REPORT TO: PLACE SELECT COMMITTEE

DATE: 9TH November 2026

REPORT OF DIRECTOR OF ADULTS HEALTH & WELLBEING

Housing and a Fairer Stockton Overview Report

Summary

This report gives an overview of the key achievements and challenges in **2025/26** for the Housing and a Fairer Stockton service.

Key Achievements

1. Housing:

- Secured Cabinet approval for the refreshed **Homelessness and Rough Sleeping Strategy** (September 2025), developed in partnership with key stakeholders and people with lived experience of homelessness.
- During the year, the Homelessness Service supported 2,563 households seeking advice due to the threat of homelessness and achieved positive prevention or relief outcomes for 1,355 households.
- Established a pilot **Repeat Homeless & Rough Sleeper Service (complex lives)** to provide targeted support for people experiencing rough sleeping the most severe forms of homelessness. The service brings together social workers with homelessness specialists to support individuals with multiple and complex needs i.e. substance misuse and mental health challenges to help reduce rough sleeping and repeat homelessness. To date it has significantly reduced the number of repeat homeless presentations, saving costs to both SBC and wider system partners (such as missed GP appointments / presentations to A&E for example).
- Following engagement with housing register applicants and partner organisations, implemented a revised **Common Allocation Policy** (August 2025) for Tees Valley HomeFinder. The updated policy strengthens the focus on prioritising those in the greatest housing need. During the year, 312 households secured accommodation through successful nominations.
- Continued delivery of the **Thornaby Town Deal Housing Programme**, supporting investment in housing regeneration and improvements across the North Thornaby area. £2,98m was invested in the following:
    - New play equipment installed in Victoria Park
    - Refurbishment of the Victoria Hall Community centre
    - Installation of 4 new CCTV camera
    - Refurbishment of 83 alley gates
    - Installation of over 9055 security measures to 937 properties in the locality
    - 18 empty properties returned to use
    - 456 energy efficiency measures installed to 192 properties which has provided an average saving of £671.40 per property per year
- Embedded **Selective Licensing Scheme** of private rented housing across North Thornaby, Central Stockton and Newtown to improve property standards within the private rented sector. This included; proactive engagement with landlords and tenants and the issuing 47 Property Improvement Plans to drive improvements in property condition and management standards.
- Continued to work with Registered Providers and private developers to increase the supply of affordable housing across the borough. During the year, 131 **new**

affordable homes were delivered, including affordable rented and home ownership properties.
- Used our **Disabled Facilities Grant** funding to enable residents to remain independent in their own homes through the provision of appropriate housing adaptations (211 property adaptations were completed in year).

2. Fairer Stockton-on-Tees:

- Worked alongside the Positive Living Forum (residents with lived experience of poverty) to co-develop the borough's **Anti-Poverty Strategy**.
- Continued to **support community-led initiatives** that help residents manage the impact of the cost-of-living crisis. This included the ongoing delivery of 5 weekly Bread and Butter Hubs, improving access to affordable food options (Community Pantries for example), and the Volunteer Driver Scheme, which helps vulnerable residents access healthcare appointments and participate in social, community and wellbeing activities. During 2025/26, the boroughs residents contributed more than 11,300 hours of volunteering.
- Delivered the **Free School Meals Auto-Enrolment Programme**, resulting in more than 400 pupils being automatically enrolled for free school meals during 2025 and securing almost £500,000 of additional Pupil Premium funding for schools across the borough.
- Delivered a range of **Here to Help** events, including the Going for Good Family Fun Day (20 July 2025), which:
    - Attracted over 1,500 residents.
    - Distributed 300 pre-loved and 150 new school uniform items.
    - Provided 50 games and toys for children.
    - Distributed 200 new and 300 pre-loved books.
    - Distributed 475 hygiene products.
    - Brought together more than 30 support agencies, each engaging with up to 500 residents.
    - Enabled over 100 families to participate in sporting activities delivered by Middlesbrough Football Club.

