Northampton Borough Council

Housing Strategy

2010 to 2015

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POLISH

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SOMALI

Macluumaadkani waaxaad ku heli kartaa luqooyin iyo habab kale haddii aad dalbato adigoo nagala soo xiriiraayo

CHINESE

這資訊可用其它語言和格式，根據需要與我們聯繫

GUJARATI

આ માહિતી બીજી ભાષાઓ અને રૂપમાં નીચે આપેલા ફોન નંબર પર અમારો સંપર્ક કરીને વિનંતી કરવાથી મેળવી શકાય છે

BENGALI

এই তথ্য অন্যান্য ভাষায় এবং পদ্ধতিতে আমাদের সাথে নীচের ফোন নম্বরে যোগাযোগ করে অনুরোধ করে পাওয়া যেতে পারে

If you would like a copy of this leaflet in Large Print, Braille, Audiotape, or translation into another language please ring 01604 837 146 or e-mail housingstrategy@northampton.gov.uk

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Foreword

Welcome to our new Housing Strategy, which sets out the Council's plans for housing in Northampton over the next five years. This strategy recognises the wider strategic role that Northampton has in place shaping, and the co-ordination role to facilitate the delivery of future growth and the maintenance of existing dwellings.

During the last 18 months, the Council has developed a new strategic approach to housing issues. This has included a significant restructure to create one Housing Directorate; development of a Housing Asset Management Strategy, the first one of its kind in Northampton; attracting PFI credits of £100m to enable a transformational change in Northampton East; success in bidding for HCA challenge fund resources to build Council homes again; and continued high performance levels on reducing homelessness and improving housing options. This includes having one of the first and most successful mortgage rescue schemes in place in the Country.

This approach should allow and attract additional investment, both public and private to help deliver the priorities of this Housing Strategy.

As part of the wider strategic vision for housing in Northampton, this Housing Strategy will encapsulate the key housing issues from the West Northamptonshire Joint Core Strategy, and also the Council's Central Area Action Plan. This document will provide the detailed actions to help deliver the growth identified in the Joint Core Strategy, aswell as the Affordable Housing and the regeneration that is required to transform the town centre area of Northampton.

Moving forward, there is clearly a lot to be done and with the help of a range of private and public sector partners, we have identified four priorities, which are:

- Managing supply and growth for the future of Northampton;
- Creating resilient and cohesive communities;
- Delivering well-designed, high quality homes, neighbourhoods and services; and
- Improving customer access, opportunity and choice

Foreword

By 2015 we will have continued to improve our properties to meet the Decent Homes Standard. The Private Finance Initiative (PFI) will be underway to transform Northampton East, the Central Area Action Plan will have commenced delivery, and fundamental changes to the town centre will be evident. We will also have assisted more people to access housing, enabled the delivery of much needed affordable family accommodation to meet the needs and the identified growth required by the Regional Spatial Strategy, and continued to reduce homelessness numbers and use of temporary accommodation. We will also have made inroads to improving the Energy Efficiency of our own Council Accommodation and private rented and owner occupier accommodation.

We hope that you find this document informative and easy to understand. We welcome any comments or suggestions from our communities and stakeholders about any improvements we can make.

Cllr Sally Beardsworth
Portfolio Holder for Housing
Northampton Borough Council

Chapter 1 – Setting the scene – Local, Regional & National Strategies

Summary of Chapter 1

This section of the strategy explains why we are reviewing our strategy, and how it links into the Councils local development documents and corporate plans. This section will also discuss the links with National, Regional and Sub-regional policy and the level of partnership working we have. It will continue by illustrating the priorities of this housing strategy.

1.1   INTRODUCTION

This Housing Strategy has been produced from a culmination of research, including stock condition data, housing need data and consultation on what the priorities for housing should be within Northampton. National, Regional and Sub-regional plans have been considered as part of informing the Housing Strategy priorities, and through the consultation process, public and private sector partners have helped shape the objectives that meet our priorities.

For further information on the priority and objective setting process, please refer to Appendix 4, p100

1.1.1   Why does Northampton need an updated Housing Strategy and what is wrong with the 2006-2011 Strategy?

The 2006-2011 Housing Strategy focussed on the Council's role as the largest landlord in the Borough and did not give sufficient consideration to the problems of the private sector. The Council's landlord function and investment plans are now covered in a separate document, the Housing Asset Management Strategy 2010 - 2015.

This strategy recognises the wider strategic role that Northampton Borough Council has in place shaping, and the co-ordination role to facilitate the delivery of future growth and the maintenance of existing dwellings.

The Homes and Communities Agency (HCA) want to see authorities working in partnership to inform the 'Single Conversation', and this strategy will help provide the evidence and priorities for Housing in Northampton that will help shape the West Northamptonshire Local Investment Agreement and Local Investment Plan with the HCA by March 2011.

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1.1.2 When will the Housing Strategy start and finish and when will it be reviewed?

This strategy will cover the next 5-year period for Northampton from 2010-2015. The strategy will be reviewed each year to monitor the progress of the action plan, and to add any new actions, arising from legislation or policy development, Nationally, Regionally and Sub-regionally.

Chapter 6 '*Monitoring & Review*', *p80* offers more detail to the strategy review timetable.

1.1.3 How easy is it for me to access information I want from this document

This strategy has been designed to be reader friendly. There is a separate easy read document that summarises the whole strategy. At the beginning of the document, there is a comprehensive contents page that clearly shows the reader where to find tables, charts, figures and maps that have been referred to in the document.

Throughout the document, abbreviations have been used. A full explanation of these words can be found in *appendix 3 'Glossary of Terms'*. The electronic version of this strategy and the downloadable version will have hyperlinks (direct connections once clicked on) that will take the reader to other information within the strategy, such as specific chapters of interest.

Throughout the strategy document you will see the following symbol;

This symbol is to direct the reader to additional information or provide details of the relevant team to contact at Northampton Borough Council.

1.1.4 Progress to Date

Since the previous Housing Strategy 2006-2011 was published; significant progress has been made towards delivering the actions within the action plan. Out of 54 actions, 40 have been delivered, with the remaining targets to be carried forward to this Housing Strategy for delivery as part of *Appendix 1, p81*.

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Assessment Period	Completed Actions	Actions still to be achieved and Carry Forward	Actions not completed or not relevant	Total
September 2009	40	11	3	54

Table 1.1 – Housing Strategy Action Plan Progress 2006-2011

In terms of progress, the actions below under each of the old Housing Strategy priority headings, lists the key achievements;

Increase the supply of Affordable Housing

- Utilised Section 106 funding and use of own land for development of 8 council owned dwellings
- Code for Sustainable Homes level 3 required on all affordable housing
- Achieved 35% affordable housing on most new developments

Create Sustainable Communities

- Draft Central Area Action Plan developed

- RSL Partnership Agreement established in 2007
- Introduced Neighbourhood Walkabouts

Improve the Housing Service

- Housing Options Service launched
- Housing Service Improvement Plan 2008-2010 developed

Provide support to the most vulnerable people

- Gypsy & Traveller Accommodation Assessment (GTAA) completed in 2008
- Reduced use of Temporary Accommodation from 195 households to less than 10

Meet the Decent Homes Standard

- Developed a Draft Housing Asset Management Strategy 2010 – 2015

For a detailed analysis of what actions were delivered in the previous strategy, *please see Appendix 2, p89*

Chapter 1 – Setting the scene – Local, Regional & National Strategies

1.2 CORPORATE CONTEXT

1.2.1 Northampton in Context

Northampton Borough Council is one of seven Borough and District Council's in Northamptonshire, in the southern East Midlands area. Although the town of Northampton sits in the East Midlands Region, it is also part of the Milton Keynes South Midlands Growth area and has an important role to play in developing and delivering the West Northamptonshire Local Development Framework in partnership with West Northants Development Corporation and the West Northamptonshire Joint Planning Unit.

Northampton is primarily an urban housing market area with small areas on the fringes of the town that still maintain a more rural feel, although still come within the town boundary, such as Hardingstone in the south and Moulton Leys in the North.

The Borough is part of the "Milton Keynes – South Midlands Growth Area", and as such there are expected to be 40,375[1] new homes constructed between 2001 and 2026 the majority

of which are to be constructed within the Northampton Implementation Area (NIA). The majority of new homes required will be provided on the sustainable urban extensions (SUE's).

Northampton Borough Council is the largest district in Northamptonshire with a population of approximately 205,200[2] living in 90,850 dwellings[3]. The population is expected to grow by more than 100,000 people up to 2026.

Within this total number of dwellings, 12,270 are managed and owned by the Council, with a further 700 leasehold flats. This represents just under 14% of the total dwelling stock in the Borough. The largest form of tenure within Northampton is attributed to Owner Occupiers at 71% of the total stock. Private rented forms 8% of the stock, with the remaining percentages shared between Shared Ownership (1%), other Social rented (4%) and living rent free (2%).

For further information on population figures and breakdown of tenure, please refer to Chapter 2 or contact the Housing Strategy team on 01604837146

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[1] East Midlands Regional Plan March 2009

[2] Office of National Statistics (ONS)
[3] The Valuation Authority Office. 29th March 2009

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1.2.2 Corporate Plan

The corporate plan sets out Northampton Borough Council's ambition and priorities for 2009-2012 and the partnership vision for Northampton to 2031. The Council's ambition is '*To be one of the best councils in terms of service delivery by 2013*'

The five corporate priorities are:

- Safer, greener and cleaner communities;
- Housing, Health and wellbeing;
- A Confident, Ambitious and Successful Northampton;
- Partnerships and community engagement; and
- A well managed organisation that puts customers at the heart of what we do

The Housing Strategy will aim to have an impact on all of these corporate priorities, however the most impact will be related to the Housing, Health and wellbeing priority.

1.2.3 Sustainable Community Strategy

The Northampton Sustainable Community Strategy sets out the vision and aims for the communities of Northampton up to 2031. The vision is to '*become a City by 2021 and by 2031 be a major regional cultural and economic centre*'. In order to achieve this, the strategy has four clear themes:

- Living and Thriving;
- Fit and Healthy;
- Safe and Secure; and
- Children and Young People

The Housing Strategy will particularly impact on the Living and Thriving theme.

Chapter 1 – Setting the scene – Local, Regional & National Strategies

1.2.4   Northampton Economic Regeneration Strategy 2007-2026

This strategy sets out that by 2021, Northampton will be a European City of Vitality known for its distinct quality of life, history, culture and green living, enjoyed by all. The strategy aspires to:

- Create the right environment to attract diverse and entrepreneurial business to invest in Northampton;
- Provide a focused framework to help secure public sector investment;
- Promote a diverse and adaptable skilled workforce, stimulate ambition, and ensure that these people are retained in the Northampton economy;
- Develop Northampton's infrastructure including retail and leisure facilities to aspire to quality that aids the attractiveness of Northampton with amenities second to none;
- Enhance and promote the creative facilities, the unique historic character and niche retail offer in Northampton; and

- Promote strong partnership working across all sectors for genuine commitment to the sustainable development of Northampton.

1.2.5   Corporate Asset Management Strategy

This strategy covers the Councils land and property assets and endeavours to ensure that the corporate property base of the organisation is optimally structured in the best overall interest of the Council.

The purpose of this document is to provide a strategy basis for decision making regarding this Council's corporate land and property assets, to achieve the best and most cost effective utilisation of those Assets, whether through working alone or in active collaboration with other partners. This strategy does not relate to Housing Revenue Account (Council Housing) as this is covered in the Housing Asset Management Strategy, however the Housing Strategy team will work closely with colleagues in Corporate Asset Management to ensure there is a joined up approach to the three regeneration priority areas within this Housing Strategy through the Strategic Business Review of Land and Property Assets.

1.2.6   Central Area Action Plan

The Central Area Action Plan (CAAP) is the emerging strategy for the Town Centre of Northampton. Once adopted in May 2011, it will become a Development Plan Document (DPD) that sits within the West Northamptonshire Joint Core Strategy and the Local Development Framework (LDF). The vision for the Town Centre is '*By 2026 Northampton City Centre will be firmly established as the economic and cultural hub for Northamptonshire. It will be the destination of*

choice for people within the County and beyond for living, employment and leisure. The City Centre will be using its strengths, in particular, its architectural heritage, its riverside, a distinctive retail offer and its cultural offer as a key to its success'. In supporting the strategy for the Town Centre, there are 8 important strategic objectives, which are;

- Sustainability;
- Regeneration;
- A well designed city centre;
- A destination of choice;
- A walkable city;
- Public Transport and cycling;
- Quality places; and to
- Repopulate the centre

The Housing Strategy has clear links with objective 7, which is '*Repopulate the centre*'. This objective is looking to increase the resident population through redevelopment of redundant industrial areas and the regeneration of Spring Boroughs. This will be further discussed in *Chapter 4, p61*

1.2.7   Supporting People Strategy

Supporting People funding is provided by Northamptonshire County Council, and the existing Supporting People Strategy is for the period 2005-2010. Within this time period, the following priorities were identified:

- Releasing value from 'Legacy Funding', services that existed at April 2003;
- Ensuring that services are focused on supporting and maintaining independence;

- Ensuring that services offer housing related support; and
- Ensuring that services are effective

A review of this strategy is currently underway.

