

# **REGENERATION SERVICES COMMITTEE AGENDA**



**Wednesday 13 November 2019**

**at 10.00 am**

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

**MEMBERS:** REGENERATION SERVICES COMMITTEE

Councillors C Akers-Belcher, Brown, Cartwright, Cassidy, Lindridge, Marshall and Smith

**1. APOLOGIES FOR ABSENCE**

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

**3. MINUTES**

- 3.1 Minutes of the meeting held on 18<sup>th</sup> October 2019 (*previously circulated and published*)

**4. BUDGET AND POLICY FRAMEWORK**

- 4.1 Hartlepool Housing Strategy 2019-2024 - *Assistant Director (Economic Growth and Regeneration)*

**5. KEY DECISIONS**

No items.

**6. PRESENTATIONS**

- 6.1 Student Accommodation Needs – *ARC4*



**7. OTHER ITEMS REQUIRING DECISION**

- 7.1 Oxford Road Older Housing Area Study - *Assistant Director (Economic Growth and Regeneration)*

**8. ITEMS FOR INFORMATION**

- 8.1 Strategic Financial Management Report – as at 30 September 2019 – *Director of Regeneration and Neighbourhoods and Director of Finance and Policy*

**FOR INFORMATION**

Date of next meeting – Wednesday 11 December 2019 at 10.00 am in the Civic Centre, Hartlepool.



# REGENERATION SERVICES COMMITTEE

13<sup>th</sup> November 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 Part of the Budget and Policy Framework.

## 2. PURPOSE OF REPORT

2.1 To seek approval from Regeneration Services Committee for the Housing Strategy for 2019-2024 and the adoption of the Action Plan. 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.

## 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. 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.

3.3 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 partners and stakeholders.

3.4 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.

- 3.5 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.
- 3.6 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.
- 3.7 The new 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. CONSULTATION**

- 4.1 Public consultation took place between 8<sup>th</sup> May and 17<sup>th</sup> July 2019 via the Council's website. The on-line questionnaire was shared through the use of social media.
- 4.2 147 responses were received to the consultation with 85.57% of respondents being residents. The biggest age group to respond was the 46-65 years age range, making up 52% of the responses. 17.35% of respondents said they have a disability. 92.86% said they are white. The Ward where the most responses came from was Rural West (15.31%) and the least from Headland and Harbour (4.08%). 6.12% of respondents were from outside Hartlepool.
- 4.3 The following issues emerged from the consultation and are listed in the order of the most responses received:
- The ageing population with demand for bungalows, care provision and wheelchair accessible properties;
  - Regeneration of the Town Centre, Oxford Road area and West View;
  - Private rented sector issues with additional support for landlords and issues around quality and enforcement;
  - The requirement for affordable housing, low rents, provision for first time buyers and for additional council housing;
  - The design, quality of place, infrastructure and future proofing;
  - Ongoing issues around tackling empty homes and empty buildings;
  - Prioritising the use of brownfield sites;
  - Homelessness prevention with the emerging concerns around rough sleeping and beggars; and

- The need for specialist housing and accommodation for people with complex needs.
- 4.4 Additional themes were raised but with less responses, these include anti-social behaviour, environmental maintenance, improving existing stock and partnership working.
- 4.5 All of the aims for each priority were supported through the consultation. Concerns around the delivery of the Strategy were based on:
- The delivery of new build versus the numbers of empty homes;
  - The extent of Government funding to support initiatives; and
  - Anti-social problems in regeneration areas.
- 4.6 The new Strategy has also been produced following engagement with the Council's partners which includes Registered Providers, private landlords, developers and Members.
- 4.7 A number of action planning meetings were held with the key respondents to the consultation and their knowledge was used to develop the draft Action Plan. The Action Plan is a 'live' working document and any additional actions or amendments to existing actions will be made during the lifetime of the Housing Strategy subject to approval from the Housing Partnership.
- 4.8 The 2<sup>nd</sup> draft of the Housing Strategy 2019–24 is attached at **Appendix 3** and the draft Action Plan is attached at **Appendix 4**. Performance Indicators have been identified for each of the priorities; clear outcomes have been stated above each set of actions and achievable timescales for delivery have been agreed.

## 5. PROPOSALS

- 5.1 The 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.*

- 5.2 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.
- 5.3 Theme 1 - Maximising housing growth and delivering sustainable new homes.

The Council and partners will work 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.

#### 5.4 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, support intervention in housing regeneration and use enforcement powers, where necessary, to improve the quality of housing.

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.

#### 5.5 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.

#### 5.6 Delivery of the actions set out in this Housing Strategy will be managed and monitored annually, 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.

- 5.7 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.

## **6. RISK IMPLICATIONS**

- 6.1 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.

## **7. LEGAL IMPLICATIONS**

- 7.1 The Housing Strategy forms part of the Council's Policy Framework.
- 7.2 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.
- 7.3 There are no other legal implications.

## **8. CONSULTATION**

- 8.1 Formal consultation took place with from 8<sup>th</sup> May to 17<sup>th</sup> July 2019. The second draft of the Housing Strategy and Action Plan has been produced following this to incorporate, where considered appropriate, any formal feedback received and the views, suggestions and issues that were raised.

## **9. EQUALITY AND DIVERSITY CONSIDERATIONS**

- 9.1 The Housing Strategy will be made widely available in a number of formats following its adoption.

**10. OTHER CONSIDERATIONS**

Financial Considerations	No relevant issues
Child/Family Poverty Considerations	See <b>Appendix 1</b>
Equality and Diversity Considerations	See <b>Appendix 2</b>
Section 17 of The Crime And Disorder Act 1998 Considerations	No relevant issues
Staff Considerations	No relevant issues
Asset Management Considerations	No relevant issues

**11. RECOMMENDATIONS**

- 11.1 That Regeneration Services Committee refer the new Housing Strategy and Action Plan for 2019 – 2024 to full Council for approval.

**12. REASONS FOR RECOMMENDATIONS**

- 12.1 The recommendation will ensure that there is a Housing Strategy and supporting Action Plan in place to deliver the identified priorities 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”.

**13. CONTACT OFFICER**

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**EQUALITY AND DIVERSITY 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				
GROUP	POSITIVE IMPACT	NEGATIVE IMPACT	NO IMPACT	REASON & EVIDENCE
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>				
Poverty Measure (examples of poverty measures appended overleaf)	POSITIVE IMPACT	NEGATIVE IMPACT	NO IMPACT	REASON & EVIDENCE

**EQUALITY AND DIVERSITY IMPACT ASSESSMENT FORM**

<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

<b>Department</b>	<b>Division</b>	<b>Section</b>	<b>Owner/Officer</b>
Regeneration and Neighbourhoods	Economic Growth and Regeneration	Housing Strategy	Karen Kelly
<b>Service, policy, practice being reviewed/changed or planned</b>	<b>Housing Strategy 2019 - 2024 (replaces the 2015 – 2020 Strategy) and Action Plan</b>		
<b>Why are you making the change?</b>	<i>The Strategy needed updating due to changes in policy and legislation</i>		
<b>How might this impact (positively/negatively) on people who share protected characteristics?</b>			
	<i>Please tick</i>	<b>POSITIVELY</b>	<b>NEGATIVELY</b>
<b>Age</b>		✓	
<i>Please describe... there is reference within the strategy to the housing and support needs for older people</i>			
<b>Disability</b>		✓	
<i>Please describe... there is reference within the strategy to the housing and support needs for disabled people</i>			
<b>Gender Re-assignment</b>			
<i>Please describe... no impact</i>			
<b>Race</b>			
<i>Please describe... no impact</i>			
<b>Religion</b>			
<i>Please describe... no impact</i>			
<b>Gender</b>			
<i>Please describe... no impact</i>			
<b>Sexual Orientation</b>			
<i>Please describe... no impact</i>			
<b>Marriage &amp; Civil Partnership</b>			
<i>Please describe... no impact</i>			
<b>Pregnancy &amp; Maternity</b>			
<i>Please describe... no impact</i>			
<b>Has there been consultation /is consultation planned with people who will be affected by this policy? How has this affected your decision making?</b>	<i>Public consultation took place for 8 weeks via an online survey. As a result of consultation there were no changes necessary to the Strategy.</i>		
<b>As a result of your decision how can you mitigate negative/maximise positive outcomes and foster good relationships?</b>			

**EQUALITY AND DIVERSITY IMPACT ASSESSMENT FORM**

Describe how you will address and monitor the impact	<b>1. No Impact - No Major Change</b> there is no potential for discrimination or adverse impact		
	<b>2. Adjust/Change Policy</b> <i>Please Detail</i>		
	<b>3. Adverse Impact but Continue as is</b> <i>Please Detail</i>		
	<b>4. Stop/Remove Policy/Proposal</b> <i>Please Detail</i>		
Initial Assessment	00/00/00	Reviewed	00/00/00
Completed	16/09/19	Published	00/00/00