3. Community Engagement:

- Continued delivery of the **Test, Learn and Grow** programme in Ropner, Hardwick, North Thornaby and Port Clarence, working alongside residents to identify priorities, develop community action plans and deliver a range of locally led initiatives, examples included:

    - Hardwick - fly tipping and improvement to the environment was identified as a priority in the action plan for Hardwick. A community litter picking day saw 60 residents and organisations (Cleveland Fire Brigade, Housing Associations, Aspen Gardens care home and local primary and secondary schools) come together through a day of action to clean up Hardwick Dene.
    - Mandale - parents from the school community identified that there was a lack of support for those with SEND children who either had a diagnosis or were waiting to be diagnosed. By taking services to them, this has enabled these parents to form a strong support group and has helped to address their worries and concerns.
    - Clarences - funding has enabled children from High Clarence Primary School to take part in boxing sessions after school. Over 20 children took part weekly and this was following feedback from residents that diversionary activities were essential for young people in this area.

- Expanded the reach and impact of the award-winning **Bright Minds, Bright Futures** youth-led movement, empowering young people to influence local decision-making and deliver community-based projects. For example:
  - 900 young people from the borough influenced the priorities they want to focus on in 2026/27 through the Make Your Mark campaign.
  - Over 20 young people from across the borough also took part in an election process for the BMBF youth council, with 10 young people elected and 2 of these young people have been elected as Members of Youth Parliament to represent the youth voice of Stockton on a local and national stage.
- Delivered another successful **STAR Awards**, celebrating the outstanding contribution of residents, volunteers, community groups and organisations that make a positive difference across Stockton-on-Tees.
- Continued to expand the **Community Spaces and Warm Welcome Network**, providing safe, welcoming and inclusive places where residents can access support, build social connections and participate in community activities. 10 weekly Warm Welcome sessions take place attracting nearly 300 residents (per week) who come together in a safe and welcoming environment for a cuppa and free activities. Activities support building social connections and improving mental health. Participants also participated in cooking courses, slow cooker/air fryer courses (supporting cooking on a budget & cooking nutritious meals) which again support with positive health and wellbeing.

4. Pride in Place:

- Following the announcement of Central Stockton and Portrack as one of the Government's **Pride in Place** programme areas, commenced preparation for the extensive programme of community engagement (which took place in 2026/27) to understand local priorities and aspirations for the area.
- Worked collaboratively with **MHCLG** and **IPSOS** to deliver an engagement event with Mill Lane Primary School. The approach and learning from this activity have subsequently been included within MHCLG's national engagement guidance, which is being shared with Pride in Place programme areas across the country.

Challenges

1. Affordable housing supply:

- The limited supply of affordable housing across both the social and private rented sectors continues to present a significant challenge. To address local housing needs, the service continues to work proactively with a range of partners to bring forward new housing developments, including both general needs and specialist/supported accommodation.
- As Select Committee will be aware, this includes strengthening the Council's housing enabling function to secure the right type and tenure of homes on Council-owned sites. This work is focused on addressing homelessness pressures, supporting vulnerable adults to live independently, and providing suitable accommodation for care leavers who are ready to move into independent living.

2. New housing legislation and regulatory requirements:

- The Government is currently implementing the **Supported Housing (Regulatory Oversight) Act 2023** and the **Renters' Rights Act**. Whilst both pieces of legislation are welcomed, they will place additional responsibilities on local authorities. For example:

- By 31 March 2027, the Council will be required to develop and publish a Supported Housing Strategy.
- The Renters' Rights Act has introduced new investigatory powers and tenancy reforms, requiring local authorities to take a more proactive approach to enforcement within the private rented sector. This represents a significant shift from discretionary to mandatory enforcement activity. To ensure the Council is appropriately prepared, existing policies have been reviewed to ensure compliance with emerging legislation and guidance. In addition, workforce development and training are being undertaken to equip staff with the knowledge and skills required to deliver these new responsibilities effectively.

3. Cost of living pressures:

- Cost of living pressures remain a significant challenge for many residents and communities. It is therefore essential that the Council continues to work alongside internal services and external statutory and voluntary, community and social enterprise (VCSE) partners to maximise household incomes and support financial resilience.
- This includes promoting benefit uptake campaigns, delivering a further year of Free School Meals Auto-Enrolment programme, increasing access to affordable food provision through local pantries and Bread and Butter Hubs, and continuing to promote Warm Welcome and Community Spaces as welcoming community venues. To be effective, our approach must combine crisis support, prevention and longer-term interventions that tackle the root causes of poverty and inequality, helping residents not only cope with immediate financial pressures but also improve their financial resilience over time.