1.2.8 Housing Asset Management Strategy

This strategy is for the period 2010 – 2015. It is the first time in many years in which the Council has published such a document. The Council's objective is to provide good quality homes in neighbourhoods where people want to live. An examination of our investment needs has estimated that the Council has a shortfall of £72m[4], for the total amount of investment required to bring all the Council's stock up to the Decent Homes Standard (DHS).

As part of identifying how Decent Homes can be achieved, there is a review of the options available to our tenants and the Council to secure the investment required. This strategy describes the Council's plans for spending the resources known to be available over the next 5 years and the processes for review of investment needs at a local level.

For more detail on the resources available in the next 5 years, please refer to the Housing Asset Management Strategy.

1.2.9 Homelessness Strategy

The current Homelessness Strategy is for the period 2008-2013, and replaces the previous 2003 version. Following the Homeless Review and consideration of Government priorities, this strategy identified three themes:

- Prevention;
- Supply; and
- Support

The evidence from the review highlighted significant actions in order for Northampton to have a big impact on preventing homeless, which were:

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[4] Northampton BC Cabinet Paper 15th July 2009 'Future Housing Investment Options'

- Provide services to decrease the number of cases of homelessness arising from 16 and 17 year olds;
- Concentrate resources to reduce the number of households losing their tenancies;
- Improve partnership working with the private sector to provide a wider range of housing solutions;
- Take steps to improve the level of customer service experienced by the service user; and
- Improve and strengthen partnership working between NBC and third parties.

1.2.10 Housing Strategy Priorities 2010-2015

As part of our consultation with public and private partners, the priorities in *Figure 1.5, p34* were felt to be the most important issues to tackle for housing in Northampton. The priorities also reflect national, regional and sub-regional priorities.

1.2.11 Bringing it all together

This Strategy together with the emerging West Northamptonshire Joint Core Strategy, the Regional Housing Strategy and the Regional Spatial Strategy, will ensure that the appropriate level of private housing together with social rented and intermediate housing will be delivered in and on the edge of town, to coincide with the establishment of increased employment opportunities in the area. *Figures 1.2 and 1.3, p25 & p26* illustrate the strategic policy fit between our own policies in Northampton and the Sub-regional/regional policies.

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Sustainable Community Strategy 2008-2011

⇧

Corporate Plan 2009-2012

⇧

Corporate Asset Management Strategy

⇧

Housing Strategy 2010-2015

Housing Asset Management Strategy 2010-2015 ⇔ Homelessness Strategy 2008-2013 ⇔ Central Area Action Plan
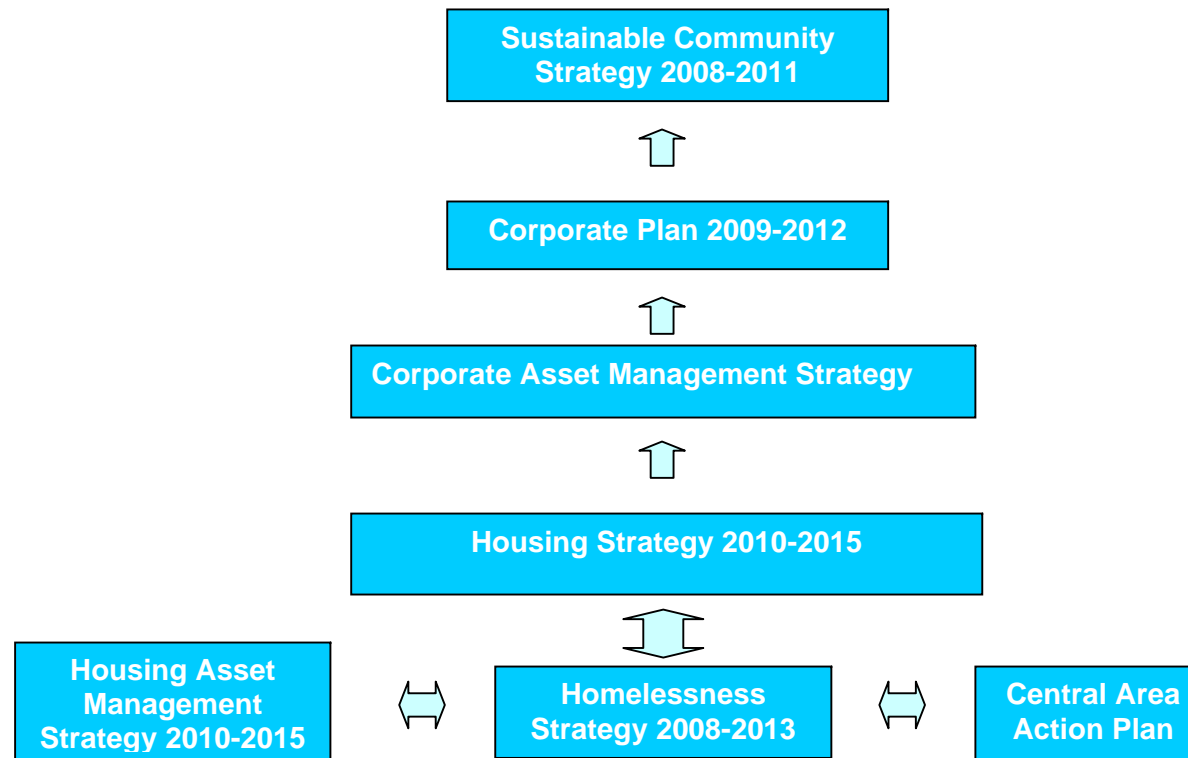
Figure 1.1 – Northampton Borough Council Corporate Policy links with the Housing Strategy

Chapter 1 − Setting the scene − Local, Regional & National Strategies

1.3 NATIONAL CONTEXT

Since the development of the previous Housing Strategy in 2006, national policy has changed significantly, with housing delivery and affordable housing high up on the Government's agenda. There has been a mixture of new legislation and policy. The most recent policy and consultation is discussed below.

1.3.1 Consultation & Funding Changes

Reform of Council Housing Finance Consultation

The Right Hon. John Healey MP, Minister for Housing and Planning, launched a consultation paper on the 21st July 2009, which sought the views of local authorities on dismantling the HRA Subsidy System, and allowing local authorities to finance their own businesses from their own rents and revenues in exchange for a one-off allocation of the National Housing Debt. At the time of developing this strategy, the consultation period had just closed on the Government's proposals to reform council housing finance.

The problem for Northampton Borough Council in responding to this consultation is that the implications of the favoured reform are unclear for all councils.

Scrapping the subsidy system and letting all housing authorities with retained council housing retain all their rent incomes, hinges on the amount of national housing debt allocated to each local housing authority. Whilst the Council favour the reforms in principle, at May 2010 we remain unclear whether the Government's proposals are affordable to Northampton in the long term.

For more information on the reform of council housing finance, please visit www.communities.gov.uk

Local authority New Build

In May 2009 the Homes and Communities Agency announced the 'Challenge Fund'. This was £250m nationally and was split into two bidding rounds. The fund was open to local authorities who had retained their housing stock and wanted to build housing again. In Round one, 49 local authorities were successful in sharing £125m of grant funding. Northampton was

one of these authorities, successfully obtaining £451,913 of grant funding to build eight family homes on an old garage site at Woodside Way in Kings Heath. This is a real achievement for Northampton Borough Council and means that new Council homes will be built here again for the first time in 30 years.

1.3.2   Policies and Legislation

<u>Green Paper</u>

In July 2007, the Government published its Housing Green Paper – '*Homes for the future: more affordable, more sustainable*'. This paper
sets out proposals for tackling housing supply. The paper proposed a significant increase in new homes with an additional 3 million homes by 2020, which equates to 240,000 per year. Affordable housing features strongly within the paper with proposals to increase affordable homes by 70,000 per year up to 2010/11, of which 45,000 will be social rented units. The Green Paper also introduced a new housing and planning delivery grant to encourage Councils to identify land for housing development and increase supply in their areas and to set a requirement for all new homes to be carbon neutral by 2016. The links

between Strategic Housing and planning will be critical in Northampton to ensure sufficient land is available to deliver the increase in new homes as highlighted in the East Midlands Regional Plan.

<u>Housing and Regeneration Act 2008</u>

The Housing & Regeneration Act received royal assent on 22nd July 2008. It will help to deliver the commitments set out in the Housing Green Paper of July 2007 to provide more affordable, greener homes in mixed and sustainable communities.

The Act established the Homes and Communities Agency, which focuses on delivering more new and affordable homes across all tenures and will drive and invest in regeneration. It will support regeneration and provide decent places as well as decent homes, eg by grant funding social housing and investing in infrastructure. It implements the changes proposed in the Green Paper to give councils more freedoms and incentives to build new homes, and makes rating against the Code for Sustainable Homes mandatory for new homes. The Act establishes the Tenant

Chapter 1 – Setting the scene – Local, Regional & National Strategies

Services Authority to help provide more regulation of the sector and accountability to tenants.

Tenant Services Authority (TSA)

The Tenant Services Authority (TSA) is the new regulator for social housing, dedicated to raising the standard of housing services by putting tenants first.

Taking over the Housing Corporation's responsibility for regulating housing associations and social landlords, the TSA will set high standards of management across these areas and, later, local authority social homes.

Tenants are being given more choice and a voice over how their homes are managed, by reforming social housing regulation, giving tenants a stronger say in stock transfer decisions by making a tenant ballot mandatory.

Homes and Communities Agency (HCA)

The Homes and Communities Agency (HCA) is the Government's new single national housing and regeneration agency for England. It brings together the development and regeneration expertise of English Partnerships, investment functions of the Housing Corporation, and the Academy for Sustainable Communities, with major delivery programmes of Communities and Local Government.

Part of the HCA's role is to develop the 'Single Conversation' with local authorities at a Housing Market Area level. In Northampton, we have worked in partnership with Daventry and South Northamptonshire local authorities to successfully acquire funding from the East Midlands Regional Assembly (EMRA) to fund a Sub-Regional Housing Strategy post to develop a sub-regional Housing Strategy for West Northamptonshire. This piece of work will demonstrate what the priorities for housing are in West Northamptonshire and compliment the Joint Core Strategy work.

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Warmer Homes, Greener Homes:
A strategy for household Energy Management

This document sets out the Governments strategy to help people make their homes more comfortable in cold weather, reduce energy use and save money, and make greater use of small scale renewable and low carbon sources of energy.

The strategy aims to deliver 29% carbon reduction in our homes by 2020. The Government are looking for Energy companies to make new partnerships with Local Authorities and start to deliver increased energy efficiency measures in all our homes.

This document also introduces the new Warm Homes Standard, which the social housing sector is expected to lead on retrofitting homes to improve their energy efficiency by 2020. All Social Housing tenants will be categorised as a 'priority group' and will be entitled to 100% subsidy for energy saving measures until at least 2015. Northampton Borough Council corporately already have a Carbon Reduction Programme Board that is looking at ways to reduce its carbon footprint corporately, however this Housing Strategy recognises the need for a co-ordinated

approach in Housing and will be looking at developing an Affordable Warmth Strategy that will address our approach to tackling Energy Efficiency and carbon reduction in all forms of housing tenure over the next three years.

National Strategy for Older People

In February 2008, the Government published its strategy for an ageing society – *'Lifetime Homes, Lifetime Neighbourhoods – A national strategy for housing in an ageing society'*. This strategy sets out how we can prepare for an ageing society through new provision and existing resources. By 2026 older people will account for almost half (48%) of the increase in the total number of households, resulting in 2.4 million older households than there are today.

The main issues for Northampton to consider will be the Lifetime Homes standard to incorporate into new build provision through the planning system and the increased funds and flexibility that the Disabled Facilities Grant system will provide. The funding for Disabled Facilities grants will increase by 31% by 2011 and will be £166 million nationally in 2010/11.

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Planning Policy Statement 3: Housing

This planning policy statement was developed to underpin the key messages and respond to the 'Barker Review' of Housing Supply in 2004. It replaces the previous Planning Policy Guidance 3, which was published in March 2000.

The planning policy statement gives local planning authorities guidance on thresholds of affordable housing, and sets the national target at 15 or more homes on any particular site would trigger for negotiations on affordable housing.

