

Board

28 July 2009

Housing Strategy refresh

Report by: Chief Executive

| Decision | Area Implications | All |
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| Executive Summary | This report provides information on proposed updates to the City Council's Housing Strategy, and seeks Board's views on the way that members would like to feed views into the process. Where YHN officers' views have already been taken into account these are described, as are outstanding issues. | |
| Recommendations | <p>Board is recommended to decide on a preferred process to consider and comment on the Housing Strategy refresh. Options include</p> <ul style="list-style-type: none"> • A dedicated facilitated discussion for interested Board members • Individual feedback to a named officer in YHN. <p>Board members may wish to suggest another way of collating views on the strategy.</p> | |
| Business Implications | | |
| YHN Mission and Strategic Objectives | The Housing Strategy contributes to all of our strategic objectives. | |
| Value for Money/Efficiencies | Value for money is not overtly dealt with in the Housing Strategy, though all of its policy objectives have inherent value for money impacts. | |
| Resources (financial, property, technological or human) | There are minimal resource implications in the consultation process itself. The implementation of the strategy is dealt with in the accompanying Delivery Plan which refers to resource requirements at a high level. | |
| Impact on Services/Performance | These are listed in the strategy's Delivery Plan. | |
| Outcomes for tenants/leaseholders | These are listed in the strategy's Delivery Plan. | |

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| Risk (reputation, relationship) | The main risk of failing to respond to the consultation is that YHN becomes committed to something that the Board does not subscribe to. |
| Environmental | The strategy refresh has 'Managing environmental refresh' as a distinct priority. |
| Legal Implications | None |
| Equality and Diversity | The strategy approaches this primarily through the section called 'Supporting mixed communities and different stages of life', though it is threaded through other parts of the text. |
| Stakeholder Involvement/Consultation (planned or already carried out) | This is detailed in the attached report to the Environment, Housing and Transport Delivery Partnership. |
| Background papers | Attached. Appendix One – Report to the Environment Housing Transport Delivery Partnership Appendix Two Newcastle Housing Strategy Review Appendix Three Delivery Plan |
| Contact officers | Sheila Breslin, Assistant Chief Executive and Director of Business |

Housing Strategy refresh

1. Introduction

- 1.1 The Housing Strategy is a key City Council document that informs the work of YHN and other service providers in Newcastle. The City Council is part-way through a refresh or revision of the strategy, and views on the content are being sought from Newcastle Housing Partnership members.

2. Background

- 2.1 Attached to this report at Appendix one is a report to the Environment Housing Transport Delivery Partnership which was written by the Strategic Housing Service at the City Council. This report is appended to give Board members context-setting information on the approach that the City Council is taking to adapting and refreshing the Housing Strategy. It is important to note that the Housing Strategy is designed to cover all sectors and tenures.
- 2.2 The Environment Housing Transport Delivery Partnership report details the main changes to the strategy which have been proposed, and the consultation and approval process.
- 2.3 YHN is represented on the Housing Partnership and as such is invited to take part in the consultation exercise. It is open to Board members to define their preferred method of collating and feeding back views.

City Council and YHN officer discussions

In arriving at the version of the strategy that is here for Board's consideration, the City Council has previously consulted with officers at YHN.

Our initial feedback was on the most important issues to emerge since the Housing Strategy was written. These were seen to be

- The need to maintain momentum in house-building against a difficult economic backdrop.
- The apparent emptying of private rented sector stock, particularly in areas of older, terraced streets, as demonstrated by the proliferation of properties to let.
- The unprecedented levels of demand for Council housing.

These issues all feature in the revised consultation document.

YHN officers gave further, more detailed feedback to the City Council in a later consultation. The salient points are listed below.

Whilst there was considerable attention devoted to the needs of older people, there was a lack of consideration of other vulnerable groups' needs. This has now been addressed by the inclusion of dedicated

sections on young people, black and minority ethnic communities, disabled people, and supported housing.

It was suggested that fairly detailed proposals for a neighbourhood management approach to Cowgate be described. This has been addressed somewhat in the opening paragraph relating to Priority 1, but does not yet feature in the delivery plan.

Given the Council's relationship with, and influence over all landlords, it was felt that information on the role of housing associations should be as important as a section on YHN's role. Although the document makes references to housing associations, this issue has not been addressed entirely. There is no detail on the Council's strategic objectives for the role that housing associations can play.

YHN officers expressed a view that the aspiration to build 4,500 units of student accommodation would have a direct negative consequence on the number of empty properties in the private rented sector. In effect the achievement of one objective would directly undermine the achievement of another. In some parts of the city this could have a significant impact. This issue has been marginally addressed in the closing paragraph on Priority 8 where it is stated that impacts will be monitored.

3. Recommendations

- 3.1 Board is recommended to decide on a preferred process to consider and comment on the Housing Strategy refresh. Options include
- A dedicated facilitated discussion for interested Board members
 - Individual feedback to a named officer in YHN.
- Board members may wish to suggest another way of collating views on the strategy.

4. Next Steps

- 4.1 Feedback from Board members will be given to the City Council.
- 4.2 The Housing Strategy refresh will progress through the approval route as described in the report to the Environment, Housing and Transport Delivery Partnership.

Environment, Housing and Transport Delivery Partnership

20 July 2009

Housing Strategy Review

Summary

This report describes the purpose and preparation of the Housing Strategy Review, outlines its content and the suggested process for its approval.

Recommendation

This report is for information.

Purpose

Since the last Housing Strategy was published in 2006, there have been major market and policy changes. Although most of the issues identified are still relevant much of that document's action is either completed or out of date.

The purpose of a Review is therefore to:

- Respond to major changes in the housing market
- Show how housing contributes to the delivery of Newcastle's Sustainable Community Strategy
- Take account of significant policy initiatives at national, regional and city level
- Refresh our planned actions.

Preparation

The first draft of the Review and its Delivery Plan was prepared by:

- Collating key points from evidence of the housing market and needs
- Summarising relevant national, regional and local policy changes
- Consulting with lead officers for the Sustainable Community Strategy themes on the housing contribution
- Reviewing Services Plans, the Corporate Plan and LAA targets
- Performance monitoring of the 2006 Delivery Plan.

The consultation draft

The attached draft Review and Delivery Plan is grouped under three Strategic Housing themes:

1. The wider role of housing in the community
2. Managing housing need and making the best use of existing homes
3. increasing housing choice

A spreadsheet setting out the top ten priorities “at a glance” is to be found at the end of the Review document. The document has been discussed with the Newcastle Housing Partnership Group members, and the document amended in the light of their feedback.

The main changes since the 2006 document include

- responding to the economic down turn
- increased reliance upon making the best use of existing housing rather than building new
- alignment with the SCS
- a stronger emphasis on the role of housing in supporting and strengthening communities
- an increased emphasis on working at regional and sub-regional level e.g. to deliver the Newcastle Gateshead Growth Point and joint work on spatial planning.

Consultation and approval

A report to the Newcastle Housing Partnership Group 13 July proposed the following process for consultation and approval of the final document:

1. Comments on the draft document are requested from **Newcastle Housing Partnership Group** members by 30 September.
2. The document is circulated to the council’s **Residents Panel** for comment within the same timescale.
3. The document is sent to the lead officers for the **Sustainable Community Strategy themes** for their comments.
4. Council officers carry out an **Equality Impact Needs Assessment** of the document by 30 September.
5. The Council for Voluntary Services collates responses to the Review from the **voluntary and community sector** during the summer.
6. The document is revised in the light of comment received and submitted for approval to **Housing, Planning and Transport Committee** on November 11.

A verbal report of the meeting will be available.

