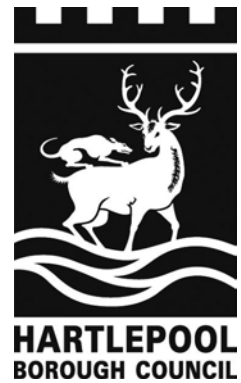


REGENERATION SERVICES COMMITTEE AGENDA



22 May 2013

at 9.30 am

**in Committee Room B
Civic Centre, Hartlepool**

MEMBERS: REGENERATION SERVICES COMMITTEE

Councillors C Akers-Belcher, S Akers-Belcher, Cranney, Dawkins, Fisher, Morris and Payne

1. **APOLOGIES FOR ABSENCE**
2. **TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS**
3. **KEY DECISIONS**
 - 3.1 Hartlepool Housing Strategy End of Year (2012-2013) Report and Action Plan Refresh – *Director of Regeneration and Neighbourhoods*
4. **OTHER ITEMS REQUIRING DECISION**

None.
5. **ITEMS FOR INFORMATION**

None.
6. **ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS URGENT**

FOR INFORMATION:

Date of next meeting – 20 June 2013 at 9.30 am at the Civic Centre, Hartlepool.

REGENERATION SERVICES COMMITTEE

22nd May 2013



Report of: Director of Regeneration and Neighbourhoods

Subject: HARTLEPOOL HOUSING STRATEGY END OF YEAR (2012-2013) REPORT AND ACTION PLAN REFRESH

1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Key Decision (test (ii)). Forward Plan Reference No. RN 02/13.

2. PURPOSE OF REPORT

2.1 The Regeneration Services Committee will consider how the Housing Strategy and Action Plan have contributed towards the key housing priorities for Hartlepool for the period 2012-2013. Regeneration Services Committee will further consider new actions that are proposed to be included from April 2013 which either build upon completed actions or have been developed to address new issues and priorities that have emerged.

3. BACKGROUND

3.1 Hartlepool Housing Strategy 2011-2015 has been monitored over the year 2012-2013 by the Hartlepool Housing Partnership. The priorities within the Action Plan have been monitored quarterly using the Council's performance management system, Covalent, with progress and issues reported to the Housing Partnership.

4. HOUSING STRATEGY 2011-2015 END OF YEAR (2012-2013) REPORT

4.1 During 2012-2013 good progress has been made against the original actions incorporated within the strategies supporting action plan.

4.2 There were a total of 90 actions and 16 performance indicators included in the Housing Strategy 2011-2015. All partners have provided updates on progress made. As at end of March 2013:

- 71 actions have been completed overall within the action plan (79%);
- 2 actions have been removed from the action plan with approval from the Housing Partnership;
- Of the actions due to be completed by the end of March 2013, 67 (94%) of these have been completed, four actions have not been completed and have been identified as needing their timescale amending. These will be presented to the Housing Partnership in June for approval;
- Of the 16 performance indicators that are monitored, only one requires intervention. This indicator has been regularly discussed by the Housing Partnership and will continue to be monitored throughout 2013-2014. All other indicators are either achieved or acceptable progress has been made.

4.3 **Priority 1 - Delivering New Homes, Contributing to Sustainable Communities.** This priority details how the Council works with partners to deliver new homes and help to develop sustainable communities. The outcomes identified for this priority include:

- Deliver new and affordable homes that will meet current and future housing needs;
- Ensure high quality design and construction of new housing;
- Continue to regenerate priority neighbourhoods.

4.4 During 2012-2013 a number of achievements have been made within this priority. The main achievements include:

- Completion of the Strategic Housing Market Assessment – this document identifies current and future housing need;
- All new build housing in the social sector will be built to Code for Sustainable Homes Level 3, as a minimum standard, meaning that homes will have lower running costs and be more energy and water efficient;
- The General Vesting Declaration was implemented on the Perth Street regeneration site meaning the Council now has full ownership of the site and demolition is now underway;
- Funding was identified for the Carr and Hopps Streets regeneration scheme and acquisition has commenced on this site and sale agreed with 17 owners – this means that the Council now owns 60% of the site.

