

Date: Monday 15 July 2024 at 4.00 pm

Venue: Jim Cooke Conference Suite, Stockton Central Library, Stockton-on-Tees
TS18 1TU

Cllr Richard Eglinton (Chair)
Cllr Jim Beall (Vice-Chair)

Cllr Kevin Faulks
Cllr Sufi Mubeen
Cllr Marilyn Surtees
Cllr Sylvia Walmsley

Cllr Stefan Houghton
Cllr Andrew Sherris
Cllr Hilary Vickers

AGENDA

- | | | |
|----------|---|-----------------|
| 1 | Evacuation Procedure | (Pages 7 - 8) |
| 2 | Apologies for Absence | |
| 3 | Declarations of Interest | |
| 4 | Minutes | |
| | To approve the minutes of the last meeting held on 10 June 2024 | (Pages 9 - 10) |
| 5 | Scrutiny Review of Affordable Housing | |
| | To receive evidence from representatives from Registered Housing Providers. | (Pages 11 - 52) |
| 6 | Chair's Update and Select Committee Work Programme 2024-2025 | (Pages 53 - 54) |

Members of the Public - Rights to Attend Meeting

With the exception of any item identified above as containing exempt or confidential information under the Local Government Act 1972 Section 100A(4), members of the public are entitled to attend this meeting and/or have access to the agenda papers.

Persons wishing to obtain any further information on this meeting, including the opportunities available for any member of the public to speak at the meeting; or for details of access to the meeting for disabled people, please

Contact: Scrutiny Officer, Michelle Gunn on email michelle.gunn@stockton.gov.uk

KEY - Declarable interests are:-

- Disclosable Pecuniary Interests (DPI's)
- Other Registerable Interests (ORI's)
- Non Registerable Interests (NRI's)

Members – Declaration of Interest Guidance



Table 1 - Disclosable Pecuniary Interests

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land and property	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer.
Corporate tenancies	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
Securities	Any beneficial interest in securities* of a body where— (a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and (b) either— (i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners have a beneficial interest exceeds one hundredth of the total issued share capital of that class.

* 'director' includes a member of the committee of management of an industrial and provident society.

* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2 – Other Registerable Interest

You must register as an Other Registrable Interest:

- a) any unpaid directorships
- b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority
- c) any body
 - (i) exercising functions of a public nature
 - (ii) directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management

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Jim Cooke Conference Suite, Stockton Central Library **Evacuation Procedure & Housekeeping**

If the fire or bomb alarm should sound please exit by the nearest emergency exit. The Fire alarm is a continuous ring and the Bomb alarm is the same as the fire alarm however it is an intermittent ring.

If the Fire Alarm rings exit through the nearest available emergency exit and form up in Municipal Buildings Car Park.

The assembly point for everyone if the Bomb alarm is sounded is the car park at the rear of Splash on Church Road.

The emergency exits are located via the doors between the 2 projector screens. The key coded emergency exit door will automatically disengage when the alarm sounds.

The Toilets are located on the Ground floor corridor of Municipal Buildings next to the emergency exit. Both the ladies and gents toilets are located on the right hand side.

Microphones

During the meeting, members of the Committee, and officers in attendance, will have access to a microphone. Please use the microphones, when directed to speak by the Chair, to ensure you are heard by the Committee.

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PLACE SELECT COMMITTEE

A meeting of Place Select Committee was held on Monday 10 June 2024.

Present: Cllr Richard Eglington (Chair), Cllr Jim Beall (Vice-Chair), Cllr Kevin Faulks, Cllr Stefan Houghton, Cllr Sufi Mubeen, Cllr Andrew Sherris, Cllr Marilyn Surtees, Cllr Hilary Vickers and Cllr Sylvia Walmsley.

Officers: Jane Edmends, David Bage, John Dixon and Simon Grundy (Regeneration and Inclusive Growth).

Also in attendance:

Apologies: .

PLA/13/24 Evacuation Procedure

The Committee noted the evacuation and housekeeping procedure.

PLA/14/24 Declarations of Interest

There were no declarations of interest.

PLA/15/24 Minutes

AGREED the minutes of the meeting held on 20 May 2024 be confirmed as a correct record and signed by the Chair.

PLA/16/24 Scrutiny Review of Affordable Housing

The Committee received a presentation from the Principal Planning Officer regarding the Local Plan. The presentation included:

- Local Plan evidence process
- Local Plan examination process
- Adopted Policy
- National Policy
- Supplementary Planning Document Guidance
- Calculating off-site contributions

The main issues highlighted and discussed were as follows:

- Members questioned if the modelled need of 240 affordable dwellings per year, from 2017 onwards, was being met and informed that it was not.
- Members questioned whether 20% was the maximum percentage of affordable housing developers were allowed to build and were informed that this was the basic requirement, but they were able to build more if the development required this. The Sycamores was given as an example of a development where more affordable housing had been built.
- Discussion took place regarding mixed tenure developments, and it was noted that there were different approaches to building affordable housing on a development. This included building affordable housing in a cluster or pepper potting them throughout the development. It was noted that the Planning

Service preferred affordable housing to be pepper potted across a development. It was believed that developers did not have a preference, however officers noted that pepper potting affordable housing helped to retain the value of the properties on the whole development.

- Environmental considerations and protected sites were discussed. The Tees estuary was one of these areas and a precautionary approach was taken to reduce nutrient pollution into the waterways, which had curtailed the delivery of some housing developments. However, Natural England had created a credit scheme, Nutrient Mitigation Scheme, whereby developers could offset the impact of development and create new wildlife habitats. This had assisted with house building in the area.
- It was questioned whether the target number of affordable housing was considered when developers submitted revised planning applications and it was confirmed that it did.
- The different Help to Buy schemes were discussed. It was noted that there were restrictions on who could purchase properties within the schemes and that some schemes included restrictions when the property was resold. These included who the home could be sold to and the discount the original owner received still being applied regardless of the current market value. The restrictions should be explained to the individual buying the property and the developer should be assisting in the resale, however it was uncertain whether this happened, causing problems when the owner wished to move.
- It was noted that the selling price for the discounted homes was set by the developer but both the price and standard of building had to be comparable to the other homes built on the same development.
- Members questioned whether registered providers were engaging with developers and officers confirmed that they were. Developers would gain interest from, and sometimes partner with, more than one registered provider on a development. The registered provider's independent valuers would ensure that they were buying at the right price. The Council encourage developers to identify their registered providers partner as early as possible.

AGREED that information be noted.

PLA/17/24 Chair's Update and Select Committee Work Programme 2024-2025

Consideration was given to the Work Programme.

Following the Committee's request, two visits had been set up to shadow the Lettings and Nominations Team while taking calls to gain a customer insight, with an opportunity to speak to the team leader afterwards if there were any questions. Member's would be sent an email with the dates and were requested to confirm which they were able to attend.

It was noted that three registered providers would be attending the next meeting on 15 July, and members discussed what information they wished them to cover. The questions would be circulated to members after the meeting to add anything else, before sending on to the registered providers. There was also a request for the statistics on the number of homes being let, and the link officer for the review said she would be able to provide a breakdown of this for members.

AGREED that the Work Programme be noted.

SCRUTINY REVIEW OF AFFORDABLE HOUSING

Summary

The second evidence-gathering session for the Committee's review of Affordable Housing will focus on registered providers, with three registered providers invited to the meeting to give evidence. In addition, officers from the Nominations and Lettings team will provide a breakdown of the number of homes being let as requested by the Committee at the June meeting.

