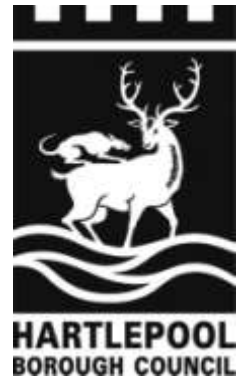


# **REGENERATION SERVICES COMMITTEE AGENDA**



**Monday 18 March 2019**

**at 2.00 pm**

**in Committee Room B  
at the Civic Centre, Hartlepool.**

**MEMBERS:** REGENERATION SERVICES COMMITTEE

Councillors Brown, Cook, Cranney, Lindridge, Moore, Smith and Young

**1. APOLOGIES FOR ABSENCE**

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

**3. MINUTES**

- 3.1 Minutes of the meeting held on 25 February 2019 (*previously circulated and published*).

**4. BUDGET AND POLICY FRAMEWORK**

No items.

**5. KEY DECISIONS**

- 5.1 Hartlepool Economic Growth and Regeneration Strategy – *Assistant Director (Economic Growth and Regeneration)*
- 5.2 Hartlepool Housing Strategy 2019-2024 – *Assistant Director (Economic Growth and Regeneration)*
- 5.3 ESF Community Grants Programme – *Assistant Director (Economic Growth and Regeneration)*

**6. OTHER ITEMS REQUIRING DECISION**

No items.



**7. ITEMS FOR INFORMATION**

No items.

**FOR INFORMATION**

Date of next meeting – to be confirmed.



# REGENERATION SERVICES COMMITTEE

18<sup>th</sup> March 2019



**Report of:** Assistant Director (Economic Growth and Regeneration)

**Subject:** HARTLEPOOL ECONOMIC GROWTH &  
REGENERATION STRATEGY

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## 1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Key decision (test (ii)) – Forward Plan Reference No. RN22/18

## 2. PURPOSE OF REPORT

2.1 To report to the Regeneration Services Committee the details of the proposed Economic Growth and Regeneration Strategy 2019-2021 (see **Appendix 2**) and seek approval prior to publication.

## 3. BACKGROUND

- 3.1 Hartlepool's previous Economic Regeneration Strategy was developed in 2011 and refreshed in 2014. Throughout the lifetime of the strategy, the Council has continued in its push for economic growth and wellbeing across the Borough. The targets established in 2011 reflected some important ambitions for Hartlepool including more jobs and businesses, a higher-skilled workforce and improved economic inclusion.
- 3.2 The economy of Hartlepool and the wider Tees Valley has under gone many changes and challenges since 2011. Much has changed since in terms of national and local policy priorities, key capital investments and the continued transformation of the town, as it responds to the challenge of structural economic transition.
- 3.3 Changes within the Tees Valley Combined Authority and their priorities has also impacted on the businesses and the wider economy of Hartlepool.
- 3.4 These changes have meant that the 2011 strategy requires updating. In July 2018, following a competitive quotation process using the Councils Quick Quotes system, consultants Genecon Limited were commissioned to refresh the strategy.

#### 4. PROPOSALS

- 4.1 Genecon have proposed a strategy for Hartlepool that covers the next three years allowing for targeted priorities and interventions that are realistic and achievable within this time period.
- 4.2 The refreshed strategy promotes a dynamic, creative and distinctive approach to economic growth – one that captures the resilience and creativity of local businesses, supports more and better jobs for local people and maximises the potential of the Borough's unique portfolio of local economic assets.
- 4.3 The draft strategy is underpinned by three themes that emerged from the evidence review and form the “three masts” which reflect the distinctive maritime associations of Hartlepool's economy, both from the past and for the future.
- 4.4 The three masts are:
- **Mast 1 – Creative Hartlepool**  
Creative Hartlepool seeks to build on the growing profile and reputation of the town as a distinctive and dynamic economic centre and to support creative people and enterprise to choose to locate and grow in the local economy
  - **Mast 2 – Productive Hartlepool**  
Productive Hartlepool seeks to consolidate and strengthen the core foundations of Hartlepool's new economy in the areas where it has most potential to add value to the Tees Valley's priorities.
  - **Mast 3- Connected Hartlepool**  
Connected Hartlepool aims to widen the Borough's economic footprint with a positive outward-facing approach to economic networks through physical connectivity and economic collaboration.
- 4.5 Each mast is also supported by a vision statement, objectives and priorities, and measures to monitor Hartlepool's economic trajectory. The success of each mast of the Economic Strategy will ultimately be judged by the delivery track record against each programme.
- 4.6 The strategy retains and refines some of the most important measures, but also narrows the focus onto issues which are a) economic b) measurable c) within the Council's sphere of influence.
- 4.7 As a result of the strategy the headline outcomes to be achieved are to:
1. Become a magnet town for visitors, creative learners, innovative businesses and investment partners;
  2. Widen Hartlepool's economic footprint;
  3. Narrow jobs and skills value gaps;
  4. Maintain Local Plan growth trajectories; and
  5. Maximise Hartlepool's contribution to the Tees Valley economy.

4.8 Further details are provided within the attached strategy.

## 5. CONSULTATION

5.1 Hartlepool Economic Growth and Regeneration Strategy has been developed in consultation with key partners from the public and private sector.

In October 2018 the following were delivered by Genecon:

- Internal consultation meetings with relevant Council staff and elected members.
- A consultation workshop to the business community through Hartlepool's Economic Regeneration and Tourism Forum.
- Individual consultations with key stakeholders e.g. colleges, businesses and Tees Valley Combined Authority.

5.2 Comments and feedback received from these consultation exercises have been used to formulate the strategy.

5.3 The draft of the strategy was then distributed to all previous consultees for comments. Following this the strategy was circulated to key partners identified within the strategy and also to the Economic Regeneration and Tourism Forum.

5.4 After endorsement by this Committee the document will be formally adopted and publicised.

## 6. STAFF CONSIDERATIONS

6.1 The Economic Regeneration Team will be pivotal in ensuring the delivery of the Economic Growth and Regeneration Strategy 2019-2021 by working with key partners to achieve the priority programmes, actions and outcomes as set out in Section 6 of the strategy.

6.2 The team will be responsible for monitoring the outcomes and effectiveness of the strategy over the three year period.

Risk Implications	No relevant issues
Financial Considerations	No relevant issues
Legal Considerations	No relevant issues
Child/Family Poverty Considerations	See <b>Appendix 1</b>
Equality and Diversity Considerations	No relevant issues
Section 17 of The Crime And Disorder Act 1998 Considerations	No relevant issues
Asset Management Considerations	No relevant issues

## **7. RECOMMENDATIONS**

- 7.1 The Regeneration Services Committee is asked to review, agree and endorse the Economic Growth and Regeneration Strategy 2019-2021.

## **8. REASONS FOR RECOMMENDATIONS**

- 8.1 The Economic Growth and Regeneration Strategy 2019-2021 replaces the outdated 2011 strategy and the Council's economic enabling role for the next three years.
- 8.2 The strategy sets out the priorities for the town for the next three years and how the Council, through identifying strategic actions will drive economic growth and productivity.
- 8.3 The Strategy also positions the town as a major contributor to the productive growth ambitions of both Hartlepool and the Tees Valley Combined Authority and complements the wider investment and growth plans promoted through the Tees Valley Strategic Economic Plan and the National Industrial Strategy.

## **9. BACKGROUND PAPERS**

- 9.1 There are no background papers relating to this report.

## **10. CONTACT OFFICER**

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Sign Off:-

- |                                  |                                     |            |
|----------------------------------|-------------------------------------|------------|
| • Director of Policy and Finance | <input checked="" type="checkbox"/> | 20/02/2019 |
| • Chief Solicitor                | <input checked="" type="checkbox"/> | 27/02/2019 |

<b>1. Is this decision a Budget &amp; Policy Framework or Key Decision? YES</b> If YES please answer question 2 below				
<b>2. Will there be an impact of the decision requested in respect of Child and Family Poverty? YES</b> If YES please complete the matrix below				
<b>GROUP</b>	<b>POSITIVE IMPACT</b>	<b>NEGATIVE IMPACT</b>	<b>NO IMPACT</b>	<b>REASON &amp; EVIDENCE</b>
Young working people aged 18 - 21	X			Improving economic prosperity that will provide opportunities for Hartlepool residents.
Those who are disabled or suffer from illness / mental illness			X	
Those with low educational attainment	X			Improving economic prosperity that will provide opportunities for Hartlepool residents.
Those who are unemployed	X			Improving economic prosperity that will provide opportunities for Hartlepool residents.
Those who are underemployed	X			Improving economic prosperity that will provide opportunities for Hartlepool residents.
Children born into families in poverty	X			Improving economic prosperity that will provide opportunities for Hartlepool residents.
Those who find difficulty in managing their finances			X	
Lone parents			X	
Those from minority ethnic backgrounds	X			Improving economic prosperity that will provide opportunities for Hartlepool residents.

Poverty is measured in different ways. Will the policy / decision have an impact on child and family poverty and in what way?				
Poverty Measure (examples of poverty measures appended overleaf)	POSITIVE IMPACT	NEGATIVE IMPACT	NO IMPACT	REASON & EVIDENCE
Overall employment rate	X			Improving economic prosperity that will provide opportunities for Hartlepool residents.
Proportion of young people who are NEET	X			Improving economic prosperity that will provide opportunities for Hartlepool residents.
Number of affordable homes built	X			Improving economic prosperity that will provide opportunities for Hartlepool residents.
Overall impact of Policy / Decision				
NO IMPACT / NO CHANGE		ADJUST / CHANGE POLICY / SERVICE		
ADVERSE IMPACT BUT CONTINUE		STOP / REMOVE POLICY / SERVICE		
Examples of Indicators that impact of Child and Family Poverty.				
Economic				
Children in Low Income Families (%)				
Children in Working Households (%)				
Overall employment rate (%)				
Proportion of young people who are NEET				
Adults with Learning difficulties in employment				
Education				
Free School meals attainment gap (key stage 2 and key stage 4)				
Gap in progression to higher education FSM / Non FSM				
Achievement gap between disadvantaged pupils and all pupils (key stage 2 and key stage 4)				
Housing				
Average time taken to process Housing Benefit / Council tax benefit claims				
Number of affordable homes built				



<b>Health</b>
Prevalence of underweight children in reception year
Prevalence of obese children in reception year
Prevalence of underweight children in year 6
Prevalence of obese children in reception year 6
Life expectancy

**Hartlepool Borough Council**

**Economic Growth Strategy:  
2019 - 21**

DRAFT

January 2019



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**Hartlepool Borough Council**

**Economic Growth Strategy:  
2019-21**

DRAFT

January 2019

***Reviewed and approved by:***

Signature(s):



Name(s):

David Tuck

Job Title(s):

Managing Director

Date:

11 January 2019

GENECON

This report contains 43 pages

Ref: KC/DT

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# 1 Economic strategy at a glance

## The three masts of Hartlepool's new economy

	<b>Mast 1</b> <b><i>Creative Hartlepool</i></b>	<b>Mast 2</b> <b><i>Productive Hartlepool</i></b>	<b>Mast 3</b> <b><i>Connected Hartlepool</i></b>
<b>Vision</b>	<p>Creative Hartlepool seeks to build on the growing profile and reputation of the town as a distinctive and dynamic economic centre and to support creative people and enterprise to choose to locate and grow in the local economy</p>	<p>Productive Hartlepool seeks to consolidate and strengthen the core foundations of Hartlepool's new economy in the areas where it has most potential to add value to the Tees Valley's priorities</p>	<p>Connected Hartlepool aims to widen the Borough's economic footprint with a positive outward-facing approach to economic networks through physical connectivity and economic collaboration.</p>
<b>Objectives</b>	<p><b>C1</b> Build on Hartlepool's reputation as a creative town which supports creative people, ideas and enterprise</p> <p><b>C2</b> Develop the assets and skilled workforce to sustain a creative and inclusive local economy</p>	<p><b>P1</b> Enhance the productivity of local businesses and the local workforce</p> <p><b>P2</b> Improve the productivity and local economic contribution of key local assets</p>	<p><b>Cn 1</b> Improve external connectivity to strategic economic opportunities</p> <p><b>Cn 2</b> Enhance network of assets to increase Hartlepool's draw as a destination</p> <p><b>Cn 3</b> Develop and strengthen local supply chains for key sectors</p>
<b>Programmes</b>	<ul style="list-style-type: none"> <li>• Innovation and Skills Quarter</li> <li>• Creative Hartlepool Plan</li> <li>• Creative Hartlepool Skills Compact</li> </ul>	<ul style="list-style-type: none"> <li>• Business engagement and support programme</li> <li>• Productive Skills programme</li> <li>• Space for Growth Programme</li> <li>• Ports Growth programme</li> <li>• Future of Nuclear Hartlepool plan</li> <li>• Quality housing growth</li> </ul>	<ul style="list-style-type: none"> <li>• Hartlepool Waterfront</li> <li>• Civic Quarter and Town Centre</li> <li>• Hartlepool destination and tourism marketing plan</li> <li>• Eastern Crossing of the Tees</li> <li>• Western Growth Corridor</li> <li>• Local rail enhancements</li> </ul>
<b>Measure</b>	<p>Jobs growth in cultural and creative activities in line with or better than the wider Tees Valley</p>	<p>Gross Value Added per job in line with or better than the wider Tees Valley</p>	<p>Continued growth in overall visitor numbers to Hartlepool, increasing penetration rate in regional visitor market</p>

## 2 Refreshing our economic strategy

### 2.1 Hartlepool in context

Hartlepool's economy is shaped by its geography – in future, growth will be driven by the resilience and creativity of its people and businesses. The Borough is inextricably linked to the North Sea and the Tees Estuary; perfectly placed between the globally-recognised productive heartland of Teesside, and established economic centres in Wearside, Durham and Tyneside.

The Borough's economic reach reflects the scale and significance of its prime productive assets – operational port facilities, a nuclear power station, international-scale decommissioning operations, and large-scale high-quality business locations. Complementing these is one of the North East's largest indoor shopping centres; interwoven amongst emerging centres of educational and cultural excellence – Hartlepool College of Further Education, Hartlepool Sixth Form College, the Northern School of Art and the National Museum of the Royal Navy as part of the town's spectacular Waterfront and Marina.

Hartlepool is increasingly outward-facing, recognising its potential for global trading and business links whilst continuing to be an integral part of the Tees Valley economy.

### 2.2 Building on real progress

Hartlepool's *Economic Regeneration Strategy* was developed in 2011 and refreshed in 2014. Much has changed since then in terms of national and local policy priorities, key capital investments and the continued transformation of the town, as it responds to the challenge of structural economic transition. So, the time is right to refresh Hartlepool's economic strategy and to review its priorities, ambitions and targets.

Reflecting on Hartlepool's economic trajectory, and on the level and quality of investment in the Borough since the start of the decade, it is clear that **real and substantial progress has been made**.

More and more successful companies are doing business in Hartlepool, and business numbers have risen faster than the Tees Valley and national averages since 2011<sup>1</sup>. In 2016 the business start-up rate was better than the national average<sup>2</sup>. At the same time, the number of jobs in the Borough has also grown by a significant number (775), although not quite as fast as elsewhere<sup>3</sup>.

The scale of new investment in people and places in Hartlepool has been beyond expectations in recent years; and it is set to continue – driven by the commitment of public sector partners and reflected in the ambitious plans for Hartlepool Waterfront and the Innovation & Skills Quarter (ISQ).

#### Selected investment highlights in Hartlepool

- Expansion of Northern School of Art into new £11m campus
- £3.5m investment in the BIS – former GPO on Whitby Street
- £3.7m external investment in high-quality public realm and connectivity enhancements in Church Square and Church Street
- £1.2m external investment for Stockton Street connectivity enhancements
- £1.3m investment in public realm and visitor facilities improvements on Seaton Crew seafront
- £19m external investment in delivery of new employment opportunities

- £6m investment in development of employment pathways for unemployed young people
- £18m investment commitment to commence construction of Hartlepool Western Growth Corridor / Elwick Bypass highways project
- £1.5m acquisition of Jackson's Landing site to unlock potential for regionally significant visitor economy facilities
- £1.4m investment for The Waterfront public realm works
- £20m investment commitment for The Waterfront development
- £4m ISQ II Film and TV studios and Northern School of Art expansion

### ***Refocusing our economic goals***

Throughout the lifetime of the strategy since 2011, the Council has continued in its push for economic growth and wellbeing across the Borough. The targets established in 2011 reflected some important ambitions for Hartlepool – more jobs and businesses, a higher-skilled workforce and improved economic inclusion. But inevitably, there are wider economic dynamics which influence productivity, jobs and business growth.

Looking at the overall employment rate – one of the key performance indicators from 2011 – this has increased slightly since the last refresh (2014), but the trajectory of positive change would still not be enough to meet the Council's original target of 70% by 2021. Yet, the national and regional employment rates continually fluctuate. So, what must be more important for Hartlepool is closing the economic value gap with the wider world rather than achieving unrealistic absolute targets.

#### **Selected performance indicators from 2014 Economic Regeneration Strategy Refresh**

Performance Indicator	Baseline	Current	2021 target
<b>BUSINESS</b>			
Business stock (Business Units in Hartlepool)	2,190	2,880	2,500
New business registration rate (per 10,000 pop)	35	44	42
<b>EMPLOYMENT</b>			
Number of jobs 'created' (annual)	262	-500	350
Overall employment rate	62.1%	63.6%	70%
Unemployment rate	6.6%	10.2%	2.5%
Self-employment rate	7.5%	9.3%	10%
Employment rate (16-24)	45%	46%	53.5%
% of 16-18 NEET	7.7%	4.8%	5%

Building on the principles of the previous performance indicators, this refreshed strategy promotes a set of focused and achievable measures for the evolution of Hartlepool's economy over the next three years (see Section 5).

#### **The headline outcomes to be achieved as a result of the strategy are to:**

1. Become a magnet town for visitors, creative learners, innovative businesses and investment partners;
2. Widen Hartlepool's economic footprint;
3. Narrow jobs and skills value gaps;
4. Maintain Local Plan growth trajectories; and

5. Maximise Hartlepool's contribution to the Tees Valley economy.

### ***Aligning our growth ambitions***

In 2011 when the *Economic Regeneration Strategy* was developed, the governance and direction of local economic development in England was provided by Local Strategic Partnerships – with ambitious collaborative strategies for each local authority ranging across all areas of social and economic life.

The prime focus of national and sub-national policy is now explicitly on **economic growth and productivity** – to be delivered through the devolution of power and funding from government departments to LEPs and Combined Authorities. Hartlepool is a constituent member of the Tees Valley Combined Authority – the partnership of five local authorities with devolved Government funding and responsibility for co-ordinating transport, infrastructure, skills, business investment, housing and culture and tourism.

Health and wellbeing, community safety, area-based regeneration and social inclusion remain issues which are as important today as they were when the strategy was first written. But a clearly defined framework for economic growth has been established through the Tees Valley *Strategic Economic Plan* and through the Government's national economic policy – ***The Industrial Strategy***. This is principally focused on enabling business and people work more effectively and productively to drive growth. Hartlepool's economic strategy needs to effectively align to these wider plans and programmes.

What is more, local economies must increasingly look outwards for opportunities to capture and enhance social and economic value – on a regional, national and international scale; whilst continuing to ensure all residents have the opportunity and skills to play a worthwhile part in economic life.

**This refreshed strategy for Hartlepool's economy in 2021 sets out to clearly identify and articulate its role in the Tees Valley, UK and global economies.**

### ***The role of Hartlepool Borough Council***

**The Council is an enabler of the local economy.** It works to support business in the Borough; it seeks to attract private sector investment into Hartlepool; and it maintains vitally important relationships with Government and Tees Valley Combined Authority to promote the town's interests and assets.

The role of the Council is to encourage new economic activity, investment and networks; and to provide the support, leadership and commitment to the town which inspires and enables people and business to work better, more creatively and more productively.

In this role, the Council is committed to delivering sustainable, diverse and inclusive economic growth and renewal. The 2017 Council Plan places the economy at the heart of what it wants to achieve, alongside its corporate and social ambitions:

**Hartlepool Borough Council Strategic Priorities (Council Plan, 2017)**



- *Growing our economy, jobs and skills*
- *Regenerating our town*
- *Developing and promoting Hartlepool*
- *Developing new services for people and communities*
- *Building better beginnings and better futures for our children and young people*
- *Providing effective leadership based upon innovation and efficiency*

This economic strategy refresh outlines the Council's economic enabling role for the next three years; and the potential of the Council to directly influence the outcome of some of its Council Plan key measures, such as:

- **Overall employment** – as a measure of the efficiency of the local economy in engaging local residents;
- **New businesses** – to reflect local levels of entrepreneurship;
- **Employment rates – amongst 16-24 year olds**, to ensure the local economy meets the employment needs of young people; and
- The **number of visitors** – to measure our success in building the Borough's tourism offer and destination appeal.

This strategy sets out how these priorities, and others, will be supported through strategic actions to drive economic growth and productivity.

### ***Spatial planning for productive growth***

Work, business and investment do not take place on a blank canvas. They play out in a complex spatial network of infrastructure, assets, land and property. Hartlepool's **Local Plan (2018)** has been developed and adopted to guide and enable development and investment across the Borough over the next decade and beyond.

The Council is **actively planning for growth**: over 6,000 new homes and business space for over 4,000 new workers across Hartlepool. The guiding principles of this growth are a controlled westward extension of the town, supported by infrastructure investment, and the continued enhancement and expansion of the Borough's existing business locations.

The Local Plan itself is inherently economic. The aims and actions of this economic strategy are mutually supportive of Local Plan ambitions for a **strong, diverse and thriving economy** – an economy built on diversity, entrepreneurship, education and training, investment in key areas like the Waterfront and ISQ area, and stronger transport links with the Tees Valley, wider North East region, and economies beyond<sup>4</sup>.

### 3 Hartlepool's economy: creative, dynamic, distinctive

This refreshed Economic Strategy responds to recognised opportunities and challenges for Hartlepool. The previous strategy has laid the foundations for driving economic growth following the consequences of the global economic crisis. Hartlepool suffered disproportionately through the economic downturn given its heavy reliance on public sector employment and the refocusing of private investment.

**The refreshed strategy promotes a more dynamic, creative and distinctive approach to economic growth – one that captures the resilience and creativity of local businesses, supports more and better jobs for local people and maximises the potential of the Borough's unique portfolio of local economic assets.** The Strategy positions Hartlepool as a major contributor to the productive growth ambitions of the Tees Valley Combined Authority, utilising the town's unique blend of assets and talented people to complement the wider investment and growth plans promoted through the Tees Valley Strategic Economic Plan and Local Industrial Strategy.

#### 3.1 Hartlepool in the Tees Valley economy

Hartlepool's gravity in the Tees Valley economy is established and defined by the strength of its economic asset base. In this regard, there is no doubt **the Borough is a major player**. The summary below provides highlights of the Borough's key economic assets.

##### Hartlepool's key economic assets (1)

###### Skills

***The Northern School of Art:*** One of the top-performing UK institutions for graduate employability. Opened a new £11m Hartlepool Campus in 2017 in the town's Innovation and Skills Quarter

***Hartlepool College of Further Education:*** A leading regional college for technical and professional education; and an 'outstanding' provider of work-based apprenticeships. Opened its £52m building in Hartlepool Town Centre in 2011.

***Hartlepool Sixth Form College:*** The only dedicated Sixth Form College in Hartlepool providing fulltime education for 16-19 year olds across professional, technical and academic pathways.

###### Innovation and entrepreneurship

**Hartlepool Innovation Centre, Queens Meadow Business Park:** The Innovation Centre targets start-up businesses, focusing on advanced manufacturing and engineering, with opportunities for growing businesses across a range of sectors.

**Enterprise Court, Queens Meadow Business Park:** £3m managed grow-on workspace adjacent to the Innovation Centre, developed by HCA in 2015. Offers 21 hybrid office-industrial units with occupiers including companies originally accommodated in the Innovation Centre.

**Hartlepool Enterprise Centre:** 50 office and workshop units available on flexible terms with direct access to comprehensive business support services.

**The BIS:** Due to open in March 2019, a £3.5m managed workspace for start-ups and new growth creative businesses. To be managed by Hartlepool Council with strategic support from the Northern School of Art.

## Hartlepool's key economic assets (2)

### Specialist infrastructure

**Hartlepool Nuclear Power Station:** One of 8 currently active nuclear power reactors in the UK. Operation will continue throughout the period of this strategy; the Council is already planning for proposed decommissioning and a potential new small modular reactor plant.

**Hartlepool Port:** Fully operational deep-water sea port handling 500,000 tonnes a year. The Port has 5 general cargo berths, a roll-on roll-off berth and specialist heavy lifting docks. Half a million square feet of warehousing is also connected to rail freight networks.

**ABLE Seaton Port:** 51 hectare site of operational deep-water port in the mouth of the Tees. Able has invested over £120m since acquisition in 1996; providing reinforced quayside facilities and establishing oil and gas decommissioning operations and as an installation for offshore wind.

### Quality business locations

The Borough has numerous high-quality business locations, with the following identified in the Local Plan as strategic growth locations alongside the ports and power station:

**Queen's Meadow:** Developed over the last 15 years as one of the key business locations in the Tees Valley – providing a range of business accommodation of different sizes and types in the same location. Almost 45 hectares of developable land is available.

**Wynyrd Business Park:** Identified and developed as a prestige business park and a key location for the Tees Valley economy – located in both Hartlepool and Stockton Boroughs. A further 33 hectares of land available at site which has already attracted successful investment

Building on the strength of this asset base, Hartlepool's role in the Tees Valley economy is shaped in a framework of connections to the area's other economic centres, and beyond. Strategic connections are vital in establishing and maintaining as wide an '**economic footprint**' as possible; and in building on the collaborative strength of the Tees Valley Combined Authority.

As the later analysis in section 4.3 outlines, Hartlepool actually has a relatively self-contained economy, with the highest proportion of jobs filled by local residents of all 5 Tees Valley authorities<sup>5</sup>. The North Sea is a fantastic visitor and marine economy asset; but, it also constrains Hartlepool's workforce and market catchment to 180 degrees. **Hartlepool's position in the Tees Valley economy should therefore continue to be enhanced through the strengthening of physical, labour market and business connections.**

The consolidation of the town's outward-looking positive approach to wider economic networks and markets over the next three years should see **Hartlepool increasingly punching its weight in the Tees Valley economy** – addressing current underperformance in the number of jobs and businesses per head. The Borough makes up 14% of the Combined Authority population – with opportunity to boost the numbers of jobs and businesses to get to this level, and beyond (13% of Tees Valley businesses and 11% of jobs are in Hartlepool<sup>6</sup>).

## 3.2 The new economy of Hartlepool

### ***The new economy of Hartlepool - focusing on creativity and productivity***

Hartlepool's new economy will continue to build on its existing specialisms and capture new opportunities to be more innovative and productive, increasing economic volume and value. Generating more economic value from each job and every business is equally important as supporting job creation and business start up.

Improving productivity is identified as the main route to the UK's future economic wellbeing. The national economic policy – **The Industrial Strategy** – is founded on the ambition to close the productivity gap, both between the UK and its competitors and between the most and least well-performing local economies in the country<sup>7</sup>. Although progress is being made, the Government has identified the wider North East, which includes the Tees Valley, as the second-least productive of the country's twelve regions and nations<sup>8</sup>.

Local partners themselves identify the **Tees Valley Productivity Challenge**, where there is a concentration of activity in some high-value sectors (chemicals and advanced manufacturing), but output per worker is generally below the national average across most sectors. . The issue is embedded as a core theme in the Tees Valley *Strategic Economic Plan (2016)*, which states:

*'Productivity is key to higher wages and better household incomes... Higher productivity is also central to re-investment and the sustainability of employment.'*<sup>9</sup>

Opportunities for higher-value economic activity have been identified across all sectors and types of work and business. **Technological, environmental and demographic changes will define the future economy.** Government is looking to innovation and production in applied informatics, clean industry, mobility and the ageing society to inspire activity in the UK's more productive economy<sup>10</sup> and the Local Industrial Strategy outlines the Tees Valley's response.

To meet the Tees Valley Productivity Challenge, Tees Valley Combined Authority (TVCA) has identified eight priority sectors based on existing specialisms and the potential for future productive growth; and it is developing a series of sector action plans to promote growth and investment.

### **Tees Valley priority sectors (Strategic Economic Plan, 2016)**

Advanced Manufacturing	Digital and creative
Process, chemicals and energy	Culture & leisure
Logistics	Business & professional services
Health and biologics	Circular economy (overarching enabling theme)

In response, Hartlepool will direct its efforts and resources to the parts of the economy where it can add most value to the Tees Valley as a whole – recognising the value of cross-border economic collaboration and agglomeration economies.

**Advanced manufacturing** is one of the most productive sectors in the Tees Valley with an average GVA per job of £90,000<sup>11</sup>. Here, Hartlepool's role is critical – it has a greater concentration of advanced manufacturing employment than across the Tees Valley or England<sup>12</sup>. Over half of Tees Valley jobs in electrical manufacturing and engineering are in Hartlepool<sup>13</sup>, with companies such as Merlin Flex and Stadium Group.

Of the TVCA priority sectors, the Borough also has a particular strength in **process, chemicals and energy** – driven by Hartlepool Nuclear Power Station, but also specialist processing and **circular economy** activities such as water and waste management<sup>14</sup>.

In health and biologics, **health care** provides a significant number of jobs in Hartlepool (c. 2,500 in 2017), following established national trends and will remain a substantive part of the economy. **Pharmaceuticals** is a small but important sector in the Borough, with 80% of Tees Valley jobs in Hartlepool<sup>15</sup>.

There is room for growth in the creative and cultural sector, which is currently a relatively modest employer, but one with significant potential to grow and increase economic value on the back of assets such as the Northern School of Art and the BIS. Digital activities are amongst the fastest growing parts of the national economy – and whilst an important employer in Hartlepool (400 jobs) it is not yet an existing specialism relative to the rest of the Tees Valley.

