



North Tyneside Council

Strategic Housing Partnership Plan

2013-14

DRAFT

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1. Introduction and context

A good quality home provides a secure foundation for family life, good health and wellbeing and access to employment. Making sure there is the right type of good quality housing requires councils to think strategically about what is needed in their area to deliver improvements. CLG published guidance in 2008 called “The [Strategic Housing Role of Local Authorities: Powers and Duties](#)”. The guidance emphasises the importance of the strategic housing role in addressing the housing needs of all residents across all tenures, to ensure long-term sustainable communities. It identifies key functions that make up the strategic housing role:

- Assess and plan for the current and future housing needs of the local population across all tenures
- Make the best use of the existing housing stock
- Plan and facilitate new supply
- Plan and commission housing support services which link homes and housing support services
- Work in partnership to secure effective housing and neighbourhood management on an on-going basis.

The Government's housing strategy '[Laying the foundations: A Housing Strategy for England 2011](#)' sets out the government's intended direction of travel for housing, its role in the wider economy and its contribution to social mobility. It sets out ideas on the shape of housing provision that the government wants to see, which involve the primacy of home ownership; social housing for those in most need; and an increasing role for the private rented sector.

At a local level, the [North Tyneside Sustainable Community Strategy 2010-13](#) sets out a long term vision to make North Tyneside a superb place to live, work and enjoy by 2030. It aims to ensure that “Neighbourhoods are friendly, inclusive, safe and connected, offering a range of quality housing options and local facilities”. Its priorities include stimulating a good housing supply to meet need.

The [North Tyneside Homelessness Strategy 2008-13](#) sets out priorities for tackling homelessness, which include a focus on prevention and improving the supply of affordable homes. In August 2012 the Government released its strategy for preventing homelessness. We are currently reviewing North Tyneside's Homelessness Strategy and developing a strategy to take us beyond 2013.

The Council's [Empty Homes Delivery Plan 2012-15](#) aims to encourage all empty home owners to bring their properties back into use, providing innovative solutions to tackle empty homes and increasing housing options in North Tyneside.

The Strategic Housing Partnership Plan 2013-14 has been developed in light of the context set out above. It highlights recent achievements, sets out key performance indicators and identifies actions to be undertaken in 2013-14 to deliver the strategic housing role.

Partnership working is key to its delivery - Appendix 1 of this Plan shows the key partners and activity involved in improving housing outcomes for residents. The Housing Strategy Team works closely with Council services and more widely with partnerships that make up the North Tyneside Strategic Partnership, for example the Health and Wellbeing Board, Safer North Tyneside Partnership and the Children, Young People and Learning Board.

The following is a list of examples of some of the inward investment that has been secured for the borough to meet strategic housing objectives:

- The Homes and Communities Agency (HCA) awarded grants to Registered Providers totalling **£16.6m** from the 2008-11 National Affordable Homes Programme to deliver **318 new affordable homes** in North Tyneside. Overall investment in schemes in the borough was **£40.8m. examples include:**
 - A scheme at **Eden Court** provided a mix of **12 houses and bungalows** for people on the housing register.
 - A new **refuge** opened in October 2011, providing safety and support for **families fleeing domestic abuse**. The refuge provides 14 self-contained homes with 24-hour support; 9 new affordable homes were also built adjacent to the scheme, which were let to families on the housing register.
- A bid developed in partnership between the Council, Isos Housing and Newcastle and Northumberland Councils resulted in **£240k** being awarded by the HCA to **tackle long-term private sector empty homes** in the borough for the period 2012-15.
- In 2011 **£185k** was awarded by the Department of Health to **reduce winter deaths through addressing cold housing**. This joint bid with Newcastle and Northumberland Councils was led by North Tyneside Council.
- In 2007 **£20k** pump-priming funding from the Neighbourhood Renewal Fund was used to set up a Deposit Guarantee Scheme. This scheme has **housed 235 potentially homeless households** in the private rented sector, resulting in an estimated **saving** to the Council **of over £940k** through not having to undertake full homelessness assessments.
- In October 2011 **£376k** was awarded by the HCA to address neighbourhood decline in Rosehill, caused by run-down private sector homes.
- Over **£852k New Homes Bonus** was awarded for the years 2011 and 2012 to reflect the net increase in housing supply in the borough and work undertaken to tackle empty homes.
- Ongoing work with **500+ private landlords** helps identify ways of driving up housing standards, maximising the use of private rented homes to prevent homelessness and tackling empty homes.
- In 2011 **£440k** grant was awarded from the HCA's **Homelessness Change Programme** to DePaul UK, a homelessness charity, to improve and expand an existing supported housing scheme for young homeless people in the Borough, providing 11 bedrooms with en-suite facilities.
- The River Tyne North Bank regeneration project was given the **highest regional priority status** for future investment by the HCA.
- Almost **£2.5m of Growth Point Funding** covering the period 2009 - 11 was awarded by the Government to accelerate housing supply and fund related infrastructure. This helped to deliver new homes, including affordable homes, during the global economic crisis which meant builders were able to continue in business and sustain jobs.
- Housing Private Finance Initiative credits of **£110.4m** were provisionally awarded in July 2011 following a value for money assessment to deliver the **Quality Homes for Older People project**. This will see the transformation of the council's sheltered housing stock to provide new and refurbished housing schemes. Tenants have been heavily involved in the development of this programme.