Detail

1. As part of the scoping process for this review, in addition to the Stockton-on-Tees Borough Council (SBC) departments with oversight in the provision of affordable housing, the Committee identified registered housing providers as key contributors in relation to this scrutiny topic.
2. The Committee will therefore receive information at the meeting from three registered housing providers, Thirteen, Beyond Housing, and North Star, to explore/understand their investment plans and what influences their ability to build new affordable housing in Stockton-on-Tees Borough. They have also been asked if there is anything that the SBC can do to support or incentivise the provision of new affordable housing.
3. Following the Committee's discussion at the June meeting, the registered housing providers have been asked for the questions below to also be covered in their presentations:
 - Given all organisations have limited resources, what affect will the Government's target to improve the EPC rating of rented properties to C or above by 2030 have? Including:
 - Is it achievable?
 - What will be the cost of implementing?
 - Will it reduce the housing stock?
 - What percentage of your properties require substantial repairs, including damp and mould issues, and does the cost of repairing these have an impact on your organisations ability to commit to building new homes?
 - Is it more financially viable in some instances to knock down and re-build rather than repair?
 - Are all types of properties financially viable, if not can you explain why?
 - Anecdotally, we have heard that tenants are staying in properties for longer period of time. Is this your experience and if so, how does this impact on your ability to meet housing need?
 - What is the projected house building in the medium term (3 – 5 years) and long term (5-10 years)?
 - How do you make the decision when building new properties whether they will be available for affordable rent level or social rent levels?
 - When purchasing properties in private lead development sites is your preference for 'pepper-potting' or 'clustering'? Is your decision influenced by the management of new build properties?

In addition, Thirteen have been asked why are 75% of properties in Hartlepool allocated via a local authority nomination agreement, but only 50% for other LAs in the Tees Valley, and

Beyond Housing have been asked what is the current situation with the stalled site in the Borough.

4. A copy of the presentations provided in advance by each of the housing providers invited to attend are attached.
5. Officers from the Nominations and Lettings team will also be in attendance to provide a breakdown of the number of homes being let in the Borough as requested by the Committee at the June meeting.
6. A copy of the agreed scope and plan for this review is also included for information.

Name of Contact Officer: Michelle Gunn

Post Title: Scrutiny Officer

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Beyond Housing

Stockton Borough Council – Affordable
Housing Scrutiny Presentation

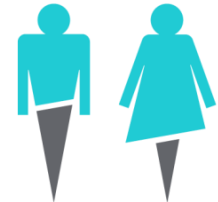
July 2024



Introduction to Beyond Housing

Providing over
**15,000
HOMES**

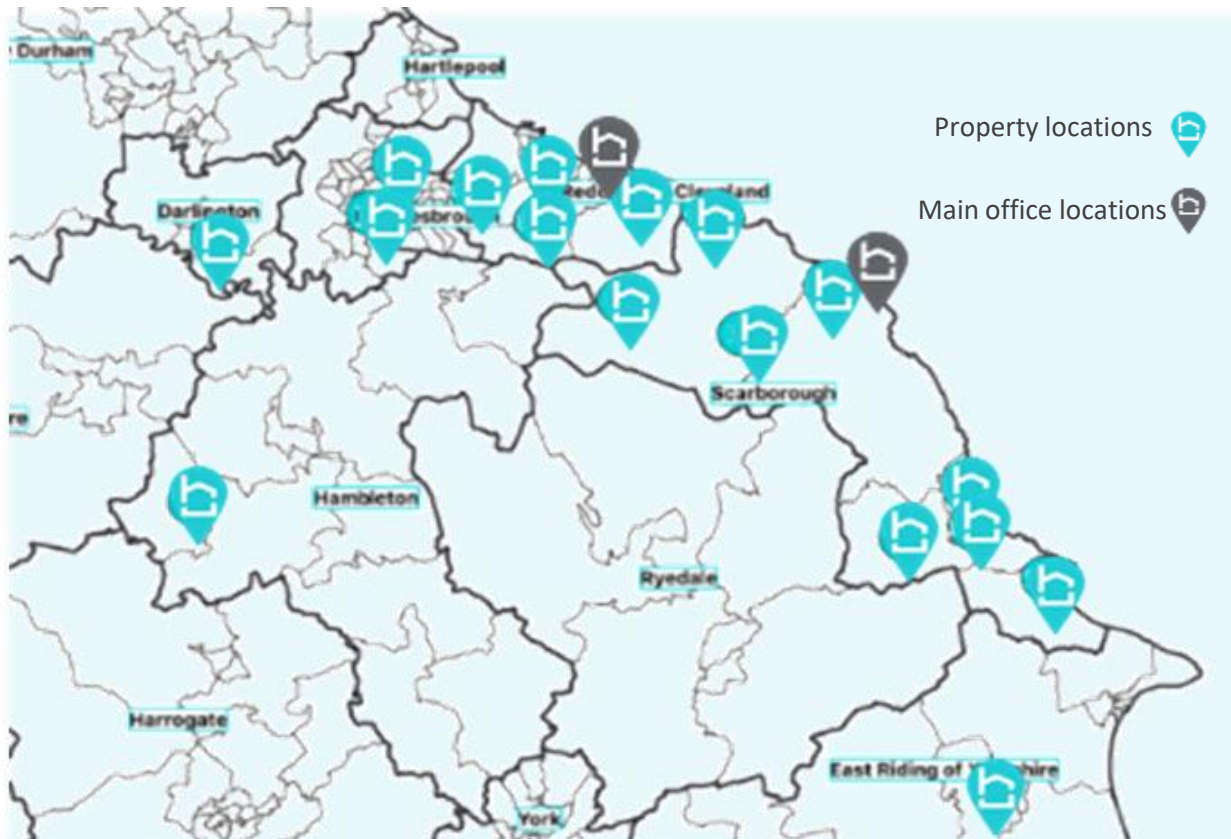
SERVING
**30,000
PEOPLE**



EMPLOYING
800 PEOPLE



COVERING **411**
SQUARE MILES



1. **Considerations and challenges Housing Providers have re the supply and delivery of affordable homes**
2. Given all organisations have limited resources, what affect will the Government's target to improve the **EPC rating** of rented properties to C or above by 2030 have?
3. What percentage of your properties require substantial repairs, including **damp and mould** issues, and does **the cost of repairing** these have an impact on your organisations ability to commit to building new homes?
4. Is it more **financially viable** sometimes to demolish & re-build rather **than repair**?
5. Are all types of properties financially viable, if not can you explain why?
6. Anecdotally, we have heard that tenants are staying in properties for longer period of time. Is this your experience and if so, how does this impact on your ability to meet housing need?
7. What is the **projected house building** in the medium term (3 – 5 years) and long term (5-10 years)?
8. How do you make the decision when building new properties whether they will be available for **affordable rent level or social rent** levels?
9. When purchasing properties in private lead development sites is your preference for **pepper-potting' or 'clustering'**? Is your decision influenced by the management of new build properties?
10. What is the current situation with the **stalled site** in the Borough?

