

## **HOUSING STRATEGY 2008 – 2011**

### **IMPLEMENTATION PLAN UPDATE**

#### **BACKGROUND**

1. The Council adopted the Housing Strategy in December 2008. It was agreed that during its lifetime Strategy implementation updates would be publicised via the Council's website and made available to other stakeholders through the Housing Forum and Middlesbrough Partnership.
2. This paper summarises implementation plan activity across each of the four strategic objectives. The implementation plan is provided at Appendix 1. This activity has been augmented by a series of actions stemming from a peer review of the Strategic Housing Service. This concluded that the service is high performing and well organised, highlighting a number of opportunities to further improve performance, which have been developed into an improvement plan which will be the subject of separate updates.
3. The adopted Strategy described the public and private sector resources required to deliver the strategic objectives. However, shortly after its adoption the true impact of the credit crunch became apparent and this, along with the recession, has had a major impact on public and private sector investment. Amongst other things this has resulted in greatly reduced housebuilding rates and a requirement to review regeneration proposals for Gresham/Middlehaven (as described in this briefing paper at paragraph 12).
4. The aftermath of recession, and fragile economic recovery, provides a backdrop to the Strategy and will continue to present challenges. The Council and its partners have already undertaken a significant amount of work in tackling the recession locally. A series of service-specific actions have been endorsed by the Council's Executive and Middlesbrough Partnership's multi-agency action groups have each developed plans detailing how the effects of recession will be tackled within their particular theme of the Sustainable Community Strategy. It will be important to continue to implement existing, and develop new and innovative responses, recognising the dangers of complacency in the face of an uncertain future.
5. Approximately £7.6m has been identified for investment in the town's housing stock for 2010/11. The resources for the capital programme have been obtained from a number of funding streams including: the Single Housing Investment Pot (SHIP); Housing Market Renewal Fund (HMRF); the Working Neighbourhood Fund (WNF) and, the Council's own resources.
6. The Coalition Government's emergency budget and subsequent spending review will clearly impact on available resources for the final year of the Strategy. The Government's deficit reduction plan may well affect wider economic recovery, which will, in turn, impact on the capacity of the private sector to contribute to the strategic objectives described in this paper.

7. In terms of specific spending cuts the Housing Market Renewal Fund (HMRF) has been reduced by 16% nationally. The impact on Middlesbrough and the Tees Valley has yet to be confirmed, although a 16% reduction in HMRF has been assumed. The proposed housing development at Levick House through the Local Authority New Build Programme has also been affected, although it is hoped that an alternative funding source can be identified.
8. Going forward, the Coalition Government programme will also influence the Strategy indirectly. For example, through the Decentralisation and Localism Bill, it is likely that the Tenant Services Authority will be abolished. Work is already under way to consider the implications and the role of Strategic Housing in ensuring housing association partners deliver the highest standards of service.
9. More locally, the Strategy will be aligned to the emerging Tees Valley Unlimited Economic and Regeneration Statement of Ambition and Investment Plan. This seeks to deliver a thriving place with a more resilient economy, as part of a managed transition, which will be achieved by:
  - a) driving the transition from a high value process industry to a high value, low carbon economy;
  - b) creating the conditions for a more diverse economy that builds on our strengths; and,
  - c) growing an inclusive economy that allows all of our people to realise their potential.
11. The Statement of Ambition identifies building a true sense of place through continued investment in major regeneration sites, town centres and the adjacent housing areas as a key priority for the Tees Valley.

## **STRATEGIC OBJECTIVE 1: REJUVENATING THE HOUSING STOCK**

### **Housing Market Renewal (HMR) Areas**

12. In July 2005 the Council approved the clearance of 1,500 properties in **Gresham/Middlehaven** and their replacement with a transformational development of 750 new dwellings in order to retain the town's existing residents and attract new people from other areas. The Council has acquired 390 properties in the area.
13. A report to the Council's Executive on the 13<sup>th</sup> October 2009 highlighted the challenges to the delivery of the clearance programme in the prevailing economic climate. Given the negative impact of the recession and the anticipated reduction in the level of public sector resources available post 2011, the report highlighted that the timetable for acquisitions would be unacceptably protracted unless the scheme was reviewed.
14. The Council and the HCA have jointly funded the appointment of consultants to undertake a HM Treasury Green Book compliant economic appraisal. The Green Book requires partners to develop and evaluate options, which deliver maximum value for public sector investments as well as meet the underlying objectives of the original scheme.