4.5 **Priority 2 – Improving Existing Homes, Supporting Sustainable Communities.** This priority details how the Council aims to improve existing homes, help to support sustainable communities and tackle issues around empty homes. The outcomes identified for this priority include:

- Improve property conditions and management standards in the private rented sector;
- Ensure homes maintain good conditions and high levels of management in the social rented sector;
- Ensure all homes across tenures offer a decent living environment;
- Continue to bring empty homes back into use;

- Improve energy efficiency and affordable warmth across all tenures.

4.6 During 2012-2013 a number of achievements have been made within this priority. The main achievements include:

- Work has been ongoing with owners to bring empty homes in Baden Street back into use. To date improvement works have been completed on 3 properties and they have all been re-let;
- Improvement works have been completed on 19 long-term empty properties through the Empty Homes Pilot Scheme (now named Every Home Matters) in partnership with Housing Hartlepool. Tenants have been found for 12 properties and a waiting list is being developed;
- Funding was secured to continue the regional loans scheme during 2012/13 meaning the Council has continued to improve owner-occupied homes across the town;
- Funding was secured to provide grants to enable essential works to be carried out for vulnerable households;
- Improvements to the tenant/landlord liaison service have been positively received;
- All registered providers have confirmed completion of an annual stock condition survey of a proportion of their overall stock;
- All registered providers have produced an annual report;
- All properties which have been empty for over two years have been surveyed by the Council's Empty Homes Officer to establish the most appropriate way to bring them back into use;
- The Empty Property Purchasing Scheme was approved and is being implemented. It aims to bring 100 long-term empty properties back into use by March 2014. At the end of March 2013, 50 long-term empty properties have been purchased by the Council;
- Funding was secured to undertake energy efficiency work across tenures. As a result Photo Voltaic panels and smart meters have been fitted in 5 properties acquired through the Empty Property Purchasing Scheme. In addition warmth measures have been identified for nearly 60 households who have received assistance - mainly through boiler replacement work but also through improvement works to windows, doors, roofs and insulation.

4.7 **Priority 3 – Meeting Specific Housing Needs.** This priority details how the Council will work with partners to meet the specific housing needs of vulnerable people. The outcomes identified for this priority include:

- Prevent and tackle homelessness, including youth homelessness and mortgage repossessions;
- Improve access into appropriate accommodation;
- Improve financial inclusion of vulnerable people;
- Improve housing options for people with disabilities¹ and support independent living;

¹ Disabilities includes people with physical disabilities, learning disabilities, people on the autistic spectrum and people with mental health needs

- Improve housing options for older people;
- Improve housing and housing-related services for older people;
- Respond to the housing needs of the BME community, including Gypsies and Travellers.

4.8 During 2012-2013 a number of achievements have been made within this priority. The main achievements include:

- The Black and Minority Ethnic (BME) communities housing needs study has been used by the BME Housing Task Group to take issues forward;
- The waiting list for people waiting for a major adaptation has reduced considerably and adaptations are now being processed in under 6 months. The Council has started benchmarking against other North East Local Authorities and is performing well in comparison to our neighbours. The average time taken for the whole major adaptation process has reduced from over 400 days to an average of 130 days;
- Adapted social housing stock continues to be monitored to ensure clients needs are met and that applicants continue to be rehoused into a property that best meets their long-term needs;
- A review has been taken of the Hospital Discharge Policy;
- The Choice Based Lettings policy has been reviewed to incorporate policy changes introduced by the Localism Act 2011 and also to respond to the implications of the Welfare Reform Act 2012.