Development and sales horizon scanning

Strengths	Weaknesses
<ul style="list-style-type: none"> • Team Structure in place with experienced development staff • Partner of choice; Developers, consultants, contractors (frameworks), Local Authorities, combined authority – confirmed by feedback • Stable sales market • Successful in funding bids • Successful audits across all elements of the team • Contractor & Consultant Frameworks now in place 	<ul style="list-style-type: none"> • North Yorkshire Combined Authority still in infancy – roles to be appointed • LA’s strategy – supported housing • LA’s constraints – planning • Customer Satisfaction / Defects & complaints • sales CRM system • Modular market
Opportunities	Threats
<ul style="list-style-type: none"> • Developer/volume house building relationship – market conversions • Grant funding - Homes England Grant, DLUCH funding, Net Zero Funding, Brownfield Funding • Social rents - funding • Competitive development financial assumptions • New North Yorkshire Council and York & North Yorkshire Combined Authority • New business manager in post • Systems – Clixifix defects performance • Temporary housing – homelessness – LA demand • Church Lane PR 	<ul style="list-style-type: none"> • Homes England Funding round ending March 26 & no extension announced • Competing asset management demand (Building Safety, Decarbonisation, Decent Homes 2, Damp & Mould), Repairs WIP, low demand/difficult to let) • Planning delays – LA’s limited resource • Nutrient neutrality – increased cost and ‘credits bidding’ • Costs and inflation • Events car park • North Yorkshire Devolution – planning delays, RP competition • Sales market (mortgage rates)



Fire safety and energy efficiency



Significant investment to **support fire safety - £3m** (2020 to 2025 **c3,000 doors**)



Only five properties exceed 18 metres (6 storeys)

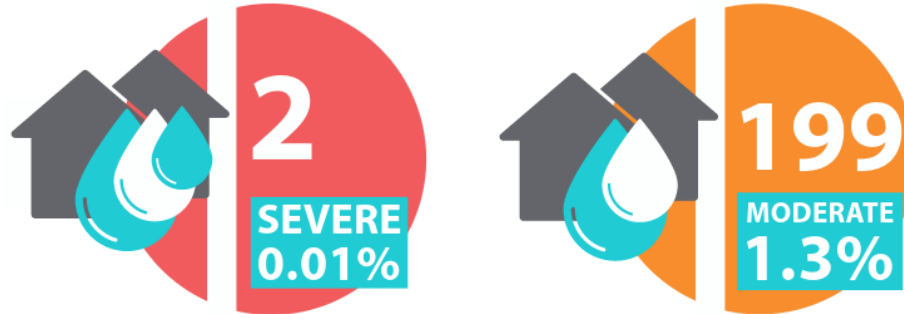


One building, which is 10 storeys, is now **fully vacant** and due to be **demolished**

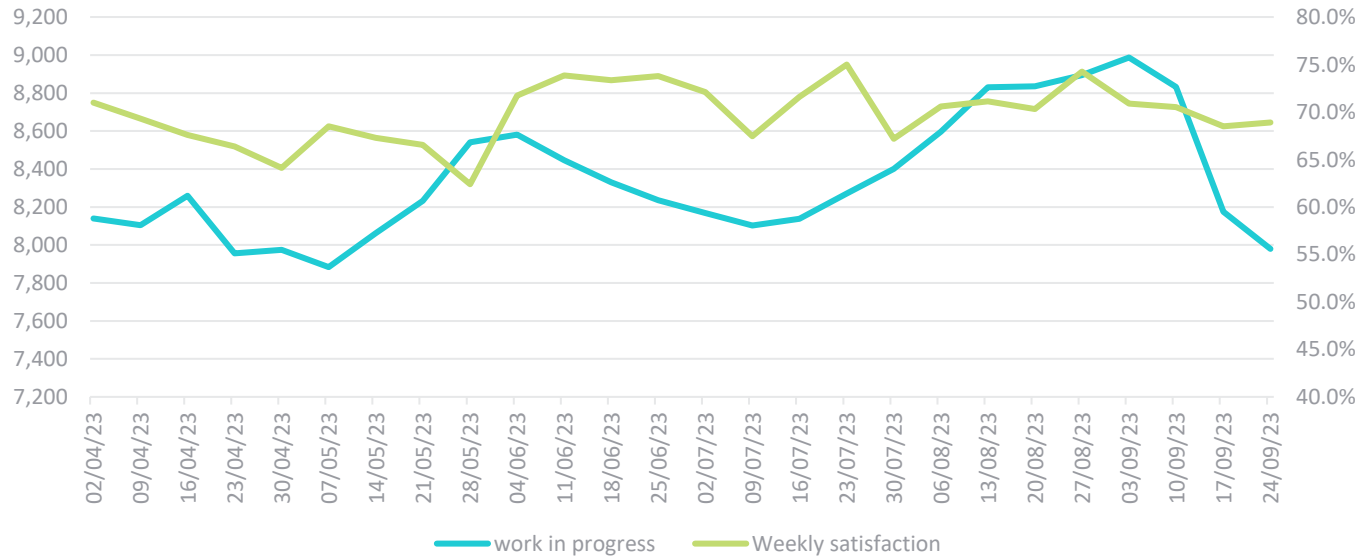


EPC C is 85%. £6.5m in budget to bring existing portfolio to **EPC C by 2030**

Repairs inc - Mould and damp



Repairs performance 23-24



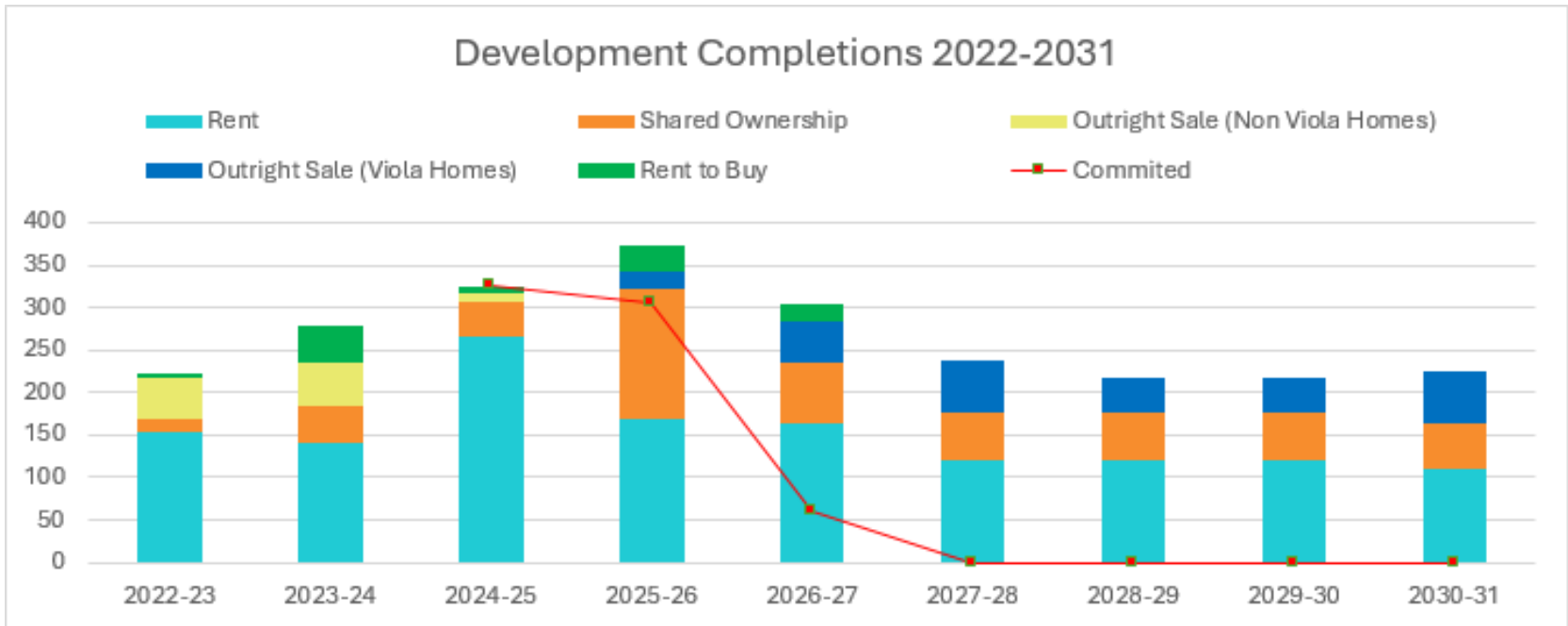
Development programme details

Total scheme cost committed of **£153 million** to deliver 829 homes

19 schemes currently on site (**127 in SBC**) and **c.150** starts in 2024/25

Model programme (and business plan) to deliver **2,750** homes to 2030/31

Two stalled sites in Stockton BC (143 homes)



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Stockton Borough Council- Place Select Committee 15th July 2024

Sarah Fawcett, Head of Development

Sarah.fawcett@northstarhg.co.uk

Who we are.

