

## **Tees Valley Sub-Regional Housing Strategy.**

1. Baseline analysis has identified a wide range of Key Housing Issues which can be summarised in a number of questions:

1. How does Tees Valley need to respond to the challenges presented by national and regional requirements for housing provision, including the Growth Point and MAA targets?
2. How many houses need to be built up to 2026 and what should be the mix of type and tenure to ensure that everyone has the chance to live in comfortable conditions and in a location of their choosing?
3. What action needs to be taken to address the identified current and projected future imbalances between the type, tenure, size and location of existing and planned housing stock and the needs and aspirations of the Tees Valley population?
4. Where should new houses be built to make sure that our towns and villages continue to thrive and offer the services and facilities needed to allow people to live fulfilling lives?
5. With an increasingly elderly population, what provision needs to be made to be sure that people can continue to live independently for as long as they choose, whilst at the same time developing housing with care facilities sufficient in number and scale to offer maximum choice to those in need of support?
6. What housing provision and support services need to be delivered to meet the requirements of sections of the population with special needs, of vulnerable people, and of a culturally and ethnically diverse society?
7. What should be done to ensure that the right numbers and types of affordable homes (and including intermediate housing) are built?
8. How should new developments be designed to meet quality of place aspirations in terms of mix of houses, services, facilities, green spaces and overall design quality?
9. What will be the short- and long-term impact of the present economic recession and credit squeeze and the associated downturn in the housing market on shifts in tenure, the ability to build new housing and refurbish existing houses to generate a longer life for them, and how can the accelerated pace of housing development intended in Tees Valley's plans for growth be realised?
10. What part can housing play in stimulating and sustaining a recovery in the sub-regional economy, and what partnership and tenure models, involving the private house builders, RSLs, private sector landlords, and Local Authorities, are needed to perform this role?
11. How do we need to invest in existing private and social houses to ensure that they offer a decent standard of accommodation and contribute positively to the image of the sub-region?

12. What scale of redevelopment is needed to remove the worst of the obsolescent and unpopular housing that has caused local housing markets to fail in the last decade?
  13. What type of housing needs to be built in redevelopment and regeneration areas to sustain improvements brought about by investment in new housing and refurbishment?
  14. Given the Government's agenda on climate change and carbon reduction, to what standards should new housing be built to minimise environmental impact and meet the challenges of climate change and carbon reduction?
  15. What do we need to do to existing homes to improve their energy efficiency and the standards of comfort offered to residents?
2. As the starting point for dealing with such issues, the Tees Valley Living Board's **Vision** for housing strategy and priorities over the next 5 years is that:

**Tees Valley offers a choice of high quality, environmentally-friendly homes in safe, attractive, stable and well-served communities, supporting a buoyant economy.**

3. The replacement Tees Valley Sub-Regional Housing Strategy, and local housing and associated strategies which underpin it, will deliver this Vision in the context of **Four Strategic Objectives**.

### **Strategic Objective 1**

To balance housing markets, support economic growth and promote social inclusion through:

- tackling market weaknesses, replacing market failure with high quality housing in the right locations and of the right tenure and mix to meet needs;
- providing for the housing needs of particular age groups, vulnerable people and communities;
- securing the maintenance and improvement of existing housing so that it meets the required standards; and
- ensuring the delivery of an appropriate mix and sufficient supply of affordable housing.

### **Strategic Objective 2**

To maximise the potential of private house builders, RSLs, private landlords, Local Authorities and any other new delivery vehicles, to secure an appropriate mix of market, social and private rented accommodation suitable for the needs of the Tees Valley population.

### **Strategic Objective 3**

To develop high quality, well designed housing which contributes to place-making objectives, creating sustainable communities in safe neighbourhoods, with excellent services and facilities, which together address the climate change and low carbon agenda.

### **Strategic Objective 4**

To proactively intervene to address housing market imbalances by optimising the benefits from public funding, maximise private leverage, and, generating high quality housing to meet the diverse needs of an aspirational consumer.

4. The sub-region will encourage innovative approaches to housing provision that make a positive contribution to economic growth, help reduce housing's impact on the environment and create comfortable, adaptable and sustainable homes for the local population.

Three themes dominate the emerging Sub-Regional Housing Strategy:

- **Theme 1: Creating the conditions for sustainable communities** - Housing should provide for the needs of a diverse and growing population, characterised by an increasingly elderly profile, smaller households, a mix of cultures and traditions, and significant vulnerable minorities. We will provide for the widest range and quality of housing of all tenures, to ensure that access is available to all communities equally according to need through the adopted Sub-Regional Choice Based Lettings Policy launched in July 2009.

Housing will increasingly be less of a barrier to social mobility, the character of neighbourhoods becoming progressively more diverse, breaking down concentrations of disadvantage and targeting resources to ensure that there are no areas in the sub-region in which families would not wish to live.

New housing will be more sustainable and, as such, will be adaptable to the changing needs of households to enable residents to continue to live in their preferred neighbourhoods and enjoy the benefits of established personal and social networks regardless of their changing needs over time.

We will provide for the needs of BAME communities and other minority and vulnerable groups with specific housing requirements by engaging proactively with such communities and partner organisations to inform the design and planning process and recognise particular traditions and cultures.

- **Theme 2: Housing's role in promoting economic growth** - We will reinforce the contribution which housing makes to the local economy in

terms of not only the direct contribution of the construction sector to wealth creation and the employment potential of the sub-region, but also the role that housing can play in attracting investment by creating a positive image for the sub-region and offering high quality accommodation in a high-amenity environment which appeals to all.

Whether new or existing stock, housing will be further developed and well-managed in order to complement and promote the potential for economic growth, offering the quality homes in attractive thriving neighbourhoods that will be equally appealing to in-migrants and indigenous households.

Housing investment will be a positive agent for economic growth, by improving the nature and quality of the stock in order not only to enhance the image and perception of the sub-region from outside the area but also so as to direct investment thus preventing further decline and avoid worsening neighbourhoods that are ultimately costly to remove or redeem.

- **Theme 3: Living with Climate Change** - Appropriately-located, environmentally-sensitive, low-carbon homes, both new and existing, can play a significant role in adapting to, and mitigating, the impact of urban areas on climate change.

The primary objective is to ensure that housing minimises impact on the environment, making efficient and limited use of non-renewable resources, contributing as little as possible to climate change while connecting to employment, training and leisure opportunities.

Increasing energy efficiency, and, neighbourhood improvement, will be used to stem the decline of areas currently having an adverse impact on the desirability of people to live and work in the sub-region.

5. The Draft Strategy is undergoing an iterative series of consultation with stakeholders and is scheduled to be presented to the Tees Valley Living Board at its meeting on the 21<sup>st</sup> January 2010.