

Middlesbrough Housing Strategy 2017 – 2020



Investing in Middlesbrough


Middlesbrough
moving forward



“ I am pleased to introduce Middlesbrough’s Housing Strategy. ”

We all want Middlesbrough to grow and prosper. Our Investment Prospectus sets out our plans to transform our town and its economy by attracting the new businesses, entrepreneurs and investment that will drive job creation and long-term prosperity. Housing is at the heart of our plans. In line with the Mayor’s 2025 Vision, our ambition is to ensure we have quality homes for all means, whether to buy or rent.



This Strategy sets out our housing priorities and the actions which will help us achieve our ambition. The context for our Strategy is a time of unprecedented change, including:

- Continued public spending cuts
- The move towards self-financing for councils, encouraging and rewarding those which promote and support local economic growth
- Devolution of Government powers to a new Tees Valley Combined Authority which will drive economic growth and job creation in our area
- Government plans to help reform the housing market and increase the supply of new homes
- Welfare reform, which has serious implications for many of our residents, in particular their ability to maintain or access a decent home, and presents serious financial challenges for housing providers in managing existing and providing new homes

We have big ambitions for the town, and will continue to work with our partners in order to:

- Support the development of new neighbourhoods across Middlesbrough - the biggest house-building programme in the town’s history is already under way
- Provide targeted support to priority neighbourhoods, supporting those that live within them to succeed
- Address the pressures of an ageing population and support our vulnerable people to live independent lives for as long as possible

Since the publication of our draft Housing Strategy we have all been deeply shocked and saddened by the tragic events at Grenfell Tower. I would like to take this opportunity to reiterate the Council’s total commitment to doing everything within its power to protect the health and safety of all Middlesbrough residents.

Councillor Lewis Young

Executive Member for Economic Development and Infrastructure

Our Housing Strategy will help to deliver the Mayor's 2025 Vision of a town where people want to live, with fair access to high quality homes for all.

It aims to deliver investment in new and existing homes and neighbourhoods, in order to meet the diverse needs and aspirations of our communities, help people live healthier and happier lives, drive and support economic growth and mitigate public service challenges and costs. Housing is a key component of the town's Investment Strategy.

Middlesbrough is at the heart of the Tees Valley and the town's housing offer is also central to the ambitions of the sub-region. A housing offer which provides affordable and aspirational choices, and supports population and employment growth, is key to the creation of a diversified and inclusive Tees Valley economy.

Building on a long history of strong partnership working, a Tees Valley Combined Authority (TVCA) has been created to formalise joint working between the five Tees Valley local authorities and allow devolution of significant funding and powers from Government, including housing and regeneration.

Middlesbrough's Housing Strategy will support the ambition of the TVCA's Strategic Economic Plan which aims to accelerate the supply of good quality homes across the whole housing market, revitalise our town centres and urban core, bring forward surplus public and blighted brownfield land for development and strengthen our commercial property offer.

The strategy is also consistent with the Government's housing policy approach, which is to help local councils and developers work with local communities to plan and build better places to live for everyone. This includes building affordable housing, improving the quality of rented housing, helping more people to buy a home, and providing housing support for vulnerable people.

The strategy has three key objectives:

- Meet the housing needs and aspirations of a growing population
- Improve the life opportunities of residents in areas of poor quality housing and deprivation
- Address the pressures of an ageing population and support vulnerable people to live independent lives for as long as possible

The strategy aims to be concise and accessible to a wide audience. It highlights in broad terms what the Council considers to be the key issues and what needs to be done about them. In taking the strategy forward these matters can be further explored with partners and other

stakeholders in order to share ideas and ensure a common understanding of expectations and responsibilities.

The following pages explain the objectives and identify the key actions which will help deliver them. Progress will be reviewed at regular intervals.

You can find out more about some of the strategies and documents referred to in the strategy by following the links at the end of the strategy.