4.9 **Communication and Governance and Financial and Funding Issues.**

The Housing Strategy action plan also includes actions that address communication and governance for the strategy and actions for funding delivery of the 3 priorities. During 2012-2013 a number of achievement have also been made within these, namely:

- Active promotion and publicity of all services and organisations operating from the Housing Options Centre;
- Advice, information and assistance has been offered to nearly 250 private tenants about their tenancy rights
- A Local Strategic Tenancy Policy has been developed in partnership with the other Tees Valley local authorities which was a requirement of the Localism Act 2011;
- A review of supported people services has been undertaken to inform the Council about the impact of cuts in funding for services;
- The principles of a scheme to provide Council mortgages have been developed;
- Funding was secured to purchase empty properties;
- Housing Market Renewal Transitional Funding was secured to complete the current Housing Market Renewal programme;
- A budget was established to undertake emergency works in owner-occupied properties.

5. EMERGING POLICY AND STRATEGY ISSUES

- 5.1 Since the Housing Strategy was adopted in 2011 a number of new issues and priorities have emerged. These have mainly transpired due to the impacts and consequences of the Localism Act 2011, Welfare Reform Act 2012 and the ongoing economic downturn.
- 5.2 In order for the Housing Strategy to remain current and responsive to emerging issues, the action plan has been refreshed with a number of new actions that were not previously identified as priorities included. These are detailed in the following paragraphs.
- 5.3 The following two new actions have been proposed due to consequences of the Welfare Reform Act 2012. From April 2013 an under-occupation charge is being introduced for tenants in social housing who are living in properties larger than their current needs. This has been introduced to resolve overcrowding and under-occupation issues that exist within social housing. However, locally this has not historically been the case with under-occupation most prevalent within the owner-occupied sector and overcrowding in the social rented sector at around 4%.
- 5.4 Under **Priority 1 (Delivering New Homes) Outcome B (Ensuring High Quality Design and Construction of New Housing)**, a new action has been proposed to explore innovative new build models that can meet both current and future housing needs. Although the housing allocation policy has always aimed to make the best use of the housing stock in traditionally low demand areas, single people and smaller households have always been allocated unwanted family accommodation. In addition the policy has also given priority to households who are under-occupying houses as an incentive for them to move once their family make up has changed. The allocations policy has since been amended to award priority to people who are under-occupying in any type of accommodation to incentivise people to move into smaller accommodation and avoid the new charge as detailed in 5.3 above. The Housing Partnership is mindful that if Government policy on under-occupation in the social sector changes again then the new smaller housing stock that may be built to meet the needs in 2013 might become obsolete in the future.
- 5.5 Under **Priority 3 (Meeting Specific Housing Needs) Outcome A**, a new action has been developed to monitor the impact of reforms outlined in 5.3 upon demand for existing social housing. An unintended consequence of the under-occupation charge is that demand is falling for 3 bedroom accommodation in the lower demand areas of the town. This action has therefore been developed to monitor demand relating to property size, type and location. To supplement this action meetings have already been convened with our registered provider partners to address this.
- 5.6 In addition under **Priority 3 Outcome A**, a new action has been proposed to explore the options and analyse existing arrangements in meeting the housing needs for offenders. Hartlepool has one of the highest rates of re-