### ***The new economy of Hartlepool – opportunities for value-driven growth***

Hartlepool is a producing town. Manufacturing still plays a big part in its economy: 22% of all employment compared to 17% across the Tees Valley and 15% across England<sup>16</sup>. In part this is an indicator of the Borough's structural economic legacy (*see next section*) – it has not been as easy to diversify into a service-based economy as it has in other places. But, this strength in production activity also brings a competitive advantage – with potential to harness future productivity gains from crossover applications of data, informatics and artificial intelligence to production – so called **Industry 4.0** – to achieve 'smart productivity'.

*Improving productivity does not mean making people work harder. It means helping them to work smarter – producing more value for each hour of their time and thereby increasing their earning power. This is how economies grow and how living standards improve* ('Building our Industrial Strategy: green paper'. HM Government, 2017)

There is also a **clear shared ambition to foster creative entrepreneurship** across Hartlepool. The Northern School of Art is a major attractor of creative talent from across the North East and beyond – with great potential to radiate commercial creativity across the town.

The Council has seen that more can be done to retain the economic value of creative and enterprising people and ideas in the town: investing in **the BIS**, a new creative workspace which will help nurture a community of creative businesses, including those established by Northern

School of Art graduates. The wider attraction of Hartlepool to creative and cultural businesses will be boosted with ongoing place improvements.

As in many transitional local economies, there is also **room for higher-value knowledge-based services to play a much bigger role** in Hartlepool's economy. Growth here will provide the basic backdrop to the ongoing development of the Borough's specialist producing and processing sectors. The signs are good. ICT and professional-technical services have been two of the fastest-growing sectors in Hartlepool since the Economic Regeneration Strategy was published in 2011. Critically, these are high-value-added industries and offer potential for further GVA growth: the total GVA of ICT grew by a third in Hartlepool 2011-16, way above the national figure of 18%<sup>17</sup>.

As well as enabling economic transition, the Borough is positioning itself to alight on **new economic opportunities**, for example building its platform of strength in the **circular economy**, a Tees Valley and national priority area. **Able Seaton Port** is a nationally important recycling facility; the leading UK location for offshore oil and gas decommissioning – with a long term programme for Shell's Brent platforms. Able Seaton Port has also just completed the installation of the foundation package for Orsted's Hornsea One Wind Farm and has secured the installation of the turbine package for Innogy's Triton Knoll Offshore Wind farm which is due to commence in September 2020

Meanwhile, the **proposed decommissioning of the nuclear power station** is a long-term, highly-technical process, which offers a range of high-value opportunities to offset the reduction in operational employment; it is expected to support almost 900 permanent and longer-term contract jobs<sup>18</sup>. Highly-skilled technical experts will be based in Hartlepool for a generation or more; with the chance for skills development in the local workforce.

What is more, Hartlepool is one of ten national locations considered by Government as suitable for a new nuclear power station – with potential for ground breaking small modular reactor technology to be applied. Whilst no decision is expected on further nuclear power infrastructure for a number of years, the Council will continue to promote Hartlepool's interests in the high-value energy field and support the Tees Valley's 'clean growth' ambition.

### ***The new economy of Hartlepool – widening our economic footprint***

Given Hartlepool's relative self containment, the Borough can continue to develop the value of its economy by widening its footprint and connecting with new people and markets. The ports are already an excellent window to world markets via the North Sea, whilst the visitor economy brings new people and economic activity from outside the Borough.

Hartlepool's **attractiveness to visitors has continued to grow in recent years**. New and improved attractions such as Seaton Carew seafront, Heugh Battery Museum, and the expanding National Museum of the Royal Navy – alongside the success of events such as the Hartlepool Waterfront festival – saw total annual visitor numbers grow by over 200,000 between 2014 and 2016<sup>19</sup>.

**Education institutions are also critical attractors of enterprising young people** into the town and offer the opportunity to showcase Hartlepool as a place to work and invest. For example, the Northern School of Art has reported that around 70% of its students are from outside the Tees Valley area; whilst Hartlepool College of Further Education attracts around 40% of its apprentices from beyond the Combined Authority boundary. All of the town's colleges are expecting to grow in the coming years, giving a great chance to widen Hartlepool's draw, increase retention levels and deepen its creative and cultural offer within the ISQ.

## **3.3 Addressing Hartlepool's legacy challenges: jobs and skills gap**

Hartlepool has a positive economic future, but it also has structural legacy challenges. These are not new or unique to Hartlepool's economy. Quite rightly, due consideration is always given to the



past landscape of trade and industry, in understanding where the Borough stands today. The historic focus on core production and trading industries underpins many economies across the North of England, and other parts of the UK. The dominance of single employers and industries left many places economically vulnerable – first to the shift towards the dynamic service-led economy; and subsequently, to the ongoing consolidation of public sector employment. In many places, including Hartlepool, this has left some persistent economic challenges, particularly amongst more marginal communities – intergenerational worklessness, poor educational attainment and low labour-market and social mobility, for example.

The individual effects of these challenges continue to be vital and live issues for the Council. In the context of economic growth and productivity, what is important is to have as active and well-skilled a labour force as possible and to provide opportunity for all to engage positively with the Borough's economy. These issues must continue to be addressed to provide the bed-rock for Hartlepool's new economy.

### ***The jobs value gap***

Despite positive progress, there are still **not enough businesses or jobs in Hartlepool's economy**. Business density is a measure of the general robustness of an economy's business base. Hartlepool is comparable with the wider Tees Valley (258 businesses per 10,000 pop.) but needs to continue to support business start-up and survival rates in order to close the gap with the national average (417)<sup>20</sup>.

Similarly, the number of jobs available compared to residents shows the relative strength of local employment. Hartlepool also requires significant further development to reach Tees Valley and wider levels – a further 6,625 jobs to compare with the overall Combined Authority area<sup>21</sup>. **The focus must be on facilitating private investment to create more higher-value jobs** – Hartlepool is still over-reliant on public sector employment<sup>22</sup> leaving it economically vulnerable to ongoing reductions in public spending.

Given the structural legacy of production industry, Hartlepool still has a '**jobs value gap**' - a predominance of lower-value jobs, with a greater proportion of jobs and residents in basic service, unskilled and elementary occupations than seen across the Tees Valley. A continued imbalance prevails at the top end too: with a deficit of managerial, professional and technical roles compared to elsewhere<sup>23</sup>. This is reflected in the fact that only 11% of jobs in the Borough are in professional services and ICT; compared to 20% across the Combined Authority, and 28% nationally.

### ***An ageing workforce***

In line with trends across the country, **the population of Hartlepool is getting older**: between 2011 and 2017 the average age increased by 3 years from 38 to 40<sup>24</sup>. An ageing population and workforce brings a range of well-understood economic challenges, not least the increasing need for replenishment of workers and skills. In Hartlepool, some of this will be achieved through the provision of the most relevant up-to-date training for its young people. But this is not likely to be enough: the proportion of younger people (under 35) is already slightly below average; the proportion of older people (65+) is higher<sup>25</sup>.

The Council acknowledges the need to **attract and retain more young people** which means enhancing the cultural, lifestyle and employment offer for people graduating from the town's colleges, and diversifying the housing offer.

### ***Skills deficits***

The jobs value gap and the ageing workforce in Hartlepool are synonymous with the picture of skills and technical training in the workforce. Basic qualifications continue to be critical to basic employability – and a range of initiatives have seen progress made in delivery across Hartlepool

in recent years. The proportion of the workforce without any level of qualifications has fallen between 2011 and 2017 – yet remains more than double the national average<sup>26</sup>.

Hartlepool also continues to develop people with the higher-end skills (NVQ4+) required to sustain the growth of the productive economy – but the proportion is still below average.

The Councils Learning & Skills Service are a major deliverer and enabler of education, employment and skills programmes and a leading provider of Adult Education services within the locality.

Hartlepool Council is also the lead authority in the Tees Valley on Education, Employment and Skills demonstrating the Councils commitment to addressing the issues of skill shortages and gaps.



## 4 A business-focused strategy

Hartlepool Borough Council is a key enabler of the local economy – but ultimately it is the activity and investment of businesses which will define the Borough's economy over the next three years, and beyond. Attracting new businesses and meeting the needs and expectations of growing, successful businesses must lie at the heart of our economic strategy. The Council is clear that this refreshed strategy is aligned to the requirements of the Borough's businesses and future investors, to help address the jobs value gap and boost the volume of economic activity. Understanding what matters to businesses and how these factors can be improved and delivered is critical.

Hartlepool is already home to major businesses – many of whom have been attracted to invest on the basis of the town's strategic location and economic assets:

- JDR Cables – Hi-tech engineering of subsea power and communications cables; opened a £30m deepwater quayside facility at Hartlepool Port in 2009
- Exwold Technology – Head office of UK contract chemical processing company, employing around 120 in Hartlepool
- Utility Alliance – UK-wide energy consultancy based in Hartlepool, employing around 200 people in the Borough
- PD Ports and Able UK – two of the largest ports operators in the UK own Hartlepool and Seaton Ports
- EDF – operator of Hartlepool Nuclear Power station and Teesside Offshore Wind Farm with O&M base at Hartlepool Port

Alongside these major employers there is an established local supply chain and landscape of small and medium sized enterprises (SMEs) which are the 'engine room' of the economy. It is this diversity and breadth of our business community that must be nourished and promoted through this strategy.

The following '**baselines for Hartlepool**' tell the story of the Borough today through the six prime factors most important to business – and where Hartlepool's economy currently stands.

### 4.1 Place identity

#### ***Why is place important?***

Quality of place is vital to Hartlepool's reputation as a business location. This is reflected in the quality of its assets and perception of its economic and investment potential. The image of the town continues to improve through the extensive investment in the central area – town centre, ISQ and Waterfront – the success of its key industrial areas, and its growing reputation as a visitor destination.

The Tees Valley Combined Authority recognises the value of place as a foundation of productivity, with improved place as one of its six priorities in the Strategic Economic Plan (2016). Enhanced place reputation helps to attract and support SME activity and sustain numbers of key workers, particularly those with higher-level skills. Improving the appeal of Hartlepool to creative and productive younger people is a key objective for this refreshed economic strategy.

The image value of Hartlepool as a place is important currency in its relations with people and markets further afield. A better quality, more successful Hartlepool helps to widen the town's reach, build its reputation and strengthen economic networks.

### ***Defining Hartlepool's place identity***

Place identity reflects the interaction of assets, images, messages, networks and activities in Hartlepool. The level of quality and choice available for businesses and residents across the spectrum of economic and social life is a key factor. Hartlepool is defined by its relationship with the sea, its maritime heritage and history as a producing and trading town.

But increasingly businesses also recognise and value Hartlepool **as a place at the heart of a modern marine and productive economy**. Location, assets and accessibility are the key factors which influenced JDR Cables' decision to locate at Hartlepool Port, and its subsequent £10m investment in further expansion. Access both to the sea and to local services in Hartlepool town centre were fundamental to these locational and investment decisions<sup>27</sup>.

Hartlepool's **network of leisure and cultural attractions and the quality of its town centre area** provides the draw for visitors and help to sell the Borough as a place with the lifestyle to match ambitious business investments. The Council has invested heavily in improving the urban environment in the Innovation and Skills Quarter. High-quality visitor destinations and assets such as the Town Hall Theatre, Middleton Grange Shopping Centre, HMS Trincomalee at the National Museum of the Royal Navy, Seaton Carew seafront, Hartlepool Marina and Summerhill Country Park – as well as nearby access to Teesmouth National Nature Reserve, RSPB Saltholme and the Durham Heritage Coast – all add to the rich picture of soft economic assets and act as magnets for visitors and investors.

**Hartlepool's image as a modern economy** shows in the array of high-quality workplaces across the Borough – a vital consideration for investing and expanding businesses (see *Workspace for growth* section) – and also in the range and quality of housing available for new and existing workers. **Connected, quality places to live** are needed to help attract and maintain a productive and creative workforce and will drive expenditure in Hartlepool town centre as an important sub-regional centre. This is imperative in the Local Plan, which aims to facilitate the development of over 6,000 new homes by 2031. Positive planning guidance is being developed to ensure the quality and range of new homes is suitable for the modern workforce<sup>28</sup>. The Local Plan also makes provision for further student accommodation to be provided in and around the Innovation and Skills Quarter<sup>29</sup> to support the growth of our educational institutions.

The Council also recognises the importance of culture and the evening leisure offer in this network – an important issue for the wider community and for the ambition of attracting and retaining creative and productive younger people.

## **4.2 Workforce demography and skills**

### ***Why is the workforce important?***

Businesses consistently report that finding people with the right skills and level of application is one of the key factors of success. The workforce in any local economy is the foundation of economic growth and enhanced productivity – getting more economic value from people's input.

All employers require people with the aptitude and attitude for work – the basic **employability skills** of communication, literacy, numeracy and computing. These are the key skills which allow people to positively engage in the local economy. Digital skills are increasingly fundamental in the modern workplace – not only office-based computing – but in the application of data management, informatics, programming and artificial intelligence, across all sectors.

Beyond this, **businesses – especially those in knowledge-based services – need people with specialist skills and knowledge for their industry**, often at a graduate level, in order to perform creative and analytical tasks which add most value to the local economy.

The profile of a local workforce is therefore a vital factor in attracting private investment to create more and better jobs. Catchment and demographic profile will determine how easy or otherwise it

is to recruit and replenish staff. Businesses will also be attracted by places where the local skills providers understand and respond proactively to what the local economy needs.

### **Hartlepool's workforce, skills and specialisms**

**Hartlepool's workforce is increasingly productive** – the value of the Borough's economy has grown significantly since the Economic Strategy was published in the wake of the 2010 recession. Gross value added of the Hartlepool economy grew faster than the wider Tees Valley between 2011 and 2016; whilst the productive capacity of each worker increased by 10%, more than the national average<sup>30</sup>. In 2011 GVA per job in Hartlepool was £1,500 less than the Combined Authority average; it is now higher. The productivity gap with national trends has also narrowed.

Levels of **engagement in the labour market also continue to improve**. Unemployment in March 2018 was at its lowest level in more than a decade (8.7%)<sup>31</sup> – improving confidence in the workforce of Hartlepool, which had been particularly hard hit by post-recession economic kick-back.

**Economic progress and recovery of confidence are clear**. But the overall shape of the workforce continues to reflect some **persistent structural legacy challenges**, which can hamper the Borough's attractiveness to new business and be a barrier to home-grown productive growth. Issues, already identified in the earlier section, include a deficit of business investment in creating the volume of new employment required, and the need to retrain an ageing workforce and replenish with younger people with the skills for productive and creative business. Whilst improving, the rate of worklessness remains at more than double the national average<sup>32</sup>.

Businesses want to invest in dynamic places, so Hartlepool continues to focus its efforts on improving overall skills, employability and engagement – particularly amongst young people. The Councils Learning and Skills service is delivering the priority actions of its 2016-2026 Adult Education Strategy and delivering the YEI Pathways programme with local employers and young people. It also remains actively engaged with the ambitions of the Tees Valley Skills Strategy *Inspiring Our Future* (2018) which provides the blueprint for 'Pathways to Work', Careers, Business Engagement and 'Skills Routeways' programmes across the Tees Valley.

As productivity improves, the Borough can demonstrate its commitment to **closing the skills value gap** by continuing to improve schools-level educational attainment and progress, currently well below average<sup>33</sup>, for example through active engagement in the Tees Valley School Improvement Board. CBI research into the regional productivity gap identifies educational attainment at 16 and workforce skills as the most influential factor in the differences between the performances of place economies in the UK. The particular focus is on schools:

*Ensuring strong school performance and children getting the best results at GCSE (or equivalent) is the single most important driver of productivity differences across the UK.*

CBI (2017). Unlocking regional growth understanding the drivers of productivity across the UK's regions and nations<sup>34</sup>

The positives are that skills assets, institutions and programmes are in place across Hartlepool: with, Hartlepool College of Further Education, Hartlepool Sixth Form College and the Northern School of Art each aligning curricula and provision with particular future economic needs.

**Hartlepool College of Further Education** is business focused and builds its reputation on the quality of its apprenticeships. It is prioritising training in areas which are vital to the future economy in Hartlepool and beyond: health, energy, digital and construction. **Advanced manufacturing and engineering are the most prominent**. Over 25% of all engineering apprentices in the North East are trained through Hartlepool College, including those focused on offshore energy engineering. It has received TVCA funding to develop facilities and expertise in the maintenance of electric vehicles. Most of its graduates stay in the North East – more can be done to keep these people in Hartlepool to offer their productive skills to the town's businesses.

**Hartlepool Sixth Form College** have invested in a Digital Academy to help support the Tees Valley Combined Authority Skills Strategy and Strategic Economic Plan. It is one of only a few colleges in the country to offer NextGen Level 3 qualifications and work with some of the industry's top employers, including Sony and Microsoft. The college links with Teesside University to further enhance progression pathways into higher education

The **Northern School of Art** is one of the UK's best performing institutions for graduate employability in art and design. It is also a nationally-recognised brand and institution – and an important vehicle to widen Hartlepool's economic footprint, with ambitions to grow and secure its own degree awarding powers as an HE institution. It also nurtures and supports spin-out businesses – around 35% of graduates go on to start businesses or to self-employment<sup>35</sup>.

**The performance and influence of the Borough's colleges feeds into the overall place quality and prospects of graduate retention, so they need to be supported to grow and extend their offers.**

## 4.3 Strategic and local connections

### *Why is connectivity important?*

Connectivity is a prime consideration in locational investment decisions by business. Businesses value productivity – and a productive town or city is one which works efficiently; one where people, products and information move freely.

Transport infrastructure links businesses to labour and markets; and links residents to employment opportunities. Better, faster and more resilient transport networks extend a local economy's reach and therefore its economic footprint, position and gravity in the wider world. Good-quality public transport, walking and cycling options are equally important.

The River Tees and the North Sea are greatly valued by the Borough's businesses for the ability to move goods to and from international markets. However, they also restrict Hartlepool's land connections to 180 degrees, especially for the movement of people. As such, travel needs to be made as easy and efficient as possible.

### *Hartlepool's connectivity*

Hartlepool's deep-water seaports give its businesses a significant competitive advantage from direct access to marine transport and world markets. The ports are also valuable businesses in their own right. National government recognises the **value of ports as 'vital enablers of the UK economy and trade'** – becoming ever more important with major growth in traffic and a national shortage of port capacity forecast<sup>36</sup>.

Both PD Ports and Able UK have invested heavily in Hartlepool and Seaton Ports – with significant room for growth to serve offshore energy, decommissioning and other markets. **Hartlepool Port** was the development and construction base for EDF's Teesside Wind Farm and subsequently invested in the establishment of the operation, maintenance and training centre on the site. Space is a critical factor for offshore engineering businesses – such as JDR Cables – and the site has capacity for space-hungry activities such as assembly of offshore wind turbines, pipe construction and cable spooling. The **Tees Valley Strategic Infrastructure Plan** (2014) identifies the widening and deepening of access to Hartlepool Port as a sub-regional transport investment priority<sup>37</sup>.

**Able Seaton Port** is the UK's leading facility for oil and gas decommissioning and is also established as an installation port for offshore wind farms. Able is also exploring the possibility of constructing a dry dock, which would add to Hartlepool's reputation an international centre for marine construction.

Hartlepool's function in the Tees Valley economy is governed both by geography and connectivity – with strong links to the north and west, as well as to the Teesside conurbation to the south. According to the 2011 Census, more people commuted to work each day from Hartlepool to County Durham than to any of the individual Tees Valley local authorities. **The River Tees is a marine transport asset – but, it presents a considerable barrier to Hartlepool's north-south road connections.** The straight line distance from Hartlepool to both Middlesbrough and Redcar is around 8 miles, yet the road distance is 15 miles to Middlesbrough and 24 miles to Redcar<sup>38</sup>. The Council and South Tees Development Corporation both recognise the restricting effect this has on potential investment and growth – a potential Eastern Crossing could bring significant economic benefits both north and south of the Tees<sup>39</sup>.

Hartlepool has the most self-contained labour market of all five Tees Valley local authorities, with a greater proportion of jobs taken by local residents. In Middlesbrough 54% of jobs are taken by people commuting in from outside the local authority – the figure for Hartlepool is 29%. Economic self-sufficiency can be regarded as a positive for local economies; but, it is increasingly difficult to sustain in today's dynamic economy. For business, it is important for Hartlepool to move towards being a **magnet town** – particularly given that higher-skilled productive people are more likely to travel further for work.

The town will be better connected in the future as a result of a new £18m link road to an enhanced grade-separated junction on the A19 at Elwick North – providing a third point of entry and exit for Hartlepool. Investment is being provided by the Council, TVCA and Homes England.

Hartlepool has five direct trains to London each day and faster rail connections to Sunderland and Newcastle than most of the rest of the Tees Valley<sup>40</sup>. However, as identified in Tees Valley transport strategies, improvements may also be needed in the rail connections between Hartlepool and the rest of the Tees Valley<sup>41</sup>. Based on the times of the most frequent weekday services – Hartlepool has the longest average train travel time to the other Tees Valley economic centres. For comparison, in 2017, 70% of the national population commuted 30 minutes or less to work.

Average train time of most frequent services between Tees Valley economic centres <sup>42</sup>						
	HPL	STN	MBRO	RCR	DTON	AVG
Hartlepool		20	30	55	70	<b>44</b>
Stockton/Thornaby	20		10	20	20	<b>18</b>
Middlesbrough	30	10		15	30	<b>21</b>
Redcar C.	55	20	15		40	<b>33</b>
Darlington	70	20	30	40		<b>40</b>

Digital connectivity is a further priority for the Borough and the Tees Valley Combined Authority's ambition for 'first class' class connections<sup>43</sup>. The Digital Durham programme is providing Superfast Broadband coverage across Hartlepool – the main gaps identified are for industrial estates and business parks and rural areas<sup>44</sup>. Hartlepool has now achieved the Government's target of over 95% superfast broadband coverage and work will continue on other projects for full fibre networks and 5G rollout.



## 4.4 A successful local business community

### *Why is the business profile important?*

Growing businesses and inward investors are influenced by the shape and dynamics of the existing business base. Local specialisms and high-value clusters enhance prestige and marketing image value. Businesses also want to understand the level and quality of local and regional supply chain opportunities – both upstream for clients and sales, and downstream for buying essential business services.

In new business areas, the existence of successful predecessor and peer businesses can increase confidence in investment and encourage product and service innovation. Companies want to understand what the chances of success are in a local economy before committing to invest – and seeing other companies do well is a key test.

### *Hartlepool's business profile*

More and more companies are doing business in Hartlepool and they are relatively resilient<sup>45</sup>. **Hartlepool's most successful and visible businesses reflect the town's existing productive capacity in process, engineering and advanced manufacturing.** Hartlepool is known for marine and offshore energy engineering, thanks to the presence and ongoing investment of national and international businesses such as JDR Cables, Able UK and EDF (Teesside Windfarm O&M). Other high-value engineering and processing activity includes civil engineering (Seymour), electronics (Merlin Flex; Stadium Group), plastics (Omega), steel (Liberty), medical diagnostics (Hart Biological) and processing (Omya – minerals; Exwold Technologies – chemicals). Cameron's Brewery is a large, influential and growing legacy employer in the town.

The overall profile of business also reflects these productive strengths – more firms operating in sectors such as manufacturing water & waste, and construction than the national average<sup>46</sup>. Encouragingly, there are also a greater proportion of businesses in professional, scientific & technical industries than wider averages. The vast majority of businesses in Hartlepool are small and micro businesses – which reflects broader trends across the economy – with far fewer large employers than ever in the past, making the economy more diverse<sup>47</sup>.

Investors and growing businesses also look to places with the range of support services needed. This **business-to-business** offer requires further development in Hartlepool – with ICT, financial services, admin & support services and real estate all underrepresented<sup>48</sup>.

## 4.5 Space for growth

### *Why is business accommodation important?*

Quality workspaces are critical to business – each company has its own requirements and these will change through the life of the business. **A productive town is one where businesses have space to grow** – any local area looking to stimulate productive business growth and attract inward investment must have an appropriate and attractive range of business accommodation.

Businesses need to have the certainty that as they start-up and grow in a particular location, there is a range of larger premises for them to move to which continue to serve their business needs, without having to move away from the local area and potentially losing skilled staff and valuable local employment. Similarly, businesses looking to relocate or develop footloose investment opportunities will only consider a location if there is a variety of competitively-priced accommodation, of a standard which helps them service clients and attract and retain talented staff.

This requires a **pathway of business growth workspace**, covering everything from rented desk space and affordable 'easy-in, easy-out' managed space to large industrial space and land for building.<sup>49</sup>

#### Pathway of business growth workspace

Pathway category 1:	Co-working space
Pathway category 2:	Business incubator
Pathway category 3:	Managed small business workspace
Pathway category 4:	Managed grow-on workspace
Pathway category 5:	Conventional commercial workspace lease
Pathway category 6:	Design and build opportunities

What is more, new industries need new types of space, with increasingly specialist and technical requirements.

### **Space for growth in Hartlepool**

There is no shortage of employment land in Hartlepool – but very few businesses across the wider economy are in a position to take the risk of developing their own premises. Key strategic actions in Hartlepool are therefore about prioritisation of business locations, facilitating private sector development and meeting gaps in premises provision.

**Queen's Meadow and Wynyard Business Parks** are identified as the priority locations for high-volume, high-value productive business growth in Hartlepool – and they are likely to be the most attractive locations for inward investment. Queen's Meadow is a good example of how several workspace categories can be successfully developed in the same location to encourage agglomeration. These are the Local Plan's two strategic growth locations alongside the ports and power station. Both ports have significant room for commercial growth and land has also been safeguarded for a potential new nuclear power station. The Council is also working towards the continual improvement of the Brenda Road Business Corridor as a business investment location.

For private investors, the Tees Valley and the wider North East are perceived as less-established markets, where achievable values and returns can be too marginal and too risky to support speculative development – often as a result of recognised market barriers – debt finance, end-use covenant, legacy perceptions and empty property rates. Similarly, less profitable and more risky multi-occupancy commercial property developments, such as those for small businesses, tend not to attract private-sector investment, except in the very strongest markets.

Where there are gaps in provision, public sector investment through grants, loans, financial risk-sharing mechanisms or direct delivery are often required to respond to identified gaps and ensure that local economies such as Hartlepool can develop the **pathway of business growth workspace required to be competitive as business and investment locations**.

The Council has already taken a lead with the development of the **BIS** – a multi-occupier managed small business workspace, specifically designed and focused on new businesses in the creative sector. Grow-on accommodation such as Enterprise Court at Queen's Meadow (funded by HCA) has proved very attractive to early stage businesses and additional provision should be strongly considered.

Work is also under way with TVCA to understand the business accommodation requirements of the Tees Valley's target sectors, and the Council will pay particular attention to its findings.

## 4.6 Business leadership and local networks

### ***Why are business leadership and networks important?***

Business leadership and networks provide a valuable sense of connectedness, direction and pride in a local economy. Leadership should extend well beyond the function of the local authority; it relies on leading businesses to set the example themselves.

Access to business support services can be critical to all businesses, especially those in the early stages of their development without the resources, experience or training to carry out the full range of tasks required to run a business. Business support services include:

#### **Commonly offered business support services**

- |   |   |
|---|---|
| <input type="checkbox"/> Business planning advice & support               | <input type="checkbox"/> Accountancy & financial management   |
| <input type="checkbox"/> Production assistance<br>(e.g. R&D, prototyping) | <input type="checkbox"/> Financial advice & access to finance (e.g. pitching to equity investors, banks for loan finance) |
| <input type="checkbox"/> Business mentoring & coaching                    | <input type="checkbox"/> Entrepreneurship training  |
| <input type="checkbox"/> Introductions & investor networking              | <input type="checkbox"/> In-house technical & ICT support   |
| <input type="checkbox"/> Pitching & presentation training                 | <input type="checkbox"/> HR & resource management support   |
| <input type="checkbox"/> Legal support                                    | <input type="checkbox"/> In-house admin support   |
| <input type="checkbox"/> Marketing support & advice                       | <input type="checkbox"/> Peer networking events   |

### ***Business leadership and networks in Hartlepool***

**Hartlepool Borough Council is an enabler of local business investment** and sets the tone for doing business in the Borough – but businesses themselves are equally important in taking leadership and developing networks.

The Council's business strategy is overseen by the Economic Regeneration and Tourism Forum – a representative business and public sector network with the aim to 'develop a more enterprising, vigorous and diverse local economy'. Privately-organised networks also take the lead in promoting the Borough's business and economic interests – for example, Hartlepool Business Forum, which encourages networking, best practice, inter-trading and organises the annual Hartlepool Business Awards. Others include the ISQ Business Association, the Longhill and Sandgate Business Association and Women What Do. Many businesses in Hartlepool also lead in their own business networking activity – for example PD Ports is continually working alongside its supply chain to innovate and understand their needs<sup>50</sup>.

Businesses looking for professional support and funding can take advantage of programmes provided both by the Council and Tees Valley Combined Authority. The Council provides a wide range of direct support for businesses including grants and manages the business accommodation of both the BIS and Enterprise Centre. The Tees Valley Combined Authority offers a range of business grant funds to help businesses invest and grow; access to training and networking are also available. Reported take up of services and funding in Hartlepool is lower than the other Tees Valley authorities and efforts will be made to increase levels of engagement with business support providers.



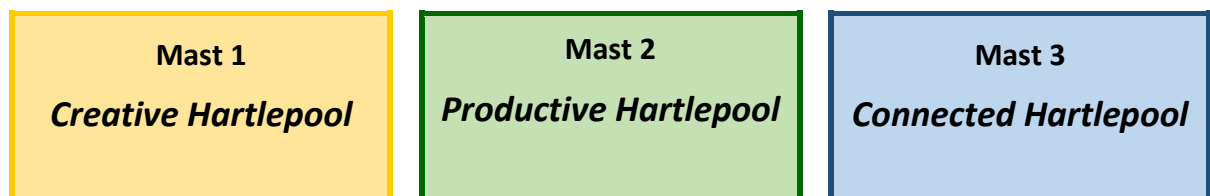
## 5 The three masts of Hartlepool's economy

### 5.1 From evidence to strategy

Evidence shows that **Hartlepool is a Borough with opportunity for a bright economic future**: improving levels of engagement in the economy and productivity in the workforce; the assets base and specialisms to be a key player in the Tees Valley economy; and a Council with a track record of delivering investment.