# 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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DRAFT

## **FOREWORD**

**Cllr Christopher Akers-Belcher  
Chair of Regeneration Services Committee**

DRAFT

## 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

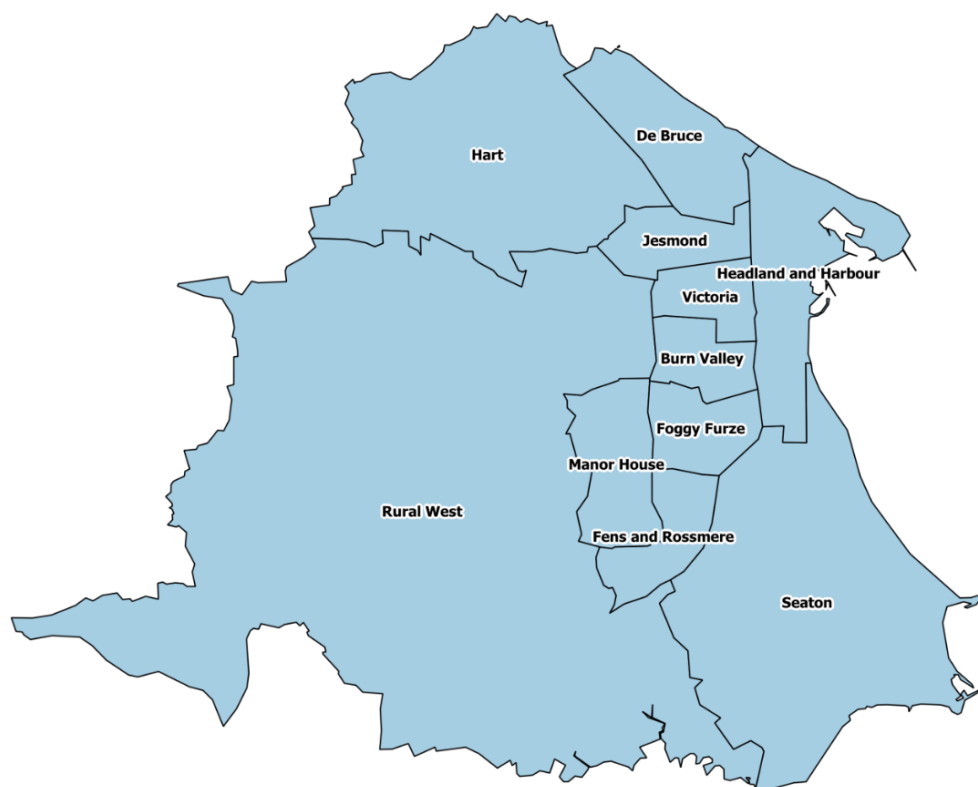
through taking on responsibilities previously held by Westminster and Whitehall; for transport, infrastructure, skills, business investment, housing and culture and tourism.

## **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 adopts 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>
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	2019 - 2021	Sets out the vision, priorities and actions for the delivery of economic development and physical regeneration programmes to improve the environment and attract

Strategy	Date	Key Strategic Links
		businesses to invest and grow 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.
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 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.

Strategy	Date	Key Strategic Links
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. 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>.

<sup>1</sup> Census, 2011

- 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>.
- 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%.

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<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

**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**

<b>Registered Provider (RP)</b>	<b>Stock Number (at November 2018)</b>
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 Rossmere	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 refurbishment and remodelling of properties on the Carr/Hopps regeneration scheme by PlaceFirst with their £7.6m award winning 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 GREEN”

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.

The Green has recently been recognised as a successful scheme winning two regional awards. It has been judged the Best Residential Development of 2019 at the Insider North East Property Awards. Attended by over 400 of the regions key property professionals, the awards celebrate the achievements across all development sectors in the region. In a shortlist of seven developments, Placefirst’s new build-to-rent community impressed the judges with its “quality homes and distinctive placemaking”. In addition, The Green, was recently named as the winner of the Residential Property category at the RICS (Royal Institution of Chartered Surveyors) Awards 2019, North East.

The Green has also recently been shortlisted in a number of National awards including The Sunday Times British Homes Awards (development of the year (under £10m)), the RICS national awards (Residential Property) and the APSE 2019 awards (Best Housing, Regeneration and New Build initiative).

### 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											
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. <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.

**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.

The Warm Up Hartlepool scheme was recognised in March 2019 at the Regional Energy Efficiency Awards, winning the award for the Best Large Scale Project

(over £250k). It has also been shortlisted for the National Energy Efficiency Awards taking place in September 2019.

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

Key Facts	Source
<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>

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

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>

Hartlepool Strategic Housing Market Assessment 2015

## 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 Hartlepool's Community Safety Team has organised a number of Days of Action since its launch in February 2018. Days of Action are special, one off multi-agency events which target problems in a hotspot location with focused community engagement, and environmental, preventative and enforcement activity. Days of Action areas are identified by the Team using community intelligence, complaints, and crime and anti-social behaviour statistics.
- 28.11 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.
- 28.12 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.
- 28.13 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.



- 28.14 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.
- 28.15 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.

- 28.16 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.
- 28.17 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>

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

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

30.3 Fuel poverty is determined by the interaction between three factors:

- The energy efficiency of the home
- Energy costs
- Household income

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.

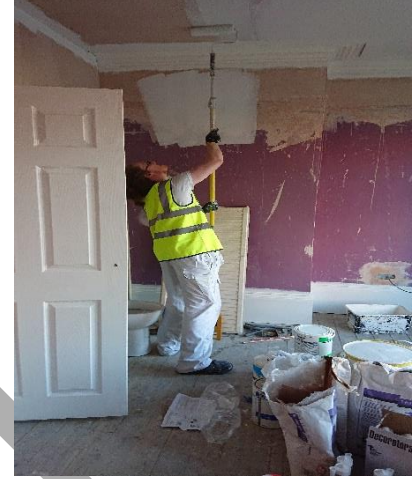
- 31.5 Whilst tackling empty properties across all sectors is important, the biggest challenge for the Council is to concentrate its resources towards the private sector. Responding to empty properties in the social sector will be carried out in partnership with RPs.
- 31.6 The associated issues of the 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.

DRAFT

**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>RP's 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				
<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>				Hartlepool Strategic Housing Market Assessment 2015
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				
	2015/16	2016/17	2017/18	CLG P1E Returns
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				
At November 2018 the number of care leavers in Hartlepool:				Corporate Parent ETE Report January 2019
Age	Nov 2018			
16	14			
17	14			
18	33			
19	26			
20	21			
21	8			
22	0			
23	0			
TOTAL	116			

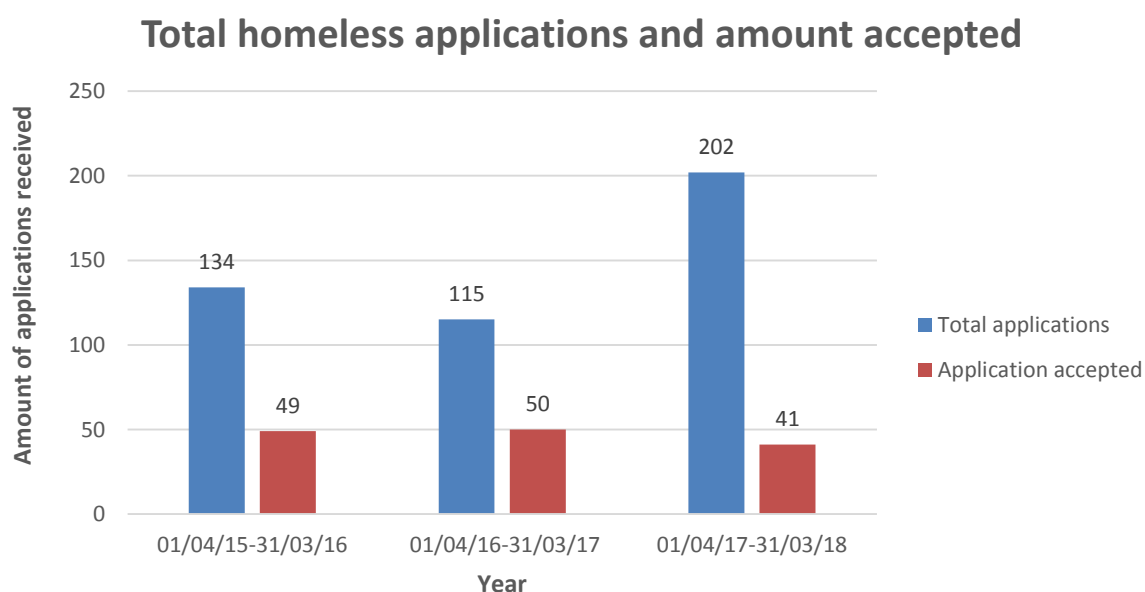
**36. HOMELESSNESS STRATEGY REVIEW**

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.