15. An interim options report has now been received from the consultants. The report presents several scenarios. The consultants' emerging option proposes a reduction in the number of demolitions from 1,500 to 773 and includes refurbishment, new housing, investment in community facilities and a mixed-use development.
16. The full set of options, including the consultants' emerging option, have been the subject of an ongoing period of community and stakeholder consultation, between 1<sup>st</sup> April and 14<sup>th</sup> May 2010.
17. In addition, owners, residents and commercial business operators were invited to attend one of two consultation events, which were held on April 12<sup>th</sup> 2010 at the Newport Neighbourhood Centre and April 13<sup>th</sup> 2010 at the Streets Ahead for Information office on Parliament Road. 140 people attended the drop-ins.
18. The Council has not made a decision on which option will be chosen and the views of local residents and stakeholders will play a crucial part in shaping the future of the area. After the views of residents and other stakeholders have been compiled and considered, amended plans will come forward for formal consideration by the Council's Executive and will ultimately form the basis of a Green Book submission to HM treasury.
19. New loan-based financial assistance packages have been introduced for residents in HMR areas. Both the Priority Area Assistance scheme, which was introduced in April 2009 (targeted at University Ward) and the Match Incentive and Loan Scheme (targeting Parliament Road area) in 2008/09 were continued in 2009/10.
20. Complementary Facelift and other environmental improvements in and around retained homes within HMR priority intervention areas will be funded from the Working Neighbourhoods Fund (WNF) and a budget of £685,000 has been allocated to improve properties in Victoria Road and Crescent Road in the University and Gresham wards. The Facelift target of 137 properties has been surpassed with 204 completions in 2009/10.
21. The Council has continued to work with West Middlesbrough Neighbourhood Trust (WMNT), Bellway Homes and Tees Valley Housing Group to complete the new housing development at **Acklam Green** (Central Whinney Banks) with the 62 target properties for 2009/10 all under construction. The Haslam Homes and Tees Valley Housing Group scheme at Trinity Crescent, North Ormesby has progressed well and has benefited from successful bids to HCA for Homebuy and Kickstart funding which have helped maintain momentum in a challenging economic climate. The scheme recently won the Regeneration category at the UK Housing Awards.
22. Work with Erimus Housing on the development of an Area Regeneration Framework for **Grove Hill** is now complete. This has been adopted as a Supplementary Planning Document, and is now part of the Council's statutory planning policy. Work is under way to implement the proposals contained within the framework. A range of partners are being consulted and engaged throughout the process. The HCA has been an integral partner throughout the latter stages of the process, and has recently commissioned a due diligence exercise on the work carried out to date. Upon completion, it is envisaged that

the HCA would become an equity investment partner to facilitate the delivery of the proposals.

23. Significant property and land acquisition has taken place within **St Hilda's** and the Central Industrial Area of Middlehaven. Only 14 properties in St Hilda's remain occupied. Public Sector investment has enabled the clearance of nearly 300 houses in an area of severe market failure. This has stimulated a number of development opportunities and attracted investment from the private sector. This includes:
- a) a **new police headquarters**;
  - b) **Boho's Institute of Digital Technology**. The Boho zone aims to develop a unique digital media and creative sector cluster within Middlesbrough creating a digital industries quarter. Two facilities have been built, a further one being built, and a fourth is at an advanced stage of planning. This existing development is cutting edge design and draws on key links with Teesside University in this sector of expertise;
  - c) The **Myplace Scheme** which involves the renovation and refurbishment of the Customs House in St Hilda's into a 21<sup>st</sup> Century Youth Centre. The Scheme was awarded £4.2 million to ensure its delivery;
  - d) **Gibson House** (former Cleveland Club) is a key building at a major gateway to Middlehaven. This has been purchased by a local developer who wishes to renovate the property; and,
  - e) the redevelopment of the **Stages Academy** for the homeless, which will contain 30 bedsits, 18 independent living units, a cafe, gym, health centre, meeting rooms and a radio studio. The Hostel has helped 68 people attend employment training since April 2008.