- offending in the Country. A partnership between Housing Services, Community Safety, Probation Services and Housing Hartlepool has been developed to look at the demand, needs, existing provision and future provision that is needed for this client group – this aims to maximise tenancy support and sustainability for offenders and minimise their risk of reoffending in the community.
- 5.7 A further new action under this priority outcome is to understand the demand and support needs for ex-armed forces personnel. Further work is required to understand the real demand in the town for this type of accommodation and what level of support needs would be necessary.
- 5.8 Under **Priority 3 (Meeting Specific Housing Needs) Outcome B**, an action has been proposed to explore options for the development of a Home Improvement Agency. This action has been developed following a presentation to the Housing Care and Support Strategy Steering Group by a colleague in Child and Adult Services (C&AS) about the issues for asset rich, cash poor older people. A meeting has already taken place between housing services and colleagues in C&AS to discuss progressing this.
- 5.9 Under **Priority 3 (Meeting Specific Housing Needs) Outcome C**, a new action has been proposed to work with registered providers about services needed for victims of forced marriage and honour based violence. Under the new legislation that criminalises forced marriage, statutory and non statutory organisations have a duty of care to victims and this includes housing organisations.
- 5.10 Under this same priority outcome, discussions have also been taking place via the BME Housing Task Group to explore working in partnership with registered providers about the lack of accommodation provision for BME older people.
- 5.11 Under the **Communication and Governance** section of the action plan, an action has been proposed to develop a Tenancy Policy for housing stock owned by the Council. This is a requirement of the Localism Act 2011. During 2012-2013 the Council has acquired long-term empty houses as part of the Empty Homes Strategy for refurbishment and re-let. This is in addition to the 82 new build properties developed during 2010. A policy is therefore needed to advise on the types of tenancy that these different properties will be let on.
- 5.12 During 2013/14, all housing services may be re-located to the Civic Centre, from the current two separate locations, therefore a new action has been proposed under the above to publicise and promote this move. This has been proposed to ensure that there is no break in service for any customers including residents' and landlords and they will still know how to access all housing options advice, information and assistance.
- 5.13 Under the **Financial and Funding Issues** section, a new action has been developed to explore funding opportunities to convert long-term empty

commercial buildings into residential use. This is a new element that is being considered to assist in meeting the objectives of the Empty Homes Strategy and links to wider Council priorities in relation to derelict buildings and land.

6. ACTION PLAN REFRESH

- 6.1 Since the Housing Strategy was adopted in 2011, 79% of all actions have been completed. This, in addition to the emerging policy and strategy issues highlighted in section 5, has necessitated a refresh of the action plan to keep it relevant and up-to-date.
- 6.2 The Housing Partnership has a role to ensure the delivery of the Housing Strategy. It co-ordinates and facilitates multi-agency and private sector involvement and provide a link between housing and wider policies for social, economic and environmental well-being. The Partnership is responsible for agreeing and monitoring the Housing Strategy action plan, addressing areas of underperformance and promoting achievements. The refresh of the action plan has been undertaken in full consultation with the partnership.
- 6.3 The new actions that have been proposed for inclusion from April 2013 onwards are attached in full at **Appendix 1**. Many of these actions also link to other strategic Council plans and policies and registered provider activity.
- 6.4 **Priority 1 - Delivering New Homes, Contributing to Sustainable Communities.** The new actions that have been proposed for this priority have been developed to meet the continuing challenges faced in delivering new housing which supports the development of sustainable communities; delivering affordable housing that meets identified need and changing demand and continuing to deliver regeneration initiatives.
- 6.5 New actions include:
- Monitoring the National Affordable Homes Programme for any changes;
 - Analysis of changing demand on the provision of new affordable housing;
 - Monitoring land availability and strategy for delivering new build affordable housing;
 - Continuing to improve the number of new homes constructed to lifetime home standards;
 - Continuing to develop regeneration initiatives to address low demand;
 - Develop a masterplan for the delivery of new build homes on the Carr / Hopps Streets regeneration site.
- 6.6 **Priority 2 – Improving Existing Homes, Supporting Sustainable Communities.** The new actions that have been proposed for this priority have been developed to meet the particular challenges involved in raising standards within the private rented sector, improving energy efficiency,

improving conditions in the older housing stock, reducing the number of empty homes and delivering housing regeneration.

6.7 New actions include:

- Implementing actions following the selective licensing review;
- Monitoring delivery of the Enforcement Policy that was adopted in October 2011;
- Exploring the development and delivery of public realm and environmental initiatives;
- Completing improvement works to, and reoccupying, 24 long-term empty homes through the Every Home Matters Scheme;
- Completing the acquisition and refurbishment of 100 empty homes through the Empty Property Purchasing Scheme;
- Working with landlords to prevent homes from becoming long-term empty through early intervention;
- Monitoring how the funding for warm home initiatives has improved residents' living conditions and their health.