The West Northamptonshire Affordable Housing Supplementary Planning Document takes into account this guidance from PPS 3 and requires developments in Northampton with schemes larger than 15 homes or 0.5ha in size to provide 35% affordable housing, consisting of 70% social rented and 30% intermediate tenure.

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Communities Plan		Planning Policy Statement 3	National Level
East Midlands Regional Housing Strategy		East Midlands Regional Plan	East Midlands Regional Level
Proposed West Northamptonshire Housing Strategy		West Northamptonshire Local Development Framework	West Northampton-shire Level
Northampton Housing Strategy 2010-2015		Northampton Central Area Action Plan	Northampton Borough Council Level

Figure 1.2 – National, Regional and Sub-regional Policy links with Northampton Borough Council Policies

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                    │    Tenant Services Authority             │
                    └─────────────────────────────────────────┘
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            │  West Northamptonshire    │   │  West Northamptonshire    │
            │  Local Investment         │   │  Local Investment Plan    │
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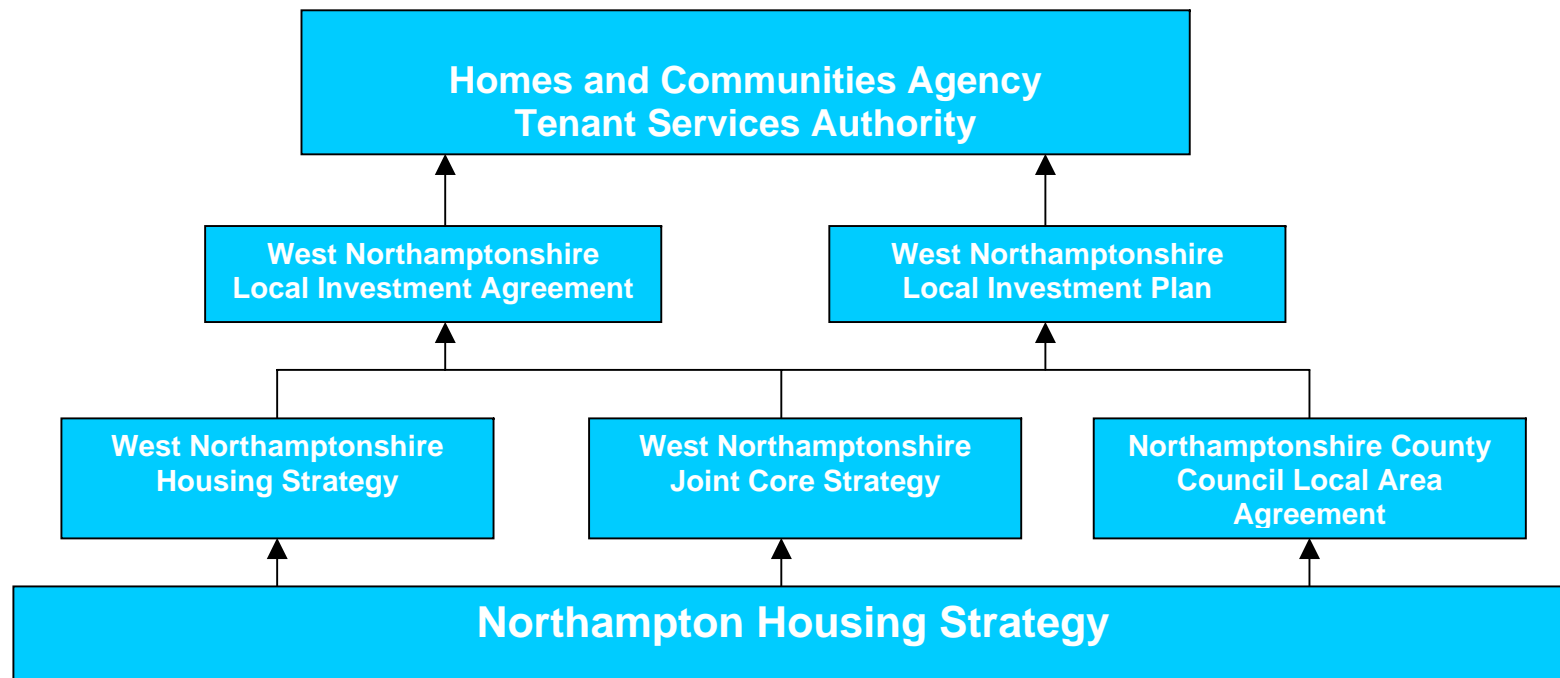
Figure 1.3 – Policy links between the HCA/TSA and the West Northamptonshire Policy Framework

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1.4 REGIONAL CONTEXT

1.4.1 East Midlands Housing Strategy

The East Midlands Regional Assembly updated their strategy in 2008, which replaced the 2004-2010 version. The 2008-2016 strategy has 6 key themes, which are supported by 8 objectives. The table below highlights the themes and objectives, and how the priorities of this Housing Strategy fit with them.

1.4.2 East Midlands Regional Plan

The East Midlands Regional Plan sets out the housing requirement for West Northamptonshire as a Housing Market for the period of 2001-2026. In total 62,125 dwellings are to be provided across the area, which will require a significant step change in past annual build rates. For the Northampton Implementation Area (NIA), which covers Northampton and parts of Daventry and South Northants (*see Chapter 4 under growth section*), a minimum of 43,375 dwellings are required up to 2026.

1.4.3 East Midlands Regional Economic Strategy

This strategy is now part of the Single Regional Strategy. 'A Flourishing Region' covers the period 2006-2020 and supports the ambitions of the major cities and towns – Derby, Leicester, Lincoln, Nottingham and Northampton, aiming to help them tackle pockets of deprivation and achieve individual and collective success.

The strategy is underpinned by three main themes which are;

- Raising productivity;
- Ensuring sustainability; and
- Achieving equality

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NBC Housing Strategy Priorities	East Midlands Housing Strategy Key Themes	Objectives
Manage Supply & Growth for the future of Northampton	Affordability & Access to Housing	**Objective 1** – To ensure that regional housing and planning policy are informed by a robust understanding of need and housing market conditions in the region.
Improve Customer Access, Opportunity and Choice		**Objective 2** – To ensure that everyone in the region is able to both access and afford suitable housing to meet their needs
Deliver well-designed, high quality homes, neighbourhoods & services	Design Quality & Sustainable Homes	**Objective 3** – To improve the co-ordination of housing's contribution to economic development within the region
Create Resilient & Cohesive Communities	Sustainable & Cohesive Communities	**Objective 4** – To contribute to raising the quality of design in housing, and the creation of sustainable homes
-	Rural Housing	**Objective 5** – To develop a framework within which regional and local partners can develop sustainable and cohesive communities
-	Housing for Vulnerable People	
-	Planning for an ageing population	**Objective 6** – To ensure that rural affordable housing need is correctly addressed through the regional affordable housing programme
		Objective 7 – To improve the co-ordination of provision which meets the housing needs of vulnerable people
		Objective 8 – To ensure the region provides a robust response to the housing implications of our ageing population

Table 1.2 – East Midlands Housing Strategy Priorities 2008-2016

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1.5   SUB-REGIONAL CONTEXT

Following a study in 2005 by DTZ Pieda[5], Northampton together with Daventry District Council and South Northamptonshire Council were identified as a Housing Market Area. The Housing Market Area is known as West Northamptonshire, and the sub-regional policies and plans are now reflective of the geographic area.
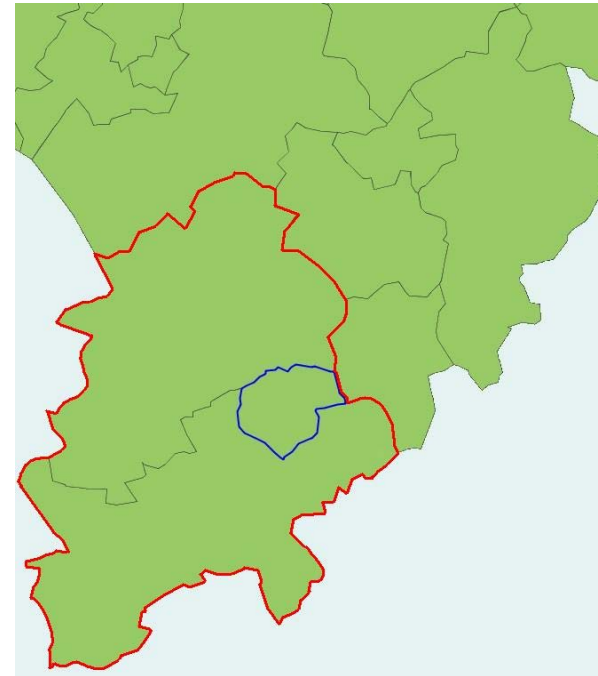
Map 1.1 – West Northamptonshire Housing Market Boundary
Source: Hometrack

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[5] Identifying the Sub-regional Housing Markets of the East Midlands. DTZ Pieda, 12th April 2005

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Chapter 1 – Setting the scene – Local, Regional & National Strategies

1.5.1 West Northants Joint Core Strategy

The Emergent Joint Core Strategy was published for consultation in the summer of 2009 and proposed a number of potential locations around Northampton for Sustainable Urban Extensions (SUE's). These extensions would augment the supply of housing required to 2026 some of which had already been built, was already allocated, had planning permission or represented additional urban capacity. The West Northamptonshire Joint Planning Unit has revised the timescale for submission of the Joint Core Strategy and other elements of the LDF and is awaiting a response from the Government Office East Midland (GOEM) in this regard.

For the period up to 2026 land is identified within the Northampton Implementation Area (NIA), which will accommodate 19,288 dwellings through the sustainable urban extensions (see chapter 4, for locations). Three of the extensions have the capacity to accommodate an additional 15,000 dwellings between them, beyond 2026.

1.5.2 West Northants Affordable Housing SPD

An Affordable Housing Supplementary Planning Document (SPD) was published for consultation in April 2009. The programme for completion of this SPD is being reviewed so that it can take account of the new evidence provided by the Strategic Housing Market Assessment. The timetable for adoption of the SPD will reflect the programme for the Core Strategy. The table below illustrates the current affordable housing requirements from the 2004 Affordable Housing SPD, which requires affordable housing contributions on sites of 15 or more dwellings.

Area	Level of Affordable Housing	Social Rented Tenure	Intermediate Tenure
Northampton Implementation Area (NIA)	35%	70%	30%

Table 1.3 – Affordable Housing Requirements in Northampton
Source: West Northants Affordable Housing SPD 2004

Chapter 1 – Setting the scene – Local, Regional & National Strategies

1.5.3   West Northants Strategic Housing Market Assessment (SHMA)

The West Northamptonshire Strategic Housing Market Assessment 2009 suggests that Northampton, including the Sustainable Urban Extensions to form the Northampton Implementation Area (NIA) needs to provide 8900 affordable homes between now and 2026. This equates to 33% affordable housing out of 31,000 homes required by 2026. This means that the annual supply of affordable homes will need to be 529 homes per year.

The SHMA also covers viability and suggests that in certain parts of Northampton, 40% affordable housing can be achieved and 25% in other areas. The Council will be continuing to use the existing policy of 35% affordable housing, but will be conducting viability assessments on a site-by-site basis.

If a developer proves that a site is not viable, through a viability assessment, then the Council will use a cascade mechanism through the Section 106 agreement to seek additionality from the Homes and Communities Agency and use Grant to change the tenure mix or improve the standard of the homes.

The SHMA completed in April 2010, and made a series of recommendations:

- Strive to achieve minimum targets for new build housing in order to widen the choice of housing available to household groups;
- Monitor delivery against mix of size targets and periodically adjust targets to take account of delivery and updated SHMA targets;
- Prioritise new social rented family housing to address backlog need and overcrowding;
- Provide incentives for tenants to downsize in order to release family housing;
- Adopt planning policies that encourage building of market housing particularly suited to the needs of elderly people and special needs groups;
- Work with RSLs and the HCA to produce a new model for intermediate rented housing; and
- Plan for a growing private rented sector

Chapter 1 – Setting the scene – Local, Regional & National Strategies

1.6   PARTNERSHIP WORKING

Northampton Borough Council requires that this strategy is inclusive and must gain the support and backing of our key partners and stakeholders. There are challenging times ahead. We will experience significant change in Northampton over the next 5 years if we want to achieve the vision and priorities of this Housing Strategy. It is therefore extremely important that we value our working relationships with our stakeholder partners and look to improve on this in the future.

Northampton Borough Council has partnership working arrangements at each level within local government, which includes local, sub-regional and regional working. *Figure 1.4, p33*, highlights the various groups that Northampton has with its many stakeholders and partners.

1.6.1   Moving Forward

National policy for sometime now has been advocating that local authorities work together on a variety of issues.