Appendices

1. Newcastle Housing Strategy Review 2009-2011
2. Newcastle Housing Strategy Review Delivery Plan

Newcastle Housing Strategy Review

2009 – 2011

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Introduction

The purpose of this review is to update our Housing Strategy:

- to respond to major changes in the housing market
- to show how housing contributes to the delivery of Newcastle's Sustainable Community Strategy ("SCS")
- to take account of significant policy initiatives at national, regional and city level
- to refresh our planned action.

It is not a *new* strategy. It sets out actions that will take us to the end of the current Local Area Agreement (LAA) in 2011; feed into the refresh of the SCS; help provide the policy framework for the housing policies in the joint Core Strategy; and support the case for continued funding for housing market renewal and growth.

Newcastle: our ambition for the city, its places and communities

Joint work with Gateshead is shaping a role for our twin cities as the urban core of the Tyne & Wear City Region, a vision for which was set out in our joint proposal to act as a Growth Point:

'the renaissance of our twin cities will have moved beyond our shared quayside to the communities beyond. We will have transformed our housing offer: providing quality, range and choice at the heart of the city region. We want to establish Gateshead and Newcastle as a place of housing choice, creating better physical, social and cultural links between places, helping to drive economic improvement and a thriving high skill economy'.

This long term thinking is the backdrop to the Housing Strategy Review. It is a future in which the city's housing plays a key role, building on and linking up its different neighbourhoods to make distinctive and varied residential offer to people living or moving here:

- **Inner urban areas**, "walk in" areas for those who like the convenience and the character of living close to the expanding city centres.
- **Suburban outer areas**, more family oriented neighbourhoods, mixed in terms of tenure, income and social group.
- **City centre living**, a lively mix of apartment living of all sorts close to the waterfront in and around the two centres.

Delivering in Partnership

This Review has been drawn up by the council with our partners and stakeholders from the private, statutory, voluntary and community sectors within the framework of the Local Strategic Partnership and its Sustainable Community Strategy (SCS). To deliver this vision housing organisations will work in partnership and join forces with a range of other agencies. Whilst the Council has drawn up the document, and will deliver or enable many of its actions, many others will be taken forward within this shared framework by different agencies.

The Delivery Plan accompanying the document sets out the housing priorities for the next three years gathered as part of the document review and consultation with service heads

and external partners, including the newly formed Newcastle Housing Partnership. These priorities are grouped under three Strategic Themes:

1. *The wider role of housing in supporting communities* - Working with the grain of community life to close the gap between the city's different areas, whilst supporting different ways of living and stages of life.
2. *Managing housing need and making the best use of existing housing* - Making the most of existing housing, matching it more closely with need and renewing it where necessary.
3. *Increasing housing choice* - Building high quality, environmentally sustainable new housing for growth and choice.

The Delivery Plan sets out key outputs, actions and programmes for each theme and relates them to the relevant Sustainable Communities Strategy (SCS) theme in order to show how housing will deliver the objectives of the SCS.

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Context

The housing market

Since Newcastle's 2006 Housing Strategy the UK (and the global) economy has received an unprecedented series of shocks, the scale, nature and consequences of which are still not fully understood.

For housing this has meant

- prices falling at their fastest rate ever
- sales lower than at any time since records began
- new starts at the lowest peacetime level since the 1920s
- loans to first-time buyers at the lowest ever recorded (Roof, 2009).

Newcastle's housing market has not escaped the downturn. Market activity has fallen significantly:

- House moves are down two-thirds on last year
- New houses completed are down by one third
- New houses started are down to a quarter of the figure a year ago. (NCC, 2009).

Policy

At the same time, the policy demands on housing have increased. Nationally, the government has called for

- A step change in the delivery of 2million new homes from 2008 to 2016, with a further 1million carbon neutral homes by 2020
- A new expanded role for social housing, with up to 70,000 new homes delivered each home.
- Higher design and environmental standards
- New governance arrangements for the funding of social housing (through the Homes and Communities Agency) and its regulation (through the Tenants Services Authority).

This new prominence has been matched by an increasing expectation that housing should contribute to the government's and the council's overall agenda as laid down by the Sustainable Community Strategy (SCS). Growth has been the priority, but not for growth's sake - growth that supports other ambitions for our communities:

- design must help deliver reductions in carbon emissions;
- the mix of different types of housing must support balanced communities;
- housing and support must promote individual independence;
- the housing "offer" must promote quality of place and economic growth.

Housing need

Updated evidence confirms an overall picture of increasing housing need.

Affordability issues are exacerbated by the current economic downturn, and tightening of the availability of credit, which has made market homes increasingly difficult to access for much of our population, particularly for first time buyers. Unemployment in the city is rising in line with national trends and forecast to peak next year. This has increased the number of people at risk of homelessness and repossession.

Figures provided by the Office of National Statistics (ONS) 2008 show that the population of Newcastle is set to increase from 272,000 in 2009 to approximately 282,000 by 2021. This increase in population (and number of households), will comprise more single person households, and more older person households.

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Strategic Housing Theme One: The Wider Role of Housing in the Community

Newcastle's Sustainable Community Strategy acknowledges the importance of housing in one of its five 'Big Challenges' - Housing and Communities:

"Housing – and what makes our houses feel like home – is a fundamental part of community life. It provides us with a base from which to lead our lives and on which to build a future. The mix and design of housing influences the mix of people we live with, the way we interact and our commitment to an area. It helps us to realise our ambitions and it provides stability and security through life's changes and transitions....The right housing is therefore the foundation of many of the city's plans and aspirations."

(“Newcastle 2021: taking the city forward, Newcastle Partnership, 2008)

Government policy, through the LAA and the development of the CAA, has increasingly emphasised the role of housing in the wider community, in the economy, and in place shaping. The Newcastle Partnership, acting through the Environment, Housing and Transport Delivery Partnership, has brought partners with an interest in housing together within the LSP Framework. The review of the SCS which is currently under way will highlight the need to bring together action on city priorities with an area-based approach and close the gap between Newcastle's different neighbourhoods.

Beyond the boundaries of the City, sub regional collaboration, including with Gateshead and BNG, and involvement in the City Region will need to make sure that the contribution of housing is properly placed as part of the development of an Integrated Regional Strategy.

This summary highlights the role of housing in relation to:

- Supporting and strengthening the city's different neighbourhoods
- Supporting mixed communities and different stages of life
- Helping people to access and sustain employment.
- Managing environmental impact

Priority 1: Supporting and strengthening the city's different neighbourhoods

To deliver the SCS, we need to work with partners to close the gap in the performance of our most deprived communities and others. Many of the established priority regeneration areas in the city have a significant housing component. This comprises both major redevelopment projects (e.g. in Scotswood and Walker Riverside) and cross-sector service co-ordination through neighbourhood management in a specific locality to maximise its impact on residents' quality of life (e.g. Cowgate

The housing contribution to this work will be taken forward within the new governance arrangements for area-based regeneration. Delivery of the housing component of these

plans will need to respond flexibly to the economic downturn (using actions in priority 4 above) in the priority areas of the City:

- Scotswood Benwell
- Walker Riverside
- Elswick Discover Quarter
- Byker Ouseburn

In addition to maintaining momentum to deliver positive change in the established priority areas of the city, there is a growing emphasis on planning at community level and on citizen empowerment. As the SCS stressed in the extract above, housing has an important role here and housing-related information and activity will need to be appropriately involved as this approach is developed.

We will contribute the housing element of the evidence base for the development of Neighbourhood Charters by:

- compiling “Housing Portraits” from the available housing market evidence and Partner research
- summarising planned housing activity and investment.

To complement this more local focus, there is a growing understanding of the relationship between economic growth and the quality of the places offered by the city to residents and businesses. The lessons from this analysis will need to be applied at the level of the economic area, the Tyne and Wear City Region.