- **Based in Thornaby and Barnard Castle**
- **4,000 properties in management (818 in Stockton)**
- **50 years old this year**
- **100 staff. New Chief Executive from 1st August 2024**
- **Strong supported housing focus aswell as general needs**
- **Modest growth ambitions**
- **Annual turnover £27m**

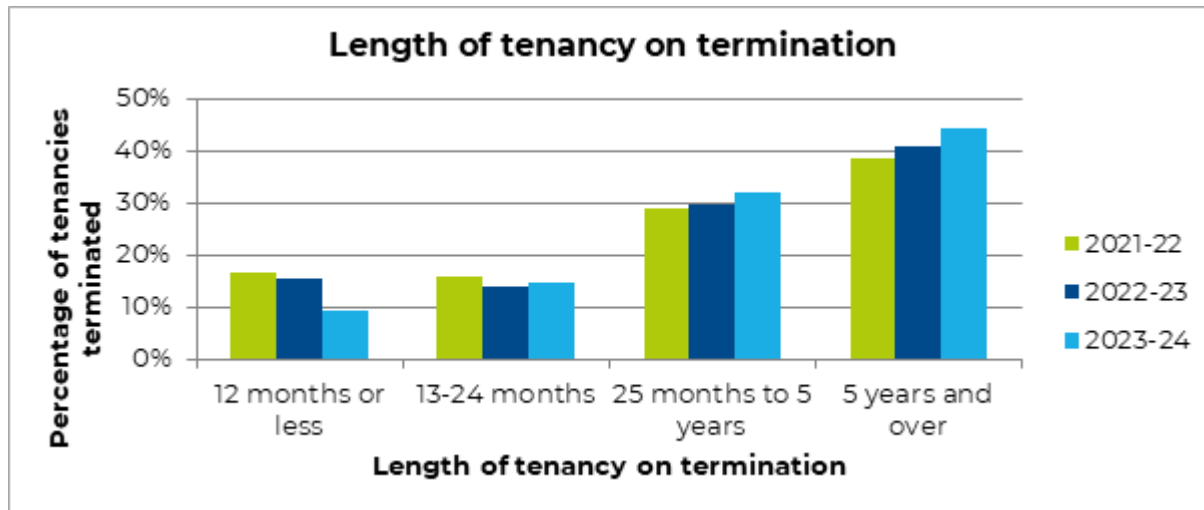
- ❖ 73 new homes, £12.9m :
 - 39 Affordable Rent
 - 26 Social Rent
 - 5 Rent to Buy
 - 3 supported housing
- ❖ 200+ properties had planned maintenance works; £650,000
- ❖ £1.56m spent on responsive repairs

Housing Investment last 18 months in Stockton



Questions

- **Substantial repairs.** All currently meet Decent Homes Standard, but repair volumes and costs has increased spend by 26% over last 3 years. New build target will reduce from 2029
- **Demolition?** Small scale possible but nothing planned. Committed to our challenging communities
- **Financially unviable?** Yes, some won't achieve net zero, some need support of wider regeneration to support demand
- **Length of Tenancy?** 13 years 3 months for general needs Stockton, last year. Yes, trend is increasing length across all stock



Questions.

- **New build target** 75 per year until 2029 then 50 per year. Competing budget pressures and cost of new build
- **Affordable Rent or Social Rent?** Generally, Homes England grant determines. For non-HE grant; whichever is higher, usually AR
- **Private estates.** Small clusters preferred

- **Other issues**
 - Interest rates and cost of loan finance.
 - Operating cost inflation exceeding rental income settlement.
 - Regulatory requirements and focus on Consumer Standards/Tenant Satisfaction Measures
 - Complexity and delays with Planning process (including S106 sign offs)
 - Cost and design uncertainty for Future Homes Standard
 - End of Homes England grant support programme



