

Date: Monday 13 January 2025 at 4.00 pm

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

Cllr Richard Eglington (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 11 November 2024 (Pages 9 - 10)
- 5 Scrutiny Review of Affordable Housing**
To consider evidence on the following: (Pages 11 - 50)
 - Option Appraisal Update
 - Empty Homes
 - Feedback following the consultation regarding the Common Allocation Policy
 - National Planning Policy Framework implications for Affordable Housing
- 6 Chair's Update and Select Committee Work Programme 2024-2025** (Pages 51 - 52)

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 at the front of the Library where a security code will be required to access them. Please ask a Member of Library staff for the security code.

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 11 November 2024.

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

Officers: Dale Rowbotham (CSEC) and Michelle Gunn (CS).

Also in attendance:

Apologies: Cllr Andrew Sherris.

PLA/34/24 Evacuation Procedure

The Committee noted the evacuation and housekeeping procedure.

PLA/35/24 Declarations of Interest

There were no declarations of interest.

PLA/36/24 Minutes

AGREED the minutes of the meeting held on 14 October 2024 be confirmed as a correct record and signed by the Chair.

PLA/37/24 Progress Update on Previously Agreed Recommendations - Review of Domestic Waste Collection, Kerbside Recycling, and Green waste

Consideration was given to assessments of progress on the implementation of the recommendations from the Committee's previously completed review of Domestic Waste Collection, Kerbside Recycling, and Green Waste. This was first update following the Committee's agreement of the action plan in April 2024.

Key issues highlighted and discussed were as follows:

- The affect of the green waste subscription on litter picking groups and individuals in the community who voluntarily clear tree debris in public areas was raised. It was noted that the Council had links with litter picking groups and would work with them on this issue. In addition, further engagement with other groups and individual residents who were helping to keep the borough clean would take place via the communication strategy.
- It was requested that the communication strategy included informing residents that they could share their green waste bin with their neighbours if they wished to make private arrangements to do so.
- It was questioned whether the weekly back-alley collections would be reviewed in the future. It was explained that reviews of back-alley collections would take place once the new fortnightly waste collection system had been successfully implemented for the rest of the Borough, first at 6 months and then 12 months.

- It was noted that there had been a demonstration of new vehicles for staff, and they were happy with these.

A further progress update would be presented in six months.

AGREED that the Progress Update be noted and the assessments of progress be confirmed.

PLA/38/24 Chairs Update and Select Committee Work Programme 2024 - 2025

Consideration was given to the Work Programme.

AGREED that the Work Programme be noted.

Housing Delivery Options Appraisal Overview

Place Select Committee 13.01.2025

Background (recap on why this work is ongoing)

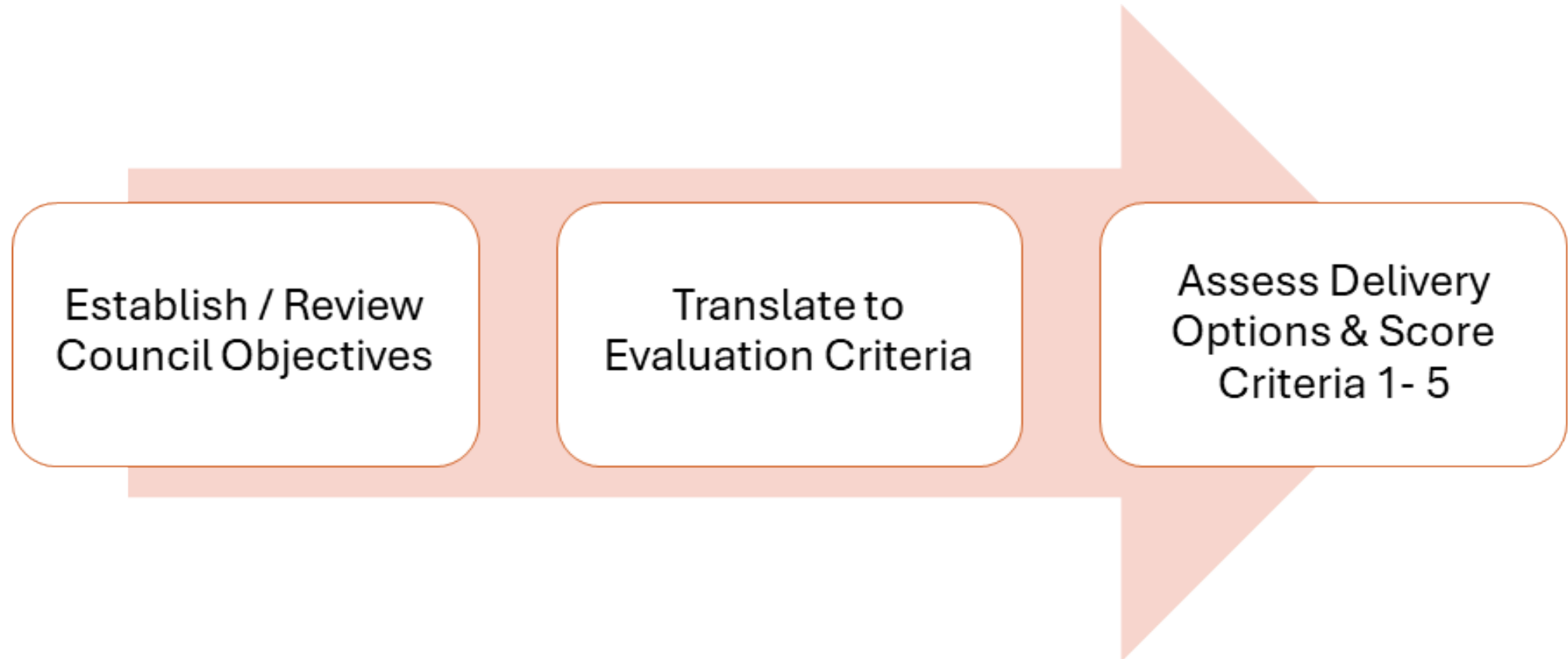
- SBC not addressing affordable housing needs (growing demand at a time of limited supply)
- Absence of bespoke supported accommodation models (not part of existing partner accommodation portfolios & nothing in the pipeline)
- Growing financial pressures across both Adults and Children's Services due to the lack of independent and or supported / specialist accommodation offer
- **Government ambition** to increase the delivery of quality affordable and social housing and bring forward investment to deliver *“the biggest increase in affordable housing building in a generation”*
- Against this background an Affordable Housing Option Appraisal project mandate was signed off by Cabinet on 12.09.2024

