, but key highlights include:-
- Powers to earn back tax from HM Treasury for Manchester
  - Freedom to fund vital infrastructure through tax incremental finance (TIF) for Newcastle, Sheffield and Nottingham.
  - Self-sustaining investment funds to spend on local priority projects, reducing the dependence on grants from central Government for Birmingham, Bristol, Manchester, Leeds, Liverpool and Sheffield.
  - Powers to create a venture capital fund to invest in high growth, high tech new start up businesses for Nottingham.
  - Devolved transport budget for Birmingham, Bristol, Leeds and Sheffield.
  - Responsibility for commissioning and managing franchise arrangements for local and regional rail services devolved to Manchester, Leeds and Sheffield.
  - Control of skills budgets for Sheffield in order that it can move directly respond to local labour market needs.
  - Joint investment programmes to bring together public and private sector assets to unlock resources for housing development and regeneration.
  - Apprenticeship hubs for Bristol, Manchester, Leeds, Newcastle and Nottingham to boost apprenticeship numbers by supporting small and medium sized enterprises.
  - A “Guarantee for the Young” with innovative new ways to give every young person access to a job, training, apprenticeships, volunteering as work experience for Leeds, Liverpool and Newcastle.

#### 4. CURRENT POSITION

- 4.1 A second wave of city deals is on its way, however, at this stage the Government has not made it clear which towns, cities or Local Enterprise Partnerships (LEP) areas will be included, nor has it laid down any specific guidance in relation to criteria for eligibility.
- 4.2 The Tees Valley LEP on behalf of the 5 Tees Valley Boroughs, is in active dialogue with the Government in relation to a potential bid from the Tees Valley and is being encouraged to consider proposals.
- 4.3 Without any specific guidance on what Government expect proposals to include, it is difficult to know exactly what to include and equally, it is not clear that what was approved for the eight core cities in the first wave will be acceptable for the second wave.
- 4.4 For that reason, officers from the Tees Valley LEP along with officers from across the five Tees Valley Local Authorities, have been working in groups to explore potential areas which may interest Government and which may



form the focus for any potential bid. These groups have covered aspects such as:-

- Structure and governance arrangements
- Transport and infrastructure
- Integrated processing industry initiative
- Education skills training
- Enterprise zone enhancement
- Access to finance
- Inward investment
- Pooling of resources
- Outcomes
- Lobbying

It must be emphasized, that the Government's rationale behind the City Deal concept is that any award must be directly linked to unlocking economic growth and job creation and that this must be the focus of any proposal submitted.

- 4.5 Government was expected to make an announcement in respect of the second wave of City Deals at the Cities Summit on 18<sup>th</sup> September 2012, however, this was postponed and a new date has not as yet been set.
- 4.6 Work is ongoing at an officer level across the Tees Valley to prepare the ground in advance of any announcement regarding the second wave and a report was presented to the Tees Valley Leaders and Mayors on 26<sup>th</sup> September by way of an update.

## **5. EQUALITY AND DIVERSITY CONSIDERATIONS**

- 5.1 None at this stage, report is for information only.

## **6. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS**

- 6.1 The Crime and Disorder Act 1998 requires Local Authorities to consider crime and disorder reduction in the exercise of all their duties, however, it is too early to say what contribution any successful City Deal proposal might have in Hartlepool.

## **7. LEGAL CONSIDERATIONS**

- 7.1 At this stage it is too early to say with confidence what the legal considerations will be, however, as indicated earlier in the report there is an expectation that powers and budget controls will be devolved from central Government to the City Deal governance body established.

If this is to be the Tees Valley LEP, then a number of areas would need to be considered including:-

- Governance structure
- Decision making arrangements / representation
- Financial accountability / auditing / pooling of resources
- Etc.

## **8. FINANCIAL CONSIDERATION**

- 8.1 It is anticipated that budget controls will be devolved from central Government to the City Deal governance body established. It is expected that there will be implications for individual Tees Valley Local Authorities, in the sense that there will need to be adequate governance mechanisms to devolve decision making process to the Tees Valley LEP in order that they can make decision which have a financial impact on the five boroughs. In addition there may be a requirement of Government on the five boroughs to explore the pooling of resources, for example business rate uplift from new developments, to be spent across the Tees Valley on projects determined by the Tees Valley LEP Board.

## **9. RECOMMENDATIONS**

- 9.1 Members are asked to note the report and:-
- Endorse the work undertaken to date to prepare the ground for a potential Tees Valley City Deal bid
  - Endorse the continued support by officers from this Council to develop a potential City Deal bid for Tees Valley
  - Receive further update reports as required, including a comprehensive report once a draft bid has been prepared for debate and discussion.

## **10. BACKGROUND PAPERS**

- 10.1 There are no background papers.

## **11. APPENDICES AVAILABLE ON REQUEST, IN THE MEMBERS LIBRARY AND ON-LINE**

- 11.1 Copies of the approved City Deal bids for the eight core cities are available in the Members library.

## **12. CONTACT OFFICER**

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**CABINET REPORT**  
**15<sup>th</sup> October 2012**



**Report of:** Director of Regeneration and Neighbourhoods

**Subject:** THE FUTURE OF EU FUNDING AND TEES VALLEY  
UNLIMITED PARTNERSHIP BUSINESS PLAN  
PROGRESS UPDATE

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**1. TYPE OF DECISION/APPLICABLE CATEGORY**

1.1 Non Key

**2. PURPOSE OF REPORT**

2.1 To provide information on the future of EU Structural funding and the implications for the UK, Tees Valley and Hartlepool.

2.2 The report also provides information on progress achieved to date on the key objectives contained within the Tees Valley Unlimited [TVU] Business Plan.

**3. BACKGROUND**

3.1 In June 2011, the EU published its proposals for the future of Structural Funding and began a 2 year process of consultation between the EU Institutions and the Member States.

3.2 Details of the level of funding that will be available post 2014 have only been published as a total across the EU area, however, specific details on what this means for the UK will not be made available until later this year. The total proposed budget for 2014 / 2020 period will be EUR376bn.

3.3 The key funding streams available in the UK and directly relevant to Hartlepool are:-

- i) **ERDF** – which focuses on the key themes in line with the Europe 2020 strategy and covers
  - Research and development and innovation

- Improving access to and quality of information and communication technologies
  - Climate change and moves towards a low carbon economy
  - Business support to SME's
  - Services of general economic interest
  - Telecommunications, energy and transport infrastructure
  - Enhancing institutional capacity and effective public administration
  - Health, education and social infrastructure, and
  - Sustainable urban development
- ii) **ESF** – This is the main financial instrument for the EU to invest in people. It is aimed at increasing employment opportunities, promoting better education and improving the situation of people at risk of poverty.

There are four thematic objectives

- Promoting employment and supporting labour mobility
- Promoting social inclusion and combating poverty
- Investing in education, skills and lifelong learning, and
- Enhancing institutional capacity and an efficient public administration

iii) **European Territorial Co-operation**

European territorial cooperation is the goal of the EU Cohesion Policy and provides a framework to encourage exchanges of experience between national, regional and local actors from the different member states as well as joint action to find solutions to common problems.

There are in addition to these three strands of EU funding many more funding streams and policy instrument, however, to a greater or lesser extent, the above three are the principal instruments impacting or potentially impacting on Hartlepool and the wider Tees Valley.

#### **4. GEOGRAPHICAL COVERAGE OF SUPPORT POST 2014**

- 4.1 Every EU region may benefit from ERDF and ESF funding. However, there is a distinction between what are defined as less developed, transition and more developed regions.
- 4.2 Less developed regions are regions whose Gross Domestic Product (GDP) per head of the population is less than 75% of the average GDP across all 27 member states.
- 4.3 Transition regions are a new category to be phased in Post 2014 and this includes regions whose GDP is between 75% and 90% of the average GDP across all 27 member states.

- 4.4 More developed regions are those regions whose GDP per capital is 90% or above the GDP average.
- 4.5 Naturally, more funding is targeted towards the less developed regions where economies are weakest and where competitiveness can only be enhanced as a consequence of significant investment in infrastructure.

## 5. KEY ISSUES FOR TEES VALLEY AND HARTLEPOOL

- 5.1 In terms of how the future European funding will be allocated the European Commission is using nomenclature of territorial units (NUTS) areas for statistical purposes to determine the areas considered less developed, transition and developed, as described in section 3 for this report.
- 5.2 Tees Valley and Durham have been identified as a transition region along with 8 other regions in England and Scotland, however, this will be subject to a final review during 2012 and based on the GDP average over the 2007 – 2009 period, (the current assessment being based on the 2006 – 2009) or indeed a later assessment in early 2013, based on the 2008 – 2010 period.
- 5.3 Currently, the Tees Valley and Durham GDP is 82.1% of the EU average, placing it well within the transition area as defined and it is not anticipated that this will change, irrespective of which statistical time period is used.
- 5.4 The UK Government does not currently favour “transition” area status and the official line is that cohesion funding should go to the poorer EU states, however, there is a broad recognition that the proposal for transition areas is likely to proceed. Notwithstanding this, the Government is, as yet, undecided as to whether funds would be devolved to the transition regions for local management or whether they would operate a national contract arrangement for transition areas or some hybrid.

## 6. TEES VALLEY AND COUNTY DURHAM LOBBYING / JOINT WORKING

- 6.1 Officers from Tees Valley Unlimited (TVU) and Durham County Council (DCC) have been actively involved in the UK Transition Region Group along with other potential Transition areas and have agreed a lobbying activity plan across three themes:-
- Lobbying at a political and technical level within the EU
  - Lobbying at a technical level within the UK Government, most notably with BIS
  - Early lobbying at a political level within the UK

### Key Messages

- 6.2 The key lobbying messages are as follows:-

12.10.15 - 6.2 - The Future of EU Funding and TVU Partnership Business Plan Progress Update

- UK Government to support the retention of Transition Regions
- Give backing to the need for an integrated programme across the four main Structural Funds (e.g. ERDF, ESF, etc.)
- The need to have locally managed programmes at the transitional area level
- The need for additionality of EU resources
- The need for increased flexibility with regard to local management arrangement.

6.3 Alongside the lobbying activity, a high level joint investment plan is being drafted to set out the key priorities for future investment across Durham / Tees Valley to set the scene for potential transition area arrangements. The focus of this document is around,

- Enhancing the competitiveness of business
- Supporting the growth and development of the low carbon sector
- Developing workforce skills to match the needs of business now and into the future
- Investing in infrastructure and place required to unlock economic growth and job creation, for example in the transport network and super fast broadband.

6.4 The North East does not have a European Office change base in Brussels, unlike other regions/sub-regions throughout the UK, and as such this does place Tees Valley/Durham at a slight disadvantage when trying to lobby and influence EU officials, commissioners, politicians etc. Nevertheless, lobbying activity is ongoing and TVU and DCC representatives are due to attend an 'Open Day' in Brussels shortly in order to present the Joint Investment Plan and to lobby for the transition region approach.

6.5 Further political lobbying at a UK level is also taking place in order to advocate, on behalf of the Tees Valley / Durham, for a locally delivered programme, rather than a national programme which would have to be bid into.

6.6 Further reports on progress will be provided to Cabinet in due course.

## 7. TVU PARTNERSHIP BUSINESS PLAN PROGRESS

7.1 The key activities of TVU and its partners are strategically stated within the business plan which has been developed with all partners including the five Tees Valley authorities and below is an update on progress against each objective.

7.2 **Objective 1 – Develop infrastructure and place to enable economic activity.**

- Infrastructure plays a key role in stimulating economic growth and investment, a role now clearly recognised by the Government. The Tees Valley must be in a position to assure potential investors that infrastructure will not be a barrier to development and the LEP will need to ensure the strategic economic priorities and infrastructure delivery are fully aligned. Therefore an Infrastructure Plan will be developed and the Plan will identify key strategic issues and consider how these can be overcome. A key element will be closer working relationships with infrastructure providers and the plan will form the basis of delivery actions allowing detailed solutions to be explored in more depth.
- Progress has been made on the delivery of the Tees Valley Enterprise Zone. Hartlepool has achieved 33% of the Tees Valley land allocation. The Enterprise Zone in Hartlepool includes Queens Meadow as a business rate discount site, Port Estates as a Capital Allowance site and Oakesway Industrial Estate as a locally LEP funded site.