OBJECTIVE 1:

MEET THE HOUSING NEEDS AND ASPIRATIONS OF A GROWING POPULATION

Since 2012, Middlesbrough has been delivering the biggest house-building programme in the town's history, with more than 1,500 new homes completed over the last two years, and more than 500 affordable completions across all Homes and Communities Agency funding programmes. Many new homes are in Council Tax Band D and above.

However, with 87% of all homes in Middlesbrough being within Council Tax bands A-C (mid-2016), and 700 priority applicants (23%) on the Housing Register, there is still much to do in order to further diversify the housing offer and accommodate a range of needs and aspirations.

Middlesbrough needs more affordable, middle and upper-market homes in order to:

- Retain and grow its population
- Drive wealth generation and support economic growth
- Meet diverse housing needs and aspirations, including of those who are priced out of the housing market
- Support the delivery of good quality public services

The Council's role is to stimulate investment in order to expand, improve and diversify Middlesbrough's housing offer, and create quality neighbourhoods and thriving communities with a sense of place and local identity. The Council also has a central role in ensuring a fit for purpose social housing allocation policy and lettings system through the Tees Valley Choice Based Lettings Partnership.

This requires investment in both housing and infrastructure, including transport networks, schools, and good quality open space, cycle routes and local facilities. It also requires imagination and innovation, looking beyond traditional sub-urban development solutions, to the town's urban core.

The Council is currently reviewing its Local Plan, which will identify where, how many, and what types of new homes should be built to accommodate the growth in households over the next 18 years (2016-34). This will be informed by a Strategic Housing Market Assessment (SHMA), which has identified a need for 7,600 homes (422 per year), including 3,560 affordable homes (200 per year). The Council has also commissioned research on the future requirements of Gypsy and Traveller households.

Given the substantial need for affordable housing, the Council and its partners will need to consider the most appropriate affordable housing target and range of products in order to provide as much affordable housing as possible without compromising overall housing delivery. It will be important to maximise the contribution that can be achieved through the private sector and registered housing providers.

The Council has developed successful partnerships with housebuilders and housing providers. The Council will need to continue to work with a range of partners to stimulate housing investment and increase the supply and diversity of our housing offer. This will include a focus on enabling delivery in weaker market areas, where new homes are not economically viable without support. Again, innovation will be required, including how best to respond to welfare reform measures.

Welfare reform will continue to have serious implications for many of our residents, in particular their ability to maintain or access a decent home. The same reforms present serious challenges for housing providers in managing existing and providing new homes.

The list of reforms is long (and is summarised under Objective 3 – Preventing Homelessness). Measures include the so-called Bedroom Tax for households deemed to be under-occupying and the roll-out of Universal Credit.

Nationally, the Homes and Communities Agency has identified Universal Credit, in particular direct payment of housing costs to tenants, as the reform with the greatest potential risk for most registered providers. Providers have raised concerns about the difficulties experienced by tenants at the start of a claim, and the impact of Universal Credit on arrears levels. In addition to this the Social Housing Sector is now in the second year of the rent cuts required by the Welfare Reform and Work Act 2016, which will continue until 2019-20.

On a more positive note, a recent Collaboration Agreement specifies that the town's largest social housing provider, Thirteen, will undertake to develop 500 new homes in Middlesbrough within the next 5 years, invest £376m in its stock over the next 30 years, work together with the Council to promote the involvement of tenants, manage current neighbourhoods and encourage social investment.

OBJECTIVE 1:

MEET THE HOUSING NEEDS AND ASPIRATIONS OF A GROWING POPULATION

OUR PRIORITIES

- Stimulate housing investment to expand and diversify our housing offer, attract and retain economically-active households, support economic growth and support the delivery of good quality public services.
- Deliver modern, high quality middle and upper-market properties alongside attractive affordable housing.
- Enable delivery in weaker market areas, where new homes are not economically viable without support.
- Create quality neighbourhoods and thriving communities with a sense of place and local identity