## **STRATEGIC OBJECTIVE 2: PROVIDING CHOICE AND QUALITY**

### **Meeting affordable housing needs**

24. A Strategic Housing Market Assessment has been completed which has informed and confirmed the Council's approach to meeting affordable housing needs. A range of successful HCA bids have been supported and housing association partners are delivering new homes across the town, including those at Hemlington, Acklam Green, Trinity Crescent and St. Paul's Road. Requirements continue to be set within development briefs for Council land disposals and other sites, including for specialist provision for older people and those with disabilities.
25. Despite disappointing performance caused by the credit crunch, the Council and its partners have more recently exceeded affordable housing completion targets set within the planning policy framework. In 2009/10 182 new homes were provided and 170 completions are projected in 2010/11.
26. A draft planning document, which develops the Council's approach to section 106 planning agreements to procure affordable housing, is currently out to consultation.

## **Housing Choice**

27. The sub-regional Choice Based Lettings scheme, Compass went live in July 2009. A review of the Common Allocations Policy which sets out the framework for prioritising applicants for available properties has been completed and suggested amendments are currently being consulted on with residents, staff and stakeholders to ensure it is fit for purpose. Time2Buy<sup>1</sup> was also established to enable access to low cost home ownership products across the sub-region.
28. The sub-regional Choice Based Lettings scheme, Compass went live in July 2009, Time2Buy<sup>2</sup> was also established to enable access to low cost home ownership/Homebuy products across the sub-region.

## **Quality & Energy Efficiency**

29. Work has continued with the private sector and other housing providers at pre-planning application stage to deliver well designed and energy efficient homes. Pre-application meetings continue to be offered by the Council's Development Control Service free of charge and the Council has appointed an Urban Design Officer to promote the use of sound design principles across the built environment and to raise design awareness throughout the Council. The officer works closely with Development Control on pre-application advice and as a statutory consultee for all major applications or those considered contentious, as well as supporting the Urban Policy Team, offering design advice as required.
30. An Urban Design Supplementary Planning Document is being prepared to provide guidance for all new development, and to set out the principles of good design and the standards required to ensure high quality design is achieved. The Urban Design Officer has recently undertaken training to become a Building for Life Assessor. Building for Life is a series of 20 principles, intended for use early on in design development of residential developments as a design tool to help create sustainable development and improve the quality of housing across the UK.

---

<sup>1</sup> Time2Buy delivers the Government's HomeBuy schemes across County Durham and Tees Valley enabling people to buy a home appropriate to their needs. Time2Buy is a first point of contact for anyone who cannot afford to buy a home on the open market and offers a range of affordable options.

<sup>2</sup> Time2Buy delivers the Government's HomeBuy schemes across County Durham and Tees Valley enabling people to buy a home appropriate to their needs. Time2Buy is a first point of contact for anyone who cannot afford to buy a home on the open market and offers a range of affordable options.

## **STRATEGIC OBJECTIVE 3: IMPROVING AND MAINTAINING EXISTING HOUSING**

### **Decent Homes**

31. The Council has continued to develop and implement policy responses, which seek to increase the proportion of vulnerable people in the private sector living in decent homes. In particular, a new financial assistance policy based on loans was introduced in April 2009. It will be important to continue to target this area as the private sector stock condition update sample survey (2008) suggested a potential 370 homes shortfall in terms of the Government's 2010 target in this area.
32. Responses received from main RSL partners confirm they are on target to meet the Government's 2010 target for all social rented homes to meet Decent Homes Standards by 2010.

### **Private Sector Enforcement**

33. The Council's Community Protection Service continues to take appropriate intervention action to bring private rented properties to the required standards with 15 new Houses in Multiple Occupation (HMO) Licences, 153 HMO inspections, 8 interventions for unlawful evictions and 253 empty property and eyesore sites priority assessed in 2009/10. Within parts of the Gresham/Middlehaven Wards 210 landlord licences have been processed in the same period and across the town 425 Housing Health and Safety Rating System surveys have also been completed.
34. In terms of tackling empty properties a dedicated officer has been appointed and 30 properties substantially improved under the Eyesores and Empty Property project.
35. In addition the service is developing a Private Investors Registration Scheme, which will register private investors wishing to purchase long term empty and eyesore properties within the town. The Council will act as a conduit between the investors and empty property owners to ensure that these properties are brought back into habitable use.