Research commissioned by the Northern Way set out a framework for this relationship and it will be important that this work is built upon and taken forward at sub-regional and City Region level:

- Working with our City Region and Sub Regional Partners, we will commission a further phase of the “Residential Futures” research in order to systematically categorise the character and function of the Region’s neighbourhoods and their relationship with the economy.

Priority 2: Supporting mixed communities and different stages of life

Feeling “at home” is a basic human need and an important characteristic of a strong and successful city. It will vary for different communities and for different stages of life but for most people includes

- Feeling able to “get on” in your life
- Feeling equally treated
- Feeling safe
- Feeling you have a voice.

Housing is part of all of these, because it is so fundamental to all our lives. Comments below highlight the principle of mixed communities in general; and specific issues for older people; young people; Black and Ethnic minority communities; and disabled people. The

Delivery Plan covers many other actions that are – directly or indirectly – relevant to this priority.

Mixed communities: Making sure that the city offers places where different people can easily mix is an important part of the role of an urban centre such as Newcastle and Gateshead. It will also be an important part of the work on neighbourhoods set out in the previous priority.

This will need to build upon our current understanding of the influence of housing tenure to consider the interaction between housing and different incomes and social groups. This will need to be taken forward in the plans for area-based regeneration in tandem with the work on spatial planning,

Older people: the growth in the number of older people is one of the most significant demographic changes affecting the city. We have been working with older people and their representatives to ensure that accommodation is integrated into the city's planning for older people. It will focus on

- the provision of information and advice to help people make the right housing choices at the right time for them, (e.g. different tenure options, financial advice, moving house)
- access to services to help people live independently, e.g. small repairs, adaptations; technological solutions; gardening services; affordable warmth; equity release.
- a range of good quality housing options in well designed neighbourhoods: integrating specialist and non-specialist accommodation options, Lifetime Homes; accessible design in the wider neighbourhood.

Young people: for young people housing can be linked with opportunity at a critical point in their lives and developing independence. Action is focused on addressing the requirements of young people and their families who are threatened with homelessness:

- Preventing young people from becoming homeless by ensuring access to young persons mediation services and links with school and youth work
- Improving arrangements for accessing support services
- Addressing complex needs by developing a preventative programme with the intensive Youth service
- Increasing the supply of accommodation for young families with a requirement for a lower level of support.

Black and ethnic minority communities: we will agree an action plan with our partners in response to the recent study of BME residential experiences which will consider:

- Access to housing and services: e.g. lettings, affordable housing, private rented housing and providing advice and information
- Housing and the neighbourhood: e.g. responding to racial harassment and personal safety, ensuring the fair availability and use of housing management services; increasing the involvement of black and ethnic minority residents

- Housing and regeneration: Responsiveness of major redevelopment programmes to community needs; the relationship between regeneration and integration; monitoring and promoting racial equality.
- Preventing homelessness: housing options for refugees in private renting; work with those who have no recourse to public funds and responding to the Case Resolution process for asylum seekers using homes from all sectors
- Develop a programme with sub-regional partners to help gypsies, travelers and showpeople to meet their accommodation needs

Disabled people: There remains a significant need to adapt existing property to meet the needs of disabled residents in the city. This represents a significant challenge for the City, as there is no scope for equity release or other devices which would enable such households to help themselves into more suitable housing. Working in partnership with Registered Social Landlords and with YHN, we will ensure that available resources for adaptations and the new arrangements for Disabled Facilities Grant (DFG) are fully utilised to maximise the benefits for as many people as possible.

Supported housing: we have identified shared priorities for supported housing so that commissioners are able to take advantage of new funding and sites when they become available:

- The provision of accommodation for vulnerable people moving from supported housing to independent living
- Older people's extra care
- An enhanced concierge service for people with learning disabilities
- Extra care accommodation for people with learning disabilities
- Modernisation of existing supported housing provision to a high standard, including domestic violence refuge accommodation, homelessness temporary and emergency access accommodation and supported housing provision for young people
- Long term housing solutions for young families.

Priority 3: Helping people access and sustain employment

This priority addresses another critically important aspect of the relationship between housing and the economy. Alongside action at City Region level (in Priority 1), housing can play an important part in improving individuals' chances to work. The availability of homes and related services can help people access and sustain employment and at a time of economic stress it will be particularly important to take full advantage of this.

We will implement a compact between the City Council, Social Housing providers, Supported Housing providers and Newcastle Futures. The compact commits its signatories to support people towards employment through:

- Systematic use of an assessment tool to measure clients' movement towards independence ("The Progression Pathway" developed by Newcastle Futures)
- Systematic assessment of providers contribution to this pathway

- Planned training and information provision to ensure the establishment of the required cultural changes in all the Partners involved.

We will work with housing associations' own initiatives as part of this compact to ensure the Progression Pathway approach is embedded in the management of social housing. In council YHN "Skills to Work Strategy" will focus on:

- Pre-employment support, e.g. through outreach events, better information and personalised packages of support
- Improving employability, e.g. through work experience, mentoring and construction skills training
- Getting people into work, e.g. through improved access to housing employer recruitment processes, apprenticeships.

As part of the review of lettings policy and procedure (Priority 6), we will

- Consider the priority for housing given to those wishing to move to take up employment opportunities
- explore opportunities to work with employers to assist with the relocation of their companies to the Region
- promote house moves within the sub-region using the provision for mutual exchange and looking at "chains" of moves.

Priority 4: Managing environmental impact

Housing has a number of impacts upon the environment::

- The way we use existing homes influences the take up of resources, particularly energy use and water consumption
- The management of the services associated with housing is also important (e.g. waste, recycling)
- The design and construction of new homes affects the use of resources – and their location is closely linked with promoting sustainability e.g. transport use.

The contribution of housing to managing the city's impact on the environment will be an important priority. The domestic sector accounts for one third of Newcastle's carbon footprint. Although a Code for Sustainable Homes was introduced in April 2007 for new housing, it is not mandatory. Significant issues also remain in existing housing which will probably be responsible for more than two thirds of emissions from housing by 2050.

We will set out how housing will contribute to the overall target for the reduction of the city's carbon emissions. The council is working in partnership with Newcastle University and Science city to develop a "Carbon Route map" to identify and analysing local level actions in the housing sector and their likely impact.

We will ensure land use planning policy supports the reduction of carbon emissions from new housing, as part of a movement towards the government's 2016 zero carbon target. We will

- Deliver new homes at least to level 3 of the Code for Sustainable Homes in new housing and determine what is achievable above that
- include this policy in the joint Local Development Framework with Gateshead to encourage
 - significantly increased energy efficiency standards
 - use of low carbon / renewable energy sources and community heating schemes
 - materials with low embodied energy
 - reduced car use and sustainable transport.

We will continue with current action to improve insulation and energy efficiency in existing housing:

- insulation, energy efficiency measures and financial advice through Newcastle Warm Zone
- Warm Front action on insulation and heating improvements
- thermal improvements targeted at people with a cold-related illness through the Health Through Warmth scheme.

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Strategic Housing Theme Two: Managing housing need and making the best use of existing homes

Updated evidence confirms an overall picture of increasing housing demand and need. Analysts differ on the “shape” of the current recession – how and when it will end. However, economic pressures are unlikely to ease at least for the next 2-3 years. Even if house prices continue to fall, tighter lending practices and difficulties accessing finance will cause difficulties for developers and buyers. New house building (a key feature of the last Housing Strategy) will not make so significant a contribution at least in the short term.

This review recommends a change of emphasis in our approach so that at least in the shorter term we

- more proactively manage need as it increases and
- focus on making the best use of our existing houses.

We will intervene to:

- provide advice on debt management, meeting housing costs and financing repairs
- offer a proactive service to help prevent as well as manage repossession and homelessness.
- signpost people to potential housing options, including access to rented and owner occupied housing where this is affordable.