OUR KEY ACTIONS 2017-20

- Undertake a comprehensive review of the Local Plan, allocating additional land for housing growth to meet the need for market and affordable homes
- Work with Tees Valley Combined Authority, housebuilders and housing associations to drive housing growth and innovative housing solutions, maximising opportunities to secure enabling funding
- Complete masterplans of allocated strategic housing sites at Newham Hall Farm, Nunthorpe and Brookfield.
- Deliver the Infrastructure Delivery Plan to ensure that the public services and amenities are in place to support expansive development growth
- Meet market demand by ensuring a steady flow of new sites
- Bring forward imaginative and innovative solutions, such as options for city-centre living, and those which respond to changes in financial support to enable access to a decent home
- Set out a strategy for the release of land for affordable housing
- Work with Thirteen to implement the Collaboration Agreement



OBJECTIVE 2:

IMPROVE THE LIFE OPPORTUNITIES OF RESIDENTS IN AREAS OF POOR QUALITY HOUSING AND DEPRIVATION



Over the last decade or so, significant progress has been made in improving the life opportunities of Middlesbrough's residents, with most parts of the borough seeing improvements during this period.

However, pockets of poor quality housing, deprivation and social exclusion persist, with a particular concentration in and around the town centre. The largest concentrations of long term empty homes are also found within these neighbourhoods.

According to the 2015 Index of Multiple Deprivation (IMD), of Middlesbrough's twenty wards:

- Six are in the most deprived 1% in England
- Seven are in the most deprived 3%
- Ten are in the most deprived 10%

All six Middlesbrough wards in the top 1% most deprived wards nationally have become relatively more deprived since 2010, with North Ormesby now ranked the second most deprived ward nationally.

Fuel Poverty is also a major issue in these neighbourhoods. The latest data (2014) estimates that 14.3% of Middlesbrough households are in fuel poverty. This is the highest proportion of fuel poor households in the North East region. In some small areas in Middlesbrough (600 to 800 households) the proportion of fuel poor households

exceeds 30%. The latest Public Health figures for Middlesbrough show that although fuel poverty figures saw a slight reduction in 2014, figures for excess winter deaths are still rising.

The link between poor housing standards, cold related illness and excess winter deaths is well documented and forms the framework of the Middlesbrough Affordable Warmth Partnership's Action Plan 2016-18. The Council will continue to work with partners to address these issues through physical improvements to properties, advice and information.

Considerable growth in the private rented sector (PRS) has helped to meet housing needs. Across Middlesbrough, between 2001 and 2011, the proportion of households living in the PRS increased from 7.1% to 16.6%. Over the same period the numbers in owner occupation fell from 61.4% to 57.8% with those in social rented housing also falling, from 28.2% to 23.9%. In some town centre neighbourhoods the PRS is now by far the predominant tenure.

However, in these areas there are significant concerns about poor housing conditions and management standards in the PRS, which has been confirmed as Selective Licensing has been rolled out in North Ormesby. It will be important to continue to work with landlords to ensure the PRS makes a positive contribution to housing choice. This will involve evaluation and possible extension of Selective Landlord Licensing beyond North Ormesby.

As welfare reform measures drive more single people into shared living arrangements there is likely to be a further expansion in the numbers of Houses in Multiple Occupation (HMO) within these areas. Along with measures to broaden the scope of HMO licensing this will result in resource implications for the Council. As mentioned in Objective 1 it will be important to work with partners to develop innovative and imaginative housing solutions, which might include, for example, developing a shared housing offer in the social housing sector.

The Council and its partners have a strong desire to improve the life opportunities of residents in these areas. It is also important that areas close to the town centre do not negatively impact the vibrancy and vitality of the town centre, which is so important to the town's economic growth ambitions.