### **Affordable Warmth**

36. In 2009/10 Warm Front assisted more than 800 households in Middlesbrough, with a range of energy efficiency measures, including almost 500 replacement gas boilers. Warm Front spend in Middlesbrough over this period amounted to some £1.768 millions.<sup>3</sup> GoWarm activity to May 2010 is summarised in the table 1, below.<sup>4</sup>
37. In terms of raising Energy Awareness there have been a number of targeted campaigns and courses, including: Adult Education Course; Winter Warm Campaign; Middlesbrough Warmer Homes; Home Energy Project; and,

---

<sup>3</sup> The Warm Front Scheme is a Government funded initiative which provides a package of insulation and heating improvements up to the value of £3,500 per property.

<sup>4</sup> The GoWarm project aims to tackle fuel poverty and energy efficiency in homes across the North East of England and Yorkshire. Thousands of homes across the area have already benefited from cavity wall, loft insulation and other services completely free of charge.

Warmer Families Project. In addition, funding of around £34,000 was secured from the PCT and was directed at the most vulnerable households enabling emergency heating system repairs/ replacements to be carried out immediately.

Table 1 Work Completed by GoWarm in Middlesbrough

	<b>Total to date</b>
Marketing	46364
Door-step assessments completed	24940
Surveys Issued	5753
Surveys Completed - measures required	3596
Surveys completed - NMR	2100
Total measures installed	1246
<i>Cavity installed</i>	<i>380</i>
<i>Loft insulation installed</i>	<i>866</i>
Cost of Work	£254,461
LA contribution	£69,377
CFLs delivered	61488
Cost of CFLs	£185,412
Lifetime CO2 savings ( <i>in tonnes</i> )	12,741
Benefits Checks requested	393
Benefits outcomes	£40,845

Source: GoWarm, May 2010.

## **STRATEGIC OBJECTIVE 4: MEETING SPECIFIC COMMUNITY AND SOCIAL NEEDS**

### **Older people**

38. There has been significant progress across each of the objectives of the Older People's Housing Strategy with new specialist housing provision across a number of developments (including Acklam Green and Trinity Gardens) and improved performance around adaptations (see paragraph 50). The Older Persons' Partnership Board has been provided with an update and stakeholder engagement is ongoing, inviting views on new actions as the start of a Strategy Refresh process. The Council's approach to the provision of additional Extra Care Housing is currently under consideration and will be informed by the ongoing consultation. The Council is also seeking to secure HCA funding to build 20 new apartments for older people at the site of the Levick House Care Home, which it is anticipated will offer Extra Care.
39. Additional resources have been secured to sustain the Middlesbrough Mobile Adapt and Mend Scheme (MMAMS) until 2011, which will help maintain the independence of older people and those with disabilities.

### **Homelessness**

40. Year 1 actions to deliver the new Homelessness Strategy have been evaluated, and good progress has been made, including contracts put in place to deliver prevention initiatives such as a rent bond guarantee scheme and family mediation service. In 2009/10, a total of 1,881 clients approached the Homelessness and Housing Advice service with housing enquiries, a total of

388 homeless prevention cases were completed, and only 12 were accepted by the Council as having a statutory homelessness duty.

41. Domestic violence has historically been the main reason for homelessness in Middlesbrough. The Sanctuary Scheme has been key in reducing homelessness due to domestic violence to 2 cases in 2009/10.
42. A Youth Homelessness Co-ordinator has been appointed until March 2011 whose main objective is to set up and co-ordinate a young persons' accommodation and support panel. The panel will be the sole gateway into supported accommodation and floating support services for young people. This will enable information to be gained on the level of supply and demand for supported housing accommodation, as well as making best use of the housing stock.
43. In terms of multi-agency delivery to prevent homelessness, Strategic Housing is working with a range of partners to prevent mortgage repossession, including the Mortgage Rescue Scheme, and working with local Citizens Advice Bureaux across the sub-region to deliver a Mortgage Rescue Advice Service sub-regionally. Homelessness training is also delivered on an ongoing basis to external agencies.
44. The number of accepted homeless cases due to domestic abuse reduced from 45 in 2007/08 to 2 in 2009/10. WNF funding has been secured to extend the Sanctuary Scheme until March 2011 to assist victims of domestic abuse to stay in their own homes.
45. A Move-on Plans Protocol (MOPP) for those leaving accommodation-based supported housing has been developed; its aim is to prevent silting up within supported housing, thereby ensuring it is more effectively used by those clients in the most need. A resource directory has also been developed, which has been circulated to partner agencies.

