



REPORT TITLE: HOUSING RENEWAL POLICY REVIEW

**EXECUTIVE MEMBER FOR ECONOMIC REGENERATION
AND CULTURE: DAVID BUDD**

DIRECTOR OF REGENERATION: TIM WHITE

Date: 19 May 2006

PURPOSE OF REPORT

1. The report summarises the outline principles and proposed changes to the financial assistance packages currently offered through Middlesbrough's Housing Renewal Policy, to tackle unsatisfactory housing conditions in the private sector.
2. It seeks to extend the current policies whilst there is engagement with stakeholders on the policy principles underpinning the new packages.
3. Approval is also sought to start work on key gateways and frontages in Gresham/Middlehaven, to continue existing programmes and extend activities in new areas in support of the New Vision for Older Housing Strategy.

BACKGROUND

4. Middlesbrough has an ambitious programme of housing renewal and improvement. The Executive Member for Economic Regeneration has recently received a report on the Housing Capital Allocations for 2006-8 (15 May 2006) and agreed the broad distribution of resources to pursue its programme. See table 1 below.

5. The report also outlined the capital initiatives over the next two years, largely to tackle housing renewal amounting to £24m, of which £6.7m is directed to housing improvement activity. The resources include £10.058m from the Single Housing Investment Pot (SHIP), the highest allocation in the sub-region. This is supported by Neighbourhood Renewal Fund (NRF) to consolidate programmes and aid delivery. In addition, £5.75m is anticipated from the ODPM Homes for All initiative, for which confirmation is awaited.

Table 1: Housing Capital Resource Allocations 2006-2008

	2006/07	2007/08	Total
	£millions	£millions	£millions
Acquisitions and demolition			
ODPM Homes for All ***	1.375	4.375	5.750
SHIP (HMR)	2.936	1.885	*4.821
MBC VAT Resources	1.193	0.505	1.698
Sub total	5.504	6.765	12.269
Improvement and Support services			
SHIP Decent Homes	1.630	1.684	*3.314
SHIP Repairs/Adaptations**	0.861	1.062	*1.923
NRF	0.385	0.425	0.810
Disabled Facilities Grant (DFG)	0.669	tbc	0.669
Sub total	3.545	3.171	6.716
RSL New build			
National Affordable Housing Programme (NAHP)	2.520	2.520	5.040
Grand Total	11.569	12.456	24.025

* Total of SHIP award is £10.058m.

** Includes an element to support mandatory Disabled Facility Grant expenditure and development of a mobile repair and adaptations scheme.

*** Subject to approval by the Secretary of State for Housing.

6. The policy principles underpinning this substantial programme of improvements have been conceived in the light of consultation undertaken throughout the development of the Older Housing Visioning Project and the subsequent capital allocations process, and informed by previous experience e.g. of MiddRAS.

CURRENT POLICY AND GUIDANCE

7. The introduction of the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 provided a framework for improving private sector housing.

The Order repealed most of the previous legislation on private sector renewal and gave local authorities wide ranging, discretionary powers to deliver housing renewal that addresses the specific needs of their areas.

8. The Regulatory Reform Order made clear that the Government wants local authorities to move away from providing grants. Local authorities are expected to encourage home owners to take responsibility for the maintenance of their homes and to ensure that resources are targeted on areas and people in most need.
9. Before authorities could use the powers provided by the Order they had to adopt and publish a Private Sector Housing Renewal Policy. Middlesbrough initially produced a policy that continued to offer households grants to do repairs, improvements and adaptations. The Private Sector Housing Renewal Policy was approved by the Executive Board on the 29th July 2003. At that time it was considered to be too great a change to move away from grants as the New Vision for Older Housing was emerging. Financial help was therefore provided in the following circumstances:
 - a) renewal area assistance - of up to £20,000 to owner occupiers and landlords for homes to be improved as part of renewal area improvement programmes;
 - b) older persons assistance - of up to £8,000 for essential repairs, security and energy efficiency measures to the homes of owner occupiers aged 60 and over;
 - c) emergency work assistance - of up to £5,000 to low income homeowners facing an immediate risk to health and safety;
 - d) fast track adaptations assistance - to supplement the Disabled Facilities Grant programme up to a maximum of £5,000; and,
 - e) facelift schemes - continued environmental improvement to programmes in the town's declared renewal areas.
10. Residents who fit the eligibility criteria could qualify for more than one type of assistance.
11. In order to undertake renewal and improvement work, the Council is required to have an approved housing renewal policy in place.
12. The current policy was agreed to apply until the end of 2005/06 and therefore there is a need to review it and adopt a new policy.
13. However, as the report sets out below, the proposals being put forward are extensive. In order to allow for the continuity of services to the residents the extension of the existing policies would enable the detailed strategic documentation to be developed.