Three themes have emerged from the evidence review: the desire for Hartlepool to be a modern **creative** economy, the push for **productive** growth, and the need to be well **connected** in order to achieve this.

These themes form the **three masts of Hartlepool's economy** – a framework for the refreshed Economic Strategy, which reflects the distinctive maritime associations of Hartlepool's economy, both from the past and for the future. Hartlepool's economy benefits from a celebration of its maritime heritage, while capitalising on a marine future driven by creative, enterprising and productive business growth.



The three masts are supported by key messages from the review of Hartlepool's economy and baselines for business: room for growth to build on exceptional creative assets; core strengths in process, engineering and production; and widening the Borough's economic footprint. Each one has its own points of reference in the current and future shape of the economy, as shown in the diagram overleaf.

Each mast is also supported by a vision statement, objectives and priorities, and measures to monitor Hartlepool's economic trajectory.

**The headline outcomes to be achieved as a result of the strategy are to:**

1. Become a magnet town for visitors, creative learners, innovative businesses and investment partners;
2. Widen Hartlepool's economic footprint;
3. Narrow jobs and skills value gaps;
4. Maintain Local Plan growth trajectories; and
5. Maximise Hartlepool's contribution to the Tees Valley economy.

Priority programmes are summarised here, and outlined in more detail in Section 6.

**From evidence to strategy: Key reference points of the three masts of Hartlepool's Economy**

<b>Mast 1</b> <b>Creative Hartlepool</b>	<b>Mast 2</b> <b>Productive Hartlepool</b>	<b>Mast 3</b> <b>Connected Hartlepool</b>
<p><b><i>Promoting an innovative and enterprising economy</i></b></p> <p>Room for growth to build on creative assets:</p> <ul style="list-style-type: none"> <li>• Innovation and Skills Quarter</li> <li>• Northern School of Art</li> <li>• The BIS</li> </ul> <p>Addressing the jobs value gap</p> <p>More higher-value jobs</p> <p>More business-to-business activity &amp; grown on supply chains</p> <p><i>Magnet town:</i> Attract and retain creative and productive younger people</p> <p>Retain value of creative people and ideas in Hartlepool</p> <p>Quality of place</p>	<p><b><i>Addressing the UK productivity gap</i></b></p> <p><b><i>Meeting the Tees Valley Productivity Challenge</i></b></p> <p><i>Hartlepool's new economy</i></p> <p>Modern marine economy</p> <p>High quality productive assets</p> <p>Facilitate private investment in more jobs and business</p> <ul style="list-style-type: none"> <li>• Process</li> <li>• Engineering</li> <li>• Advanced manufacturing</li> <li>• Circular economy</li> </ul> <p>More higher-value knowledge based services</p> <p>More business-to-business activity &amp; grown on supply chains</p> <p>Planning for growth</p> <p>Ports growth</p> <p>Pathway of business growth accommodation</p> <p>Economic legacy challenges</p> <p>Skills and jobs value gap</p> <p>Engaging young people in the economy</p>	<p><b><i>Widening our economic footprint</i></b></p> <p><b><i>Looking outwards with a positive approach to economic networks</i></b></p> <p>Continued demand for port capacity</p> <p>Access to global markets</p> <p>Maritime heritage</p> <p>Continued development of network of high-quality leisure &amp; cultural attractions</p> <p>180 degree catchment</p> <p>Self-contained role in Tees Valley economy</p> <p><i>Ease and efficiency of travel</i></p> <p>Improving road connections</p> <p>Need better local rail connection</p> <p>Networks to support start up and survival</p> <p>Improve engagement with Tees Valley business support organisations and networks.</p>

## Mast 1: Creative Hartlepool

### ***Creative Hartlepool - a vision statement***

Creative Hartlepool seeks to build on the growing profile and reputation of the town as a distinctive and dynamic economic centre and to support creative people and enterprise to choose to locate and grow in the local economy.

This requires a clear focus on the economic assets of the town that can influence both the external image as a creative and cultural destination, as well as attracting younger people to build their skills and lives in Hartlepool. This will help to retain the value of creative and enterprising people and ideas in Hartlepool.

Some 'big moves' have already been achieved over recent years in delivering Creative Hartlepool, focused on the colleges and Innovation and Skills Quarter. The strategy seeks to accelerate and promote the town's growing reputation as an exciting and creative centre of learning, enterprise and culture, prioritising investment in infrastructure and a supportive environment in which creative people and businesses can flourish.

Creative Hartlepool also seeks to promote new and innovative ways of supporting and delivering economic growth, including through new funding mechanisms, as well promoting inclusive growth that meets the needs of the whole of the Borough's population.

### ***Creative Hartlepool objectives and priorities***

The objectives of Creative Hartlepool over the next three years are to:

- Creative 1.** Build on Hartlepool's reputation as a creative town which supports innovative people, ideas and enterprise; and
- Creative 2.** Develop the assets and skilled workforce to sustain a creative and inclusive local economy.

These objectives will be supported by priority programmes and actions by the Council in the next three years with a particular focus on consolidating the economic role of the Innovation and Skills Quarter. **Current investment in the ISQ will see the BIS** provide managed workspace for creative start-ups and new growth creative businesses. The next phase of ISQ will enhance the position of the Northern School of Art as a leading creative institution.

A partnership between the Council, Northern School of Art and Tees Valley Combined Authority will take forward the development of new film and TV studios for commercial use and work experience, alongside provision of a new creative space for education and stage production. The technology-enabled workspace will provide access for creative SMEs to specialist equipment.

Further investment in the ISQ will see the refurbishment of a Grade II listed building to enhance the built heritage of the Quarter – a commercial outlet providing employment and training opportunities and improved visitor attraction.

The Council will continue to promote the vision for Creative Hartlepool through its place making, and will use its enabling role to coordinate plans for creative enterprise, skills and graduate retention in the Borough, including securing a £650,000 TVCA investment contribution for the Centre for Excellence in Creative Arts.

***Creative Hartlepool – economic trajectory measure***

Innovation in the Hartlepool economy goes beyond the creative sector, but the core measure of the success of the Council's interventions in the next three years will be in generating more higher-value employment in creative and cultural activities.

The aim over the period to 2021 is **for jobs growth in cultural and creative activities to be in line with or better than the wider Tees Valley** (see section 6.2).

## **Mast 2: Productive Hartlepool**

### ***Productive Hartlepool - a vision statement***

Productive Hartlepool seeks to consolidate and strengthen the core foundations of Hartlepool's new economy in the areas where it has most potential to add value to the Tees Valley's priorities: process, engineering, advanced manufacturing and the circular economy and emerging 'clean growth' concept. This should take place against a basic backdrop of more higher-value services activity, business-to-business provision and grown-on supply chains.

Efforts to improve skills, provide targeted business support and provide a pathway of high-quality business growth accommodation will enhance the productivity of local business and the workforce: narrowing the productivity gap between the Tees Valley and the wider economy.

This requires a prioritised approach to local skills strategies, with Centres of Excellence and academies for target sectors, notably energy, including both generation and decommissioning opportunities, advanced manufacturing, creative and hospitality.

Productive Hartlepool also sees a consolidated and enhanced role for the Borough's high-quality productive assets including the ports, the power station, key business locations and the town centre.

The drive to reinforce and replenish the local skills base also requires an appropriate housing offer, including live-work units, to support retention and attraction of skilled people in the Borough alongside an inclusive approach that seeks to reduce barriers to employment particularly for younger people.

### ***Creative Hartlepool objectives and priorities***

The objectives of Productive Hartlepool over the next three years are to:

**Productive 1.** Enhance the productivity of local businesses and the local workforce

**Productive 2.** Improve the productivity and local economic contribution of key local assets

Productive Hartlepool will be delivered over the next three years across a range of Council priority programmes. The first step in enhanced productivity has been to engage with businesses across the Borough to understand their support, investment and skills needs, and to promote business support available at Hartlepool and Tees Valley level. It will also co-ordinate a Borough-wide approach to the delivery of basic and higher-level skills for a productive workforce; and support new Skills Academies at Hartlepool College of Further Education in advanced manufacturing, energy lifecycle, construction and health & social care.

The Council will also continue to promote the consolidation, enhancement and expansion of the Borough's productive economic assets. This includes a programme to enable investment in high-quality business workspace, and direct engagement with the operators of Hartlepool's ports and nuclear power station. The Local Plan provides the framework for quality housing growth in the west of Hartlepool, and the Council will enable and encourage investment in new site and highways infrastructure to kick-start housing growth. Direct Council investment will be targeted in continuing to enhance the value of the town's central area in its productive economy.

***Productive Hartlepool – economic trajectory measure***

Progress towards a more productive higher-value Hartlepool will ultimately be reflected in the level of economic output from each role in the economy.

The aim over the period to 2021 is to **achieve Gross Value Added per job in line with or better than the wider Tees Valley** (see section 5.2).

## Mast 3: Connected Hartlepool

### ***Connected Hartlepool - a vision statement***

Connected Hartlepool aims to widen the Borough's economic footprint with a positive outward-facing approach to economic networks. It recognises that physical connectivity and economic collaboration are equally important in supporting productive economic growth. Through improvement to the movement of people and goods, and the sharing of information and economic priorities, Connected Hartlepool acts as an ***enabler of the Creative and Productive Hartlepool masts***.

Priorities for external physical connectivity seek to broaden Hartlepool's catchment for workers and visitors, improving the integration of the local economy with the Tees Valley and wider North East. Cross-Tees connectivity is a key focus given the emerging growth focus at South Tees. It also recognises the importance of continued strategic connectivity to London by rail in promoting Hartlepool's national profile and appeal and improved local connections to Tees Valley economic centres.

Connected Hartlepool promotes ongoing investment in port facilities recognising the value of ports as '*vital enablers of the UK economy and trade*' and the importance of the Borough's ports to specialist growth sectors such as offshore energy and decommissioning and access to world markets.

Hartlepool's economic networks will be enhanced through the continued development of a network of high-quality leisure & cultural destinations and visitor accommodation. Connections between town centre assets, including the shopping centre, Colleges, ISQ and Waterfront are prioritised. This builds on the public realm improvements already programmed and seeks to promote greater integration between key assets with improved pedestrian access.

Connected Hartlepool also recognises the importance of encouraging local supply chains to support priority sectors. Support for supply chain development complements 'Productive Hartlepool' by maximising local purchasing opportunities.

### ***Connected Hartlepool objectives and priorities***

The objectives of Connected Hartlepool over the next three years are to:

**Connected 1.** Improve external connectivity to strategic economic opportunities

**Connected 2.** Enhance and connect a network of assets to increase Hartlepool's draw as a destination

**Connected 3.** Develop and strengthen local supply chains for key sectors

Connected Hartlepool will be realised over the next three years through a series of Council programmes and interventions in physical infrastructure, visitor and leisure attractors and business networks. Investment will take place to establish Hartlepool Waterfront as the prime destination in the town – to include an initial programme of investment in high-quality public realm; the design and development of a new visitor attraction; a new events space; a watersports activity centre; and investment in the development of a new hotel. Continued investment will see improved pedestrian connectivity between the multiple assets of Hartlepool's town centre, ISQ, Waterfront and the National Museum of the Royal Navy.

Plans for improved physical connectivity will see construction start on the Western Growth Corridor, and efforts to promote the concept of an Eastern Crossing of the River Tees.

Efforts to develop enhanced economic networks will have a primary focus in supply chain

development initiatives for the offshore energy and decommissioning industries.

***Productive Hartlepool – economic trajectory measure***

Connected Hartlepool encompasses a broad range of ambitions which help to widen the Borough's economic footprint. This is best represented in the ability of the Borough's assets to attract people and capacity of its infrastructure to connect the town to a wider catchment. The aim over the period is to achieve **continued growth in overall visitor numbers to Hartlepool**, increasing the Borough's penetration rate into the regional visitor market.



## 6 Priorities for Hartlepool's new economy

### 6.1 Priority programmes

A series of priority programmes and actions has been identified under each mast, to help the Council deliver on the priorities for Hartlepool's new economy.

Creative Hartlepool: Priority programmes 2019-21			Objectives						
Programme	Description	Strategic/ delivery partners	Creative 1	Creative 2	Productive 1	Productive 2	Connected 1	Connected 2	Connected 3
<b>Innovation and Skills Quarter</b>	<p>Strategic development partnership between Hartlepool Borough Council and the Northern School of Art to deliver:</p> <ol style="list-style-type: none"> <li>1. Scott Building: new creative teaching space inc. stage set production facilities</li> <li>2. Northern Studios: new film and TV studios for commercial and educational use to include: sound stage, green screen studios, workshops and production offices</li> <li>3. ISQ 3: Continued programme of interventions to diversify economic activity on Church Street at the heart of ISQ, including:               <ul style="list-style-type: none"> <li>- Examining the feasibility of additional small workspace units inc. live/work units</li> <li>- Continued enhancement of the campus including new opportunities for student residential development and additional teaching facilities</li> <li>- Feasibility and funding plan for new technology-enabled library / learning resource centre, new student union facilities and related campus infrastructure to support the Northern School of Art</li> <li>- Refurbishment of Hartlepool Art Gallery.</li> <li>- Refurbishment and commercial use of Grade II listed Shades</li> </ul> </li> </ol>	<p>HBC</p> <p>Northern School of Art</p> <p>Private Developers</p> <p>TVCA</p>	✓	✓	✓	✓		✓	

Creative Hartlepool: Priority programmes 2019-21			Objectives						
Programme	Description	Strategic/ delivery partners	Creative 1	Creative 2	Productive 1	Productive 2	Connected 1	Connected 2	Connected 3
	<p>building</p> <ul style="list-style-type: none"> <li>- Use of the BIS to promote entrepreneurship in the creative industries sector</li> <li>- Promoting the refurbishment and reuse of vacant premises and land in the area</li> <li>- Continued programme of public realm and connectivity improvements</li> </ul>								
<b>Creative Hartlepool Plan</b>	<p>Coordination and maintenance of a plan for external promotion and branding of Creative Hartlepool to include place marketing activities at regional, national and international level.</p> <p>Establishment of Creative Hartlepool Champions programme: a network of local business leaders, creative professionals and academics specifically coordinated to promote Hartlepool's creative economic vision through their networks and fields of work</p> <p>Coordination of existing and forthcoming activities (including BIS-based business support) to support graduate retention and creative business growth – to include business support, understanding specialist business accommodation requirements, and the promotion of Hartlepool's lifestyle offer to its graduates from outside the Borough.</p>	<p>HBC</p> <p>Northern School of Art</p> <p>The BIS</p> <p>Creative professionals</p> <p>Hartlepool College of Further Education</p> <p>Hartlepool VI Form College</p> <p>Centre for Excellence in Creative Arts</p>	✓	✓	✓			✓	
<b>Creative Hartlepool Skills Compact</b>	<p>Develop a coordinating partnership and set of agreed core principles for the delivery of skills in creative and cultural sectors in Hartlepool.</p> <p>Improve links between the Centre for Excellence in Creative Arts and the colleges to promote creative skills and pathways to colleges and business.</p>	<p>HBC</p> <p>Northern School of Art</p> <p>Hartlepool College of Further Education</p> <p>Hartlepool VI</p>	✓	✓	✓				

Creative Hartlepool: Priority programmes 2019-21			Objectives						
Programme	Description	Strategic/ delivery partners	Creative 1	Creative 2	Productive 1	Productive 2	Connected 1	Connected 2	Connected 3
		Form College Centre for Excellence in Creative Arts							

Productive Hartlepool: Priority programmes 2019-21			Objectives						
Programme	Description	Strategic/ delivery partners	Creative 1	Creative 2	Productive 1	Productive 2	Connected 1	Connected 2	Connected 3
<b>Business engagement and support programme</b>	<p>Programme of direct engagement with business to include:</p> <ul style="list-style-type: none"> <li>- Identification of business growth opportunities</li> <li>- Promotion of business support delivery from partner organisations</li> <li>- Continued support for the Tees Valley SEP priority sectors.</li> <li>- Promotion and delivery of business evens and seminars</li> <li>- Continued support for business organisations operating in Hartlepool and wider Tees Valley</li> </ul>	<p>HBC</p> <p>TVCA</p> <p>Business support organisations</p>	✓		✓				✓
<b>Productive Skills programme</b>	<p>Maintain Borough-wide approach to strategy and delivery of basic and higher-level skills in Hartlepool, in line with business needs and TVCA Skills Strategy, to include:</p> <ul style="list-style-type: none"> <li>- consolidating success of apprenticeships and promotion of higher and degree-level apprenticeships</li> <li>- engagement with Tees Valley skills, employment and careers programmes through the Council's Learning and Skills service</li> </ul> <p>Programme of support for Hartlepool College of Further Education and private industry sponsors to develop skills academies in priority sectors:</p> <ul style="list-style-type: none"> <li>- Energy Life Cycle</li> <li>- Health and Social Care</li> <li>- Seymour Civils Training Academy</li> </ul>	<p>Northern School of Art</p> <p>HBC</p> <p>Hartlepool Colleges</p> <p>TVCA</p> <p>NHS</p> <p>Private Businesses</p> <p>Seymour Civil Engineering</p>		✓	✓	✓			

Productive Hartlepool: Priority programmes 2019-21			Objectives						
Programme	Description	Strategic/ delivery partners	Creative 1	Creative 2	Productive 1	Productive 2	Connected 1	Connected 2	Connected 3
<b>Space for Growth Programme</b>	<p>Programme to identify gaps and promote improvements in pathway of business growth accommodation to include:</p> <ul style="list-style-type: none"> <li>- identifying issues for Hartlepool from Tees Valley Business Accommodation Study</li> <li>- analyse demand for / feasibility of additional small workspace units in the ISQ</li> <li>- assess requirements for / feasibility of additional managed grow-on workspace</li> <li>- industrial estate improvements throughout the Brenda Road Business Corridor</li> <li>- continued development of Queens Meadow as the Borough's premier business location</li> </ul>	HBC TVCA Private Developers		✓	✓	✓			✓
<b>Ports Growth programme</b>	<p>Direct engagement with port operators on their growth and investment plans:</p> <ol style="list-style-type: none"> <li>1. <b>Hartlepool Port:</b> analysing the feasibility and investment requirements to enhance capacity to serve offshore windfarms</li> <li>2. <b>Able Seaton Port:</b> analysing the feasibility and investment requirements to position ASP as the UK's leading oil and gas decommissioning facility; and preparation for handling of offshore turbines and nacelles from 2020</li> </ol>	HBC PD Ports Able UK			✓	✓	✓		✓
<b>Future of Nuclear Hartlepool plan</b>	<p>Consolidated programme of activity to promote and secure economic value from the nuclear industry in Hartlepool to include:</p> <ul style="list-style-type: none"> <li>- safeguarding land for new nuclear reactor site</li> <li>- promotion of Hartlepool to government as location for future</li> </ul>	HBC EDF NDA				✓			✓

Productive Hartlepool: Priority programmes 2019-21			Objectives						
Programme	Description	Strategic/ delivery partners	Creative 1	Creative 2	Productive 1	Productive 2	Connected 1	Connected 2	Connected 3
	<p>nuclear power station, including potential for small modular reactor installation</p> <p>- engagement with EDF and Nuclear Decommissioning Authority on skills, employment and funding opportunities arising from future decommissioning</p>								
Quality housing growth	<p>Pursuit of Local Plan Policies to enable ongoing housing growth ambitions, notably the <b>South West Extension</b> (1,260 units), <b>High Tunstall Extension</b> (1,200 units), Quarry Farm (220) units and <b>Wynyard</b> (850 units). Three year activities to include facilitating private investment in:</p> <p>- SW Extension – major infrastructure works including new access to A689</p> <p>- High Tunstall and Quarry Farm – commencement of Western Corridor highways scheme</p> <p>- Wynyard Park – continued engagement with Stockton BC and Highways England on capacity and impact on strategic road network</p>	<p>HBC</p> <p>Highways England</p> <p>Private developers</p> <p>Stockton BC</p>		✓	✓	✓		✓	

Connected Hartlepool: Priority programmes 2019-21			Objectives						
Programme	Description	Strategic/ delivery partners	Creative 1	Creative 2	Productive 1	Productive 2	Connected 1	Connected 2	Connected 3
<b>Hartlepool Waterfront</b>	<p>Ambitious programme of redevelopment and expansion of visitor facilities at Hartlepool Waterfront. Activity by 2021 will include:</p> <ul style="list-style-type: none"> <li>- high-quality public realm and landscaping of a waterfront linear park;</li> <li>- completion of a new waterfront events space;</li> <li>- planning, design and commencement of construction on new visitor attraction;</li> <li>- completion of feasibility and funding plan for new hotel</li> <li>- a new water activity centre</li> <li>- consolidation and expansion of the NMRN (Hartlepool)</li> <li>- investment opportunities for Trincomalee Wharf</li> <li>- connectivity improvements – links to and from the Waterfront</li> </ul>	<p>HBC</p> <p>Private developers</p> <p>TVCA</p> <p>NMRN</p> <p>Hotel franchisee</p> <p>Hotel management operator</p>		✓		✓		✓	
<b>Civic Quarter and Town Centre</b>	<p>Development of Masterplan to include Raby Road, the Civic Centre, Law Courts, Odeon, Mill House examining spatial growth, regeneration and connectivity opportunities</p> <p>Ongoing engagement to understand changes in Hartlepool town centre and diversification requirements and spatial opportunities presented</p>	<p>HBC</p> <p>MGSC</p>		✓		✓		✓	
<b>Seaton Carew Masterplan</b>	<p>Review Masterplan in light of completed improvements and future regeneration opportunities</p>	HBC				✓			

Connected Hartlepool: Priority programmes 2019-21			Objectives						
Programme	Description	Strategic/ delivery partners	Creative 1	Creative 2	Productive 1	Productive 2	Connected 1	Connected 2	Connected 3
<b>Hartlepool Destination and Tourism marketing plan</b>	Active promotion of Waterfront, NMRN and all visitor assets to drive visitor growth.  Promote combined Hartlepool destination offer to extend dwell time and overnight stays.  Work with TVCA to promote City of Culture 2025	NMRN  HBC  TVCA  Private businesses		✓				✓	
<b>Eastern Crossing of the Tees</b>	Shared promotion of vision for an Eastern highways crossing of the River Tees to connect Hartlepool to the South Tees Development Zones, to include:  - completion of feasibility study  - analysis and exploration of funding mechanisms	STDC  HBC			✓	✓	✓		
<b>Western Growth Corridor</b>	Completion of planning and design, and commencement of construction, of new £18m link road to an enhanced grade-separated junction on the A19 at Elwick North providing a third high-quality and safe access to the A19 from Hartlepool	HBC  Highways England  Homes England			✓	✓	✓		
<b>Local rail enhancements</b>	Promotion of investment in local rail enhancements, including works to Hartlepool's North Platform, through the emerging Tees Valley rail strategy and active involvement in the new North East Rail Management Unit	HBC  Network Rail  Train operating companies			✓	✓	✓		

## 6.2 Monitoring Hartlepool's economic trajectory

As outlined in section 2, the targets established in 2011 for Hartlepool's economy highlight some of the enduring and important ambitions for the Borough – more jobs and businesses, a higher-skilled workforce and improved economic inclusion.

Today however, it is acknowledged that monitoring measures should make appropriate allowance for the Borough's economic starting point and its relationships with wider economies.



The 2011 strategy has a total of 35 performance indicators. This strategy retains and refines some of the most important measures, but also narrows the focus onto issues which are a) economic b) measurable c) within the Council's sphere of influence.

This strategy identifies key economic issues – job and skills value gaps – and ambitions: creativity; productivity and connectivity. It also identifies the role of the Council as an **enabler** of the local economy.

The performance measures outlined below seek to address:

- 1) The overall economic trajectory of Hartlepool as a Borough; and
- 2) The trajectory towards the ambitions of being more creative, more productive and better connected.

### **Monitoring Hartlepool's overall economic trajectory**

The measures which will indicate the overall trajectory of Hartlepool's economy over the next three years are as follows (see detail in following table):

- Maintain an employment rate within 10% points of the national average;
- Close the gap with overall Tees Valley employment rate;
- Achieve positive employment jobs growth in line with or better than the wider Tees Valley;
- Bring the number of businesses per head in line with or better than the wider Tees Valley;
- Close the youth unemployment gap with the wider Tees Valley; and
- Close the basic qualifications gap in line with the wider Tees Valley.

Measures to monitor Hartlepool's economic trajectory			
Measure	Issue measured	Baseline	Data
<ul style="list-style-type: none"> <li>Maintain an <b>employment rate</b> within 10% points of the national average</li> <li>Close the gap with overall Tees Valley employment rate</li> </ul>	Level of economic engagement and structural legacy gap with wider economy	<b>Overall employment rate</b> Hartlepool: 64% Tees Valley: 68% England: 75%	ONS Annual Population Survey  (Baseline July 2017 – June 2018)
<ul style="list-style-type: none"> <li>Positive employment <b>jobs growth</b> in line with or better than the wider Tees Valley</li> </ul>	Overall investment in job creation Contribution to Tees Valley economy	<b>Jobs growth 2015-17</b> Hartlepool: 0% Tees Valley: 0%	ONS BRES; total employment  (Baseline: 3 year growth, 2015-2017)
<ul style="list-style-type: none"> <li>Bring the <b>number of businesses</b> in line with or better than the wider Tees Valley</li> </ul>	Overall investment in business creation Contribution to Tees Valley economy	<b>Business density</b> Hartlepool: 258 / 10,000 Tees Valley: 260 / 10,000	Enterprises per 10,000 population  ONS Business Counts / Population Estimates (Baseline 2017)
<ul style="list-style-type: none"> <li>Close the <b>youth unemployment gap</b> with the</li> </ul>	Level of economic engagement of young people	<b>Unemployment rate 18-24 y/o</b>	Unemployment rate of 18-24 year olds

wider Tees Valley	and structural legacy gap with wider economy	Hartlepool: 13.6%	ONS Claimant Data reported by TVCA (Baseline October 2018)
		Tees Valley: 6.6%	
<ul style="list-style-type: none"> <li>Close the <b>basic qualifications gap</b> in line with the wider Tees Valley</li> </ul>	Basic work readiness of workforce	<b>% 16-64 with a formal qualification</b> Hartlepool: 83% Tees Valley: 86%	ONS Annual Population Survey (Baseline Jan-Dec 2017)

### ***Monitoring trajectory towards Creative, Productive and Connected Hartlepool***

The success of each mast of the Economic Strategy will ultimately be judged by the delivery track record against each programme.

Each mast is also supported by a *core* monitoring measure which gives a general perspective on Hartlepool's trajectory towards the ambitions of the strategy.

#### **Creative Hartlepool core measure**

Measure	Issue measured	Data
<ul style="list-style-type: none"> <li><b>Jobs growth in cultural and creative activities</b> in line with or better than the wider Tees Valley</li> </ul>	Effectiveness of investment and intervention in growing Hartlepool's cultural and creative economy	ONS BRES 5 digit SIC sector definition see footnotes

#### **Productive Hartlepool core measure**

Measure	Issue measured	Baseline	Data
<ul style="list-style-type: none"> <li>Gross value added per job in line with or better than the wider Tees Valley</li> </ul>	Levels of productivity in Hartlepool's economy and value added by its workforce	Hartlepool: £48,645 Tees Valley: £48,408 (2016)	ONS Regional Gross Value Added by Local Authority BRES Employment

#### **Connected Hartlepool core measure**

Measure	Issue measured	Baseline	Data
<ul style="list-style-type: none"> <li>Growth in overall visitor numbers – increased penetration rate in regional visitor market</li> </ul>	Enhancement in Hartlepool's visitor assets, catchment and physical connections	4.0m (2016) 5.9% growth 2014-2016	Hartlepool STEAM data

## **Annex – References and data**

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<sup>1</sup> ONS UK Business Counts. Growth in the number of enterprises, 2011-2017: Hartlepool 35.3%; England 30.2%. GENECON analysis

<sup>2</sup> ONS Business Demography and UK Business Counts. 2016 new enterprise business births as % of 2015 stock: Hartlepool 19%; England 18%. GENECON analysis.

<sup>3</sup> ONS Business Register and Employment Survey. Growth in number employment, 2011-2017: Hartlepool 775 (3%); Tees Valley, 9,500 (4%); England & Wales, 2,617,500 (11%). GENECON analysis

<sup>4</sup> Hartlepool Borough Council (2018). *Local Plan*. pp 14 and 15.

<sup>5</sup> ONS Census 2011 Origin-Destination. Hartlepool's residents make up 71% of Hartlepool's workforce. GENECON analysis.

<sup>6</sup> ONS Population Estimates (2017). Hartlepool 93,000 (14%); Tees Valley 672,500. ONS UK Business Counts (2018). Hartlepool 2,305 enterprises (13%); Tees Valley 17,230. ONS Business Register and Employment Survey (2017). Hartlepool employment 30,765 (11%); Tees Valley, 270,250.

<sup>7</sup> HM Government (2017). *Industrial Strategy: Building a Britain Fit for the Future*. pp19-20.

<sup>8</sup> HM Government (2017). *Green Paper: Building our Industrial Strategy*. p14.

<sup>9</sup> Tees Valley Combined Authority (2016). *Tees Valley Strategic Economic Plan: 2016-2026*. p13

<sup>10</sup> HM Government (2017). *Industrial Strategy: Building a Britain Fit for the Future*. The four grand challenges are artificial intelligence, clean growth, future mobility, and the ageing society.

<sup>11</sup> Strategic Economic Plan, *op cit*. p10

<sup>12</sup> ONS BRES (2017) using Advanced Manufacturing SIC definition from TVCA Advanced Manufacturing Sector Action Plan (2018). Share of total employment in advanced manufacturing: Hartlepool, 9%; Tees Valley, 7%; England 4%.