In addition Hartlepool has achieved the first three out of four investments on the Enterprise Zone with Omega Plastics, Propipe and Durable Technologies investing in Queens Meadow. Total private sector investment is approaching £2m and a minimum of 50 new jobs created.

- A number of marketing initiatives have taken place to promote the Enterprise Zone offer including a drop in session at UK Steel Enterprise, Queens Meadow, (the first local event in the Tees Valley) and a regional agents and intermediaries briefing.
- The Tees Valley Strategic Housing Market Assessment (TVSHMA) was undertaken by Hartlepool, Stockton, Middlesbrough and Redcar & Cleveland Borough Councils and was completed in May 2012. The TVSHMA provides an up-to-date analysis of the social, economic, housing and demographic situation across the Tees Valley with focus down to the Borough local level. The TVSHMA is a major research study which will inform the production and adoption of the new Local Plan and future Housing Strategies, direct funding for new social housing schemes and inform the determining of residential planning applications.

7.3 As part of the legacy from Housing Market Renewal Funding in the Tees Valley, revenue funding of £300k was awarded by the Government to formulate transitional plans to address failing housing areas across all five Boroughs.

TVU have administered the funding and worked with the five boroughs on a task and finish basis, four work streams have been developed and these are:

- Workstream 1 Former Tees Valley HMR and Other Sites Development and Marketing. Brief agreed, Pre-Qualification Questionnaire (PQQ) process completed, 9 submissions and 6 Invitations To Tender issued. Return date 24<sup>th</sup> August.
- Workstream 2 Potential of Asset Backed Vehicles and Joint Ventures to achieve Housing Regeneration in the Tees Valley. Brief agreed, PQQ



process complete, 11 submissions and 6 invitations to tender issued.  
Return date 24<sup>th</sup> August.

- Workstream 3 Potential of Community Based Initiatives and Community Land Trusts. Appointment made, Inception Meeting held and work has commenced.
- Workstream 4 Detecting Future Signs of Housing Decline. Brief in course of finalisation.

7.4 Hartlepool has secured the inclusion of Carr/Hopps Housing Market Renewal (HMR) project in the Tees Valley submission for HMR transition funding and the subsequent awarding of £2m out of a total pot nationally of £30m.

7.5 **Objective 2 – Support sector development and enterprise.**

- Significant work has been undertaken by TVU and the local authority partners to support RGF applications. Hartlepool was particularly successful in Round 2 with five Hartlepool companies receiving awards including Heerema, Huntsman Tioxide, PD Ports, Able UK and J&B Recycling. Hartlepool achieved 55% of the Round 2 allocations made in Tees Valley. Total proposed private sector investment including potential end users for PD Port and Able UK are as follows;

Total direct jobs	1,920
Total indirect jobs	2,236
Construction jobs	500
Safeguarded jobs	462
Total investment	£225m

- Tees Valley has been awarded Centre for Offshore Renewable Engineering (CORE) status in November 2011, as a major potential investment hub for offshore wind. Working in close collaboration with UKTI, DECC, BIS, Number 10 and The Crown Estate, the CORE initiative is tasked to build and drive England's national offer for offshore wind. Due to the importance energy will play in the world economy over the next 50 years, being awarded CORE status was an extremely positive step which recognised the Tees Valley's potential for dramatic growth and sustained job creation in the industry. A large aspect of the initiative is Foreign Direct Investment. The UK is already the global leader in offshore wind (for both projects installed and planned). Over the next 3 years there will be a dramatic step-change in the scale of the industry with an expected £110Bn to be invested nationally by 2020. The major offshore wind developments are currently applying for planning consent and this period allows time for sourcing of supply chains before the final investment decisions are made. During this period we will be working closely with industry to maximise the amount of local content for UK projects.
- Over the last 7 years TVU has supported 88 new business investment projects with 3,000 jobs safeguarded, 5,100 jobs created with a total of £798m of private sector investment. Both the manufacturing and service sectors have been supported.

### 7.6 **Objective 3 - Develop the Workforce within the Tees Valley**

- TVU is leading on an initiative to increase apprentice places across the sub region. Led by George Ritchie from Semcorp and David Robinson from PD Ports. Activities include sharing of best practice from large companies to support their supplier chain , take on additional apprentices in large companies to feed down to their supplier chain after the first year , recruit more young people, provide mentoring and work experience with internships and raise the aspirations of young people and increase the understanding of careers available.
- A Round 3 RGF application has been submitted which if successful will increase the number of apprentices particularly within the process, logistics and advanced manufacturing sectors.
- A Tees Valley Innovation Fund bid has been submitted for Round 2. The bid total £3m over three years. This will support 1,500 young people to improve their attitude, behaviour and attendance at school and provide sustainable route ways to post 16 education, training and employment. Currently awaiting formal confirmation from Department of Work and Pensions (DWP) that the bid has been successful.

### 7.7 **Objective 4- Promote the Tees Valley economy**

- The first Tees Valley Business Summit took place in July 2012 and the event attracted 300 delegates from 184 businesses .The aim of the event was to promote the Tees Valley as a location for investment and to promote the range of business support services currently available.
- The TVU website has recently been updated in consultation with the five local authorities and local businesses. The website is specifically promoting investment opportunities to attract new businesses into the sub region and also to promote the Enterprise Zone offer to local growth businesses.

### 7.8 **Objective 5 – Secure Investment to meet the economic development needs of the Tees Valley.**

- The developing Tees Valley Investment Plan will provide the key framework for identifying the sub regional and local investment needs. The key objectives are to explore opportunities to leverage as much additional; funding/sources of income as possible. In addition the plan will be used to establish baseline project income from, Enterprise and Growing Places funding. The plan is intended to be completed for publishing in April 2013 and the plan will identify investment priorities and anticipated outcomes over the medium to long term.
- On completion of the Tees Valley Investment Plan the Tees Valley Infrastructure Plan will be formulated and this plan will effectively be the

implementation plan to deliver investment and key infrastructure improvements.

## **8. RISK IMPLICATIONS**

- 8.1 The Council responds to the Hartlepool Compact by ensuring that the voluntary and community sector are advised of funding opportunities as they arise and technical support is offered where appropriate to develop and submit funding bids. In addition, where possible consortium bids are developed which will normally include voluntary and community partners.
- 8.2 The main risks are associated with ensuring that Hartlepool's interests and priorities are incorporated into the various TVU strategies and associated action plans. To minimise risk Hartlepool is strongly represented on the various TVU groups and has been actively involved in the formulation of strategy and importantly has been actively involved in the Task and Finish Groups. An example of Hartlepool's success through partnership work with TVU is the implementation of the Tees Valley Enterprise Zone initiative where Hartlepool achieved around 33% of the overall Tees Valley land allocation.

## **9. FINANCIAL CONSIDERATIONS**

- 9.1 The securing of transitional status will provide far greater opportunities for Hartlepool to influence the EU funding programme, ensuring that Hartlepool's priorities are recognised and this will lead to greater opportunities to secure the appropriate funding.
- 9.2 The five Tees Valley Authorities are the main funders of TVU and budgets are reviewed on a regular basis. Hartlepool's contribution for 2012/13 has reduced by 15% from the previous year. In addition TVU is often a conduit to secure funding and a good example of this is noted above where Hartlepool secured the inclusion of Carr/Hopps Housing Market Renewal (HMR) project in the Tees Valley submission for HMR transition funding and the subsequent awarding of £2m out of a total pot nationally of £30m.

## **10. CHILD / FAMILY POVERTY**

- 10.1 EU funding is directed at the most disadvantaged areas and residents and by definition will positively impact on child and family poverty by stimulating economic growth and ensuring an inclusive agenda in supporting residents into training, education and employment.
- 10.2 TVU has responsibility for driving forward economic growth on a sub regional basis and the creation of jobs through encouraging private sector investment. The Employment, Learning and Skills Group is tasked with

developing and influencing programmes to ensure that economic inclusion of local residents is a key priority.

## **11. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS**

- 11.1 EU funding specifically targets disadvantaged groups including ex offenders and infrastructure projects are required to comply with design out crime guidance.
- 11.2 Regeneration and infrastructure projects are designed and delivered to all appropriate standards including consultation on designing out crime. In addition employability programmes that are developed or influenced through TVU take into account the need to engage those most removed from the labour market including ex offenders.

## **12. EQUALITY AND DIVERSITY CONSIDERATIONS**

- 12.1 EU funding regulations require compliance with European and UK employment, equality and diversity legislation and funding is generally directed towards supporting disadvantaged groups.
- 12.2 The Tees Valley Statement of Ambition states that one of its key aims is to create a more diversified and inclusive economy. Equality and diversity are considered in the development of activities and particularly in the design of employability programmes and TVU seeks to influence key partners in this agenda to meet the needs of local residents.

## **13. RECOMMENDATIONS**

- 13.1 The report is for information with the suggestion that a further report be sent to Cabinet for information and recommendation to endorse the approach being taken to secure transition area status with DCC.
- 13.2 That further TVU progress reports are submitted and that a report is taken to Cabinet for consideration and endorsement of the Tees Valley Investment Plan and Infrastructure Plan.

## **14. REASONS FOR RECOMMENDATIONS**

- 14.1 Securing transition area status will provide the best opportunity for Hartlepool to be able to access European funding to support economic growth whilst providing funding opportunities for some of the more disadvantaged groups

14.2 The TVU Investment and Infrastructure Plan will form the key documents in pursuing Hartlepool's interests at a sub regional level.

**15 APPENDICES AVAILABLE ON REQUEST, IN THE MEMBERS LIBRARY AND ON-LINE**

15.1 None

**16. BACKGROUND PAPERS**

16.1 TVU Business Plan

**17. CONTACT OFFICER**

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# CABINET REPORT

15<sup>th</sup> October 2012



**Report of:** Director of Public Health

**Subject:** DRAFT HARTLEPOOL HEALTH AND WELLBEING STRATEGY

## 1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Non-key decision.

## 2. PURPOSE OF REPORT

2.1 The purpose of this report is to present to Cabinet the first draft of the Joint Health and Wellbeing Strategy (JHWS) and the results of the recent consultation exercise that are integral to the development of the strategy.

## 3. BACKGROUND

3.1 The NHS reform requires the Local Authority with partners agencies, including the PCT and Clinical Commissioning Group, to develop a joint Health and Wellbeing Strategy based on the Joint Strategic Needs Assessment (JSNA). The final draft of the strategy must be completed by April 2013. The strategy should focus on not only protecting the health of the population but improving it through a range of evidence based interventions.

## 4. CONSULTATION FEEDBACK

4.1 This initial phase of consultation commenced on the 20<sup>th</sup> of August and closed on the 17<sup>th</sup> September. The consultation comprised of a prioritisation exercise undertaken across a range of venues and an online survey which aimed to establish priorities across each of the proposed strategic objectives.

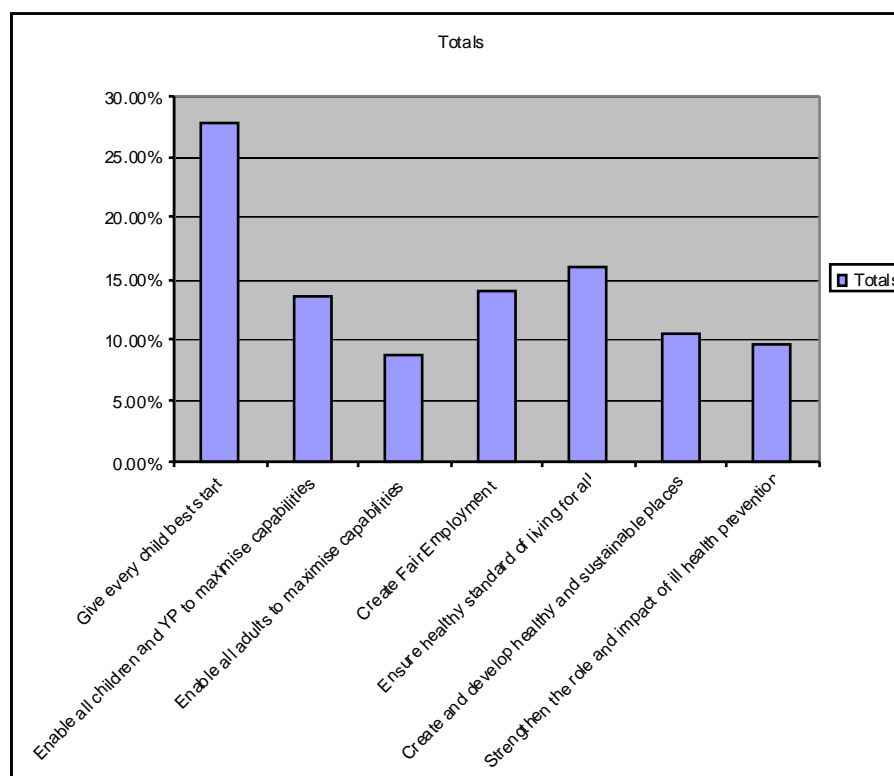
4.2 The prioritisation exercise was undertaken across a range of venues which included libraries, children's centre, GP surgery waiting rooms and Youth Centres. Participants were given a notional £25 to spend across seven strategic themes, these being:

- Give every child best start in life;
- Enable all children and Young People to maximise capabilities;
- Enable all adults to maximise capabilities;
- Create Fair Employment and good work for all;
- Ensure a healthy standard of living for all;
- Create and develop healthy and sustainable places;
- Strengthen the role and impact of ill health prevention.