DRIVERS FOR CHANGE

14. It is important that the housing renewal policy framework remains relevant to local, regional and national housing issues.
15. Since it introduced the Regulatory Reform Act the ODPM has focused more on improving the conditions in the private sector by determining a national floor target in the Public Service Agreement (PSA) 7. This target requires local authorities to reduce the number of vulnerable households¹ that occupy non-decent accommodation. Local authorities are expected to ensure that 70 per cent of vulnerable households have decent homes² by 2010. They must do this within existing resources. Authorities must :
 - a) seek innovative solutions to housing problems by attracting private sector expertise and investment;
 - b) maximise funding opportunities by targeting investment at the worst housing stock; and,
 - c) encourage home owners (both owner occupiers and landlords) to take more responsibility for the maintenance and improvement of their homes.
16. The Government has praised Beacon Councils which have introduced loan schemes. Loan schemes provide for resources to be returned to the councils over a period of time. These resources can then be recycled to support future renewal programmes and achieve more housing improvement.
17. The Government recognises that in some situations, where financial hardship or other circumstances dictate, grants are a reasonable alternative.
18. The Council must regularly review and update its assistance policies. This provides the opportunity to monitor the impact of proposals on investment plans.
19. As the current policy expired on the 31st March 2006, the Council will be unable to make any further approvals for expenditure in relation to the activities outlined in paragraph 9, unless it extends this period.

REGIONAL, SUB REGIONAL AND LOCAL ISSUES

20. Nationally, regionally and locally the state of older terraced houses is a major concern.

¹ For the purposes of measuring this target vulnerable households are identified as those who are in receipt of one or more of the principal income related or disability benefits.

² A home is classed as decent if it is free from Category 1 Hazards as prescribed by the Housing Health and Safety Rating System (HHSRS), is in a reasonable state of repair, has reasonably modern facilities, provides a reasonable degree of thermal comfort.

21. The Vision for Older Housing in Middlesbrough provides a strategy for improvement and redevelopment of the 11,500 houses in the inner area over the next 10 to 15 years.
22. The recent Single Housing Investment Pot (SHIP) bid to the North East Housing Board (NEHB) to create decent homes and raise standards in the private sector moved away from the 100% grant regime that has operated in many local authorities. Leverage secured from the private sector was a key element of the successful bid. It was also important to illustrate that sub regional renewal policies were moving towards the national policy of maximising limited resources.
23. Middlesbrough's house condition survey of 2005 estimated that 5,560 private sector dwellings are currently non-decent and are occupied by vulnerable residents (as per PSA 7 target definition). To meet the 2010 target outlined in paragraph 15 above, 470 houses would need to be made decent by 2010. As this was based on a sample survey this figure is subject to change.
24. To keep pace with the improvement requirements and make further progress towards national policy guidance and targets, the proposed new policy principles represent an incremental change.

NEW POLICY PRINCIPLES

25. Since 2003, the Housing Renewal Policy has been subject to minor amendments. But the individual policies for assistance have remained largely unchanged. To address the issues raised in this report some important policy changes are now needed.
26. The policy principles are proposed following detailed discussions by officers with experience of the development and operation of Housing Renewal Policies and reflect feedback received from the MiddRAS process.
27. Policies will continue to focus the bulk of investment in the older housing area. A breakdown of this funding is provided at Table 3. The target areas were highlighted during the Older Housing Study. They are the ones with high levels of socio-economic deprivation, and where the housing market is under strain.
28. The strategy adopted by the Council in July 2005 sought to deal with unsatisfactory housing and social conditions across the whole older housing area. The proposed investment through the Housing Renewal Policy will support this approach. There is also recognition, however, of the need to support the most vulnerable households outside regeneration target areas. Policies are proposed to support minor repairs throughout the town.
29. During the development of the Older Housing Visioning Project considerable consultation has been undertaken with residents and stakeholders since mid 2004. Such consultation has addressed the need for improvement. This has latterly included one to one visits to homeowners through much of the

clearance area. Local communities have been consistent in their support for the proposed improvement areas and the policy principles have been developed as a direct outcome of this engagement process. The home visits have provided in depth information to allow the development of the new relocation packages (OHRAS).