### **New Supported Housing Schemes for Vulnerable People**

46. The Council has agreed to sell land at Rainham Close, Thorntree to North Star Housing Group which has successfully bid for HCA funding to re-provide the Women's Refuge and Supported Housing for Vulnerable Women services.
47. Riverside Group's re-development of the Wellington Street Hostel into the Stages Academy is well under way. Phase 1 is complete with residents moving into the direct access (30) and independent living (12) units. Phase 2 has commenced with the demolition of the old buildings and the development of the remaining 6 independent living units, the café, gym, office and health accommodation.
48. Stonham Housing Association has secured HCA funding to re-provide the Single Key scheme for vulnerable young people at Gribdale Road, Pallister Park.
49. The Families Intervention Project in East Middlesbrough has increased its activity in terms of additional dispersed properties/floating support services. There is also now a "Families First" Project (joint Social Care Children & Adults Team working with families with problematic substance issues).

## **Housing for People with Disabilities**

50. Strategic Housing continues to work with colleagues in the Department of Social Care and in Health to develop a better understanding of housing needs across a range of client groups. In terms of physical disabilities, housing needs data sources have been reviewed with Social Care, Supporting People and Erimus. Specialist provision continues to be considered through development briefs for Council owned land and s106 planning gain opportunities.
51. A number of successful HCA funding bids by housing associations have been delivered, for example the Learning Disabilities scheme at 263, Marton Road. New homes for people with physical disabilities include those at Trinity Crescent (Tees Valley HA), St. Francis Close, Acklam Green (Erimus) and St. Cuthbert's Mews (Endeavour HA).
52. The Staying Put Agency has received an additional £1,000,000 from the Council's capital programme to assist with the delivery of adaptations. Funding has been secured for a period of 5 years until March 2013. The resource has enabled the Agency to appoint an additional member of staff and deliver more disabled facilities grants (DFGs). The waiting time for adaptations has significantly reduced from 24 weeks to 12 weeks and there is currently no waiting list.
53. The Agency works closely with Social Care and Health professionals to assist clients who require adaptations to their home. Without this provision there would be a rise in the number of clients admitted to hospital, residential care or requiring additional home care support. Early intervention is a key preventative measure and can also impact on Health and Social Care budgets, resulting in savings'.

## **Black and Minority Ethnic Housing Issues**

54. This is a significant area where work with sub-regional partners to consider and respond to housing needs is ongoing through the development of the Tees Valley Local Investment Plan.
55. The North East Regional Financial Assistance Scheme (approval for implementation of which is currently being sought) provides loan products to target the reduction in high density housing through conversion works to provide larger family homes where the authority's local housing strategy has identified this as a priority. It is proposed to further explore the application of such a product in general terms, and specifically in relation to Black and Minority Ethnic Housing needs.
56. The findings of the Tees Valley Gypsies and Travellers (G&T) Assessment have informed a successful bid to HCA for G&T Site Grant to increase by 5 the number of pitches at Metz Bridge.

**OBJECTIVE 1: REJUVENATING THE HOUSING STOCK** - To rejuvenate the housing stock to meet 21st Century aspirations by replacing market failure with high quality housing in the right locations. This will help to create successful, cohesive and sustainable communities.

PRIORITY ACTIONS		UPDATE
1	Develop HMR funding/delivery vehicle for the Older Housing Area.  TARGET: 2010/11	The Council and HCA have jointly procured Genecon to assist in gaining HM Treasury Green Book approval for a funding allocation. A draft options report has been produced and a preferred option will be presented for approval later in the year.
2	Continue community consultation as an element of masterplanning in the Older Housing Area and produce regular newsletters for residents.  TARGET: Ongoing 2008/11	As part of the Gresham review announced by the Mayor in Sep 09, a full consultation process has been held on the emerging options for the area and the community will continue to shape the future of Gresham. The community will be consulted on the preferred option later in 2010
3	Develop and implement loan-based financial assistance packages for residents in HMR areas.  TARGET: 2009/10	Priority Area Assistance scheme was introduced from 1 <sup>st</sup> April 2009 (targeted at University Ward) and Match Incentive and Loan Scheme which targeted Parliament Road area in 2008/09 are continued in 2009/10.
4	Continue the acquisition by agreement of privately owned homes in HMR priority intervention areas.  TARGET: Ongoing 2008/11	The Council has now acquired over 390 private properties in phase 1. Acquisitions will continue in phase 1 in 2010/11. This position may change subject to the aforementioned negotiations with HCA.
5	Continue to work with West Middlesbrough Neighbourhood Trust (WMNT), Bellway Homes and Tees Valley Housing Group to complete the new housing development at Acklam Green (Central Whinney Banks)  TARGET: Ongoing 2008/11	The target 62 properties to be completed 2009/10 are being constructed.