A total of 465 participants took part in the exercise, a breakdown is provided in the table below.

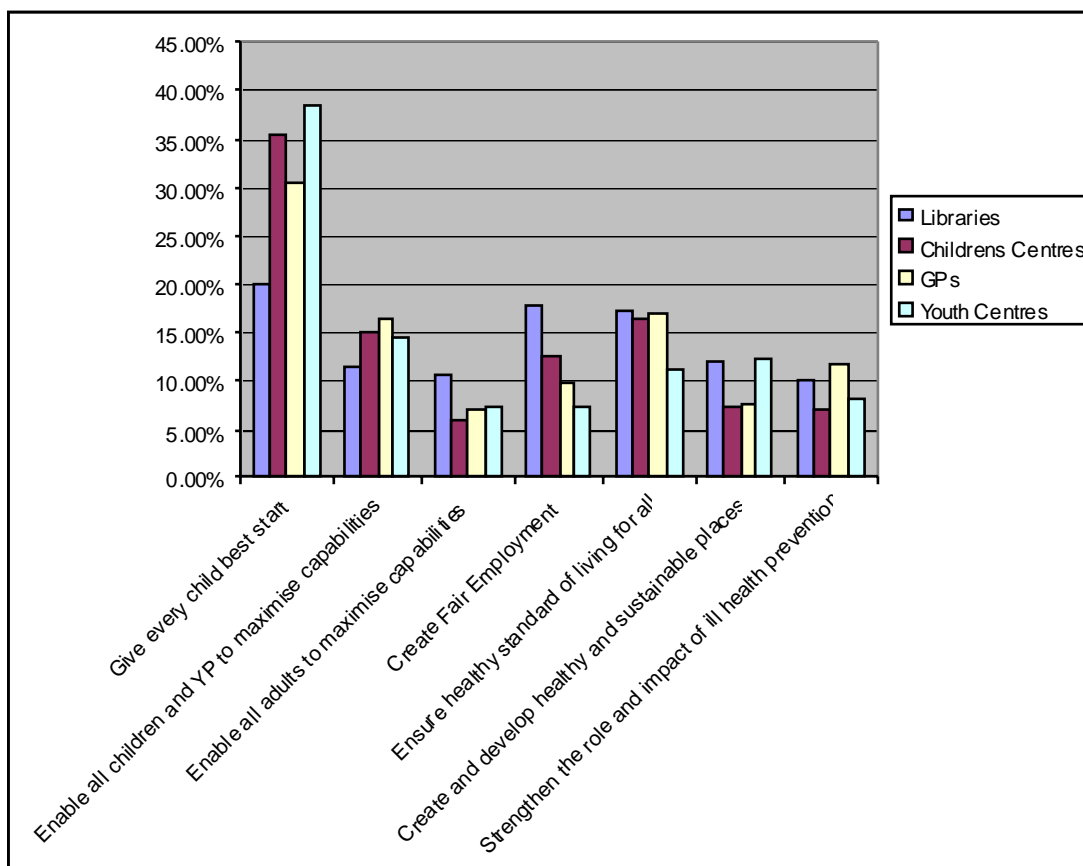
Venue type	No. of participants
Libraries	178
Children's Centres	89
GP's surgeries	42
Youth Centres	56

### Overall Totals



‘Giving every child the best start in life’ is clearly the most popular priority amongst participants with almost 30% of the total budget allocated to this area.

### Broken down by type of Venue



When broken down by the type of venue it is clear that ‘giving every child the best start in life’ is the most popular priority across all venues, however this percentage is significantly less in the results obtained within libraries where there was a slightly more even spread across each priority area.

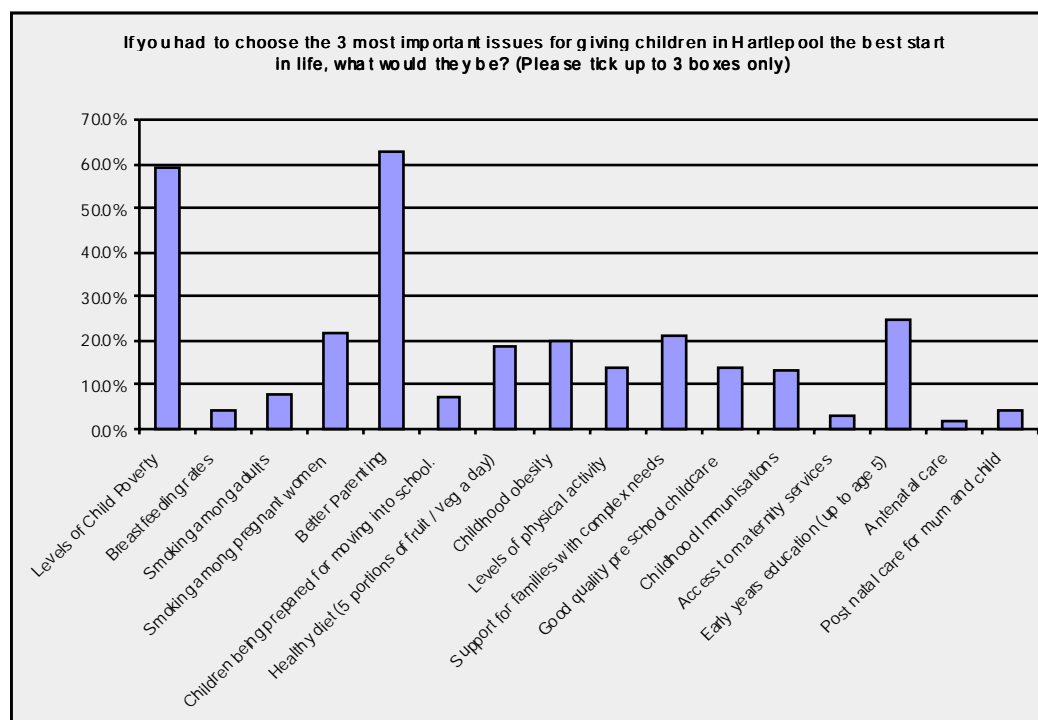
4.3 The online survey was open from the 20<sup>th</sup> August until the 17<sup>th</sup> September; a total of 105 people took part in the survey.

The tables below summaries the responses for each priority area and indicates what participants considered the most important issue within each priority area.



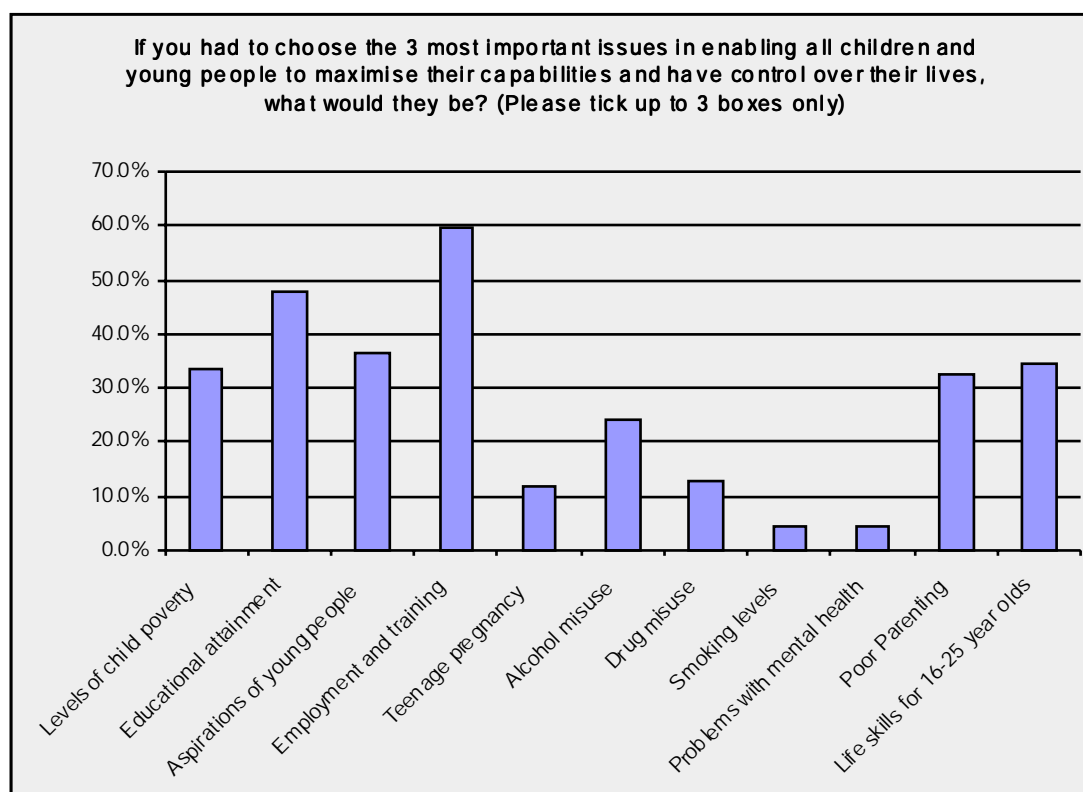
**GIVE EVERY CHILD THE BEST START IN LIFE** Giving every child the best start in life is crucial to reducing the chances of poor health into adult life. What happens during the early years (including the womb) has life long effects on health issues including obesity, heart disease and mental health as well as educational attainment and future job prospects. Thinking about ensuring that children are given the best possible start in life, please consider each of the issues below and identify whether you think it is a major issue, minor issue or no issue in Hartlepool:

Answer Options	Major Issue	Minor Issue	No Issue	Response Count
Levels of Child Poverty	78	24	2	104
Breastfeeding rates	31	49	23	103
Smoking among adults	81	22	1	104
Smoking among pregnant women	88	17	0	105
Better Parenting	85	17	0	102
Children being prepared for moving into school.	33	58	8	99
Healthy diet (5 portions of fruit / veg a day)	74	29	1	104
Childhood obesity	72	26	2	100
Levels of physical activity	69	33	0	102
Support for families with complex needs	58	42	1	101
Good quality pre school childcare	41	51	7	99
Childhood Immunisations	45	44	11	100
Access to maternity services	46	36	19	101
Early years education (up to age 5)	40	54	6	100
Antenatal care	39	45	17	101
Post natal care for mother and child	43	41	15	99
<i>answered question</i>				<b>105</b>
<i>skipped question</i>				<b>0</b>