What's become clear during the option appraisal exercise

- **More than 'rented' affordable housing, there is need for "a quality home for all" (different incomes & tenures)**
- Delivery will be critical in supporting SBC achieve its mandatory housing targets (National Planning Policy Framework) & the boroughs wider place making / POF Regeneration ambitions
- There are no '*big bang*' solutions. The high-level option appraisal has identified a range of options need to be explored in future detail



The OA process



Project objectives

	Objective
1	Initially to increase supply of affordable housing that meets our community's needs Now increase the supply of housing that meets our community's needs - 'quality home for all'
2	Ensure better access to well designed good quality energy efficient affordable homes
3	Enable more people with particular needs and/or requiring support to live independently in their own affordable homes
4	Establish a model for securing affordable housing objectives that maximises returns from SBC resources (including cost prevention by interventions by SBC and others)
5	Align internal resources behind the delivery of the Affordable Housing Objectives
6	Establish a benefits tracking approach that will monitor delivery benefits
7	Demonstrate that financial objectives and social return can be secured from the programme including investing s106 and commuted sums timeously
8	Secure engagement from and influence national, regional, sub regional and local stakeholders and partner organisations
9	SBC recognised as a partner of choice

Options explored

Delivery Options	Description
Business as usual (current status quo)	Continue as now
Land disposal	Sell sites to RPs & others (SBC traditional approach)
Partnerships	Contractual or MoU arrangements
SBC Investment/Purchase Fund	SBC opens account to buy property for affordable purposes (possibly via partner)
SBC Wholly Owned Company	Establish Private Company Limited by Shares to acquire, develop, dispose or invest in land and property
SBC Local Housing Company	Establish a LHC to develop and manage directly.
Reopen HRA	Develop and manage directly using separate ring- fenced account
Disposal collaboration Agreements/Development Agreements	Collaboration agreement with developer (RP and/or private partner)
Direct commissioning (programmes & projects)	Encourage support commission
Hybrid approach – <i>Adaptive Partnerships (affordable housing led)</i>	Affordable included as a priority, but could include a range of wider tenures

Preliminary Market Engagement (PME) exercise

Following a desk top assessment options were 'tested' through a PME exercise:

22 written replies received:

- 3 RPs / 3 plc's / 3 SME developers / 4 SME contractors / 1 micro contractor / 3 special needs providers / 2 PE investor/developers / 2 construction consultancies / 1 timber systems supplier

12 PME 1-2-1 sessions undertaken

Key Headlines:

- Appetite and enthusiasm amongst local, regional and national housing developers and contractors to work in partnership with the Council to deliver affordable homes (recognised short, medium & long-term opportunities in sample of sites, even if not all for them)
- Local and regional RPs generally in **acquiring sites under disposal collaboration agreements** (staying with business as usual)
- Limited appetite for a **JV Investment Partner approach**
- Strong preference for **Hybrid approach**, simple sites developed by a third party e.g. an SME builder / more complex sites are developed by a joint venture development management partner
- Notable appetite from providers and managers of **specialist accommodation** to work in the borough
- Local building contractors promoting **SBC self-development**
- Some investor interest however seeking **rent shortfall guarantees**
- KEY message, keep **procurement simple (through existing frameworks)**.
- Difficult finding end users for supported living landlord function – **option for SBC direct delivery??**