In 2008, the organisations of English Partnerships and the Housing Corporation merged together to form the Homes and Communities Agency (HCA). This new organisation has developed what is referred to as the 'Single Conversation'. This means that the HCA want to have a formal relationship with local authorities at a Housing Market level. This level of working is often referred to as sub-regional partnerships. In section 1.5 of this chapter, we discussed the West Northamptonshire sub-regional working. Northampton Borough Council is classed as being within the West Northamptonshire Housing Market, which includes Daventry District Council and South Northamptonshire Borough Council.

The aim of the HCA is to have what is called a Local Investment Agreement (LIA) and a Local Investment Plan (LIP) in place by March 2011 with each Housing Market area within the Country. Northampton Borough Council along with its local authority partners in West Northamptonshire will be looking to create a sub-regional Housing Strategy by the end of 2010, to help inform the LIA and the LIP at the West Northamptonshire level. *Figure 1.5 p34* illustrates the relationship between West Northamptonshire and the HCA.
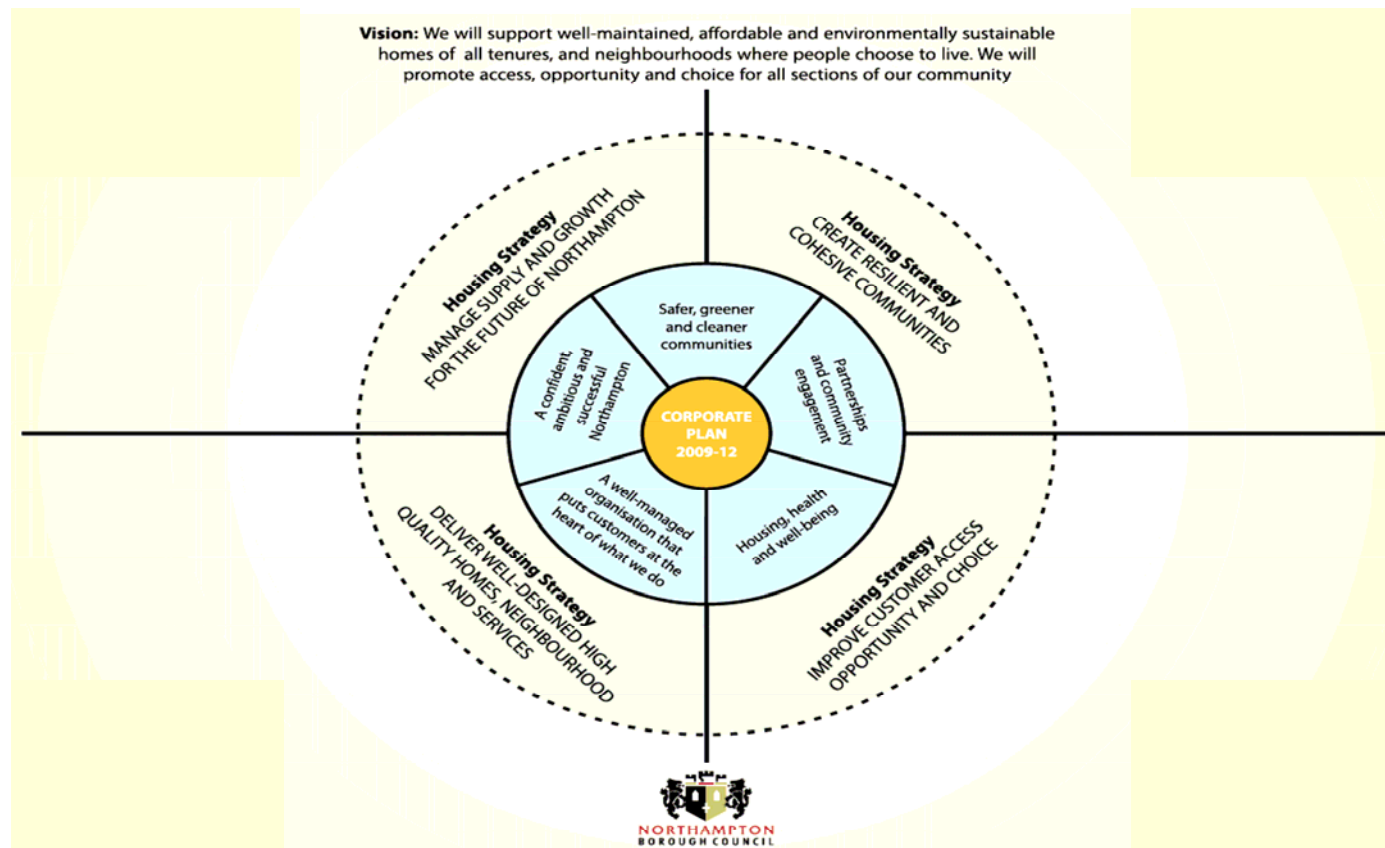
Figure 1.4 – Housing Strategy Priorities strategic fit with the Corporate Plan priorities

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Chapter 1 – Setting the scene – Local, Regional & National Strategies

HOUSING STRATEGY 2010-2015

Finance & Performance Monitoring	Decent Homes & Affordable Housing	Supporting Vulnerable People	Private Sector Housing & Regeneration	Regional & Sub-regional working	Resident & Stakeholder Participation
Housing Programme Board	RSL Management Forum	Supporting People Provider Forum	Private Landlords Forum	West Northants Hsg Officer Group	Area Partnership Boards
	RSL Development Forum	Homelessness Forum	CAAP Working Group	Northamptonshire Regeneration & Growth Board	Tenant Sounding Board
		Sheltered Housing Forum			

Equality & Diversity – Disabled Peoples Forum, Diverse Communities Equalities Forum, Lesbian, Gay and Bisexual People's Forum, Pensioners Forum, Women's Forum and Youth Forum

Figure 1.5 – Partnership Working Groups in Northampton

Chapter 2 – Understanding our Housing Market

Summary of Chapter 2

This section explains what the current issues are within Northampton's Housing Market. It looks at the demand for housing within Northampton, and what the supply of housing is like, to ensure housing need and demand is addressed.

2.1   THE CONTEXT

Northampton is in a period of significant change. The Borough is faced with an agenda to tackle housing growth as part of the Milton Keynes South Midlands growth area, but it also faces a significant challenge with the stock it has in the private and public sector. Maintaining the existing stock is going to be as equally important, as identifying land for future growth of the town.

One of the aims of this Housing Strategy is to ensure that as part of the growth agenda, Northampton maintains a balanced housing market, which will help cater for all the people in Northampton regardless of their social or economic position.

2.2   NORTHAMPTON'S HOUSING MARKET IN DETAIL

2.2.1   Property Tenure

Compared to the national figures over the period 1991-2001, Northampton had a slightly higher percentage of owner-occupiers, with lower private rented and RSL stock. Within Northampton in the same period, private rented and RSL tenures have experienced increases of 1.7% and 1% respectively, whereas owner occupation decreased by 0.9% and rented from the council decreased by 4.8%.
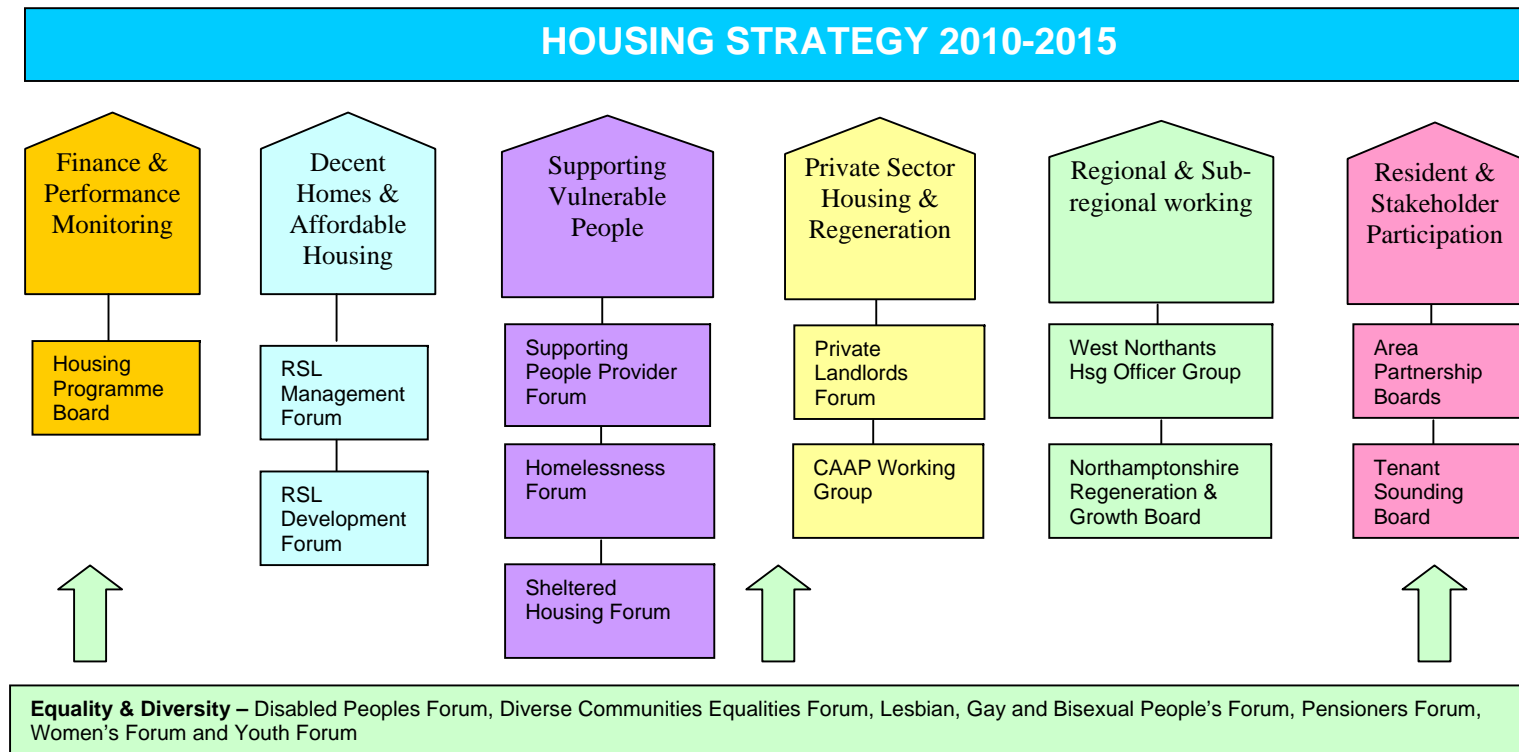
Tenure	Northampton		England	
	1991	**2001**	**1991**	**2001**
Owner Occupier (%)	71.1	70.2	67.6	69.9
Rented from Council (%)	21.9	17.1*	19.5	13.6
Private Rented (%)	5.2	6.9	9.7	10.3
RSL (%)	1.8	2.8	3.2	6.6
Total	100.0	100.0*	100.0	100.0

Table 2.1 – Tenure percentages for Northampton & England 1991-2001
Source: 1991 & 2001 Census

* Census figures for LA stock were 12354, however this was not accurate compared with RTB data, and therefore used HSSA 2001 figure of 14205. This means that the total changed from 80882 to 82673

Chapter 2 – Understanding our Housing Market

Table 2.2 below illustrates the current levels of tenure within Northampton.

Tenure	Northampton 2008	
	Number	Percentage
Owner Occupier	63,888	72.2
Rented from Council	12,334	13.9
Private Rented	6,812	7.6
RSL	3,205	3.7
Other	2,299	2.6
Total	88,538	100.0

Table 2.2 – Tenure figures & percentages for Northampton 2008
Source: Housing Strategy Statistical Appendices (HSSA) 2008

Compared to table 2.1 on p35, Northampton has witnessed an increase in owner occupation of 2%, with further reductions in Council tenancies of 3.2%. This means that since 1991, the authority has lost almost a fifth of its stock (3,080 dwellings) primarily as a result of the Right to Buy process. Private rented and RSL tenures have continued to increase, and it will be important that the authority continues to work with private landlords and RSL partners to ensure the housing needs of the Borough are tackled.

For more information on how we work with private landlords please contact the private sector housing team on 01604 837225. For further details on how we work with RSL partners contact the Housing Strategy team on 01606 837146.

2.2.2 Stock Type

Table 2.3 below highlights that terraced housing is significantly higher in Northampton at 34%, but other house types reflect the national breakdown.