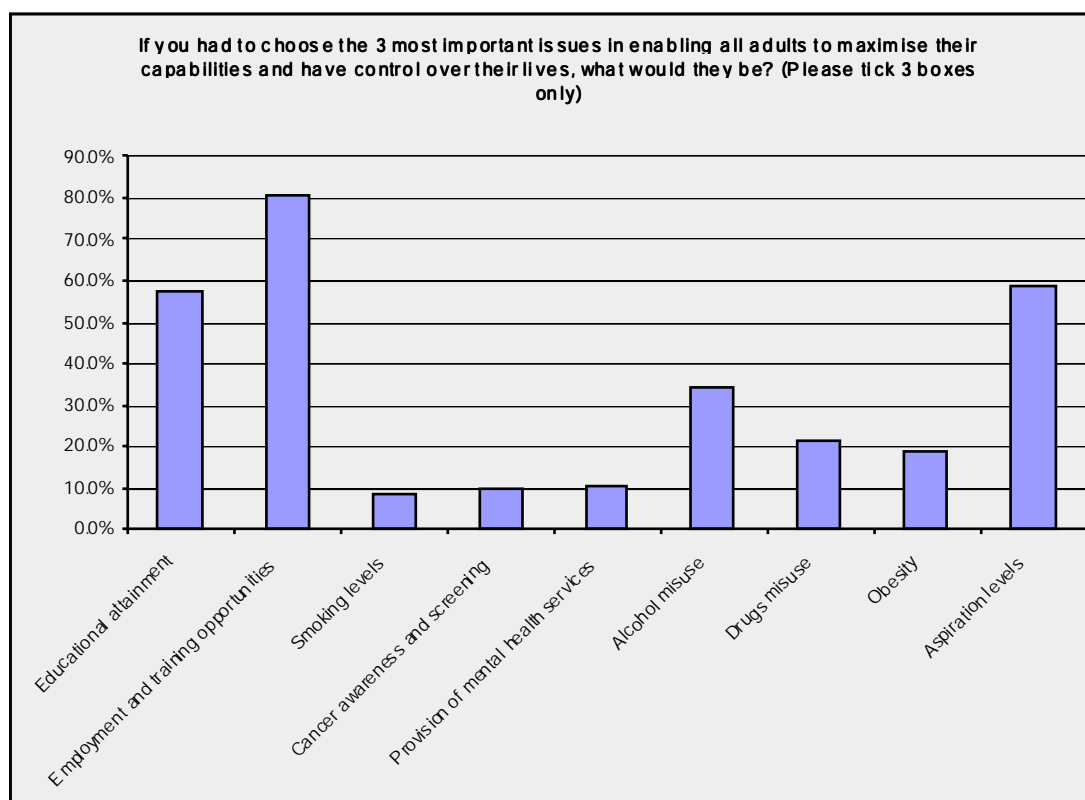
**ENABLE ALL CHILDREN AND YOUNG PEOPLE TO MAXIMISE THEIR CAPABILITIES AND HAVE CONTROL OVER THEIR LIVES** The health choices we make impact on our education, quality of life and life expectancy. What we achieve in our education can affect our physical and mental health, as well as future income, employment and quality of life. Where we live can also have a big impact on our education which in turn impacts future employment, income, living standards, behaviours, and mental and physical health. Thinking about ensuring how children and young people maximise their capabilities and have control over their lives, please consider each of the issues below and identify whether you think it is a major issue, minor issue or no issue in Hartlepool:

Answer Options	Major Issue	Minor Issue	No Issue	Response Count
Levels of child poverty	73	21	3	97
Educational attainment	57	34	3	94
Aspirations of young people	69	25	2	96
Access to Employment and training	83	12	0	95
Teenage pregnancy	61	35	0	96
Alcohol misuse	77	20	0	97
Drug misuse	71	24	0	95
Smoking levels	63	32	0	95
Problems with mental health	40	50	2	92
Poor Parenting	79	14	0	93
Life skills for 16-25 year olds	70	24	2	96
			<i>answered question</i>	<b>97</b>
			<i>skipped question</i>	<b>8</b>



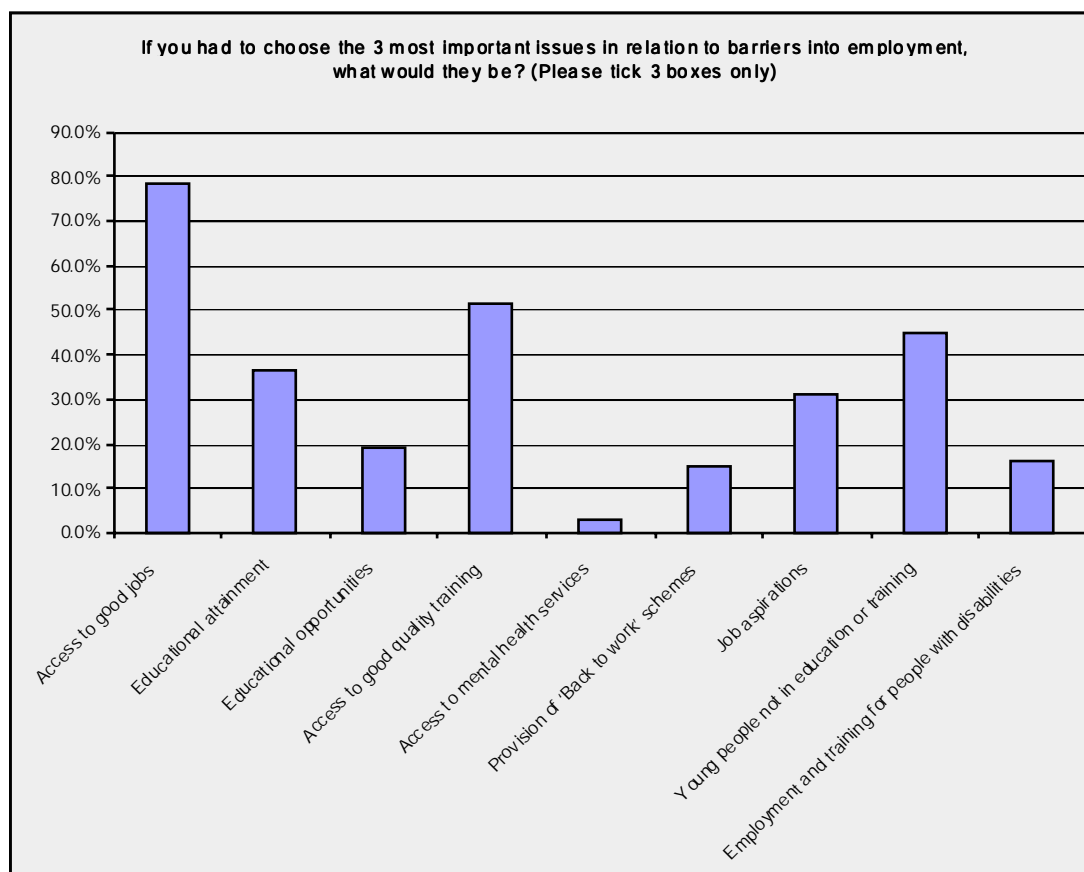
**ENABLE ALL ADULTS TO MAXIMISE THEIR CAPABILITIES AND HAVE CONTROL OVER THEIR LIVES** Having a good education can affect our employment opportunities and our level of income. Our physical and mental health affects our ability to work and lead a fulfilling life where we can contribute to society. The health choices we make impact on our quality of life and life expectancy. Where we live can also have a big impact on our education and employment opportunities, again impacting on our income, living standards, behaviours, and mental and physical health. Thinking about ensuring how all adults maximise their capabilities and have control over their lives, please consider each of the issues below and identify whether you think it is a major issue, minor issue or no issue in Hartlepool:

Answer Options	Major Issue	Minor Issue	No Issue	Response Count
Educational attainment	58	36	1	94
Access to employment and training opportunities	83	12	0	95
Smoking levels	52	41	1	94
Cancer awareness and screening	33	57	4	93
Provision of mental health services	41	49	2	92
Alcohol misuse	68	26	0	94
Drugs misuse	69	24	1	94
Obesity	60	31	2	93
Aspiration levels	73	22	1	96
<i>answered question</i>				<b>96</b>
<i>skipped question</i>				<b>9</b>



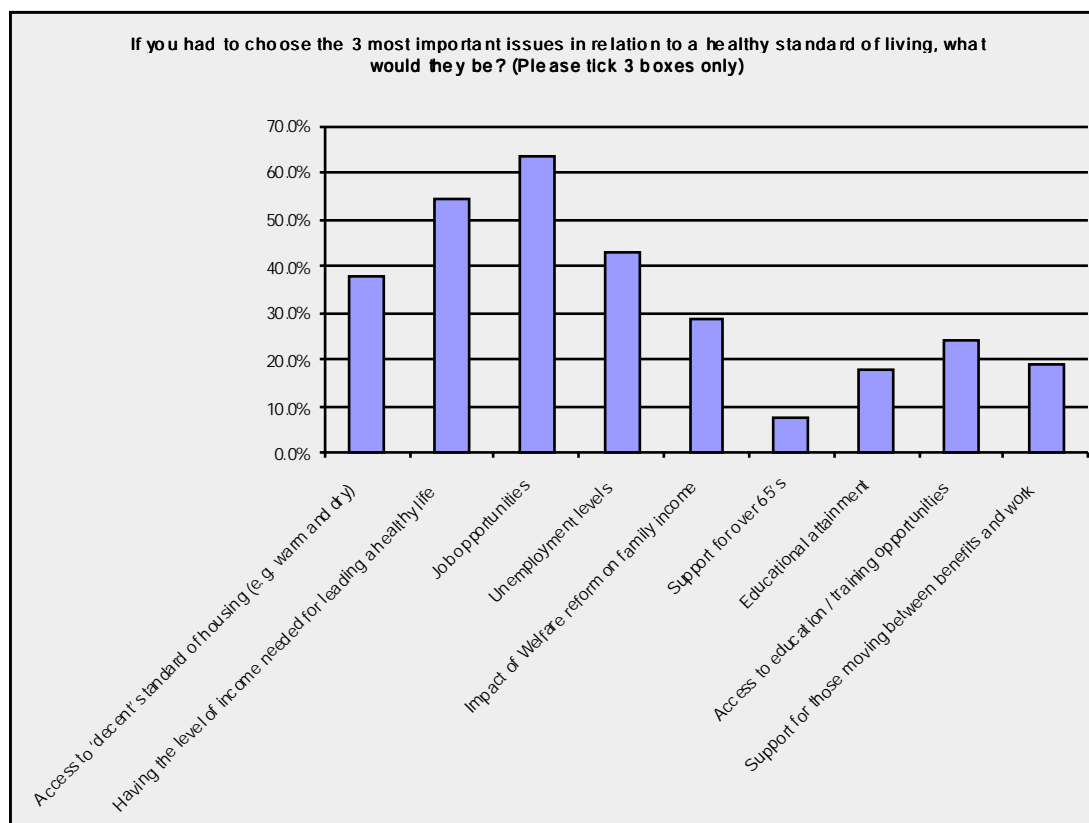
**CREATE FAIR EMPLOYMENT AND GOOD WORK FOR ALL** Being in good employment is good for our health. Likewise, unemployment contributes to poor health. Getting people into work is therefore very important for improving the health of people in Hartlepool. A job that offers security and opportunity is better for our health than one that does not. Thinking about the importance of employment to good health please consider each of the issues below and identify whether you think it is a major issue, minor issue or no issue in Hartlepool:

Answer Options	Major issue	Minor Issue	No Issue	Response Count
Access to good jobs	86	8	0	94
Educational attainment	57	35	1	93
Educational opportunities	42	50	2	94
Access to good quality training	65	28	2	94
Access to mental health services	33	53	4	90
Provision of 'Back to work' schemes	48	41	4	93
Aspiration levels	69	23	0	92
Young people not in education or training	80	14	0	94
Employment and training for people with disabilities	49	40	3	92
<i>answered question</i>				<b>94</b>
<i>skipped question</i>				<b>11</b>