<sup>13</sup> ONS BRES (2017). GENECON analysis.

<sup>14</sup> ONS BRES (2017). GENECON analysis. 1,170 jobs in electrical manufacturing in Tees Valley (5 digit SIC); 640 in Hartlepool.

<sup>15</sup> ONS BRES (2017). GENECON location quotient analysis using SIC definition from TVCA Sector Action Plan

<sup>16</sup> ONS BRES (2017). GENECON analysis.

<sup>17</sup> ONS Regional Gross Value Added by Local Authority; BRES Employment (2016). GENECON analysis

<sup>18</sup> TVCA/Jacobs Consultancy (2018). *Hartlepool Nuclear Power Station Economic Impact Assessment*, p14.

<sup>19</sup> Global Tourism Solutions (2017). Steam data for Hartlepool 2016. GENECON analysis

<sup>20</sup> Business density per 10,000 head of population. ONS Business Counts; Population Estimates (2016).

<sup>21</sup> ONS BRES (2017) Employment. GENECON Analysis.

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<sup>22</sup> ONS BRES (2017) Public: Private Employment. Private sector employment in Hartlepool: 76%; Tees Valley: 78%; England: 84%.

<sup>23</sup> Annual Population Survey: July 2017-June 2018. GENECON analysis

<sup>24</sup> ONS Population Estimates by Year of Age. GENECON analysis

<sup>25</sup> *Ibid*

<sup>26</sup> Annual Population Survey: January 2017-December 2017. GENECON analysis.

<sup>27</sup> PD Ports (2017). *Teesport and Hartlepool: Port Handbook 2017/18*. p53

<sup>28</sup> Development of Residential Design SPD, referred in Local Plan, *op cit*.

<sup>29</sup> Local Plan, *op cit*. p163

<sup>30</sup> ONS Regional Gross Value Added by Local Authority; BRES Employment (2016). GENECON analysis

<sup>31</sup> ONS Annual Population Survey via NOMIS: Unemployment time series.

<sup>32</sup> ONS Annual Population Survey via NOMIS: Unemployment: July 2017-June 2018. Hartlepool 8.9%; Great Britain: 4.2%

<sup>33</sup> Department for Education (2018). Local Authority Interactive Toolkit. Progress 8 Attainment 8

<sup>34</sup> CBI (2017). Unlocking regional growth understanding the drivers of productivity across the UK's regions and nations

<sup>35</sup> Estimated percentages reported by Northern School of Art management

<sup>36</sup> Department for Transport (2017). *Transport Infrastructure for Our Global Future: A Study of England's Port Connectivity*.

<sup>37</sup> Tees Valley Combined Authority (2015). *Tees Valley Strategic Infrastructure Plan: Executive Summary*. p8

<sup>38</sup> GENECON analysis.

<sup>39</sup> South Tees Development Corporation (2017). *Regeneration Masterplan: Consultation draft*

<sup>40</sup> National Rail Enquiries. GENECON analysis

<sup>41</sup> See for example: *Connecting The Tees Valley* (TVCA, 2016), *Tees Valley Statement of Transport Ambition* (TVU, 2011)

<sup>42</sup> National Rail Enquiries. GENECON analysis of average times of most frequent weekday trains. Rounded to nearest 5 minutes.

<sup>43</sup> Tees Valley Combined Authority (2016). *Tees Valley Strategic Economic Plan: 2016-2026*

<sup>44</sup> Local Plan, *op cit* ,p58

<sup>45</sup> ONS Business Demography (2017). Five-year survival rate of 2011 business births. Hartlepool: 42.9%; Tees Valley: 42.6%; England : 44.0%

<sup>46</sup> ONS UK Business Counts (2018). GENECON location quotient analysis

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<sup>47</sup> ONS UK Business Counts (2018). GENECON analysis

<sup>48</sup> ONS UK Business Counts (2018). GENECON location quotient analysis

<sup>49</sup> GENECON typology

<sup>50</sup> PD Ports, *op cit.*

**GENECON SIC definition of Creative and Cultural industries used in employment analysis:**

18201 : Reproduction of sound recording  
18202 : Reproduction of video recording  
18203 : Reproduction of computer media  
23410 : Manufacture of ceramic household and ornamental articles  
58110 : Book publishing  
58190 : Other publishing activities  
59111 : Motion picture production activities  
59112 : Video production activities  
59113 : Television programme production activities  
59120 : Motion picture, video and television programme post-production activities  
59131 : Motion picture distribution activities  
59132 : Video distribution activities  
59133 : Television programme distribution activities  
59200 : Sound recording and music publishing activities  
60100 : Radio broadcasting  
60200 : Television programming and broadcasting activities  
73110 : Advertising agencies  
74100 : Specialised design activities  
74201 : Portrait photographic activities  
74202 : Other specialist photography (not including portrait photography)  
74209 : Other photographic activities (not including portrait and other specialist photography and film processing) nec  
78101 : Motion picture, television and other theatrical casting  
85520 : Cultural education  
90010 : Performing arts  
90020 : Support activities to performing arts  
90030 : Artistic creation  
90040 : Operation of arts facilities  
91020 : Museum activities  
91030 : Operation of historical sites and buildings and similar visitor attractions

# REGENERATION SERVICES COMMITTEE

18<sup>th</sup> March 2019



**Report of:** Assistant Director (Economic Growth and Regeneration)

**Subject:** HARTLEPOOL HOUSING STRATEGY 2019-2024

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## 1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Key Decision (test (ii)) Forward Plan Reference No. RN 36/18

## 2. PURPOSE OF REPORT

2.1 To seek approval from the Regeneration Services Committee to consult on the Draft Housing Strategy for 2019-2024 (see **Appendix 1**) and Action Plan for a period of eight weeks. The Strategy details the key housing priorities for the Council and its partners for the period to 2024. The Action Plan is the delivery plan for the priorities which have been identified.

The report had been intended for submission to the Committee on 28<sup>th</sup> January however, due to additional workload in preparing for Thirteen Group's exit from the choice based lettings partnership, there was a departure from the Forward Plan.

## 3. BACKGROUND

3.1 The current Housing Strategy for 2015–2020 was approved by Finance and Policy Committee on 27<sup>th</sup> July 2015. This Strategy also incorporates the Council's Homelessness Strategy and Empty Homes Strategy.

3.2 Since the adoption of the 2015–2020 Housing Strategy and its Action Plan there have been legislative and policy changes which necessitate an early review and consultation to develop a new Housing Strategy for Hartlepool.

3.3 Government has introduced a range of new legislation to positively intervene in the delivery of housing supply and to reform the welfare system, namely the Housing and Planning Act 2016, Welfare and Reform Act 2016 and Homelessness Reduction Act 2017. As a consequence it is timely to review the Housing Strategy and also the Homelessness Strategy for Hartlepool.

3.4 The new strategy will replace the Hartlepool Housing Strategy 2015-2020, which identified a range of priorities to meet housing needs within Hartlepool. Many of these priorities still remain relevant and are reflected in the 3 themes that have been identified and developed through consideration of

legislation and government policy direction and in consultation with colleagues across the Council.

- 3.5 The strategy sets out a clear direction, for the next 5 years, as to how we will work with our partners and residents to grow, improve, support and deliver our housing offer. Our ambition is to offer more housing choice by developing new homes and improving and regenerating our existing homes and communities. We are strongly committed to supporting our most vulnerable residents to access and maintain appropriate and good quality housing to meet identified needs.
- 3.6 The Strategy provides a framework for the actions the Council and its partners will take over the next 5 years to guide future planning and delivery to meet the housing needs of our residents. This Strategy should be read in conjunction with the Council Plan, Local Plan and other relevant strategies across Council departments.
- 3.7 To enable delivery of the strategy's priorities, the Council will work with a range of agencies and organisations. Strong relationships will be maintained with the enabling authority, Homes England, to make best use of resources and best practice. Partners and residents' views will also be sought throughout the life of the strategy to measure whether the housing offer within Hartlepool is improved and meets local needs.
- 3.8 The Draft Housing Strategy has been developed during a period of prolonged challenging economic conditions. Therefore, while the Strategy sets out a longer term vision it also recognises that short and medium term actions are needed to address immediate issues such as affordability.

#### **4. PROPOSALS**

- 4.1 The draft vision of the Housing Strategy 2019-2024 remains the same as the one developed for the previous 2015-2020 strategy, which is:

*Developing and maintaining successful communities where people choose to live, by meeting the housing needs of our residents now and in the future.*

- 4.2 To achieve this vision the Housing Strategy has been developed under three themes which will contribute towards achieving the vision:

- Maximising housing growth and delivering sustainable new homes.
- Making the best use of existing homes, regenerating and improving communities.
- Supporting people with specific housing needs to access and maintain appropriate housing.

- 4.3 Theme 1 - Maximising housing growth and delivering sustainable new homes.

The Council will work with partners to deliver suitable new homes, across all tenures, for all demographic groups. The challenges faced in achieving this

priority revolve around delivering high quality new housing which meets identified need, in places where people choose to live whilst continuing to deliver housing regeneration.

The priorities identified for this theme are:

- Increase the delivery of new homes;
- Deliver housing that meets identified needs.

#### 4.4 Theme 2 – Making the best use of existing homes, regenerating and improving communities

Although the delivery of new housing is important it only makes up a small proportion of the overall housing stock. The Council therefore aims to improve existing homes across all tenures. The challenges faced in achieving this priority include ensuring housing quality and choice, raising standards within the rented sector, tackling fuel poverty and helping owner occupiers to maintain their homes. The Council will also work with partners to bring long-term empty homes back into use and support intervention in housing regeneration.

The priorities identified for this theme are:

- Improve housing standards, quality and choice;
- Support regeneration activity in areas identified as in need of intervention;
- Manage the impact of long-term empty homes.

#### 4.5 Theme 3 – Supporting people with specific housing needs to access and maintain appropriate housing

The Council will work with partners to assist vulnerable people and people with specific housing need to access appropriate housing to enable independent living with the relevant support that they require. The challenges faced in achieving this priority include ensuring that there is a variety of housing options to meet the different needs of older people, young people, disabled people and homeless people. There are also challenges in addressing the wider areas of health, employment and developing skill capacity for people to be independent.

The priorities identified for this theme are:

- Target those most vulnerable to homelessness and provide early intervention where possible;
- Support residents who continue to be affected by welfare reform;
- Improve access to appropriate accommodation for vulnerable residents;
- Improve housing options for people with specific housing needs;
- Enable independent living.

#### 4.6 Delivery of the actions set out in this Housing Strategy will be managed and monitored twice-yearly, overseen by the Housing Partnership. The action plan will be reviewed annually to ensure that progress is being achieved as



well as to ensure that it is kept up-to-date with any changes in national or local policy.

- 4.7 The annual housing forum will continue to be delivered during the lifetime of the Housing Strategy with relevant speakers and workshops. Regular newsletters and reports will also be circulated.
- 4.8 There are no options submitted for consideration other than the recommendation.

## **5. RISK IMPLICATIONS**

- 5.1 The Council has housing responsibilities that provide opportunities to improve the town and its resident's lives and there are risks associated if the Council does not manage housing strategically. Funding and regulatory frameworks reinforce the need to have a robust Housing Strategy. Without a Strategy that has been agreed with the Council's partners, funding and support from Homes England 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.

## **6. LEGAL IMPLICATIONS**

- 6.1 The Housing Strategy forms part of the Council's Policy Framework. The recommendation set out in this seeks approval to commence a period of consultation on the draft strategy in compliance with the Budget and Policy Framework rules set out in Part 4 of the Council's Constitution.
- 6.2 Although there is no legal requirement to have a Housing Strategy, the strategy provides a framework to guide future planning and delivery to meet housing needs of our residents and allows Elected Members to scrutinise delivery.
- 6.3 There are no other legal implications.

## **7. CONSULTATION**

- 7.1 Approval to undertake formal consultation with residents, ward members and stakeholders is being sought from Regeneration Services Committee. It is expected that eight weeks consultation will take place during April and May 2019. A second draft of the Housing Strategy and Action Plan will be produced following this to incorporate, where considered appropriate, any formal feedback received and the views, suggestions and issues that might be raised. Following this it will be reported back to the Regeneration Services Committee for its formal adoption.

**8. EQUALITY AND DIVERSITY CONSIDERATIONS**

- 8.1 An Equality and Diversity Impact Assessment will be undertaken on the Housing Strategy following consultation. The Housing Strategy will be made widely available in a number of formats following its adoption.

**9. OTHER CONSIDERATIONS**

Financial Considerations	No relevant issues
Child/Family Poverty Considerations	See <b>Appendix 2</b>
Equality and Diversity Considerations	No relevant issues
Section 17 of The Crime And Disorder Act 1998	No relevant issues
Considerations	
Staff Considerations	No relevant issues
Asset Management Considerations	No relevant issues

**10. RECOMMENDATIONS**

- 10.1 Regeneration Services Committee is recommended to approve formal consultation to be undertaken with residents and stakeholders on the draft Housing Strategy

**11. REASONS FOR RECOMMENDATIONS**

- 11.1 The recommendations ensure that there is a Housing Strategy and supporting Action Plan in place to deliver the 3 identified priority outcomes and the vision of “developing and maintaining successful communities where people choose to live, by meeting the housing needs of our residents now and in the future”.

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Tel: 01429 284117

Sign Off:-

Director of Policy and Finance	<input checked="" type="checkbox"/>	14/02/2019
Chief Solicitor	<input checked="" type="checkbox"/>	27/02/2019

# Hartlepool Housing Strategy

2019 – 2024



**“Developing and maintaining successful communities where people choose to live,  
by meeting the housing needs of our residents now and in the future.”**

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## **FOREWORD**

**Cllr Kevin Cranney**  
**Chair of Regeneration Services Committee**

## CONTEXT AND PURPOSE

### 1. PURPOSE OF THE STRATEGY

- 1.1 Hartlepool's Housing Strategy sets out a clear direction, for the next 5 years, detailing how we will work with our partners and residents to grow, improve, support and deliver our housing offer. Our ambition is to offer more housing choice by developing new homes and improving and regenerating our existing homes and communities. We are strongly committed to supporting our most vulnerable residents to access and maintain appropriate and good quality housing to meet their needs.
- 1.2 The Strategy provides a framework for the actions the Council and our partners will take over the next 5 years to guide future planning and delivery to meet the housing needs of our residents. This Strategy should be read in conjunction with the Council Plan, Local Plan and other relevant strategies across Council departments.

### 2. VISION AND PRIORITIES

- 2.1 Our vision for the 2019-2024 Strategy is:
- 2.2 ***Developing and maintaining successful communities where people choose to live, by meeting the housing needs of our residents now and in the future.***
- 2.3 The priorities identified for the Housing Strategy have been developed using the evidence base available and reflect the issues identified through consultation. Considering legislation and government policy direction, we have developed the following themes and priorities for the next 5 years:

<b>GROW</b>	<b>Maximising housing growth and delivering sustainable new homes</b>
	Increase the delivery of new homes
	Deliver housing that meets identified needs
<b>IMPROVE</b>	<b>Making the best use of existing homes, regenerating and improving communities</b>
	Improve housing standards, quality and choice
	Support regeneration activity in areas identified as in need of intervention
	Manage the impact of long-term empty homes
<b>SUPPORT</b>	<b>Supporting people with specific housing needs to access and maintain appropriate housing</b>
	Target those most vulnerable to homelessness and provide early intervention where possible
	Support residents who continue to be affected by welfare reform
	Improve access to appropriate accommodation for vulnerable residents
	Improve housing options for people with specific housing needs
	Enable independent living

- 2.4 Good quality, appropriate and affordable housing makes an important contribution towards health and wellbeing, the economy, education and the environment.

### 3. NATIONAL HOUSING POLICY CONTEXT

- 3.1 Since the last Housing Strategy there have been several national policy changes and key pieces of legislation which indicate that housing is one of the Government's key priorities, with particular focus on the delivery of housing supply and also lessons learned from the Grenfell disaster.
- 3.2 **Housing and Planning Act 2016** introduced a range of measures mainly intended to promote homeownership and boost levels of housebuilding in England. Other measures that would potentially impact on the social rented sector have not been implemented or have subsequently been dropped, including the plans to force Councils to sell their higher value homes. In April 2018 regulations came into effect to grant local housing authorities the power to ban rogue landlords and agents from renting property and established a rogue landlord database. Minimum energy efficiency standards for the private rented sector were also introduced.
- 3.3 **Homelessness Reduction Act 2017** places new legal duties on English councils so that everyone who is homeless or at risk of homelessness will have access to meaningful help, irrespective of their priority need status, as long as they are eligible for assistance. It also places a prevention duty and a relief duty on local authorities.
- 3.4 **White Paper 2017 – Fixing our broken housing market** sets out the government's plans to reform the housing market and boost the supply of new homes in England.
- 3.5 **National Planning Policy Framework** published in July 2018 sets out the Government's Planning Policies and reflects reforms previously announced through the Housing White Paper.
- 3.6 **Universal Credit** introduced by the Welfare Reform Act 2012 a single benefit payment paid to households monthly in arrears. Full service has operated in Hartlepool since December 2016.
- 3.7 **The Rough Sleeping Strategy** published August 2018 sets out the government's vision for halving rough sleeping by 2022 and ending it by 2027.
- 3.8 **Social Housing Green Paper 2018 – A new deal for social housing** sets out a proposed strategy for reforming social housing based around five core themes: ensuring homes are safe and decent; effective resolution of complaints; empowering residents and strengthening the regulator; tackling stigma and expanding supply and supporting home ownership.
- 3.9 **Homes England Strategic Plan 2018-2023** published October 2018 is the government's five-year strategic plan setting out their ambitious new mission and



the steps they will take with industry to respond to the long-term housing challenges.

- 3.10 **Homes (Fitness for Human Habitation) Act 2018** received Royal Assent on 20 December 2018 and will give tenants the right to take private and public landlords to court if the property falls below legal standards and seek an injunction to carry out the work and damages. It includes issues not covered by landlords' current legal repair responsibilities, including damp caused by poor design and infestations.
- 3.11 **Britain's Exit from the European Union (Brexit)** is the impending withdrawal of the United Kingdom from the European Union following the referendum of 23 June 2016. The leaving date is 29 March 2019 with an initial transition period until 31 December 2020. Brexit has resulted in an uncertain economic outlook.
- 3.12 **Draft Domestic Abuse Bill** published by government on 21 January 2019 in response to the domestic abuse bill consultation as well as its research into the social and economic cost of domestic abuse.

#### 4. EMERGING POLICIES

- 4.1 **Independent Review of Building Regulations and Fire Safety** announced by government in July 2017 following the Grenfell Tower tragedy was led by Dame Judith Hackitt. The final report was published in May 2018 and in December 2018 the Secretary of State for Housing announced that the government is to implement in full the findings of the Hackitt Review with all its implications for a future regulatory framework.
- 4.2 **Ministry of Housing, Communities and Local Government Select Committee's report on the private rented sector** published in April 2018 has recommended that the Government updates the Housing Health and Safety Rating System (HHSRS) guidance and evidence base which is twelve years out of-date.
- 4.3 **Ministry of Housing, Communities and Local Government** review into the use and effectiveness of selective licensing was announced in June 2018. The review will see independent commissioners gather evidence from local authorities and bodies representing agents, landlords, tenants and other housing professionals. The review's findings will be reported in spring 2019.
- 4.4 **Disabled Facilities Grant (DFG) and Other Adaptations: External Review** published in December 2018 looks at how the DFG currently operates and makes recommendations for how it should change in the future.

#### 5. SUB REGIONAL CONTEXT

- 5.1 The Tees Valley has a good record of partnership working between the five local authorities (Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton) and in April 2016 the Tees Valley Combined Authority was created. Under the devolution deal with Government the Combined Authority has taken on responsibilities for driving economic growth and job creation in the sub-region

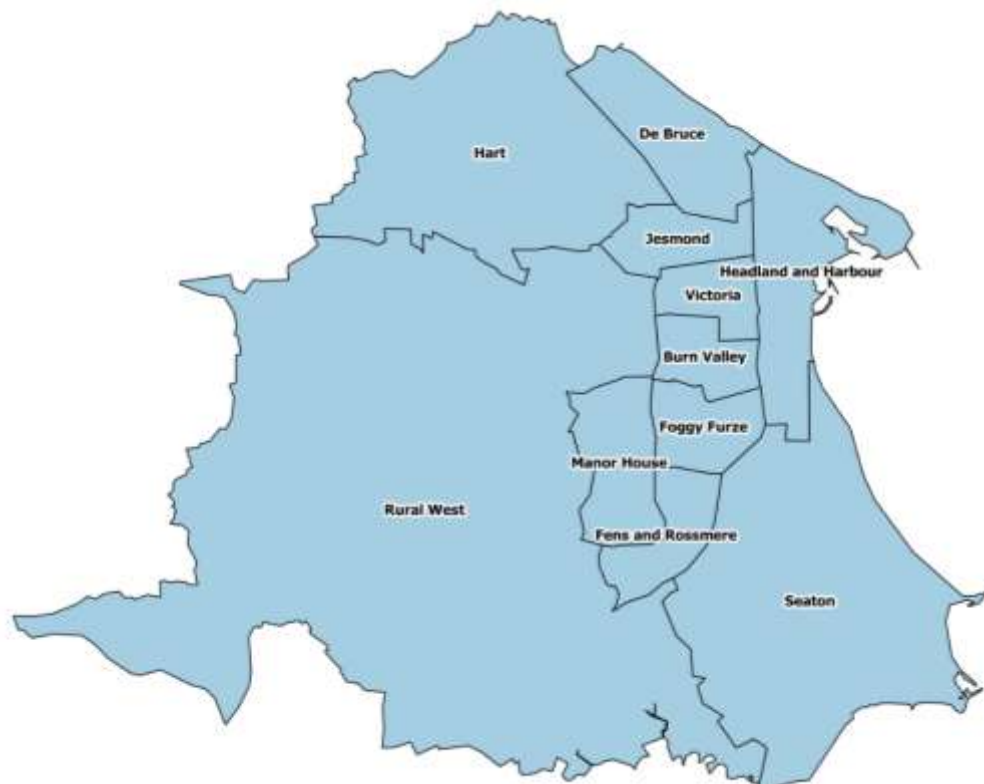
through taking on responsibilities previously held by Westminster and Whitehall; for transport, infrastructure, skills, business investment, housing and culture and tourism.

## **6. COMPASS CHOICE BASED LETTINGS (CBL)**

- 6.1 This scheme was introduced in 2009 and is a partnership between the five local authorities and housing provider partners. It is the system through which social housing is let throughout the Tees Valley and it operates a common allocations policy. From 1<sup>st</sup> July 2019 the largest housing provider in Tees Valley, Thirteen Group, will no longer allocate its properties through this partnership and will adopt its own lettings policy. The Council will, however, be able to nominate applicants from the waiting list (currently held on Compass) to a proportion of Thirteen Group properties. A new agreement and associated protocols will be developed to assist the Council in its obligations under Part 6 of the Housing Act 1996 (as amended).

## **7. LOCAL CONTEXT**

**Figure 1 - Hartlepool Wards**



- 7.1 Hartlepool is on the North Sea coast within the Tees Valley sub region. It serves a population of 92,600 including the town of Hartlepool and a small number of villages. It became a unitary authority in April 1996 and is the second smallest unitary authority in England.
- 7.2 Historically, the town's economy was based on the port and coal exporting trade of the nineteenth century. This gave rise to iron and steel, shipbuilding

and engineering industries which continued to flourish until the second half of the last century until the decline in heavy industries in the 1960s and 1970s.

- 7.3 Within this period, the Borough's economic landscape dramatically changed with major job losses in these key industrial sectors and the physical infrastructure of the town was in decline. However, in the past twenty-five years, the Borough has been transformed through public and private investment in regeneration including housing renewal areas and employment sites. Today, Hartlepool Marina, Wynyard Business Park and Queens Meadow Business Park are widely acknowledged as flagship initiatives.
- 7.4 Increasingly the town is a visitor destination with a wide range of retail facilities and visitor attractions such as the National Museum of the Royal Navy.
- 7.5 There has been significant investment in the town. With the new £11m Northern School of Art built on Church Street along with a £7m redevelopment of the public realm designed to give the area a huge lift and foster its development as a centre for innovation and skills
- 7.6 Nevertheless, a significant amount remains to be achieved. Hartlepool has a mixed socioeconomic environment and suffers from high levels of deprivation. Hartlepool is the 18th (out of 326) most deprived district in England, based on the rank of average scores (Indices of Multiple Deprivation Indices of Multiple Deprivation 2015). Only half the population has a car compared to two thirds nationally. Levels of ill health and disability are above the national average, which is due in part to relatively large numbers of elderly people and to the social and economic deprivation in certain areas.

## **8. KEY STRATEGIC LINKS**

- 8.1 The Housing Strategy does not stand alone and links into a number of Council plans and strategies as demonstrated in Table 1.

**Table 1 – Key Strategic Links**

<b>Strategy</b>	<b>Date</b>	<b>Key Strategic Links</b>	<b>Comment</b>
Sustainable Community Strategy	2014 - 2020	Sets out a long term vision for the town and explains how the Council and its partners will improve the economic, social and environmental wellbeing of Hartlepool.	
Economic Regeneration Strategy	2011 - 2021	Sets out the vision, priorities and actions for the delivery of economic development and physical regeneration programmes to improve the environment and attract businesses to invest and grow	This Strategy is being reviewed (to be completed by March 2019)

Strategy	Date	Key Strategic Links	Comment
		in Hartlepool.	
Constructing Hartlepool Strategy	October 2014	Complements the shared goals of the Hartlepool Vision, Masterplan, Economic Regeneration Strategy and Housing Strategy. Through the implementation of this strategy, developers will be invited to advise the Council on how they plan to incorporate local supply chains and targeted, recruitment and training clauses within their planning proposal which will support business growth and enable greater access to employment and skills for local residents.	
Enforcement Policy	ongoing	The purpose of this policy is to explain clearly the approach of the Council's Housing Service towards enforcement. It provides guidance to enforcement officers, businesses, consumers and the general public on the range of options that are available to achieve compliance with the legislation that we enforce.	
Child and Family Poverty Strategy	2016 - 2020	Provides the strategic priorities which aim to improve the life chances of all children, young people and their families.	The Child and Family Poverty Strategy was consulted on during Autumn 2018 and the findings will be presented to Committee in early 2019 to inform a new Strategy.
Children Looked After Strategy	2014 - 2017	This strategy outlines the vision for children and young people in care and care leavers. Hartlepool Children's Services is committed to improving the experiences and outcomes for children looked after and care leavers in the town and are aspirational in its plan to deliver continuous	

Strategy	Date	Key Strategic Links	Comment
		improvement and remove the gap between children in care and their peers.	
Health and Wellbeing Strategy	2018-2025	The vision of the Health & Wellbeing Strategy is that Hartlepool will develop a culture and environment that promotes and supports health and wellbeing for all. The ambition is to improve health and wellbeing outcomes and reduce inequalities for our population.	Adopted in March 2018
Hartlepool Local Plan 2018	2016-2031	Establishes a spatial strategy together with strategic policies, guiding development over the next 15 years.  Sets out the planning policy framework to enable ongoing regeneration, provide new housing sites, ensure an appropriate mix of housing is delivered and affordable housing is provided	Adopted in May 2018 although the plan period is 2016-31 and housing completions from April 2016 are taken into account
Community Safety Plan	2017-20	The Safer Hartlepool Partnership's Community Safety Plan 2017 – 2020 outlines the Partnership's vision for maintaining and improving community safety in Hartlepool.	
Substance Misuse Strategy		This Strategy is supported by an Annual Substance Misuse Treatment Plan with recovery as the central goal. Recovery requires an effective 'whole systems' approach working with education, training and employment, housing, family support services, wider health services and criminal justice agencies where appropriate	
Ward Profiles	2015	Ward Profiles were refreshed in 2015 with sustainability plans produced for the localities identified as vulnerable.	

## 9. KEY FACTS:

## 9.1 Key facts and statistics relating to Hartlepool are set out below:

- There are currently 42,599 dwellings of which 40,631 are occupied dwellings.<sup>4</sup>
- Hartlepool has a population of 92,600 and this is projected to increase 5.2% by 2037.<sup>4</sup>
- 23.2% of the population have a limiting long-term illness compared to 17.9% in England and Wales<sup>1</sup>.
- The median house price in Hartlepool remains consistently lower than the regional and national average at £123,000 in June 2018<sup>2</sup>.
- Levels of owner occupation in Hartlepool remain lower than the national average<sup>1</sup>.
- Levels of social and private renting are higher than the national average<sup>1</sup>.
- 2.8% of households are overcrowded which is less than the national average of 3.1% across England<sup>1</sup>.
- At the beginning of January 2019 2,900 applicants in Hartlepool were registered on the Compass CBL Waiting List of which 715 were in the Priority Bands 1-3<sup>3</sup>.
- The percentage of empty properties in Hartlepool's private sector exceeds the national average with an overall vacancy rate of 4.6% compared to 2.7% across England<sup>4</sup>.
- The affordable housing requirement calculated by the Hartlepool Strategic Housing Market Assessment (SHMA) was calculated at 144 net additional units per year<sup>4</sup>.
- 34.8% of the private sector stock is non decent and there are estimated to be 21.2% of households in fuel poverty<sup>5</sup>.
- The average energy efficiency rating using the Government's Standard Assessment Procedure is 51 which is slightly above the England average<sup>5</sup>.
- At January 2018 6.9% of people were unemployed in Hartlepool which is nearly triple the national average<sup>2</sup>.
- The number of working age adults on out of work benefits was 19.3% in November 2017<sup>2</sup>

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<sup>1</sup> Census, 2011

<sup>2</sup> ONS Office for National Statistics

<sup>3</sup> Priority Bands contain the applicants who have been identified as in the greatest housing need

<sup>4</sup> Hartlepool Strategic Market Assessment, 2015

<sup>5</sup> Private Sector House Condition Survey, 2009

- 11,463 people commute out of Hartlepool for work<sup>4</sup>.
- The Indices of Multiple Deprivation (IMD) 2015 identified that just over a third of the population of Hartlepool live in the 10% most disadvantaged areas nationally.
- Since 2015 there has been on average 326 net additional dwellings per annum.
- Since 2013 Hartlepool has had the fastest growth in housing in the Tees Valley – up 9.7%.