House Type	% of Households living in House Types	
	Northampton	England
Detached	23	23
Semi Detached	29	32
Terraced	34	26
Flats	14	19

Table 2.3 – Northampton house type percentages compared to England
Source: Census 2001

Chapter 2 – Understanding our Housing Market

2.2.3 House prices & sales

The average house price in Northampton is currently £158,000[6]. This is compared to a regional average house price of £161,755. The average price of a new build house in Northampton is £350,000, compared to the regional average of £157,900. *Chart 2.1* opposite illustrates the average house price trends over the last 10 years. House prices increased rapidly from 2000 – 2007 in Northampton, when in December 2007 the height of the market was achieved with an average house price over £165,000. Since December 2007, prices have started to decline. However, as the graph shows, there has been a slight increase in prices over the last 6 months.

Despite the fact that house prices have fallen, affordability still remains an issue. This is primarily due to the current economic climate. Whilst prices have fallen, more people have become unemployed. This means the affordability gap in the short term has increased, and the numbers on the Council's housing register have also increased.
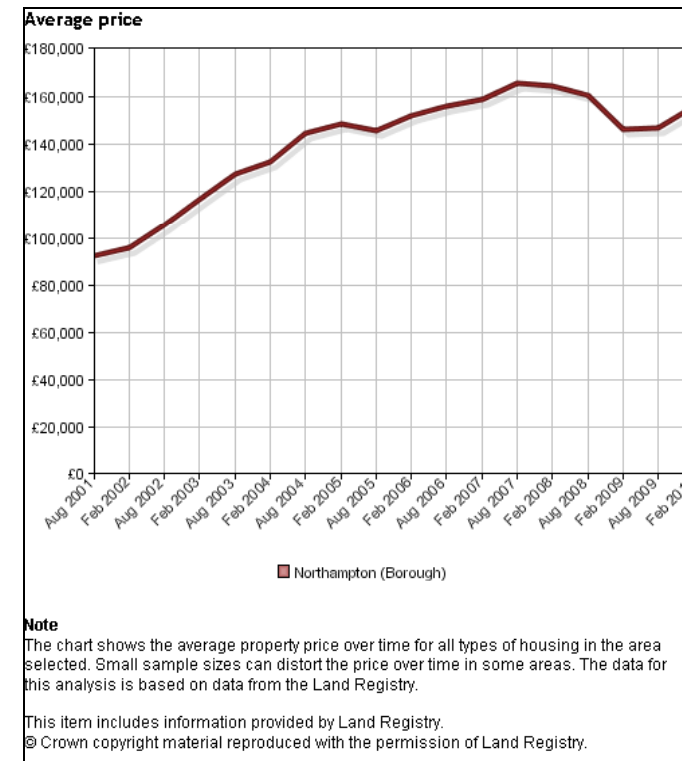
Chart 2.1 – Average House Prices in Northampton 2000-2010
Source: Hometrack

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[6] Land Registry 2010 House Prices

Chapter 2 – Understanding our Housing Market

Maps 2.1 and 2.2 illustrate the average house prices from 2006 compared to what they are now in 2010.

In 2006, Nene Valley and Weston wards displayed the highest average house prices in the Borough, in excess of £206,866.
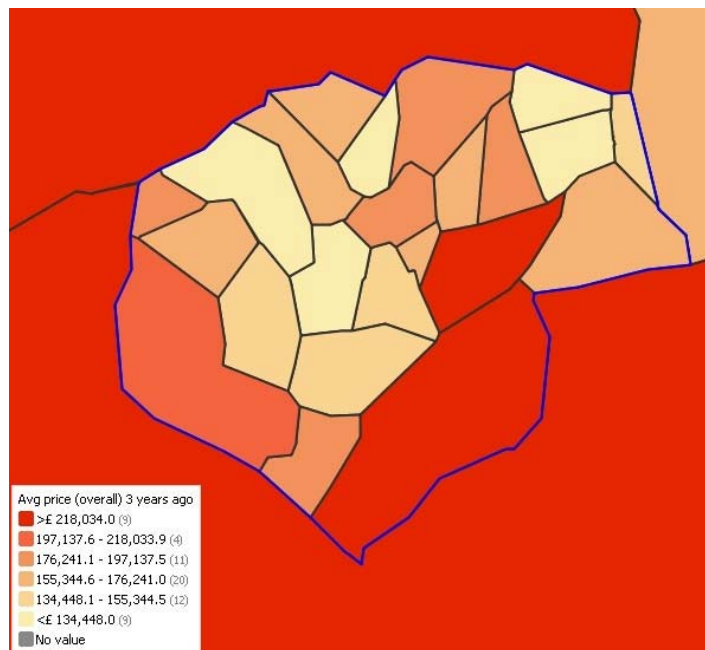
Map 2.1 – Average House Prices in Northampton 2006
Source: Hometrack
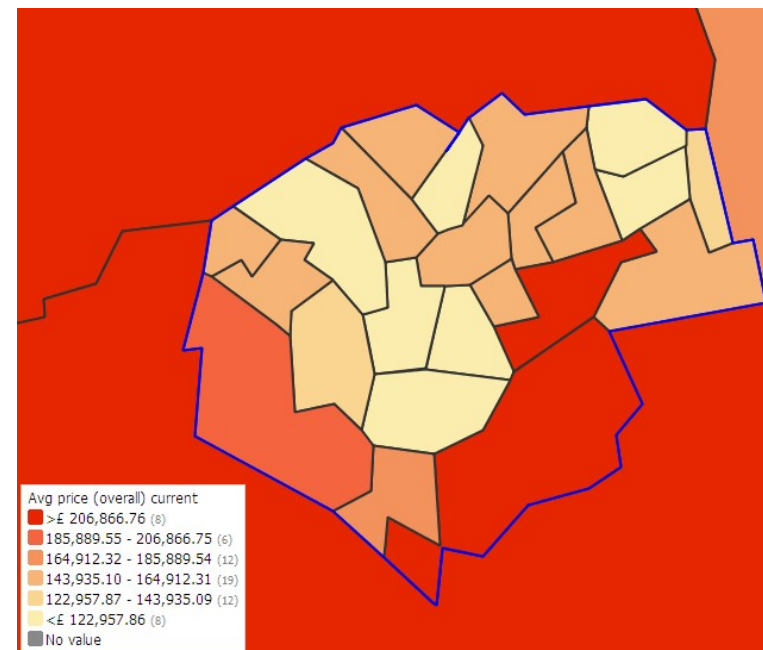
Map 2.2 – Average House Prices in Northampton 2010
Source: Hometrack

Chapter 2 – Understanding our Housing Market

Map 2.2 highlights that there has not been too much change in terms of the highest priced areas in Northampton, even though the ward boundaries have changed slightly in that time. Nene Valley and Weston wards remain the most expensive areas, but the average house price has fallen from in excess of £218,000 to in excess of £206,866. Over the four-year period this reflects a drop of £11,314, which is just over a 5% fall in these areas.

Other areas with noticeable drops in house prices have been the Parklands, Kingsley and Headlands ward areas. In 2006 these three areas commanded average house prices between £176,241 - £197,137. In 2010 the average house prices ranged from £143,935 - £164,912.

Map 2.3 highlights the percentage change in house prices from 2006-2010.
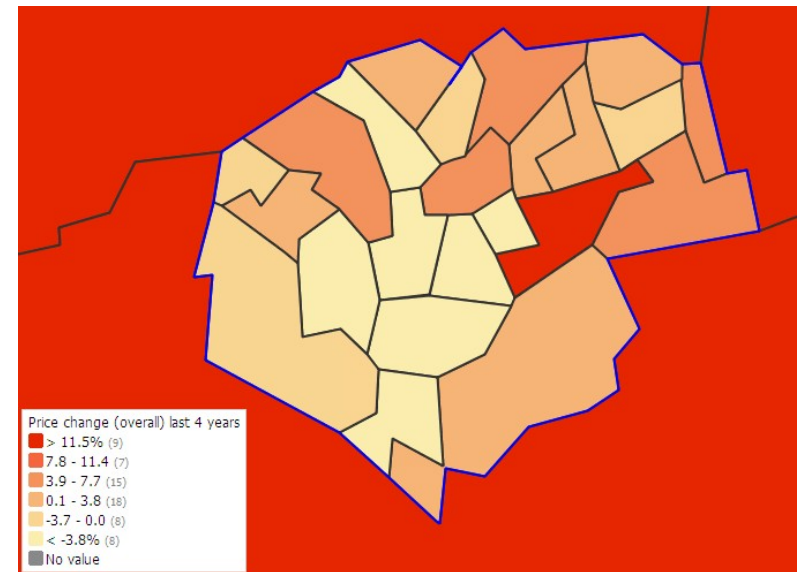
Map 2.3 – House Price Percentage Changes 2006-2010
Source: Hometrack

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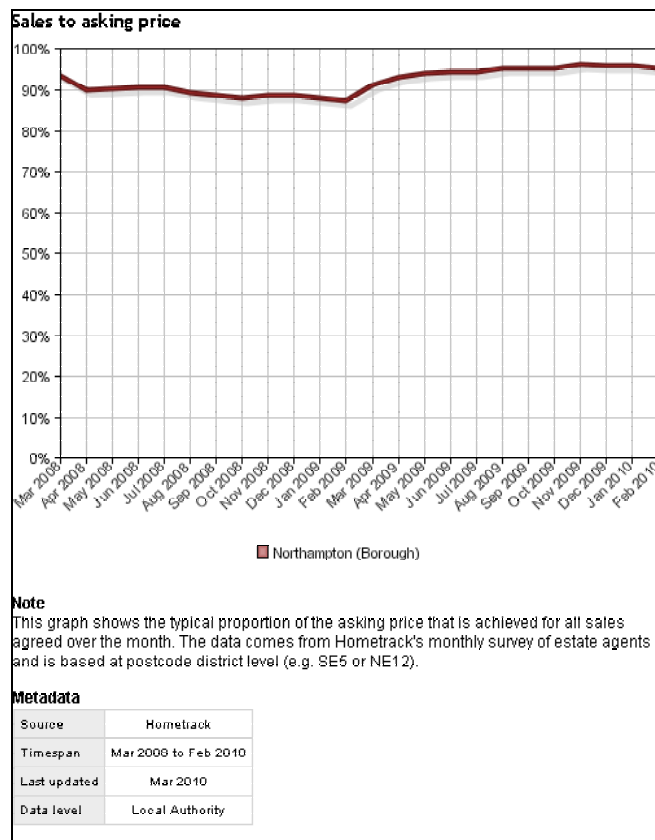
Chart 2.2 – Sales compared to asking price May 2008- Feb 2010
Source: Hometrack
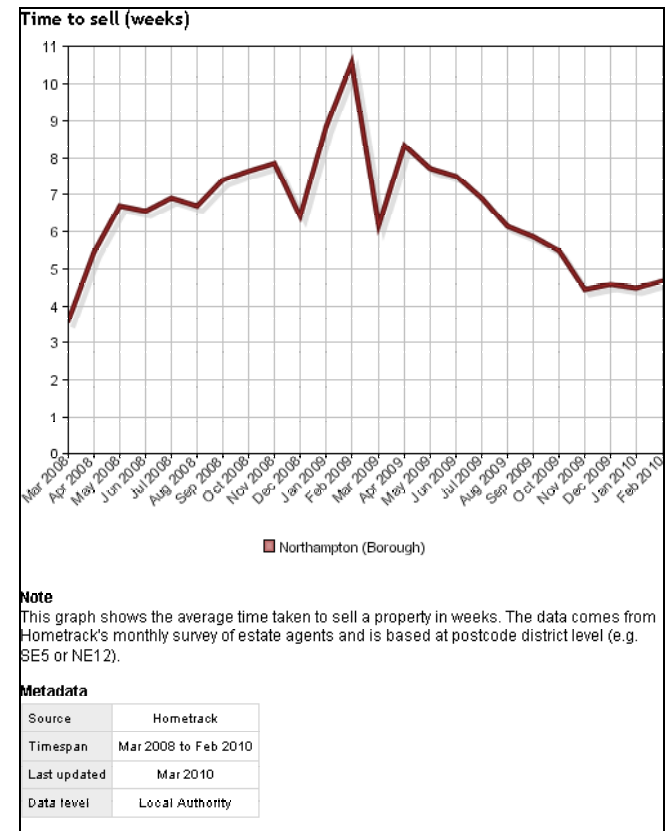
Chart 2.3 – Average time to sell dwellings May 2008-Feb 2010
Source: Hometrack

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Chart 2.2 and 2.3 above illustrate that there is some evidence that the market has started to pick up slightly in the last six months of 2009. A higher percentage of sellers are achieving their asking price and the time it is taking to sell properties is reducing.

The slow down in the development industry and the lower levels of new build dwellings being built, will clearly have an impact on house prices. With supply reducing and demand still high, prices are likely to remain constant or slightly increase. This will have an impact on affordability.

2.2.4 Stock Condition

Northampton Borough Council has a robust stock database, which is updated through major works programmes and annual 10% sample surveys of the stock. The process of annual sample surveying however, has led to the possibility that some survey information is getting out of date. As part of the Housing Asset Management Strategy, a new survey is being proposed, which updates information in relation to the Decent Homes Standard.