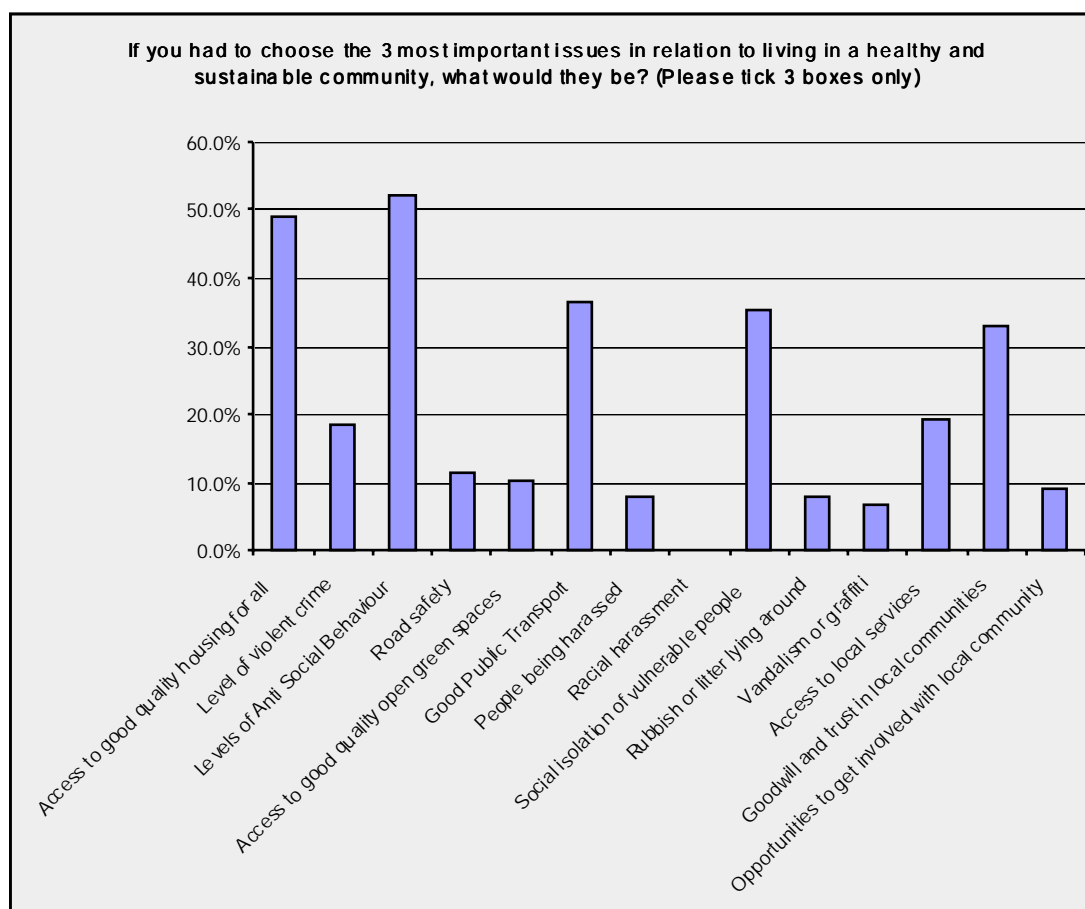
**ENSURE A HEALTHY STANDARD OF LIVING FOR ALL** Not having enough money to lead a healthy life plays a big part in the differences in health between different parts of the town. It can become more difficult for many groups to decide to spend money on healthy living as the income they need to spend on other important things increases e.g to be able to live in good housing, have a healthy diet, take part in physical activity, move around the Borough, and simply be able to spend time with our family and friends. Thinking about how to ensure a healthy standard of living for all please consider each of the issues below and identify whether you think it is a major issue, minor issue or no issue in Hartlepool:

Answer Options	Major Issue	Minor Issue	No Issue	Response Count
Access to 'decent' standard of housing (e.g. warm and dry)	46	34	10	90
Having the level of income needed for leading a healthy life	63	23	4	90
Job opportunities	85	5	0	90
Unemployment levels	83	8	0	91
Impact of Welfare reform on family income	64	20	6	90
Support for over 65's	31	49	7	87
Educational attainment	53	33	1	87
Access to education / training opportunities	61	29	0	90
Support for those moving between benefits and work	55	32	2	89
			<i>answered question</i>	<b>91</b>
			<i>skipped question</i>	<b>14</b>



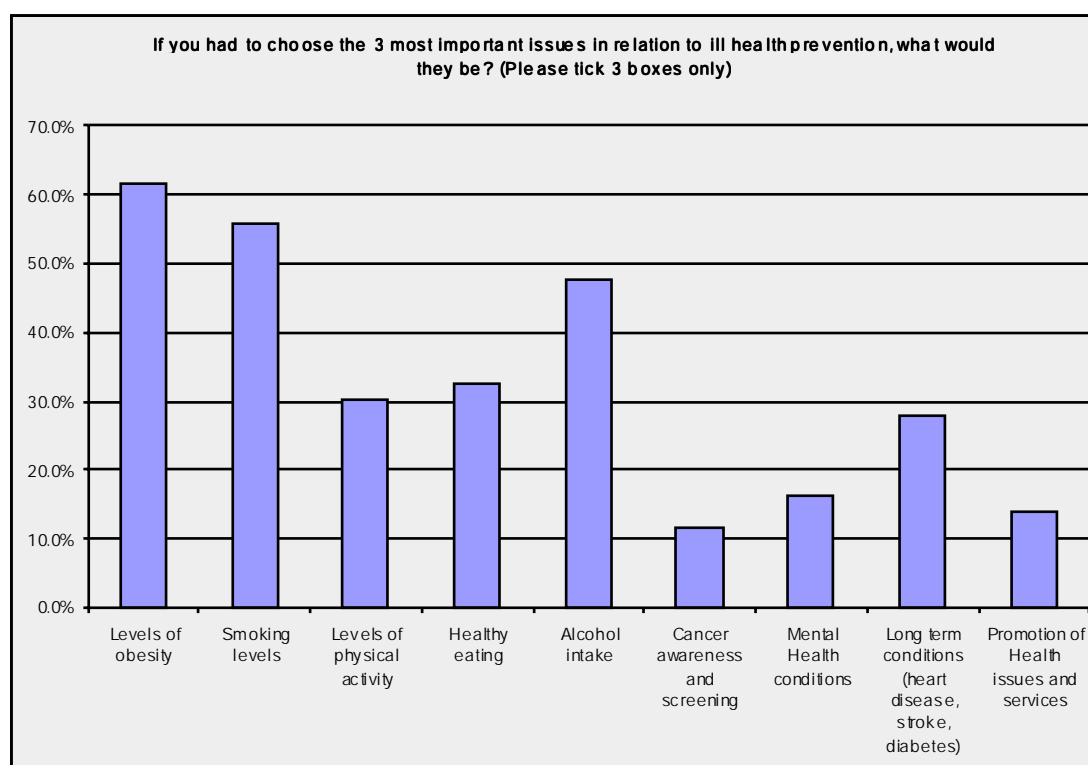
**CREATE AND DEVELOP HEALTHY AND SUSTAINABLE PLACES AND COMMUNITIES** The communities where we live are important for physical and mental health and wellbeing. Our physical environment, the type of community we live in and the general way of life of people where we live all contribute to the differences in the health of people living in different areas. Thinking about how to create healthy and sustainable places please consider each of the issues below and identify whether you think it is a major issue, minor issue or no issue in Hartlepool:

Answer Options	Major Issue	Minor Issue	No Issue	Response Count
Access to good quality housing for all	45	38	6	89
Level of violent crime	31	52	4	87
Levels of Anti Social Behaviour	60	27	1	88
Road safety	15	64	9	88
Access to good quality open green spaces	29	42	18	89
Good Public Transport	55	31	3	89
People being harassed	31	49	8	88
Racial harassment	21	52	13	86
Social isolation of vulnerable people	54	30	4	88
Rubbish or litter lying around	36	48	5	89
Vandalism or graffiti	24	56	7	87
Access to local services	33	48	8	89
Goodwill and trust in local communities	42	42	5	89
Opportunities to get involved with local community	27	46	15	88
		<i>answered question</i>		<b>89</b>
		<i>skipped question</i>		<b>16</b>



**STRENGTHEN THE ROLE AND IMPACT OF ILL HEALTH PREVENTION** Many of the behaviours that cause poor health, such as smoking, lack of physical activity and unhealthy food and drink are found more in some parts of the Borough than others. Educating people about what causes poor health, supporting them to make healthy choices and ensuring services are accessible to people are very important to preventing ill health later in life. Thinking about ill health prevention please consider each of the issues below and identify whether you think it is a major issue, minor issue or no issue in Hartlepool:

Answer Options	Major Issue	Minor Issue	No Issue	Response Count
Levels of obesity	67	20	0	87
Smoking levels	69	18	0	87
Levels of physical activity	62	25	0	87
Healthy eating	67	20	0	87
Alcohol intake	69	18	0	87
Cancer awareness and screening	33	52	2	87
Mental Health conditions	42	40	2	84
Long term conditions (heart disease, stroke, diabetes)	60	26	1	87
Promotion of Health issues and services	43	37	5	85
<i>answered question</i>				<b>87</b>
<i>skipped question</i>				<b>18</b>



- 4.4 Space was also provided within the survey for participants to include any further additional comments. These are shown below:

#### **Give every child the best start in life**

- “Ensure work for their parents to go to.”
- “Families don’t care where children are.”
- “Promoting respect in children for adults and other's belongings.”
- “Reducing crime and anti social behaviour.”
- “Access to local A&E services.”
- “Adult education as this would have a direct impact on every child given the best start.”
- “Parent education/training.”
- “Lack of school spaces, particularly at Seaton Carew.”
- “Support for young parents and better contraception services.”
- “Transition from Child to Adult (specialist health) including equipment.”
- Helping single working parents with troubled teenage children who have no family network support. Drug use in children and alcohol abuse.”
- “Decent homes of an acceptable standard for children to live in.”
- “Some working parents are on the limit with finances and cannot get the level of free school meals and yet due to lack of finance cannot afford to give their children money for their school meals.”
- “Keeping youth facilities open for children because this may be the only place they feel wanted or safe.”
- “Drug-taking amongst parents; unemployment and lack of work ethic within families; teenage pregnancies/multiple partners.”
- “Lung and bowel cancer, heart disease, health support for people in and out of work.”
- “Emergency care in the form of a local A&E department.”
- “Contraception.”
- “Poverty is a major issue, as are parenting skills, activity opportunities and support for families generally”

#### **Ensure all children and young people maximise their capabilities and have control over their lives**

- “If so many are leaving schools with wonderful GCSE and A-level results then why can't so many young people actually fill in a form eg to open a bank account. Example; "what do I put?" Answer "read the question and put the answer on the line/in the box". Believe me it happens every day. There is not enough common sense among young people to be able to complete a form.”
- “Broadening the horizons of young people.”
- “In work support.”
- “No role models in local government.”
- “Nothing for young people to do, lack of youth provision/clubs etc.”
- “Young people benefit from opportunity; things are improving but still much to do.”



- “Alcohol is a major issue due to cultural influence and remains a problem.”
- “Parenting remains an issue in deprived areas.”

### **Ensure all adults maximise their capabilities and have control over their lives**

- “In work support.”
- “Lack of local health services now Hartlepool hospital is being wound down.”
- “Poor employment opportunities is a major problem.”
- “Alcohol abuse impacts on aspirations and motivation.”
- “Need more support around emerging mental health issues.”

### **Create fair employment and good work for all**

- “Back to work schemes are very good if the jobs are there!”
- “I think Hartlepool has good educational and training opportunities - the issue is more about people actually wanting to access them.”
- “In work support and workplace health and screening opportunities.”
- “Support for people who fall outside of the employment and back to work schemes would be helpful.”
- “Opportunity is poor - need to consider accessing employment support out of area.”
- “The current back to work schemes don’t work.”
- “Making sure you have a job you want to do so you can put 110% in to it. The worst thing is making someone do a job they don’t like bad judgement bad out come.”
- “Young people need to realise that the average wage isn't the norm, especially in Hartlepool, set their aspirations accordingly and accept that they need to start at the bottom and work their way up.”
- “Help those being released from prison.”

### **Ensure a healthy standard of living for all**

- “Private housing in Hartlepool is somewhat to be desired.”
- “Helping Adult and Young offenders.”
- “Workplace screening and health support.”
- “Need to change 'benefit culture' which reflects the high levels of deprivation.”
- “Leisure activities play a major part in improving healthy lifestyles - need to improve opportunities in this area.”
- “Quality care and provision for elderly people.”
- “The common sense to realise that a healthy standard of living does not come from having even 'average' earnings. My £16.5k annual salary allows me to live well in a housing association property. Home ownership is not necessary - all housing association properties are more than comfortable enough so there should be more of these built.”
- “Aspiration for something better.”

### **Create and develop health sustainable places and communities**

- "Importance of cultural opportunities and leisure facilities."
- "I am partially sighted and unable to see on coming traffic. I would appreciate noise signals at ALL traffic lights as lights are usually on main roads."
- "Public transport is an increasing issue for people living outside the central area. This impacts on access to opportunities for all."
- "Care of older people living independently and encouraging activity outside the family home needs higher attention, with too much reliance on family transport when this is increasingly not available."

### **Strengthen the role and impact of ill health prevention**

- "Services not local to our blackspot town."

## **5. PROCESS OF COMPLETING THE STRATEGY**

- 5.1 The process for developing the strategy is in three stages as outlined in the Cabinet report on the development of the Joint Health and Wellbeing Strategy in July 2012. Stage one is complete.