6.8 **Priority 3 – Meeting Specific Housing Needs.** The new actions that have been proposed for this priority have been developed to meet the challenges faced in ensuring that there is a variety of housing options to meet different needs. There are particular pressures for finding suitable housing solutions for people with learning and other disabilities, as well as housing for a growing older population, addressing Black and Minority Ethnic housing needs and funding housing adaptations to enable independent living. Preventing youth homelessness and providing effective advice and solutions for those affected by mortgage repossessions are also important issues that continue to need addressing.

6.9 New actions include:

- Monitoring the impact of welfare reform on tenancy sustainability and on demand for existing social housing;
- Implementing the changes to the Choice Based Lettings scheme following the review undertaken in 2012;
- Exploring options to meet the housing needs of offenders;
- Exploring options to meet the housing and support needs of ex-armed forces personnel;
- Exploring options for the development of a Home Improvement Agency;
- Identifying the need and demand for services that support victims of forced marriage and honour based violence;
- Working in partnership to understand the housing and support needs for BME older people.

6.10 **Communication and Governance and Financial and Funding Issues.** New actions have also been proposed to address these issues, in order to maintain the effective system that has been developed to monitor the whole

action plan and ensure that the proposed actions remain deliverable and relevant.

6.11 New actions include:

- Developing a Tenancy Policy for homes owned by the Council – a requirement of the Localism Act 2011;
- Working with sub regional partners in the delivery of strategic housing;
- Reviewing the current housing service delivery following a move of the whole housing service to the Civic Centre – which is scheduled to take place during 2013-2014;
- Providing advice, assistance and information to all tenure groups about tenancy rights and housing options;
- Identifying funding for the continuation of the regional loans scheme;
- Establishing funding for grants to undertake emergency works to owner-occupied properties;
- Exploring funding opportunities to convert long-term empty commercial buildings into residential use.

7. RISK IMPLICATIONS

- 7.1 The Council has housing responsibilities that provide opportunities to improve the town and our resident's lives and there are risks associated if the Council does not manage housing strategically. Funding and regulatory changes have reinforced the need to have a robust Housing Strategy. Without a Strategy that has been agreed with the Council's partners, funding and support from the Homes and Communities Agency (HCA) will not be achievable. Without a clear vision it will be more difficult to attract developers and funding; tackle homelessness; tackle empty properties and improve housing quality. Without a Housing Strategy and a clear approach to strategic housing the Council will be restricted from identifying opportunities and responding quickly to initiatives.

8. FINANCIAL CONSIDERATIONS

- 8.1 There are no financial risks to the Council within the Housing Strategy.

9. LEGAL CONSIDERATIONS

- 9.1 There are no direct legal implications. However the Housing Strategy and Action Plan have been developed to comply with the Localism Act 2011 in addition to the Housing Acts 1996 and 2004 and Homelessness Act 2002.

10. CONSIDERATION TO IMPACT CHILD / FAMILY POVERTY

- 10.1 The refresh of the Housing Strategy Action Plan has been developed with consideration of the impact of social and welfare reform in housing on child and family poverty. Actions have been developed to monitor the outcomes of these policies and respond to any adverse impacts.

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

- 11.1 The refresh of the Housing Strategy Action Plan has been developed with the reduction of crime and anti social behaviour in mind. The Housing Strategy aims to “develop and maintain successful communities where people want to live, by meeting the housing needs of our residents now and in the future”.

12. EQUALITY AND DIVERSITY CONSIDERATIONS

- 12.1 The 2011 – 2015 Housing Strategy had an Impact Assessment undertaken to identify any unmet needs / requirements in line with the three aims of the Equality Duty.