4. Pride in Place

- In accordance with MHCLG guidance, the Council continues to work closely with the Pride in Place Board, which comprises of local residents, community organisations, businesses, ward councillors and partner agencies. As the Accountable Body, the Council is required to work with the Board to develop:

    - A **10-year Vision** setting out the community's long-term ambitions and priorities for the area, alongside a clear framework for delivery.
    - A **4-year Investment Plan** detailing how funding will be utilised to achieve the agreed outcomes.
    - The deadline for submission is the **27 November 2026**. The release of 2027/28 Pride in Place funding remains subject to MHCLG approval of this submission.

Emerging Issues

There are several emerging national policy developments that are likely to influence future service delivery and are currently being reviewed and assessed by the Housing & Fairer Stockton-on-Tees service.

1. **National Plan to End Homelessness / committed to end rough sleeping**
    - The recently published National Plan to End Homelessness, alongside wider Government commitments to reduce rough sleeping will have implications for local authorities.
    - Additional funding streams, including Routes Off the Streets and Settled Accommodation programmes, are being managed through combined authorities, addressing these challenges will require ongoing collaboration and coordinated action across local authority boundaries.

2. **Social Housing Bill**
   - The Social Housing Bill, introduced on 14 May 2026, sets out the next phase of the Government's "decade of renewal" for social and affordable housing. The Bill seeks to:

     - Protect existing social housing stock;
     - Increase the delivery of social rented homes;
     - Strengthen protections for victims of domestic abuse; and
     - Remove regulatory barriers to investment in the sector.

     As the legislation progresses through Parliament, it will be important for the Council that we understand the implications for residents and housing services.

3. **Renters' Rights Act - Register Your Rental Property Service**
   - The next phase of the Renters' Rights Act includes the implementation of the **Register Your Rental Property Service** (previously the Private Rented Sector Database). The service will require landlords of assured and regulated tenancies to register themselves and each of their properties. Registration will cost £65 per property per year, with annual renewal required.
   - Failure to register may result in enforcement action by local authorities, including financial penalties of up to £7,000 for initial breaches and up to £40,000 for repeated breaches, or prosecution in the most serious cases.
   - The service will be implemented on a phased basis, with North East local authorities joining during Phase 7. Landlords in the region will be required to register between 15 June 2027 and 14 September 2027.
   - Local authorities will play a key enforcement role and will also be able to utilise registration data to improve intelligence on landlords and properties within the private rented sector. Further guidance and information regarding new burdens funding for 2027/28 is expected in the coming months. Additional staffing implications are likely to arise because of these new responsibilities.

4. **Local Plan Development**
   - The development of a new Local Plan presents a significant opportunity to address the borough's housing needs, including both general needs housing and specialist/supported accommodation requirements.
   - Housing colleagues continue to work closely with Planning and Regeneration services to ensure that evidence on housing need informs the emerging plan.

5. **Ongoing Cost of Living Pressures**
   - As noted previously, rising household costs, particularly for energy, fuel and food, continue to place significant pressure on residents. These impacts are most acute for those on lower incomes and those already experiencing financial hardship. Supporting residents through these challenges will remain a key priority across the Council and its partners.

6. **Supported Housing Regulatory Housing Act (mandatory licensing regime of supported housing England)**
   - The Council is awaiting on additional Government guidance on the proposals and role of local authorities. We are anticipating a licensing scheme that will be linked to compliance with national standards covering for example; the quality and condition of accommodation, suitability of accommodation for resident's needs, support, care and supervision arrangements, resident wellbeing and safeguarding and provider governance and management arrangements will go live in 2027/28. Whilst licensing will provide local authorities with a greater oversight of supported housing providers

operating with the borough it will place new responsibilities and enforcement powers on councils.

Stockton-on-Tees Plan – Progress 2026
Housing and a Fairer Stockton

Summary

Following Council agreement of the Stockton-on-Tees Plan in 2024, it was agreed that Place Select Committee would receive annual performance updates of the Tier 2 outcomes.