2. Why good housing matters

Good housing contributes to a healthy community.

- Damp and mould in the home can increase a person's risk of suffering respiratory diseases such as asthma¹. Children who live in overcrowded housing are up to ten times more likely to contract meningitis².
- Hazards in the home can increase the risk of accidents, especially for vulnerable people. Almost half of all childhood accidents are linked to physical conditions in the home².
- Homeless children are up to four times more likely than other children to develop mental health problems².
- High housing costs limits people's choices about where they live and can lead to stress and anxiety.

Good housing contributes to a better environment and helps reduce crime and anti-social behaviour.

- Homes that are in a poor condition blight neighbourhoods and make them less desirable, at worst resulting in complete market failure.
- Poor housing design, such as insecure doors and windows and poorly lit areas, can increase the incidence of crime and anti-social behaviour.
- The lack of settled accommodation for offenders can impact on the levels of re-offending.
- Well-insulated homes increase energy efficiency and reduce CO2 emissions, saving money for residents.
- Housing developments that are located near facilities and transport networks reduce car usage, reducing CO2 emissions.

Good housing contributes to an improved economy.

Housing supply, including the supply of affordable homes, is a foundation for a successful economy.³

- Companies are more likely to locate to an area if there is enough of the right type of housing to meet the needs of their workforce, supported by attractive neighbourhoods, good transport links and access to good quality services.
- House building creates jobs not only in the construction industry but those industries that supply goods for homes, for example furnishings.
- The health problems and low educational attainment associated with poor housing increases the likelihood of a person being unemployed or working in a low-paid job².

Good housing contributes to better education.

Links can be made between housing conditions and levels of academic achievement.

- Children who live in poor quality housing and overcrowded homes miss school more frequently due to illness and infections.
- Homeless children are more likely to have behavioural problems, which compromise academic achievement and relationships with peers and teachers. They are also two to three times more likely to be absent from school than other children due to the disruption caused by moving into and between temporary accommodation².
- Cramped or overcrowded conditions can make it difficult for children to find quiet space to study.

¹ Research by the World Health Organisation

² Chances of a lifetime: the impact of bad housing on children's lives (Shelter 2006)

³ Barker Report: Securing our future housing needs, 2006

3. Key Indicators and Action Plan

The following pages set out key performance indicators and the actions that will be undertaken in 2013-14 to drive forward strategic housing priorities. The action plan will be monitored by the Housing Strategy Team on a quarterly basis. Progress will be reported to the Housing Strategy Group, Head of Service and the Cabinet Member for Housing. A review of progress will be undertaken in January 2014, including work to identify priorities for action. Performance indicators will be monitored and information analysed to assess overall progress and identify areas that require intervention.

| Key performance indicators: | 2009-10 Baseline | 2010-11 Actual | 2011-12 Actual | Direction of travel |
|--|---------------------|----------------------------------|---|---------------------|
| Net number of additional homes provided (higher is better) | 286 | 255 | 391 | ↑ |
| Gross no. of affordable homes delivered (higher is better) | 189 | 141 | 89 | ↓ |
| Number of private sector empty homes brought back into use following interventions (higher is better) | 105 | 73 | 88 | ↑ |
| % of housing stock that is decent by tenure: Council Registered Providers Private (higher is better) | 86.5% 95% 63% | 100% ⁴ 100% 65% | 100% ⁴ 100% Data not yet available | ↔ ↔ |
| No. of new housing developments receiving Building for Life criteria good or very good (higher is better) | 43% | 50% | 67% | ↑ |
| No. of homeless preventions (higher is better) | 304 | 746 | 1005 | ↑ |
| Number of households living in temporary accommodation (lower is better) | 33 | 29 | 28 | ↑ |
| Number of vulnerable people who are supported to maintain independent living (higher is better) | 98.2% | 99% | 98.8% | ↓ |
| No. of disabled facilities grants awarded (higher is better) | 164 | 228 | 186 | ↓ |
| No. of loans awarded through the regional financial assistance scheme (higher is better) | New scheme | 11 | 27 | ↑ |