Delivery options appraisal post PME exercise

Delivery Options	Description
Business as usual	Continue as we are
Land disposal or Long Lease Disposal	Sell sites to RPs & others (SBC traditional approach).
Partnerships	Contractual or MoU arrangement with others i.e. RPs/Neighbouring (inc HRA) LAs/ private developers/ TVCA
SBC Investment/Purchase Fund	SBC opens account to buy property for affordable purposes possibly via partner may also include SBC providing mortgages?
SBC Wholly Owned Company	Establish Private Company Limited By Shares to acquire develop dispose or invest in land and property including affordable
SBC Local Housing Company	Independent arms-length commercial organisation wholly or partly owned by a LA / sit outside of the government housing finance system (HRA)
Reopen HRA	Develop and manage directly using separate ring- fenced account
Disposal collaboration agreements/Development Agreements (<i>alternative partnership option</i>)	Collaboration agreement with developer (private developer or RP)
Direct commissioning Programmes & Projects	'Enable' sites to come forward
CONCLUSION following PME = Hybrid approach	(a) Enabling / (b) Direct delivery via a chosen vehicle (i.e. HRA or Local Housing Company) / (c) Partnership structure

Hybrid approach

Hybrid Delivery Proposal:

- (a) **Enabling** (with an increased requirement for affordable housing delivery)

- (a) **Direct delivery** via a chosen vehicle (HRA or Local Housing Company)

- (b) **Partnership** structure



Delivery Structures – Risk v Reward



Partnerships & Collaboration Agreements

Enables a Council to share the risk of developing & delivering complex housing projects with a partner, while gaining access to a partner's expertise.

Partnerships may be with a single partner, or several partners. The partner can come from a variety of sectors and may include:

- Registered providers
- Private sector partners
- Build-to-rent companies
- Institutional investors
- Social Enterprises/third sector
- Other Local Authorities
- Combined Authorities



Partnerships / collaboration agreements

Strengths	Challenges
Single procurement process and mechanism to agree when and how further sites can be added in	Scale needs to be big enough to make process financially worthwhile. Complying with procurement rules.
	Need clarity, what sort of partnership(s) do we want?
50/50 control and share of returns	50/50 share of all costs
Matched equity requirement	Equity requirement may exceed land values. Income strip issues
Access to skilled and experienced resources/capacity	Need a partnerships of equals Council resource will be required to run the initial procurement process and to participate in decision making for the lifetime of the project. Long term commitment.
Can be a flexible model over the longer- term / or changing market cycles	Notable issues to be aware of

Direct delivery:

Housing
Revenue
Account

Local Housing
Company

Housing Revenue Account (HRA):

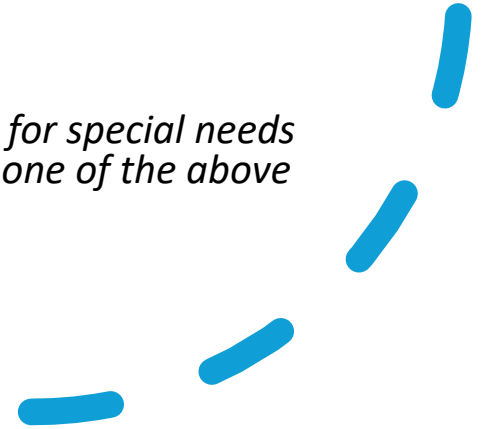
Required when a Council's owned housing stock reaches 200 dwellings / required to create a separate finance system (HRA) that records expenditure and income on running a council's own housing stock and closely related services or facilities, which are provided primarily for the benefit of the council's own tenants

- HRA's are governed by a wide amount of legislation and can be time consuming to administer
- Need to ensure that the HRA is viable over the life of its business plan incorporating any proposed increased borrowing levels. LA appetite to risk will also be critical. One of the key measures for financial performance will be the interest cover ratio within the HRA. This measure could potentially restrict Councils ability to deliver their housing objectives

Local Housing Company:

- Can be an advantage as it would be possible to register it as an RP and move the stock to the company should a Council not wish to have an HRA.

- In both options capacity / expertise will be key
- *PME revealed a gap in the market for a landlord function for special needs accommodation and one option for addressing would be one of the above*



Limited HRA

Strengths	Challenges
Opportunity to intervene directly and at appropriate scale for the authority	Skills and capacity challenge especially financial and business planning
Direct control over developing and delivering business plans for social housing	Corporate memory about understanding and applying HRA rules
Potential to secure Homes England monies	Time anticipated to secure RP partner status
	Seeding the HRA with land and buildings currently in General Fund or elsewhere suitable for development plus associated management issues.
	Developing policies and procedures and construction standards – e.g. Ensuring compliance with strict new rules and regulations.