## 10 REGISTERED PROVIDERS (RPS)

- 10.1 11 RPs currently operate in Hartlepool, including Hartlepool Borough Council. The largest of these is Thirteen Group with approximately 71% of the social housing stock. Table 2 sets out the stock levels of the RPs operating in Hartlepool. Since the last strategy the social housing stock in Hartlepool has increased by just over 100 units.

**Table 2 – Registered Providers operating in Hartlepool**

Registered Provider (RP)	Stock Number (at November 2018)
Thirteen Group	7045
Home Group	883
Bernicia	376
Karbon	368
Anchor	312
North Star	280
Hartlepool Borough Council	270
Joseph Rowntree Housing Trust	242 of which: 150 rented 58 shared ownership 34 owner occupied
Accent	108
Housing & Care 21	44
Railway Housing	25
<b>Total Social Rented Stock</b>	<b>9953</b>

## 11. LOCAL PRESSURES

- 11.1 Year on year cuts to government grants, reduced public expenditure, planning, social housing and welfare reforms have had an impact in Hartlepool. These circumstances provide the backdrop to the Strategy and will continue to present challenges. In addition there are pressures emerging on adult mental health with people increasingly presenting with chaotic lifestyles and substance misuse issues.

**12. LOCAL HOUSING NEED**

- 12.1 The Housing Strategy, along with other key strategies will address current and future housing need and demand in the Borough. As a result a comprehensive and robust evidence base has been established, including the following documents and sources detailed in Table 3:

**Table 3 - Housing Need Evidence Source**

<b>Evidence Source</b>	<b>Information</b>
Hartlepool Strategic Housing Market Assessment (2015) and SHMA Addendum 2016	Local housing need and demand
Tees Valley Strategic Housing Market Assessment (2012)	Sub-regional and local housing need and demand
Gypsy and Traveller Accommodation Assessment (2014) (updated 2017)	Specific housing need with regard to the Gypsy and Traveller and Travelling Show persons groups
Hartlepool Strategic Housing Land Availability Assessment (2015)	Identification of sites with housing land capacity.
Private Sector Housing Condition Survey (2009)	A detailed picture of housing conditions in the private sector.
Homelessness Statistics	Data relating to housing advice and homelessness cases
Compass Housing Register	Social housing need and demand
Joint Strategic Needs Assessment (JSNA)	The JSNA analyses the health needs of the population to inform and guide commissioning of health, wellbeing and social care services.
Census 2011	Provides a detailed snapshot of the population and its characteristics
HBC Market Position Statement for the care of adults and older people (2016)	Identification of future demand for care services

- 12.2 Housing need is affected by a variety of factors. Evidence on the overall housing market in Hartlepool, set out in Table 3, can be summarised in that currently:
- Hartlepool is a self-contained housing market on the basis of migration and also in terms of workplace.
  - There is a mismatch in market demand compared to availability and aspirations/expectation.
  - During the period January 2013 to end of June 2014, median house prices across Hartlepool were £112,000 and lower quartile prices were just under £70,000.
- 12.3 Evidence on the key demographic drivers that affect housing need and demand, set out in Table 3, can be summarised as being:



- An increasing population with ONS 2012-based population projections indicating an increase of 5.2% from 92,600 in 2014 to 97,400 by 2037.
- Decline in working age populations and increase in elderly population.

#### 12.4 Current economic drivers include:

- 67.1% of residents in employment work in Hartlepool Borough.
- Median incomes are lower than the national median but slightly higher than the regional figure.
- There is considerable income polarisation across Hartlepool, with 51.2% of households receiving less than £300 each week, 21.7% receiving between £300 and £500 each week and 27% receiving at least £500 each week.

#### 12.5 In terms of dwelling stock:

- 73.3% of properties are houses, 12.1% are bungalows, 13.7% are flats/maisonettes and 0.9% are other property types
- 51% of the housing stock was built before 1964, 7.7% has been built since 2005.
- 84% of the housing stock has 3 bedrooms or less, with 40% having 2 bedrooms or less.
- Housing stock tenure is owner occupier 60.2%, social rented 23.1%, private rented 16% and 0.7% intermediate tenure.
- There is a strong aspiration for houses

#### 12.6 All of the above drivers influence the current and future housing market. Through evidence established in the documents listed in Table 3, it is demonstrated that there are 4,694 households currently in housing need, representing 11.6% of all households. The current housing need can be used as baseline with which to estimate the future housing need.

### **13. FUTURE HOUSING NEED**

#### 13.1 Using evidence identified in the 2015 SHMA and 2016 SHMA Addendum analysis suggests there should be a focus on delivery of:



- 3 bedroom houses and 4+ bedroom semi-detached and detached houses for market sale; and
- Bungalows for both market sale and social rent

- 13.2 Table 4 indicates where there is a lack of a particular type and size of property by ward, based on the aspirations of households planning to move.

**Table 4- Comparison between current dwelling stock and market aspirations**

Dwelling stock relative to aspirations

Dwelling type	Ward	Burn Valley	De Bruce	Fens and Rossmore	Foggy Furze	Hart	Headland and Harbour	Jesmond	Manor House	Rural West	Seaton	Victoria	Total
Detached house/cottage 1-3 Beds		-18.6	-8.5	-17.4	-17.2	-6.8	-17.0	-14.3	-18.9	-2.8	-13.4	-18.8	-14.1
Detached house/cottage 4 or more Beds		-20.8	-23.7	-18.6	-23.4	17.8	-21.3	-23.7	-24.7	17.6	-3.6	-24.8	-13.1
Semi-detached house/cottage 1-2 Beds		-2.7	5.8	3.0	1.9	0.4	0.5	4.9	10.4	-1.8	1.1	3.1	2.2
Semi-detached house/cottage with 3 Beds		5.3	33.5	32.8	23.9	10.6	-0.2	14.3	8.8	1.2	18.6	2.2	13.8
Semi-detached house/cottage 4 or more Beds		7.9	-0.1	2.0	2.3	1.5	-0.8	2.1	-1.8	0.7	-1.0	2.0	1.6
Terraced house/cottage 1-2 Beds		17.6	5.1	4.7	4.1	-2.0	3.0	2.3	25.6	-2.0	-0.8	28.2	7.9
Terraced house/cottage 3+ Beds		29.8	10.9	3.9	18.2	2.5	25.3	38.6	27.3	-0.1	7.4	30.9	17.4
Bungalow		-13.1	-12.7	0.1	-2.7	-15.4	-15.8	-10.9	-18.5	-2.3	-6.7	-16.9	-10.1
Flat		-5.4	-11.9	-10.5	-7.4	-9.1	23.2	-13.3	-8.2	-10.6	-3.6	-7.4	-6.4

 Insufficient dwellings available relative to aspiration  
 Sufficient dwellings available relative to aspiration

- 13.3 The Housing Strategy will help deliver and guide this new housing provision alongside the adopted Local Plan (May 2018).

**THEME 1: GROW:  
MAXIMISING HOUSING GROWTH AND DELIVERING  
SUITABLE NEW HOMES**

- 14.1 The Council will work with partners to deliver suitable new homes, across all tenures, for all demographic groups. The challenges faced in achieving this priority revolve around delivering high quality new housing which meets identified need, in places where people choose to live whilst continuing to deliver housing regeneration.
- 14.2 The Strategic Housing Market Assessment (SHMA) and Addendum identified that the housing need for the next 15 years in Hartlepool is primarily driven by:
- An increasing population from 92,600 in 2014 to 97,400 by 2037;
  - An increase in new household formation amongst the existing population;
  - An ageing population;
  - The need to retain the young and working age people;
  - Economic growth and improvement and diversification of the local economy; and
  - The ongoing replacement of obsolete housing stock.

**15. PRIORITIES:**

- Increase the delivery of new homes;
- Deliver housing that meets identified needs.

**16. ACHIEVEMENTS DURING THE HOUSING STRATEGY 2015-2020**

- Continued delivery of affordable housing with 176 affordable houses delivered between 2015 and 2018.
- Completion of new build on the Carr/Hopps regeneration scheme by PlaceFirst with their £7.6m scheme called The Green providing 94 homes for market rent.
- Production of the Local Plan 2016-2031 which was adopted in May 2018.
- Delivery of schemes through the 2018-21 National Affordable Housing Programme.
- Expansion of the Council's own housing stock with new build at King Oswy, Headland and Seaton Carew.



### CASE STUDY – CARR AND HOPPS STREET REGENERATION

The Carr and Hopps street area suffered housing market failure over a number of years and was prioritised by the Council for redevelopment. Approximately 100 homes were acquired by the Council within the area and a comprehensive regeneration of the area was envisaged including clearance and replacement with modern family homes. There were however a number of privately owned homes within the area that were unable to be purchased by agreement. This led to the need for a different approach to the regeneration of the area than had previously been used on sites such as Perth Street or the Headway regeneration schemes.

Place First approached the Council with a proposal which involved the demolition of two central rows of terraced properties to form a central green space with the other dwellings remaining, being stripped back to the brickwork and alterations to create larger dwellings by knocking through and making two dwellings into one. Place First use a private rented model which they run and manage which has helped to ensure a high quality and specification of properties. The development has taken place over the past couple of years and has seen a remarkable transformation of the area, including a high quality central greenspace which incorporates benches and a children's play area and helps to create a sense of place which residents appreciate and acts as a central hub. Parking bays have been provided around the edges of the central greenspace meaning there is adequate resident parking and the area is protected by CCTV.

Whilst rents on the properties are approximately £600 per month, the scheme has proved extremely popular and has seen a high level of take up. Place First's investment in the scheme should help to ensure the properties are well maintained and continue to be popular over the coming years.

**CASE STUDY – TUNSTALL FARM**

Tunstall Farm is a high quality development of 110 dwellings developed by Taylor Wimpey on the western edge of Hartlepool, to the north of Summerhill, accessed from Valley Drive. The scheme has been developed to incorporate a high standard of green infrastructure across the site to help create a sense of place and reflect the location on the rural edge. There are a range of properties ranging from 2 bedroom bungalows to 5 bedroom homes providing high quality family homes in a range of designs. The scheme also incorporates a sustainable urban drainage scheme to minimise flooding risk to neighbouring areas and a children's play area which has been designed to blend with the development.

**17. THE EVIDENCE AND CHALLENGES FOR THE HOUSING STRATEGY**

17.1 Table 5 details the specific challenges associated with delivering this priority.

**Table 5 – Theme 1: Key Facts**

Key Facts		Source										
Tenure Mix												
<table><tr><th>Tenure</th><th>%</th></tr><tr><td>Owner-Occupier</td><td>60.2%</td></tr><tr><td>Housing Association</td><td>23.1%</td></tr><tr><td>Private Rented</td><td>16%</td></tr><tr><td>Other</td><td>0.7%</td></tr></table>		Tenure	%	Owner-Occupier	60.2%	Housing Association	23.1%	Private Rented	16%	Other	0.7%	Hartlepool Strategic Housing Market Assessment 2015
Tenure	%											
Owner-Occupier	60.2%											
Housing Association	23.1%											
Private Rented	16%											
Other	0.7%											
Tenure profile varies across Hartlepool. <ul style="list-style-type: none"><li>The proportion of owner occupied dwellings is highest in Rural West (85%) and Hart (80%) wards.</li><li>Social renting is highest in Manor House (47.3%) and Headland and Harbour (43.8%) wards.</li><li>Private renting is highest in Victoria (33.9%) and Burn Valley (30.7%) wards.</li></ul>		Hartlepool Strategic Housing Market Assessment 2015										

House Prices	
<ul style="list-style-type: none"> <li>Median prices in Hartlepool have been consistently lower than the median prices for the North East and England over the period 2000 to 2014.</li> <li>Overall prices have increased 115.4% from £47,000 in 2000 to £101,250 in 2014. Prices peaked at £115,000 in 2013 but fell in 2014.</li> <li>House prices are relatively lower in Burn Valley and Victoria wards and relatively higher in Hart and Rural West wards.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015
Relative affordability	
<p>Hartlepool is one of the most affordable districts in the region, with a lower quartile house price to income ratio of 3.9 (i.e. lower quartile house prices are 3.9 x lower quartile gross earnings) compared to 4.6 across the North East as a whole.</p> <ul style="list-style-type: none"> <li>In 2013, the median income for people in employment living in Hartlepool was £24,721 per year compared with £24,560 for the North East and a national median of £27,076.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015

Key Facts	Source
<b>Income</b>	
<ul style="list-style-type: none"> <li>Incomes amongst owner occupiers tend to be high with 40.7% receiving at least £500 per week.</li> <li>63.3% of privately renting households receive less than £300 gross per week.</li> <li>87.7% of households living in affordable housing (social rented or shared ownership) receive an income of less than £300 gross per week and 60.6% receive less than £200 gross per week.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015
<b>Help to Buy</b>	
<ul style="list-style-type: none"> <li>There have been a total of 564 Help to Buy completions in Hartlepool.</li> </ul>	HM Treasury June 2018
<b>Population Changes</b>	
<ul style="list-style-type: none"> <li>The proportion of residents aged 65 and over is expected to increase by 50.6%, from 17,000 in 2014 to 25,600 in 2037.</li> <li>In the same time period the proportion of residents aged under 65 is expected to fall by 5% from 75,600 to 71,800.</li> <li>Over the next few decades the population is going to age in Hartlepool and this will put increasing strain on resources directed at the housing and support needs of older people.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015
<b>New Housing Requirements</b>	
<ul style="list-style-type: none"> <li>There is an affordable housing requirement of 144 units per year (net).</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015
<b>Land Availability</b>	
<ul style="list-style-type: none"> <li>The Council has identified a five year housing land supply.</li> <li>The Local Plan provides a 15 year housing land supply prioritising land in locations which are well served by public transport and other services.</li> </ul>	Strategic Land Availability Assessment 2015
<b>Housing Regeneration</b>	
<ul style="list-style-type: none"> <li>2,000 obsolete terraced properties identified as oversupply in 2002.</li> <li>Demolition of 1,200 obsolete properties has already taken place.</li> </ul>	Housing Regeneration Strategy 2002



**18. HOUSING DELIVERY THROUGH THE LOCAL PLAN 2016-2031**

18.1 The Local Plan 2016-2031 was adopted in May 2018. It is the main document that allocates strategic sites for housing, employment, retail, leisure and infrastructure and safeguards assets in the borough such as the natural environment. In terms of housing, over the next 15 years the Local Plan will seek to:

- Plan for housing to meet the current and future needs of the borough;
- Allocate new land for housing, a 15 year rolling provision mainly identified on greenfield sites;
- Outline the mix of housing that is required; and
- Deliver affordable housing on private housing developments of 15 units or more.

**19. DELIVERY OF NEW HOUSING**

19.1 In planning for new housing within Hartlepool a number of issues have been identified that need to be taken into consideration. People's realistic aspirations need to be understood fully to be able to match need and demand with provision. The local market and demographics need to be understood and in particular awareness of Hartlepool's changing and ageing population.

19.2 The development of sustainable communities is important for the new Housing Strategy. In support of this the Local Plan states that the Council will seek to ensure high levels of energy efficiency in all development to minimise energy consumption, make the best use of solar gain, ensure appropriate use of green infrastructure and incorporate sustainable construction and drainage methods. In addition, Modern Methods of Construction can improve the quality of construction, address labour and materials shortages and deliver a number of additional benefits such as improved energy efficiency and health and safety.

19.3 New housing needs to be developed in the right locations encouraging development on previously used (brownfield) land and on the most sustainable greenfield sites, taking into account the associated costs with acquiring and building on both.

19.4 Since the last Housing Strategy was written allocated sites in the Local Plan have been successfully building out and house building in the borough has continued at over 300 net additional dwellings each year. However, there is an emerging and negative impact of the new allocations on the bottom end of the market with significant numbers of empty properties in the town centre terraced stock.

19.5 When planning new housing developments links to infrastructure, services, health and the economy need to be considered. Homes England announced funding for infrastructure in 2017 to help ensure the right infrastructure is in place to unlock sites for new homes.



**20. DELIVERY OF AFFORDABLE HOUSING**

- 20.1 Affordable housing is defined as housing available to those who are unable to access accommodation suitable for their family's needs, at a price that they can reasonably afford on the open market, whether for rent or home ownership. Affordable housing includes social rented housing, affordable rented housing and intermediate housing. Intermediate housing is housing at prices and rents above those of social rent but below market price or rents.
- 20.2 It is important that through the Housing Strategy, and other key Council Plans and Strategies, the supply of affordable homes is increased and homelessness continues to be prevented in Hartlepool. The successful delivery of affordable housing is dependent upon the relationships with RPs, funding bodies and developers. Work needs to continue with developers to make new homes more affordable. Reductions in funding will necessitate the ongoing use of policies in the Local Plan to secure affordable housing provision or financial contribution as part of private housing developments; working with Homes England and developing smarter and more affordable building techniques, including Modern Methods of Construction.
- 20.3 Affordable housing will continue to be delivered through the Shared Ownership and Affordable Housing Programme. The current 2018-2021 Homes England funding programme awarded funding for a number of schemes in Hartlepool. The Hartlepool Borough Council (HBC) Housing Investment Strategy was approved in 2018 with the ambition to build and acquire new affordable homes following the re-opening of its Housing Revenue Account in 2016 after taking back the management of its housing stock in April 2015 (182 units which has since increased to 270). On 30<sup>th</sup> October 2018 the borrowing cap was lifted for local authorities which gives the Council the increased opportunity for direct delivery of new affordable accommodation.
- 20.4 Homes England published their Strategic Plan in October 2018 and this sets out how they have introduced a new way of working with RPs via the agreement of strategic partnership deals with housing associations. Thirteen Group became a strategic partner in the government's second wave of allocations with £40m awarded for 1000 additional affordable starts by March 2022.
- 20.5 The most important way of securing the delivery of affordable housing for this Housing Strategy will be through the use of planning obligations including the application of commuted sums and delivery of on-site affordable housing. An affordable housing policy is included in the Local Plan which seeks to secure affordable housing as part of all private housing developments with over 15 units. The level of provision is dependent on the economic viability of an individual scheme and the most up-to-date evidence of housing need. In some instances this will be provided off-site or as a commuted sum to benefit housing regeneration elsewhere in the Borough.
- 20.6 Whilst national space standards are not required through a policy in the Local Plan, they are a useful indicator for assessing housing proposals against. A recent exercise to consider recent planning permissions against the criteria of the national space standards indicated that a large number of the developments had a range of house types which failed on one or both of the gross internal floorspace tests or the bedroom size tests. This correlates with the Council's own

experience of purchasing properties to add to the housing stock and finding that potential tenants refused the properties on the basis that they felt they were too small. The Council is therefore keen to work with developers bringing forward schemes in the Borough to ensure that the developments offer dwellings which meet modern family lifestyles and assist in the delivery of affordable housing. To help achieve this, the Council is currently developing a Residential Design Supplementary Planning Document (SPD) which sets out guidance to developers on a number of design areas such as minimum bedroom size, energy efficiency, space standards, parking requirements, access, adaptability to dementia etc. The SPD is on schedule to be adopted in 2019/20.

## **21. ACCESS TO NEW HOUSING DEVELOPMENTS**

- 21.1 Pressure on affordability has been evident since the economic downturn of 2007, mortgage availability has been reduced, higher deposits are required and it is increasingly difficult for first time buyers to get on the housing ladder. Rising housing costs impact on household's spare income for food, fuel bills, leisure and recreation. With the recent increase in interest rates and economic uncertainty surrounding the impending British exit from the European Union, we need to be mindful of the impact this will also have on affordability.
- 21.2 The central area of Hartlepool where first time buyers traditionally bought is increasingly vulnerable because people who can get a mortgage are now choosing 'estate houses' rather than terraced properties.
- 21.3 The overall health of a housing market relies on a steady flow of first time buyers, particularly as the market is largely based on a system of trading up in the value, type and size of a home. New purchasers need to be encouraged and supported through initiatives to access a first home. Access to home ownership for first time buyers will be partly addressed through house-builders own initiatives such as shared equity, deposit match and the Government backed Help to Buy scheme to encourage the sale of properties. Since the last Strategy was published the uptake of Help to Buy has been very successful in Hartlepool with over 500 completions. The government announced an extra £10b for this in 2017 and the Budget 2018 announced the Help to Buy equity loan scheme for 2 years up to 2023.

## **22. HOUSING REGENERATION**

- 22.1 There are still large areas of early 1900's terraced properties within the central area of Hartlepool. The Local Plan assumes that over the next 15 years there will continue to be Housing Market Renewal (HMR) schemes to replace obsolete stock. This has previously been an important approach in providing new and affordable housing within Hartlepool. The current plan sets out an ambitious and challenging target of 130 demolitions per annum. It is noted that funding streams and housing regeneration interventions have reduced and therefore close working with Homes England, RPs, developers and the use of affordable housing contributions will be needed to address the challenge.
- 22.2 Housing market failure continues to persist in some parts of the town, particularly in the central area, typified by:

- Low demand in certain housing sectors including a collapse in the market for terraced properties in particular streets within the central area;
- An imbalance between demand and supply in the local housing market;
- Relatively low house prices;
- Decline in owner-occupation, together with increased concentrations of private landlords;
- Housing management issues, including absentee private landlords;
- High levels of household moves and anti-social behaviour in certain areas of low demand;
- High levels of dissatisfaction with housing provision reflecting changing aspirations and outdated layouts; and
- Low rental values in the private and affordable rented sectors.

- 22.3 During the last strategy the Council's HMR programme concluded in key strategic sites in the town with schemes by PlaceFirst and Thirteen Group in partnership with the Council.
- 22.4 Through this Strategy it is imperative that Housing Regeneration is continued and a strategy is developed to intervene where the resources are available and where full appraisal of areas has taken place. Funding for all forms of regeneration has been significantly reduced by Government and schemes that come forward will involve a partnership and a joint funding requirement. Commuted sums received through planning obligations can be channelled to match any available Government funded programmes.
- 22.5 It is critical that areas adjacent to HMR sites are monitored to protect the investment in these areas and to continue the successful regeneration of Hartlepool. Further areas of decline have emerged since the last Strategy. Housing Regeneration schemes are linked closely to empty homes initiatives and investment in bringing them back into use minimises the risk to these adjacent areas.

## **23. WIDER REGENERATION**

- 23.1 In October 2014 the Council adopted the Constructing Hartlepool Strategy which complements the shared goals of the Hartlepool Vision, Masterplan, Economic Regeneration Strategy and Housing Strategy. These strategies provide the catalyst for revitalising the town and creating a more inclusive, prosperous and resilient economy which will attract new investment and major development, boost the business stock and increase the number of residents entering into sustained employment.
- 23.2 There is ongoing commercial regeneration in the innovation and skills quarter, at Seaton Carew and on the Waterfront Site.

<b>Strategic Outcome</b>	<b>Key Priorities</b>	<b>Headline Actions</b>	<b>Measuring Progress</b>
<b>Maximising housing growth</b>	Increase the delivery of new	Deliver the net housing	Total number of new homes

## APPENDIX 1

Strategic Outcome	Key Priorities	Headline Actions	Measuring Progress
and delivering sustainable new homes	homes	requirement of 410 dwellings per year	built per year (measured quarterly)
		Deliver 144 (net) affordable dwellings per year through the planning system and other means	Total number of affordable new homes built or delivered per year
			Secure 18% affordable housing on all appropriate private housing developments
		Work with RPs to develop greater numbers of affordable housing	Number of affordable homes delivered by RPs
		Deliver the HBC Housing Investment Strategy	Total number of new homes delivered by the Council
		Work with Homes England to resolve viability issues and improve the delivery of affordable housing	
		Explore the use of modern methods of construction (MMC) and new technologies	Number of units developed using MMC
		Continue to support the regeneration of central Hartlepool	
		Develop and adopt a Housing Regeneration Strategy	
		Work in partnership with Homes England and Ministry of Housing, Communities and Local Government to secure grants	

Strategic Outcome	Key Priorities	Headline Actions	Measuring Progress
		and funding	
	Deliver housing that meets identified needs	Review the Strategic Housing Market Assessment to enable us to thoroughly understand our housing needs	
		Provide a range of accommodation to meet the needs and aspirations of the ageing population	No. lifetime (or equivalent) homes built???
		Provide a range of accommodation to meet the needs and aspirations of people with additional needs	
		Deliver a range of accommodation for the increasing student population	

**THEME 2: IMPROVE:  
MAKING THE BEST USE OF EXISTING HOMES, REGENERATING AND  
IMPROVING COMMUNITIES**

24. Although the delivery of new housing is important it only makes up a small proportion of the overall housing stock. The Council therefore aims to improve existing homes across all tenures. The challenges faced in achieving this priority include ensuring housing quality and choice, raising standards within the rented sector, tackling fuel poverty and helping owner occupiers to maintain their homes. The Council will also work with partners to bring long-term empty homes back into use and support intervention in housing regeneration.
25. **PRIORITIES:**
- Improve housing standards, quality and choice;
  - Support regeneration activity in areas identified as in need of intervention;
  - Manage the impact of long-term empty homes.
26. **ACHIEVEMENTS DURING THE HOUSING STRATEGY 2015-2020**
- Enforcement Policy updated in 2017.
  - Implementation of a second Selective Licensing designation of 13 streets.
  - 49 long-term empty properties purchased and refurbished through the Empty Property Purchasing Scheme phase 2.
  - £1.6m funding secured for central heating systems.
  - Conversion of Titan House by Thirteen Group into student accommodation.
  - Ongoing investment by Registered Providers in Hartlepool of environmental and maintenance programmes.
  - Work by Registered Providers to deliver energy efficiency measures and minimise fuel poverty for tenants.
  - A rolling programme of stock condition surveys for Council owned properties implemented.
  - 2015 Smoke and Carbon Monoxide Alarm Regulations incorporated into inspection and enforcement activity.
  - National Landlord Association training sessions delivered to private landlords.
  - Enforcement action ongoing against 3 long-term empty properties.
  - 265 long-term empty properties brought back into use between 2015 and 2018.

- 9 long-term empty properties refurbished as part of the 2015-2018 Lease Scheme in partnership with Thirteen Group (one of which has been divided into 4 bedsit units).



### **CASE STUDY – BAKERS MEAD**

Householders in nine blocks of privately-owned flats on the Bakers Mead estate in Hartlepool have received free insulation measures as part of the Warm Up Hartlepool scheme

The scheme helps householders access a range of energy efficiency measures that will make their homes warmer and cheaper to heat and is a joint initiative between Hartlepool Borough Council and home insulation company J&J Crump and Sons Ltd

The Council has been able to determine where funding should be directed and homes in certain postcode areas automatically qualify for assistance which made it possible for the Bakers Mead estate flats, which had been built with only partial wall insulation, to receive free insulation measures. Cavity wall insulation has been installed in all the blocks of flats and loft insulation to the top flats.

The Bakers Mead Management Company, which is responsible for managing the flats and the estate were delighted to be able to work with the Warm Up Hartlepool scheme to get the properties insulated free of charge.

Under the scheme thousands of Hartlepool homes will be eligible to apply for a range of energy efficiency measures, such as wall insulation, loft insulation, room in the roof insulation and in some cases replacement boilers or new heating systems.

Homes in certain postcode areas could qualify, as well as those that are in receipt of certain benefits, have an income threshold of less than £32,000 a year, and those with long-term health conditions which are made worse by the cold and damp.

For more information about Warm Up Hartlepool, visit [www.hartlepool.gov.uk/warmuphartlepool](http://www.hartlepool.gov.uk/warmuphartlepool)



### **CASE STUDY – TITAN HOUSE**

Thirteen's design and delivery team worked in partnership with contractor Forrest to convert the existing facilities at Titan House, on York Road, into specialist accommodation for students attending The Northern School of Art

The work has seen the existing one and two-bedroom flats reconfigured to provide 44 open-plan and one bedroom flats with their own private kitchen and bathroom. A new communal room has been created as part of the new design on each floor with a lounge, kitchen and laundry area.

Thirteen's director of asset management and sustainability Paul Jenkins said, "We've worked closely with the college, contractors and partner organisations to ensure that the students have modern, secure and safe accommodation. While there is a visible difference throughout the building, a lot of essential work has been done that you can't see, including new fire safety systems, a plant room to boost the water pressure and essential mechanical and electrical Work."

Darroch Baker, divisional director at Forrest said, "The completion of this refurbishment and fire safety work, ready in time for the new academic year, enabled this prominent development to gain a new lease of life and transform into much needed accommodation for students to call home for years to come. This first project with Thirteen is demonstration of a great working partnership."

Thirteen will continue to manage the accommodation alongside the existing student residences at Crown Halls and Lime Crescent.