The indicators attached (Appendix 1) provide Place Select Committee with an update on the Council's progress against the high-level outcomes identified in the Stockton-on-Tees Plan.

Recommendations

Place Select Committee is recommended to note and comment on the update attached at Appendix 1.

Reasons for the Recommendations

1. **To Ensure Transparency and Accountability:**
   Regular reporting against the Stockton-on-Tees Plan enables Members to monitor progress, assess the effectiveness of service delivery, and ensure that the Council remains accountable to residents and partners.

2. **To Support Evidence-Based Decision Making:**
   The report provides an overview of outcomes, highlighting both achievements and areas requiring improvement. This evidence base supports informed decision-making and prioritisation of resources.

3. **To Drive Continuous Improvement:**
   Identifying areas for improvement allows for timely intervention and the implementation of corrective actions. This promotes a culture of continuous improvement across services and contributes to better outcomes for communities.

4. **To Align with Strategic Priorities:**
   Monitoring progress against the Stockton-on-Tees Plan ensure that the organisation remains focused on delivering its strategic objectives and that progress is aligned with the Council's vision and long-term goals.

5. **To Inform Future Planning and Budgeting:**
   Insights from the report can inform future service planning, policy development, and budget setting, ensuring that resources are targeted effectively to meet community needs.

6. **To Highlight and Celebrate Success:**
   Recognising areas of strong progression helps to motivate staff, share best practice, and reinforce the Council's commitment to delivering high-quality services.

Detail

1. The Stockton-on-Tees Plan (2024) set a Vision for the future of the Borough, developed with communities, for communities:

   a. Our Vision: Stockton-on-Tees is home. It's a warm and friendly place where we welcome others and come together as a single community. We are a diverse and inspiring Borough, culturally rich and with confidence in a future that we can all share and be proud of. At the economic heart of the Tees Valley, we are a dynamic, safe and healthy place where everyone can grow and succeed. We will continue to work together to reduce inequalities and barriers to opportunity.

2. The wider plan was developed to reflect the drivers and priorities that can turn our Vision into reality, and included a picture of success, underpinned by key outcome measures (What success looks like – Stockton-on-Tees Borough Council).

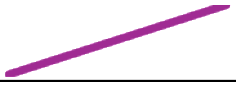
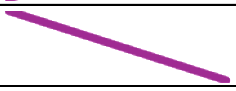
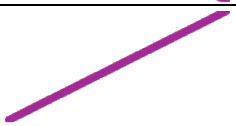
3. Outcomes centre around our priority areas of:
   - The Best Start in Life to Achieve Big Ambitions
   - Healthy and Resilient Communities
   - A Great Place to Live, Work and Visit
   - An Inclusive Economy
   - A Sustainable Council

4. **Appendix 1** provides the first year's progress report against key outcome measures, it includes:

   a. The vision and priorities
   b. Key indicators (current position and direction of travel)
   c. Activity to date
   d. Planned activity
   e. Key metrics

5. This includes:

   a. Areas where the Council performs above the national average, and demonstrates strong performance trends aligned to our ambitions:

	Indicator	Previous year	Latest data	Trend
2	Number of people sleeping rough on a single night (MHCLG)	4	9	
3	Number of people sleeping rough over the month who are long term (MHCLG)	3	2	
4	Percentage of duties owed where homelessness was prevented (MHCLG)	61.75%	75.25%	
5	No. of households with children in temporary accommodation per (000s) households (MHCLG)	0.1	0.06	
8	Number of families in B&B over 6 weeks (MHCLG)	0	0	

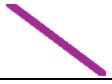
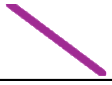
   b. Areas where the Council shows strong performance relative to national averages, however there is a need to manage local trends to improve outcomes:

17	Number of households securing accommodation via Tees Valley Homefinder	270	63	

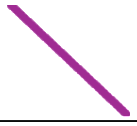
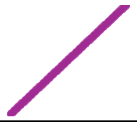
c. Areas where the Council demonstrates strong performance trends aligned to our ambitions:

	Indicator	Previous year	Latest data	Trend
6	Total number of temporary accommodation places made (with children) - (commissioned and emergency)	New Indicator	19	
7	Total number of temporary accommodation places made (single or couples) - (commissioned and emergency)	New Indicator	166	

d. Known areas of challenge, which form the basis of targeted activity to improve outcomes:

	Indicator	Previous year	Latest data	Trend
9	Number of people supported to live independently via Disabled Facilities Grant Funding	211	49	
13	Net additional dwellings (MHCLG)	666	753	
14	Number of new affordable homes delivered (rented and home ownership)	131	105	
19	Number of households accessing food support initiatives	8225	4926	
20	Number of households supported to improve their housing situation through direct financial assistance	New Indicator	40	

e. Indicators that are specific to SBC with a positive trend:

	Indicator	Previous year	Latest data	Trend
1	Total number of verified rough sleepers	150	40	
10	Number of legal interventions made to improve private sector housing	New Indicator	6	
12	Number of Private Rental properties that have a Licence within the Selective Licensing Areas	New Indicator	1295	
17	Number of households securing accommodation via Tees Valley Homefinder	270	63	
18	Number of volunteer hours delivered by residents of the Borough	2826	3239	

Community Impaction and Equality and Poverty Impact Assessment

6. The Council Plan drew from a wide range of data and intelligence. But overall, it represents the voice of the Borough. It has been developed with communities, for communities. Intelligence has been gathered from:

- Our Residents Survey
- Conversations with Community Groups
- Face-to-face interviews
- Out Viewpoint Panel

7. Key themes from our conversation with communities, and which are reflected in the Council Plan are:

- Creating a Borough to be proud of that encourages more young people to stay here
- Creating employment opportunities and raising aspirations
- Creating safe communities and reducing anti-social behaviour in town centres
- Good Schools and Colleges
- Good transport links – including cycleways & pathways
- Joint working with communities and creating and inclusive Borough

8. Working closely with our communities and partners will help us meet the needs of our residents and make Stockton-on-Tees a place we can all be proud of. Some examples of how we will measure success include:
   - The number of children in poverty
   - Educational attainment
   - Feelings of belonging in communities
   - Crime rates & perceptions of crime

- Satisfaction with employment & accommodation
- Employment rates & productivity

Corporate Parenting Implications

9. The Stockton-on-Tees Plan's strategic priorities will support the Local Authority to deliver its statutory functions and enable it to be an effective Corporate Parent.

Financial Implications

10. The Stockton-on-Tees Plan is aligned with the Council's Medium Term Financial Plan. There are no financial implications as a direct result of this report. Financial Implications will be considered through any proposed action to deliver and approval sought at that point.

Legal Implications

11. Any and all legal implications will be identified through careful action planning throughout the delivery of the Stockton-on-Tees Plan noting, in particular, that growing pressures on communities and public services will require effective management of all Council's resources, and that, any decisions made pursuant to the Council Plan are also made in accordance with the law to minimise any risk of legal challenge.

Risk Assessment

12. The Stockton-on-Tees Plan provides the vision or the future of the Borough. The greatest risk associated with the Stockton-on-Tees Plan is that the development has not been sufficiently robust and that the wrong priorities have been identified. This risk has been mitigated by a detailed development process including considerable consultation with our communities, partners and internally with Members and officers.

Wards Affected and Consultation with Ward Councillors

All Stockton-on-Tees Wards are affected.

Background Papers

Council Plan (Council Report, November 2024)