<b>Step 2 – Formal Consultation Period. October 2012 – February 2013 (minimum 8 week requirement)</b>		
<b>Where</b>	<b>Description</b>	<b>Date of Meeting</b>
Cabinet	Present draft for consultation	15 October 2012
Health Scrutiny Forum	Present draft for consultation	18 October 2012
Scrutiny Coordinating Committee	Present draft for consultation	19 October 2012 (6 weeks required)
Shadow Health & Wellbeing Board	Present draft for consultation	22 October 2012

<b>Step 3 – Final consultation and endorsement. January – February 2012</b>		
<b>Where</b>	<b>Description</b>	<b>Date of Meeting</b>
Forward Plan	Entry for Forward Plan due by 13 November 2012	N/A
Scrutiny Coordinating Committee	Second Draft for comment / endorsement	25 January 2013
Shadow Health & Wellbeing Board	Second Draft for comment / endorsement	28 January 2013
Cabinet	Second Draft for comment / endorsement	4 February 2013
Health Scrutiny Forum	Second Draft for comment / endorsement	7 February 2013

<b>Step 4 - Political Approval for Strategy. March – April 2013.</b>		
<b>Where</b>	<b>Description</b>	<b>Date of Meeting</b>
Health Scrutiny Forum	Final Strategy for approval	7 March 2013
Scrutiny Coordinating Committee	Final Strategy for approval	8 March 2013
Shadow Health & Wellbeing Board	Final Strategy for approval	11 March 2013
Cabinet	Final Strategy for approval	2 April 2013
Council	Final Strategy for approval	11 April 2013

An equality impact assessment is also being undertaken for this draft strategy.

The Shadow Health and Wellbeing Board meeting at the end of October will be considering methods to prioritise issues within the strategy. This will take into account the feedback received through consultation.

## **6. RECOMMENDATIONS**

- 6.1 Cabinet is asked to comment on the first draft of the Joint Hartlepool Health and Wellbeing Strategy.

**7. REASON FOR RECOMMENDATION**

- 7.1 This draft strategy is a key requirement as part of the changes to NHS in the light of the Health and Social Care Act 2012.

**8. APPENDICES AVAILABLE ON REQUEST, IN THE MEMBERS LIBRARY AND ON-LINE**

- 8.1 **Appendix 1** – Draft Hartlepool Health and Wellbeing Strategy

**9. BACKGROUND PAPERS**

- 9.1 Cabinet report 'Consultation on Process for Developing Health and Well Being Strategy' 23<sup>rd</sup> July 2012.

**10. CONTACT OFFICER**

Louise Wallace, Director of Public Health, Hartlepool Borough Council, Level 4, Civic Centre.

## DRAFT HARTLEPOOL JOINT HEALTH AND WELLBEING STRATEGY, 2013-18

### Partnership organisations

To be added: Sign-up page with organisations' logos.

### Foreword

To be added: To be written by the Health & Wellbeing Board Chair.

### Executive Summary

To be added: Summary of Commissioning Intentions / Priorities.

#### 1. Vision

***Improve health and wellbeing and reduce health inequalities among the population of Hartlepool.***

This will be achieved through integrated working, focusing on outcomes and improving efficiency.

#### 2. Purpose

The Joint Health and Wellbeing Strategy (JHWS) is a high-level summary outlining how Hartlepool Borough Council, Hartlepool Clinical Commissioning Group and other key organisations will address the health and wellbeing needs of Hartlepool and help reduce health inequalities.

The Health and Social Care Act (2011) establishes Health and Wellbeing Boards ('Boards') as statutory bodies responsible for encouraging integrated working and developing a Joint Strategic Needs Assessment and Health and Wellbeing Strategy for their area<sup>1</sup>. The JHWS is underpinned by the Joint Strategic Needs Assessment (JSNA) and together they will provide a foundation for strategic, evidence-based, outcomes-focused commissioning and planning for Hartlepool<sup>2</sup>.

#### 3. The case for improving health and wellbeing in Hartlepool

Health in Hartlepool is generally improving. There has been a fall in early deaths from heart disease and stroke; and the rate of road injuries and deaths is better than the England average<sup>3</sup>.

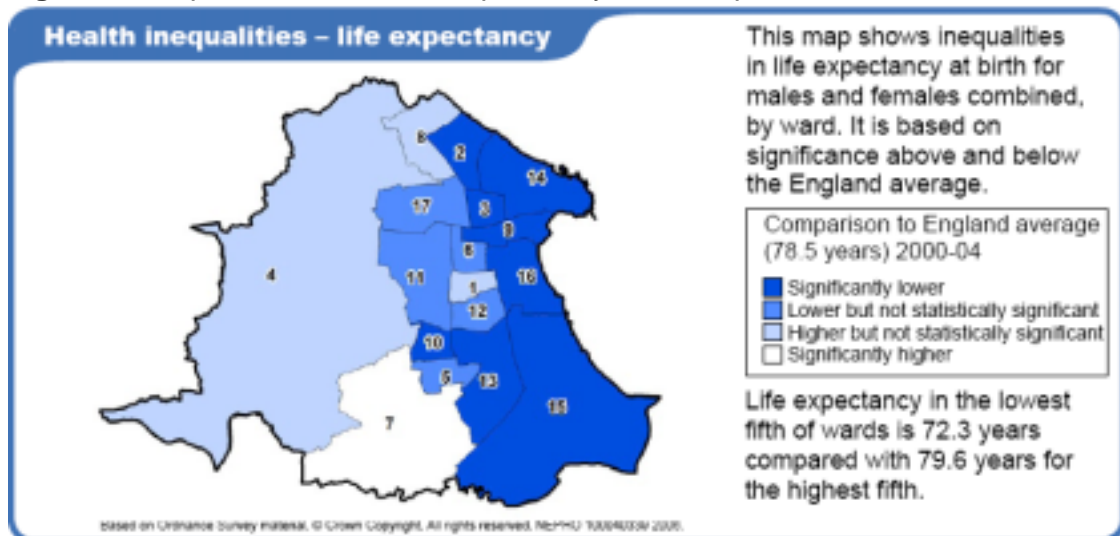
However, there is still much to do (**Box 1**). Health in Hartlepool is still worse than the national average. Levels of deprivation are higher and life expectancy is lower than the national average. **Figure 1** shows the variation in life expectancy

between wards in Hartlepool. This variation reflects the deprivation at ward-level: areas with the highest deprivation have the lowest life expectancy.

**Box 1: At a glance: Health initiatives and challenges in Hartlepool<sup>3</sup>**

- Levels of deprivation are higher and life expectancy is lower than the England average.
- Inequalities exist: life expectancy is 9 years lower for men living in the most deprived areas, compared to least deprived areas. The difference is 7 years for women.
- Over the last 10 years, the death rate from all causes has fallen for men but has fluctuated for women.
- The early death rate from cancer has changed little over the last 10 years.
- Both the death rate from smoking; and the percentage of mothers smoking in pregnancy are worse than the England average.
- The percentage of physically active children is better than the England average.
- Alcohol-related hospital admissions are higher than the national average.
- Childhood immunisations rates are significantly lower than the national average.

**Figure 1 : Map of ward-level life expectancy in Hartlepool<sup>3</sup>**



(Based on 2001 census data. Updated data for new ward boundaries should be available in 2013).

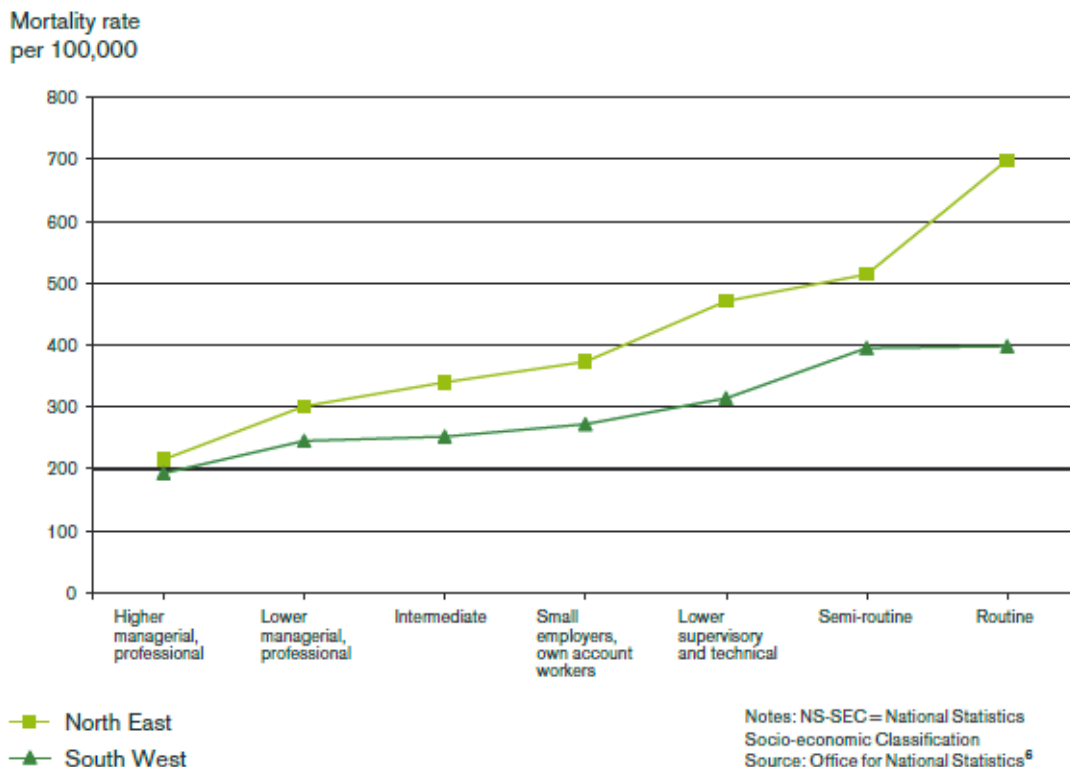
Ward legend

1	Brinkburn	7	Greatham	13	Rossmere
2	Brus	8	Hart	14	St. Hilda
3	Dyke House	9	Jackson	15	Seaton
4	Elwick	10	Owton	16	Stranton
5	Fens	11	Park	17	Throston
6	Grange	12	Rift House		

## 7.1 Appendix 1

There is a 9 year difference in male life expectancy between the most advantaged and the most disadvantaged wards in Hartlepool<sup>3,14</sup>. We know that socio-economic inequalities lead to inequalities in life expectancy and disability-free life expectancy. Furthermore, the relationship between these is a finely graded – for every decrease in socio-economic conditions, both life expectancy and disability-free life expectancy drop. Social and economic inequalities are important causes of this relationship<sup>4</sup>. In his *Strategic Review of Health Inequalities in England (2010)*<sup>4</sup>, Prof. Sir Michael Marmot argues that fair distribution of health, well-being and sustainability will impact positively on the country's economic growth. To improve health and wellbeing, action is needed across all social determinants of health to reduce health inequalities; and to make a difference, action to improve health and wellbeing should be across all socio-economic groups but tailored to a greater scale and intensity as the level of disadvantage increases<sup>4</sup>. As demonstrated in **Figure 2**, the effect of socioeconomic disadvantage on life expectancy is greater in more disadvantaged areas. However, the effect is also more pronounced in the North East compared to the South West, for all socioeconomic groups.

**Figure 2:** Age-standardised mortality rates by socioeconomic classification (NS-SEC) in the North East and South West regions, men aged 25-64, 2001-2003<sup>4</sup>



We also know that focusing on early years interventions – giving children the best start in life – helps deliver the greatest benefits in health inequalities and

economic terms. Health and wellbeing improvements delivered during childhood can reap benefits both in early life and throughout the individual's life-course<sup>4</sup>.

#### 4. What does this Strategy cover?

This Strategy outlines the strategic health and wellbeing priorities for Hartlepool. It builds on the good work already underway, whilst maximising the opportunity for better integration of services and closer partnership working presented by moving much of current NHS Public Health services, into Local Authorities. Working together with other areas in the North East will help achieve better outcomes and value, for the 'big issues' in health and wellbeing<sup>5</sup>. The Strategy supports the ten themes of *Better Health, Fairer Health (2008)*<sup>5,6</sup> – the North East's vision and 25 year plan for improving Health and Wellbeing which is supported by other Local Authorities across the North East (**Box 2**).