Local housing company (wholly owned)

Strengths	Challenges
Opportunity to intervene directly and at appropriate scale for the authority	Skills and capacity challenge especially financial and business planning
Direct control over developing and delivering business plans for social housing	Exposure to risk / company and financial compliance (inc VAT issues)
Potential to secure Homes England monies	Time anticipated to secure RP partner status
Councils have control over the vehicle	Accessing finance and impact on SBC
	Proprietary obligations on Directors

Refining the options - next steps

- **Engage with RP's wider than the Tees Valley**
 - Understand their appetite / or are they facing the same challenges (leading to reducing investment in new homes)
- **Continue to build the business case**
 - Understand 'need' – *adults & transitions* (to inform the tenure, type, mix & scale)
 - *General housing need*
 - *Specialist / support housing need*
 - Undertaken financial modelling
 - Resource planning/costs of delivery implications
 - Determine the measure of success
- **Models of delivery (refine)**
 - Contact those operating successful versions (HRA and Local Housing Companies)
 - Refine the option appraisal



Refining the options - next steps (continued)

- **Engagement TVCA / Homes England / the wider TV LA's**
 - Essential following the release of the recent Devolution Bill (funding to come via Mayoral Strategic Authorities / access to Strategic Place Partnerships with Homes England)
 - Opportunity to explore the appetite for sub-regional partnerships and collaboration
- **Pipeline of sites (AGREE those in scope / in which delivery option / alignment with the Asset Management Strategy)**
 - Secure appropriate approvals
 - Commence site preparatory work
- **Continue dialogue with market operators**
- **Report back to Select Committee and Cabinet**



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Tees Valley Home Finder Common Allocation Policy Consultation 2024

Summary Report

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Background

The Tees Valley Lettings Partnership consisting of Stockton-on-Tees Borough Council, Middlesbrough Council, Redcar & Cleveland Council, Beyond Housing and North Star Housing operate a Common Allocations Policy for the allocation of social/affordable housing. The partnership conducted a review of the current Common Allocations Policy.

The review exercise took place between April 2024 and August 2024, representatives from all the partnership areas were invited to join a review task and finish group. The group met in person on several occasions and a detailed review of each section of the current policy was undertaken to establish if the policy was creating any obstacles to customers in housing need securing suitable housing.

In 2024 in Stockton-on-Tees there has been an average of 16 properties advertised per week, each advert attracts on average 113 bids, and in Middlesbrough an average of 13 properties advertised per week attracting on average 97 bids per property.

The outcome of the review was a proposal of several changes which were subject to consultation. The consultation was open for responses from Monday the 7th October until 12 noon on Monday the 18th November.

A full copy of the consultation can be found in Appendix B.

Contacts

Customer Contacts Made		
Organisation	Emails	Letters
SBC/MBC	5787	60
North Star	115	5
Beyond & RCC	2406	36
Total	8409	

Registered Providers contacted:

Thirteen Housing Group	Bernicia	Housing 21
Anchor	Broadacres	Karbon Homes
My Space	Habinteg	Livin
Accent	Hellens Residential	Places for People
Believe Housing	Home Group	Railway Housing Association

A full list of commissioned service providers and VCSE representatives who were contacted can be found in Appendix A.

Registered Providers, Commissioned Housing Services and VCSE Responses

In total seven separate registered providers and commissioned services providers responded to the consultation.

1. Thirteen Housing Group
2. Home Group
3. Livin
4. Stockton Churches Mission (Bridge House)
5. Broadacres Housing Association
6. Habinteg Housing Association
7. New Walk CIC

In total two representatives of the VCSE sector responded to the consultation.

1. EVA Womens Aid
2. Changing Lives

Each provider was emailed directly on the 7th October 2024 with a reminder email being issued on the 7th November. The details of the providers responses can be found in Appendix B.

Summary

- Over 59% of respondents either agreed or strongly agreed with all questions.
- Positive response from residents.
- Disappointing response from the RP and VCSE sector.
- The question which provoked the strongest positive response was question 2, Anti-Social Behaviour. 68.91% of respondents strongly agreed with the proposal.
- The question which provoked the strongest negative response was question 4, Priority removed due to inactivity. 8.65% of respondents strongly disagreed with the proposal.
- Less than 10% of residents strongly disagreed with all questions.
- A total of 190 individual comments were received, the top three categories were:
 1. A general comment agreeing with the proposal.
 2. Bedroom need criteria should not be included in the policy.
 3. Working individuals and families should be given a higher banding priority.

Next Steps

The Task and Finish Group met in person on the 28th November 24 and the Steering Group met virtually on the 4th December 24 the consultation responses were reviewed in full and a collective decision to proceed with the review process was made. The next Task and Finish Group meeting is on the 6th January 2025 where a draft policy will be produced.

Appendix A

Registered Providers, Commissioned Housing Services and VCSE Responses

The commissioned services and VCSE sector representatives contacted are detailed in the table below.