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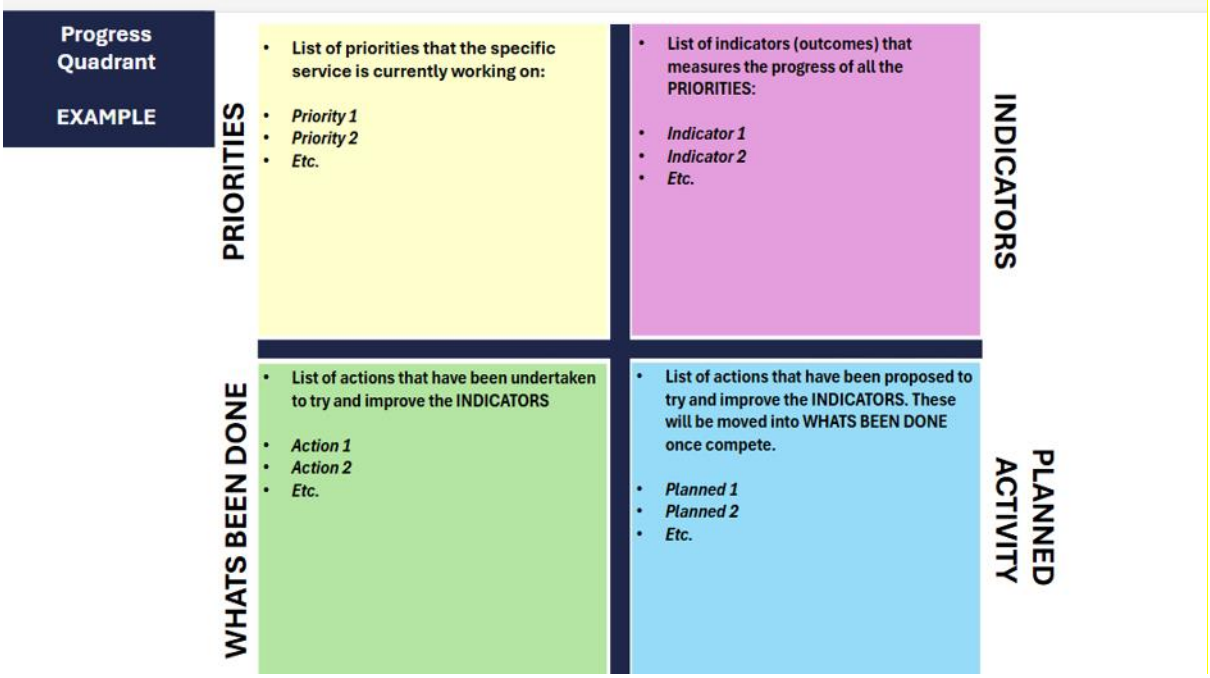
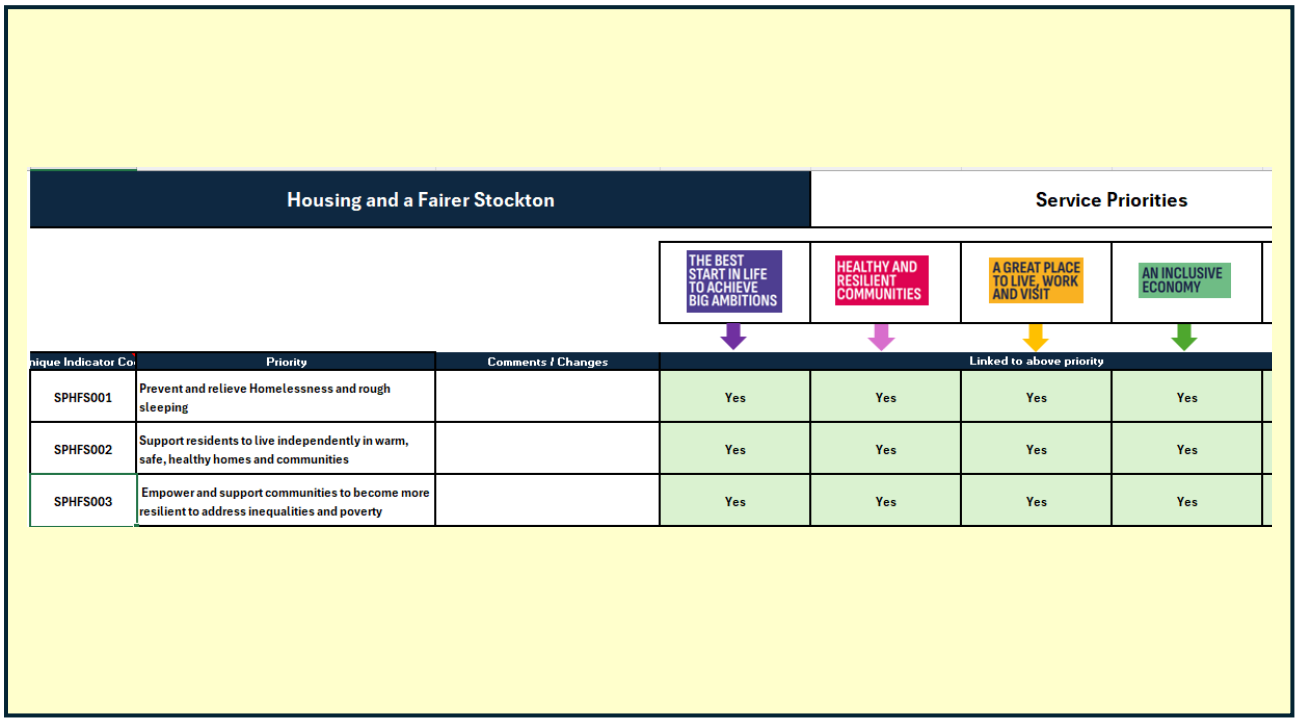
Appendix 1 – Measuring Progress