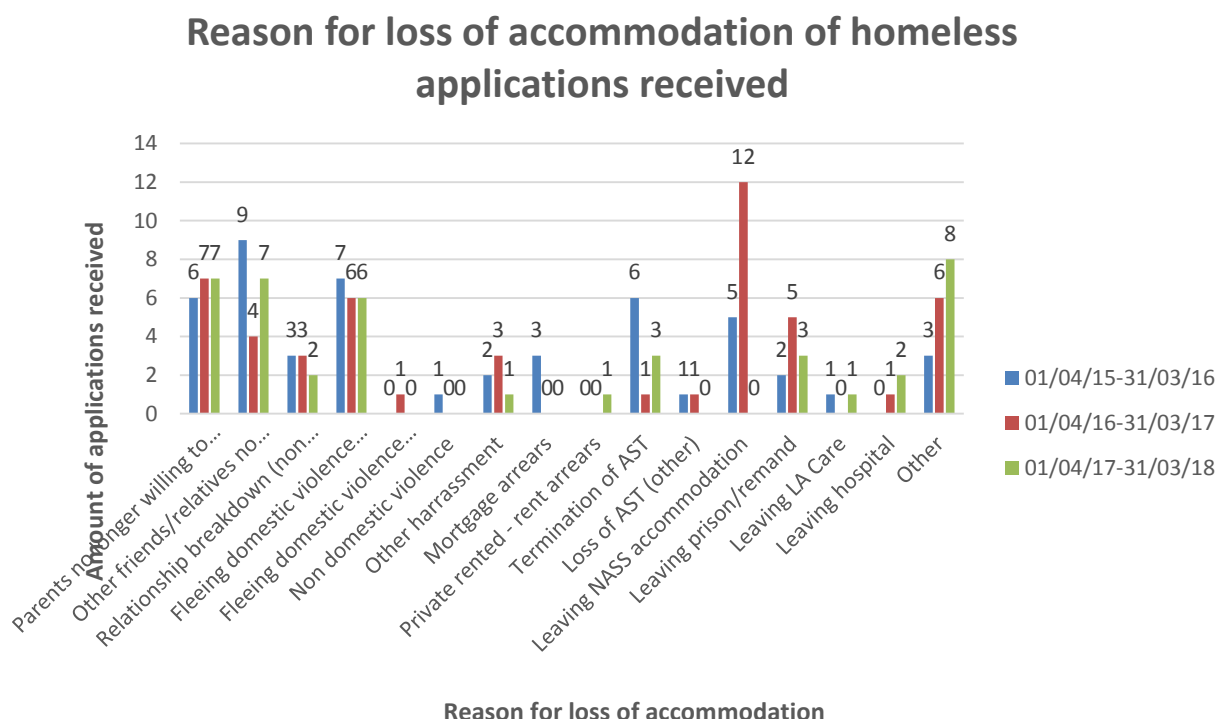
36.2 Levels of homelessness continue to be low in Hartlepool, however since the Welfare Reform Act 2012 homeless acceptances have continued to increase with a peak during 2016/17.

**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.

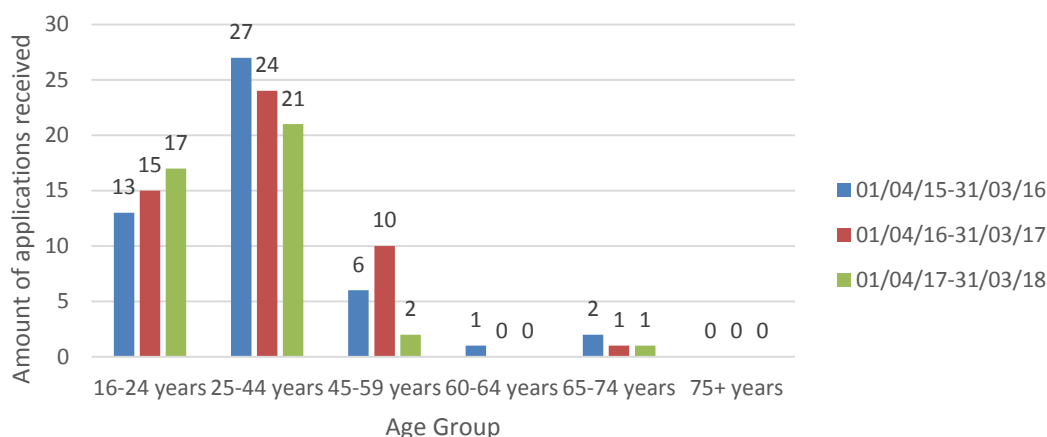
**Figure 3 - Reasons for Homelessness**



- 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**

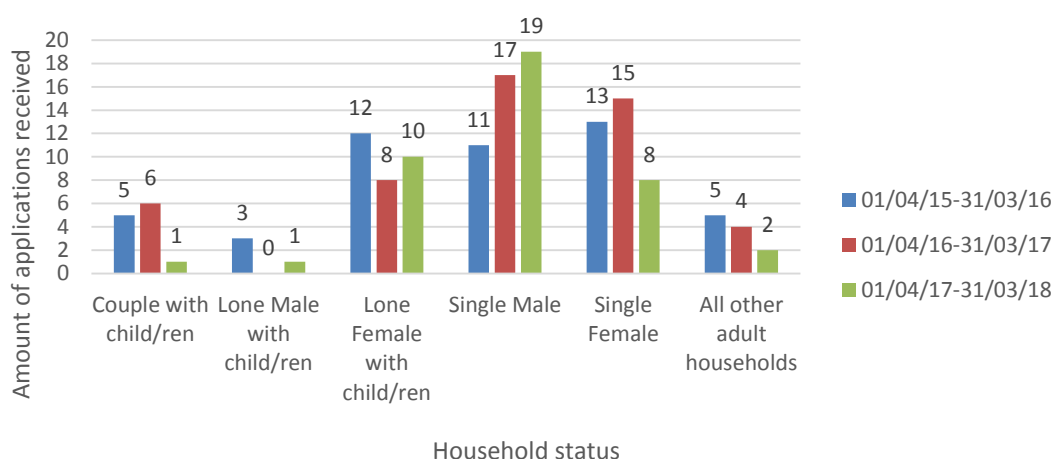
## Age groups of homeless applications received