Homeless SA Contract:	Turnaround Homes
Stockton Churches Mission	Sanctuary
New Walk	Community Campus

NACRO

CAB

Red Cross

Refugee Futures

Refugee Voices

Diversity Inside Us

Stockton Baptist Church

Justic First

City of Sanctuary

One Community Link

Stockton Family Action

Salvation Army

Changing Lives

Little Sprouts

SSAFA

Veterans Gateway

Royal British Legion

Probation Service

Harbour

VCSE Sector operating in Stockton & Middlesbrough:

EVA

Catalyst

My Sisters Place

Open Door NE

Zoes Place – Normanby/Eston

Appendix B

Common Allocation Policy Review 2024 Consultation Questions

Question One

Please select which option best represents you:

- I am a resident living within the Tees Valley Home-Finder partnership area.
- I am a staff member of a Tees Valley Home-Finder Partnership organisation.
- I am a representative of the Registered Provider sector.
- I am a representative of the VCSE Sector
- Other (e.g. an advocate acting behalf of an applicant)

(To appear when options 2,3 or 4 are selected above)

Please state the name of the organisation you are completing the consultation on behalf of:

Open text box restricted to 30 characters

Do you currently have a Live Tees Valley Home-Finder account application?

- Yes
- No

Question Two

Local Connection

Currently applicants do not need a local connection to register an account on Tees Valley Home-Finder and bid for housing within the partnership area. However, priority for housing is given to those with a local connection.

The Proposal

Considering the current significant demand for housing and an increase in applications from outside the partnership area, it is proposed that a local connection is required in order for an applicant to register and apply for housing via Tees Valley Home Finder across the three Local Authority partnership areas.

Applicants will be counted as having a local connection to a Local Authority area if they fit one or more of the following categories:

1. They live in the Local Authority area and have lived there for 6 out of the past 12 months or 3 out of the past 5 years*
2. They have close family connections with someone who has been resident in the Local Authority area for a minimum of five years. A close family connection is defined as a parent, child, grandparent, grandchild, sibling, legal guardian; or
3. Their regular place of work is located within any of the Local Authority areas.

**Exclusions would apply to accommodation that an individual may have been directed to reside such as Approved Premises, Prison and Bail Hostels. It also would not include Care Homes and Hospitals.*

Applicants leaving the armed forces and victims of domestic abuse will not need to have a local connection. Divorced or separated spouses or civil partners of Service personnel who need to move out of accommodation provided by the Ministry of Defence will also be exempted from local connection requirements. A local connection will be applied across all 3 Local Authorities areas for these applicants.

Applicants eligible under the Homes for Ukraine scheme will have local connection to the Local Authority of the host family that they were placed with.

Please select the option which best represents your opinion on this proposal.

- I Strongly Agree
- I Agree
- I Neither Agree/Disagree
- I Disagree
- I Strongly Disagree

Question Three

Anti-Social Behaviour

The current policy states the following in relation to anti-social behaviour:

If the applicant (or a member of their household) is found to be guilty of 'unacceptable' behaviour (which includes a history of anti-social behaviour), they may be excluded from the partnership housing register for **12 months**.

The Proposal

Due to the increase of anti-social behaviour and the impact this has on communities it is proposed that this timeframe is extended to **36 months**. This will impact individuals who have been served notice, evicted or had a property closure due to anti-social behaviour only.

Please select the option which best represents your opinion on this proposal.

- I Strongly Agree
- I Agree
- I Neither Agree/Disagree
- I Disagree
- I Strongly Disagree

Question Four

Priority Bidding

The current policy states the following in relation to keeping the partnership register up to date:

Applicants with a priority for housing will be reviewed regularly to ensure they are not having difficulties with the scheme and to check that they are applying for suitable properties as they come up.

The Proposal

Customers who are in Bands 1, 2 and 3 will be expected to bid for suitable properties using the priority awarded to them. Applicants who do not bid **may** have their priority removed if there have been suitable properties advertised and they have failed to place bids on them.

Please select the option which best represents your opinion on this proposal.

- I Strongly Agree
- I Agree
- I Neither Agree/Disagree
- I Disagree
- I Strongly Disagree

Question Five

Band One Plus Demolition or Regeneration

Currently people living in the partnership area who are losing their home due to demolition or regeneration are allocated Band One housing priority in the area which they live.

The Proposal

It is proposed that a new Band One Plus banding is created and those customers who are losing their home due to demolition or regeneration would be provided with the higher priority banding.

Please select the option which best represents your opinion on this proposal.

- I Strongly Agree
- I Agree
- I Neither Agree/Disagree
- I Disagree
- I Strongly Disagree

Question Six

HM Armed Forces Community

The current policy states:

People leaving the HM Armed Forces community. This will include a member of the Armed Forces (serving or has formerly served in the regular forces; serving or has formerly served in the reserved forces; a bereaved spouse/civil partner; divorced spouse/civil partner*) are allocated Band One Priority.