From the information from Major Works updates and annual sample surveying, it is calculated that

approximately 46.15% of the Councils housing stock failed to meet the Decent Homes Standard at the end of March 2009. The stock condition survey further identifies that this will rise to 62% by 2010. This position will improve with the Phase 1 of the Decent Homes programme due to be finished by June 2010.

For more detailed information on the Decent Homes Programme, you can contact the Asset Management Team on 01604 838316. For a breakdown of the Decent Homes Funding over the next 5 years, please refer to the Housing Asset Management Strategy 2010-2015.

Chapter 2 – Understanding our Housing Market

2.2.5 Vacancy Levels

During the last 5 years, vacancy levels in Northampton have remained constant, but are still slightly higher than the national average of 3.3%. *Table 2.4* below highlights those dwellings vacant for more than six months account for just under half of all vacant dwellings in Northampton in 2009.

A key objective of this strategy as part of helping to improve existing stock and supply of more quality affordable housing will be to develop an empty homes strategy.

2.2.6 Deprivation

The index of Multiple Deprivation 2007 analyses information at a geographical layer called a Super Output Area (SOA). From the SOA's in Northampton, 24 are ranked as the 20% most deprived in the Country. This represents 18.6% of all Northampton's SOA areas.

Map 2.4 demonstrates that Northampton has 2 SOA's that fall within the 5% most deprived areas in the Country. Both these SOA's fall within the Castle Ward, which is part of the Central Area Action Plan area.

Year	Total Dwellings Vacant	Dwellings Vacant > 6 Months	% of vacant stock > 6 months	Total Dwelling Stock	% of total stock vacant
2005	3081	1294	42%	86210	4%
2006	2522	1117	44%	86959	3%
2007	2606	1013	39%	88472	3%
2008	3366	1272	38%	89826	4%
2009	3958	1821	46%	90850	4%

Table 2.4 – Vacancy levels in Northampton 2005-2009
Source: Housing Strategy Statistical Appendices 2005-2009

Chapter 2 – Understanding our Housing Market
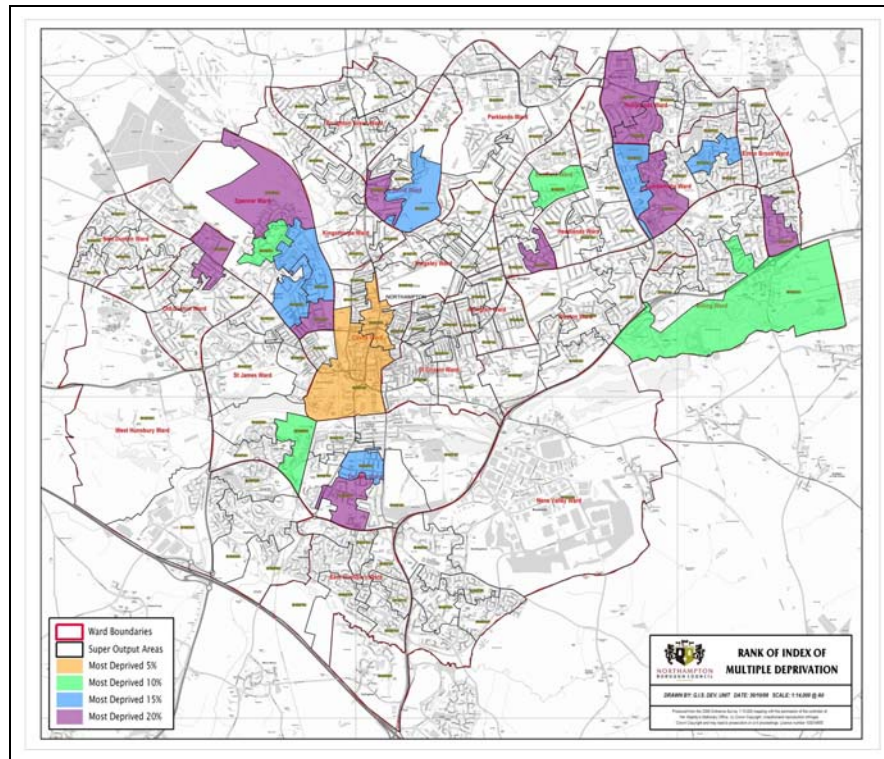
Map 2.4 – Northampton Rank of Index of Multiple Deprivation 2007
Source: Northampton Borough Council

2.2.8 Demographic Analysis

The current figures from the Office of National Statistics show that the population stands at 205,200[7]. Since 2001, this represents an increase of 5.2%. *Table 2.5* below illustrates how the demographics of Northampton have changed since 2001.

Population Age Groups	2001 Population	2008 Population	% Change in Population
0-14	37,900	37,200	-1.8
15-24	26,600	29,200	9.8
25-44	59,900	62,000	3.5
45-64	43,300	49,000	13.2
65-74	13,600	14,200	4.4
75 and over	12,900	13,800	7.0
Total	194,400	205,200	5.2

Table 2.5 – Population Estimates in Northampton 2001-2008
Source: Office National Statistics

Overall there has been an increase of 11.4% in the population of a retirement age. The biggest increase within this has been the 85 and over age group. This age cohort has increased by 18% in the last seven years.

[7] ONS 2008 Estimated population projections

Chapter 2 – Understanding our Housing Market

In 2001, the Census estimated the population of the BME community to be 16,341. Compared to the 1991 Census, this represents an increase of 51%. The biggest increase in BME communities within these figures was from the Black African community, who saw their population quadruple in size between 1991-2001. The next largest increase was from the Chinese community who increased by 82% to 1278.

Following a recent Needs Survey report in April 2010, it is estimated that the overall BME population in Northampton has increased from 12% in 2001, to 16% now. This is a further 25% increase on 2001.

2.3   HOUSING NEED AND DEMAND

The most up to date housing needs survey[8] estimated that a total of 6,642 households were in some form of housing need. The biggest housing need was related to overcrowding, with 1,745 households stating this was a problem.

Table 2.6 illustrates the differing levels of need by unsuitable housing categories.

Housing Need Category	Number of Households
Overcrowded	1,745
Mobility/health problems	1,327
Harassment	1,232
Need to give/receive care/support	904
Subject to major disrepair/unfitness	713
Difficulty maintaining home	686
Accommodation too expensive	613
Need to live closer to employment	573
End of Tenancy	282
Family unable to live together	212
Lacking kitchen, bathroom or WC	63
Sharing kitchen, bathroom or WC	46
Total	**6,642**

Table 2.6 – Housing Need Categories in Northampton
Source: Northampton Housing Needs Survey 2002

2.3.1   Affordable Housing Need

The West Northamptonshire Strategic Housing Market Assessment 2009 suggests that a total of 8,900 affordable homes are required between now and 2026 for the Northampton Implementation Area (NIA). This equates to 33% affordable housing out of a total of 31,000 homes required by 2026. The annual supply of affordable housing will need to be 529 dwellings per year in order to achieve 8,900 by the end of 2026.

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[8] Northampton 2002 Housing Needs Survey, Dec 2002

Chapter 2 – Understanding our Housing Market

At the time of writing this Housing Strategy, affordability is a major concern. Although house prices have fallen between 15-20% typically, with only a slight rise recently, affordability has not increased proportionately. This is because mortgage lenders have tightened up on their lending criteria, and most now require a 20% deposit. Given the fact that most purchasers are first time buyers, it is unlikely that the majority of people have 20% deposits. Map 2.5 highlights the areas in Northampton with the highest house price to earnings ratios.

With a house price to earnings ratio of more than 5.7:1 the wards of Headlands; Parklands and Weston demonstrate the areas where affordability is most acute within Northampton.

House price to incomes ratio (lower quartile)
- > 5.73 (10)
- 5.42 - 5.72 (10)
- 5.11 - 5.41 (10)
- 4.80 - 5.10 (13)
- 4.49 - 4.79 (10)
- < 4.48 (12)
- No value
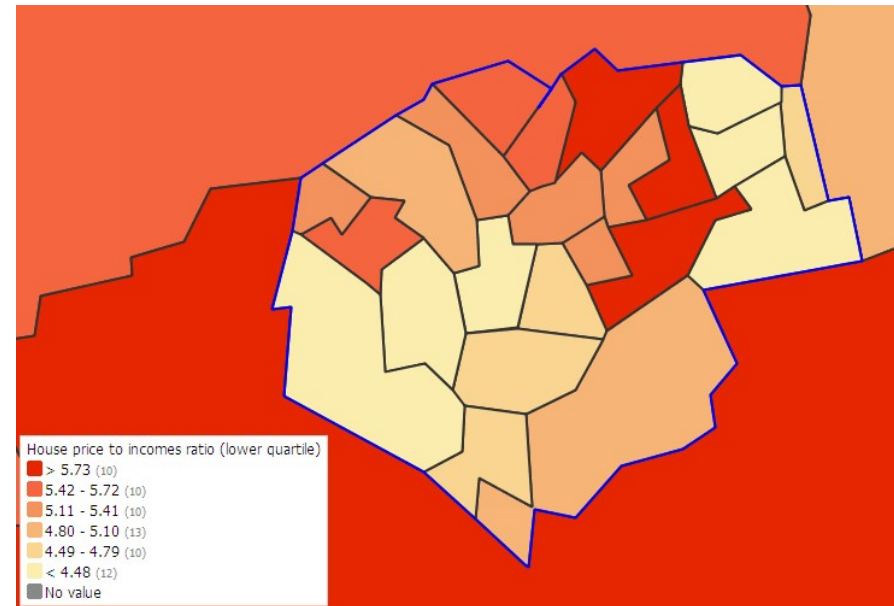
Map 2.5 – House Price to Earnings Ratios by Ward2010
Source: Hometrack

Chapter 2 – Understanding our Housing Market

2.4 HOUSING SUPPLY

2.4.1 Right to Buy

During the period 2002 to 2008, Northampton Borough Council lost a total of 1,771 dwellings through the Right to Buy (RTB) process. This is almost 13% of the total dwelling stock from 2002 (13,749). *Chart 2.4* highlights the levels of RTB over the six-year period. Due to the current economic climate and the fact that house prices increased during this period, the RTB numbers have reduced year on year except in 2004, when there was a slight increase.
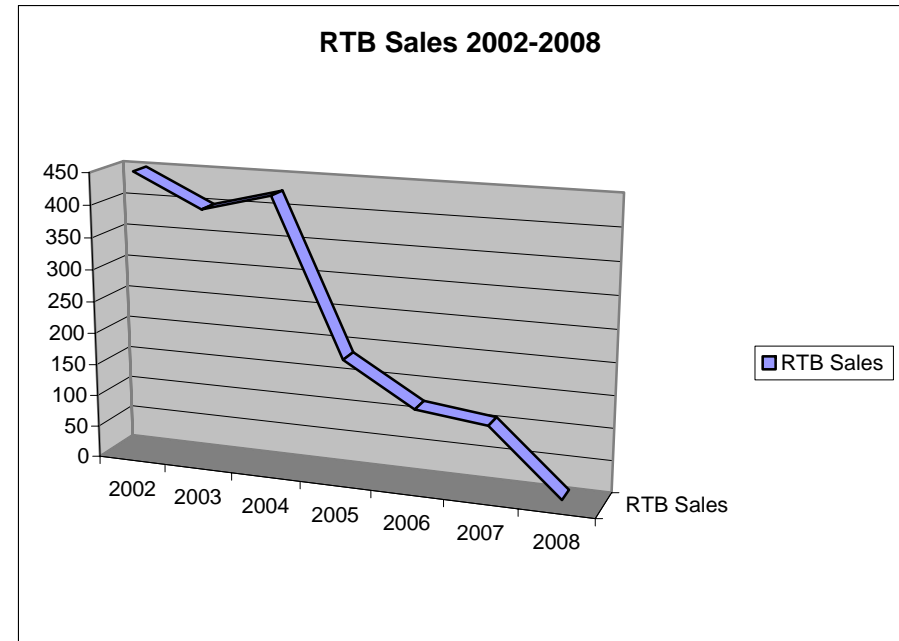
Chart 2.4 – Northampton RTB Sales 2002-2008
Source: Communities & Local Government

Chapter 2 – Understanding our Housing Market

2.4.2   Affordable Housing Stock & Completions

Despite the loss of Council owned stock over the last six years, the overall level of social housing has remained the same, with new build RSL dwellings compensating for the loss of social rented units through the RTB process.

Since 2002, Northampton overall has lost just over 3% of its affordable housing supply. Chart 2.5 highlights the levels of affordable housing in Northampton over the period 2002-2008.