Explanation of Direction of travel

↑ = improving ↓ = getting worse ↔ = staying the same

⁴ For all general needs housing – separate plans in place for sheltered

Set out below are outcome indicators. The information is monitored and analysed to assess direction of travel and areas that may require intervention. For example, homelessness presentations are increasing due to a number of factors, including the lack of affordable housing. We are therefore developing more opportunities, as part of the homelessness prevention agenda, to improve access to private sector housing.

In respect of CO₂ emissions rising in 2010-11 this was due to a particularly cold winter. There is a time-lag for this data of 18 months therefore we do not currently have figures for winter 2011/12.

| Outcome Indicators: | 2009-10 Baseline | 2010-11 Actual | 2011-12 Actual | Direction of travel |
|--|---------------------------------|---------------------------|---------------------------|--------------------------------|
| % residents satisfied with the choice of housing in their local area (higher is better) | New indicator | | 71% | Trend data not yet available |
| % residents who consider their home to be in need of repair or improvement (lower is better) | New indicator | | 33% | Trend data not yet available |
| No. of people who present as homeless (lower is better) | 1064 | 1101 | 1242 | ↓ |
| Resident satisfaction with local area as a place to live (higher is better) | New methodology introduced 2011 | | 80% | Trend data not yet available |
| CO ₂ emissions in the local area from the domestic sector (k tonnes) | 429.4 | 458.5 | Data not yet available | ↓ |
| CO ₂ emissions per household (lower is better) | 2.2 | 2.3 | | |

Aim 1: Assess and plan for housing needs across all tenures

| Ref | Objective | Actions | Timescale | Lead | Key indicators and outcomes |
|-----|---|--|--------------------------------------|------------------------------------|--|
| 1.1 | Assess current and future need for affordable housing and demand for market housing | <ul style="list-style-type: none"> Complete Strategic Housing Market Assessment (SHMA) key elements update With partners, prepare a brief and project plan for full SHMA in 2014 | Dec 2013 Dec 2013 | Housing Strategy Team (HST) HST | <p>Key indicators:</p> <ul style="list-style-type: none"> Net number of additional homes provided Gross no. of affordable homes delivered Number of vulnerable people who are supported to maintain independent living <p>Outcome:</p> <ul style="list-style-type: none"> % residents satisfied with the choice of housing in their local area |
| 1.2 | Track and analyse trends in the housing market | <ul style="list-style-type: none"> Develop 6-monthly bulletins setting out housing market data and analysis Co-ordinate, submit and analyse the statutory English Local Authority Statistics on Housing (ELASH) return to Government | Sept 2013 March 2014 July 2013 | HST HST | |
| 1.3 | Ensure housing is reflected in the Health Joint Strategic Needs Assessment (JSNA) so that it contributes to improving the health of residents | <ul style="list-style-type: none"> Complete annual JSNA topic summary updates to inform health commissioning priorities | Annually | HST | |
| 1.4 | Assess the housing needs of vulnerable groups to inform the commissioning of additional homes | <ul style="list-style-type: none"> Quarterly meetings held between Adult Social Care and Housing Strategy Team to develop a shared understanding of need | Quarterly | Adult Social Care (ASC) | |