Affordable Housing Stockton

15th July 2024



A bit about us

2022/23



35,000
homes



77.3
Tenant
Satisfaction
Measure



£198m
turnover



G1 V1
Regulatory
judgement



141,551

repairs
thirteen

Managing and building homes



£88.3m
Spent modernising
and maintaining
homes

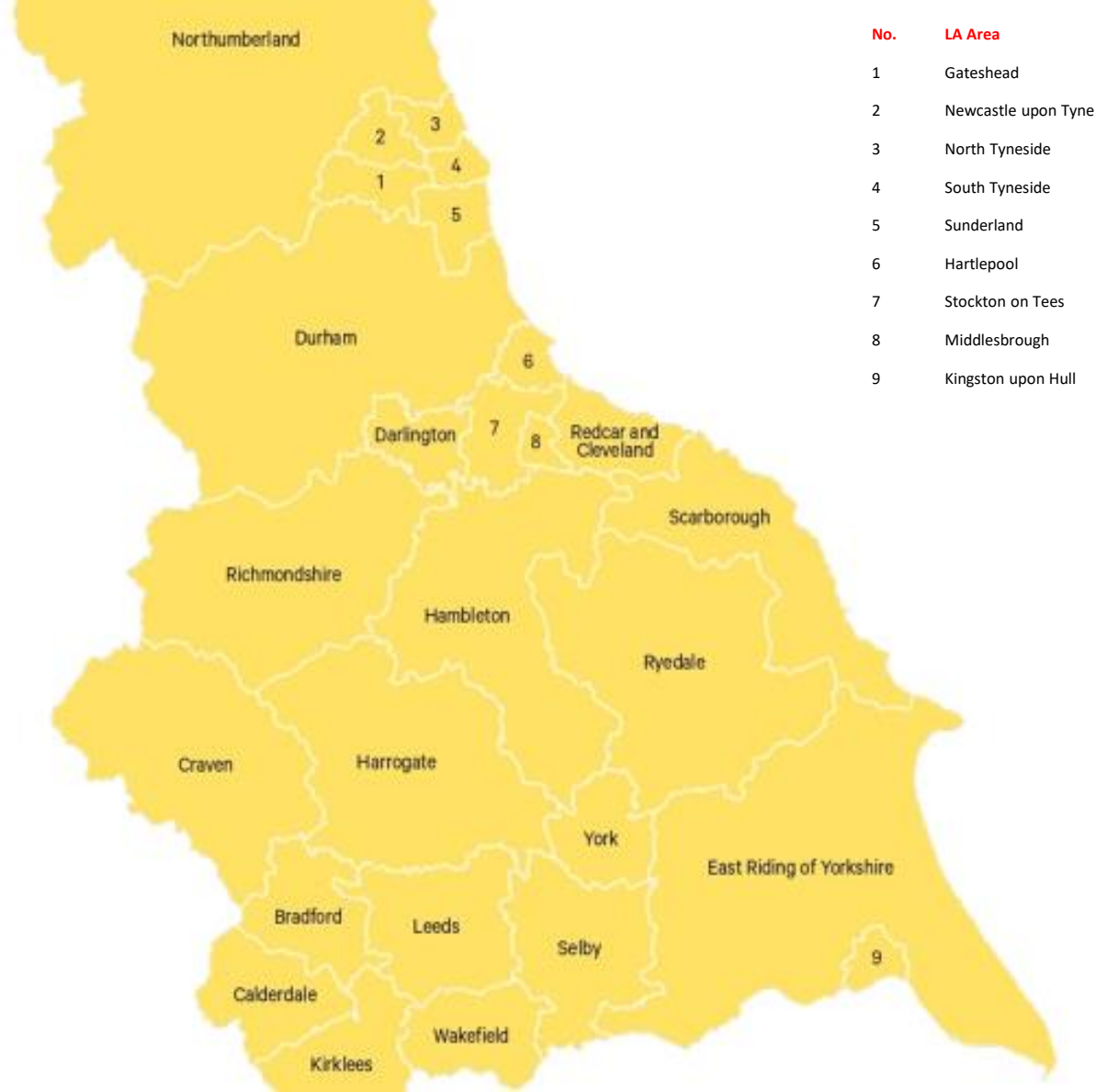


£76.2m
Invested in new
affordable
homes

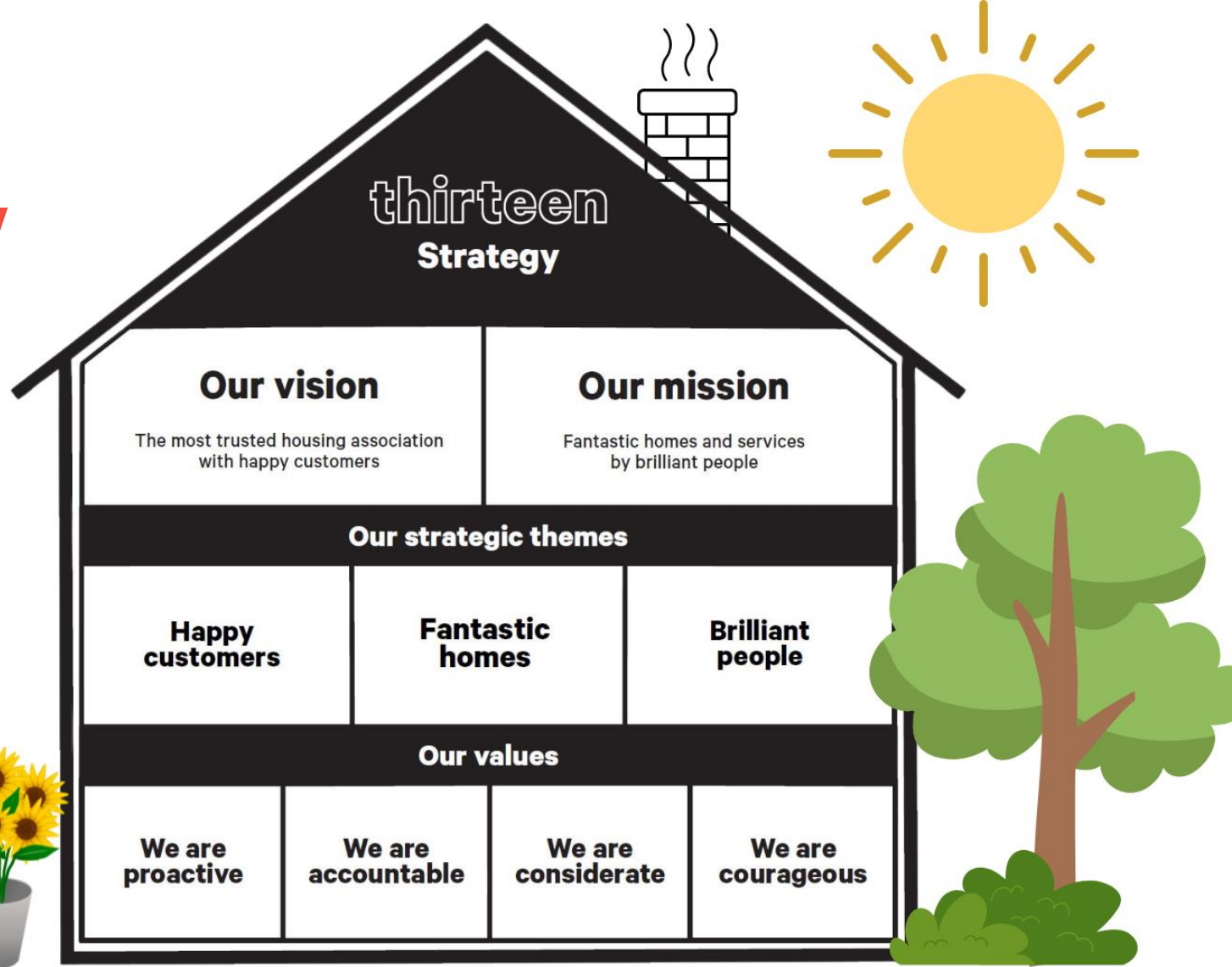


435
Affordable
homes
completed

Our operating area



Our strategy



Constraints and Challenges

What percentage of your properties require substantial repairs, including damp and mould issues, and does the cost of repairing these have an impact on your organisations ability to commit to building new homes?

- Overall around 1,400 homes (circa 4%) that could fall in to your definition of substantial repairs.
- A mix of occupied and non-occupied homes currently.
- Through the work and budgeting approach, this level of work does not impact directly on our ability to commit to building new homes.
- New homes are principally funded through Homes England Grant and borrowing where as the cost to repair and maintain homes is a revenue expenditure item that we budget for year in year out.
- Our ability to borrow and fund lending for new homes takes in to account the overall financial health of the business which is currently deemed by Standard and Poors to be A rated.

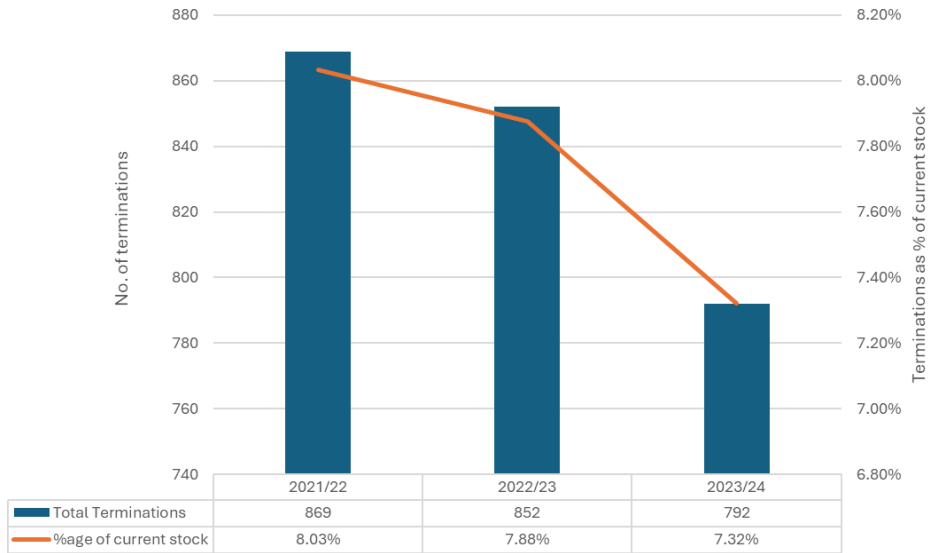
Constraints and Challenges

Anecdotally, we have heard that tenants are staying in properties for longer period of time. Is this your experience and if so, how does this impact on your ability to meet housing need?