30. To ensure that the principles of the policies and packages accord with the overall aspirations for the delivery of housing regeneration within Middlesbrough a period of consultation will be held over the course of 28 days. This will involve engagement with stakeholders, community councils, the housing forum and specifically residents in the older housing area.
31. The proposed financial packages to improve homes and rehouse residents represent a significant change from the existing approach. Investigation is also ongoing into the specific needs of communities in Middlesbrough with the exploration of issues such as faith loans. The packages will also be presented to local residents during the Neighbourhood Action Planning process for Gresham/Middlehaven and are expected to have an impact on the property acquisition and relocation process planned for the area.
32. The necessary work to establish the detailed operation of new policies will be ongoing, and details will be brought forward for approval when ready. A likely timetable will be:

Timetable	Policy
July 2006	Package 2 OHRAS
October 2006	Packages 3-6 Loans and assistance policies

NB MiddRAS and Facelift packages will continue to be delivered in their present form.

33. The programme of facelift schemes will continue with investment in the main thoroughfares of the Westbourne renewal area and the key gateways and frontages within the older housing area.
34. Where improvement and repair packages have previously been wholly grant funded, the proposed policy would offer half grant, half loan to pay for the work.
35. The 50 per cent loan will be linked to the value of the property prior to improvement with the same proportion of loan to property value being repayable when the property is sold. The loan will be placed as a land registry charge with the exception of North Ormesby where a trial repayable loan option is proposed (see package 5 below). Detailed proposals for the equity share loan will be drawn up to follow good practice models elsewhere.
36. Conditions will also be attached to the grant element of the package and recorded as a land registry charge. If the property were to be sold within the grant condition period, the Council will ask for repayment on a sliding scale. This will mean more resources will be available to support future programmes.

37. The assistance packages will only be offered where the Council is satisfied that the recipient will not become financially disadvantaged as a result and specific measures will be incorporated into the revised policy.
38. The packages are also illustrated geographically across the older housing area in Map 1. Further details of the outline proposed conditions and comparison to existing policies are shown in Appendix 3. However, the principal proposals are summarised below.

Relocation Packages

Middlesbrough Relocation Assistance Scheme (MiddRAS) Package 1

39. The existing relocation package, known as MiddRAS, which assists the relocation of owner occupiers in St Hilda's and Trinity Crescent, will largely stay the same. This offers up to £20,000 to help fund the difference in price between a property being sold and one being bought. Home loss income must be put towards the new purchase. However, the charge on the property will now be placed direct with the land registry rather than operating as a local charge. This level of assistance has been set in response to the property values involved. The St Hilda's and North Ormesby schemes are substantially underway and negotiations with the current residents are at an advanced stage. In these circumstances it would be inappropriate to introduce a new relocation package.

Older Housing Relocation Assistance Scheme (OHRAS) Package 2

40. New relocation packages will be offered to residents from the Gresham/Middlehaven proposed clearance area. These will be linked to improvement packages, set out below. The object of these packages is to provide sufficient resources to allow residents in the Gresham/Middlehaven area to relocate elsewhere and it will particularly offer the incentive to relocate to other property in the inner terraced housing area. This is designed to help secure improved market conditions in the remaining parts of inner Middlesbrough to thus promote sustainable regeneration and support existing communities. Two different packages are proposed, offering choice and flexibility whilst increasing sustainability in the older housing areas.
41. Residents eligible to receive compensation packages through OHRAS would get priority access to the improvement packages available in the area where their new home is located (see repairs and improvement packages section). These packages would not be means tested and will be part of the overall relocation package for owner occupiers.
42. As part of the rehousing compensation, statutory home loss and disturbance payments will continue to be made. Statutory home loss is based on 10% of the property value or £3,800, whichever is the greatest. Disturbance payments are for costs associated with moving and are assessed individually. The first £3,800 of any home loss payment would not need to be used against the purchase price of a new home (as is currently the case with MiddRAS) but any

payment in excess of this sum will be. This would ensure that owners taking up OHRAS receive a similar level of disposable benefit as tenants and that the extra proportion of their home loss payment would go towards the purchase of replacement accommodation, possibly reducing the amount of OHRAS claimed. This has been introduced for the new OHRAS package as community feedback from owners indicated this hindered their ability to fund changes to their new homes to meet their needs. It also ensures they are treated the same as tenants.