- 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

## Household status of homeless applications received



- 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

### Reason for loss of accommodation 2017/18

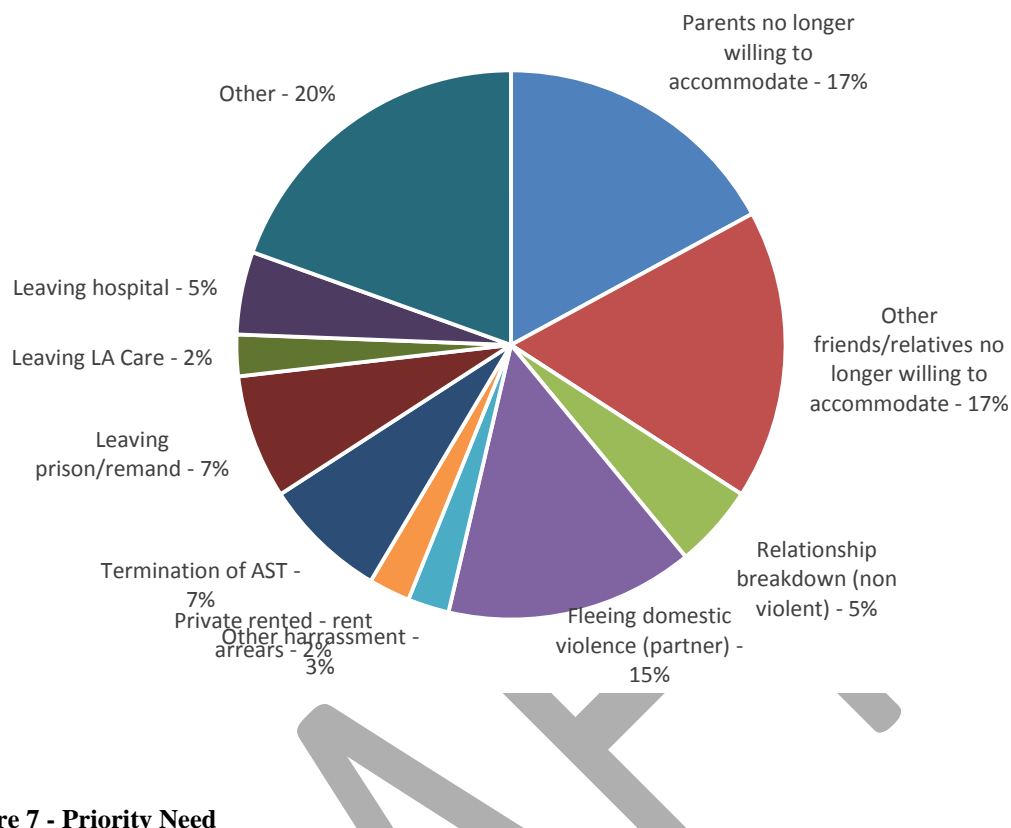
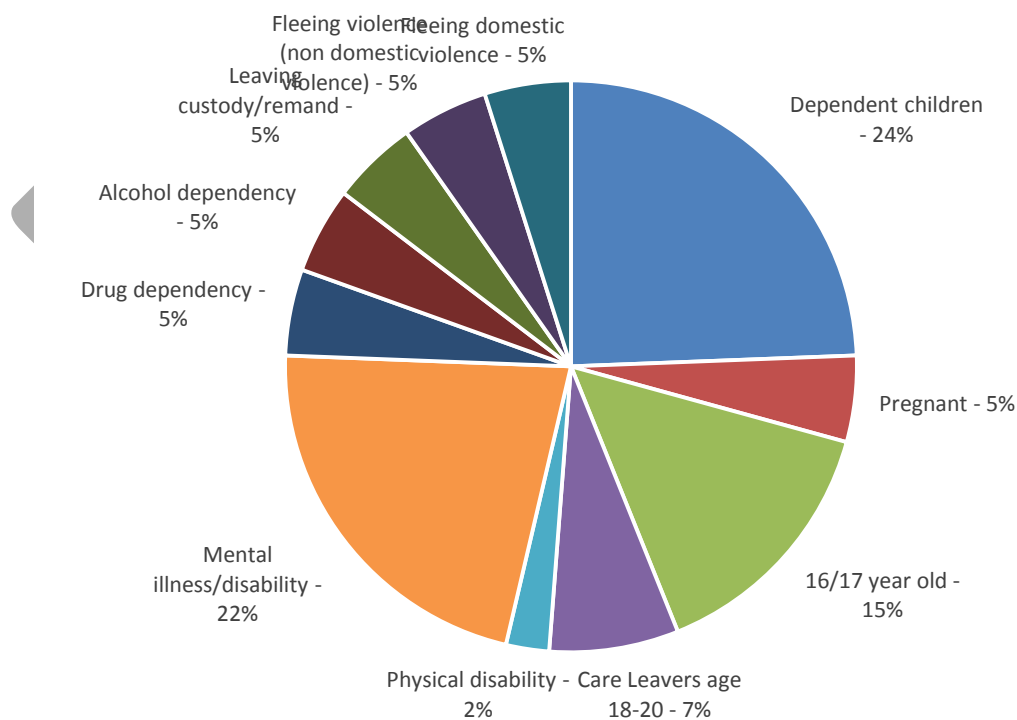


Figure 7 - Priority Need

### Priority need of applicants 2017/18



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:
- supported housing for people with mental health conditions;
  - supported housing for offenders;

- floating support service for people who are homeless or at risk of being homeless.

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 resettlement 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.
- 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**

- 42.1 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 In May 2019 the Handyperson Service was de-commissioned from MIND and has been brought back in house. The work stream is still the same, providing a preventative service of low level support, minor adaptations and signposting to appropriate services.
- 42.10 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.

- 42.11 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.

#### **46. SAFEGUARDING ADULTS**

- 46.1 People who live in sheltered, supported or extra care housing may be particularly vulnerable to abuse but a high, and increasing, proportion of people with care and support needs live in general needs housing. Housing providers should therefore have safeguarding systems in place and workers at all levels should be able to prevent abuse where possible and respond appropriately and proportionately when it occurs or is suspected.
- 46.2 Housing staff have a key safeguarding role to play, alongside their colleagues in social care, health and the police, in keeping people safe. They are well placed to identify people with care and support needs at risk of abuse, share information and work in partnership to coordinate responses. Partners should recognise the value, experience and skill in the housing sector that can contribute to good practice in safeguarding.
- 46.3 Prevention is better than cure, so a joint, proactive approach to preventing abuse and reducing risk makes good sense both in terms of the human and operational costs. If housing staff and contractors are aware of the issues relating to abuse and included as safeguarding partners, it is likely that tenants with care and support needs will be safer.
- 46.4 Safeguarding duties apply under the Care Act 2014. Housing providers should ensure that they are represented on or linked to Safeguarding Adults Boards which the Care Act requires to be established in each local authority area.
- 46.5 The Teeswide Safeguarding Adults Board is the statutory body that sets the strategic direction for safeguarding. The Board is responsible for protecting and promoting an adult's right to live an independent life, in safety, free from abuse and neglect in the Boroughs of Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-On-Tees.

#### **47. PRIORITY THROUGH THE ALLOCATION POLICY**

- 47.1 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 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.

**48. GYPSIES AND TRAVELLERS**

- 48.1 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.
- 48.2 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.

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

**49.** 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”.

49.1 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.

### **50. PERFORMANCE AND MONITORING**

50.1 Delivery of the actions set out in this Housing Strategy will be managed and monitored annually, 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.

### **51. RESOURCES**

51.1 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.

51.2 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).

DRAFT

## 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,

	<p>other low cost homes for sale, and 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>	<p>Under the Housing Act 2004, local housing authorities have powers to introduce selective licensing of privately rented homes in their area, or any part of them, to tackle problems caused by one or more of the following:</p> <ul style="list-style-type: none"> <li>• low housing demand</li> <li>• significant and persistent anti-social behaviour</li> <li>• poor property conditions</li> <li>• an influx of migration</li> <li>• a high level of deprivation</li> </ul>

	<ul style="list-style-type: none"> <li>• high levels of crime</li> </ul> <p>Subject to limited exemptions, landlords who rent out properties in an area that is subject to selective licensing are legally compelled to obtain a licence for each property from the local authority, which regulates the management, use or occupation of the property concerned.</p>
<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.

# Hartlepool Housing Strategy Action Plan

2019 – 2024



## **CONTENTS:**

Section 1: Maximising Housing Growth and Delivering Sustainable New Homes

Section 2: Making the Best Use of Existing Homes, Regenerating and Improving Communities

Section 3: Supporting Vulnerable People with Specific Housing Needs to Access and Maintain Appropriate Housing

Section 4: Increasing Delivery Potential

**THEME 1 – MAXIMISING HOUSING GROWTH AND DELIVERING SUSTAINABLE NEW HOMES**

<b>INCREASE THE DELIVERY OF NEW HOMES</b>		
<b>PERFORMANCE INDICATOR</b>	<b>LEAD</b>	<b>ANNUAL TARGET (IF APPLICABLE)</b>
Percentage of housing planning applications determined within government targets	Jim Ferguson	
Overall housing provided (net additional dwellings)	Matthew King	410
Affordable homes delivered (gross)	Karen Kelly	74
Total number of affordable homes delivered by the Council	Amy Waller	
Number of new build properties purchased by the Council for affordable rent/intermediate tenure	Amy Waller	
Number of new build units provided by the Council for affordable rent/intermediate tenure	Amy Waller	
Total number of Council owned and managed properties for Affordable Rent	Amy Waller	
Number of new build units provided by RPs for affordable rent/intermediate tenure	Karen Kelly	

<b>INCREASE THE DELIVERY OF NEW HOMES</b>		
<b>KEY ACTIONS</b>	<b>LEAD</b>	<b>TIMESCALE</b>
Continue to liaise with Homes England on securing grants to bring forward housing sites and improve the delivery of affordable housing	Matthew King / Amy Waller	Ongoing to 2024
Work with RPs to understand their plans for development and assess capacity to	Amy Waller / Karen Kelly	March 2020

INCREASE THE DELIVERY OF NEW HOMES		
KEY ACTIONS	LEAD	TIMESCALE
develop smaller / larger schemes by establishing a baseline for their investment plans		
Deliver the Council's Housing Investment Strategy to rebalance the Housing Revenue Account	Tim Wynn	Ongoing to 2024
Maximise the use of all available funding to deliver new affordable homes by the Council	Amy Waller	Ongoing to 2024
Ensure delivery of new build schemes by the Council on Council owned land	Amy Waller	Ongoing to 2024
Ensure all S106 money that is spent is reported to the Monitoring Officer within Planning Services	Amy Waller	Ongoing to 2024
Monitor housing delivery test returns to track progress against housing need (objectively assessed need)	Karen Kelly	Ongoing to 2024
Monitor housing developments to see how they compare against nationally described space standards	Matthew King	Ongoing to 2024
Examine the use of modern methods of construction (MMC) and share learning from the use of the new technologies	Thirteen Group	Ongoing to 2024
Develop and adopt a multi-agency Housing Regeneration Strategy	Karen Kelly / Amy Waller	November 2020