13. RECOMMENDATIONS

- 13.1 Regeneration Services Committee is recommended to:-
- a) Note the progress that has been made in delivering the Housing Strategy through partnership working in 2012-2013
 - b) Approve the new actions proposed for the Action Plan contained at **Appendix 1**

14. REASONS FOR RECOMMENDATIONS

- 14.1 The recommendations ensure that the current Housing Strategy 2011-2015 remains relevant and up-to-date and that the supporting Action Plan continues to deliver the 3 identified priority outcomes and the vision to “develop and maintain successful communities where people want to live, by meeting the housing needs of our residents now and in the future”.

15. BACKGROUND PAPERS

- HM Government Laying the Foundations: A Housing Strategy for England, November 2011
- Localism Act 2011
- Hartlepool Housing Strategy 2011 – 2015

16. CONTACT OFFICER

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Housing Strategy Action Plan 2011-2015

New Actions proposed for inclusion from April 2013

PRIORITY 1 – DELIVERING NEW HOMES, CONTRIBUTING TO SUSTAINABLE COMMUNITIES
OUTCOME A – DELIVER NEW HOMES THAT WILL MEET CURRENT AND FUTURE HOUSING NEEDS

	Proposed New Action	Lead	Timescale
HS 1A8	Monitor the schemes included in the 2011-15 NAHP programme and report any changes to the Partnership.	Nigel Johnson Housing Services Manager (HBC) Amy Waller Principal Housing and Regeneration Officer (HBC)	March 2015
HS 1A9	Conduct an analysis of changing demand and demographics on the provision of new build affordable housing stock.	Nigel Johnson Housing Services Manager (HBC) Registered Providers	December 2014
HS 1A10	Review existing Section 106 agreements to assess if any terms have been re-negotiated under the provisions in the Localism Act 2011	Chris Pipe Planning Services Manager (HBC) Amy Waller Principal Housing and Regeneration Officer (HBC)	March 2014
HS 1A11	Monitor permissions securing affordable housing units	Chris Pipe Planning Services Manager (HBC)	March 2015
HS 1A12	Monitor land that becomes available on the open market for affordable housing development	Registered Providers	March 2015

B	OUTCOME – ENSURE HIGH QUALITY DESIGN AND CONSTRUCTION OF NEW HOUSING
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	Proposed New Action	Lead	Timescale
HS 1B4	Explore the possibilities of innovative new build models to reflect current and future housing needs	Amy Waller Principal Housing and Regeneration Officer (HBC) Registered Providers	March 2015

C OUTCOME – CONTINUE TO REGENERATE PRIORITY NEIGHBOURHOODS

	Proposed New Action	Lead	Timescale
HS 1C5	Continue to identify low demand areas and develop innovative regeneration schemes to address this	Amy Waller Principal Housing and Regeneration Officer (HBC)	March 2015
HS 1C6	Monitor the progress of acquisition on the Carr/Hopps Street regeneration scheme	Amy Waller Principal Housing and Regeneration Officer (HBC) Nigel Johnson Housing Services Manager (HBC)	March 2015
HS 1C7	Develop a masterplan for the delivery of new build homes on the Carr/Hopps Street regeneration site	Amy Waller Principal Housing and Regeneration Officer (HBC) Emma Speight Director of Technical Services (Endeavour Housing) Mark Dutton Head of Regeneration (Vela)	December 2014

PRIORITY 2 – IMPROVING EXISTING HOMES, SUPPORTING SUSTAINABLE COMMUNITIES

A OUTCOME – IMPROVE PROPERTY CONDITIONS AND MANAGEMENT STANDARDS IN THE PRIVATE RENTED SECTOR

	Proposed New Action	Lead	Timescale
HS 2A13	Implement actions following the outcome of the selective licensing review.	Lynda Igoe Principal Housing Advice Officer (HBC)	March 2014
HS 2A14	Monitor the outcome of delivery of the Enforcement Policy	Joanne Burnley Principal Environmental Health Officer (Housing) (HBC)	March 2015