PRIORITY ACTIONS		UPDATE
6	<p>Continue to work with Erimus Housing to agree a regeneration strategy for Grove Hill and work towards its implementation.</p> <p>TARGET: Ongoing 2008/11</p>	<p>Work is now complete and an Area Regeneration Framework has now been adopted as a Supplementary Planning Document, and is now part of the Council's statutory planning policy. Ongoing workstreams, in parallel, are being developed in order to deliver and implement the proposals contained within the framework. A range of partners are being consulted and engaged throughout the process, principally Erimus Housing but include others such as the HCA, Environment Agency, Home Housing and other service providers within the area.</p>
7	<p>Work with Haslam Homes and Tees Valley Housing Group to complete the new housing scheme at Trinity Crescent, North Ormesby.</p> <p>TARGET: Ongoing 2008/11</p>	<p>The scheme has progressed well due to HomeBuy products being implemented. The site is also subject to Kickstart round 1 approval.</p>
8	<p>Work with WMNT, Yuill Homes and Endeavour Housing Association to complete the new housing scheme at West Lane (St. Cuthbert's Mews).</p> <p>TARGET: Ongoing 2008/11</p>	<p>The scheme has progressed well due to HomeBuy products being implemented. The site is also subject to Kickstart round 1 approval.</p> <p>Some minor land (title) issues remain.</p>
9	<p>Complete St. Hilda's land acquisition.</p> <p>TARGET: 2011</p>	<p>There are only 14 private properties still to acquire.</p>
10	<p>Seek to deliver complementary Facelift and other environmental improvements in and around retained homes within HMR priority intervention areas.</p> <p>TARGET: Ongoing 2008/11</p>	<p>The 2009/10 programme has been funded from the Working Neighbourhoods Fund (WNF) and a budget of £685K has been allocated to the project. Tenders were invited to improve properties in Victoria Road and Crescent Road in the University and Gresham wards. The initial target of 137 properties has been surpassed with 204 completions.</p>
11	<p>Identify good practice in other HMR areas and work with sub regional partners to develop training and local employment opportunities within housing improvement and regeneration schemes.</p> <p>TARGET: 2010/11</p>	<p>Officers continue to attend TVL Project Officer Group meetings.</p>
12	<p>Hold regular Housing Forum meetings.</p> <p>TARGET: Ongoing 2008/11</p>	<p>Ongoing &amp; On target. 4 meetings were held in 2009/10 and future meetings for 2010/11 have been scheduled.</p>

**OBJECTIVE 2: PROVIDING CHOICE AND QUALITY** - To ensure the type and mix of new housing provides choice, supports economic growth and meets housing needs and demand. This will reflect the diversity of urban communities and the needs for affordable, family and executive housing.

PRIORITY ACTION		UPDATE
1	<p>Seek to enable the provision of affordable housing where there is evidence of need.</p> <p>TARGET: Ongoing 2008/11</p>	<p>Range of HCA NAHP bids supported, requirements continue to be set within Development Briefs for Council land disposals. Middlesbrough College sites recently revised and will deliver special needs provision. RSLs continue to deliver across a range of sites.</p>
2	<p>Implement the Tees Valley Sub-Regional CBL scheme to include shared ownership, social and private rented homes.</p> <p>TARGET: 2009/10</p>	<p>The sub-regional CBL scheme, Compass went live 9 July 2009. Time2Buy established for low cost home ownership/ Homebuy products across sub-region</p>
3	<p>Regularly update the Local Housing Assessment (affordable housing model).</p> <p>TARGET: Q4 2008/9 (then annually)</p>	<p>To update during 2010/11.</p>
4	<p>Complete Strategic Housing Market Assessment.</p> <p>TARGET: Q4 2008/09 (then every 5 Years)</p>	<p>Completed Q4 2008/09.</p>
5	<p>Develop the approach to section 106 planning agreements to procure affordable housing to meet identified need (complete an affordable housing SPD).</p> <p>TARGET: Q2 2010/11</p>	<p>Draft SPD prepared by Urban Policy. Consultation on the SPD to take place in Q1 2010/11</p>
6	<p>Work with the private sector and other housing providers at pre-application stage to deliver well designed and energy efficient housing.</p> <p>TARGET: Ongoing 2008/11</p>	<p>Regular engagement led by Development Control. Pre-application meetings free of charge.</p>

**OBJECTIVE 3: IMPROVING AND MAINTAINING EXISTING HOUSING** - To secure the improvement and maintenance of existing housing so that it meets required standards and investing in sustainable neighbourhoods.