Priority 5: Preventing homelessness

The council’s approach to homelessness has changed radically in the past few years to move from dealing with crisis to its prevention. The new approach has been effective in more pro-actively managing the demand for housing by increasing options in existing homes and reducing the number of people accepted as homeless at a time when need generally is increasing. We will need to consolidate and build upon this approach, including joint work with our sub-regional partners here this will add value.

We will reduce the demands for crisis intervention by:

- Improving take-up of prevention services by better publicity and widening access in the most effective locations, with targeted action on rough sleeping, those threatened with repossession and those with complex needs
- Consolidating and extending to housing associations the multi-agency protocol on preventing eviction and promoting independence
- Developing a pathway to help refugees and migrants into settled housing

We will increase the supply of housing options available to prevent homelessness by:

- Consolidating the rent deposit scheme to increase access into private rented accommodation
- Developing a scheme for creating transitional tenancies designated for people leaving supported housing which uses modest loans to supported housing providers

to acquire private sector accommodation where vulnerable people can live at an affordable rent

- Developing a programme of pre-tenancy training to help homeless people to move into and sustain settled housing.

We will increase the amount and quality of accommodation available for those at risk of homelessness by:

- Developing a major new temporary accommodation facility built to modern standards and serving as a central focus for the reception, placement and monitoring both of families and vulnerable single people.
- Working with the Family Intervention Project on the site to support sustainable tenancies and provide services to children and families, e.g. parenting skills, building self-confidence, training opportunities and addressing health needs.
- Providing a therapeutic centre for the most challenging single people in the city, many of whom will be rough sleepers, with a link into training opportunities and health services.

Priority 6: Getting the most from private housing

Private housing is the responsibility of its owner, and the intervention powers of public agencies are therefore limited. However, where individual properties are affected by wider issues (e.g. the quality of local schools, shops, public spaces) housing problems must be addressed as part of a multi-agency approach to get the most from our existing stock of houses.

As part of the place-making role, we will therefore aim to improve the public realm where this blights an area; target action on eyesore properties to bring them back into use; and co-ordinate the action set out below as part of area-based approaches to maximise its impact on the surrounding neighbourhood.

For owner occupiers in regeneration areas, we will offer:

- Loans (and in some cases grants) for repairs to private homes which can be repaid and recycled to help other owners – this will include improvements to the external appearance of properties (e.g. the boundary or interior) to bring them to the Decent Home Standard
- Disabled Facilities Grants which can help adapt a property to meet the needs of a disabled resident without the need to move house.

In private rented property

- Training, support and advice to private landlords to help them raise management and property standards; support and advice to private tenants
- We will take action to improve the management standards of private renting through the introduction of a selective licensing scheme in specific parts of the city where rented property is contributing to anti-social behaviour
- We will increase the supply of affordable private renting by developing a private sector leasing scheme, whereby landlords hand over management of their properties to a managing agent and agree nomination rights by the Local Authority
- We will take action to bring back into use private rented property which is currently standing empty by considering the use of empty dwelling management orders to take

over the management; an enforced sales procedure for void property strategy, working where possible in partnership with YHN and other housing providers.

Offering good standard accommodation to students is an important part of the city's role as the key urban centre of the City region. We will implement the Student Housing Strategy developed in partnership with the universities which has four key outcomes:

- We will improve standards for students in private rented property using an approach combining accreditation with information to students and landlords
- We will ensure students feel safer in their home and community
- We will improve relations between students and the rest of the community.

Priority 7: Helping people to access housing and stay in their own home

We will work with key partners to develop a 'housing options' approach to enhance and co-ordinate the provision of housing advice and support to deal with a range of housing-related problems. This approach will make it easier to access options in the private and public sectors (see Priorities 5 and 9). It will include helping people to:

- Resolve personal difficulties, including those caused by ill health or disability, in order for them to remain in their home
- Move in a planned way to meet their aspirations
- Make best use of their resources
- Improving and expanding existing money advice

The housing options approach will target services to help those most in need by providing a range of housing options which offer real solutions.

We will also look again at our lettings policy and procedures to make sure it responds to housing need; keeps up with changes in the law; and makes the best use of existing housing. The programme of work includes:

- Prioritising urgent and immediate need
- Reviewing the priority given to people with "non-priority" but still significant need
- A tenants' incentive scheme to address under occupation
- A review of designation of homes to particular groups of people
- Increasing the availability of accommodation by working with private landlords and low cost home ownership providers to advertise properties through Your Choice Homes
- Introduction of a new mutual exchange scheme across Tyne and Wear.

We will also be improving access to temporary and supported accommodation in the city for some of its most vulnerable adults. The development of a Supported Housing Gateway will target the most vulnerable groups, focus on achieving long-term sustainable outcomes for

service users, help prevent crisis and improve access to services and opportunities. It will do this by

- Providing a single register of people who need supported accommodation
- Matching accommodation needs more closely with support services to reduce unsuccessful referrals
- Improving our understanding of support needs to inform the commissioning of services
- Working as part of the whole housing system using the full range of accommodation and support to help people access and stay successfully in their homes.

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Strategic Housing Theme Three: Increasing Housing Choice

Increasing the supply of new homes improves the housing choices and the affordable options offered by the city. Ambitious house building targets are a prominent part of the Sustainable Community Strategy and the LAA. In recognition of the challenges the market down turn poses for aspiring homeseekers and developers, the City Council has reduced its LAA targets for new housebuilding in the next 2-3 years.

In order to ensure that we retain the capacity to respond to any improvement in the economy we need to make tactical decisions to maintain market momentum whilst remaining faithful to our longer term goals.

The role of the council in enabling development in a difficult housing market assumes a new importance in order to:

- Provide leadership
- Make best use of available resources, including the council's own land assets
- Forge new partnership arrangements
- Bring together expertise from different sectors
- Maintain momentum until confidence picks up again

Three priorities are given below:

- Enabling new house building
- Enabling new affordable housing
- The role of YHN in a changed context.

Priority 8: Facilitating New House Building

A key contribution to help the market is the assembly and agreement of a medium term supply of sites for new housing which are ready to develop. This assists construction partners identify opportunities and prepare business plans to deliver them. There are three aspects

- Land supply: completing a 15 year Strategic Housing Land Availability Assessment and conducting systematic assessments of financial viability of development proposals, working with our sub regional partners.
- Land use policy: agreeing a Tyne and Wear Strategic Housing Market Area Assessment, and the housing component of a joint Local Development Framework Core Strategy in partnership with Gateshead. This will underpin the role of NewcastleGateshead at the urban core of the Tyne and Wear City Region.
- Infrastructure: securing New Growth Point status and £4.7m funding through the Bridging NewcastleGateshead partnership to ensure that services and transport facilities do not hold up sites coming to market.

A new approach to partnering between the city council and developers is being tested in Scotswood at the Housing Expo which will be an important part of the response to the housing market downturn. Contractual arrangements such as joint venture partnerships and the sharing of risk and rewards are key to developing the longer term relationships necessary to carry forward major development schemes in the current market. New more active partnership is needed in order to:

- Promote the most efficient use of local authority land assets and draw in private sector funding
- Establish trust and the sharing of skills and information between the public and private sectors
- Establish longer term approaches to delivery in which risks and rewards are shared between partners.

We will ensure the successful management of a programme of development by:

- Assembling a medium term housing development delivery plan
- Setting interim targets for the completion of new homes, subject to regular monitoring reports to the Local Strategic Partnership
- Site monitoring in order to identify and remove barriers to development and to progress sites already under way. Action relevant to each site will include
 - reviewing tenure balance where this will provide more balanced housing in
 - accepting reduced receipts
 - increasing the emphasis on supported housing
 - focussing on smaller sites; and
 - helping developers with their cash flow.

Action on student housing numbers must be taken in the context of the housing market as a whole with which it is closely connected. We will ensure that students see the benefit of up to 4,500 additional purpose-built student bed spaces whilst making sure that the effects of this increase on the rest of the market are carefully monitored.

