

# PROMOTING THE ECONOMIC VITALITY OF MIDDLESBROUGH

|                  |  |
|------------------|--|
| Version Control: | 1  |
| Contact:         | Kathryn Stokes (overall)<br>Kevin Parkes - Alan Hunter |

## HOUSING

Middlesbrough Housing Strategy 2005-2008 sets out the visions for housing Middlesbrough.

The vision is to:

“Provide good quality affordable homes, in sustainable neighbourhoods, where people will want to live, and which meet the needs of the current and future population of Middlesbrough.”

The Housing Strategy is closely aligned with, and placed in the context of, the Middlesbrough Community Strategy. This is a broader strategy drawn up by the Middlesbrough Partnership<sup>1</sup> comprising local citizens, voluntary and community organisations and the senior managers of Middlesbrough’s most influential organisations in the public and private sectors.

The Community Strategy addresses housing within its theme- ***promoting the economic vitality of Middlesbrough*** - because of the inter-dependency between successful economies and successful housing markets. The strategy is based on the stabilisation and subsequent growth in population levels through the rejuvenation of the housing stock, which will meet 21st century living aspirations and reflect the need for affordable, family and prestige housing.

The role of housing is also recognised in other key Community Strategy themes. The strategy seeks to address the aspirations of the community and support the sustainability of neighbourhoods. Housing is identified as playing a key role in the themes of ***promoting healthier communities for all and effective social care for adults*** and plays a key role in ***creating safer and stronger communities***.

---

<sup>1</sup> The Local Strategic Partnership for Middlesbrough

The Community Strategy identifies Middlesbrough's housing strategic priorities as:

1. Rejuvenation and renewal of the housing stock
2. Ensuring that the right mix and range of new housing developments provides choice, quality and affordability, whilst meeting residents aspirations
3. Improve and maintain existing housing in both the social and private sectors, increasing choice and creating sustainability
4. Address specific community and social housing needs

As a central part of a key city region in the North East, Middlesbrough has a significant role to play in taking forward regional and sub-regional agendas. Middlesbrough's strategic priorities are closely aligned to national and regional housing strategy objectives. Middlesbrough's Housing Strategy ensures the realisation of the regional vision as well as tackling local housing issues. Against each strategic priority the Housing Strategy has identified a number of priority outcomes which will be addressed over the next three years. The priority outcomes are based on a careful analysis of housing need and the close working of all the key statutory, voluntary, community and private sector agencies, they have been selected because they:

- have Community/Stakeholder Support
- assist in meeting Community Strategy Strategic Priorities
- assist in meeting Regional Housing Strategy Objectives
- meet National Priority.

The priority outcomes listed below are the focus for the Local Area Agreement.

As the following sections demonstrate, the objectives of this strategy

### **Strategic Priorities - Housing**

| <b>Ref</b> | <b>Strategic Priorities</b>  | <b>Priority Outcomes</b>   |
|------------|--|--|
| 1          | Rejuvenation and renewal of the housing stock  | <ul style="list-style-type: none"> <li>▪ Tackle areas of housing market failure.</li> <li>▪ Consult and engage with communities and partner organisations</li> </ul>                   |
| 2          | Ensuring that the right mix and range of new housing developments provides choice, quality and affordability, whilst meeting residents aspirations | <ul style="list-style-type: none"> <li>▪ Secure affordable housing on new developments as appropriate.</li> <li>▪ Promote quality and choice in both the social housing and</li> </ul> |

| Ref | Strategic Priorities  | Priority Outcomes   |
|-----|---|---|
|     |   | private housing sectors   |
| 3   | Improve and maintain existing housing in both the social and private sectors, increasing choice and creating sustainability | <ul style="list-style-type: none"> <li>▪ Improve the condition of the stock in the private sector.</li> <li>▪ Improve the condition of housing stock in the social sector - <b><i>As part of an overall housing strategy for the district ensure that all social housing is made decent by 2010.</i></b></li> </ul> |
| 4   | Address specific community and social housing needs   | <ul style="list-style-type: none"> <li>▪ Prevent, tackle and reduce homelessness</li> <li>▪ Meet the housing needs of those that are vulnerable, disabled or with special needs, including those of the B &amp; ME community</li> </ul>   |