Table 2.7 illustrates the number of affordable dwellings that have been built in Northampton over the last eight years. New build affordable housing levels reached a high in 2006/07 at 470, but have since reduced to 288 in 2008/09. This is primarily due to the current economic downturn.

Number of Affordable Housing Dwellings in Northampton
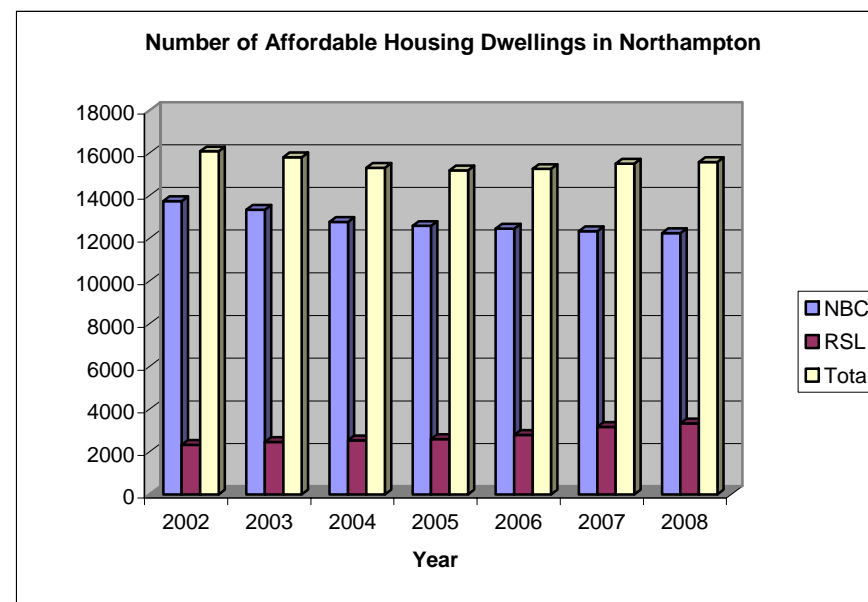
Chart 2.5 – Number of Affordable Housing Dwellings in Northampton 2002-2008
Source: HSSA & RSR 2002-2008

Chapter 2 – Understanding our Housing Market

Year	Affordable Housing Tenure		Total
	Social Rented	Shared Ownership	
2001/02	147	-	147
2002/03	133	-	133
2003/04	68	42	110
2004/05	68	56	124
2005/06	152	53	205
2006/07	334	136	470
2007/08	168	282	450
2008/09	136	152	288

Table 2.7 – Affordable Housing Delivered in Northampton 2001/02-
        2008/09
Source: HSSA 2001 – 2009

2.4.3 Future Housing Supply

It is clear that Northampton is going to have to expand over the next 10-15 year in order to accommodate increased housing numbers as part of the Growth agenda. The East Midlands Regional Plan and the West Northants Emerging Joint Core Strategy indicate that by 2026 43,375 homes are required in the Northampton Implementation Area (NIA).

As mentioned previously, the Joint Core Strategy illustrates that there is sufficient land available to achieve the residual housing figures of 17,444 by 2026. In fact the land supply identifies potential for 19,288 dwellings, which are mainly through the Sustainable Urban Extensions.

From a Northampton Borough Council perspective, as part of the Strategic Housing Land Availability Assessment (SHLAA), a five-year land supply has been identified. The capacity of this land supply is 16,744 dwellings, but the five-year supply from April 2009 to March 2014 will provide 9,299 dwellings. The difference is due to the phasing of some of the larger sites, such as Dallington Grange and Nunn Mills as part of the existing Local Plan policies.

The five-year supply is broken down in *table 2.8* below.

Chapter 2 – Understanding our Housing Market

Year	Number of Completions
2009/10	916
2010/11	1031
2011/12	2591
2012/13	2741
2013/14	2020
Total	9299

Table 2.8 – Northampton 5 year Land Supply
Source: Strategic Housing Land Availability Assessment

The West Northants Strategic Housing Market Assessment indicates that Northampton will need to build 529 affordable dwellings per annum over the plan period to 2026. For the five-year land supply, this equates to 2,645 new affordable homes over the same period of 2009 – 2014. This will be a challenge for the Borough Council as current NI 155 (Number of new affordable dwellings) targets are set at 200 per annum from April 2010. We will need to improve our partnership working with our RSL Partners and also work closely with our local authority partners through the Sustainable Urban Extensions (identified land for growth) to achieve the levels of affordable housing that are required.

Chapter 3 – Managing the needs of Vulnerable People

Summary of Chapter 3

This section explains what the main issues and needs are for certain vulnerable groups that need support in various ways to help them lead an independent life.

3.1 THE CONTEXT

Northampton Borough Council supports independent living for all. The population is ageing and planning for future housing needs in the properties we build today will ensure independent living can be a real option without the stress of moving home and the expense of adapting properties.

The current economic climate means that further households in Northampton may experience loss of jobs and struggle to manage existing mortgages. This strategy aims to provide the support to these groups and continue to deliver an excellent housing solutions and housing advice service.

There will be increased demand on our housing solutions and housing advice team over the next year. Homeless presentations continue to rise, and the need for suitable accommodation for an ageing population will also increase. Northampton Borough Council will continue to work in partnership with Northamptonshire County Council and our voluntary organisations to provide appropriate housing solutions, such as the forthcoming *Places of Change* Scheme.

3.2 SUPPORTING PEOPLE IN NORTHAMPTON

The Supporting People programme was introduced by central government in April 2003. Northamptonshire County Council manage the Supporting People programme and Northampton Borough Council work very closely with them to ensure that vulnerable households in Northampton are provided with the right package of support to enable them to live an independent life. The current Supporting People programme in Northampton is worth £15m. The Supporting People team are currently looking at developing an updated strategy from the 2005-2010 version. This will include looking at updating the evidence base and establishing what the needs are of differing client groups.

Chapter 3 – Managing the needs of Vulnerable people

3.3   HOMELESSNESS

Northampton Borough Council has the highest homeless presentations in Northamptonshire. The current economic climate, with significantly lower numbers of homes being built, and the loss of jobs resulting in households struggling with their mortgages, means that more and more households are becoming vulnerable and require housing advice.

The Housing Register currently has 8,169[9] households waiting for a property through the Choice Based Lettings Scheme. This is an increase on the 2008 Housing Register figure (5,578) of 46.4%.   The overall amount of affordable housing has decreased over the last 5 years, which is largely attributable to the Right to Buy process. Despite the loss of much needed affordable housing, the Housing Solutions   teams have been working very closely with the private sector, to make optimum use of the increasing number of private rented properties available in Northampton.

In June 2009 the Council began advertising private sector rented properties as part of its Choice Based Lettings scheme.

By the end of September 2009, 100 private sector rented properties had been advertised and allocated to customers on the Housing Register. This is the first example of advertising such properties through CBL in the Midlands.

Since the establishment of the Housing Solutions Teams, the Council has demonstrated excellence in a number of areas, and has been recognised by Communities and Local Government (CLG) as providing best practice on some initiatives. Some of the more notable achievements over the last 12 months have been:

- Reduction in Temporary Accommodation from 195 households down to less than 10;
- Regarded as National Champions by CLG for our Rough Sleeping work linked to the personalisation agenda;
- Selected as best practice by CLG for Youth Homeless work and asked to undertake Peer consultancy work for other Council's in England; and
- First Council in the East Midlands to complete the first Mortgage Rescue and the 8th Council nationally.

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[9] Northampton Choice Based Lettings Data April 2010

Chapter 4 – Managing the needs of Vulnerable people

3.3.1 Homelessness Performance

The following tables and charts illustrate the progress that is being made within Northampton, and the excellent service that Housing Solutions and Housing Advice are providing.

2006	2007	2008	2009
400	336	353	270

Table 3.1 – Northampton Homeless Acceptances 2006-2009
Source: P1E Statistical returns 2006-2009

The level of acceptances has been falling over the last 3 years, and in the 2009, 270 homeless preventions were recorded, which was the best in Northamptonshire. This figure supports the decrease in the number of acceptances, as the Council focuses more on early intervention and prevention of homelessness through its advice and options service.

2006	2007	2008	2009
89	47	40	8

Table 3.2 – Use of Bed & Breakfast Accommodation 2006-2009
Source: P1E Statistical returns 2006-2009

3.3.2 Key priority areas

In section 1.2.7 on p16, we discussed the three priority themes of the Homelessness Strategy as Prevention, Supply and Support.

The following objectives will help achieve these three themes and will be reflected in the Action Plan in *appendix 1*.

- Improve prevention of youth homelessness by working in partnership with NCC and partner agencies
- Work in partnership with all Accredited Landlords and Lettings Agencies to increase the supply of Private Rented Accommodation for all households
- Continue to reduce the number of homeless households in temporary accommodation
- Improve access to services by undertaking evening and weekend surgeries
- Improve the service offered via our Gateway Service
- Continue to provide excellent homelessness prevention services and increase new initiatives in this area

Chapter 3 – Managing the needs of Vulnerable People

3.4   MANAGING THE NEEDS OF GYPSIES & TRAVELLERS

As part of the East Midlands Regional Plan[10] and the Northamptonshire Gypsy and Traveller Accommodation Assessment (GTAA), Northampton is required to provide 24 pitches (plus 5 transit pitches) over the period 2007-2012. The table below highlights the housing need from 2007-2017.

Period	Pitch Requirement	Housing Requirement
2007-2012	24	7
2012-2017	8	8
Annual Supply	3.2	1.5
Total Supply	**32**	**15**

Table 3.3 – Gypsy & Traveller Accommodation Housing Needs 2007-2017
Source: Northamptonshire GTAA March 2008

In identifying the sites required in the table above, Northampton Borough Council will use the following criteria:

Site Criteria
1 – The site has safe and convenient vehicular access from the public highway, together with provision for parking, turning and servicing on site
2 – The size of the site does not dominate the scale of the nearest settled community, and does not place undue pressure on local infrastructure
3 – The site is accessible to local services such as health and education, and local community facilities, infrastructure and services by public transport, on foot or by cycle
4 – The site is not located within an area at high risk of flooding
5 – The site can be landscaped and planted with appropriate trees and shrubs to help the site blend into its surroundings, give privacy, and maintain visual amenity
6 – The site is capable of being provided with adequate on-site services for water supply, power, drainage, sewage disposal and waste disposal facilities
7 The number of pitches to be provided on the site will not normally exceed 11-15 pitches
8 – In the case of travelling showpeople sites, the site includes sufficient space for storage and maintenance of equipment and the parking and manoeuvring of all vehicles associated with the occupiers

Table 3.4 – Gypsy & Traveller Site Selection Criteria
Source: West Northants Emerging Joint Core Strategy

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[10] East Midlands Regional Plan, Policy 16, (March 2009)

Chapter 3 – Managing the needs of Vulnerable People

3.5   MANAGING THE NEEDS OF BME HOUSEHOLDS

In April 2010, a Black Minority Ethnic Housing Needs Survey report was completed. Over 210 face to face surveys were conducted and followed up with focus group sessions and telephone interviews. The BME population in Northampton is increasing, and the majority of groups have seen increases of over 80%, however the white Irish and black Caribbean population have seen small declines.

Chart 2.6 on p55 illustrates that the BME population in Northampton has increased from 12% in 2001 to 16% of the total population in 2009.