Priority 9: Enabling Affordable Housing

At a time when development finance for private sector and mixed tenure development is affected by the economic climate, it is particularly important to maximise the opportunities for the construction of new affordable homes using public sector finance where there is a clear strategic need. We will

- ensure that maximum resources from the National Affordable Housing Programme come to Newcastle by working in partnership with the Homes and Communities Agency which now manages this programme and with developers; aligning bidding for schemes with the new NAHP guidance; bidding through YHN for NAHP funding; and agreeing a medium term programme of sites supported by funding in the 2008-11 programme.
- maximise the supply of low cost home ownership and sub-market renting (“intermediate affordable housing”) using lessons learnt from the BNG work to provide practical, affordable housing solutions, and innovative models to bring forward stalled housing developments and make homes affordable to more people on identified priority sites. Specific intermediate housing solutions that fill gaps left by HCA products will be offered including:

- cash deposit (public and private sector funding alongside the purchaser's deposit)
 - shared equity (similar to HomeBuy Direct where this is not available, using a reduced cost repayable loan)
 - shared ownership/new build Homebuy (ownership is shared with, and rent paid to, a housing association)
 - Rent to purchase (a tenant rents for up to five years giving time to build up a deposit to buy the same house)
- Establish a select list of approved investment partners, to foster strong partnership and improve effective selection. The process will also make a link between development activity and
 - Agreed management standards
 - Agreed development standards
 - nominations
 - Other contributions to SCS objectives such as employment initiatives, tenant involvement and choice, RESPECT compliance).

Priority 10: Extending the Role of Your Homes Newcastle

The council is committed to strengthening its role as a social landlord, working in partnership with its managing agent, Your Homes Newcastle, and with its tenants. The working environment for this relationship is changing

- The recent inspection of YHN assessed the service provided by our Arm's Length Management Organisation as excellent with excellent prospects for improvement – the highest possible level.
- The programme of investment in decent homes is progressing well and is on track to meet the revised target in 2012. This council-owned company is a unique resource in the city and it is important that the city builds on its success and maximises its potential.
- The government is considering changing the rules for housing finance. It has already permitted ALMOs to bid for development finance, and has recently signaled more far-reaching reform.

We will therefore agree with YHN and our tenants a new Business Strategy to confirm:

- A clear direction for the business in the future
- An expanded role in relation to support and care for communities
- The continued effective delivery of excellent customer services
- Long term financial viability.

We will also ensure that the involvement of with tenants with delivery and standards keeps pace with this changing context by renewing the Tenant Participation Compact and Strategy.

The City Council's Executive has recently agreed to extend YHN's role to include a direct role in the development of new homes. This will include homes for supported housing, social rented and market housing – the exact proportions to be determined on a site-by-site basis.

In order to bid for Homes and Communities Agency funding through the National Affordable Homes Programme a subsidiary to YHN has been established. Next steps include:

- Agreeing a portfolio of potential sites
- Ensuring a business case is made for development proposals as each site becomes available
- Agreeing a process for allocation of each site to partners

Alongside this strategy we will need to agree a long term approach to the maintenance of Council homes:

- Meeting the Decent Homes Standard by 2012
- Planning the sustainable maintenance of Council homes beyond this deadline
- Reviewing customer priorities for investments to ensure these will match available resources.

APPENDIX: Housing Strategy Review – Top Ten Priorities at a Glance

This table summarises the key actions set out in the preceding pages, giving for each the relevant LAA indicator, together with a reference to the attached Delivery Plan where you can find greater detail on target dates, resources and responsibilities – and a link back to the Sustainable Community Strategy.

| | PRIORITY | ACTION | KEY OUTPUTS | Indicator | Delivery Plan reference |
|---|--|---|---|------------------|--------------------------------|
| Strategic Housing Theme One: <i>The wider role of housing in the community</i> | | | | | |
| 1 | Supporting and strengthening the city's different neighbourhoods | Deliver the housing element of area-based regeneration. | Housing involvement in new governance arrangements in Scotswood Benwell, Walker Riverside, Elswick Discovery Quarter and Byker Ouseburn | NI15 | TBA |
| | | Housing contribution to Neighbourhood Charters | Housing evidence base; housing projects in neighbourhood planning | | |
| | | Linking housing with economic development | Participation in City Region research on neighbourhood quality and the economy, "Residential Futures" | | |
| 2 | Supporting mixed communities and different stages of life | Mixed communities | Area-based regeneration and spatial planning | NI142 | |
| | | Older people | Information and advice; access to services for independent living; good quality housing options | | |
| | | Young people | Homelessness prevention; support services; complex needs; accommodation for young families | | |
| | | Black and minority ethnic communities | Access to services' neighbourhood management; regeneration; homeless prevention; | | |
| | | Disabled people | Adaptations to property | | |
| | | Supported housing need | "move-on" accommodation; older people and people with learning disabilities; modernising existing facilities | | |
| 3 | Helping people access and sustain employment | Supporting people into employment | Progression Pathways assessment adopted by housing and support agencies; assessment of providers; training and information to providers | NI152 | |
| | | Employment support in council housing | Implementing Skills to Work strategy: pre-employment support; improving employability; help into work | | |
| | | Review employment priority for lettings | Review priority for those taking up employment; help with moving home in Tyne and Wear; Local Lettings Plans. | | |

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| 4 | Managing environmental impact | Clarify carbon emission targets for housing | “Carbon Route Map” in partnership between city Council,, Newcastle University and Science City | NI186 | |
| | | Reduced carbon emissions in new housing | Local Development Plan to promote greener energy, community heating, materials with low embodied energy and sustainable transport | | |
| | | Reduced carbon emissions in existing homes | Insulation, energy efficiency measures through Newcastle Warm Zone and Warm Front, and Health Through Warmth scheme. | | |

Strategic Housing Theme Two: *Managing housing need and making the best use of existing homes*

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| 5 | Preventing homelessness | Reducing demand for crisis intervention | Improving take-up of support services; extending the prevention from eviction protocol; refugee and migrant access to housing | LAAL1 | |
| | | Increasing the supply of housing options | Rent deposit scheme to improve access to private renting; more private, transitional, semi-supported accommodation; pre-tenancy training | | |
| | | Improving accommodation for those at risk of homelessness | Temporary accommodation services “hub”; support to children and families; services to challenging single people e.g. rough sleepers | | |

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| 6 | Getting the most from private housing | Supporting owner occupiers | Loans/grants for repairs; face lifts for house-fronts; adaptations to property for disabled people | LAAL2 | |
| | | Supporting private renting | Training and advice to landlords and tenants; selective licensing; leasing from private landlords; action on empty property | | |
| | | Improving student housing | Increase the supply of purpose built accommodation, accreditation of student private renting, action to improve community safety | | |

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| 7 | Helping people to access housing and stay in their own home | Establish a housing options service | Help with personal difficulties; planning house moves; specialist debt advice | NI141 | |
| | | Review lettings policy | Consider banding for housing need; incentives to address under-occupation, advertising private renting and lower cost home ownership | | |
| | | Improving the “gateway” to supported housing | Single register; support and accommodation needs aligned; better commissioning of new housing | | |

Strategic Housing Theme Three: *Increasing housing choice*

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| 8 | Facilitating new house building | Improving the supply of housing land | Assessing available land; agreeing land use planning policy; work on infrastructure on development sites | NI154 | |
| | | Better partnering | Use of LA land assets to lever in private finance; innovative company structures to share risk; longer term agreements | | |
| | | Improved delivery of development schemes | Medium term housing development plan; interim house building targets; site monitoring to remove barriers to development | | |