DELIVER HOUSING THAT MEETS IDENTIFIED NEEDS		
PERFORMANCE INDICATOR	LEAD	ANNUAL TARGET (IF APPLICABLE)
Total number of new bungalows completed	Karen Kelly	
Total number of units of student accommodation across Providers	Karen Kelly	

DELIVER HOUSING THAT MEETS IDENTIFIED NEEDS		
KEY ACTIONS	LEAD	TIMESCALE
Review the Strategic Housing Market Assessment to enable us to thoroughly understand our housing needs in line with the review needs of the Local Plan	Karen Kelly	Ongoing to 2024
Deliver a range of accommodation for the increasing student population	Amy Waller	Ongoing to 2024
Complete and occupy Avondene Student Buildings	Amy Waller	December 2019
Provide a range of bungalow accommodation to meet the needs and aspirations of the disabled and ageing population	Registered Providers	Ongoing to 2024

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

<b>IMPROVE HOUSING STANDARDS, QUALITY AND CHOICE ACROSS TENURES</b>		
<b>PERFORMANCE INDICATOR</b>	<b>LEAD</b>	<b>ANNUAL TARGET (IF APPLICABLE)</b>
Number of properties where identified HHSRS Category 1 and actionable Category 2 hazards are dealt with through formal or informal enforcement action	Joanne Burnley	
Number of households which have benefitted from energy saving measures through Warm Up Hartlepool	Joanne Burnley	
Number of properties visually improved through the implementation of a Section 215 notice	Joanne Burnley	
Number of properties improved through the grants or loans schemes	Joanne Burnley	
Repairs responded to within agreed response times	Amy Waller / Martin Spaldin	90%
% of tenants satisfied with the repairs service	Amy Waller / Martin Spaldin	90%
Value of capital expenditure on major repairs (£s)	Amy Waller	
Average number of days to relet Council owned and managed properties (standard properties)	Amy Waller / Martin Spaldin	28 days
Void Loss (quarterly)	Amy Waller	

IMPROVE HOUSING STANDARDS, QUALITY AND CHOICE ACROSS TENURES		
KEY ACTIONS	LEAD	TIMESCALE
Continue to participate and promote the Warm Up Hartlepool scheme to deliver energy efficient measures in the private sector	Joanne Burnley	April 2022
Promote the requirement to meet energy efficiency standards in the private rented sector and follow up with enforcement action where necessary	Joanne Burnley	Ongoing to 2024
Explore additional funding opportunities for energy efficiency projects and initiatives	Joanne Burnley	Ongoing to 2024
Continue to make the best use of recycled funding (through loans repayments) to assist vulnerable owner occupiers and households in need	Joanne Burnley	Ongoing to 2024
Contribute to the production of the Corporate Enforcement Policy and its sub policies	Joanne Burnley	November 2019
Contribute to the production of the Corporate Enforcement Policy and its sub policies	Lynda Igoe	November 2019
Develop and link a fuel poverty strategy to the Council's anti-poverty strategy	Joanne Burnley	March 2020
Support tenants in the private rented sector to report poor housing conditions and/or poor management practices	Penny Thompson / Lynda Igoe	March 2020
Explore new models for targeted tenancy support in the private rented sector and how this would be funded	Penny Thompson / Lynda Igoe	December 2020

IMPROVE HOUSING STANDARDS, QUALITY AND CHOICE ACROSS TENURES		
KEY ACTIONS	LEAD	TIMESCALE
Review the government's findings on Selective Licensing and respond appropriately to any recommendations	Lynda Igoe	To be confirmed
Evaluate the effectiveness of the second selective licensing designation and respond appropriately to any recommendations	Lynda Igoe	July 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	Lynda Igoe	December 2020
Undertake an annual stock condition survey sample of Council owned and managed properties	Amy Waller	Ongoing to 2024
Implement and complete the annual planned maintenance programme for Council owned and managed properties	Amy Waller	Ongoing to 2024
Carry out annual health and safety inspections for Council owned flats	Amy Waller	Ongoing to 2024
Undertake monthly estate inspections of Council owned and managed properties and monitor outcomes with regard to fly tipping, anti-social behaviour and external property conditions	Amy Waller	Ongoing to 2024
Ensure all housing staff are trained on the new Tees Valley Lettings Partnership system to ensure timely and effective allocation of properties	Gemma Day	November 2019

IMPROVE HOUSING STANDARDS, QUALITY AND CHOICE ACROSS TENURES		
KEY ACTIONS	LEAD	TIMESCALE
Explore opportunities for on-line housing management services	Gemma Day / Amy Waller	Ongoing to 2024
Ensure the timely review of all housing management policies and procedures	Gemma Day	Ongoing to 2024
Ensure the Council owned housing stock is well managed by regularly reviewing and monitoring service delivery through the use of satisfaction surveys	Gemma Day	Ongoing to 2024
Review the service delivery offered by the Council through the social lettings' agency	Gemma Day	September 2020
Undertake regular events to promote Registered Providers operating in Hartlepool	Karen Kelly	Ongoing to 2024
Develop an information directory for RPs, tenants, stakeholders with key contacts for social housing areas	Karen Kelly	March 2020
Obtain Registered Provider's investment plans for social housing areas to monitor delivery and assess outcomes	Karen Kelly	March 2020
Continue to deliver physical, community and environmental investment in social housing areas	All RPs / Karen Kelly	Ongoing to 2024
Carry out annual health and safety checks and implement recommendations from the Hackitt Review	All RPs	Ongoing to 2024

SUPPORT REGENERATION ACTIVITY IN AREAS IDENTIFIED AS IN NEED OF INTERVENTION		
PERFORMANCE INDICATOR	LEAD	ANNUAL TARGET (IF APPLICABLE)
Number of units completed through the Housing Heroes project	Amy Waller	1

SUPPORT REGENERATION ACTIVITY IN AREAS IDENTIFIED AS IN NEED OF INTERVENTION		
KEY ACTIONS	LEAD	TIMESCALE
Work in partnership to intervene in areas of high anti-social behaviour and associated issues	Karen Kelly / Amy Waller / Nick Stone	Ongoing to 2024
Continue to undertake targeted days of action where appropriate	Nick Stone	Ongoing to 2024
Develop a series of indicators to identify the vitality of neighbourhoods	Karen Kelly / Amy Waller	November 2020
Implement any schemes that emerge from gathering evidence from the Housing Regeneration Strategy	Karen Kelly / Amy Waller / Registered Providers	Ongoing to 2024
Support appropriate groups who wish to develop community-led housing proposals	Amy Waller / Gemma Day	Ongoing to 2024

MANAGE THE IMPACT OF LONG-TERM EMPTY HOMES		
PERFORMANCE INDICATOR	LEAD	ANNUAL TARGET (IF APPLICABLE)
Number of EPPS 3 properties delivered	Amy Waller	8

MANAGE THE IMPACT OF LONG-TERM EMPTY HOMES		
KEY ACTIONS	LEAD	TIMESCALE
Use enforcement action where required to target problematic long-term empty homes	Joanne Burnley	Ongoing to 2024
Explore funding opportunities for empty homes initiatives	Amy Waller	Ongoing to 2024
Deliver the EPPS phase 3 scheme	Amy Waller	March 2022
Explore the opportunities to work with other providers to lease Council owned and managed properties for specific and supported accommodation	Amy Waller	Ongoing to 2024
Share the outcomes of new initiatives and incentives to bring back into use long term empty social rented properties	All RPs / Amy Waller	Ongoing to 2024

**THEME 3 – 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</b>		
<b>PERFORMANCE INDICATOR</b>	<b>LEAD</b>	<b>ANNUAL TARGET (IF APPLICABLE)</b>
Number of households where homelessness was prevented	Lynda Igoe	
Number of households where homelessness was relieved	Lynda Igoe	
Number of households assessed through the main duty for homelessness	Lynda Igoe	
Number of applicants on the Tees Valley Letting Partnership's waiting list	Karen Kelly	
Number of lettings made in Hartlepool within each priority band	Karen Kelly	

<b>TARGET THOSE MOST VULNERABLE TO HOMELESSNESS AND PROVIDE EARLY INTERVENTION WHERE POSSIBLE</b>		
<b>KEY ACTIONS</b>	<b>LEAD</b>	<b>TIMESCALE</b>
Review the first 18 months of the Homelessness Reduction Act to ensure people threatened with homelessness are provided with the appropriate levels of support.	Lynda Igoe	December 2019
Review compliance of identified bodies who are required to fulfil the Duty to Refer requirements	Lynda Igoe	October 2019
Work in partnership with the Tees Valley Lettings Partnership to develop and	Karen Kelly	October 2019