**Box 2: *Better Health, Fairer Health (2008)*<sup>6</sup>**

- Economy, culture and environment
- Mental health, happiness and wellbeing
- Tobacco
- Obesity, diet and physical activity
- Alcohol
- Prevention, fair and early treatment
- Early life
- Mature and working life
- Later life
- A good death

'Health and Wellbeing' has a broad remit and it will be important for a range of partner organisations to work together, to deliver improvement. This Strategy focuses on areas of work impacting directly on health and wellbeing, or acting as clear 'wider determinants' of health and wellbeing. In his review<sup>4</sup>, Prof. Sir Michael Marmot proposes the areas organisations should address to improve health and wellbeing and reduce health inequalities. These factors are used as the framework for the Hartlepool Joint Health and Wellbeing Strategy and are:

- Give every child the best start in life
- Enable all children, young people and adults to maximise their capabilities and have control over their lives
- Create fair employment and good work for all
- Ensure healthy standard of living for all
- Create and develop healthy and sustainable places and communities
- Strengthen the role and impact of ill health prevention

To focus activity in these areas, key outcomes have been selected to drive the Strategy (Section 7).



## 7.1 Appendix 1

Other elements of health and wellbeing (initially summarised by Dahlgren and Whitehead in their social model of health<sup>7</sup>) (**Appendix 2**) will be outside the direct remit and influence of the Health and Wellbeing Board and its partner organisations. They will be delivered through associated strategies and work programmes within Hartlepool Borough Council, the NHS and associated partners. Communication and governance processes will ensure links between departments and strategies to limit duplication, further build joint working and integration and enable economies of scale. The work programme underpinning the Strategy will define the activities needed to deliver the outcomes in the Strategy, and the partners responsible. The work will take place in the context of local service provision, including the Momentum project, which focusses on redesigning services and providing care closer to home.

### 5. Our Values

To work together successfully and achieve the vision set out in this Strategy, it is important that all organisations involved sign up to and work within, a set of shared values<sup>8,9</sup>. For Hartlepool, these values fit with the proposed operating principles for Boards<sup>8</sup> and the Board Terms of Reference. The values are:

- Partnership working and increased integration<sup>28</sup> across the NHS, social care and Public Health
- Focus on health and wellbeing outcomes
- Focus on prevention
- Focus on robust evidence of need and evidence of 'what works'
- Ensure the work encompasses and is embedded in the three 'domains' of Public Health practice: Health Protection, Health Services and Health Improvement<sup>10</sup>
- Shared decision-making and priority-setting, in consultation with CCGs and other key groups
- Maintain an oversight of and work within the budgets for health and wellbeing
- Support joint commissioning and pooled budget arrangements, where all parties agree this makes sense
- Maximise the process of democratic accountability and develop the Strategy and related plans in consultation with the public and service users

The new Health and Wellbeing Board and Joint Health and Wellbeing Strategy provide the opportunity to maximise partnerships and evidence base, generating new ways of tackling health and wellbeing challenges. This includes recognising and mobilising the talents, skills and assets of local communities to maximise health and wellbeing<sup>11</sup>.

### 6. Identifying our key outcomes

The Strategy's key outcomes and objectives have been developed in consultation with stakeholders and with the following in mind:

- Services Hartlepool Borough Council will be mandated to provide from April 2013<sup>12</sup>

The services are listed in **Appendix 2**.

- Clinical Commissioning Group draft plans

The Strategy has been developed in close liaison with the Clinical Commissioning Group for Hartlepool and Stockton-on-Tees, whose draft Clear and Credible plan<sup>13</sup> has highlighted key challenges: cardiovascular disease; cancer; smoking –related illness e.g. COPD; alcohol-related disease. These areas reflect the results of a 2010 public engagement campaign, which recorded the views of 1883 people regarding priorities for them and their families. See **Appendix 3** for an overview of the draft CCG commissioning plan.

- Current JSNA commissioning intentions

The 2010 Hartlepool JSNA<sup>14</sup> (currently being refreshed through engaging key partners) outlines commissioning intentions for health and social care.

- Hartlepool Public Health Transition Plan

The transition plan outlines the proposed activity to be funded through the Public Health budget (**Appendix 4**).

#### Stakeholder engagement and consultation

It is very important that this Strategy reflects both the evidence available about population health and wellbeing need; and the views and priorities of stakeholders. Stakeholders have been involved throughout the development of the Strategy, including the public, service users and partner organisations. The Shadow Health and Wellbeing Board membership which owns the Strategy includes LINKS representation, democratically elected members, NHS organisations and Local Authority representation. A full consultation process provided the opportunity to identify the public's priorities for health and wellbeing in Hartlepool; and the outcomes of the consultation have been reflected in the priorities for the Strategy. The consultation process and a summary of its outcomes is outlined in **Appendix 5**. The consultation generated a list of potential priorities, from which a list of strategy priorities was agreed by the Health and Wellbeing Board, according to a set of robust criteria. The criteria included issues such as evidence base, public opinion, effectiveness and cost effectiveness (**Appendix 6**) and ensure the decisions were based on a clear and auditable process which balanced all key considerations.

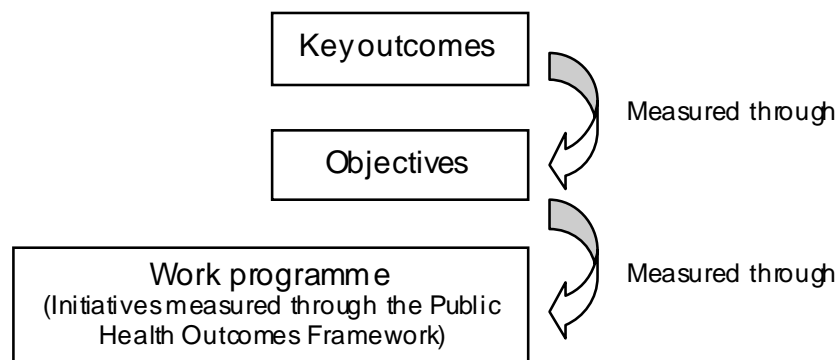
**7. Key strategic priorities and objectives**

To reflect the consultation outcomes, evidence and subsequent prioritisation process, the key strategic priorities are:

- |  |
|--|
| <p>Strategic priorities</p> <ul style="list-style-type: none"> <li>• Give every child the best start in life</li> <li>• Ensure a healthy standard of living for all</li> <li>• Create fair employment</li> </ul> |
|--|

The evidence base and level of need for each are summarised in **Appendix 7**. To describe how the key priorities will be addressed, a range of objectives have been identified through the consultation process. Delivery on the objectives will be ensured through the work programme which supports this Strategy. The work programme specifies the detailed initiatives to deliver on the objectives and will also ensure coverage of the outcomes expected in the new Public Health Outcomes Framework<sup>15</sup>. **Figure 2** summarises the mechanism for ensuring delivery on the key outcomes.

**Figure 2:** Delivering on the key outcomes



Due to the broad nature of health and wellbeing, improvements will only be seen if the health and wellbeing agenda is also embedded in wider relevant Local Authority strategies and services. The work programme (**Appendix 8**) outlines how this is being done and **Appendix 9** shows how the Strategy and work programme are linked to theme groups under the Health and Wellbeing Board.

The objectives show how the Health and Wellbeing Board for Hartlepool will deliver on its key strategic priorities, and meet the challenge set out by Marmot's suggested priority area. The objectives are:

## **Objectives**

### Give every child the best start in life

- Address levels of child poverty
- Encourage better parenting
- Early years education (up to age 5)

### Enable all children and young people to maximise their capabilities and have control over their lives

- Employment and training
- Educational attainment
- Aspirations of young people

### Enable all adults to maximise their capabilities and have control over their lives

- Employment and training opportunities
- Aspiration levels
- Educational attainment

### Create fair employment and good work for all

- Access to good jobs
- Access to good quality training
- Young people not in education or training

### Ensure a healthy standard of living for all

- Job opportunities
- Having the level of income needed for leading a healthy life
- Unemployment levels

### Create and develop healthy and sustainable places

- Levels of anti-social behaviour
- Access to good quality housing for all
- Good quality transport

### Strengthen the role and impact of ill health prevention

- Levels of obesity
- Smoking levels
- Alcohol intake

## **8. Strategy ownership and review**

This Strategy is owned by the Shadow Health and Wellbeing Board. It will be reviewed by the Board on a 3-yearly basis.

Next review date: April 2013.

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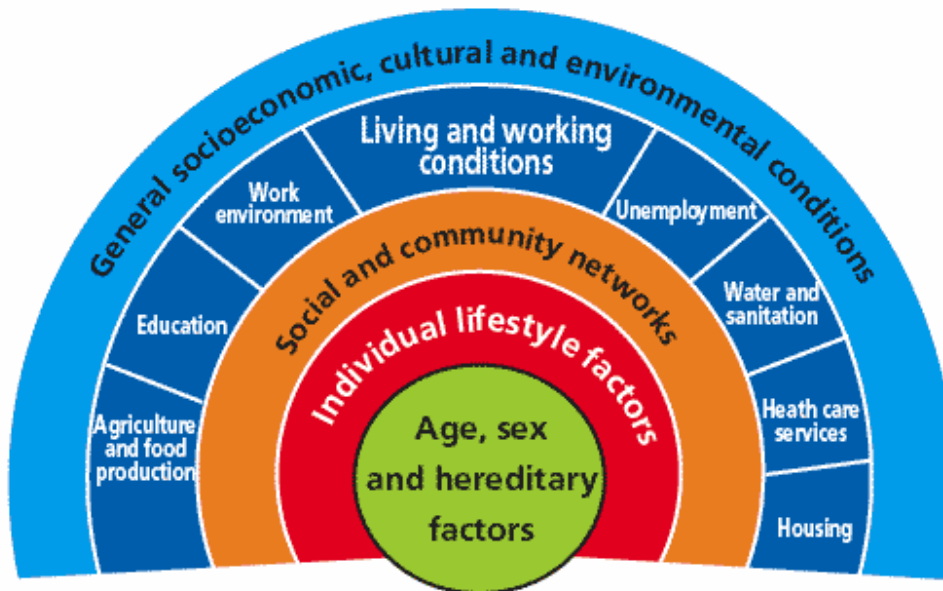
## 7.1 Appendix 1

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**Appendices**

**Appendix 1:** Social model of health (Dahlgren and Whitehead, 1998)<sup>7</sup>



**Appendix 2:**

Local Authority mandated services<sup>12</sup>

Under the coalition government's proposals for the new Public Health system, Local Authorities will be mandated to provide the following from April 2013:

- Appropriate access to sexual health services
- Steps to be taken to protect the health of the population, in particular, giving the Director of Public Health a duty to ensure there are plans in place to protect the health of the population
- Ensuring NHS commissioners receive the public health advice they need
- The National Child Measurement Programme
- NHS Health Check assessment

Consideration is also being given locally to the various additional services not covered by this list, which would be important to continue to provide e.g. stop smoking services.