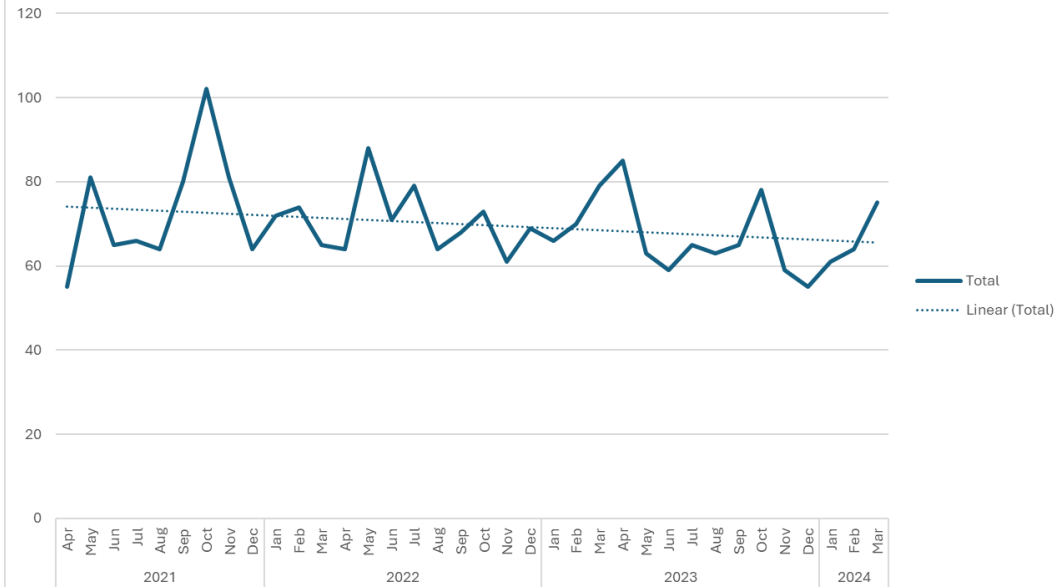
- Thirteen have always had and maintained long tenancies with the majority of residents, even going back to the pre stock transfer activities.
- As part of being a good social landlord we are committed to tenancy sustainment and have lots of support services in place in-house to help sustain homes as we see that as vital to the fabric of communities.
- That said we still have turnover which over the last three years has been gradually reducing year on year (from circa 11% to 7% currently).
- This is also supported by our data although this does not impact our ability to meet housing need.

Constraints and Challenges

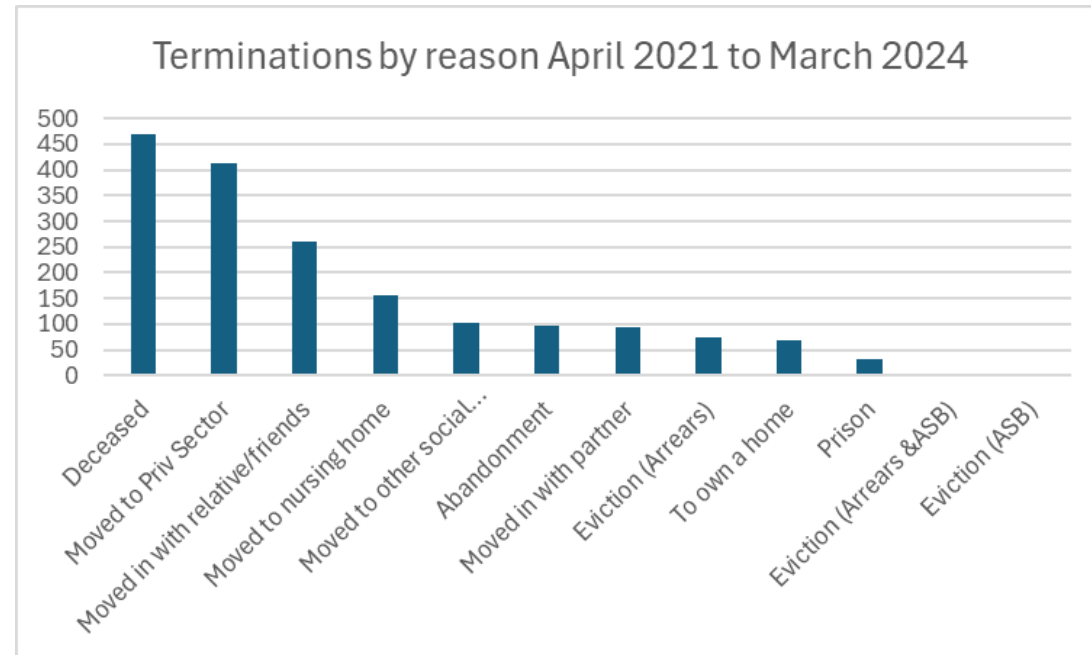
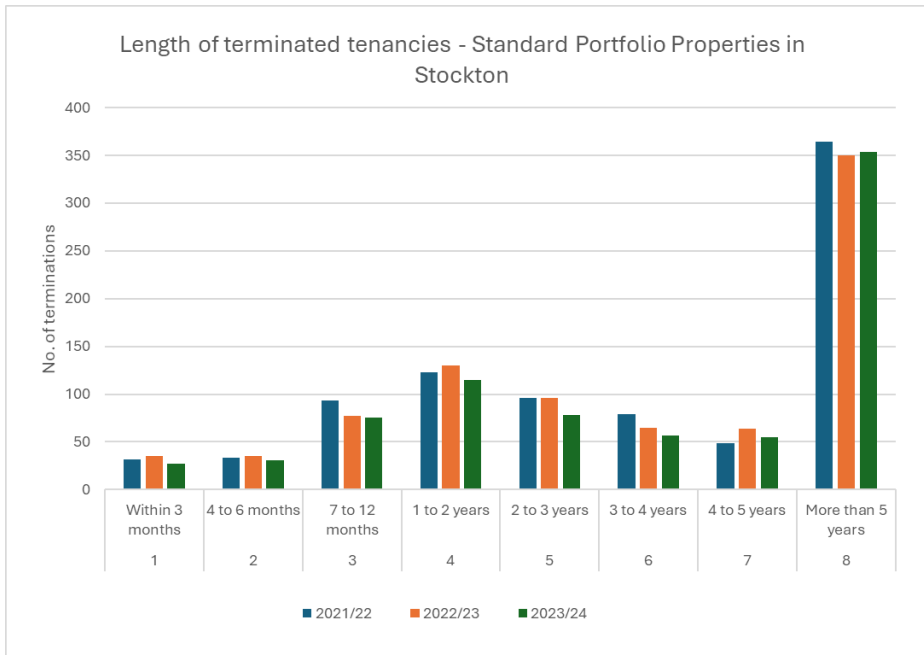
Annual terminations - Standard Portfolio Properties in Stockton



Monthly Terminations - Standard Portfolio Properties in Stockton



Constraints and Challenges



Constraints and Challenges

Why are 75% of properties in Hartlepool allocated via a local authority nomination agreement, but only 50% for other LAs in the Tees Valley?