**27. THE EVIDENCE AND CHALLENGES FOR THE HOUSING STRATEGY**

27.1 Table 6 below details the specific challenges associated with delivering this priority.

**Table 6 – Theme 2: Key Facts**

<b>Key Facts</b>	<b>Source</b>
<b>Private Renting</b>	
<ul style="list-style-type: none"> <li>The private rented sector accommodates 16.2% of households across Hartlepool.</li> <li>20.3% of all private rented dwellings are in Victoria, 17.9% in Burn Valley and 13.3% in Headland and Harbour.</li> <li>The characteristics of tenants are diverse and in particular the private rented sector accommodates lone parents (16.7%), singles under 60 (31.9%), couples with no children (17.9%) and couples with children (15.4%).</li> <li>43.7% of private renting households have lived in their accommodation for less than 2 years.</li> <li>63.3% of private renting households receive less than £300 gross each week.</li> <li>51.1% of heads of household living in private rented accommodation are employed.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015
<b>Social Renting</b>	
<ul style="list-style-type: none"> <li>The affordable sector (social rented or shared ownership) accommodates 23.8% of households across Hartlepool.</li> <li>30.2% are older singles and couples, 30.9% of households are singles under 60, 6.9% are couples with children, 6.2% are lone parents, 9.2% are couples/lone parents with adult children and 12.2% are couples with no children.</li> <li>87.7% of households receive less than £300 gross each week.</li> <li>18% of heads of household living in affordable housing are employed.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015
<b>Overcrowding</b>	
<ul style="list-style-type: none"> <li>According to the 2011 Census, 2.8 % of households were overcrowded compared to 3.1% across England.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015
<b>Housing Conditions (Private sector)</b>	
<ul style="list-style-type: none"> <li>An estimated 11,300 dwellings in Hartlepool (34.8% of the stock) were classed as non decent. The majority of dwellings are non decent because of Category 1 Hazards<sup>6</sup> (18.5%) and thermal comfort failure (15.4%).</li> </ul>	2009 Private Sector

<sup>6</sup> The HHSRS assesses 29 categories of housing hazard, each hazard has a weighting which will help determine whether the property is rated as having Category 1 (serious) or Category 2 (other) hazards.  
<http://www.communities.gov.uk/publications/housing/hhsrsoperatingguidance>

## APPENDIX 1

Key Facts	Source
<ul style="list-style-type: none"> <li>In Hartlepool non decent dwellings were most associated with low rise purpose built flats, the private rented sector and properties built pre-1919. Non decency was also associated with heads of households aged 16 to 24 and those aged 75+.</li> <li>The highest non decency score by sub-area was recorded in the Central sub-area at 44.1%.</li> <li>6,000 (18.5%) dwellings were estimated to have at least one Category 1 Hazard.</li> <li>The highest proportion of Category 1 hazards was found in the Central sub-area followed by the Rural sub-area.</li> <li>The total funding requirement for repairs in all dwellings that failed under the repair criterion of the Decent Homes Standard was £21.2 million, an average cost of £4,500 per dwelling.</li> </ul>	House Condition Survey
<b>Housing Conditions (Social sector)</b>	
<ul style="list-style-type: none"> <li>ALL RP stock in Hartlepool meets the Decent Homes Standard and 96% of stock meets the Decent Homes Plus Standard</li> </ul>	2011-2015 Hartlepool Housing Strategy
<b>Energy Efficiency</b>	
<ul style="list-style-type: none"> <li>In 2009 there were estimated to be 6,900 (21.2%) dwellings which contain households in fuel poverty within Hartlepool.</li> <li>The survey indicates that the highest rate of fuel poverty was found in the Central sub-area at 25.8% followed by the South sub-area at 19.1%.</li> <li>The average energy efficiency level in Hartlepool, using the Government's Standard Assessment Procedure, was 51 (on a scale of 1 to 100). This was slightly above the all England average of 49 from the English House Condition Survey 2006.</li> </ul>	2009 Private Sector House Condition Survey
<ul style="list-style-type: none"> <li>In 2014 there were estimated to be 11.8% of households in Hartlepool in fuel poverty compared to 10% of all households nationally</li> </ul>	Tees Valley Combined Authority

## APPENDIX 1

Key Facts				Source
Vacancy Rates				
<ul style="list-style-type: none"> <li>Within Hartlepool the percentage of empty properties in the private sector exceed the national average. In 2014 the total vacancy rate was 4.6% which compared with 2.7% across England. Of these 1.8% were long-term vacant.</li> </ul>				Hartlepool Strategic Housing Market Assessment 2015
	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	HBC Council Tax data
<b>Number of properties empty for more than 6 months</b>	1075	1184	1060	
Dwelling stock and occupancy by sub-area				
Sub-area	Total Dwellings	Total Households	Total Vacant	%vacant
Burn Valley	4107	3789	318	7.7
De Bruce	3524	3446	78	2.2
Fens and Rossmere	3985	3895	90	2.3
Foggy Furze	3766	3605	161	4.3
Hart	3616	3536	80	2.2
Headland and Harbour	3966	3731	235	5.9
Jesmond	3917	3737	180	4.6
Manor House	4613	4484	129	2.8
Rural West	2976	2894	82	2.8
Seaton	3723	3617	106	2.8
Victoria	4406	3897	509	11.6
<b>Total</b>	<b>42599</b>	<b>40631</b>	<b>1968</b>	<b>4.6</b>

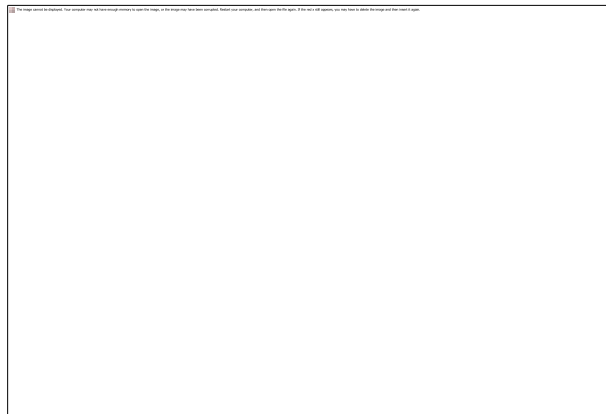
## 28. THE RENTED SECTOR

- 28.1 The private rented sector (PRS) accounts for almost 15% of housing stock in Hartlepool and has an important role to play in the housing market. Nationally the private rented sector is at its highest levels since the 1960s yet almost a quarter of the sector does not meet the decent homes standard, tenants can be vulnerable and unaware of their rights. The sector provides homes for a variety of people at different stages in their lives, including would-be first time buyers who cannot afford to take the first step onto the property ladder, people who enjoy the flexibility of short tenancies and those who the Council has helped into the sector to prevent them from becoming homeless. Developing products and services that will respond to those households is integral to the town centre regeneration and underpins our wider regeneration activity.

- 28.2 The PRS presents a number of challenges which include housing quality, housing management and the unsecure nature of tenancies in the sector.
- 28.3 The long term aspiration is one of a town with a variety of accommodation which is balanced to ensure communities can have a greater choice in where they live. The aim is further to reduce associated costs for the Council due to rehousing from poorly managed and maintained PRS properties and the costs involved in dealing with litter and anti-social behaviour.
- 28.4 Through the Strategy the aim is to continue to develop a healthy PRS with improvements in property conditions and management standards supported through services delivered by the Council's Housing Advice Team and Housing Standards Team. Housing Advice deliver Selective Licensing which aims to improve the management standards and improve the quality of privately rented accommodation within a designated area. The service also manages the Good Tenant Scheme, a referencing service for tenants which has the express aim of reducing anti-social behaviour in the PRS.
- 28.5 In addition, the Council operates a Social Lettings Agency (SLA) which provides similar services to a commercial letting and managing agent. It works closely with the landlord and tenant to help establish and sustain tenancies. The SLA aims to provide good quality and affordable housing management services and access to a range of in-house skills and expertise. As a managing agent the Council insists on good housing standards, reasonable rent levels and effective tenancy agreements. Target tenants include those facing homelessness, those unable to afford homeownership and who find it hard to secure a tenancy in the existing rented sector.
- 28.6 The responsibility for maintaining private property rests with the home owner. However the Council recognises that intervention and assistance is necessary where areas are in decline, owners are in financial hardship or landlords refuse to undertake essential repairs or improvements. The Council will take appropriate action where it finds landlords failing in their responsibilities.
- 28.7 The Council will also work closely with landlords and agents to ensure any additional support services are provided when required. The Council actively participates in an annual Tees Valley Landlord Forum which is an essential point of contact between the Council, landlords and agents and is used as a conduit to share information and best practice.
- 28.8 The impact of Government changes to the welfare system the introduction of Universal Credit on people's ability to afford a home in the rented sector will continue to present challenges. It is important that the Council works with partners to minimise the impact of these reductions in peoples income, particularly if this means people are at risk of being made homeless and unable to afford to maintain their home.
- 28.9 Low demand in poorer areas is fuelling decline and increasingly these properties, where rental values are lower, are being occupied by vulnerable households with limited choices or by transient residents with chaotic lifestyles. As a result these communities are often hotspots for anti-social behaviour and experience high tenancy turnover and empty properties. Through this Strategy we will work in

partnership to support intervention and explore regeneration initiatives. It is also becoming increasingly common for landlords and managing agents to reserve their better stock for working households.

- 28.10 The wider definition of a licensed House in Multiple Occupation (HMO) from 1<sup>st</sup> October 2018 will result in closer regulation of this part of the sector.
- 28.11 The strategy aims to bring together the package of tools available to the Council and its partners to improve the overall private sector housing offer through a balance between landlord engagement and partnership working and targeted enforcement action.
- 28.12 The social rented sector (SRS) accounts for 23.5% of housing stock in Hartlepool. RPs have a key role in providing affordable housing and assisting the Council in its wider housing objectives such as regeneration and the provision of new affordable homes. However, there is a stigma attached to social housing and a recent study, Rethinking Social Housing, found that people prefer to bring up their families in the private rented sector.



- 28.13 The physical condition of social stock is good and the majority meets the decent homes standard. Through this Strategy all RPs operating in Hartlepool will be encouraged to continue to offer well managed and good quality housing. Thirteen Group remains the biggest social landlord in Hartlepool and during 2018/19 has begun work to install new kitchens at more than 100 properties in the Headland area. In addition nearly 300 homes will be receiving a new boiler, 200 will have new ventilation systems and 40 properties will receive replacement windows. In Owton Manor flats will receive new double glazing along with insulation and brickwork improvement to aid energy efficiency and the appearance of the homes.
- 28.14 Low demand continues to be an issue for certain properties in some areas of the town due to the ongoing impacts of welfare reform. The Council will continue to work with partners to make best use of existing homes, increase demand and identify opportunities to increase the provision of suitable housing to meet needs.
- 28.15 The Council will monitor and respond carefully to ensure that the needs of local people are not adversely impacted by the measures already implemented and any future government policy.

## APPENDIX 1

- 28.16 Since April 2015 the Council has increased its own directly managed housing stock from 182 properties to 270. We will continue to increase the availability of social housing under Council ownership and bring empty properties back into use through the delivery of the Housing Investment Strategy.

### 29. HOUSING CONDITIONS AND SAFETY

- 29.1 The Strategy acknowledges the essential role that good quality housing plays in promoting health, well-being, educational attainment and independence for residents, maintaining quality of life and vibrant local communities.
- 29.2 As evidenced earlier, the private sector in Hartlepool accounts for a large proportion of residential accommodation. A Private Sector Stock Condition Survey was undertaken in Hartlepool in 2009 which identified that 34.8% of stock did not meet the Government's Decent Homes Standard. It also found that the poorest housing conditions are concentrated in the oldest housing stock. The challenge for the Strategy is to work to improve conditions within the owner-occupied and private rented sectors, targeting the most vulnerable residents including encouraging reporting of poor property conditions.
- 29.3 Where substantial work is required to remedy Category 1 hazards (HHSRS), all available options will be fully considered including assistance, housing options advice or enforcement action, as appropriate.
- 29.4 There is lack of available funding for grants and loans so it is important that the Council's services and available funding are targeted towards making the biggest impact for those households in the greatest need.

### 30. ENERGY EFFICIENCY AND FUEL POVERTY

- 30.1 Fuel poverty refers to a household that cannot afford to heat its home to an adequate standard of warmth and meet its other energy needs, in order to maintain health and wellbeing.<sup>7</sup>
- 30.2 The official definition of fuel poverty is the Low Income High Cost (LIHC) Indicator which classes a household as being in fuel poverty if its energy costs are above the average (median) for its household type and this expenditure pushes it below the poverty line. In 2014, this meant that 11.8% of households in Hartlepool were in fuel poverty compared to 10% of all households nationally.<sup>8</sup>
- 30.3 Fuel poverty is determined by the interaction between three factors:
- The energy efficiency of the home
  - Energy costs
  - Household income

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<sup>7</sup> An introduction to fuel poverty, UK Health Forum 2014

<sup>8</sup> Tees Valley Combined Authority statistics

- 30.4 Work has been ongoing to influence the impact of fuel poverty of Hartlepool residents and energy efficiency of homes. These have included:
- One-off health funding
  - Home Plus Grants and Regional Loans
  - Warm up North
  - Collective Energy Switching
- 30.5 A key challenge is to continue to tackle energy efficiency of homes to help reduce fuel poverty and a priority for the strategy will be to identify new sources of funding to continue to provide financial assistance to those in need.
- 30.6 We will continue to work with energy providers, partner organisations and the Energy Company Obligation scheme to target residents who are in or at risk of fuel poverty.
- 30.7 We have entered into a partnership with 6 other North East local authorities to deliver a £1.2m programme of first time gas connections and central heating systems under the new Warm Homes Fund launched in July 2018. Installations will be delivered to properties with the lowest energy efficiency levels and lowest incomes.
- 30.8 The benefits of improving the energy efficiency of existing homes includes reduced energy bills, reduced fuel poverty, warmer homes, health improvements and reduced carbon emissions.

## **31. EMPTY HOMES IN THE PRIVATE SECTOR**

- 31.1 In order to make the best use of existing housing efforts are focussed on bringing long-term empty properties back into use. The effects on communities of empty properties can be negative and wide ranging and can be characteristic of housing decline. Bringing empty homes back into use can be an effective method for increasing housing supply, whilst helping to reduce the need to build new homes.
- 31.2 Through the Housing Strategy it is important that there is a focus on linking housing need and demand strategically to existing homes and innovative solutions developed to bring these issues together.
- 31.3 The Council will continue to help owners who want to bring empty properties back into use and it will utilise a wide range of enforcement powers where needed.
- 31.4 Tackling empty properties and the use of enforcement powers is a key challenge for the Council which will need to be sufficiently resourced during the lifetime of this Strategy if it is to make a significant impact and a real difference is to be made in local neighbourhoods. Targeted action against problematic empty properties will be a focus for this strategy.
- 31.5 Whilst tackling empty properties across all sectors is important, the biggest challenge for the Council is to concentrate its resources towards the private sector. Responding to empty properties in the social sector will be carried out in partnership with RPs.

- 31.6 The associated issues of the oversupply of pre-1919 terraced properties and specific areas with high levels of empty properties will continue to be tackled through housing regeneration initiatives.
- 31.7 The Council will continue its Empty Property Purchase Scheme (EPPS) which has been successful in acquiring and refurbishing 149 long-term empty properties to date. These properties are owned and directly managed by the Council. The EPPS phase 3 programme is being developed to balance the Council's portfolio and will concentrate on estate type, former right to buy and acquiring new build properties.

Strategic Outcome	Key Priorities	Headline Actions	Measuring Progress
<b>Making the best use of existing homes, regenerating and improving communities</b>	Improve housing standards, quality and choice across tenures	Maintain and improve the Council's own stock	% tenants satisfied with the repairs service
			Overall tenant satisfaction
		Improve demand for the Council's own stock	Number of people on the waiting list
			Average number of days to relet
		Ensure housing conditions in the private rented sector are improved through targeted action	No. category 1 hazards removed
		Update the evidence base and undertake a private sector stock condition survey	
		Develop a fuel poverty strategy in partnership with other organisations	
			Number of properties receiving first time central heating
		Support tenants in the private rented	



Strategic Outcome	Key Priorities	Headline Actions	Measuring Progress
		sector to report poor housing conditions and/or poor management practices	
		Explore new models for tenancy support in the private rented sector	
		Support landlords in selective licensing areas to be compliant	
		Undertake targeted enforcement action in selective licensing areas	No. of prosecutions for non-compliance
		Review the government's findings on Selective Licensing which is due to be reported in Spring 2019	
		Evaluate the effectiveness of the second selective licensing designation in 2020	
		Review and improve the Good Tenant Scheme with the introduction of an on-line service and matching service for tenants to private rented sector properties	
		Identify new licensable HMO's	
		Gain a greater understanding of HMO stock and promote best practice to meet the needs of	

Strategic Outcome	Key Priorities	Headline Actions	Measuring Progress
		single people	
		Safety in SRS – link to Grenfell recommendations	
		Explore the feasibility of introducing a minimum property standard	
		Review the enforcement policy and adopt the options	
	Support regeneration activity in areas identified as in need of intervention	Work in partnership to intervene in areas of high anti-social behaviour and associated issues	
		Develop a series of indicators to identify the vitality of neighbourhoods	
		Support appropriate groups who wish to develop community-led housing proposals	Number of units completed through the Housing Heroes project
	Manage the impact of long-term empty homes	Use enforcement action where required to target problematic empty homes	
		Explore funding opportunities for empty homes initiatives	
		Deliver EPPS phase 3	No. EPPS 3 properties delivered

**THEME 3: SUPPORT:  
SUPPORTING VULNERABLE PEOPLE WITH  
SPECIFIC HOUSING NEEDS TO ACCESS AND MAINTAIN  
APPROPRIATE HOUSING**

**32.** The Council will work with partners to assist vulnerable people and people with specific housing need to access appropriate housing to enable independent living with the relevant support that they require. The challenges faced in achieving this priority include ensuring that there is a variety of housing options to meet the different needs of older people, young people, disabled people and homeless people. There are also challenges in addressing the wider areas of health, employment and developing skill capacity for people to be independent.

**33. PRIORITIES:**

- Target those most vulnerable to homelessness and provide early intervention where possible;
- Support residents who continue to be affected by welfare reform;
- Improve access to appropriate accommodation for vulnerable residents;
- Improve housing options for people with specific housing needs;
- Enable independent living.

**34. ACHIEVEMENTS DURING THE HOUSING STRATEGY 2015-2020**

- Successful Tees Valley bid for Department for Communities and Local Government Trailblazer funding which established the Key Step programme in partnership with Thirteen Group.
- Introduction of Thirteen Group's Support to Stay project.
- Joseph Rowntree Foundation Action Lab – Housing Heroes project launched in 2016.
- Choice Based Lettings flexible lettings cycles introduced.
- £4m Centre for Independent Living opened in May 2017.
- Tees Valley Autism Strategy developed.
- Increased take up of assistive technology by approximately 400 people year on year.
- Elan care scheme opened in Seaton Carew with 28 units of independent living for people with disabilities.
- Reduction in the waiting list for a Disabled Facilities Grant (DFG) from 115 in October 2015 to 56 in April 2018.

- More extensions completed via DFG for people with disabilities to enable them to stay in their own home.



### **CASE STUDY – HOUSING HEROES**

The Housing Heroes project was born out of the Hartlepool Action Lab, a community-led collaboration, supported by the Joseph Rowntree Foundation, aimed at developing solutions to alleviate poverty in Hartlepool. Community research revealed a real issue with young people leaving the care system being able to find good quality accommodation and having the skills to live independently.

The Housing Heroes steering group was formed in 2016 and included:-

The Hartlepool New Deal for Communities Trust – a local charity that provides construction training and owns a small number of residential properties.

The Joseph Rowntree Housing Trust – a national charity with an expertise in housing.

Hartlepool Borough Council – particularly represented by officers from Children's services and Housing.

A small number of local volunteers

The aim of the project is to provide the opportunity to every young person leaving care in Hartlepool to create, through the refurbishment of empty properties, their own sustainable home

#### **Progress to Date**

The project got off to a positive start with around 30 young people attending two workshops aimed at explaining the project and getting them to start thinking about becoming involved and what that would entail. The idea being that a derelict house would be acquired and the young people would refurbish it, with

support, and some of them live there. Support would then be provided around the tenancy as the young people move into living independently.

A business plan was devised and costed with the aim of taking it to funders in order to get enough to purchase and renovate the first property. Acquiring capital funding for the first purchase proved to be challenging and set the project back a number of months.

During that time, some of the young people did some work around finding suitable properties, house viewings etc. Once funding was in place, the young people decided on purchasing a property in Thornton Street. A local architect then did some work with the young people on the design of the property and they decided on converting the four-bedroom house to four individual housing units with a shared kitchen and dining area

Funding was also found for the renovation costs and, over the last nine months, around a dozen young people have been working on the property at different stages. They have all gained practical experience in all aspects of construction, health and safety and project management and well as some valuable life skills such as team working, following instructions, time management, working to deadlines, problem solving and much more. Some have even gained some qualifications in construction

### **What Next?**

The property is nearing completion and the process of identifying the first four tenants has been started. Some funding to employ an engagement worker to support the young people in their new tenancy and prepare them for independent living has been awarded.

A second property has been acquired so the engagement worker will be bringing together the next group of young people to get involved in Housing Heroes



### CASE STUDY – CENTRE FOR INDEPENDENT LIVING

The new £4million Centre which aims to improve the lives of disabled people in Hartlepool was officially opened in May 2017.

The three-floor building, based on the site of the Havelock Centre, in the Burbank area of town, has brought together a host of services. Council services were transferred from the Havelock Centre and the Warren Road facility at Oakesway, in a bid to improve the life chances of disabled people.

Key services are delivered from the building with partners including Tees Esk and Wear Valley NHS Foundation Trust, Thirteen Group, Incontrol-able (a community interest company) which provides support to disabled people and the In Good Hands Project, which supports those with sight and hearing difficulties.

Many of the facilities are available for public hire, with an events hall, training and meeting rooms, an ICT suite, and cafe and spa pool. The new building provides the very best services for people in our Hartlepool with disabilities along with vital other facilities for the local community.

## 35. THE EVIDENCE AND CHALLENGES FOR THE HOUSING STRATEGY

Table 7 details the specific challenges associated with delivering this priority

Table 7 – Theme 3: Key Facts

Key Facts	Source
<b>Population Changes</b>	
<ul style="list-style-type: none"> <li>Over the next few decades there is expected to be an increase in the number and proportion of residents aged 65 and over which will increase by 50.6%, from 17,000 in 2014 to 25,600 in 2037;</li> <li>In the same time period the proportion of residents aged under 65 is expected to fall 5% from 75,600 in 2014 to 71,800 in 2037.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015

Key Facts	Source														
<b>Dementia Rates</b>															
The numbers of people in Hartlepool who will have dementia is projected to increase considerably: <table><tr><td></td><td><b>2014</b></td><td><b>2020</b></td><td><b>2030</b></td></tr><tr><td>aged 65+</td><td>1,171</td><td>1,358</td><td>1,811</td></tr><tr><td>aged 85+</td><td>492</td><td>629</td><td>894</td></tr></table>		<b>2014</b>	<b>2020</b>	<b>2030</b>	aged 65+	1,171	1,358	1,811	aged 85+	492	629	894	HBC, 2015		
	<b>2014</b>	<b>2020</b>	<b>2030</b>												
aged 65+	1,171	1,358	1,811												
aged 85+	492	629	894												
<b>Waiting List</b>															
As at January 2019 there were 15,949 active applicants on the Tees Valley housing register, of which 2,900 were registered in Hartlepool. 715 were banded in Priority Bands 1-3.  The age profile of active applicants in Hartlepool is: <table><tr><td>Under 25</td><td>17%</td></tr><tr><td>25 – 59</td><td>58%</td></tr><tr><td>60+</td><td>25%</td></tr></table> 87% of current applicants in Hartlepool are registered as White British.	Under 25	17%	25 – 59	58%	60+	25%	Compass Housing Register								
Under 25	17%														
25 – 59	58%														
60+	25%														
<b>Disabled Facilities Grant (DFG)</b>															
<ul style="list-style-type: none"><li>Funding since 2015/16 has increased for DFGs with an increased budget allocation as part of the Better Care Fund</li><li>During 2017/18 175 DFGs were completed and the average waiting time for referral from Occupational Therapy to a DFG completion was 129 days.</li><li>RPs continued to fund adaptations for tenants in their own stock. Since the last Strategy was written the percentage of the DFG budget spent in RP properties has increased from 24% in 2012/13 to 32% in 2017/18 (including HBC properties).</li></ul>	HBC														
<b>Telecare</b>															
Since 2015 there has been an increased take up of assistive technology with over 2,200 people with telecare installations in their own home.	HBC Market Position Statement 2016														
<b>Ethnicity</b>															
<table><tr><td>White British</td><td>97.6</td></tr><tr><td>Other Ethnicity</td><td>2.4</td></tr><tr><td></td><td></td></tr><tr><td>Mixed</td><td>0.8</td></tr><tr><td>Black</td><td>0.1</td></tr><tr><td>Asian</td><td>1.1</td></tr><tr><td>Other Ethnic Group</td><td>0.4</td></tr></table>	White British	97.6	Other Ethnicity	2.4			Mixed	0.8	Black	0.1	Asian	1.1	Other Ethnic Group	0.4	Census 2011
White British	97.6														
Other Ethnicity	2.4														
Mixed	0.8														
Black	0.1														
Asian	1.1														
Other Ethnic Group	0.4														

Key Facts				Source	
BME Households				Hartlepool Strategic Housing Market Assessment 2015	
<ul style="list-style-type: none"><li>The two most ethnically diverse wards are Victoria (5.6% of heads of household have an ethnicity other than White British) and Burn Valley (3%).</li><li>35.5% are owner-occupiers, 29.4% rent privately and 35.1% live in affordable housing (social rented or intermediate tenures).</li><li>40.8% have a gross income of less than £200 each week.</li><li>17.5% are in some form of housing need (mobility impairments, other special needs, sharing facilities).</li><li>40 people with Gypsy and Traveller ethnicity living in 12 households.</li></ul>					
Homelessness decisions and acceptances					
	2015/16	2016/17	2017/18		CLG P1E Returns
Homelessness Applications (Total)	134	115	202		
Homelessness Applications (Accepted)	49	50	41		
Homelessness prevented and housing advice				CLG P1E Returns	
	2015/16	2016/17	2017/18		
Homelessness Prevented	147	252	232		
Homelessness Relieved	1	7	25		
Housing Advice given	912	947	780		
These figures relate to active casework where intervention is required.					
Care Leavers				Corporate Parent ETE Report January 2019	
At November 2018 the number of care leavers in Hartlepool:					
Age	Nov 2018				
16	14				
17	14				
18	33				
19	26				
20	21				
21	8				
22	0				
23	0				
TOTAL	116				



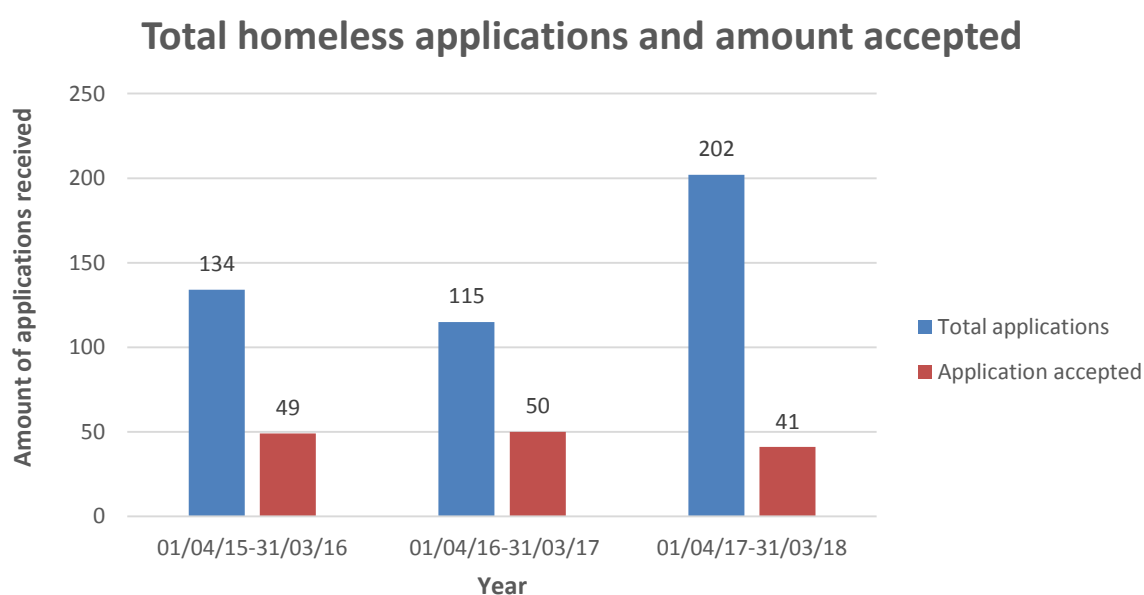
**36. HOMELESSNESS STRATEGY REVIEW**

36.1 A review of homelessness in Hartlepool was undertaken to inform this priority of the Housing Strategy. This review identified that:

- Homelessness is prevented for approximately 210 households each year which is a decrease from 300 from the previous review in 2015. However people are increasingly presenting with complex needs;
- Resources have continued to reduce since 2010 with cuts in Housing Related Support, schemes decommissioned and a reduction in staff;
- Demand for family sized accommodation in some areas of the town continues to be low and bidding activity on Compass continues to be reduced with certain properties being advertised on multiple bidding cycles;
- There has been an increase since the previous review in the number of under 25's and 25-44 year olds approaching the Housing Advice Team for assistance. These are single people who continue to be affected by the under occupancy charge and the lack of affordable single person accommodation;
- Clients with chaotic lifestyles, substance misuse and mental health problems continue to have limited housing options;
- Hartlepool has the highest level of adult re-offenders across England;
- Rough sleeping has increased to 3 in the borough from zero during the last Strategy.