Applicants will need to be assessed by the Local Authority Homelessness Teams before this priority will be awarded.

The Proposal

It is proposed that a new Band One Plus banding is created and those customers leaving the armed forces community (serving or has formerly served in the regular forces; serving or has formerly served in the reserved forces; a bereaved spouse/civil partner; divorced spouse/civil partner*) with an **urgent need** for housing would be provided with the higher priority banding. Applicants will need to be assessed by the Local Authority Homelessness Teams before this priority will be awarded.

And:

Those leaving the Armed Forces community (serving or has formerly served in the regular forces; serving or has formerly served in the reserved forces; a bereaved spouse/civil partner; divorced spouse/civil partner*) within the last five years with **no** urgent housing need will be allocated Band Three Priority on their **first tenancy only**.

** For this purpose, “the regular forces” and “the reserve forces” have the meanings given by section 374 of the Armed Forces Act 2006(2).”.*

Please select the option which best represents your opinion on this proposal.

- I Strongly Agree
- I Agree
- I Neither Agree/Disagree
- I Disagree
- I Strongly Disagree

Question Seven

Homelessness

The current Policy States that homelessness applicants are awarded Band One housing regardless of their assessed priority need:

People assessed as statutorily homeless and in priority need

People who have been accepted as statutorily homeless and in priority need and where the main homeless duty is owed (Part 7 of the Housing Act 1996). People in this category may receive a direct offer of housing.

Applicants will need to be assessed by the Local Authority Homelessness Teams before this priority will be awarded.

Applicants who, following assessment, are owed the homelessness prevention or relief duty. *

* If duty has been discharged through the refusal of a reasonable offer of accommodation, the applicant will be placed into Band 4. If the duty is discharged for any other reason, the applicant will be placed into the Band appropriate to their assessed housing needs.

Applicants will need to be assessed by the Local Authority Homelessness Teams before this priority will be awarded.

The Proposal

It is proposed that homelessness applicants following assessment by the Local Authority Homelessness Teams would be split across **three** priority bands.

Band One Priority would be allocated only to those applicants who are homeless living in temporary accommodation arranged by one of the partner Local Authorities, or are owed a main or relief duty and are in priority need as in accordance with Homelessness Reduction Act 2017 (the homelessness legislation) and there is an urgent need to free up the temporary accommodation, or move in order to fulfil the above duties.

Band Two Priority would be allocated to those applicants who, following a homeless assessment are owed a prevention or relief duty with no priority need.

Band Three Priority would be allocated to those applicants where a relief duty has ended after 56 days, and it has been determined the applicant has been deemed to be intentionally homeless.

Please select the option which best represents your opinion on this proposal.

- I Strongly Agree
- I Agree
- I Neither Agree/Disagree
- I Disagree
- I Strongly Disagree

Question Eight

Young People Leaving the Care of the Local Authority

The current policy states

As defined in the Children Act 1989, where a formal referral has been made by Social Services with the aim of safeguarding the welfare of the child or children or a child/children leaving the care of the Local Authority under the Children (Leaving Care) Act 2000 are awarded Band Two housing priority.

The Proposal

An individual leaving the care of the Local Authority under the Children (Leaving Care) Act 2000 who have been assessed as ready for independent living will be awarded Band One Priority.

And:

Those individuals who do not qualify for Band One Priority would be awarded Band Two Priority for their first tenancy only.

Please select the option which best represents your opinion on this proposal.

- I Strongly Agree
- I Agree
- I Neither Agree/Disagree
- I Disagree
- I Strongly Disagree

Question Nine

Medical Grounds

The current policy states

Applicants who have been assessed by one of the Partners as requiring alternative accommodation because their medical condition (physical or mental health) and/or disability is having a significantly detrimental effect on their ability to live in their current home.

Applicants will be referred to the relevant Local Authority Team for assessment by an Occupational Therapist before any Band award is made under this category.

Currently applicants assessed under the category of Urgent Medical are awarded Band Two Priority.

The Proposal

It is proposed that a new category of Emergency Medical Grounds is created and applicants who are assessed as requiring emergency accommodation are allocated Band One Priority.

This banding will only be allocated to those individuals with an emergency housing need due to medical problems which are exacerbated by their current housing situation, and applicants being discharged from hospital where their housing is unsuitable and cannot be made suitable through adaptations. Other urgent medical cases will remain in Band Two.

Each case will be assessed individually, and applicants will be referred to the relevant Local Authority Team for assessment by an Occupational Therapist or Secondary Mental Health Service before any Band award is made under this category. The assessment is not of the applicant's health but how their accommodation affects their health or welfare therefore **the impact of the property will be assessed and not the prognosis of the illness.**

Please select the option which best represents your opinion on this proposal.