OBJECTIVE 2:

IMPROVE THE LIFE OPPORTUNITIES OF RESIDENTS IN AREAS OF POOR QUALITY HOUSING AND DEPRIVATION

The Housing Strategy links with the Middlesbrough Prevention Strategy– Live Well Middlesbrough (2017-20) which is centred on ensuring that the people of Middlesbrough ‘live well’ through the prevention of avoidable illness and lead fulfilling lives. It refers to the fact that the need to focus on prevention is unanimously accepted as a way of improving health outcomes, improving quality of life, as well as reducing demand for costly reactive interventions and services. For instance, research has demonstrated that housing interventions (e.g. improving housing quality, addressing fuel poverty, supported living, aids and adaptations) can help prevent illnesses such as respiratory conditions and injuries such as falls. Housing interventions to keep people warm, safe and free from cold and damp are an efficient use of resources. Every £1 spent on improving homes saves the NHS £70 over 10 years.

The Prevention Strategy also points to long term unemployment, poor educational attainment, limited life chances and opportunities, child and family poverty, poor housing, social exclusion, crime, and high benefit dependency as huge contributors to poor health and wellbeing. Most of these social conditions are also associated with poor lifestyles, limited engagement with preventative services and reliance on urgent care systems to address health and social care issues which together lead to poor health and wellbeing outcomes.

In tackling these issues it is important that effective links are made between agencies and departments to ensure all assets across the town are harnessed to improve health and well-being outcomes. There are specific areas such as housing, employment, culture and leisure where joint working is required to improve outcomes especially for vulnerable groups.

Resilient communities lie at the heart of preventative approaches and the Prevention Strategy will seek to engage with communities to develop local solutions to meet local needs. Building on existing commitments around housing, crime and antisocial behaviour and community, specific interventions around public health will be put in place, harnessing the key assets already in the locality and centred around consultation with the community.

It is essential to work together with local communities to develop ‘community plans’ to improve housing standards in these neighbourhoods and to support residents to succeed

by tackling social and economic exclusion, poor public health outcomes and poverty, so ensuring all people are able to play their part in Middlesbrough’s future.

When considering the extent to which the Council and its partners could potentially deliver housing interventions in these neighbourhoods it is worth remembering that many of the options previously adopted in Middlesbrough, such as large scale renewal or demolition, are no longer financially realistic, as Government funding for this type of activity no longer exists. The low proportion of public sector housing in the area also limits the scope of any Council led renewal. If the Council and its partners no longer have access to the scale of resources required to intervene directly across the whole area, the approach needs to be more about encouraging and supporting sufficient activity to create a ‘tipping point’ at which the private sector landlords and homeowners in the area have the confidence to invest, and see the value in establishing a more stable community. Given the obvious financial constraints, supporting progress towards this ‘tipping point’ should be the focus of the Council’s role in these areas.

The approach outlined above is currently being applied in North Ormesby. The focus is on ensuring that the community’s aspirations remain central, and that the pace of progress is driven more by the community themselves. Critical to this has been negotiating with the community to clarify when agencies are expected to support, and when they are expected to lead. The priorities agreed with the community, all of which have a series of associated initiatives, provide an indication of the scope of intervention required in our priority neighbourhoods. They include housing, community safety, employment and skills, community engagement, environment, financial inclusion, children and young people, economy and health.

Under this objective, the Council will also work with partners to look at alternative future uses for the core urban area which deliver social and economic opportunities. For example, the success of Teesside University and the demand for student amenities has presented an opportunity to bring forward a residential mixed use development in Gresham, underpinned by the presence of a new student village. More generally, continued partnership working with the University will look to attract students and retain graduates through high quality student accommodation within an overall improved housing offer.



OBJECTIVE 2:

IMPROVE THE LIFE OPPORTUNITIES OF RESIDENTS IN AREAS OF POOR QUALITY HOUSING AND DEPRIVATION



OUR PRIORITIES

- Work with local communities in areas of poor quality housing and deprivation to improve housing standards, challenge social and economic exclusion, poor public health outcomes and poverty
- Work with private landlords to address concerns about poor housing conditions and management standards
- Where possible, rationalise older stock and bring forward new homes which better meet needs
- Consider alternative future uses which deliver social and economic opportunities