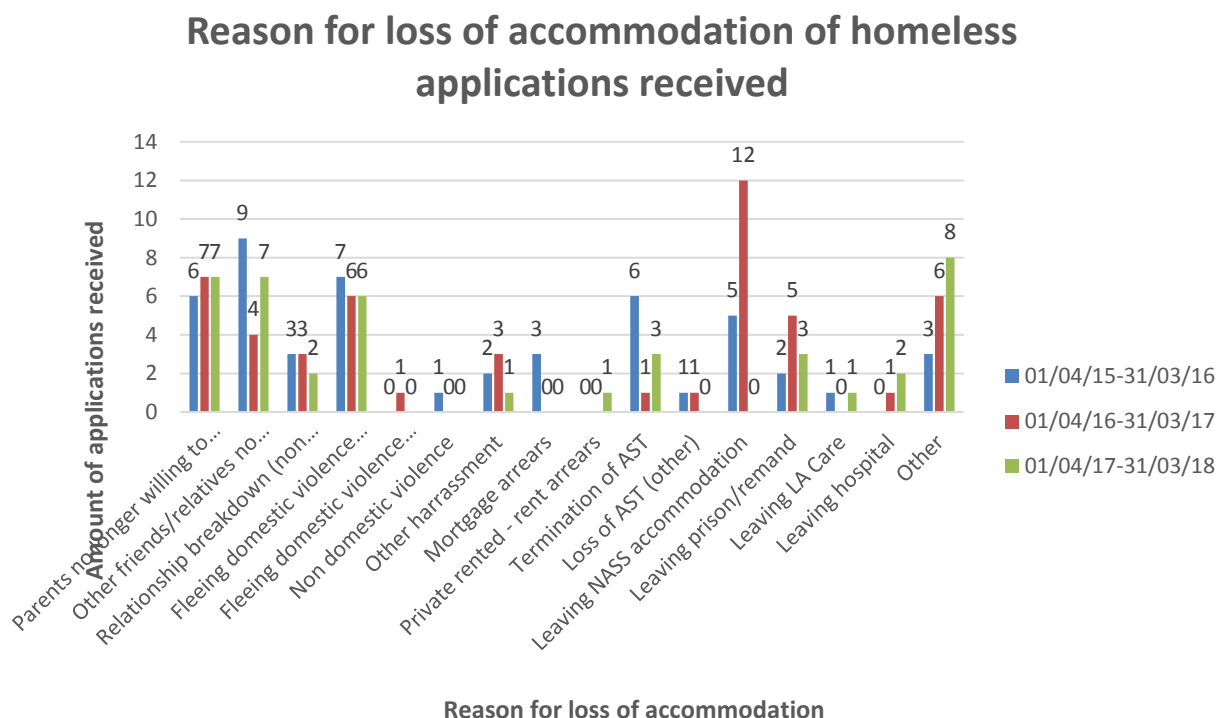
36.2 Levels of homelessness continue to be low in Hartlepool, however since the Welfare Reform Act 2012 homeless acceptances have continued to increase with a peak during 2016/17.

**Figure 2 - Homelessness Acceptances**

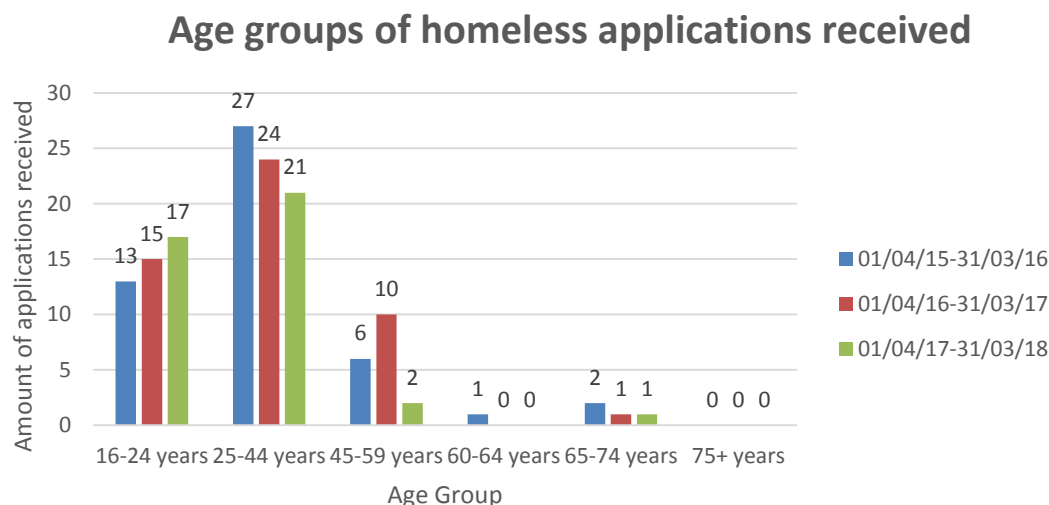


- 36.3 Traditionally the main cause of homelessness in Hartlepool is and continues to be 'asked to leave by family and friends'. Since the introduction of Welfare Reform there has been an increase in 'domestic violence' and 'other' as a reason for homelessness. 'Other' includes issues such as substance misuse and mental health which is a change to the previous Housing Strategy where 'other' referred to asylum seekers and people seeking assistance specifically as a result of Welfare Reform.

Figure 3 - Reasons for Homelessness



- 36.4 Since 2010 homeless acceptances (statutory homeless households) have mainly come from applicants in the 25-44 age category rather than from the under 25 age groups as was the trend previously. The impact of welfare reform on working age people unable to afford their homes is reflected in the older client group. The service is also witnessing an increase in people in their forties who have suffered from years of substance misuse falling into ill health and presenting with physical disabilities largely as a result of addiction issues as well as transient lifestyles e.g. sofa surfing.

**Figure 4 - Age Range of Homeless Applications**

- 36.5 It can be seen from the graph below that single males, closely followed by single females, is the biggest category of households making a homeless application due in part to the effects of the under occupancy charge and the lack of affordable single person accommodation.

**Figure 5 - Household Status of Homeless Applications**

- 36.6 During 2017-18 the main presenting issues dealt with by the Housing Advice Team are illustrated below.

Figure 6 – Reason for loss of accommodation

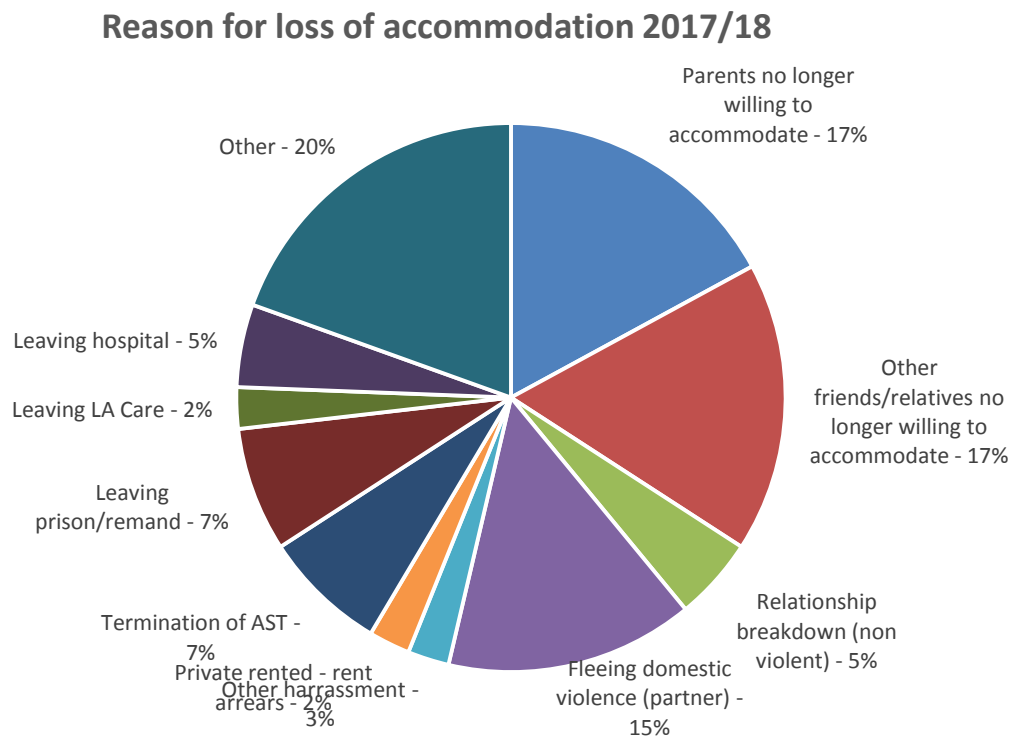
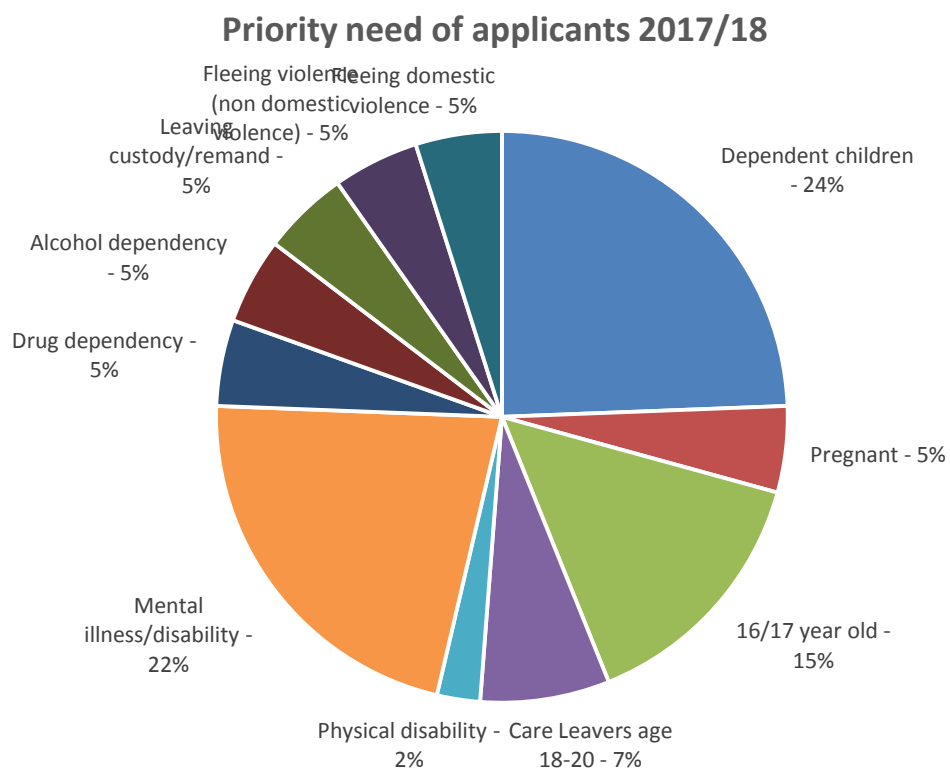


Figure 7 - Priority Need



Provision of Supported Accommodation**Home Group** provides

10 units of self-contained supported housing accommodation for people with diagnosed learning difficulties at **Gainford House**. This has 24 hour staff support including staff sleepover waking night concierge. This service will be operational from March 2019.

11 units of accommodation for ex-offenders and 8 units of floating support at **Scott Grange**.

**Thirteen Care and Support** provides:

7 units of supported housing accommodation, one emergency 'crash pad' facility for 16 to 24 year olds and one unit for a looked after child who has gone to university returning to Hartlepool during the break at **Rose House**.

6 units of supported housing accommodation for young parents aged 16 to 24 years old and 20 units of floating support at **Anna Court**.

**Sanctuary Supported Living** provides:

10 units of supported housing accommodation and two emergency crash pads for single homeless people aged 16-24 at **Victoria Road**.

**Creative Support** provides:

8 units of supported housing accommodation for people with mental health needs at **Eamont Terrace**.

**Accent** in partnership with **Cornerstone** provides:

6 units of supported housing accommodation and 2 'crash pad' facilities for 18 to 35 year olds with low support needs.

The **Supported Housing Panel**, a multi-agency partnership, continues to assist people with appropriate and timely 'move on' when people are ready to sustain an independent tenancy. The panel has been developed into two separate panels, one for young people aged 16-24 and an adult panel for 25 years and over.

**37 PREVENTING AND TACKLING HOMELESSNESS**

- 37.1 The Homelessness Reduction Act 2017 came into effect in April 2018 and places new legal duties on the Council requiring that everyone who is homeless or at risk of homelessness has access to meaningful help in preventing or relieving their homelessness, irrespective of their priority need status, as long as they are eligible for assistance. The Council will work with partners to ensure the successful implementation of this new duty which gives more emphasis on early intervention and homelessness prevention. New ways of working will be explored where this is appropriate in order to deliver suitable services to the people who need them.

- 37.2 The Council is working towards its long term vision to end homelessness within Hartlepool and to ensure all residents have access to a safe, secure and suitable home.
- 37.3 The Council prevents homelessness by providing advice and help to people when they are at risk of becoming homeless, including referral to specialist agencies which may enable them to stay where they are living, and debt advice to avoid eviction through arrears.
- 37.4 The Council has a strong record in tackling and preventing homelessness in Hartlepool. Homelessness prevention depends on good partnership working, and on organisations sharing information. Severe budget pressures and cuts to Housing Related Support will continue to impact on homelessness in Hartlepool.
- 37.5 Young people continue to be represented amongst those presenting as homeless and often have complex needs that require additional and on-going support. Young people leaving care and those aged 16 or 17 are assisted by joint working within the Council to ensure opportunities are available to support their education, training and employment. A new role has been created with funding from Children's Services for a Senior Housing Advice Officer leading on Care Leavers. This post provides direct support to care leavers and their social workers as well as developing housing and homelessness prevention services and protocols.
- 37.6 The Council's Housing Advice Service has been challenged by the economic recession and by welfare reform measures. This has had repercussions for people dealing with personal debt and in affordability for housing costs. In extreme cases this has led to people facing homelessness when they have no longer been able to keep up rent or mortgage payments.
- 37.7 Further challenges for the Council include improving access to housing and services for people with offending or substance misuse issues and addressing the complex issues of socially excluded adults. Since the last Housing Strategy was published a number of schemes have been decommissioned such as the single homeless person's accommodation at Avondene, supported housing accommodation for people with alcohol dependency issues at Richard House and supported housing accommodation for 16 to 25 year olds at Gainford House.

### **38. WELFARE REFORM AND DIGITAL INCLUSION**

- 38.1 The Welfare Reform Act 2012 brought about the biggest overhaul of the benefits system since the 1940s and continues to impact upon people on low incomes as well as housing providers. Around 70% of social housing tenants rely on some form of welfare benefit and social housing providers have felt the impact, as rising rent arrears result in reduced income streams. Universal Credit was introduced in Hartlepool in December 2016 and has had a significant impact on households on low incomes, including those at risk of homelessness. Since its introduction there has been an increase in the prevalence of food poverty with food banks and free food kitchens now operating across the borough. The Trussell Trust Foodbank is open twice a week and Hartlepool Borough Council is the single biggest referrer

to the foodbank. In 2017/18 HBC referred 1,694 people to the foodbank helping 2,796 adults and children.

- 38.2 The housing sector has seen an increase in rent arrears as household incomes have reduced and their outgoings have increased. Housing providers and other partners are working closely together to monitor the impact of Welfare Reform and ensure that people are being supported to cope with the effects.
- 38.3 Implications which we will continue to take into account when planning services include:
- Decreasing demand for family size accommodation in certain areas;
  - Increased demand for one and two bedroom properties;
  - Need for budgeting, computer skills and internet access for all households;
  - Need to safeguard advice and support services in the face of funding pressures in the public and voluntary sectors;
  - Need to understand and remove barriers to downsizing, whether through help to find a suitable property, practical help to move, or support with the cost of moving;
  - Reduction in the funds available for Discretionary Housing Payments.
- 38.4 The requirement for individuals to apply online for Universal Credit has necessitated the need for access to appropriate IT equipment and the skills needed to use them. Through the lifetime of this Housing Strategy we will need to monitor any adverse impacts from the move towards digital services. Providers across Hartlepool are increasingly making public access points available for people to make on-line applications for housing and benefits. However, this is not generally accompanied with support for people who may have difficulty and are not computer literate.

## **39. HOUSING RELATED SUPPORT**

- 39.1 Housing related support and services provided by RPs can have a significant impact on the physical health and mental well-being of their tenants. The homes and services they provide can help to tackle health inequalities, work to prevent re-admissions to hospital and speed up hospital discharge. The Council has responsibility for contracting with providers and monitoring performance through individual outcomes monitoring.
- 39.2 Supported housing providers in Hartlepool provide support to older people with support needs, offenders, people with learning disabilities, people with mental health problems, people with alcohol problems, single homeless people, teenage parents, women at risk of domestic violence and young people at risk.
- 39.3 Since the last Housing Strategy, the Council has re-commissioned the following:
- XXXX
- 39.4 The Council has a structured process for commissioning supported housing services going forward. The Council will continue to work with supported housing

providers to assist the most vulnerable in communities to access the correct services and to ensure that such services are able to react to change.

#### **40. REDUCING RE-OFFENDING**

- 40.1 Homelessness and the lack of suitable accommodation can be a significant factor leading to reoffending. The underlying causes of low-level offending behaviour, like shoplifting or criminal damage, could have a range of underlying causes such as substance misuse, mental health, education and housing needs. Access to housing and support for offenders and ex-offenders to maintain a tenancy can help to prevent re-offending.
- 40.2 The latest figures for adult proven re-offending rates, published by the Ministry of Justice in April 2018, show that Hartlepool has highest rate of re-offending nationally with 41.4% of adult offenders re-offending within 12 months.
- 40.3 In January 2017, the Cleveland wide Reducing Re-Offending Group was established, made up of criminal justice agencies and partners. The purpose of the group is to identify opportunities across the Criminal Justice System to reduce intergenerational and repeat re-offending, in order to improve life chances and keep communities safe. Through effective partnership working, the group aims to ensure consistent and joined-up services throughout the region and to share best practice in how to turn people away from crime.
- 40.4 Cleveland Police have implemented a scheme, Cleveland Divert, where low level offenders are offered an intervention and are expected to engage in support to help address the issues in their lives that led to criminal behaviour as an alternative to prosecution.
- 40.5 Through this Strategy work will continue with the Safer Hartlepool Partnership and Probation to identify appropriate support, accommodation and resources for specialist services and provide local solutions to re-offending.
- 40.6 The Council will also continue to be involved in the Multi Agency Public Protection Arrangements to help offenders resettle and reduce the risk of re-offending with targeted solutions to ensure there are accommodation options available for these client groups.

#### **41. PEOPLE WITH COMPLEX AND MULTIPLE NEEDS**

- 41.1 There are increasing numbers of vulnerable households, particularly single people with mental health issues, who are becoming homeless as a result of their inability to maintain their home.
- 41.2 People with substance misuse problems often have housing problems and can find it difficult to access and maintain suitable accommodation, additionally poor housing and homelessness can have a major impact on a person's ability to address their substance misuse problems.



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- 41.3 Currently 24 clients in the Substance Misuse Service presented to treatment as no fixed abode (NFA), and a further 24 have a housing problem including short term B&B and sofa surfing. This equates to 9% of those currently in service having a housing problem or are NFA, the largest age group is for those aged 35-44 years. It is also predominantly males who are presenting with housing problems although this may be due to the fact that the ratio of male to female in service is twice as large. The housing information is collected at entry and exit of service and does not include any housing issues that may arise during the recovery journey. The Council will work in partnership with local agencies and housing providers to ensure advice and support is available for people with substance misuse problems to enable them to access and sustain suitable accommodation.
- 41.4 In addition, where appropriate, there is partnership working with the Team around the Individual programme to support people in complex situations who are on the programme and have identified housing needs. This is a multi-agency group which intervenes and co-ordinates resources around the most problematic individuals.
- 41.5 Street homelessness is not an issue in Hartlepool. However, in October 2018 the annual rough sleeper count estimated that there were 2 rough sleepers in the borough. Street begging has also increased since the last Strategy due to the introduction of welfare reform and Universal Credit where individuals are either unable or unwilling to navigate around the system.
- 41.6 Sofa surfing continues to be an issue rather than street homelessness. This insecure accommodation puts tenancies at risk due to offending and anti-social behaviour.

**42. SUPPORTING PEOPLE TO LIVE INDEPENDENTLY**

- 421.1 In 2013, the Council reviewed the way housing adaptations, Disabled Facilities Grants (DFGs) and rehousing options are utilised to enable people to live independently in their current or future homes. This Housing Strategy reinforces the key principles of improving services for people with disabilities and improving the standard of living, health and well-being of communities.
- 42.2 Since 2014 the DFG budget has been included in the Better Care Fund. Local plans have been developed to join up health and care services so that people can stay at home.
- 42.3 The government commissioned an independent review of the DFG in February 2018 which looked at how the DFG currently operates and makes evidenced based and practical recommendations for how it should change in the future. In December 2018 the review made 45 recommendations and government is carefully considering the findings.
- 42.4 The Council recognises that health, housing, social care and support are inextricably linked. Appropriate support and care services can help people to remain independent and enjoy living in their homes for as long as possible. Well

maintained, warm, secure and suitable housing can help prevent unnecessary admissions to hospital or institutional care.

- 42.5 It is recognised that through the provision of new housing appropriate to the needs of vulnerable people, an effective advice service and housing related support, that the Council assist people to maintain their current home or make it more suitable for their needs.
- 42.6 Housing related support offers vulnerable people the opportunity to improve their quality of life by giving them access to the support they need to live more independent lives. Housing related support is delivered in extra care schemes, sheltered schemes and supported living schemes to enable people to remain independent in their own homes. The ongoing delivery of these services is therefore vital to the strategy's aim of improving housing options and enabling independent living.
- 42.7 The housing needs of vulnerable people have to be balanced against other priorities. However, the Council supports people to remain in or work towards independent living, helping them to participate in mainstream society and make a contribution to the local economy. This will be achieved through looking at a range of opportunities to help improve access to different types of housing, delivering services to people's homes and, where appropriate, developing purpose built specialist accommodation to meet needs. In the future, work will be focussed on assisting people to live independently with support. Affordability issues for people to move into appropriate accommodation will also need consideration.
- 42.8 The challenge is to meet the needs of individuals by providing greater housing choice. To do this the focus will be on developing new homes where feasible but primarily making best use of the existing homes available. A number of options will be utilised to support this approach, ranging from access to reablement, intermediate care and assistive technology to carrying out home adaptations to providing low level support to people to help them maximise independence. This needs to be considered in the context of the Adult Social Care budget being under significant pressure with the growth in demand occurring at a time of reduced budgets. There is projected to be an increase in the number of people aged 55 plus with a serious physical disability.
- 42.9 The Council works with partners to ensure the housing needs of people with disabilities are addressed. When available, affordable rented accommodation that has been specifically designed or adapted is prioritised for people with disabilities. This is currently achieved through Compass CBL where vacancies are advertised specifically for people with a mobility problem.
- 42.10 The new Local Plan states the need to cater for the changing demands of the population, in particular the needs of an ageing population and those with disabilities or those who may have a disability in the future. Councils' duties to meet housing demands for elderly people are outlined in the National Planning Policy Framework (NPPF) which states that housing mix should be determined by demographic trends and the needs of different groups, including older people. The Government's National Planning Practice Guidance (NPPG) adds that plan-makers should consider the size, location and quality of dwellings older people

need. The Council provides a policy framework where developments should be flexible to ensure all members of the community have the homes they need, including particular attention to the need to create dementia friendly environments.

**43. SUPPORTING PEOPLE WITH LEARNING DISABILITIES**

- 43.1 The number of adults aged 18-64 with a learning disability or a mental health need is likely to remain relatively stable in Hartlepool.
- 43.2 Approximately 1.5% of Hartlepool resident are living with a learning disability. Since the last Strategy the number of people with a learning disability in Hartlepool who live in settled accommodation such as the family home, own tenancy, etc. has increased from 72% to 85-90% signifying there has been a reduction in residential care.
- 43.4 The Council will continue to work with partners to improve housing options for people with learning disabilities.

**44. SUPPORTING PEOPLE ON THE AUTISTIC SPECTRUM**

- 44.1 In Hartlepool, 1% of the population is identified on the autistic spectrum. The Tees Valley Autism Strategy was agreed in March 2016. The priorities within this form the basis of a plan for Autism across the sub region.

**45. SUPPORTING OLDER PEOPLE (INCLUDING SUPPORTING PEOPLE WITH DEMENTIA)**

- 45.1 The proportion of older people in Hartlepool aged 65 years and over is expected to rise to 37% by 2030. The increase in those aged 85 years and over is significantly greater at a projection of 71% by 2030. The latter group are more likely to require care services and to develop dementia with up to 1 in 3 expected to show signs of memory problems or dementia.
- 45.2 With the growing older population there is an increasing prevalence of dementia and depression. The challenge for this Housing Strategy will be to provide the increasing levels of support to enable people to remain independent. Providing older people with sufficient information and advice to make informed choice about their housing, care and support is essential. Many older people in Hartlepool have large or unsuitable homes that no longer meet their needs.
- 45.3 In Hartlepool the proportion of people aged 65 years and over who own their own home is lower than the national average. The accommodation of older people in Hartlepool is illustrated in the following table.

Figure 8 - Accommodation of older people

	Age 65-74	Age 75-84	Age 85+
Owned	68%	65%	60%
Social rented	25%	30%	33%
Private rented or living rent free	7%	6%	8%

- 45.4 The Council aims to ensure that older people are enabled to remain in their own home if that is what they choose, including specialist accommodation such as extra care housing. There is a continuing emphasis on moving away from commissioning residential and nursing care and instead providing home based support and preventative work to enable people to live at home for longer. It is recognised that a greater number of support services will be required to achieve this. Investment will be required in a range of innovative solutions and services including aids and adaptations.
- 45.5 The 2011 Strategy identified that 457 units of extra care accommodation had been developed in Hartlepool. This is a well-developed supply of extra care housing options offering a range of tenures. The Council works with partners in the allocation of these units. Hartlepool also has good provision of sheltered accommodation of high quality and with assistive technology. Housing is an important factor in supporting people with care needs in the community.
- 45.6 In addition, bungalow supply has increased since the last Strategy with new provision at Dyke House, King Oswy, Owton Manor and in the town centre.
- 45.7 By 2030 nearly a quarter of the population of Hartlepool will be aged 65 years and over (23,000) with approximately 7,000 people aged 80 years and over. Although life expectancy in Hartlepool is increasing it remains significantly lower than the national average and there is also a higher than average rate of limiting longer term illness and health problems. As life expectancy rises it is expected that dementia related illnesses generally associated with older age will also increase. The numbers of people in Hartlepool who will have dementia is projected to increase considerably over the period to 2030. The Council recognises that the traditional support systems that see people with dementia as an 'exception' will not be able to cope and that the best option is for people to live in the community.
- 45.8 In terms of accessing alternative accommodation, the ability of a person with dementia to adapt to a new environment is critical. Changes are best made as early as possible so that they can learn and orientate themselves to the new environment. This is acknowledged in the extra care allocation procedure. Through this Strategy we aim to work in partnership with social care to develop the role housing can play in meeting the challenges of creating dementia friendly communities.

## 49. PRIORITY THROUGH THE ALLOCATION POLICY

- 49.1 For people whose housing conditions have a detrimental impact on their health, priority is given through the allocation policy to ensure that their housing needs

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are appropriately met. Medical priority will be awarded according to the extent to which the health of the applying household is affected by their housing conditions and the expected benefit of providing suitable alternative accommodation.

Welfare priority may also be awarded to applicants who cannot be expected to live in their current accommodation without suffering detriment, such as: people assessed as ready for independent living who need to move as part of an agreed plan to re-integrate into the community; people with learning disabilities who are assessed as having to move in order to receive care and support; or where their current housing is having a detrimental effect on their quality of life and ability to live independently; or people leaving local authority care following a referral from social services e.g. people leaving rehabilitative care to return to independent living.

**50. GYPSIES AND TRAVELLERS**

- 50.1 In 2014, a Gypsy and Traveller Accommodation Assessment (GTAA) was carried out in Hartlepool which found a hypothetical need for five Gypsy and Traveller pitches in Hartlepool between 2016 and 2031. This assessment was revised in 2017 following updated Government guidance in Planning Policy for Traveller Sites (PPTS). None of the respondents to the GTAA met the updated PPTS definition and it is further unlikely that there will be any new household formation that will meet the new definition.
- 50.2 The 2017 study recommends that the Council commits to proactively support and positively intervene with any member of the Gypsy and Traveller community needing rehousing but that a dedicated site in the Local Plan is not allocated. Support will include access to bricks and mortar housing, referral to appropriate support agencies and awareness-raising about the full range of accommodation options and how to pursue them.

<b>Strategic Outcome</b>	<b>Key Priorities</b>	<b>Headline Actions</b>	<b>Measuring Progress</b>
<b>Supporting vulnerable people with specific housing needs to access and maintain appropriate housing</b>	Target those most vulnerable to homelessness and provide early intervention where possible	Implement the Homelessness Reduction Act to ensure people threatened with homelessness are provided with the appropriate levels of support.	
		Work with Jigsaw (the new homeless database IT provider) to create detailed reports to enable understanding of demand and	(To be identified in liaison with Jigsaw)

Strategic Outcome	Key Priorities	Headline Actions	Measuring Progress
		homeless prevention outcomes	
		Benchmark outcomes with other Tees Valley Jigsaw users	
		Ensure accommodation includes support for those who need it	
		Work in partnership with Compass partners to promote and improve access to social housing	
		Work in partnership with Thirteen Group to develop a nominations agreement for Hartlepool	
		Work in partnership with Compass partners to ensure the allocations policy and system is fit for purpose	
		Complete the review of the eviction protocol	
		Undertake a full Rough Sleeper Count in winter 2019	
		If the Rough Sleeping Bid is successful and action will be included for any scheme that arises	
		Produce a separate Homelessness and Rough	

Strategic Outcome	Key Priorities	Headline Actions	Measuring Progress
		Sleeping Strategy	
	Support residents who continue to be affected by welfare reform	Support landlords to understand the impact of welfare reform and the opportunities available to mitigate impact	
		Assist RPs to explore the use of their bulk buying powers to assist tenants to buy white goods and furniture on low interest loans	
		Assess the impact of Universal Credit on the affordability of the rented sector	
		Improve access to affordable energy for residents to help alleviate fuel poverty	
	Improve access to appropriate accommodation for vulnerable residents	Scope out options and a Housing First model for Hartlepool	
		Consult on Housing First options and a model for Hartlepool	
		Analyse outcomes from the Key Steps project to assess and explore opportunities for shared accommodation	
		Ensure accommodation meets the needs of under 18's, 18-35 year olds, single people and	

Strategic Outcome	Key Priorities	Headline Actions	Measuring Progress
		families in line with housing benefit and housing allowance payments	
		Work with Commissioning to ensure accommodation is secured for residents with chaotic lives, substance misuse and those with support needs	
		Explore the provision of furnished tenancies for specific groups such as care leavers	
		Reduce B&B use through an effective commissioning process which ensures accommodation is available for those that are in need.	
		Investigate opportunities for alternative temporary accommodation provision including the use of long term empty council properties	
	Improve housing options for people with specific housing needs	Work with health and social care agencies to ensure housing is suitable for those with specific health needs including people with dementia, suffering life	



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Strategic Outcome	Key Priorities	Headline Actions	Measuring Progress
		limiting illness and the effects of substance misuse.	
		Investigate the need to deliver a percentage of homes that are accessible, adaptable and suitable for wheelchair access	Number of (lifetime) homes built
		Work with Thirteen Group to monitor outcomes from their shared accommodation pilot for women offenders	
		Explore the supported accommodation approval process and ensure the relevant individuals are involved to ensure its effective administration	
		Work with partners to explore the need to develop a more co-ordinated strategy for provision of supported housing	
	Enable independent living		Number of DFGs completed
			Average time taken to deliver a DFG
			Number on waiting list for DFG
			No. minor adaptations completed
			No. disabled rehoused into

Strategic Outcome	Key Priorities	Headline Actions	Measuring Progress
			suitable or adapted property
		Update and refresh the 2013 Housing Adaptations Policy	
		Implement recommendations from the DFG and Other Adaptations External Review	

## **MONITORING, RESOURCING AND DELIVERING THE HOUSING STRATEGY**

**51.** The three themes identified for the Housing Strategy do not sit in isolation and are connected to reinforce the vision of “developing and maintaining successful communities where people choose to live, by meeting the needs of our residents now and in the future”.