B OUTCOME – ENSURE HOMES MAINTAIN GOOD CONDITIONS AND HIGH LEVELS OF MANAGEMENT IN THE SOCIAL RENTED SECTOR

	Proposed New Action	Lead	Timescale
	No new actions		

C OUTCOME – ENSURE ALL HOMES ACROSS TENURES OFFER A DECENT LIVING ENVIRONMENT

	Proposed New Action	Lead	Timescale
HS 2C5	Explore investment opportunities to develop and deliver identified public realm and environmental initiatives	Clare Clark, David Frame Neighbourhood Managers (HBC) Leah Remington (Groundwork NE)	March 2014

D OUTCOME – CONTINUE TO BRING EMPTY HOMES BACK INTO USE

	Proposed New Action	Lead	Timescale
HS 2D8	Complete improvement works to and reoccupy 24 long-term empty homes through the Every Home Matters Scheme.	Mark Dutton Head of Regeneration (Vela) Amy Waller Principal Housing and Regeneration Officer (HBC)	March 2014
HS 2D9	Develop a local lettings policy for the Every Home Matters Scheme	Mark Dutton Head of Regeneration (Vela) Amy Waller Principal Housing and Regeneration Officer (HBC)	September 2014
HS 2D10	Monitor the allocation and management of properties in accordance with the Management Agreement for the Every Home Matters Scheme	Mark Dutton Head of Regeneration (Vela)	March 2015

APPENDIX 1

HS 2D11	Complete acquisition and refurbishment of 100 Empty Homes through the Empty Property Purchasing Scheme	Amy Waller Principal Housing and Regeneration Officer (HBC) Darron Pearson Architectural Technician (HBC) Phil Timmins Principal Estates Surveyor (HBC)	March 2014
HS 2D12	Develop a range of home ownership options for the long-term use of properties acquired through the EPPS scheme	Amy Waller Principal Housing and Regeneration Officer (HBC) Mark Dutton Head of Regeneration (Vela)	March 2015
HS 2D13	Evaluate the impact of the whole empty homes programme to establish patterns of movement by residents and assess their mobility between areas and tenures	Amy Waller Principal Housing and Regeneration Officer (HBC)	March 2015
HS 2D14	Work with landlords to prevent homes from becoming long-term empty through early intervention.	Amy Waller Principal Housing and Regeneration Officer (HBC)	March 2015

E OUTCOME – IMPROVE ENERGY EFFICIENCY AND AFFORDABLE WARMTH ACROSS ALL TENURES

HS 2E5	Ensure existing funding received from Health for warm homes initiatives has been used appropriately to improve residents' living conditions and made improvements to their health.	Joanne Burnley Principal Environmental Health Officer (Housing) (HBC)	March 2014
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PRIORITY 3 – MEETING SPECIFIC HOUSING NEEDS

**A OUTCOME – PREVENT AND TACKLE HOMELESSNESS, INCLUDING YOUTH HOMELESSNESS AND MORTGAGE REPOSSESSIONS
IMPROVE ACCESS INTO APPROPRIATE ACCOMMODATION
IMPROVE FINANCIAL INCLUSION OF VULNERABLE PEOPLE**

	Proposed New Action	Lead	Timescale
HS 3A13	Review and monitor the impact of welfare and social housing reforms on tenancy sustainability, homelessness, tenancy satisfaction and vulnerable people on the housing waiting list.	All Registered Providers Karen Kelly Principal Housing Strategy Officer (HBC)	March 2015
HS 3A14	Monitor the impact of welfare and social housing reform on demand for existing social housing, property size, type and location	Karen Kelly Principal Housing Strategy Officer (HBC) All Registered Providers	March 2015
HS 3A15	Implement changes to the Choice Based Letting (CBL) scheme (Common Allocations Policy) following the review in 2012.	Karen Kelly Principal Housing Strategy Officer (HBC)	March 2014
HS 3A16	Monitor the outcome of mortgage rescue cases on sustainability of their new tenure arrangements	Andy Powell Director of Housing Services (Housing Hartlepool)	March 2014
HS 3A17	Review existing provision and understand current and future demand in order to explore options and analyse existing arrangements in meeting offenders housing needs.	Denise Ogden Director of Regeneration and Neighbourhoods (HBC)	March 2014
HS 3A18	Understand the demand and support needs for ex-armed forces personnel	Karen Kelly Principal Housing Strategy Officer (HBC)	October 2013