OUR KEY ACTIONS 2017-20

- Complete initial Selective Landlord Licensing in North Ormesby
- Implement North Ormesby 'Community Plan'
- Implement Selective Landlord Licensing in second community
- Implement 'Community Plan' for second community
- Deliver a student village in Gresham with associated public realm and housing improvements
- Work with partners to tackle fuel poverty through developing and implementing the Affordable Warmth Partnership Action Plan – including exploring how housing, particularly in areas of high deprivation and reported ill health and excess winter deaths, can be improved to levels identified in the Government's 2014 statutory fuel poverty target for England
- Work with Thirteen to implement the Collaboration Agreement (see Objective 1)



OBJECTIVE 3:

ADDRESS THE PRESSURES OF AN AGEING POPULATION AND SUPPORT VULNERABLE PEOPLE TO LIVE INDEPENDENT LIVES FOR AS LONG AS POSSIBLE

The Housing Strategy recognises the link between housing and quality of life. The Middlesbrough Joint Strategic Needs Assessment (JSNA) is prepared jointly by Middlesbrough Council and NHS South Tees Clinical Commissioning Group in order to help identify and address the most pressing health needs in the borough.

Within this, the JSNA highlights a number of areas where it is necessary to address particular housing needs in order to improve people's quality of life, particularly for older people, those with disabilities and those who are otherwise vulnerable.



Objective 2 of this strategy has already highlighted the importance of ensuring that the people of Middlesbrough 'live well' through the prevention of avoidable illness and lead fulfilling lives. It refers to the fact that the need to focus on prevention is unanimously accepted as a way of improving health outcomes, improving quality of life, as well as reducing demand for costly reactive interventions and services.

Housing plays an intrinsic part in social infrastructure. Good, well managed housing can help prevent social isolation, particularly in older and vulnerable people, which in turn has significant health benefits.

Helping vulnerable people to lead healthy and independent lives for as long as possible will support the health and care system by reducing the demands on acute health services and residential care.

The continued provision of integrated housing, health and care services will be essential; early intervention and preventative working is key to the approach in this area.

Extra care housing, sheltered housing, supported housing, assistive technology, housing advice, home repair and adaptations all have a major part to play in helping sustain independent living.

The Council and its partners will continue to address the housing and support requirements of a range of vulnerable people, including:

- Older people
- People with learning disabilities, mental health problems, physical or sensory disabilities, drug or alcohol problems
- Homeless people and those at risk of or recovering from homelessness
- People experiencing or at risk of domestic abuse
- Vulnerable young people (including care leavers)
- Ex-offenders
- Vulnerable armed forces veterans

The Council's Staying Put Agency (SPA) continues to provide advice and financial support for older people, people of all ages with disabilities and those who are vulnerable, to remain and live more independently in their own homes. In the last 2 years the SPA has funded almost 800 separate Disabled Facilities Grant works costing £2.4million. An important part of the SPA's work is finding solutions for older home owners struggling to keep their homes in good repair, enabling them to remain in their current home with minimal disruption and expenditure. This will include exploring how to help the so-called 'capital-rich revenue poor' home-owners.

Future housing developments in different locations will need to help meet the needs of older people and other vulnerable groups. This will mean identifying sites where partners can bring forward developments, including affordable housing for lower income older households. Homes which enable more people to age in place, or appeal to older households considering downsizing, will also be an important consideration. Again, this will include exploring how to help the so-called 'capital-rich revenue poor' home-owners.

OBJECTIVE 3:

ADDRESS THE PRESSURES OF AN AGEING POPULATION AND SUPPORT VULNERABLE PEOPLE TO LIVE INDEPENDENT LIVES FOR AS LONG AS POSSIBLE



The Council will also need to identify the proportion of dwellings in new developments that should comply with the recent changes to building regulations relating to adaptations and wheelchair accessible homes as well as exploring the potential for investment in digital and technological solutions within the wider health and housing offer.