## Indicators and Targets

| Rejuvenation and renewal of the housing stock                 |   |                  |                 |                |                 |              |               |             |   |
|---|---|------------------|-----------------|----------------|-----------------|--------------|---------------|-------------|---|
| Outcome   | Indicator   | Baseline 2005/06 | Targets 2006/07 | Targets 2007/8 | Targets 2008/09 | Lead partner | Target Source | Data source | Comments  |
| Tackle areas of housing market failure.                       | The number of properties acquired and cleared in the Older Housing Area               |                  |                 |                |                 |              |               |             |   |
| Consult and engage with communities and partner organisations | Percentage of residents who feel informed about decisions taken regarding their homes |                  |                 |                |                 |              |               |             | Is there a survey that regularly asks this type of question ??? |

| Ensuring that the right mix and range of new housing developments provides choice, quality and affordability, whilst meeting residents aspirations |   |                  |                 |                 |                 |              |               |             |          |
|--|---|------------------|-----------------|-----------------|-----------------|--------------|---------------|-------------|----------|
| Outcome  | Indicator   | Baseline 2005/06 | Targets 2006/07 | Targets 2007/08 | Targets 2008/09 | Lead partner | Target Source | Data source | Comments |
| Secure affordable housing on new developments as appropriate.  | Increase the number of dwellings built per annum          |                  |                 | 400             |                 |              |               |             |          |
| Promote quality and choice in both the social housing and private housing sectors  | Percentage of new home built on previously developed land | 84.9%            | 57%             | 60%             | 60%             |              |               | BVPI 106    |          |

| Improve and maintain existing housing in both the social and private sectors, increasing choice and creating sustainability  |   |                     |                    |                    |                    |                 |                  |                                       |   |
|--|---|---------------------|--------------------|--------------------|--------------------|-----------------|------------------|---------------------------------------|---|
|  |   | Baseline<br>2005/06 | Targets<br>2006/07 | Targets<br>2007/08 | Targets<br>2008/09 | Lead<br>partner | Target<br>Source | Data<br>source                        | Comments  |
| Improve the condition of the stock in the private sector.  | Increase the proportion of vulnerable people in the private sector living in decent homes                       | 67.5%               |                    |                    |                    |                 |                  | Private Sector Stock Condition Survey |   |
|  | Number of vacant private sector dwellings reoccupied or demolished as a result of action by the local authority | 93                  | 110                | 121                | 150                |                 |                  | BV 64                                 |   |
| <b><i>As part of an overall housing strategy for the district ensure that all social housing is made decent by 2010.</i></b> | Reduce the percentage of non decent social sector dwellings to 0% by 2010                                       |                     |                    |                    |                    |                 |                  |                                       | ALL RSLs??<br>Need a measure for whole of RSL not just Erimus |
|  | Can we measure this NRF/Non NRF??   |                     |                    |                    |                    |                 |                  |                                       |   |

| <b>Address specific community and social housing needs</b>  |   |                         |                        |                        |                        |                     |                      |                    |  |
|---|---|-------------------------|------------------------|------------------------|------------------------|---------------------|----------------------|--------------------|--|
| <b>Outcome</b>  | <b>Indicator</b>  | <b>Baseline 2005/06</b> | <b>Targets 2006/07</b> | <b>Targets 2007/08</b> | <b>Targets 2008/09</b> | <b>Lead partner</b> | <b>Target Source</b> | <b>Data source</b> | <b>Comments</b>                        |
| Prevent, tackle and reduce homelessness   | Number of homeless cases prevented  | 2.6                     | 2.7                    |                        |                        |                     |                      | BVPI 213           |  |
|   | Repeat homeless cases   | 4.69%                   |                        |                        |                        |                     |                      | BVPI 214           |  |
| Meet the housing needs of those that are vulnerable, disabled or with special needs , including those of the B & ME community | Service users who are supported to establish and maintain independent living        | 98%                     |                        |                        |                        |                     |                      |                    | Supporting People KPI - feeds into CPA |
|   | Service users who have moved on in a planned way from temporary living arrangements |                         |                        |                        |                        |                     |                      |                    | Supporting People KPI - feeds into CPA |

### **PERFORMANCE REWARD ELEMENT (STRETCHED PERFORMANCE)**

The following indicators are being proposed for stretched performance.

| <b>LPSA targets</b> |  |  |  |
|---------------------|--|--|--|
|                     |  |  |  |

## FUNDING STREAM INFORMATION

| Automatically Pooled Funding |       |       |       |
|------------------------------|-------|-------|-------|
| Funding stream               | 07/08 | 08/09 | 09/10 |
| Neighbourhood Renewal Fund   |       | -     |       |

| Additional Pooled Funding |       |       |       |
|---------------------------|-------|-------|-------|
| Funding stream            | 07/08 | 08/09 | 09/10 |
|                           |       |       |       |

| Aligned Funding |       |       |       |
|-----------------|-------|-------|-------|
| Funding stream  | 07/08 | 08/09 | 09/10 |
| To be agreed    |       |       |       |