**B OUTCOME – IMPROVE HOUSING OPTIONS FOR PEOPLE WITH DISABILITIES² AND SUPPORT INDEPENDENT LIVING
IMPROVE HOUSING OPTIONS FOR OLDER PEOPLE**

² Disabilities includes people with physical disabilities, learning disabilities, people on the autistic spectrum and people with mental health needs

APPENDIX 1

IMPROVE HOUSING AND HOUSING RELATED SERVICES FOR OLDER PEOPLE

	Proposed New Action	Lead	Timescale
HS 3B11	Undertake a review of the current Housing Adaptations Policy and gather data to inform the new Policy and Implementation Plan.	Karen Kelly Principal Housing Strategy Officer (HBC)	December 2013
HS 3B12	Explore the options for the development of a Home Improvement Agency	Steve Thomas Planning and Implementation Officer (C&AS) (HBC) Karen Kelly Principal Housing Strategy Officer (HBC)	October 2014
HS 3B13	Monitor the impact of strategies to promote independent living	Brian Ayre Commissioned Services Manager (C&AS) (HBC)	March 2014

C OUTCOME – RESPOND TO THE HOUSING NEEDS OF THE BME COMMUNITY, INCLUDING GYPSIES AND TRAVELLERS

HS 3C6	Identify the need and demand for services that support victims of forced marriage and honour based violence	Yasmin Khan Equality Manager (Vela) Karen Kelly Principal Housing Strategy Officer (HBC)	March 2014
HS 3C7	Explore the opportunities to work in partnership with Registered Providers and understand the need for housing and support services for BME older people	Yasmin Khan Equality Manager (Vela) Karen Kelly Principal Housing Strategy Officer (HBC) Steve Thomas Planning and Implementation Officer (C&AS) (HBC)	March 2014

COMMUNICATION AND GOVERNANCE

	Proposed New Action	Lead	Timescale
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APPENDIX 1

	Proposed New Action	Lead	Timescale
HS 4.8	Develop a Tenancy Policy for HBC owned Housing Stock	Karen Kelly Principal Housing Strategy Officer (HBC)	September 2013
HS 4.9	Continue to work with sub regional local authorities and registered provider partners in the development and delivery of strategic housing.	Nigel Johnson Housing Services Manager (HBC)	March 2014
HS 4.10	Following the move of all housing services to the Civic Centre, publicise and promote all housing services and organisations operating from a single location.	Nigel Johnson Housing Services Manager (HBC) Lynda Igoe Principal Housing Advice Officer (HBC)	December 2014
HS 4.11	Review the current housing service delivery following a move to a single location and review links with other council functions.	Nigel Johnson Housing Services Manager (HBC)	March 2015
HS 4.12	Provide advice, assistance and information to all tenures about tenancy rights and housing options.	Joanne Burnley Principal Environmental Health Officer (Housing) (HBC) Lynda Igoe Principal Housing Advice Officer (HBC)	March 2015

FINANCIAL AND FUNDING ISSUES

	Proposed New Action	Lead	Timescale
HS 5.14	Identify funding for the continuation of the regional loans scheme	Damien Wilson Assistant Director (Regeneration) (HBC)	March 2014
HS 5.15	Establish funding for grants to undertake emergency works for owner-occupied properties	Damien Wilson Assistant Director (Regeneration) (HBC)	March 2014
HS 5.16	Explore funding opportunities for the acquisition and conversion of long-term empty key commercial buildings into	Nigel Johnson Housing Services Manager (HBC) Mark Dutton	March 2015

APPENDIX 1

	Proposed New Action	Lead	Timescale
	residential use	Head of Regeneration (Vela) Community Campus/Opening Doors	