- I Strongly Agree
- I Agree
- I Neither Agree/Disagree
- I Disagree
- I Strongly Disagree

Question Ten

Child Protection

Currently only applications with a "child in need" are allocated priority housing at Band Two.

The current policy states:

As defined in the Children Act 1989, where a formal referral has been made by Social Services with the aim of safeguarding the welfare of the child or children.

The Proposal.

A new category of Child Protection will be introduced as a Band One Priority. This will be allocated where there is evidence of a **serious threat** to the well-being of a child and their accommodation is a **significant** contributory factor to the risk. Referrals will be made by allocated Social Worker's only.

The child in need Band Two Priority will remain and allocated to those assessed where the accommodation is being a key factor to the risk of the child.

Please select the option which best represents your opinion on this proposal.

- I Strongly Agree
- I Agree
- I Neither Agree/Disagree
- I Disagree
- I Strongly Disagree

Question Eleven

Special Guardianship Order

The current Policy States

Adoptive parents or prospective adoptive parents/foster carers

Those who need to move due to their current accommodation being unsuitable or who need to move to a different location to safeguard or promote the well-being of the child or children they have adopted or are planning to adopt or foster children in foster care.

Applicants will be required to provide documentation from the Local Authority to confirm their adoptive/foster carer status before any Band award is made under this category.

Applicants assessed under this category are awarded Band Two Priority.

The Proposal

It is proposed that Special Guardianship a family court order that places a child or young person in long-term care with someone other than their parent(s) (Adoption and Children Act 2002) is also included within this category.

Please select the option which best represents your opinion on this proposal.

- I Strongly Agree
- I Agree
- I Neither Agree/Disagree
- I Disagree
- I Strongly Disagree

Question Twelve

Acute Overcrowding

The current policy states people living in overcrowded conditions are awarded Band Three Priority Banding.

Overcrowding is assessed on the number of people within the household and according to the best use of bedrooms and sleeping spaces available. The calculation shown below is used to determine overcrowding.

Under-occupation and overcrowding will be assessed based upon the number of people within the household and according to best use of the bedrooms to reflect the criteria set out by the Department of Work and Pensions.

One bedroom will be considered suitable for:

- An Adult /Adult Couple.

- Two children of the same sex under the age of 16.
- Two children under the age of 10 regardless of their sex.
- Any other person aged 16 or over; or
- Any other child that cannot be matched with the above.

Please note: This assessment does not include living room space unless there is a second living room which can be used as a bedroom, and it does not breach health and safety standards. Where a bedroom is being used for another purpose e.g., study or toy room, its original function as a bedroom will be used in assessing the level of under occupation or overcrowding. The main householder(s) will be expected to share a bedroom with a child under the age of 12 months.

Additional Bedrooms

There may be some circumstances where a household is allowed an extra bedroom as detailed below:

- Health reasons.
- Bedroom for an overnight carer.
- Joint custody or overnight access to a child/children; or
- Prospective adopters and foster carers.

Where one of the above applies, evidence will be requested, and an affordability check may need to be completed to make sure the applicant can afford the additional bedroom.

The Proposal

It is proposed that a new category of Acute Overcrowding is introduced and awarded Band Two priority. This category will be awarded where an applicant household is severely overcrowded requiring two or more additional bedrooms according to the criteria set out by the Department of Works and Pensions stated above. Other cases of overcrowding will remain in Band Three.

Please select the option which best represents your opinion on this proposal.

- I Strongly Agree
- I Agree
- I Neither Agree/Disagree
- I Disagree
- I Strongly Disagree

Question Thirteen

Senior Management Discretion

This category applies to Stockton Borough Council and Middlesbrough Council only.

There is no current policy which allows for senior management discretion.

The Proposal

Both Stockton and Middlesbrough Local Authorities expect that the vast majority of allocations will be made following the allocations scheme rules according to priority banding. However, there may be exceptional circumstances where the only way an **exceptionally urgent** housing need can be resolved is using senior management discretion. It is important, in fairness to all applicants that these discretionary powers are used in genuinely exceptional cases for example witness protection cases.

Within the Boroughs of Middlesbrough and Stockton these cases will be reviewed on an individual basis by the Local Authority, Housing Service/Team (TBC) and a priority banding may be awarded.

Within the Borough of Redcar and Cleveland there is a quota system in operation, which ensures that a proportion of lettings is made available to applicants within each band. Therefore, the category of Manager's Discretion is not applicable in Redcar and Cleveland.

Please select the option which best represents your opinion on this proposal.