- As I'm sure members will appreciate the exact nature of the legal agreements, we have with various providers are commercially sensitive given the impact this may have on others housing providers in any given area/locality.
- That said to be clear Hartlepool specifically do not have an agreement for 75% of lettings with Thirteen.
- Each of the agreements we have entered in to and will enter in to in the future are done with the best interests of creating and sustaining successful communities at scale and enabling all residents to enjoy their home for as long as they wish to

Pipeline Challenges and Opportunities

- Thirteen are currently negotiating a new opportunity in SBC, which is 50% SO / 50% SR and includes for some bungalows. We are looking forward to working with SBC on the letting of the rented units and are in the process of negotiating an LLP.
- We have had various opportunities at Wynyard for our consideration in the past 2 years:
 - various S106 from developers including Bellway, Lovell and Strata, which did not proceed due to Thirteen concentrating on additionality at the present time;
 - 98 unit scheme from Duchy Homes which was too heavy on 4 and 5 beds for us; and
 - Thirteen understood that SBC were not keen on additionality on Wynyard due to the nature of the area.
- We have been contacted about the potential to look at further land on Yarm Back Lane opposite the current Persimmon / TW development sites.
- We have recently been contacted by a SBC ward member regarding a shortage of bungalows in SBC, suggesting the land behind Beechwood Road, adjacent to the Robert Atkinson field. This is owned by SBC currently. Have SBC considered putting any Council owned sites out for sale?
- 11% of Homes England Strategic Partnerships delivery (307 of 2834 homes) has been in Stockton on Tees
- 10% of Thirteen's 23/24 newbuild delivery was in Stockton on Tees. Forecasting over 22% in 24/25.

Stockton Development Update

Schemes On Site

Site / Developer	Dwellings	Beds	Thirteen Investment	Current Position
Allens West, Miller Homes (S106)	20 x Affordable Rent 2 x Shared Ownership	16 x 2 Bed House 6 x 3 Bed House	£2.51m	Work on site commenced June 2021. First handovers took place September 2023. Completion of scheme forecast for Q3, 2024/25.
Allens West, Taylor Wimpey (S106)	24 x Affordable Rent 17 x Shared Ownership	23 x 2 Bed House 18 x 3 Bed House	£7.79m	Work on site commenced June 2021. First handovers took place February 2023 Completion of scheme forecast for Q1, 2025/26.
North Shore Phase 4 & 5, Muse / Lovell.	57 x Affordable Rent 56 x Shared Ownership	43 x 2 Bed House 70 x 3 Bed House	£19.1m	Work on site commenced July 2022. First handovers took place December 2023. Scheme forecast to complete Q2, 2024/25
Westdale Road, Thornaby (formerly Anson House)	37 x Affordable Rent	15 x 2 Bed House 5 x 2 Bed Bungalow 15 x 3 Bed House 2 x 4 Bed House	£7.36m	Brownfield Funding of £991k secured. SOS took place February 2023. All completions anticipated in Q2, 2024/25.
Harebell Meadows, Persimmon Homes (Bulk Deal 4)	18 x Shared Ownership	6 x 3 Bed House 12 x 4 Bed House	£4.53m	SOS took place December 2023. First handovers took place February 2024. Scheme forecast to complete Q3, 2024/25
Total	138 x Affordable Rent 93 x Shared Ownership	97 x 2 bed house 115 x 3 bed house	£41.29m	

Stockton Development Update

Schemes in Pipeline

Site / Developer	Dwellings	Beds	Thirteen Investment	Current Position
Potential site- Stockton, Keepmoat	43 x Social Rent 43 x Shared Ownership	4 x 2 Bed Bungalow 13 x 2 Bed House 63 x 3 Bed House 6 x 4 Bed House	£19.3 m	Pipeline scheme, Start on Site expected August 2024. Completion of scheme forecast for Q2, 2027/28.

Stockton Development Update

Schemes Recently Completed

Site / Developer	Dwellings	Beds	Thirteen Investment	Current position
Harebell Meadows, Persimmon Homes (Bulk Deal 2)	3 x Affordable Rent 6 x Shared Ownership	5 x 2 Bed House 1 x 3 Bed House 3 x 4 Bed House	£2.01m	Work on site commenced September 2022. Scheme completed January 2023.
Harebell Meadows, Persimmon Homes (Bulk Deal 3)	11 x Affordable Rent 9 x Shared Ownership	6 x 2 Bed House 11 x 3 Bed House 3 x 4 Bed House	£3.99m	SOS took place March 2023. Scheme completed March 2024.
Hartburn Grange, Taylor Wimpey (Bulk Deal 5)	9 x Shared Ownership	1 x 2 Bed House 8 x 3 Bed House	£1.95m	SOS took place December 2022. Scheme completed April 2023.
Victoria Park, Stockton (Keepmoat Bulk Deal)	6 x Affordable Rent	1 x 3 Bed House 5 x 4 Bed House	£1.08m	SOS took place March 2023. Scheme completed August 2023.

Allens West



North Shore, Stockton



North Shore, Stockton



Victoria Park, Stockton



Westdale Road, Thornaby



Hartburn Grange



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Place Select Committee
Review of Affordable Housing
Draft Outline Scope

Scrutiny Chair (Project Director): Cllr Richard Eglington	Contact details: Richard.Eglington@stockton.gov.uk
Scrutiny Officer (Project Manager): Michelle Gunn	Contact details: michelle.gunn@stockton.gov.uk
Departmental Link Officer: Jane Edmonds (Assistant Director - Housing & A Fairer Stockton-on-Tees) Alan Glew (Team Manager Strategic Housing)	Contact details: Jane.Edmonds@stockton.gov.uk Alan.Glew@stockton.gov.uk
Which of our strategic corporate objectives does this topic address?	
<p>The topic directly supports the following key objectives of the Council plan:</p> <ul style="list-style-type: none"> • A Place where people are healthy, safe and protected from harm & • Making the borough a place with a thriving economy where everyone has opportunities to succeed <p>How:</p> <ul style="list-style-type: none"> - By providing good quality, affordable housing. - By supporting independent living. <p>It also supports the key priority to development of a business case to actively accelerate the provision of affordable and specialist housing provision within the borough.</p>	
What are the main issues and overall aim of this review?	
<p>Like many local authorities demand for affordable and social rented housing is increasing. As a 'non stock holding' local authority we rely on Nomination Agreements with Registered Housing providers to address housing need and on relationships both Registered Housing providers and private developers to increase the supply of affordable housing in the borough. Currently we are experiencing increasing demand for affordable housing from all needs groups (i.e. families / singles & couples / those with health needs / those seeking supported housing to enable independent living) at a time when the number of affordable housing units available (via Nomination Agreements) is reducing, as outlined below:</p> <p>Number of applicants registered on Tees Valley HomeFinder (Housing Register): Qu 2 2023/24 = 1331 / Qu 4 2023/24 = 2566</p>	

Number of applicants registered on Tees Valley HomeFinder (Housing Register) by band at the end of Qu 4:

Band 1 = 259

Band 2 = 512

Band 3 = 415

Band 4 = 1380

Average number of properties advertised on Tees Valley HomeFinder (per week within the borough):

2022/23 = 16 / Qu 1 and Qu 2 2023/24 = 12 / Qu 3 = 10, Qu 4 = 15

New build affordable homes (all tenures) – 20/21 = 48, 21/22 = 141, 22/23 = 72, 23/24 = 146

The aim of the review is to identify potential options for how the council can increase the supply of affordable housing in the borough and therefore address housing need.

The Committee will undertake the following key lines of enquiry:

- What is the journey when applying for affordable rented accommodation:
 - How long are people staying on the list for affordable housing?
 - Where are people living while waiting for affordable housing?
 - Are the people registered with the scheme already in housing, if not how many are homeless?