43. Negotiations with residents in Gresham/Middlehaven will commence in late summer on property acquisition. These will concentrate in Phase 1. The phases are illustrated at Map2.

a) Sub Package A

44. If a resident moves within the Older Housing Area (boundary illustrated at Map 1), they can have up to £15,000 to put towards the gap between the sale price for their existing property and the cost of a new home, in addition to the statutory package identified in paragraph 42 above.

b) Sub Package B

45. If the resident moves elsewhere in the borough, the maximum amount payable is £7,500, in addition to the statutory package identified in paragraph 42 above. (More money is available to residents staying in the Older Housing Area because the Council is committed to creating a sustainable community there).
46. It is also proposed to explore reciprocal agreements with neighbouring councils to extend the £7,500 award of Older Housing Relocation Assistance within the Tees Valley.
47. Negotiation with residents in Gresham/Middlehaven will commence in late summer on acquisitions in Phase 1 of the clearance area. The phases are illustrated graphically in map 2.

Example 1(a): Worked example of OHRAS award calculation

The following example is purely for illustration purposes.

Purchase price of new home as per agreed valuation	£60,700
Existing house sale price as per agreed valuation	£45,000
Home loss contribution £4,500 less £700 towards purchase. Homeloss retained £3,800.	£700 ¹
Shortfall = OHRAS payment	£15,000 ²

¹ See paragraph 42 above.

² This amount becomes a diminishing charge on the property (see Appendix 3 for details).

Example 1(b): Worked example of OHRAS award calculation

The following example is purely for illustration purposes.

Purchase price of new home as per agreed valuation	£70,000
Existing house sale price as per agreed valuation	£60,000
Home loss contribution £6,000 less £2,200 towards purchase. Homeloss retained £3,800	£2,200 ¹
Shortfall = OHRAS payment	£7,800 ²

¹ See paragraph 42 above.

² This amount becomes a diminishing charge on the property (see Appendix 3 for details).

Repair and Improvement Packages

48. Two repair and improvement packages are proposed, one with an upper limit of £5,000, and the other up to £20,000. These are described in paragraphs 47 and 48 below. A summary of proposed packages is provided at Appendix 1 and illustrated in a flow chart at Appendix 2.

Home Assistance Package 3

49. This £5,000 maximum package is for vulnerable households to carry out repairs throughout the Middlesbrough area. Residents who are rehoused from the Gresham/Middlehaven proposed redevelopment area and move into areas outside the older housing target areas can access this package if their new property does not meet decent homes standards.

Major Assistance Package 4

50. The package up to £20,000 is for homes within the Older Housing Area requiring major works. It will focus on achieving decent homes targets. Priority will be given to areas where facelift activity will take place. As with the Home Assistance Package, owner occupiers from the proposed Gresham/Middlehaven clearance area moving into the older housing area will be able to add to their rehousing package to assist with decent homes work.

Match Incentive Scheme Package 5

51. A pilot incentive scheme of up to £5,000 is proposed in North Ormesby. This will offer an opportunity to pilot the provision of a repayable loan option and provide targeted resources in an area where investment in the traditional older terraced housing stock has not been made. The house condition survey highlighted North Ormesby as an area with poor housing conditions. Its housing market is not under the same level of strain as other inner areas but there is a need to provide some incentive for owner occupiers to invest in their properties. The new proposals will also complement proposed redevelopment in North Ormesby.

52. Owner occupiers in North Ormesby would be offered the opportunity to match financial assistance of up to £2,500 with either their own resources, a commercially available loan or an interest free loan enabled by the Council. The package will fund works to help meet the decent homes standard.

Filling the Empties Package 6

53. This is the establishment of a private sector partnership to bring problematic, empty properties back into use. The project will require the appointment of a housing partner who will identify, purchase and refurbish vacant properties to meet the decency standard and re-let the improved dwellings, on a rental or shared equity basis. Filling the Empties formed part of the SHIP bid and Stockton Council will procure the partner on behalf of the five Tees Valley councils. The package will target properties in the older housing improvement areas that have been vacant for at least six months. It will assist in preventing a deterioration of areas and support the Council's BVPI 64 performance.