Appendix 3: Hartlepool and Stockton-on-Tees draft CCG commissioning plan overview<sup>13</sup>

Appendix B – Commissioning Plan Overview

	Domain	Rationale	Themes	Projects/Initiatives	Outcome measures	Cross Cutting Initiatives
To build 21st century health services for and with the Stockton and Hartlepool communities so that health inequalities reduce and wellbeing continuously improves	Preventing people from dying prematurely	Significant lifestyle issues of smoking, excessive alcohol use and maintaining a healthy weight are significant contributing factors to the big killers of Cancer, CVD and respiratory disease	<ul style="list-style-type: none"> <li>Staying Healthy</li> <li>Planned Care</li> <li>Unplanned Care</li> <li>Social Care &amp; Integrated Working</li> </ul>	<ul style="list-style-type: none"> <li>Healthy Heart programme</li> <li>Smoking Cessation</li> <li>Alcohol Pathway redesign</li> <li>Weight management</li> <li>Bowel Cancer Screening Programme</li> </ul>	<ul style="list-style-type: none"> <li>Rate of hospital admissions</li> <li>Mortality rates</li> <li>Smoking quit rates</li> <li>Smoking in pregnancy rates</li> <li>Weight management activity</li> <li>National Childhood Measurement Programme</li> </ul>	<ul style="list-style-type: none"> <li>Ensure commissioned services focus on outcome delivery e.g. Transformation of not transactional</li> <li>Co-ordination of commissioning support to CCG</li> <li>Demand management through effective use of local services into (lig) or tools e.g. urgent care, diabetes, CAAS</li> <li>Engagement and relationships with key stakeholders e.g. Providers, public, primary care</li> </ul>
	Enhancing quality of life for people with long-term conditions	<ul style="list-style-type: none"> <li>High levels of urgent admissions and re-admissions</li> <li>Unsustainable levels of hospital activity - year on year increase in admissions and attendance at A&amp;E</li> <li>Patients can be treated closer to home</li> <li>Autistic Spectrum conditions do not have access to diagnosis and appropriate support</li> <li>Access to high quality, early diagnosis and appropriate support improves outcomes for people with dementia</li> </ul>	<ul style="list-style-type: none"> <li>Staying Healthy</li> <li>Planned Care</li> <li>Unplanned Care</li> <li>Mental Health &amp; LD</li> <li>Social Care &amp; Integrated Working</li> </ul>	<ul style="list-style-type: none"> <li>Healthy Heart programme</li> <li>Development of community services</li> <li>Telehealth/Telecare</li> <li>IBD Pathway</li> <li>Self Management projects</li> <li>Personal Health Budgets</li> <li>Care Home Management</li> <li>Medicines Management</li> <li>IAPT</li> <li>LD annual health check and action plan</li> <li>Diabetes Pathway</li> <li>Primary Care Training Project</li> </ul>	<ul style="list-style-type: none"> <li>Reduction in unplanned admissions/readmissions</li> <li>Reduced number of delayed discharges</li> <li>Number of people with self-care health installations</li> <li>100% of those with LD to be offered an annual health check and health action plan</li> <li>No. of people with MH problems in settled accommodation</li> <li>No. of people with common MH problems claiming</li> </ul>	
	Helping people to recover from episodes of ill health or following injury	<ul style="list-style-type: none"> <li>High levels of urgent admissions and re-admissions</li> <li>Better co-ordination of NHS and social care needed to keep people independent and reduce avoidable admissions</li> </ul>	<ul style="list-style-type: none"> <li>Staying Healthy</li> <li>Planned Care</li> <li>Unplanned Care</li> <li>Social Care &amp; Integrated Working</li> </ul>	<ul style="list-style-type: none"> <li>Re-ablement</li> <li>Development of community services</li> <li>Enhanced discharge support</li> <li>Ambulatory Care pathways</li> </ul>	<ul style="list-style-type: none"> <li>Number of patients with a re-ablement plan in place</li> <li>Reduction in unplanned admissions/readmissions</li> </ul>	
	Ensuring that people have a positive experience of care	<ul style="list-style-type: none"> <li>Quality of care is generally high but there is variation in utilisation and outcomes of care across the health economy</li> <li>Patients can be treated closer to home</li> </ul>	<ul style="list-style-type: none"> <li>Social Care &amp; Integrated Working</li> <li>Staying Healthy</li> </ul>	<ul style="list-style-type: none"> <li>End of Life Pathway</li> <li>Single point of Access (111)</li> <li>Dementia Pathways</li> <li>Autism Pathways</li> <li>Consultant to consultant</li> <li>New to review pathways</li> <li>Carers project</li> <li>Military &amp; Veterans Health</li> </ul>	<ul style="list-style-type: none"> <li>CCG referral rates</li> <li>Outpatient procedure rates</li> <li>Reduce variation across General Practice</li> <li>Quality, cost and volume prescribing</li> <li>Patient satisfaction surveys</li> </ul>	
	Treating and caring for people in a safe environment and protecting them from avoidable harm	<ul style="list-style-type: none"> <li>Patients can be treated closer to home</li> <li>High levels of urgent admissions and re-admissions</li> </ul>	<ul style="list-style-type: none"> <li>Staying Healthy</li> <li>Planned Care</li> <li>Unplanned Care</li> <li>Social Care &amp; Integrated Working</li> </ul>	<ul style="list-style-type: none"> <li>Pediatric Pathways</li> <li>Alcohol Pathways</li> <li>Dementia Pathways</li> <li>Ambulatory care project</li> <li>Health Visitor &amp; Family Nurse Project</li> </ul>	<ul style="list-style-type: none"> <li>MH – numbers retained in employment</li> <li>No. of people with MH problems in settled accommodation</li> <li>No. of people with common MH problems claiming sickness-related benefits</li> </ul>	



**Appendix 4:** Hartlepool Public Health Transition Plan: Proposed activity to be funded from the Public Health budget**NB:** Subject to confirmation of the budgets available.

Public health topic	Proposed activity to be funded from Public Health budget
Sexual health	Testing and treatment of sexually transmitted infections, fully integrated termination of pregnancy services, all outreach and preventative work
Immunisation against infectious disease	School immunisation programmes, such as HPV.
Seasonal mortality	Local initiatives to reduce hospital admissions and seasonal excess deaths
Accidental injury prevention	Local initiatives such as falls prevention and reducing childhood injuries
Public mental health	Mental health promotion, mental illness prevention and suicide prevention
Nutrition	Locally led initiatives
Physical activity	Local programmes to reduce inactivity; influencing town planning such as the design of built environment and physical activities role in the management / prevention of long term conditions
Obesity programmes	Local programmes to prevent and treat obesity, e.g. delivering the National Child Measurement programme; commissioning of weight management services
Drug misuse	Drug misuse services, prevention and treatment
Alcohol misuse	Alcohol misuse services, prevention and treatment
Tobacco control	Tobacco control local activity, including stop smoking services, prevention activity, enforcement and awareness campaigns
NHS Health check	Assessment and lifestyle interventions
Health at work	Local initiatives on workplace health and responsibility deal
Prevention and early presentation	Behavioural/ lifestyle campaigns/ services to prevent cancer, long term conditions, campaigns to prompt early diagnosis
Children's public	The Healthy Child Programme for school age children, school nurses, health promotion and

health 5-19		prevention interventions by the multi professional team
Community and prevention response	safety violence and	Specialist domestic violence services that provide counselling and support services for victims of violence including sexual violence
Social exclusion		Support for families with multiple problems, such as intensive family based interventions
Dental Health	Public	Targeting oral health promotion strategies to those in greatest need.

### **Appendix 5: Consultation process for identifying objectives**

The Strategy consultation ran from June – October 2012, in line with Local Authority consultation processes and statutory responsibilities. It consisted of:

#### A 'Face the Public' event

Approximately 70 people attended, representing a range of organisations from the community, voluntary and statutory sector and elected members.

#### A resource-allocation exercise

Set up in a range of venues including the shopping centre, the library, children's centres, GP surgeries and youth centres. The exercise asked members of the public to allocate £25 'virtual pounds' across the Marmot policy areas. 465 members of the public took part. 'Giving every child the best start in life' was the most popular priority amongst participants with almost 30% of the total budget allocated to this area.

When broken down by the type of venue, 'giving every child the best start in life' is the most popular priority across all venues, however this percentage is significantly less in the results obtained within libraries, where there was a more even spread across each priority area.

The next most popular was 'ensure a healthy standard of living for all' (16%).

#### An online survey

Open to the general public, the survey asked respondents to prioritise a range of suggested interventions listed under each Marmot policy area. Respondents were asked to choose the 3 most important issues under each Marmot area. They were:

- Give every child the best start in life – levels of child poverty (60%) and better parenting (62%). Next most popular: early years education (up to age 5) 25%
- Enable all children and young people to maximise their capabilities and have control over their lives – employment and training (60%), educational attainment (48%), aspirations of young people
- Enable all adults to maximise their capabilities and have control over their lives – employment and training opportunities (81%), aspiration levels (58%), educational attainment (57%)
- Create fair employment and good work for all – access to good jobs (78%), access to good quality training (52%), young people not in education or training (46%)
- Ensure a healthy standard of living for all – job opportunities (63%), having the level of income needed for leading a healthy life (55%), unemployment levels (43%)
- Create and develop healthy and sustainable places – levels of anti-social behaviour (53%), access to good quality housing for all (48%), good quality transport (37%)

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- Strengthen the role and impact of ill health prevention – levels of obesity (62%), smoking levels (56%), alcohol intake (48%)

Free-text comments generally fitted with the areas of work that were presented as options for responders in the rest of the survey.

Consultation was also carried out with existing members of the LINKS. The draft Strategy was also shared with the CCG, through discussion at the CCG locality meeting, and through CCG membership on the Health and Wellbeing Board.

**Appendix 6:** Prioritisation criteria  
To be added once agreed.

## Appendix 7: Strategic priorities - Summary of evidence and need

### Priority: Giving every child the best start in life

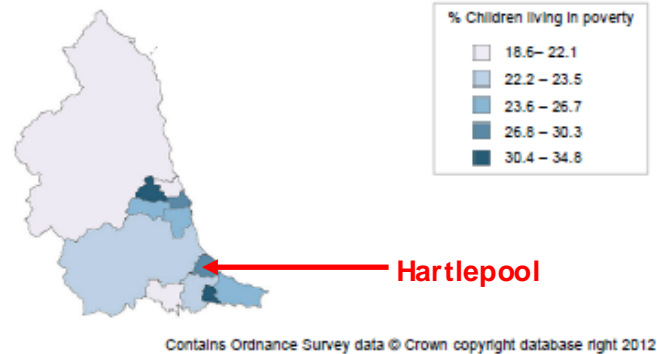
#### In Hartlepool:

(Sources: JSNA 2010<sup>14</sup>, Health profile 2012<sup>16</sup>)

- Immunisation: uptake of boosters e.g. 2<sup>nd</sup> MMR is 79%, compared to 91% uptake of first jab.
- 19% of women smoke in pregnancy compared to an England average of 14%.
- Breastfeeding initiation rate is approximately 42.2% in Hartlepool, compared to the England average of approximately 71.8%
- 13.8% of young people in Hartlepool have recorded substance misuse, compared to 9.8% for England
- Under-18 conception rates continue to fluctuate (59.7 per 1000 females aged 15-17, compared to the England average of 38.1 per 1000)
- The childhood obesity rate for Hartlepool is 22.8% compared to the England average of 18.3%
- 27.3% of Hartlepool children live in poverty
- Parenting and literacy skills: 30% of adults have low numeracy and 28% have literacy problems

#### Children living in poverty

Map of the North East area showing the relative levels of children living in poverty.



(Source: Child Health Profile 2012<sup>16</sup>)

#### Research shows

- Unimmunised children are at a far greater risk of contracting childhood illnesses such as measles, which can have serious health consequences.
- Smoking or exposure to smoke in pregnancy increases the risk of premature birth and low birth weight. Teenage mothers are much more likely to smoke during pregnancy.
- Babies who are breastfed have a reduced risk of illness in the short- and long-term.
- Educational attainment is directly linked to employment prospects. Better employment prospects are linked to better health and wellbeing outcomes.
- Alcohol misuse among parents can impact on children's health and wellbeing. Misuse among children is linked to other risk-taking behaviour e.g. teenage pregnancy. Alcohol admissions to hospital are increasing,
- Teenage pregnancy rates are higher than the national average. Babies born to teenage parents tend to have worse health and wellbeing outcomes. Some STI rates are also increasing.
- Increased confidence in parenting and family literacy skills impact positively on children's health, wellbeing and educational attainment.

#### What we plan to do

- Increase childhood immunisation rates
- Reduce smoking in pregnancy
- Increase breastfeeding
- Increase the number of young people who are 'work-ready' and increase appropriate employment opportunities
- Reduce the prevalence of alcohol misuse
- Provide sexual health services which are accessible to young people
- Promote parenting and family literacy skills

**Priority: Ensure a healthy standard of living for all**

**In Hartlepool:**  
INSERT KEY FACTS

**ENTER PICTURE / GRAPH**

**Research shows**

**What we plan to do**

**Priority: Create fair employment**

**In Hartlepool:**  
INSERT KEY FACTS

**ENTER PICTURE / GRAPH**

**Research shows**

**What we plan to do**

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### **Appendix 8:** Work programme

To be added.

A work programme will be defined to agree timescales and organisational accountability for contributing towards outcomes. This should include a risk log for the implementing the Strategy.

### **Appendix 9:** Paper to show how the Strategy and work programme are linked to theme groups under the Health and Wellbeing Board

To be added.