Meeting the need for specialist housing and related support will need to be considered within the following context (SHMA 2017):

- Demographics: changing health, longevity and aspirations mean people will live increasingly healthy longer lives and their future housing needs may be different from current needs. Middlesbrough's population is ageing, with older age groups projected to increase substantially during the Local Plan period 2016-34. Over half (58%) of the overall population growth (8,850 persons) is projected to be aged 65 or over and a third projected to be 75+ (5,200 persons, equivalent to 34%)
- New supply: viability of schemes, and the availability of revenue funding for care and support services, needs to be carefully considered before commissioning any new scheme. It will also be important for the Council and its partners to determine the most appropriate types of specialist housing to be provided in the area
- Existing supply: while there is considerable existing specialist supply, this may be either inappropriate for future households or may already be approaching the end of its life

- Other agencies: any procurement of existing supply needs to be undertaken with other agencies, particularly Social Care and the Health Service
- National strategy and its implications: national strategy emphasises enabling people to remain in their own homes for as long as possible

A good example of national strategy implications is the provision for people with learning disabilities: the ongoing transformation of services following the Winterbourne View report will lead to more people with learning disabilities requiring housing in the community rather than hospitals.

The SHMA also highlights further the challenges to new build viability: economies of scale are not strong (schemes tend to be bespoke or involve low volumes) and competition for land (especially in desirable areas) drives up values and costs. Further, the role of housing benefit in viability becomes more pronounced, and the impact of welfare reform will need to be taken into account. Consequently, some form of subsidy will be required either from planning gain, land subsidy or capital contribution. On this basis, the proposed delivery level may be lower than the identified need due to viability constraints.

Supported Housing

Government is currently consulting on the details of a new funding model for Supported Housing. Adequate, sustainable funding and equitable distribution is vital to the future availability and sustainability of supported housing for some of our most vulnerable residents. More information on the Government's proposals can be found under Further Information at the end of this document.

Preventing Homelessness Strategy

The Council has worked with partners to develop a Preventing Homelessness Strategy. Although homelessness has not become significantly worse in Middlesbrough over the last decade, this does not mean that fewer households risk becoming homeless. Homelessness prevention and housing advice services provided on behalf of the Council and by partners are designed to help people threatened with homelessness find a new or remain in an existing home before they become homeless. A fit for purpose social housing allocation policy and lettings system is also essential.

OBJECTIVE 3:

ADDRESS THE PRESSURES OF AN AGEING POPULATION AND SUPPORT VULNERABLE PEOPLE TO LIVE INDEPENDENT LIVES FOR AS LONG AS POSSIBLE

As already mentioned, unprecedented change to the welfare system is seriously impacting local people on low incomes. In an attempt to reduce welfare budgets, and encourage people into employment, the Government has introduced many changes to welfare entitlements, some of which expose those affected to a potential risk of homelessness. Having said that, it is pleasing to note that Government has recently decided not to cap housing benefit entitlement in the social housing sector at the level of Local Housing Allowance rates.

Some of the main changes include:

- Universal Credit - a new benefit for working-age people, which replaces six benefits, including housing benefit, merging them into one payment, and which is being rolled-out at an increased pace despite concerns about delays in payments leading to rent arrears
- The so-called Bedroom Tax resulting in housing benefit reductions for households deemed to be under-occupying
- Extension up to 35 years of the age eligibility criteria for the private rented Shared Accommodation (Local Housing Allowance) Rate
- Freezing working-age benefits and Local Housing Allowance rates for four years from April 2016
- Removal of automatic entitlement to housing benefits for those aged 18 to 21 from April 2017
- Cap on benefits for out-of-work, working-age families - £20,000 outside London - large households are most likely to be affected

Discretionary Housing Payment (DHP) will continue to be important in mitigating some of the impact of welfare reform, in particular supporting many tenants affected by the spare room subsidy. By definition the DHP scheme is designed as a discretionary and temporary solution, not a permanent top-up.

New ways of working and housing solutions will also be required, including, for example, developing shared housing for those single people under 35 who are struggling to access affordable housing. A good example of this approach is the Key-Step programme which is designed to support single people and prison leavers (serving sentences of less than 12 months) aged under



35 and at risk of homelessness. Accommodation is provided on a shared basis (except prison leavers who will be accommodated in one bed accommodation). At the moment 30 properties are available across the Tees Valley, provided by Thirteen Group. Properties are carpeted, decorated and supplied with white goods.