TARGET THOSE MOST VULNERABLE TO HOMELESSNESS AND PROVIDE EARLY INTERVENTION WHERE POSSIBLE		
KEY ACTIONS	LEAD	TIMESCALE
implement the new system for social housing allocations		
Review and monitor the new system for social housing allocations to ensure access, especially for applicants vulnerable to homelessness	Karen Kelly	October 2020
Work in partnership with Registered Providers to develop and ensure robust nomination agreements are in place	Karen Kelly	October 2019
Monitor the nominations agreements in place with Registered Providers to ensure that the agreed percentages are received by the Council	Karen Kelly	Ongoing to 2024
Complete the review of the eviction protocol	Lynda Igoe	December 2019
Undertake a full Rough Sleeper Count in winter 2019	Lynda Igoe	November 2019
Produce a separate Homelessness and Rough Sleeping Strategy	Lynda Igoe / Karen Kelly	March 2020
Establish a Homelessness Partnership to deliver the identified priorities	Lynda Igoe / Karen Kelly	October 2019
Monitor and analyse tenancy failure data and share findings to identify early intervention and best practice	Karen Kelly	Ongoing to 2024

SUPPORT RESIDENTS WHO CONTINUE TO BE AFFECTED BY WELFARE REFORM		
PERFORMANCE INDICATOR	LEAD	ANNUAL TARGET (IF APPLICABLE)

SUPPORT RESIDENTS WHO CONTINUE TO BE AFFECTED BY WELFARE REFORM		
KEY ACTIONS	LEAD	TIMESCALE
Target Discretionary Housing Payments to those residents who are directly affected by Welfare Reform	Penny Thompson	Ongoing to 2024
Work with the Financial Inclusion Partnership to ensure partners are tackling financial exclusion, income maximisation and promoting common issues	Penny Thompson	Ongoing to 2024
Continue to implement the Discretionary Housing Payments scheme for under occupying Council tenants	Amy Waller	Ongoing to 2024

IMPROVE ACCESS TO APPROPRIATE ACCOMMODATION FOR VULNERABLE RESIDENTS		
PERFORMANCE INDICATOR	LEAD	ANNUAL TARGET (IF APPLICABLE)

IMPROVE ACCESS TO APPROPRIATE ACCOMMODATION FOR VULNERABLE RESIDENTS		
KEY ACTIONS	LEAD	TIMESCALE
Scope out and consult on options for a Housing First model for Hartlepool	Penny Thompson / Lynda Igoe	July 2020
Develop an accommodation resource directory for care leavers / young people and one for adults over the age of 18	Lynda Igoe / Rachel Creevy	December 2019
Work with Commissioning to ensure accommodation is secured for residents with chaotic lives, substance misuse and those with support needs	Penny Thompson	April 2020
Reduce B&B use through an effective commissioning process which ensures accommodation is available for those that are in need.	Lynda Igoe	Ongoing to 2024
Investigate opportunities for alternative temporary accommodation provision including the use of long term empty council properties for people in exceptional circumstances	Lynda Igoe	April 2020
Share outcomes from the Key Steps project to assess and explore opportunities for shared accommodation	Thirteen Group	To be confirmed
Review existing supported living schemes for people with low level mental health needs	Neil Harrison	March 2020

IMPROVE HOUSING OPTIONS FOR PEOPLE WITH SPECIFIC HOUSING NEEDS		
PERFORMANCE INDICATOR	LEAD	ANNUAL TARGET (IF APPLICABLE)

IMPROVE HOUSING OPTIONS FOR PEOPLE WITH SPECIFIC HOUSING NEEDS		
KEY ACTIONS	LEAD	TIMESCALE
Work with partners to explore the need to develop a more co-ordinated strategy for provision of supported housing	Lynda Igoe / Karen Kelly	March 2020
Monitor outcomes from Thirteen Group's accommodation Lifestyle pilot for women offenders	Thirteen Group	To be confirmed
Work with health and social care agencies to ensure housing is suitable for those with specific health needs including people with dementia, suffering life limiting illness and the effects of substance misuse.	??	??
Review all out of area placements for people with mental health needs to find appropriate accommodation in the town where possible	Neil Harrison	Ongoing to 2024
Respond to the Transforming Care Agenda (the closure of forensic inpatient beds and hospital beds for adults with learning disabilities) with a view to providing good quality local housing	Sarah Ward	Ongoing to 2024
Contribute to the refresh of the Tees Autism Strategy and identify gaps in provision/future needs for people on autistic spectrum disorders	Neil Harrison	Ongoing to 2024

Improve the accommodation and the uptake of technology to support people with a Sensory Loss to live independently in their own home	Neil Harrison	Ongoing to 2024
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ENABLE INDEPENDENT LIVING		
PERFORMANCE INDICATOR	LEAD	ANNUAL TARGET (IF APPLICABLE)
Average waiting time for a Disabled Facilities Grant to be completed (from first contact to works completed)	John Whitfield	
Number of minor adaptations completed	John Whitfield	
The number of disabled households rehoused into suitable or adapted accommodation	John Whitfield	

ENABLE INDEPENDENT LIVING		
KEY ACTIONS	LEAD	TIMESCALE
Update and refresh the 2013 Housing Adaptations Policy	Eoin Carroll	April 2020
Implement recommendations from the DFG and Other Adaptations External Review	Eoin Carroll	To be confirmed
Explore the feasibility of establishing a service to project manage a private disabled adaptations service for residents	Eoin Carroll	December 2022
Continue to deliver disabled adaptations via DFG to enable residents to live independently and keep the waiting list under review through access to additional funding streams that are made available	Eoin Carroll	Ongoing to 2024

**INCREASING DELIVERY POTENTIAL**

<b>PERFORMANCE INDICATOR</b>	<b>LEAD</b>	<b>ANNUAL TARGET (IF APPLICABLE)</b>
% of Council tenants in arrears for more than 30 days	Gemma Day	Decreasing by 5% annually
% of rent collected (against rent collectable)	Gemma Day	100%

<b>KEY ACTIONS</b>	<b>LEAD</b>	<b>TIMESCALE</b>
Work in partnership with external partners to deliver the Strategy and associated plans	Karen Kelly	Ongoing to 2024
Work in partnership across the Council to uphold strong links and communication across all services who deal with housing ensuring housing representation on strategic partnerships	Danielle Swainston	Ongoing to 2024
Strengthen partnership working opportunities with statutory and voluntary agencies to ensure early intervention and the effective use of resources for homelessness prevention	Penny Thompson / Lynda Igoe	September 2020
Explore the impact on council resources of the Homeless Reduction Act and Duty to Refer	Lynda Igoe	April 2020
Reshape the Strategic Housing Partnership to deliver a refreshed vision with clear aims and objectives	Karen Kelly	December 2019

KEY ACTIONS	LEAD	TIMESCALE
Consider the need for a joint Housing, Health and Wellbeing Board as suggested in recent policy	Penny Thompson	March 2020
Establish an Operational Housing Partnership with all Registered Providers working in Hartlepool to share information and best practice	Karen Kelly	December 2019
Maximise the income received by Strategic Housing Management (Housing) through the promotion of payment methods, promotion of rent in advance and awareness of the responsibility to pay for all housing related debts	Gemma Day	Ongoing to 2024
Undertake a review and update the HRA Business Plan	Amy Waller	August 2020
Review and increase Council housing rents, where appropriate, from April 2020	Amy Waller	Ongoing to 2024
Undertake GIS mapping of all Registered Provider stock in Hartlepool	Craig Temple	November 2020

# REGENERATION SERVICES COMMITTEE

13<sup>th</sup> November 2019



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

**Subject:** OXFORD ROAD OLDER HOUSING AREA STUDY

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## 1. TYPE OF DECISION/APPLICABLE CATEGORY

1.1 Non key decision.

## 2. PURPOSE OF REPORT

2.1 To provide an overview of the Oxford Road/Cornwall Street regeneration feasibility study completed in August 2018 see **Appendix 1**. The report will provide background to the purpose of the study and an overview of the options appraisal and feasibility study conducted and conclusions made. The final report is attached and a brief summary provided below.

## 3. BACKGROUND

3.1 On the 17<sup>th</sup> December 2018 Regeneration Services Committee approved the use of funds secured through the Homes England 2016/17 Estate Regeneration fund to appoint Lichfields and IDPartnerships Consultant firms to carry out the Oxford Road Older Housing Area Study. The study commenced in January 2019 and has recently concluded. The Purpose of the report is to share the final study document and a summary of the findings.

3.2 The Council were successful in securing Homes England funding through Thirteen Group to carry out a feasibility study for the Oxford Road older housing area through the Estate Regeneration Fund in 2018. Lichfield's and ID Partnership consultant firms were appointed to carry out the study which commenced in January 2019.

3.3 The decision to commission a feasibility study for the Oxford Road Older Housing Area has been taken due to concerns raised to the Council by residents in this area and the perceived view that the area is experiencing problems of housing market failure, low demand and increasing crime and anti-social behaviour.