Facelift Assistance Package 7

54. Recent facelift programmes have been focused on the Clarendon and Westbourne Renewal Areas (see Map 1). The Council's New Vision for Older Housing will establish new neighbourhood improvement programmes for areas with similar housing problems. It is proposed that facelift activity targets key gateways and frontages in the older housing areas in the Gresham/Middlehaven area. The schemes would be similar to those in Marton, Southfield and Abingdon Roads, and would involve brick cleaning, repointing, external painting and where applicable new boundary walls. The works are free. The improvements have had a significant visual impact on key thoroughfares in the town and are strongly supported by residents, they improve the street frontage and lift the physical appearance of an area. In order to begin preparatory work approval is sought to extend the programme to property within the following streets: Ayresome Street, Princes Road, and Portman Street, and to continue the current programme in the existing renewal area into Woodlands Road.

Availability of Financial Assistance to Landlords.

55. Landlords have a responsibility to maintain their properties and keep them free from hazards that may endanger the health and safety of tenants.
56. To encourage a more balanced tenure mix in the older housing area, at this stage, most financial assistance packages will only be available to owner occupiers. Facelift schemes will continue to be delivered free, regardless of tenure as these improve street frontages and support wider regeneration objectives.
57. Landlords whose properties are purchased as part of the clearance programme may be entitled to a basic loss payment of 7.5% of the agreed

value of their interest, subject to a ceiling of £75,000. They need to have owned the property for a year or more.

58. The impact of this proposed policy change will need to be monitored closely and kept under review.

Preventing unnecessary financial hardship.

59. The shift from grants to loans requires the authority to consider its duty to ensure anyone receiving an assistance package does not become financially disadvantaged. In addition it is important that the change is incremental. To ensure that the new policy meets these requirements, the following measures will be incorporated:

- a) the services of an independent financial advisor (IFA) will be secured to offer advice to anyone taking on additional financial responsibility;
- b) the authority will only expect the loan to be repaid when a property is sold (with the exception of the pilot scheme);
- c) where a resident would be in negative equity by repaying the loan upon the sale of the property, the authority may decide to waive all or part of the loan, providing the negative equity does not arise from a subsequent loan;
- d) a loan will only be offered if there is sufficient equity in the property; and,
- e) applicants for the matched incentive scheme will undergo a test of their ability to borrow.

60. If there is a need to depart from the agreed policies for financial hardship this will require the endorsement of the Executive Member for Economic Regeneration and Culture.

61. When coupled with repair and improvement assistance a combined relocation package could work out as follows:

Example 2a: Worked example of total package for an owner occupier.

The following example is purely for illustration purposes.

House sale price	£45,000	Agreed valuation
Home loss payment @ 10% of value	£4,500	£4,500-£3,800 = £700 must be used against purchase of a property before OHRAS is applied.
Disturbance allowance	£1,300	Average figure
OHRAS	£15,000	Maximum
Assistance /loan up to	£20,000	50% assistance/50% loan – subject to equity in property
Facelift	£2,700	Average figure
Total package	£88,500	

Example 2b: Worked example of total package for an owner occupier.

The following example is purely for illustration purposes.

House sale price	£60,000	Agreed valuation
Home loss payment @ 10% of value	£6,000	£6,000-£3,800 = £2,200 must be used against purchase of a property before OHRAS is applied.
Disturbance allowance	£1,300	Average figure
OHRAS	£15,000	Maximum
Assistance /loan up to	£20,000	50% assistance/50% loan – subject to equity in property
Facelift	£2,700	Average figure
Total package	£105,000	

Note: These worked examples gives the maximum package available to residents eligible for OHRAS, who move within the Older Housing Area where package 2 assistance applies and the property they purchase is in excess of £61,700

62. The Executive is asked to endorse the initial budgets for targeting of resources in relation to these packages.

Table 2: Distribution of funding according to package 2006-07

Type of Package	Proposed budget	Estimated properties improved
Package 3: Home Assistance	£315,000	126
Package 4: Major Assistance	£500,000	42
Package 5: Match Incentive Scheme	£122,000	48
Package 6: Filling the Empties	£200,000	4
Package 7: Facelift Assistance	£950,000	350
Total	£2,087,000	695

Note: This figure is made up of an element of SHIP Decent Homes (£1,572,000), Repairs/Adaptations (£215,000) and NRF (£300,000).

63. As these are new packages it is difficult to predict take up, and therefore outputs, with any certainty. However budget figures are provided based on previous costs. It is proposed that until new policies are in place expenditure will be minimised and only approved in relation to those current packages highlighted at 9b,c and e. In 2005/6 there was no expenditure on major renewal area grants. It is suggested that this continues until new policies are in place to ensure resources are appropriately targeted and to enable a smooth transition and consistent approach in the older housing area.