- What are the current housing requirements?
- What has been the delivery over the previous 3 years?
- What is the projected delivery?
- What are the challenges and barriers to delivery for the housing providers? E.g. land/financial
- How are other local authorities dealing with local need?
- What options are available for the Council to do more/what can we do to assist the market to increase supply?

Who will the Committee be trying to influence as part of its work?

Council, Cabinet, Housing Providers, private developers

Expected duration of review and key milestones:

6 months, reporting to Cabinet in December 2024

What information do we need?

Existing information (background information, existing reports, legislation, central government documents, etc.):

Housing Strategy <https://www.stockton.gov.uk/housing-strategy-introduction>

Common Allocation Policy for Tees Valley Lettings Partnership

<https://www.stockton.gov.uk/common-allocation-policy-introduction>

Local Plan (page 65 – 68) https://www.stockton.gov.uk/media/2518/Local-Plan-2019/pdf/Local_Plan_2019.pdf?m=1645450086087

Local letting policies

<p>Who can provide us with further relevant evidence? (Cabinet Member, officer, service user, general public, expert witness, etc.)</p>	<p>What specific areas do we want them to cover when they give evidence?</p>
<p>SBC Planning</p>	<ul style="list-style-type: none"> • Current local plan and the challenges
<p>Housing providers</p>	<ul style="list-style-type: none"> • What are their consideration re commitment to supplying affordable housing in the borough
<p>Private Developers</p>	<ul style="list-style-type: none"> • See above
<p>Private landlord/letting agent</p>	<ul style="list-style-type: none"> • What is the private rental market
<p>Other local authorities</p>	<ul style="list-style-type: none"> • How are they meeting the need of their residents?
<p>Lettings and Nominations Team</p>	<ul style="list-style-type: none"> • Customer Insight
<p>How will this information be gathered? (eg. financial baselining and analysis, benchmarking, site visits, face-to-face questioning, telephone survey, survey)</p>	
<p>Evidence at meetings, site visits, baseline data analysis</p>	
<p>Communities powering our futures: How will key partners and the public be involved in the review?</p>	
<p>Viewpoint – previous survey results Older people who have been through the extra care project – how has this improved their ability to live independently</p>	
<p>How will the review help the Council meet the Public Sector Equality Duty?</p>	
<p>The Equality Act 2010 protects everyone from discrimination on grounds of nine Protected Characteristics (including – but not limited to – age, gender, disability, ethnicity), and advance equality of opportunity for those with Protected Characteristics. This review will be mindful of these factors.</p>	
<p>How will the review contribute towards the Joint Strategic Needs Assessment, or the implementation of the Health and Wellbeing Strategy?</p>	
<p><u>Stockton Joint Strategic Needs Assessment (JSNA):</u> Housing - the review outcomes will support the JSNA strategic issue that there is a shortage of appropriate, good quality and affordable housing and a lack of available housing stock that meets the needs of the boroughs most vulnerable residents.</p>	
<p><u>Stockton-on-Tees Joint Health and Wellbeing Strategy 2019-2023:</u> All children and families get the best start in life All people in Stockton-on-Tees live well and live longer. All people in Stockton-on-Tees live in healthy places and sustainable communities.</p>	

Provide an initial view as to how this review could lead to efficiencies, improvements and/or transformation:

The provision of good quality, affordable housing makes a direct (positive) impact on the health and well-being of the boroughs residents and also helps address inequality. The outcome of the review will assist in alleviating budget pressure in adult social care and homelessness services.

Project Plan

Key Task	Details/Activities	Date	Responsibility
Scoping of Review	Information gathering	April 2024	Scrutiny Officer Link Officer
Tri-Partite Meeting	Meeting to discuss aims and objectives of review	15.05.24	Select Committee Chair and Vice Chair, Cabinet Member(s), Director(s), Scrutiny Officer, Link Officer
Agree Project Plan	Scope and Project Plan agreed by Committee	20.05.24	Select Committee
Publicity of Review	Determine whether Communications Plan needed		Link Officer, Scrutiny Officer
Obtaining Evidence		10.06.24 15.07.24 09.09.24	Select Committee
Members decide recommendations and findings	Review summary of findings and formulate draft recommendations	14.10.24	Select Committee
Circulate Draft Report to Stakeholders	Circulation of Report	TBC	Scrutiny Officer

Tri-Partite Meeting	Meeting to discuss findings of review and draft recommendations	TBC	Select Committee Chair and Vice Chair, Cabinet Member(s), Director(s), Scrutiny Officer, Link Officer
Final Agreement of Report	Approval of final report by Committee	11.11.24	Select Committee, Cabinet Member, Director
Consideration of Report by Executive Scrutiny Committee	Consideration of report	07.01.25	Executive Scrutiny Committee
Report to Cabinet/Approving Body	Presentation of final report with recommendations for approval to Cabinet	12.12.24	Cabinet / Approving Body

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Place Select Committee Work Programme 2024-2025

Date <u>(4pm unless stated)</u>	Topic	Attendance
Monday 15 April 2024	Monitoring: Action Plan - Scrutiny Review of Domestic Waste Collections, Kerbside Recycling and Green Waste Collections Monitoring: Progress Update - Planning (Development Management) and Adoption of Open Space – April 2024	Dale Rowbotham Simon Grundy
Monday 15 April 2024 (informal – after formal meeting)	Scrutiny Review of (Unauthorised) Roadside Advertising <ul style="list-style-type: none"> • Summary of evidence/draft recommendations 	Marc Stephenson
Monday 20 May 2024	Scrutiny Review of (Unauthorised) Roadside Advertising <ul style="list-style-type: none"> • (Draft) Final Report Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Scope and Project Plan 	Marc Stephenson/Carolyn Nice Jane Edmends/Alan Glew
Monday 10 June 2024	Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Evidence gathering 	Jane Edmends/Alan Glew David Bage and John Dixon
Monday 15 July 2024	Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Evidence gathering 	Jane Edmends/Alan Glew/ Thirteen / North Star / Beyond Housing
Wednesday 24 & Monday 29 July 2024	Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Site Visit to Nominations and Lettings Team 	
Monday 9 September 2024	Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Evidence gathering 	Jane Edmends/Alan Glew / Michael Poole Estate Agents/Northern Housing Consortium/Keepmoat Housing TBC

Place Select Committee Work Programme 2024-2025

Date (4pm unless stated)	Topic	Attendance
	Monitoring: Progress Update - Planning (Development Management) and Adoption of Open Space – July 2024	Simon Grundy
Monday 14 October 2024	Monitoring: Progress Update - Scrutiny Review of Domestic Waste Collections, Kerbside Recycling and Green Waste Collections – October 2024	Dale Rowbotham
Monday 14 October 2024 (informal – after formal meeting)	Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Summary of evidence /draft recommendations 	Jane Edmonds/Alan Glew
Monday 11 November 2024	Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Final Report 	Jane Edmonds/Alan Glew
Monday 9 December 2024		
Monday 13 January 2025	TBC Overview Reports <ul style="list-style-type: none"> • Town Centres Development • Environment, Leisure & Green Infrastructure • Community Services • Inclusive Growth & Development • Housing and A Fairer Stockton-on-Tees 	Cllr Nigel Cooke/ Cllr Clare Gamble/ Cllr Norma Stephenson OBE/ Garry Cummings/ Reuben Kench/ Ann Workman/ Carolyn Nice/ Neil Mitchell/ Craig Willows
Monday 10 March 2025		