a) The vision, priorities and key indicators





Housing and a Fairer Stockton			Service Priorities			
			THE BEST START IN LIFE TO ACHIEVE BIG AMBITIONS	HEALTHY AND RESILIENT COMMUNITIES	A GREAT PLACE TO LIVE, WORK AND VISIT	AN INCLUSIVE ECONOMY
nique Indicator Co	Priority	Comments / Changes	Linked to above priority			
SPHFS001	Prevent and relieve Homelessness and rough sleeping		Yes	Yes	Yes	Yes
SPHFS002	Support residents to live independently in warm, safe, healthy homes and communities		Yes	Yes	Yes	Yes
SPHFS003	Empower and support communities to become more resilient to address inequalities and poverty		Yes	Yes	Yes	Yes

b) Activity to date

1 / 2 / 3	Continue to respond to report of rough sleepers across the borough (received either directly or via Homeless Link). Established the Repeat Homeless & Rough Sleeper Team to provide bespoke to those who present as homelessness with multiply & complex issues.
4	Continue to focus on homelessness prevention activity (including identifying suitable alternative housing options if appropriate). Tenancy Relations Officer appointed to support those who may fear and/or experience illegal eviction.
5 / 6 / 7 / 8	Undertook a review of temporary accommodation requirements. Secured Cabinet approval (June 2026) to progress a new temporary and supported accommodation model.
9	Worked with Thirteen ensure that Thirteen adaptions funding and SBC DFG funding is maximised to address need.
10	Continue to respond to complaints of poor housing conditions in the private rented sector. Review of Enforcement and Regulatory Housing policies undertaken to ensure they are aligned to the Renters Rights Act. An active member of the national MHCLG funded Jigsaw network and wider regional networks.
12	Continued focus on accessing applications received from private landlords for a Selective License. Acted on intelligence to identify private rented properties that are required to apply for a Selective License
13	Engaged with developers to provide accommodation that meets the needs and aspirations of the boroughs residents in sustainable locations.
14	Continued to engage with Register Providers to identify potential sites for affordable housing provision. Identification of SBC owned sites to deliver affordable housing.
16	Continue to respond to empty property complaints. Used Town Deal monies (in North Thornaby) to return empty properties to use (Registered Provider direct purchase and private landlord grant incentive schemes).

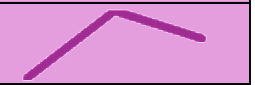
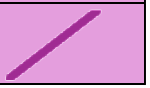
17	Reviewed the Common Allocation Policy to ensure it supports those in greatest housing need. Continued to engage with Registered Housing Providers to encourage them to work with SBC to sign-up to Nomination Agreements and advertise their properties on Tees Valley HomeFinder..
18	Continued to work with young people (via BMBF) to identify volunteering opportunities. Worked with Communication Colleagues to actively promote volunteering opportunities and the benefits of volunteering.
19	As an alternative to food banks, continued to promote the boroughs network of Community Pantries and the 5 Bread and Butter Hubs to reduce reliance of food banks.
20	Identified opportunities to support households through financial support (alignment back with indicators (4) as this may include Bond and Rent in Advance schemes and (9) as this may include DFG Loan support to enable households progress a DFG application (i.e. in instances where the cost of a DFG is above the £30k limit).