64. A further breakdown across key target regeneration areas is provided in table 3 below.

Table 3: Estimated distribution of resources by area (see Map 1)

	Gresham	University	North Ormesby	All Middlesbrough	Total
	£	£	£	£	£
Home Assistance				315,000	315,000
Major Assistance	350,000	150,000			500,000
Match Incentive Scheme			122,000		122,000
Filling the Empties	100,000	50,000			200,000
Facelift	630,000	320,000			950,000
Total	1,350,000	520,000	122,000		2,087,000

OPTION APPRAISAL AND RISK ASSESSMENT

65. The key drivers for change indicate clearly Middlesbrough's future direction for housing renewal. The findings of the Housing Stock Condition Survey and Older Housing Visioning and Master Planning report highlight specific areas where assistance should be targeted.
66. In respect of relocation grants, the new policies for Gresham/Middlehaven have been pitched at a level, £15,000 to assist a move to another property in inner Middlesbrough. If the level was reduced to say £8,000, potentially more packages could be offered but it would be harder for residents to find suitable new homes. Alternatively, if the package was increased to say £20,000 this would not necessarily represent value for money, as the level suggested should be sufficient to facilitate the opportunity to find a new property.
67. The 2010 PSA 7 target for vulnerable people occupying non-decent dwellings is a testing target and making specific changes to policies will help the Council meet it. The packages offered are also intended to support the improvement of terraced property in the centre of town.
68. A shift from grants towards loans is needed to ensure that resources are maximised. This needs to be balanced by the requirement to ensure an adequate level of take up to encourage homeowners to invest, achieve funding and output commitments and meet regeneration aims.
69. The pilot of the matched incentive scheme and repayable loan option will be an important element of the policies to provide an indication of the demand for

this type of loan. The Housing Renewal Policy requires regular review and individual policies need to be adjusted and amended to reflect changing circumstances. In addition new initiatives may emerge nationally and regionally and they could provide new options for consideration.

FINANCIAL AND LEGAL IMPLICATIONS

Financial

70. Details of the capital resource allocations are provided at Table 1 (on page 2).
71. The proposed policy amendments will ensure financial benefit is obtained as loans could ultimately be recycled back into the housing renewal budgets and may result in a year on year improvement in the number of people receiving help. It is anticipated that proposed partnerships to tackle empty homes would attract significant private sector funding.
72. The final principles of the loan element of the proposed packages will be subject to further detailed discussion and incorporated into the Housing Assistance Policy.

Legal

73. It is a legal requirement that authorities wishing to use the powers in the Regulatory Reform (Housing Assistance)(England and Wales) Order 2002 adopt, publish and make available a copy of their Housing Assistance Policy.
74. The details of registration of charges are the subject of ongoing legal advice which will be finalised prior to the implementation of the new assistance packages.

Ward

75. Most resources will be targeted at the Gresham, Middlehaven, Ayresome, University, and North Ormesby and Brambles Farm wards. Vulnerable households throughout the rest of the town may also benefit from financial assistance packages.

RECOMMENDATIONS

76. It is recommended that the Executive Member approve:
 - a) the extension of the current policies;
 - b) the outlined policy principles for improvement and relocation packages;
 - c) the proposal to undertake facelift activity to property within, Ayresome Street, Princes Road, Portman Street and Woodlands Road; and,

- d) the principles underpinning the policies and packages will be subject to consultation and a further report to the Executive Member for Economic Regeneration and Culture.

REASONS

- 77. To respond to a Government drive to achieve decent homes in the private sector, a changing housing market and recognised best practice it is now appropriate to review the Housing Renewal Policy. This is required to ensure maximum impact through effective and targeted intervention.
- 78. The reasons to support these recommendations are detailed below:
 - a) to allow continuity of service;
 - b) to allow for the preparation of new strategic documents, policies and procedures;
 - c) to ensure current programmes, where appropriate, can be actioned; and,
 - d) to ensure that the principles of the policy accord with the overall aspirations for the delivery of housing renewal within Middlesbrough.

Author: Janine Turner, Strategic Housing Services Manager (729151)

Background papers:

Housing Renewal Policy 2003 – 2004 (Amended)
Regulatory Reform (Housing Assistance) (England and Wales) Order 2002
Middlesbrough Council Executive Board – Private Sector Housing Renewal Policy – 29 July 2003.