The Council will need to continue to work with partners to support those experiencing or at risk of homelessness and in further developing a strategic and operational response will need to take account of the impact of welfare reform and new proposals within the Homelessness Reduction Act.

The Act looks to place duties on local housing authorities to intervene at earlier stages to prevent homelessness and to take reasonable steps to help those who become homeless to secure accommodation. It requires local housing authorities to provide some new homelessness services to all people in their area and expands the categories of people who they have to help to find accommodation.



OBJECTIVE 3:

ADDRESS THE PRESSURES OF AN AGEING POPULATION AND SUPPORT VULNERABLE PEOPLE TO LIVE INDEPENDENT LIVES FOR AS LONG AS POSSIBLE

Preventing Domestic Violence and Abuse Strategy

The Council has also worked with partners to develop a Preventing Domestic Violence and Abuse Strategy. The Council and its partners are committed to the long term prevention and reduction of domestic abuse so that every individual and family in the town should feel safe and secure, and be free from experiencing violence or abuse.

OUR PRIORITIES

- Help older, disabled and other vulnerable people to lead healthy and independent lives, enabling them to feel safe and remain in their own homes for as long as possible
- Provide integrated housing, health and care services with a focus on early intervention and preventative working
- Support the wider health and care system by reducing the demands on acute health services and residential care
- Secure sustainable investment in new and existing homes, including aids and adaptations, to enable more people to age in place
- Provide suitable housing advice and support services for older, disabled and other vulnerable people
- Work with partners to implement and develop our strategies for the prevention of homelessness and the long term prevention and reduction of domestic abuse

OUR KEY ACTIONS 2017-20

- Further develop our understanding of the housing and related needs of older, disabled and other vulnerable people
- Identify future housing developments in different locations to meet the needs of older and disabled people, including the proportion of dwellings that should comply with the recent changes to building regulations relating to adaptations and wheelchair accessible homes
- Explore with partners the potential for investment in digital and technological solutions within the wider health and housing offer

- Ensure supported housing provision provides value for money and continues to meet the needs of the most vulnerable
- Work with partners to deliver the regional housing strategy for the 'Transforming Care' agenda for people with a learning disability
- Continue to develop appropriate housing related support and advice services, including financial inclusion, in line with changing needs
- Review the Homelessness Prevention Strategy/Services in line with Homelessness Reduction Act requirements
- Develop protocols to support young people leaving care
- Work with Thirteen to implement the Collaboration Agreement (see Objective 1)



FURTHER INFORMATION

You can find out more about the strategies, documents and issues discussed in the Housing Strategy by following these links:

Middlesbrough Mayor's Vision

middlesbrough.gov.uk/mayors_vision

Middlesbrough Investment Prospectus

investmiddlesbrough.co.uk

Tees Valley Combined Authority

teesvalley-ca.gov.uk

Middlesbrough Local Plan

middlesbrough.gov.uk/planning-and-housing/planning/planning-policy

Middlesbrough Strategic Housing Market Assessment

middlesbrough.gov.uk/planning-and-housing/planning/planning-policy/evidence-library

Health & Wellbeing Strategy

middlesbrough.gov.uk/social-care-and-wellbeing/health-and-wellbeing/joint-health-and-wellbeing-strategy-2013-2023

Middlesbrough Prevention Strategy

democracy.middlesbrough.gov.uk/aksmiddlesbrough/images/att1010888.pdf

Joint Strategic Needs Assessment

teesjsna.org.uk/middlesbrough/

Affordable Warmth Partnership

mencity.org.uk/whim/about-us/

Homelessness

middlesbrough.gov.uk/planning-and-housing/housing/homelessness

Domestic Abuse

middlesbrough.gov.uk/social-care-and-wellbeing/domestic-abuse

Government's Supported Housing Funding Model

gov.uk/government/news/funding-for-supported-housing-for-older-people-to-encourage-building-new-homes

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