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| 9 | Enabling more | Maximising housing | Medium term programme or sites; medium term funding agreed; alignment of bids with | NI155 | |
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| | affordable homes | association homes | new guidance | | |
| | | Building more affordable homes to own | Implement research on affordable home ownership: share equity/ownership; rent-to-purchase; deposit matching | | |
| | | Stronger partnership with housing associations | Registered Providers select list; agreed development standards; link with management standards; other requirements, e.g. nominations | | |
| 10 | Extending the role of Your Homes Newcastle | Establishing a direct role in delivering new homes | Agreeing portfolio of sites; establishing charitable subsidiary; agreeing business cases; allocating sites | N158 | |
| | | Agreeing a new business strategy for YHN | Expanded role in supporting communities; service delivery standards maintained; long-term financial viability | | |
| | | Meeting and going beyond the Decent Home Standard in council housing. | Achieving the Decent Home Standard in 2012; plan for maintenance beyond 2012; customer priorities for investment | | |

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Appendix 3

Delivery Plan – VERSION CONTROL - w/c 29th June

1. SCS Theme: Improving outcomes for children and young people

| Delivery Plan Ref: | Action | Outcomes for People | Contribution to/ measured by relevant National Indicator / LAA Target | Responsibility | Key Partners | Timescale | | | Outputs | Resource |
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| | | | | | | 2009/10 | 2010/11 | 2011/12 | | |
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| HSU1 | More young people understand the risks of homelessness and avoid homelessness | A reduction in young people presenting themselves as homeless. | NI142 | Neil Munslow (Housing Services Manager) | YHN Youth Voice Children's Services | 2009/10 | 2010 11 | <ul style="list-style-type: none"> • Review young persons' mediation and link to educational work – April 2010 • Ensure links to school and youth work- Ongoing • Develop a preventative programme with the intensive Youth Service – April 2010 • Review progress with access to non-housing services via the Children and Families Housing Strategy Review Group – commence April 2009 – • Youth Voice peer education consultation – when? | SP YHN |
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| HSU2 | Provide accommodation for young families requiring low support needs | Providing young families with support with housing and domestic issues. | LAA141 | George Mansbridge (Housing Development & Partnerships Manager) | Leazes Homes Supporting People YHN | 2009/10 | 2010 11 | <ul style="list-style-type: none"> • Identify Site – Jan 09 ✓ • Identify development partner ✓ • Start on site Jan 2010 • Completion Jan 2011 • Identify priorities for further supported housing across the City aligned to CRAR – Dec 09 | NAHP Prudential Borrowing |
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2. SCS Theme: Improved Wellbeing, Health & Independence for Every Adult

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| <p>HSU3</p> | <p>Improving quality of life for older people</p> | <p>Providing a better mix and choice of 'fit for purpose' housing and housing services for older people</p> | <p>LAA136 LAA138</p> | <p>Nicola Woodward (Head of Planning and Housing Strategy)</p> | <p>Quality of Life Partnership Newcastle Elders Council YHN Older Peoples Strategy Board</p> | <p>2009/10</p> | | <ul style="list-style-type: none"> • Identify requirements for Extra Care from CRAR & align with SHLAA (George Mansbridge) – Dec 09 • Integrate the needs of older people with the housing options service (Fiona Dodsworth) – when? • Produce a strategy for older persons accommodation as part of 'Every ones' Tomorrow' for consultation – March 2010 <p><what about DFGs?></p> | <p>DoH NAHP</p> |
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| HSU4 | Providing access to homes for people with support needs (ex-offenders, people with drug & alcohol problems) | Providing a gateway to housing for those with specific support needs | NI142 | Neil Munslow (Housing services Manager) | Supporting People Byker Bridge HA YHN PRS | 2009/10 | 2010/11 | <ul style="list-style-type: none"> • Develop a supported housing 'Gateway' to align accommodation & support needs – Aug 2009 • Measure Housing Toolkit to improve management information to inform commissioning- April 2010 • Consolidate procedures for supported housing to prevent & reduce evictions – Review Jan 2010 | CLG SP Existing resources CLG |
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| <p>HSU5</p> | <p>Consolidate and extend the prevention of homelessness to reduce demand for crisis accommodation</p> | <p>Fewer people presenting themselves as homeless.</p> <p>Fewer cases of repeat homeless</p> <p>Fewer people (esp. children in families) in need of temporary accommodation</p> | <p>LAA1</p> | <p>Neil Munslow (Housing Services Manager)</p> | <p>PRP CAB NECCAs HAC ASWs HPSU YHN</p> | <p>2009/10</p> | <p>2010 11</p> | <ul style="list-style-type: none"> • Improve provision of & access to debt advice – April 09 • Improve publicity about housing options services across all agencies – April 2010 • Review legislation & examples of good practice in order to meet the needs of people leaving the forces – April 2010 • Develop a pathway to help refugees & migrants into settled housing & to respond to the CRD programme – Sept 2009 • Plan developed to address overcrowding whilst preventing homelessness – Geoff Matthews Date to be reviewed • Reduce repeat homelessness due to domestic violence by enabling people to stay in their own homes - <i>when?</i> • Provide FIP services - <i>when?</i> | <p>General Fund</p> <p>No funding identified for Options Service</p> <p>Within existing resources</p> <p>No resources identified for CRD & for reducing repeat homelessness</p> <p>Sanctuary Scheme Funding</p> |
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| HSU6 | Increase the supply of housing options available to prevent homelessness | More households will secure suitable housing | LAA141 | Neil Munslow (Housing Services Manager) | HPSU | 2009/10 | 2010 /11 | 2011/12 | <ul style="list-style-type: none"> • Conduct analysis of needs of existing communities with multiple or complex needs – April 2011 • Introduce a Housing Options Service (Julie Markham) – Date to be reviewed • Review Pathways - Date TBC • Access to move on up grants – June 2010 • Develop transitional tenancies to facilitate move to independence from supported housing – April 2010 • Consolidate rent deposit scheme - (Claire McMullen) Date TBC • RSL nominations agreement review to match YHN record in move-on - Date TBC • Develop a programme of pre-tenancy training to help homeless people to move into & sustain settled housing – Dec 2010 | <p>From existing resources</p> <p>From existing resources</p> <p>From existing resources</p> |
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| <p>HSU7</p> | <p>Increase the amount and quality of accommodation available for those at risk of becoming homeless</p> <p><comment from GDM – Neil needs to think about milestones to meet this action></p> | <p>Fewer people will live in statutory temporary accommodation</p> | <p>NI142</p> | <p>Neil Munslow (Housing Services Manager)</p> | <p>Supporting people</p> <p>Housing Delivery</p> <p>YHN</p> | <p>2009/10</p> | <p>2010 /11</p> | <p>2011/12</p> | <ul style="list-style-type: none"> • Complete temporary accommodations options appraisal (Hill Court) Marie McDonald – April 09✓ • Gain Executive approval for a package of supported housing developments across the City - Marie McDonald – June 09 • Replacement for Hill Court complete – March 2012 • Plan developed to improve support in and quality of HMOs – April 2010 | <p>Prudential borrowing</p> <p>Land receipt</p> <p>Neil to identify further funding</p> |
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| <p>HSU8</p> | <p>Raise the standard of service provided to homeless people in temporary accommodation</p> | <p>More people will in better buildings</p> | <p>?</p> | <p>Neil Munslow (Housing Services Manager)</p> | <p>Neil to identify</p> | <p>2009/10</p> | <p>2010/11</p> | <ul style="list-style-type: none"> • Develop standards for all temporary accommodation (including council accommodation) – April 09 • All existing provision benchmarked against the standard – April 2010 • Implement the vision for council ‘s temporary accommodation (the “Hub”) – <i>when?</i> • 50% of the City’s temporary accommodation needs met by 2010 – Jan 2010 | <p>HCA HRA</p> |
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| HSU9 | Tackle 'rough sleeping' | Fewer People will sleep rough | LAA141? | Neil Munslow (Housing Services Manager) | Supporting people | 2009/10 | 2010/11 | <ul style="list-style-type: none"> • Develop baseline & reporting arrangements – April 09 • Rough Sleeping Coordinator appointed – Sept 09 • Seek resources to develop outreach service – Oct 09 • Develop plan for helping unsupported vulnerable people who come from outside the City – April '10 | Neil Munslow to identify |
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3. SCS Theme: Strengthening the Economy