Aim 2: Make best use of the existing housing stock, improving housing and neighbourhood management

| Ref | Objective | Actions | Timescale | Lead | Key indicators and outcomes |
|-----|---|---|--|--|---|
| 2.1 | Improve access to private sector housing, with a focus on empty homes to reduce the negative impact on neighbourhoods | <ul style="list-style-type: none"> • Implement the Empty Homes Delivery Plan 2012-15 and monitor effectiveness • Develop additional financial assistance options for empty home owners • Work with partners to acquire long-term empty homes that provide training opportunities and homes for homeless people • Progress the acquisition of empty homes in Bamburgh/Helmsley Drive to deliver area-based regeneration • Develop a business case and seek funding to develop flats/space over shops • Assess the viability of leasing private sector homes to increase affordable housing supply • Implement the Deposit Guarantee and Bond Bank Schemes | <p>Ongoing</p> <p>March 2014</p> <p>March 2014</p> <p>Ongoing</p> <p>Dec 2013</p> <p>Dec 2013</p> <p>Ongoing</p> | <p>HST</p> <p>HST</p> <p>HST</p> <p>Strategic Property (SP)</p> <p>HST</p> <p>HST</p> <p>HST</p> | <p>Key indicators:</p> <ul style="list-style-type: none"> • Number of private sector empty homes brought back into use following interventions • No. of homelessness preventions • % of housing stock that is decent by tenure: <ul style="list-style-type: none"> - Council - RPs - Private <p>Outcomes:</p> <ul style="list-style-type: none"> • % residents who consider their home to be in need of repair or improvement • No. of people who present as homeless • Resident satisfaction with local area as a place to live • CO₂ emissions in |
| 2.2 | Ensure our social housing stock is used effectively to meet identified need | <ul style="list-style-type: none"> • Review, implement and monitor the effectiveness of the NT Homefinder Allocations Policy • Monitor and review Tyne & Wear Homes sub-regional choice based lettings scheme | <p>April 2013</p> <p>Sept 2013</p> | <p>North Tyneside Homes (NTH)</p> <p>NTH via sub-regional partnership</p> | |

| | | | | | |
|-----|---|---|------------|---|---|
| | | <ul style="list-style-type: none"> • Monitor registered provider nominations to ensure targets are met | Sept 2013 | HST | the local area from the domestic sector (k tonnes) <ul style="list-style-type: none"> • CO₂ emissions per household |
| 2.3 | Monitor the quality of the borough's housing stock to identify areas for intervention | <ul style="list-style-type: none"> • Complete annual update on Building Research Establishment's private sector housing stock condition models • Monitor progress towards maintaining social sector decent homes • Complete statutory HECA (Home Energy Conservation Act) report and submit to Government by deadline | March 2014 | HST | |
| | | | March 2014 | HST | |
| | | | April 2013 | HST | |
| 2.4 | Drive up standards of our existing housing stock to improve the health of residents | <ul style="list-style-type: none"> • Continue investment in Council housing stock to maintain decency standards • With partners, deliver the regional financial assistance scheme to help home owners and landlords improve their homes • Use statutory powers to enforce housing standards in the private sector, including HMO Licensing • Identify partnership opportunities to improve the energy efficiency of homes • Increase private sector landlord/ property accreditation • Increase opportunities for private landlord development through the Landlords' Forum and targeted training | Ongoing | NTH | |
| | | | Ongoing | NTC Environmental Health & Housing in partnership with Capita Symonds (EH&H/CS) | |
| | | | Ongoing | EH&H/CS | |
| | | | Ongoing | Environmental Sustainability Team | |
| | | | Ongoing | HST | |
| | | | Ongoing | HST | |

Aim 3: Plan and facilitate new housing supply to meet need and support economic growth

| Ref | Objective | Actions | Timescale | Lead | Key indicators and outcomes |
|-----|---|--|--|--|--|
| 3.1 | Develop and implement a framework for enabling new housing supply | <ul style="list-style-type: none"> Continue to progress Area Action Plans and Core Strategy to adoption Update the Strategic Housing Land Availability Assessment Update and monitor 5 year housing land supply | <p>Ongoing</p> <p>Annually</p> <p>Annually</p> | <p>NTC Planning Policy</p> <p>NTC Planning Policy</p> <p>NTC Planning Policy</p> | <p>Key indicators:</p> <ul style="list-style-type: none"> Net number of additional homes provided Gross no. of affordable homes delivered No. of new housing developments receiving Building for Life criteria good or very good <p>Outcomes:</p> <ul style="list-style-type: none"> % residents satisfied with the choice of housing in their local area No. of people who present as homeless |
| 3.2 | Deliver more affordable homes for those whose needs cannot be met by the market | <ul style="list-style-type: none"> Develop an affordable housing delivery plan Hold quarterly meetings with the HCA to maximise opportunities for funding Negotiate with developers to secure affordable housing through planning obligations Build 20 new Council homes | <p>Sept 2013</p> <p>Quarterly</p> <p>Ongoing</p> <p>Dec 2013</p> | <p>HST</p> <p>HST</p> <p>HST</p> <p>NTH</p> | |
| 3.3 | Drive up the design quality of new homes through the planning process | <ul style="list-style-type: none"> Assess major planning applications against the Design Quality Supplementary Planning Documents to advise developers on good urban design | <p>Ongoing</p> | <p>Planning</p> | |