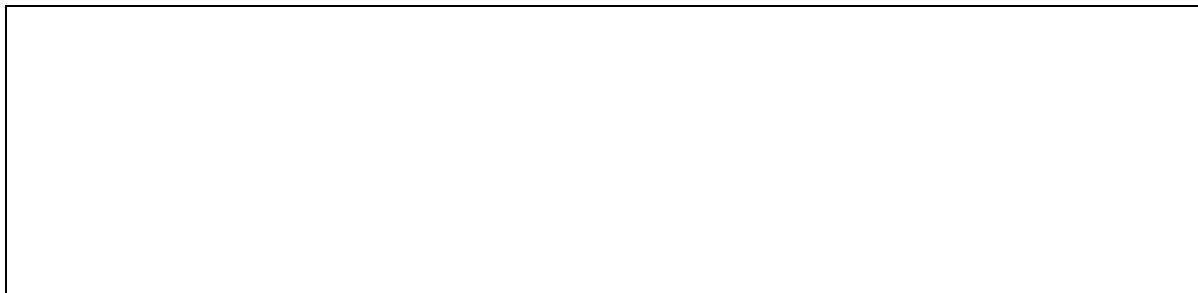
- I Strongly Agree
- I Agree
- I Neither Agree/Disagree
- I Disagree
- I Strongly Disagree

Question Fourteen

Any further comments

If you have any further comments regarding the consultation and the proposals, please detail them in the box below. Please do not provide any comments on individual circumstances or provide any personal information.

Free text box, restricted to 100 characters.



If you have any concerns regarding a current live application on Tees Valley Home Finder, please direct these to the Partner Agency who manages your application.

Contact details for the Tees Valley Letting Partnership are:

Partner Agency	Email	Telephone
Stockton Borough Council	tvlp@stockton.gov.uk	01642 524345
Middlesbrough Council	tvlp@stockton.gov.uk	01642 524345
Redcar & Cleveland Council	housingclientservices@redcar-cleveland.gov.uk	01642 774774
North Star Housing	customerservices@northstarhg.co.uk	0300 0110011
Beyond Housing	enquiries@beyondhousing.co.uk	0345 0655656

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NPPF December 2024: Main revisions relevant to affordable housing

Reintroduction of Housing Targets: Government have introduced the requirement to achieve housing targets.

A new Standard Housing Methodology: The new standard methodology uses housing stock to set a baseline figure, this is 0.8% of existing housing stock with an affordability modifier.

The affordability adjustment applies where the median house price is 5 times the median earnings, in such cases a multiplier of 0.95 is added to the overall calculation. In effect housing need is reduced in areas where housing is more affordable and increased where affordability is challenging.

5% buffer for 5-year housing land supply calculations: The requirement to apply a 5% buffer will be reintroduced.

Changes to Affordable Housing requirements: The Government have amended certain requirements which means that it is no longer necessary to deliver at least 10% of the total number of homes on major sites as affordable home ownership, nor will there be a requirement that 25% of affordable housing units delivered via S.106 agreements are First Homes.

The option to deliver First Homes both through section 106 planning obligations and exception sites will remain.

Mixed tenure developments: The NPPF has been strengthened with regards to encouraging mixed tenure developments, although this should not preclude schemes that “are mainly, or entirely, for Social Rent or other affordable housing tenures”.

Mixed tenure sites are defined as including a mixture of ownership and rental tenures, including Social Rent, other rented affordable housing and build to rent, as well as housing designed for specific groups such as older people’s housing and student accommodation, and plots sold for custom or self-build.

Social Rent homes: the provision of need for Social Rent needs to be considered when undertaking housing needs assessments and setting policies on affordable housing requirements.

Affordable Housing for Rent: The definition of affordable housing in national planning policy is to be amended with Social rent being defined as

"Social Rent: meets all of the following conditions:

- (a) the rent is set in accordance with the Government’s rent policy for Social Rent;
- (b) the landlord is a registered provider; and
- (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision".

Small Site Allocations: The 10% small site allocation in local plans is no longer mandatory.

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Place Select Committee Work Programme 2024-2025

Date (4pm unless stated)	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 	Members of the committee
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/Keepmoat Housing

Place Select Committee Work Programme 2024-2025

Date (4pm unless stated)	Topic	Attendance
	Monitoring: Progress Update - Planning (Development Management) and Adoption of Open Space – September 2024	Simon Grundy
Monday 14 October 2024	Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Evidence gathering 	Jane Edmonds/Alan Glew / Northern Housing Consortium / Housing Action Teesside
Monday 11 November 2024 – 3pm	Monitoring: Progress Update - Scrutiny Review of Domestic Waste Collections, Kerbside Recycling and Green Waste Collections – October 2024	Dale Rowbotham
Monday 11 November 2024 (Informal)	Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Review of evidence 	Jane Edmonds/Alan Glew
Monday 13 January 2025	Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Evidence gathering 	Jane Edmonds/Alan Glew /Alesia Powley/Gary Knight /Simon Grundy
Monday 17 February 2025 (Informal)	Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Summary of evidence / draft recommendations 	Jane Edmonds/Alan Glew
Monday 10 March 2025	Scrutiny Review of Affordable Housing <ul style="list-style-type: none"> • Final Report 	Jane Edmonds/Alan Glew