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| <p>HSU10</p> | <p>Support people in social housing and supported housing to progress towards employment</p> | <p>Help people into employment</p> | <p>LAA152 NI153 NI164</p> | <p>Neil Munslow (Housing Services Manager) YHN</p> | <p>NCC, RSLs, Supported housing providers, Newcastle Futures</p> | <p>2009/10</p> | <p>2010 11</p> | <ul style="list-style-type: none"> • Audit existing provision for tackling worklessness -June 09 • Develop progression Pathway - Sept 09 • Implement a compact for supporting people towards employment -Nov 09 • Complete YHN's Skills to Work Strategy action plan- March 2011 | <p>Homelessness Network & Newcastle Futures HRA WNF</p> |
| <p>HSU11</p> | <p>Increase labour mobility through allocation policy</p> | <p>Strengthening the Economy</p> | | | | | | <p><Julie markham to provide further detail></p> | |

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| HSU12 | Local lettings plans to reduce concentrations of worklessness | Create greater community cohesion and stability | NI153 | Julie Markham (Housing policy & Strategy Officer) | YHN ABR RSLs | 2009/10 | | <ul style="list-style-type: none"> • Develop a local lettings plan process – August 09 • Regeneration & relocation policy agreed – Sept 09 • Identify areas requiring local lettings plans – when? | Within existing resources |
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4. SCS Theme: Safe, Inclusive, Cohesive & empowered communities

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| <p>HSU13</p> | <p>Determine the role of housing in Neighbourhood Charters</p> | <p>Improved satisfaction with neighbourhood and involvement in decision making</p> | <p>LAA4 LAA140</p> | <p>Nicola Woodward (Head of Planning and Housing Strategy)</p> | <p>Ward Coordinators</p> | <p>2009/10</p> | <p>2010 /11</p> | <ul style="list-style-type: none"> • Provide housing portraits for wards for the purposes of development of Neighbourhood Charters and Ward websites - Oct 2009 • Provide summary of key housing action for each ward – when? • Ensure the link between the development of community hubs and housing options- April 2010 | <p>< Geoff Matthews to identify ></p> |
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| HSU14 | Respond to the housing needs of specific communities | Increased provision for gypsy & traveller communities | LAA1? | Nicola Woodward (Head of Planning and Housing Strategy) | Tyne & Wear Housing Partnership YHN, RSLs, BNG, | 2009/10 | 2010/11 | 2011/12 | <ul style="list-style-type: none"> • Respond to the Tyne and Wear Gypsy & Traveller Accommodation Assessment & report to SLT- Sept 09 - Tyne & Wear Partnership approval – April 09 ✓ - Executive approval – March 2010 • Respond to issues identified in the BNG study of Black minority ethnic (BME) residential experiences & requirements (Fiona Dodsworth) <ul style="list-style-type: none"> - Agree action plan with partners – Sept 09 - Review success annually – March 2010 | Gypsy & Traveller Site Grant |
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| HSU15 | Extended community capacity & participation | Enabling everyone to have an opportunity to participate fully and freely in the opportunities and services available in the city | LAA140 | <p>Tenants Compacts - Janet Hussain (Strategic Commissioning Manager)</p> <p>BME & LGBT - Nicola Woodward (Head of Planning and Housing Strategy)</p> | <p>YHN</p> <p>Newcastle Tenants' Federation</p> | 2009/10 | 2010 /11 | 2011/12 | <ul style="list-style-type: none"> • Develop a Tenant Participation Compact and Strategy Action Plan (Janet Hussain): <ul style="list-style-type: none"> - Quarterly monitoring report to TIAG - Review annually the Compact & strategy – July 09(then annually thereafter) • Develop a plan to ensure the engagement of LGBT communities to ensure that housing services take account of their needs & requirements - who/when? • Further review of the Tnts Fed SLA in 2011/12 | Within existing resources |
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| HSU16 | Tackle Anti-social social behaviour | Tackling anti-social behaviour by putting the needs of the local community first. | LAA21 | Neil Munslow – Repsect Neil Denton - ARCH | Respect Housing Management Standard working group YHN RSLs | TBC | TBC | TBC | <ul style="list-style-type: none"> • Agree exception reporting – when? • Ensure housing complies with the requirements of the Council’s Respect Action Area status – when? • Engage with RSLs to ensure they use the ARCH incident reporting system (Neil Denton) when? | Within existing resources? |
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5. SCS Theme: Creating & sustaining Quality Places to Live

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| <p>HSU17</p> | <p>Working with city Region and sub-regional partners to assemble a shared evidence base and method for classifying the character and function of localities in a the city regional context</p> | <p>Shared understanding of housing priorities in the City Region</p> | | <p>Nicola Woodward (Head of Planning and Housing Strategy)</p> | | <p>TBC</p> | | <ul style="list-style-type: none"> • Commissioning of a second phase of Residential Futures Research = TBA in May 09 • Work with our sub-regional partners to complete & publicise a housing market assessment – Sept 09 • Incorporate the Regional Assembly’s Integrated Regional Framework to assess the sustainability of all major housing policy initiatives – when? | <p>City Region SHIP Within existing resources</p> |
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| <p>HSU18</p> | <p>Make best use of existing housing, including: Council, private sector and RSL sector housing</p> | <p>Raising standards in the private housing sector</p> | | <p>George Mansbridge (Housing Development & Partnerships Manager) for approval of area designations</p> | | <p>TBC</p> | <p>TBC</p> | <p>TBC</p> | <ul style="list-style-type: none"> • Progress the Inner west Renewal area (Craig Wilkinson) – Phase 7 commences April 09 • Deliver Decent Homes standard for all RSL properties by 2010 (GDM) • Agree initiative for tenure diversification on low vitality council estates to deliver mixed communities – <i>when?</i> • Establish action plan of standards of environmental quality for housing estates in areas of low vitality to ensure timely interventions are achieved – <i>when?</i> • License all HMOs covered by the 2004 Housing Act – Kim Samuelson | <p>SHIP</p> |
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| | | | | | | | | | <ul style="list-style-type: none">• Neighbourhood renewal assessment of Heaton – when?• Address the estimated shortfall of adapted homes for disabled residents through a combination of new build & adaptations to existing homes – who / when?• Implement a new financial assistance policy (Vivien Montgomery) – Nov 09 | |
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| HSU19 | Address student Housing needs | Improve the quality and choice for students in the City in relation to housing options | | Mark Ellis (Housing Policy & Strategy Officer) | Universities Student Unions Private Rented Sector Developers | 2009/10 | 2010 /11 | 2011/12 | <ul style="list-style-type: none"> • Set up a group to coordinate student housing related activities(Paul Rubinstein) – May 09 ✓ • Adopt a 3 year Student Housing Strategy for the City (Mark Ellis) – Sept 09 • Facilitate the delivery of up to 5000 purpose built bed spaces Emma Warneford - (Nov 07 – 2010) • Identify & manage the impacts of new student housing on the rest of the housing market (Mark Ellis)– annually in July • Review strategy annually (Mark Ellis) – annually in July | <p>Within existing resources</p> <p>Research & Development Funding</p> <p>Ward Committees</p> <p>Time Bank</p> <p>NLTP funding</p> |
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| <p>HSU20</p> | <p>Selective licensing of private sector landlords in areas of low demand or where there is significant and persistent anti social behaviour.</p> | <p>People will see an improvement in management & condition of private sector rented housing</p> | <p>LAA21</p> | <p>George Mansbridge (Housing Development & Partnerships Manager) for approval of area designations</p> <p>Steven Savage (Director of Regulatory Services and Public Protection) for implementation</p> | <p><Who's managing the properties when licensing takes place?></p> | <p>2009/10</p> | <p>2010 /11</p> | <p>2011/12</p> | <ul style="list-style-type: none"> • Submit report to Executive to agree on areas (Initially to be implemented at High Cross, Cowgate and Byker Old Town.) - June 09 • Consultation within first area with landlords and their stakeholders - Oct 09 • Submit report to DCLG for approval of first area - Nov 09 • Approval and 3 month statutory period prior to implementation • Implement licensing in first area- April 2010 • implementation complete by 2012 | <p>If designations approved by DCLG then Internal funding will be required for additional member of staff</p> |
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| HSU21 | Bringing long term empty properties back into use using various interventions including encouragement and enforcement | Create an increased supply of housing in the City by reducing the number of long term private voids in the City | | George Mansbridge (Housing Development & Partnerships Manager) | Regulatory Services Planning Enforcement Benwell Neighbourhood management Initiative YHN | 2009/10 | 2010 /11 | <ul style="list-style-type: none"> • Develop a private sector leasing scheme with YH N – when? • implementation of private leasing scheme by April 2010 • Introduction of enforced sales and Empty dwelling Management Orders • submit paper to June 09 Exec • produce an Empty Homes information pack -by Septembet 09 • Produce an Empty Homes Strategy -by Autumn 09 | Within existing resources |
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| HSU22 | Housing elements of area based regeneration | Regeneration of the City | | Phil Joyce (Director of ABR) | BNG Gentoo PfP Home Group Bellway ISOS | TBC | TBC | TBC | <ul style="list-style-type: none"> • Walker Riverside 15 year Regeneration Strategy (Karon Purvis) <ul style="list-style-type: none"> - Draft to Exec July 09 - SPA signed off July 09 - Development timetable signed off – 1st Sept 09 - Adopted Sept 09 • Progress Byker PFI = When? • Development of Loadman Street - <speaking to Andrew Phillips> • Start on site at Riverside Dene - when? • Cowgate regeneration plan when? |
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<To be identified>