3.4 The aim of the study was to establish the background, baseline statistics, key issues, strategic option generation, development and appraisal with

associated indicative costs. The overall aim was to establish a more comprehensive evidence based business case for this area that not only factors the cost of carrying out various regeneration options but also underlines the impact of not doing anything. In addition the findings of the report could inform decisions, feed into the emerging Housing Strategy and to assist in bidding for national regeneration funding should it become available.

#### **4. PROPOSALS**

- 4.1 The Oxford Road report presents evidence on neighbourhood characteristics, conducted a site appraisal, analysed the public comments from consultation events and looked at three development options should regeneration be explored further. The report explores the deliverability of the potential regeneration options and presents indicative costs and associated risks.
- 4.2 The evidence gathered has identified that the area has had a decrease in population and in particular a 21% decline in the population ages 0-17 years. The area is dominated by single person households in private rented accommodation, 18.6% of which have never worked (double the level for Hartlepool). 42.3% of properties are owner occupiers and these are concentrated to the west of the area. The median house price is £26,000 well below the Hartlepool average of £111,000 and the void rate is currently 19.3% which is significantly higher than the Hartlepool average of 4.1%. The area experiences a number of issues including reports of fly tipping, void properties and property disrepair, these issues not being concentrated in one location but distributed across the area. In addition the locality is in the top 10% most deprived areas.
- 4.3 The site appraisal indicated that the properties mainly consist of pre-war terraces categorised by on street properties in high density with rear yard in a uniform street pattern.
- 4.4 As part of the study a community consultation event took place on Tuesday 19<sup>th</sup> March 2019, this was a drop in session which gave residents the opportunity to feed into the information gathering element of feasibility study. The event was well attended with 87 surveys completed at the event. Of the respondents 75.6% said they lived within the Oxford Road Area itself with other respondents living in the streets adjacent to the area. The three priorities identified by residents were in relation to Crime, Anti-social behaviour and vacant boarded up properties. The consultation highlighted that some residents would like to see some significant regeneration in the area but the priorities for change/intervention focussed on the need to deal with the socio-economic issues affecting the area as these were having the greatest negative impact on the quality of life of residents.
- 4.5 The report explored three development options ranging from extensive redevelopment to refurbishment, conversion and improvements with selective demolition. The option of complete demolition and redevelopment was explored. Whilst this option would be transformational it is considered

that there are significant risks and challenges involved in this approach. Given the cost and lack of availability of funding and the risks associated with large scale acquisition it is considered that this option cannot be readily delivered.

- 4.6 Two options of refurbishment, conversion and improvements were explored with varying levels of demolition. The cost of each scheme were dependent on the number of properties demolished (ranging from 48% reduction in properties to 30% reduction in properties). The option which looked at a 30% reduction enabled the maximum level of flexibility in terms of future intervention and would allow for changes to the proposals dependant on the Council's ability to acquire properties by agreement. The benefit of this option is that it could be delivered incrementally and therefore the risk could be managed more easily. The designs also demonstrate that this could provide the changes to the mix and density of the area that would assist in alleviating the issues being experienced by local residents and create a place where residents would like to live. The availability of funding was seen as the greatest challenge for achieving any of the options presented.
- 4.7 The report then recommends that the Council identify the preferred long-term regeneration strategy for Oxford Road. Any preferred option would need to be supported by a range of short and medium term actions identified within the study which would support the community and improve the quality of life of local residents whilst a long term strategy is implemented. A long term strategy relies on the future availability of funding for regeneration initiatives. The short term and medium term possible actions to improve the area include improved lighting, CCTV, additional street cleansing, increased police presence and regular engagement with the Council and local residents. Funding would also need to be identified to deliver these short term measures. What is clear from the report is that some intervention is needed and the 'do nothing' approach will only contribute to the further decline of the area.

## 5. OTHER CONSIDERATIONS

Risk Implications	No relevant issues
Financial Considerations	No relevant issues
Legal Considerations	No relevant issues
Consultation	No relevant issues
Child/Family Poverty Considerations	No relevant issues
Equality and Diversity Considerations	No relevant issues
Section 17 of The Crime And Disorder Act 1998 Considerations	No relevant issues
Staff Considerations	No relevant issues
Asset Management Considerations	No relevant issues

## **6. RECOMMENDATIONS**

- 6.1 To note the contents of the final Oxford Road Older Housing Area Study report and approve the submission of the final report to Regeneration Services Committee.
- 6.2 To instruct officers to develop a multi discipline deliverable action plan involving key partners which covers those actions identified in the study and specifically, but not exclusively, those identified in paragraph 4.7.

## **7. REASONS FOR RECOMMENDATIONS**

- 7.1 Report for information only.

## **8. BACKGROUND PAPERS**

- 8.1 17<sup>th</sup> December 2018 Regeneration Services Committee Oxford Road Older Housing Area Report.

## **9. CONTACT OFFICER**

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# REGENERATION COMMITTEE

13<sup>th</sup> November 2019



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

**Subject:** STRATEGIC FINANCIAL MANAGEMENT REPORT - AS AT 30<sup>th</sup> SEPTEMBER 2019

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## 1. TYPE OF DECISION/APPLICABLE CATEGORY

For information.

## 2. PURPOSE OF REPORT

- 2.1 The purpose of this report is to inform Members of the 2019/20 forecast General Fund Outturn, the 2019/20 Capital Programme Monitoring and to provide details for the specific budget areas that the Committee is responsible for.

## 3. BACKGROUND AND FINANCIAL OVERVIEW

- 3.1 As Members will be aware from previous reports there were significant over spends within Departmental budgets in each of the last 3 financial years reflecting continuing service pressures, particularly in relation to Looked after Children. These pressures commenced in 2016/17 and have been recognised within the MTFS, with one-off resources allocated to support the recurring budget.
- 3.2 The pressures in relation to Looked after Children are continuing in 2019/20 and it is anticipated they will continue in 2020/21. The Medium Term Financial Strategy report considered by Finance and Policy Committee on 30<sup>th</sup> September 2019 detailed a strategy for funding these additional costs.

## 4. REPORTING ARRANGEMENTS 2019/20

- 4.1 The availability and reporting of accurate and up to date financial information is increasingly important as future budget cuts are implemented and one-off resources are used up.
- 4.2 The Finance and Policy Committee will continue to receive regular reports which will provide a comprehensive analysis of departmental and corporate forecast outturns, including an explanation of the significant budget variances. This will enable the Committee to approve a strategy for addressing the financial issues and challenges facing the Council.

- 4.3 To enable a wider number of Members to understand the financial position of the Council and their service specific areas each Policy Committee will receive a separate report providing:

- a brief summary of the overall financial position of the Council as reported to Finance and Policy Committee
- the specific budget areas for their Committee
- the total departmental budget where there is a split across more than one Committee. This information will ensure Members see the whole position for the departmental budget.

## **5. GENERAL FUND BUDGET 2019/20 FORECAST OUTTURN**

- 5.1 An updated assessment of the forecast 2019/20 outturn for the Council as a whole has been completed and an overall departmental over spend of £590,000 is anticipated compared to the previous outturn projection of £850,000. A strategy for addressing the previous forecast outturn had been approved as part of the 2020/21 MTFS report considered by Finance and Policy Committee on 30<sup>th</sup> September 2019, which was based on releasing one-off reserves to fund the 2019/20 overspend and provide one-off funding towards LAC costs in 2020/21.
- 5.2 The reduction in the forecast outturn will be reflected in the next MTFS report to enable Members to consider this issue in the context of the overall financial position facing the Council for 2020/21.
- 5.3 The 2019/20 outturn has been prepared to reflect expenditure incurred to date and forecast to be incurred in the rest of the financial year. As Members will be aware from previous years significant elements of the Council's budget are demand led and affected by expenditure over the winter months, including care costs in relation to older people and winter maintenance. The outturn forecasts will be closely monitored and regular updates will be reported to the Finance and Policy Committee.

## **6. 2019/20 FORECAST OUTTURN – REGENERATION COMMITTEE**

- 6.1 The Regeneration Committee has responsibility for services managed by the Director of Regeneration and Neighbourhoods. Budgets are managed at a Departmental level and therefore a summary of the Departmental position is provided below. The table sets out the overall budget position for the Department broken down by Committee, together with a brief comment on the reasons for the forecast outturn

Budgets Managed by the Director of Regeneration and Neighbourhoods

<b>2019/20 Budget</b>	<b>Description of Expenditure</b>	<b>2019/20 Projected Outturn Adverse/ (Favourable) Forecast</b>	<b>Comments</b>
<b>£000</b>		<b>£000</b>	
1,741	Finance & Policy Committee	(110)	Mainly relates to vacant posts
16,177	Neighbourhood Services Committee	210	Mainly relates to the increased demand for SEND home to school transport provision
1,587	Regeneration Services Committee	90	This adverse variance relates to a shortfall in income across the service areas
<b>19,505</b>	<b>Total Regeneration &amp; Neighbourhoods</b>	<b>190</b>	

6.2 Details of the specific budget areas this Committee is responsible for are provided in **Appendix A**.

6.3 Appendix A shows a forecast £90k overspend within the areas the Regeneration Committee is responsible for. This overspend relates mainly to a shortfall in income within the Town Hall Theatre, Borough Hall, Strategic Asset Management and Planning.