Aim 4: Commission housing support services to prevent homelessness and promote independent living

| Ref | Objective | Actions | Timescale | Lead | Key indicators and outcomes |
|-----|--|--|--|--|--|
| 4.1 | Work in partnership to prevent homelessness and rough sleeping | <ul style="list-style-type: none"> Implement a range of homelessness prevention measures based on identified need Drive the development of the NT Homelessness Prevention Forum to focus resources on preventing homelessness Review existing homelessness strategy and develop a new strategy to take us beyond 2013 to meet the statutory requirements of the Homelessness Act 2002 Meet our statutory requirement to monitor the level of rough sleeping in the borough and act on findings Improve the enhanced housing options model, using feedback from service users and partners | <p>Ongoing</p> <p>Ongoing</p> <p>Dec 2013</p> <p>Annually</p> <p>Sept 2013</p> | <p>NTH</p> <p>HST</p> <p>HST</p> <p>HST</p> <p>HST</p> | <p>Key indicators</p> <ul style="list-style-type: none"> No. of homelessness preventions Number of households living in temporary accommodation Number of vulnerable people who are supported to maintain independent living No. of disabled facilities grants awarded <p>Outcomes</p> <ul style="list-style-type: none"> No. of people who present as homeless % residents satisfied with the choice of housing in their local area % residents who consider their home to be in need of repair or improvement |
| 4.2 | Promote independent living | <ul style="list-style-type: none"> Start on site with the Quality Homes for Older People PFI project to deliver at least 900 new and refurbished sheltered housing apartments Identify options to enable independent living for vulnerable households Provide access to disabled facilities grants to eligible vulnerable households | <p>Proposed September 2013</p> <p>March 2014</p> <p>Ongoing</p> | <p>NTH</p> <p>HST</p> <p>EH&H/CS</p> | <p>Outcomes</p> <ul style="list-style-type: none"> % residents satisfied with the choice of housing in their local area % residents who consider their home to be in need of repair or improvement |

How we work in partnership...

North Tyneside Homes – Council Housing

- Owns and manages 16% of the Borough’s housing stock
- Comprehensive tenant involvement
- Anti Social Behaviour cross tenure
- Income maximisation
- Quality Homes for Older People PFI

Key Partnership Activity

- Tenant Service Development Groups
- Area Housing Forums

North Tyneside Homes – Housing Advice and Homelessness

- Delivers housing advice and discharges statutory homelessness duty
- Enhanced Housing Options

Key Partnership Activity

- North Tyneside Homelessness Prevention Forum
- Regional Homelessness Forum

Private Landlords

- Own and manage 10% of the Borough’s housing stock

Key Partnership Activity

- Landlords Forum & Newsletter
- Landlords Training and accreditation
- National Landlords

Support Providers

- Deliver a range of housing-related support
- Help prevent homelessness

Key Partnership Activity

- Adult Social Care Support Provider Forum

North Tyneside Homes – Allocations /Choice Based Lettings

- Delivers North Tyneside Homefinder through Tyne and Wear Homes

Key Partnership Activity

- Tyne and Wear Choice Based Lettings Group
- Homefinder Service Development Group



Developers

- Build new homes to meet demand for market housing
- Contribute to new affordable housing

Key Partnership Activity

- Regular meetings/ dialogue/events with Mayor

Homes and Communities Agency

- Manages Affordable Homes Programme
- Funds affordable housing
- Provides advice and support

Key Partnership Activity

- Regular meetings
- Tours to showcase achievements and identify issues
- Seminars/workshops

Registered Providers (Housing Associations)

- Own and manage 6% of the Borough’s housing stock
- Build new affordable homes
- Offer a range of housing support

Key Partnership Activity

- Regular meetings/ dialogue/events with Mayor

Key Council services....

- Adult Social Care
- Children, Young People and Learning
- Environmental Sustainability Team
- Planning
- Environmental Health and Housing
- Strategic Property
- Revenue and Benefit Service
- Regeneration
- Business Development