51.1 Delivery of the 2015-2020 Housing Strategy has been underpinned by:

- Delivery of the first two Empty Property Purchase Schemes.
- Increase in the Council’s housing stock from 182 to 270 units.
- Adoption of the Local Plan (May 2018) which outlines policies for delivery of homes and allocates strategic sites for building new homes.

## **52. PERFORMANCE AND MONITORING**

52.1 Delivery of the actions set out in this Housing Strategy will be managed and monitored quarterly, overseen by the Housing Partnership. The action plan will be reviewed annually to ensure that progress is being achieved and to ensure that it is kept up-to-date with any changes in national or local policy. A housing forum will be held by the Council on an annual basis to inform and consult with all stakeholders. Housing Partnership members will be kept up to date about the progress of this Strategy through the forum and via regular newsletters and reports.

## **53. RESOURCES**

53.1 There are considerable pressures on the resources available to deliver the aims of the Strategy and resource and budgets are limited as the Council has to achieve considerable savings. To maximise resources it will be important to work with partners, sharing expertise and good practice, avoiding duplication, jointly funding or procuring projects and identifying opportunities to combine resources and bid for any available funding streams.

53.2 The key sources of funding for the Strategy have been identified as:

- Developer contributions delivered through Section 106 Legal Agreements;
- Affordable housing on-site provision through Section 106 Legal Agreements;
- Homes England funding for affordable homes through National Affordable Housing Programme;
- Homes England funding for empty homes through National Affordable Housing Programme;
- Better Care Fund - Disabled Facilities Grant for adaptations;
- MHCLG funding for housing advice and homelessness activity;
- MHCLG funding for housing-related support;

- Registered Provider (RP) investment to continue improvements in social housing stock;
- The sale and efficient use of Council assets and prudential borrowing subject to income streams to cover repayments; and
- Any other national funding that becomes available during the lifetime of the Strategy (usually on a bid for funding basis).

<b>Increasing delivery potential</b>	Work in partnership to deliver the Strategy and associated plans
	Strengthen partnership working opportunities with statutory and voluntary agencies to ensure early intervention and the effective use of resources for homelessness prevention
	Explore the impact on council resources of the Homeless Reduction Act and Duty to Refer
	Reshape the Housing Partnership to deliver a refreshed vision with clear aims and objectives
	Consider the need for a joint Housing, Health and Wellbeing Board as suggested in recent policy

## GLOSSARY

<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.
<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.
<b>Anti-Social Behaviour (ASB)</b>	Activity that impacts on other people/communities in a negative way.
<b>Better Care Fund</b>	The Better Care Fund is a pooled budget that shifts resources into social care and community services for the benefit of the NHS and local government.
<b>Black and Minority Ethnic (BME)</b>	A term to describe someone who is said to belong to an 'ethnic minority'. Most often used to refer to groups or policies that affect people from non-white-UK ethnic backgrounds.
<b>Brownfield Land</b>	Also known as previously developed land, land which is or was occupied by a permanent structure.
<b>Category 1 Hazard Failures</b>	Hazards identified using the method of assessment as set out by the Housing Health and Safety Rating System upon which the local authority has a duty to act.
<b>Choice Based Lettings (CBL)</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>Compass</b>	The name of the CBL scheme in Tees Valley.
<b>Decent Homes</b>	Homes which meet or exceed specified minimum standards and state of repair.
<b>Disabled Facilities Grant (DFG)</b>	Government funding provided to local housing authorities to provide adaptations and other facilities to disabled people enabling them to live independently.
<b>Energy Efficiency</b>	The energy output of a product, e.g. a house, at a given point in time.
<b>Extra Care Housing</b>	Housing for elderly and disabled people, where individual care needs are provided for on-site.
<b>Fuel Poverty</b>	Where a household cannot afford to keep adequately warm at reasonable cost.
<b>Good Tenant Scheme</b>	A service for prospective tenants to obtain references to enable them to access private rented accommodation in Hartlepool.
<b>Greenfield Land</b>	Previously undeveloped land in a urban or

	rural area either used for agriculture or landscape design, or left to evolve naturally. These areas of land are usually agricultural or amenity properties being considered for urban development.
<b>Hartlepool Housing Partnership</b>	A group of public, private and voluntary agencies that work in partnership together to ensure that there is access to good quality and affordable housing in neighbourhoods and communities where people want to live.
<b>Help to Buy</b>	Help to Buy is an umbrella term for a range of government funded schemes designed to help people to get onto the property ladder. There are several options available, including equity loans, rent to buy and shared ownership.
<b>Homes England</b>	A non-departmental public body, sponsored by the Ministry for Housing, Communities and Local Government. It provides funding for new housing and is the government's housing accelerator.
<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>Homelessness Prevention</b>	This means providing people with the ways and means to address their housing and other needs to avoid homelessness.
<b>Homelessness Relief</b>	This is where an authority has been unable to prevent homelessness but helps someone to secure accommodation, even though the authority is under no statutory obligation to do so.
<b>Housing Benefit</b>	An allowance to people on low or no income to meet whole or part of their rent.
<b>Housing Health and Safety Rating System (HHSRS)</b>	A risk based evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in residential dwellings.
<b>Housing Needs</b>	The requirements that individuals and households have for housing.
<b>Housing Related Support</b>	The system for funding the support that is provided for people with care needs to go alongside their housing needs.
<b>Indices of Multiple Deprivation</b>	A defined set of indicators used to measure the level of deprivation in an area.
<b>Intermediate Tenure</b>	Housing at prices and rents above those of social rent but below market price or rent. This can include shared equity, shared ownership, other low cost homes for sale, and

	<p>intermediate rent.</p> <p><b>Shared equity</b> - a new form of joint ownership/joint mortgage that the Government is promoting as a way of helping first time buyers to get on the property ladder.</p> <p><b>Shared ownership</b> - Where a person buys part of the value of a house from a Registered Provider and pays rent on the other part, and the Registered Provider keeps part ownership.</p> <p><b>Intermediate rent</b> - new build homes to rent at 80% (or less) of typical market rents.</p>
<b>Ministry of Housing, Communities and Local Government (MHCLG)</b>	The UK Government department for communities and local government in England which has responsibility for housing policy.
<b>Modern Methods of Construction</b>	The generic term used to embrace non-traditional and off-site approaches to construction of new homes.
<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>Property Developer</b>	A company or individual who secures planning permission for the development of residential property.
<b>Registered Provider (RP)</b>	Also known as Housing Associations / Registered Social Landlords (RSLs). They are not for profit organisations that provide social housing and are regulated through Homes and Communities Agency (HCA).
<b>Section 106 Agreements (S106)</b>	An agreement under section 106 of the Town and Country Planning Act 1990 regarding the use or development of land. Such planning obligations are often used as a legally binding agreement between a local authority and developer to deliver a percentage of affordable social housing within a development or commuted sums to deliver off-site affordable housing.
<b>Selective Licensing</b>	A compulsory scheme where an area has been designated under part 3 of the Housing Act 2004, as a licensing area for privately rented dwelling houses. Local Authorities have discretion to adopt a scheme subject to meeting one of two sets of conditions: that the area is, or is likely to become an area of low demand; or, that the area is experiencing a significant and persistent problem caused by anti-social behaviour.
<b>Social Housing</b>	A general term for subsidised rented and intermediate tenure housing provided by

	Registered Providers (RPs).
<b>Social Lettings Agency</b>	Social lettings agencies work in a similar way to conventional lettings agencies. They manage houses on behalf of landlords and rent them out to tenants.
<b>Standard Assessment Procedure (SAP)</b>	The Government's Standard Assessment Procedure for energy rating of dwellings.
<b>Sustainable Communities</b>	Communities that can meet the needs of existing and future residents, contribute to a high quality of life and provide opportunity and choice in areas such as housing, health, education and jobs.
<b>Tenure</b>	Type of property a person resides in. There are three main types of tenure; owner-occupied, private rented and social rented.
<b>Universal Credit</b>	Universal Credit is set to replace the present benefit structure and it will simplify the benefits system by bringing together a range of working-age benefits into a single streamlined payment.



**POVERTY IMPACT ASSESSMENT FORM**

<b>1. Is this decision a Budget &amp; Policy Framework or Key Decision? YES</b> If YES please answer question 2 below				
<b>2. Will there be an impact of the decision requested in respect of Child and Family Poverty? NO</b> If YES please complete the matrix below				
<b>GROUP</b>	<b>POSITIVE IMPACT</b>	<b>NEGATIVE IMPACT</b>	<b>NO IMPACT</b>	<b>REASON &amp; EVIDENCE</b>
Young working people aged 18 - 21	✓	x		
Those who are disabled or suffer from illness / mental illness				
Those with low educational attainment				
Those who are unemployed				
Those who are underemployed				
Children born into families in poverty				
Those who find difficulty in managing their finances				
Lone parents				
Those from minority ethnic backgrounds				
<b>Poverty is measured in different ways. Will the policy / decision have an impact on child and family poverty and in what way?</b>				
<b>Poverty Measure (examples of poverty measures appended overleaf)</b>	<b>POSITIVE IMPACT</b>	<b>NEGATIVE IMPACT</b>	<b>NO IMPACT</b>	<b>REASON &amp; EVIDENCE</b>

**POVERTY IMPACT ASSESSMENT FORM**

Overall impact of Policy / Decision			
NO IMPACT / NO CHANGE		ADJUST / CHANGE POLICY / SERVICE	
ADVERSE IMPACT BUT CONTINUE		STOP / REMOVE POLICY / SERVICE	
<b>Examples of Indicators that impact of Child and Family Poverty.</b>			
<b>Economic</b>			
Children in Low Income Families (%)			
Children in Working Households (%)			
Overall employment rate (%)			
Proportion of young people who are NEET			
Adults with Learning difficulties in employment			
<b>Education</b>			
Free School meals attainment gap (key stage 2 and key stage 4)			
Gap in progression to higher education FSM / Non FSM			
Achievement gap between disadvantaged pupils and all pupils (key stage 2 and key stage 4)			
<b>Housing</b>			
Average time taken to process Housing Benefit / Council tax benefit claims			
Number of affordable homes built			
<b>Health</b>			
Prevalence of underweight children in reception year			
Prevalence of obese children in reception year			
Prevalence of underweight children in year 6			
Prevalence of obese children in reception year 6			
Life expectancy			

# REGENERATION SERVICES COMMITTEE

18<sup>th</sup> March 2019



Report of: Assistant Director (Economic Growth & Regeneration)

Subject: ESF COMMUNITY GRANTS PROGRAMME

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## 1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Key Decision (test (i)/(ii)) Forward Plan Reference No. RN34/18

## 2. PURPOSE OF REPORT

- 2.1 The purpose of this report is to seek approval from Members to manage the Education & Skills Funding Agency (ESFA) European Social Fund (ESF) Community Grants Programme.
- 2.2 The report was intended for submission to the Committee in early January 2019, however due to delays in the Council receiving notification from ESFA that its application had been successful, then there was a departure from the original date in the Forward Plan entry.

## 3. BACKGROUND

- 3.1 In August 2018, Tees Valley Combined Authority (TVCA) on behalf of ESFA issued an invitation to tender for an organisation to manage and deliver the ESF Community Grants Programme across the Tees Valley.
- 3.2 The ESF Community Grants Programme will disseminate small grants of up to £20,000 to third sector and other small organisations for the purpose of mobilising disadvantaged or excluded unemployed and inactive people aged 19+ to enable their progress towards employment. Organisations that access grants need to be well placed to reach excluded individuals facing barriers, which hinder their access to mainstream provision and the grants issued will:
- Engage with marginalised individuals and support them to re-engage with education, training, or employment;
  - Support a range of activities aimed at assisting the disadvantaged or excluded to move closer to the labour market by improving their access to mainstream ESF and domestic employment and skills provision; and

- Provide support to the hardest to reach communities and individuals, especially those from deprived communities, to access employment or further learning and training.
- 3.3 The ESF Community Grants Programme will be delivered across all Local Authority areas of the Tees Valley. There are 1,300 third sector organisations within Tees Valley that may benefit from targeted and relatively small grants to further their delivery and enable them to build capacity. The activity will build upon the work of previous and existing small grants programmes to further enhance the community and voluntary sector within Tees Valley.
- 3.4 The contract start date will be 1<sup>st</sup> April 2019 and delivery will need to commence immediately. There will be a rolling programme of grant applications and the final date for grant awards will be 31<sup>st</sup> December 2020 and all participant activity must be completed by 31<sup>st</sup> July 2021.
- 3.5 All of the activities delivered through the ESF Community Grants Programme will respond to the priorities of TVCA and the Tees Valley European Structural and Investment Funds Strategy for 2014 – 2020.

#### **4. INVITATION TO TENDER**

- 4.1 On Monday 20<sup>th</sup> August 2018, TVCA issued an invitation to tender for the Community Grants Programme with ESFA as the Managing Authority. TVCA invited applications from suitable organisations that could design, implement and administer a Community Grants Programme across the whole of the Tees Valley. This will support Priority Axis 1 of the Operational Plan: Inclusive Labour Markets and Investment Priority: 1.4 Active Inclusion.
- 4.2 Following the announcement, the Council met with the other four Local Authorities and agreed to submit a tender application for the ESF Community Grants Programme. This complements the Council's Community Engagement and Cohesion Strategy alongside the newly established Voluntary and Community Sector Support Team which forms part of the Council's Learning and Skills Service.
- 4.3 The grant funded activities will support unemployed or inactive residents aged 19+ across the Tees Valley whilst targeting the priority groups as set out within the Programme Specification as shown below:
  - Participants over 50 years of age
  - Participants with disabilities
  - Participants from ethnic minorities
  - Participants who are Women
- 4.4 The Council will provide a rolling programme of grant applications which will complement the current grant schemes and programmes which are available through organisations such as Big Lottery Fund, Tees Valley Community Foundation and Department for Work & Pensions. The ESF Community

Grants Programme including grant application form, evaluation framework and key supporting guidance documents will be actively promoted by the Council across the Tees Valley.

- 4.5 There will be a dedicated Grants Award Panel which will meet on a regular basis to evaluate applications against a set framework. The panel will incorporate membership from the five Local Authorities, TVCA and other key stakeholders such as Jobcentre Plus and National Careers Service. To ensure openness and transparency all panel members will need to agree and sign a dedicated Conflict of Interest Policy.
- 4.6 ESFA stated that it would only award a single contract to the successful organisation who will become the Accountable Body with notification to applicants in January 2019.

## 5. CURRENT POSITION

- 5.1 On Friday 18<sup>th</sup> January 2019, ESFA confirmed that the Council has been successful in its application and will be awarded the contract for the ESF Community Grants Programme.
- 5.2 The Council's Learning & Skills Service is leading on the implementation of the programme with some of the key actions required as shown below:
- Negotiate the contract with ESFA
  - Develop the Grant Application Form which will be completed by prospective applicants and associated Evaluation Framework ensuring the documentation complies with ESF and ESFA Guidance.
  - Establish the Grant Award Panel and ensure membership from all five Local Authorities, TVCA and other key stakeholders. This will ensure that the programme responds to local priorities across the Tees Valley.
  - Produce a dedicated Conflict of Interest Policy which will be signed by all prospective members of the Grant Award Panel who will evaluate all submitted Grant Applications.
  - Develop the Job Descriptions and advertise the three fixed-term posts for the Community Grants Project Team who will be responsible for the overall management of the ESF Programme.
  - Organise Launch Events in each of the five Local Authorities to promote the opportunities which will be available through the ESF Community Grants Programme.
  - Implement Performance Management Framework which will monitor the activities which are delivered by successful applicants to ensure the performance targets are achieved and activity complies with ESF.
- 5.3 These activities are vital to ensure that the ESF Community Grants Programme commences on 1<sup>st</sup> April 2019.

## 6. FINANCIAL IMPLICATIONS

6.1 The contract will be for the value of £2.97m based on the delivery of outcomes with £2.7m for grants and £270k for the management of the programme. The Council will be paid based on the achievement of the key deliverables as shown in 6.2 and the total payments made to the Contractor under this Contract shall not exceed the Maximum Contract Value of £2.97m.

6.2 The key deliverables are shown below:

<b>Deliverable</b>	<b>Volume</b>	<b>Amount</b>
ST01 Learner Assessment and Plan	2,105	-
CG01 Community Grant Payment	-	£2,700,000
PG01 Progression into Employment	356	-
PG03 Progression into Education	295	-

6.3 The Council will be paid in arrears following the successful awarding of grants and submission of the documentary evidence including application form, completed evaluation scoring, minutes of the Grant Award Panel and defrayment of the grant payment to the successful applicant.

## 7. RISK IMPLICATIONS

7.1 If successful, the Council, as Accountable Body, will be required to sign the Funding Agreement for the entire £2.97m. The standard Offer Letter/Contract contains clawback provisions and under these clawback conditions ESFA may require repayment of grant funding already drawn down by the Council if, in their opinion, they have failed to comply with the terms and conditions of the Offer Letter/Contract.

7.2 At the time of writing this report, Council Officers were still negotiating with the other Local Authorities to develop a Risk Share Agreement. This would ensure that all five Tees Valley Local Authorities benefitting from the programme will be responsible for any risk associated with clawback conditions in the contract from ESFA. Furthermore, the Agreement will state that each Local Authority will fund relevant Grant Agreements to eligible organisations within their Locality until monies have been claimed from ESFA, at which time, all funding will be reimbursed back to the relevant Local Authority and currently it is proposed within the agreement that each Local Authority will undertake due diligence on organisations within their own area. This risk share will be based on the level of economic need within each Local Authority as shown within the table below:

Local Authority	Risk Share %	Risk Share Value
Darlington	14.65%	£435,105.00
Hartlepool	23.27%	£691,119.00
Middlesbrough	22.14%	£657,558.00
Redcar & Cleveland	14.88%	£441,936.00
Stockton on Tees	25.06%	£744,282.00
<b>TOTAL</b>	<b>100%</b>	<b>£2,970,000</b>

- 7.3 The Council will ensure that the Risk Share Agreement has been executed prior to signing any Funding Agreement from ESFA. It should be noted therefore that the financial risk is minimised and the above table represents the maximum risk to each Local Authority. However, the value of grants awarded may vary from the values shown within the table above which will be vital in ensuring that the programme continues to respond to local priorities across the Tees Valley.
- 7.4 As Accountable Body, the Council will be responsible for managing the programme and ensuring that each organisation awarded a grant is aware of the conditions which will be shown within their own Grant Agreements and that robust monitoring arrangements are put in place for the programme as a whole to reduce risk. The Council has experience of managing similar ESF projects and the additional project staff will provide the resources required to monitor the progress of the community organisations who secure a grant.
- 7.5 The main risk for all five Local Authorities is that they could be at risk of clawback of funding if the terms and conditions of the Grant/Offer Letter are not adhered to such as the targets not being achieved. Each Local Authority will be liable for any clawback based on the terms and conditions set out within the Risk Sharing Agreement. Also, there is a risk that some small-scale organisations may cease to operate even after securing this funding and therefore, to prevent any risk to all five Local Authorities, there will have to be actions such as:
- Robust due diligence financial checks on all organisations prior to them receiving a grant
  - A robust check of each organisation to confirm that they have a successful track record of managing and delivering similar programmes
  - A Grant Agreement which will mirror the ESFA Grant/Offer Letter's terms and conditions
  - Robust monitoring systems in place in line with similar programmes such as Youth Employment Initiative

## **8. HUMAN RESOURCE IMPLICATIONS**

- 8.1 The Council will recruit a dedicated Community Grants Project Team who will be based within the Learning & Skills Service. They will be responsible for the overall management of the programme incorporating grants awards, monitoring of performance and contractual compliance to ensure it complies with ESFA and ESF Guidance.
- 8.2 The agreed structure for the Project Team is shown below:
- Project Co-ordinator (Band 11)
  - Project Officer (Band 10)
  - Finance & Admin Assistant (Band 6)
- 8.3 The above posts will need to be in place to allow the commencement of the programme on 1<sup>st</sup> April 2019 and they will be 100% externally funded through the ESF Community Grants Programme.

## **9. LEGAL IMPLICATIONS**

- 9.1 The draft Funding Agreement has been sent to the Council's Legal Division who will review the legal documents provided and highlight the key obligations which will be imposed on the project team so that they can satisfy themselves that they are able to comply with those obligations in the day to day running of the scheme.
- 9.2 Upon receipt of complete instructions, the Legal Division will assist in developing a template Grant Agreement which will be used for each of the successful applicants. The intention is to establish performance targets, financial schedule, eligibility criteria and monitoring requirements which must be agreed with the applicants before being awarded the grant from the Council.

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

- 10.1 This funding will positively contribute to tackling the longer term causes and consequences of child and family poverty by helping Tees Valley residents to enter into education, employment or training (See **Appendix 1**).

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

- 11.1 This funding will positively contribute to Section 17 by providing education, employment and training opportunities for unemployed or inactive residents. It will also provide routeways for individuals who may have been identified as high risk of offending.



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

12.1 This funding will provide opportunities for unemployed or inactive residents, particularly amongst vulnerable groups such as the priority groups shown below (see **Appendix 2**): -

- Participants over 50 years of age
- Participants with disabilities
- Participants from ethnic minorities
- Participants who are Women

## **13. CONTRIBUTION TO OTHER COUNCIL PROJECTS AND PERFORMANCE INDICATORS**

13.1 This funding will benefit other Council employment initiatives, such as the Youth Employment Initiative, Routes to Work and Think Families, Think Communities.

13.2 The project will also positively contribute to the following indicators: -

- Improving the overall Employment Rate, and;
- Reducing the Unemployment Rate.

## **14. CONCLUSION**

14.1 Significant work has already been undertaken by the Council to be successfully awarded the contract to manage the ESF Community Grants Programme across the Tees Valley.

14.2 This programme will support the Council's Community Engagement and Cohesion, Economic Regeneration and Adult Education Strategies. It will also complement the work being undertaken through the Education, Employment and Skills Board alongside other key programmes being delivered such as Youth Employment Initiative, Routes to Work and Troubled Families.

## **15. RECOMMENDATIONS**

15.1 Members are asked to:

- i) Note the success in attracting funding for the ESF Community Grants Programme;
- ii) Approve the Council to act as the Accountable Body on behalf of the Tees Valley for the full project value of £2,970,000 and note the related risks as detailed in section 7 of the report;

- iii) Authorise the Chief Solicitor, Director of Regeneration and Neighbourhoods and Chief Finance Officer to complete contracts to transfer legal responsibilities under the grant conditions to the other Tees Valley Local Authorities;
- iv) Note that the Council's net financial risk will be £691,119;
- v) Authorise the Director of Regeneration and Neighbourhoods, Chief Solicitor and Chief Finance Officer to approve the Councils acceptance of the Funding Agreement subject to satisfactory completion of due diligences and completion of recommendation (iii);
- vi) Note that further update reports will be brought to Regeneration Services Committee to advise on progress.

## 16. CONTACT OFFICER

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Sign Off:-

- Director of Policy and Finance ☒
- Chief Solicitor ☒

**POVERTY IMPACT ASSESSMENT FORM**

<b>1. Is this decision a Budget &amp; Policy Framework or Key Decision? YES / NO</b>				
If YES please answer question 2 below				
<b>2. Will there be an impact of the decision requested in respect of Child and Family Poverty? YES</b>				
If YES please complete the matrix below				
<b>GROUP</b>	<b>POSITIVE IMPACT</b>	<b>NEGATIVE IMPACT</b>	<b>NO IMPACT</b>	<b>REASON &amp; EVIDENCE</b>
Young working people aged 18 - 21	✓			The Grant will support 19 plus unemployed adults to move closer to the labour market
Those who are disabled or suffer from illness / mental illness	✓			The Grant will support 19 plus unemployed adults, regardless of their backgrounds
Those with low educational attainment	✓			The Grant will help some eligible participants with low educational attainment to gain access to employability focused training programmes that improve an individual's attainment levels.
Those who are unemployed	✓			The Grant will support 19 plus unemployed adults to move closer to the labour market
Those who are underemployed	✓			The Grant will support 19 plus unemployed adults to move closer to the labour market
Children born into families in poverty			✓	N/A
Those who find difficulty in managing their finances			✓	N/A
Lone parents	✓			The Grant will support 19 plus unemployed adults, including lone parents, to move closer to the labour market
Those from minority ethnic backgrounds	✓			The Grant will support 19 plus unemployed adults, regardless of their backgrounds

**POVERTY IMPACT ASSESSMENT FORM**

<b>Poverty is measured in different ways. Will the policy / decision have an impact on child and family poverty and in what way?</b>				
<b>Poverty Measure</b> (examples of poverty measures appended overleaf)	<b>POSITIVE IMPACT</b>	<b>NEGATIVE IMPACT</b>	<b>NO IMPACT</b>	<b>REASON &amp; EVIDENCE</b>
Overall employment rate	✓			The programme is aimed at supporting people to move into employment
Proportion of young people who are NEET	✓			The programme is aimed at supporting people to move into employment
<b>Overall impact of Policy / Decision</b>				
<b>NO IMPACT / NO CHANGE</b>	✓	<b>ADJUST / CHANGE POLICY / SERVICE</b>		
<b>ADVERSE IMPACT BUT CONTINUE</b>		<b>STOP / REMOVE POLICY / SERVICE</b>		
<b>Examples of Indicators that impact of Child and Family Poverty.</b>				
<b>Economic</b>				
Children in Low Income Families (%)				
Children in Working Households (%)				
Overall employment rate (%)				
Proportion of young people who are NEET				
Adults with Learning difficulties in employment				
<b>Education</b>				
Free School meals attainment gap (key stage 2 and key stage 4)				
Gap in progression to higher education FSM / Non FSM				
Achievement gap between disadvantaged pupils and all pupils (key stage 2 and key stage 4)				
<b>Housing</b>				
Average time taken to process Housing Benefit / Council tax benefit claims				
Number of affordable homes built				
<b>Health</b>				
Prevalence of underweight children in reception year				
Prevalence of obese children in reception year				
Prevalence of underweight children in year 6				
Prevalence of obese children in reception year 6				
Life expectancy				

## APPENDIX 2

## EQUALITY AND DIVERSITY IMPACT ASSESSMENT FORM

Department	Division	Section	Owner/Officer
Regeneration & Neighbourhoods	Regeneration	Learning & Skills	Patrick Wilson
Service, policy, practice being reviewed/changed or planned	ESF Community Grant		
Why are you making the change?	To provide additional funding to tackle worklessness		
How might this impact (positively/negatively) on people who share protected characteristics?			
Please tick		POSITIVELY	NEGATIVELY
Age	✓		
The ESF Community Grant is for eligible adults aged 19 plus			
Disability	✓		
The project is available for all eligible adults, regardless of their background and grass-roots community organisations will receive grants based on their ability to engage with specific groups.			
Gender Re-assignment	✓		
The project is available for all eligible adults, regardless of their background and grass-roots community organisations will receive grants based on their ability to engage with specific groups.			
Race	✓		
The project is available for all eligible adults, regardless of their background and grass-roots community organisations will receive grants based on their ability to engage with specific groups.			
Religion	✓		
The project is available for all eligible adults, regardless of their background and grass-roots community organisations will receive grants based on their ability to engage with specific groups.			
Gender	✓		
The project is available for all eligible adults, regardless of their background and grass-roots community organisations will receive grants based on their ability to engage with specific groups.			
Sexual Orientation	✓		
The project is available for all eligible adults, regardless of their background and grass-roots community organisations will receive grants based on their ability to engage with specific groups.			
Marriage & Civil Partnership	✓		
The project is available for all eligible adults, regardless of their background and grass-roots community organisations will receive grants based on their ability to engage with specific groups.			
Pregnancy & Maternity	✓		
The project is available for all eligible adults, regardless of their background and grass-roots community organisations will receive grants based on their ability to engage with specific groups.			
Has there been consultation /is consultation planned with people who will be affected by this policy? How has this affected your decision making?	Consultation is ongoing with the five Local Authorities and when the project is launched then grass-roots small organisations and local communities will be fully informed of the Grant and its benefits.		
	Based on the benefits of the grant, the decision was reached to apply for the funding.		
As a result of your decision how can you mitigate negative/maximise positive outcomes and foster good relationships?	The five Local Authorities will work closely together to link in with VCS organisations to promote this programme and raise awareness of the positive outcomes that can be achieved across the sub-region through this investment.		
Describe how you will address and monitor the impact	1. No Impact - No Major Change No negative impact		
	2. Adjust/Change Policy N/A		
	3. Adverse Impact but Continue as is N/A		

## EQUALITY AND DIVERSITY IMPACT ASSESSMENT FORM

		4. Stop/Remove Policy/Proposal	
		N/A	
Initial Assessment	27/02/19	Reviewed	27/02/19
Completed	27/02/19	Published	27/02/19