PRIORITY ACTIONS		UPDATE
1	<p>Seek to increase the proportion of vulnerable people in the private sector living in decent homes in order to meet the Government's 2010 target.</p> <p>TARGET: Ongoing 2008/11</p>	<p>New financial assistance policy based on loans introduced in April 2009. Stock condition survey stated a potential shortfall of 370 to bring up to 2010 Decent Homes target.</p> <p>Input given at private sector event, facilitated by Social Care, targeted at improving choice for vulnerable groups.</p>
2	<p>Take appropriate intervention action to bring private rented properties to the required standards.</p> <p>TARGET: Ongoing 2008/11</p>	<ul style="list-style-type: none"> <li>▪ 15 new HMO Licences               <ul style="list-style-type: none"> <li>▪ 153 HMO inspections</li> <li>▪ 8 interventions for unlawful evictions</li> </ul> </li> <li>▪ 253 empty property and eyesore sites priority assessed</li> </ul>
3	<p>Work with, and monitor the progress of, RSL partners, including Erimus Housing, to ensure all social rented properties meet the Decent Homes standard by 2010.</p> <p>TARGET: Ongoing 2008/10</p>	<p>Responses received from main RSL partners on progress. CLG 2010 target will be met.</p>
4	<p>Work with partners to deliver the Affordable Warmth Strategy.</p> <p>TARGET: Ongoing 2008/11</p>	<p>GoWarm- completed over £200,000 worth of measures. Warm Front - over £2 Million worth of grants into the Town 08/09, on average 52 new energy-saving boilers installed per month.</p> <p>Energy Awareness: Adult Education Course; Winter Warm Campaign; Middlesbrough Warmer Homes; Home Energy Project; and, Warmer Families Project.</p>
5	<p>License residential dwellings under the Selective Licensing designation within parts of the Gresham/Middlehaven Wards.</p> <p>TARGET: 200 selective licenses to be processed to March 2010.</p>	<p><b>2009/10</b> 210 selective licences processed.</p>
6	<p>Carry out Housing Health &amp; Safety Rating System Surveys</p> <p>TARGET: 225 surveys carried out by March 2010.</p>	<p><b>2009/10</b> 425 HHSRS surveys completed.</p>

PRIORITY ACTIONS		UPDATE
7	Explore funding opportunities to continue to implement the sub-regional Filling the Empties scheme.  TARGET: Ongoing 2008/11	Empty Property Officer. 30 properties substantially improved under the 'Eyesores and Empty Property' project.
8	Update the Private Sector Stock Condition Survey.  TARGET: Annually	Updated July 2008. Consideration being given to tendering for a full survey in 2010/11

**OBJECTIVE 4: MEETING SPECIFIC COMMUNITY AND SOCIAL NEEDS** - To promote good management and targeted housing investment to address specific community and social needs. This includes an ageing population and the needs of minority communities, alignment with the Supporting People programme, and promotion of greater community involvement.

PRIORITY ACTIONS		UPDATE
1	Implement the Older People's Housing Strategy including seeking to identify appropriate sites and secure resources to deliver additional units of extra care housing.  TARGET: Ongoing 2008/11	Ongoing – Good progress across each objective. Older Persons' Partnership Board provided with update & stakeholder meetings arranged inviting comment on new actions as start of Strategy Refresh process. Approach to Extra Care/Continuing Care Retirement Community provision under review.
2	Implement new Homelessness Strategy.  TARGET: Ongoing 2008/11	Year 1 actions have been evaluated, and good progress has been made. This is reviewed quarterly at the Homelessness Forum.
3	Seek to improve multi-agency delivery to prevent homelessness.  TARGET: Ongoing 2008/11	Working with a range of partners to prevent mortgage repossession, including the Mortgage Rescue Scheme. A Youth Homelessness Co-ordinator has been appointed to prevent youth homelessness, which includes setting up a multi-agency assessment panel for supported housing placements. Homelessness training is delivered on an ongoing basis to external agencies, including Children, Families & Learning.
4	Aim to reduce the number of accepted homeless cases due to domestic abuse.  TARGET: Annual reduction	Reduced from 45 in 2007/08 to 7 in 2008/09 to 2 in 2009/10.