Planned activity [COMPLETED BY DIRECTOR/AD]

1 / 2 / 3	Further develop the Repeat Homeless & Rough Sleeper Team to act upon service user feedback and identify a broader range of VCSE and statutory partners (to maximise on multi-agency working). Develop a plan to ensure to offer all Rough Sleepers are offered accommodation off the streets. Work with TVCA and the TV LA's to identify opportunities to work collaboratively to address rough sleeping.
4	Prepare an Action Plan to ensure the Homelessness Service is aligned to the National Plan to End Homelessness.
5 / 6 / 7 /8	Commence procurement of new temporary and supported accommodation contracts (aiming to commence from April 2027).
9	Undertake a review of how DFG funding can be effectively used to best address our resident's needs / explore discretionary funding options. Work with colleagues in the Lettings & Nominations Team to identify households with a medical need and whether appropriate accommodation exists and if not is a DFG a possible alternative.
10 / 12	Continue to prepare for the Renters Rights Act. Continue to be an active member of the Jigsaw and wider regional networks. Commence a programme of property inspections with the Selective Licensing areas. Identify properties requiring a Selective License by conduction walkabouts, interrogating databases and consulting with internal SBC colleagues and local communities.
13	Undertake a supported housing needs assessment and make available to potential development partners (both private and registered housing providers).
14	Procure a Register Provider partner to bring forward new affordable housing that meets the needs of the boroughs residents on SBC owned sites. Progress with the direct purchase of properties that meet the housing needs of care leavers who are ready for independent living and adults who can live independently with support. Prepare and publish a Supported Housing Needs Assessment.
18	Review and refresh the boroughs Volunteering Strategy ('People Power').
19	Work with internal and external partners to ensure that our communities are aware of the affordable housing offers that are available across the borough Work with colleagues across Public Health and our VCSE partners to develop the Stockton Food Power Network.

b) Key Metrics

	Indicator	Polarity	Previous 2 years		Previous year	Latest data	Latest data date	Trend
1	Total number of verified rough sleepers	Low is good	92	67	150	40	Q4 25/26	
2	Number of people sleeping rough on a single night (MHCLG)	Low is good	3	3	4	9	03.03.2026	
3	Number of people sleeping rough over the month who are long term (MHCLG)	Low is good	5	0	3	2	25.06.2026	
4	Percentage of duties owed where homelessness was prevented (MHCLG)	High is good	60.50%	67.50%	61.75%	75.25%	September	
5	No. of households with children in temporary accommodation per (000s) households (MHCLG)	Low is good	0.1	0.16	0.1	0.06	02.03.2026	
6	Total number of temporary accommodation places made (with children) - (commissioned and emergency)	Low is good			New Indicator	19		
7	Total number of temporary accommodation places made (single or couples) - (commissioned and emergency)	Low is good			New Indicator	166		
8	Number of families in B&B over 6 weeks (MHCLG)	Low is good	0	0	0	0	Q3 25/26	
9	Number of people supported to live independently via Disabled Facilities Grant Funding	High is good	207	211	211	49	Q4 2025/26	

10	Number of legal interventions made to improve private sector housing	N/A			New Indicator	6	New Indicator	
11	Proportion of rental housing in LA area deemed decent (MHCLG)	High is good	85.3	NA	NA	87.3	2023	
12	Number of Private Rental properties that have a Licence within the Selective Licensing Areas	N/A			New Indicator	1295	New Indicator	
13	Net additional dwellings (MHCLG)	High is good	337	604	666	753	2024/25	
14	Number of new affordable homes delivered (rented and home ownership)	High is good	146	293	131	105	Q4 25/26	
15	House price to workplace-based earnings ratio (ONS)	Low is good	5.22	5.73	5.58	4.78	2025	
16	Percentage of long-term vacant dwellings in the Borough (more than six months)	Low is good	3.6%	3.6%	3.2%	2.2%	Q4 25/26	
17	Number of households securing accommodation via Tees Valley Homefinder	High is good		New Indicator	270	63	Q4 25/26	
18	Number of volunteer hours delivered by residents of the Borough	High is good		New Indicator	2826	3239	Q4 25/26	
19	Number of households accessing food support initiatives	Low is good		New Indicator	8225	4926	Q4 25/26	
20	Number of households supported to improve their housing situation through direct financial assistance	Low is good			New Indicator	40	Q1 25/26