## **7. 2019/20 Capital Programme Monitoring**

7.1 In the current financial year the Council is currently managing over 150 individual capital schemes with a total budget of £53.904m. These capital schemes are funded from a range of sources:-

- Grant - this is funding the Council has secured from external sources and can only be used in accordance with specific grant conditions. This funding also included schemes funded from Section 106 agreements linked to planning applications
- Capital Receipts – funding received by the Council following sale of an asset (e.g. Land or Buildings)
- Contribution from Revenue budget (RCCO) – funding transferred from the Council's revenue budgets to fund capital expenditure
- Borrowing – this is where the Council has taken out a loan to be repaid over the life of the asset it is funding. The loan repayment costs are included in the base budget, or the specific business case for the project.

- 7.2 In a number of cases the capital schemes are funded by more than one of these funding sources as it will have been necessary to match fund or combine funding sources in order to arrive at the required budget.
- 7.3 Funding for all capital budgets reported to Members has been secured and officers are managing these schemes against the available budget. Any changes to these budgets are made in line with the capital virement rules included within the Council's Constitution.
- 7.4 Capital Expenditure relating to the Regeneration Committee to the 30<sup>th</sup> September 2019 is summarised in the table below and further details are provided in **Appendix B**.

	BUDGET	EXPENDITURE IN CURRENT YEAR				
	A	B	C	D	E	F
	2019/20 Budget  £'000	2019/20 Actual to 31/09/19  £'000	2019/20 Remaining Expenditure  £'000	2019/20 Re-phased Expenditure  £'000	(B+C+D) 2019/20 Total Expenditure  £'000	(E-A) 2019/20 Variance from Budget Adverse/ (Favourable) £'000
Regeneration Services Committee	10,329	3,560	2,719	4,050	10,329	0

- 7.5 There is a longer lead in time for capital schemes and therefore it is not unusual for expenditure to be low at this stage of the year.

## 8. CONCLUSION

- 8.1 The Council over spent against the Departmental budgets in each of the last three financial years and used one-off resources to balance overall expenditure. This position reflected pressures in Children's Services which are continuing in 2019/20. These pressures are affecting the majority of councils with responsibility for these services.
- 8.2 As detailed in Section 5 a 2019/20 departmental revenue budget over spend of £590,000 is forecast. This mainly reflects continuing Looked after Children pressures.
- 8.3 The reduction in the forecast outturn will be reflected in the next MTFS report to enable Members to consider this issue in context of the overall financial position facing the Council for 2020/21.

## 9. RECOMMENDATIONS

- 9.1 It is recommended that Members note the report.

## 10. REASONS FOR RECOMMENDATIONS

- 10.1 To ensure that the Regeneration Committee has up to date information on the forecast 2019/20 General Fund revenue budget outturn and Capital Programme.

## 11. BACKGROUND PAPERS

Medium Term Financial Strategy 2020/21 to 2021/22 to Finance and Policy Committee 30.09.19.

Strategic Financial Management Report – as at 31<sup>st</sup> July 2019 report to Finance and Policy Committee 30.09.19.

Strategic Financial Management Report – as at 30<sup>th</sup> September 2019 report to Finance and Policy Committee 11.11.19.

## 12. CONTACT OFFICER

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## REVENUE FINANCIAL MONITORING REPORT FOR FINANCIAL YEAR 2019/20 as at 30th September 2019

Approved 2019/2020 Budget	Description of Service Area	Forecast Outturn as at 30th September 2019 Adverse / (favourable)	Director's Explanation of Variance
£'000		£'000	
22	Adult Education	0	
754	Cultural Services	45	Adverse variance relates to forecast shortfall in income at the Town Hall Theatre and Borough Hall.
429	Economic Regeneration	(65)	Relates mainly to savings on non staffing budgets as part of managing the departments overall budget position.
(8)	Employment & Skills	0	
317	Planning & Development	160	The adverse variance relates to a potential shortfall in income from planning fees. It is difficult to predict the outturn in this area as approximately 80% of the fee income comes from large scale projects and the timing of these applications are difficult to predict.
0	Planning & Development - Contribution from Reserves	(100)	Income equalisation reserve used to fund the income shortfall in 2019/20.
(76)	Strategic Asset Management	50	Adverse variance relates to a shortfall in income.
1,438	<b>Regeneration Committee Total</b>	<b>90</b>	

## PLANNED USE OF RESERVES

The above figures include the 2019/2020 approved budget along with the planned use of Departmental Reserves created in previous years.

The details below provide a breakdown of these reserves

Approved 2019/2020 Budget	Description of Service Area	Actual Usage 2019/2020	Variance Over/ (Under)	Director's Explanation of Variance
£'000		£'000	£'000	
81	Church St Property Intervention and Grants (Corp. Reserve)	81	0	As per the 2019/20 MTFS this will fund urgent repairs to 16 Church Street and a grants scheme to complement the existing Townscape Heritage grants scheme.
41	External Funding for Environmental Projects	41	0	Grants received in 18/19 to be used for park improvements and street cleaning
65	BIS ISQ	65	0	Amount set aside to meet the expected rent shortfall in the first year of operation.
103	National Museum of the Royal Navy Hartlepool	103	0	Reflects agreed contribution to NMRN.
290	<b>Total</b>	<b>290</b>	<b>0</b>	

## CAPITAL MONITORING REPORT PERIOD ENDING 30th September 2019

Project Code	Scheme Title	BUDGET	EXPENDITURE IN CURRENT YEAR					Type of Financing	2018/19 COMMENTS
		A	B	C	C	D	E		
		2019/20 Budget £'000	2019/20 Actual as at 30/09/19 £'000	2019/20 Expenditure Remaining £'000	Expenditure Rephased into 2020/21 £'000	(B+C) 2019/20 Total Expenditure £'000	(D-A) 2019/20 Variance from Budget £'000		
7220	Housing - Private Sector Grants	64	0	20	44	64	0	GRANT	New grants awarded and income recycled from charges on properties in relation to old loan schemes.
7066	Avondene Accommodation, Church Street	67	59	8	0	67	0	GRANT	Purchase and renovation of a block of 12 apartments known as 'Avondene' at 59-64 Church Street, approved using the delegated powers in relation to self funded business cases on 26th July, 2018.
CH	Council Housing	2,932	1,449	564	919	2,932	0	MIX	Acquisition of empty properties and new build units using a combination of Homes England grant, Section 106 developer contributions and borrowing.
7530	Developers Contributions (Section 106)	3,409	0	900	2,509	3,409	0	GRANT	Earmarked expenditure as specified in developer agreements. Details are set out in Appendix L
7348	Art Gallery	13	0	13	0	13	0	GRANT	Accessible café servery, funded mainly by 'Tees Valley Museums' with 15% match element.
7353	Museums NPO	8	0	8	0	8	0	GRANT	NPO National Portfolio Organisations, Arts Council Funding for Royal Navy Learning Space – SBC lead LA through TV Museums Grant
8956	ISQ - Church Square	9	9	0	0	9	0	MIX	Scheme complete.
8901	ISQ - Workspace	543	527	16	0	543	0	MIX	Budget includes Includes additional £237,000 approved per Decision Record of 27th September, 2019 owing to issues/delays from working on the listed building.
7048	ISQ Stockton Street Connectivity	861	822	39	0	861	0	MIX	Scheme is ongoing.
8534	Church Street Heritage Scheme (HLF)	868	5	285	578	868	0	MIX	The amount of rephased budget will depend on progress in determining grant applications with property owners
ISQ2	ISQ2 - Church Street Property Intervention	195	0	195	0	195	0	MIX	Relates to the renovation of 15 Church Street as per report to Council on 21st March, 2019
7504	Seaton - Coastal Communities Fund (CCF)	51	9	42	0	51	0	MIX	Scheme is now substantially complete and expected to be within budget.
7049	Waterfront Public Realm	1,309	680	629	0	1,309	0	RCCO	Scheme ongoing
Regeneration Committee Sub Total		10,329	3,560	2,719	4,050	10,329	0		

## Key

RCCO

MIX

UCPB

Revenue Contribution towards Capital

Combination of Funding Types

Unsupported Corporate Prudential Borrowing

GRANT

CAP REC

UDPB

Grant Funded

Capital Receipt

Unsupported Departmental Prudential Borrowing