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| | | | | | | | | | <ul style="list-style-type: none">• Complete /Benwell Scotswood AAP (Neil Wilkinson) - Nov 09 |
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| HSU23 | Enable new house building | A net increase in the number of homes in the City | LAA154 | <p>Delivery - George Mansbridge (Housing Development & Partnerships Manager)</p> <p>Policy - Nicola Woodward (Head of Planning and Housing Strategy)</p> | <p>HPSU</p> <p>YHN</p> <p>Sub-regional LAs</p> <p>House-builders</p> | 2009/10 | 2010 /11 | 2011/12 | <ul style="list-style-type: none"> • Finalise SHLAA – (Peter Cockbain) July 09 • Formulate a medium term housing development delivery plan (George Mansbridge) – Dec 09 • Carry out SHMA with sub-regional partners (Geoff Matthews) – Sept – 09 • Transfer sites to Charitable subsidiary of YHN to build up to 500 new homes – <ul style="list-style-type: none"> - 1st wave April 09 - 2nd wave Feb 10 • YHN development, <ul style="list-style-type: none"> - First delivery (Throckley Leazes) Jan 2010 - Social housing element March 2011 | <p>NAHP</p> <p>Private sector funding</p> <p>HCA</p> <p>RSL reserves</p> <p>HRA</p> |
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| | | | | | | | | | <ul style="list-style-type: none"> • Implement a package of measures to support house builders and first time buyers – Report to Exec June 09 • Develop joint LDF Core Strategy housing policies (including affordable housing & sustainability) Nicola Woodward -when? | |
| HSU24 | Take forward the regeneration of Benwell / Scotswood Using the Local Housing Company Model | | | Alan Sears (Senior Development Officer) | AS to identify | | | | AS to identify | AS to identify |

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| HSU25 | Develop new intermediate housing options | A greater range and choice of housing for those unable to afford a home on the open market | LAA155 | George Mansbridge (Housing Development & Partnerships Manager) | Developers, BNG, HCA, RSLs YHN | 2009/10 | 2010/11 | <ul style="list-style-type: none"> • Complete BNG study of practical affordable housing solutions - Sept 09 • Deliver first homes under 'practical affordable housing solutions' portfolio - Oct 2009? • Implement an affordable Housing Strategy (Mark Ellis) - Sept 2010 | S106 funding NAHP HCA funding |
| HSU26 | Build new social housing | A greater range and choice of housing for those unable to afford a home on the open market. | LAA155 | George Mansbridge (Housing Development & Partnerships Manager) | Developers, HCA, RSLs YHN | 2009/10 | 2010/11 | <ul style="list-style-type: none"> • Work with RSLs to develop a Joint Protocol - April 2010 • Bid for NAHP funding - as needed / ongoing • First wave of Social housing delivered by Leazes Homes at Throckley Leazes - March 2011 | S106 funding NAHP HCA funding |

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| HSU27 | Implement the Growth Point Programme | Delivering quality homes | LAA155 | George Mansbridge (Housing Development & Partnerships Manager) | Highways Agency Natural England English Heritage | 2009/10 | 2010 /11 | 2011/12 | <ul style="list-style-type: none"> Establish joint working arrangements with key agencies & other Growth Points - when? <GDM to identify further milestones when available> | £4.7m Infrastructure funding |
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| HSU28 | Deliver the Modern Homes Standard for all Council properties (NI158) | Improved housing standards and increased satisfaction of Council Tenants | LAA158 | Janet Hussain (Strategic Commissioning Manager) | YHN | 2009/10 | 2010/11 | 2011/12 | <ul style="list-style-type: none"> • 7,683 homes to be made decent in 2009/10 • Decent homes work to be completed to approx 8,351 properties by 31/3/2010 • Targets set for 2010/11 – April 2010 • Targets set for 2011/12 – April 2011 • Set targets, framework & funding (Business Strategy) beyond 2012 – <JH to set out> • Benchmark standards against agreed social housing standards & produce a plan to meet these standards – <JH to set out> | <ul style="list-style-type: none"> • £64.5m capital spend |
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6. SCS Theme: Managing environmental impact

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| <p>HSU29</p> | <p>Write a Private Sector Renewal Strategy</p> | <p>Identify areas of private sector housing requiring investment to bring them up to PSA7 required standard</p> | | <p>Vivien Montgomery</p> | | | <p>2010/11</p> | <p>2011/12</p> | <ul style="list-style-type: none"> • Commission a Private Sector Stock Condition Assessment -<VM to identify> • Deliver findings -<VM to identify> • Draft Private Sector Renewal Strategy - <VM to identify> • Final Strategy approved - <VM to identify> | <p><VM to identify how much and from where to undertake assessment of stock condition></p> |
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| HSU30 | Reduce carbon emissions from homes | A reduction in domestic fuel bills | LAA186 LAA187 | Adrian McCloughlin (Climate Change Officer) David Connor (Warmzone Director) | Climate Change Partnership Warmzone | 2009/10 | 2010 /11 | 2011/12 | <ul style="list-style-type: none"> • Establish representative group to lead on delivering the domestic element of NI186 – May 09 ✓ • Reduction of 13,694 CO2 per year from domestic use – target up to 2010/11 • Set target beyond 2010/11 – <i>when?</i> • Targets for 200910 <ul style="list-style-type: none"> - 8,000 homes - assessed, 5,120 insulation measures identified/ installed, - c 3,300 tonnes CO2 reductions – <i>David Connor <to clarify></i> | Warmzone EAGA |
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