PRIORITY ACTIONS		UPDATE
5	<p>Seek to sustain and develop the Sanctuary Scheme</p> <p>TARGET: Ongoing 2008/11</p>	<p>WNF funding has been secured to extend the scheme until March 2011. A tendering exercise has been conducted and the present provider will continue to deliver the service up to March 2011.</p>
6	<p>Explore site and funding opportunities to re-provide the Women's Refuge</p> <p>TARGET: 2009/10</p>	<p>Partner RSL engaged and Council site terms of disposal agreed. Negotiations &amp; member/community consultation complete and NAHP funding secured.</p>
7	<p>Explore site and funding opportunities to expand the Family Intervention Project</p> <p>TARGET: Ongoing 2008/11</p>	<p>Some service expansion out of the existing scheme in East Middlesbrough with additional dispersed properties/floating support services. There is also now a "Families First" Project – joint Social Care Children &amp; Adults Team working with families with problematic substance issues.</p>
8	<p>Continue to work with the Riverside Group to re-develop Wellington Street hostel on the existing site in line with the option appraisal completed in 2007.</p> <p>TARGET: Ongoing 2008/11</p>	<p>Development well under way. Phase 1 complete and residents moving into the direct access (30) and independent living (12) units. Phase 2 will commence by the end of March 2010 with the demolition of the old buildings and the development of the remaining 6 independent living units, the café, gym, office and health accommodation.</p>
9	<p>Work with colleagues in the Department of Social Care and in Health to develop key housing-related work streams from the Physical Disabilities Strategy</p> <p>TARGET: Ongoing 2008/11</p>	<p>Housing needs data sources reviewed with Social Care, Supporting People and Erimus. Wheelchair provision continues to be considered through development briefs and s106 opportunities. Discussions have taken place with Disabled Persons Housing Service and Physical Disability Team to gather up to date data on housing need.</p>
10	<p>Explore site and funding opportunities to provide additional supported housing for those with Learning Disabilities.</p> <p>TARGET: Ongoing 2008/11</p>	<p>Number of successful NAHP bids supported – for example 263, Marton Road, Applegarth, etc. Need in this area is well evidenced and there is an excellent record of partnership working to deliver new schemes.</p>
11	<p>Explore site and funding opportunities and seek to provide additional supported housing for those with mental health problems.</p> <p>TARGET: Ongoing 2008/11</p>	<p>Housing needs data sources reviewed with Social Care, Supporting People. Liaising with Social Care on progress since New Vision for Supported Independence (June 2009).</p>

PRIORITY ACTIONS		UPDATE
12	<p>Explore site and funding opportunities to provide additional supported housing for vulnerable young people.</p> <p>TARGET: Ongoing 2008/11</p>	<p>Single Key NAHP bid supported (Gribdale Road). Wellington Street re-provision in progress (see Action 8 above).</p> <p>7 Park Road North Homeless Hostel re-provision on same site as Refuge (see above).</p>
13	<p>Develop and implement a Move-on Plans Protocol (MOPP).</p> <p>TARGET: 2009/10</p>	<p>A MOPP has been developed, which Supporting People is leading on. An action plan has been developed which is reviewed quarterly with a range of partner organisations. A resource directory has also been developed and circulated to partner agencies.</p>
14	<p>Work with sub-regional partners to consider the needs of the BME communities and develop a prioritised action plan.</p> <p>TARGET: 2009/10</p>	<p>Being addressed sub-regionally as part of the Tees Valley Local Investment Plan process and potential application of.</p>
15	<p>Explore funding opportunities to sustain Middlesbrough Mobile Adapt and Mend Scheme (MMAMS).</p> <p>TARGET: Ongoing 2008/11</p>	<p>Additional resources have been secured and include finance from DCLG to support the MMAMS service until 2011. SPA will continue to explore future funding options beyond this time.</p>
16	<p>Consider the findings of the Tees Valley Gypsies and Travellers Assessment and develop a prioritised action plan to address the issues raised.</p> <p>TARGET: 2009/10</p>	<p>Bid to HCA for G&amp;T Site Grant to increase by 5 the number of pitches at Metz Bridge.</p>