Map 3.1 opposite, highlights the wards of Castle, St Crispin and Lumbertubs as having the highest concentrations of BME Households.
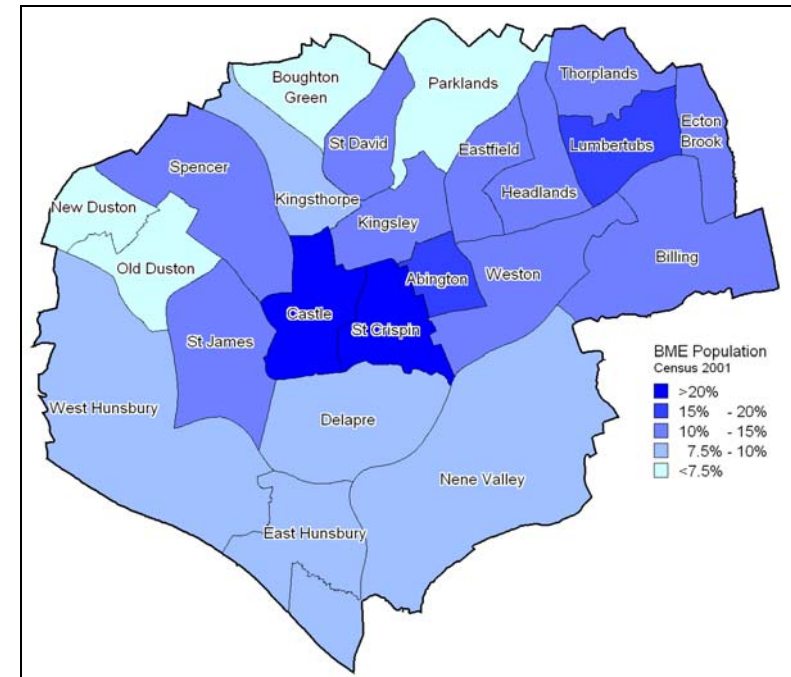
Map 3.1 – BME Population at ward level
Source: Census 2001

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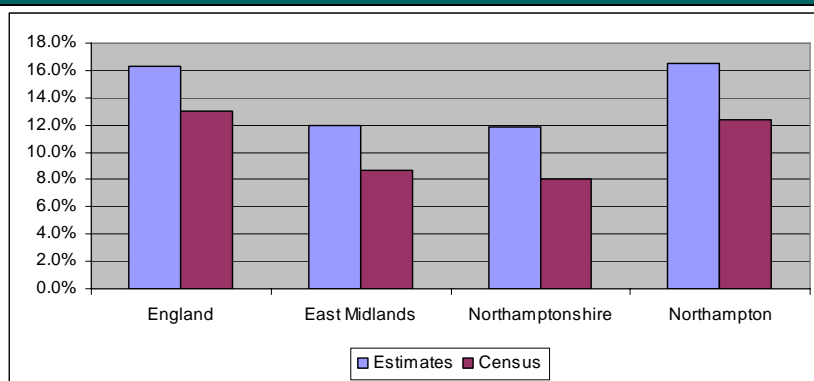
Chart 3.1 – Estimated BME Populations
Source: Office National Statistics 2009

The BME Housing Needs Survey report key conclusions were:

- Some 45% of BME residents are in properties which they do not feel fully meet their needs and the proportions are higher for the newer Black African and White Other communities;
- More than half would like to move and most of them are content to remain in Northampton. Their reasons for wanting to move are primarily to have a larger property and/or to move to a better area;

- Northampton has a growing BME population both in respect of numbers of the BME population and the increasing diversity of that population;
- The proportion of housing applicants from a BME background is higher than the percentage of current tenants and the percentage of the population as a whole;
- In terms of help and support with housing issues there is clearly a high expectation of the role of the Council;
- Those most likely to aspire realistically to home ownership are the younger BME residents, families and households with two incomes. Renting from the Council is a more acceptable alternative than private renting;
- The BME communities are likely to create a significant number of new households in the coming years. Most of these new households will be young people becoming independent; and

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- Contact with the Council and its Housing Officers has been of variable standard but the overall impression is that satisfaction is reasonably high.

The recommendations from the report, which will need to be delivered through the updated BME Housing Strategy and the action plan of this Housing Strategy, are:

- The development of Planning policies which ensure that the proportion of new developments provided as larger (3 bed and larger) properties is maximised whilst protecting economic viability. In addition, the development of BME sensitive design briefs for application to all future affordable housing schemes;
- Increasing the awareness of housing support and advice services amongst BME communities and the promotion of Council housing advice services specifically targeted at BME residents;
- The development of specialist housing advice services to support BME households in the private rented sector and provide guidance to landlords
- The promotion of low cost home ownership schemes to BME households via targeted publicity campaigns and the production of BME group-specific literature;

- A review of the standards to be achieved before Council properties are offered for re-letting and the publication of these to all housing applicants; and
- A review of any staff training needs created by the changing and increasing demands on the service from BME households.

3.6   MANAGING THE NEEDS OF YOUNG PEOPLE

Young people often have specific needs and difficulties in accessing good quality housing. This is demonstrated through lack of life skills and the ability to sustain a tenancy once obtained. As part of the Homelessness Strategy 2008-2013, one of the Council's main priorities are to improve services to young people in order to reduce the number of homeless acceptances by this age cohort. Table 3.5 below illustrates the significance of the youth homeless in Northampton.

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	2003/04	2004/05	2005/06	2006/07	2007/08
Homeless Acceptances	439	475	378	423	307
16/17 yr old Homeless Acceptances	225	220	202	205	153
% of Homeless Applications attributed to 16/17 yr olds	51.2%	46.3%	53.4%	48.5%	49.8%

Table 3.5 – 16/17 year old Homeless Acceptances in Northampton 2003-2008
Source: Northampton Homelessness Strategy 2008-2013

3.7   MANAGING THE NEEDS OF OLDER PEOPLE

Since the 2001 Census Survey, the population of people over the age of 65 has increased by 11.4% in Northampton. Looking ahead to the future, this trend is likely to increase with people living longer as standards of living improve. Key issues for this strategy will be how we plan for an ageing population in terms of new provision, but also how we manage the existing housing stock with the policy tools available to the Council. Below are some of the areas where the Council currently provides a service, through existing schemes, and where we plan to provide new provision in partnership with Northamptonshire County Council.

3.7.1   Sheltered Housing

The Council's Sheltered Housing service is a key asset in the delivery of services to older people. It is the provision of choice for many older people, and also often provides a cornerstone of local community based living for many, as they grow older.

However, to ensure that the Council's strategic responsibilities are met regarding the ageing population will require the development of a clear and robust strategy, not only as a provider, but also as a partner and commissioner with the voluntary and private sectors to ensure that life chances are enhanced and older people are able to play socially and economically active roles in society.

A review of sheltered housing is due to be completed by the end of 2010.

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3.7.2 Extra Care

The population of people aged 65 and over in Northampton in 2025 is projected to be 44,900. This equates to 26.7% of the total projected population figures. One of the aims of Northamptonshire County Council as part of their Supporting People role is to reduce the level of residential care facilities that are of poor quality, and replace them with extra care facilities. Northampton Borough Council is currently working very closely with the County Council on the re-provision of residential care units, and the new provision of extra care schemes. As part of this work the County Council have identified the following numbers of extra care dwellings that are required in Northampton over the period 2008-2025 in *table 3.6*.

Total Projected Units required	Owner Occupied	Social Rented	Shared Ownership	Social Rented
1,069	81.94%	18.06%	876	193

Table 3.6 – Number of Extra Care units required in Northampton 2008-2025
Source: Northamptonshire County Council

The table opposite highlights that the Council will have to provide almost 63 dwellings per year for extra care purposes, and that this needs to be split down to 52 shared ownership units and 11 social rented units.

3.7.3 Telecare

The Council's Call Care service currently provides an emergency alarm service to over 3,000 people in the Borough, most of them older and vulnerable, but a significant - and growing – amount of younger disabled people. In addition to this the council services an additional 8,000 people throughout the wider County of Northamptonshire and this gives it a clear opportunity to promote the choices that assistive technology can offer in allowing older people to remain in their own homes for longer and maintain their independence. Developing a large-scale emergency response service will ensure that this valuable service reaches a far greater number of older vulnerable people.

The Call Care service has already played a key role in delivering the Telecare agenda throughout the County of Northamptonshire and is also looking to work with the health service in piloting Telehealth.

Chapter 3 – Managing the needs of Vulnerable people

3.8 MANAGING THE NEEDS OF PEOPLE WITH MENTAL HEALTH PROBLEMS

The forecasting of the number of housing units required for people with mental health needs is based on prevalence figures plus local demands and information reflected in existing policies.

Prevalence is defined as the expected number of people with a general population that can be expected to have a particular condition. Mental Health needs are a strategic priority for Supporting People in Northamptonshire, and the figures in table 3.6 below are for the West Northamptonshire Area, which includes Northampton.

Year	Level of Need	West Northants Area
2010	High Support	25
	Low Support/General Needs	15
	Total	**40**
2015	High Support	48
	Low Support/General Needs	88
	Total	**136**
2020	High Support	69
	Low Support/General Needs	161
	Total	**230**

Table 3.7 – Mental Health Provision in West Northants 2010-2020
Source: Northampton County Council

The main need in West Northamptonshire is in Northampton, and therefore there will be more emphasis on the Borough to help deliver the identified need in *table 3.7*.

3.9 MANAGING THE NEEDS OF PEOPLE WITH LEARNING DISABILITIES

Northamptonshire County Council have forecasted the number of housing units required for people experiencing learning difficulties by using prevalence figures and local information in policies and strategies. When establishing the number of housing units required the County Council have considered people across a range of learning disabilities and based on research, have assumed that 12.5% of the prevalence figures for learning disability will be in need of housing at any one time.

There is a long-term commitment to reduce the reliance on residential care and replace this with a supported living model of care and accommodation. In addition, providing choice is also important, and using self-directed support to do this, will enable individuals to have a choice of whom, when and how services are provided.

Chapter 3 – Managing the needs of Vulnerable people

Table 3.8 below illustrates the level of need for West Northamptonshire over the next 10 years. The majority of this need will fall in Northampton and therefore more emphasis will be placed on the Borough Council to assist in the delivery of these housing numbers required.

Year	Level of Need	West Northants Area
2010	High Support	119
	Low Support/General Needs	232
	Total	**351**
2015	High Support	254
	Low Support/General Needs	418
	Total	**672**
2020	High Support	370
	Low Support/General Needs	624
	Total	**994**

Table 3.8 – Learning Disability provision in West Northants 2010-2020
Source: Northamptonshire County Council

3.10   MEETING THE NEEDS OF PEOPLE WITH DISABILITIES

Ensuring households have the choice of staying within their own home is extremely important. Over the last 2 years, Northampton Borough Council have completed 600 Disabled Facilities Grants, and in 2009/10 spent 100% of the £2.5m budget.

The budget for 2010/11 is £2.5m and demand is still high with an increase of over 50%, the private sector housing team have dealt with 365 new Disabled Facilities Grant enquiries since 1st December 2009.

In addition to the Disabled Facilities Grants, we have also spent £1.1m on Council aids and adaptations, with a further £1m for the 2010/11 budget.

As part of the lettings process, we are attempting to match vacant dwellings that have already had some adaptations completed, with a suitable household off the Housing Register. This way we aim to minimise the amount of additional work that requires carrying out but also maximising the small amounts of DFG and aids and adaptation funding we have.

Chapter 4 – How we will achieve our priorities

Summary of Chapter 4

After discussing in the previous chapter the main issues within the Northampton Housing Market, this chapter looks to identify and discuss the actions required to meet the needs identified within Chapter 2 & 3. It will look at what actions need delivering under each of the four main priorities of this Housing Strategy, which are:

- **Manage supply and growth for the future of Northampton;**
- **Create resilient and cohesive communities;**
- **Deliver well-designed, high quality homes, neighbourhoods and services; and**
- **Improve customer access, opportunity and choice**

4.1   THE CONTEXT

Northampton Borough Council acknowledge the fact that we are part of the Milton Keynes South Midlands wider growth agenda, and that we will have to consider the impacts of the increased number of dwellings referred to in the East Midlands Regional Plan.

It is equally important that we effectively manage and invest in the maintenance of the existing housing in Northampton, both public and private housing.

The objectives within each of the Housing Strategy priorities have been determined through a mixed approach. Consultation with public and private sector stakeholders has taken place, which can be seen in detail in *Appendix 4, p100*. We have also used self-assessment Key Lines of Enquiry (KLOE) to analyse the gaps in our services and what we need to do to improve. Previous actions from the 2006-2011 Housing Strategy Action Plan will also be brought forward, where they are still to be completed. *See Appendix 2 for more detail.*

Within the action plan in *Appendix 1*, there will be more objectives described to achieve each priority. However the purpose of this chapter is to highlight the main key objectives that will need to be delivered over the next 5 years to demonstrate a transformational change for housing in Northampton.

Chapter 4 – How we will achieve our priorities

4.2   Spatial Priorities

For the period of this Housing Strategy 2010-2015, there are three main priority areas for Housing. *Map 4.2* below highlights these areas.

4.2.1   Central Area Action Plan (CAAP) Area

Area 1 identified on *Map 4.2, p63* illustrates the Central Area Action Plan area. Within this area, the Council own 83% of dwellings in the Spring Boroughs Estate, which is the largest existing concentration of housing in the CAAP area. The dwellings mainly comprise of high to medium rise flats, which were built when the Victorian terraces were subject to clearance in the 1950's.

The estate falls within one of the top 5% most deprived Super Output Areas (SOA) in the Country. See Map 2.4. In addition to the deprivation issues experienced by this estate, a significant proportion of the Council owned stock will fail to meet the Decent Homes Standard by 2010.

As part of the Central Area Action Plan it will be important that the Council work with the residents and businesses within this area to work up a number of options for the future regeneration of the estate.

Therefore one of the key actions for this Housing Strategy will be to engage with the residents and businesses of the Spring Boroughs Estate to develop a series of options that can be considered for the future investment and regeneration of the area.

Chapter 4 – How we will achieve our priorities
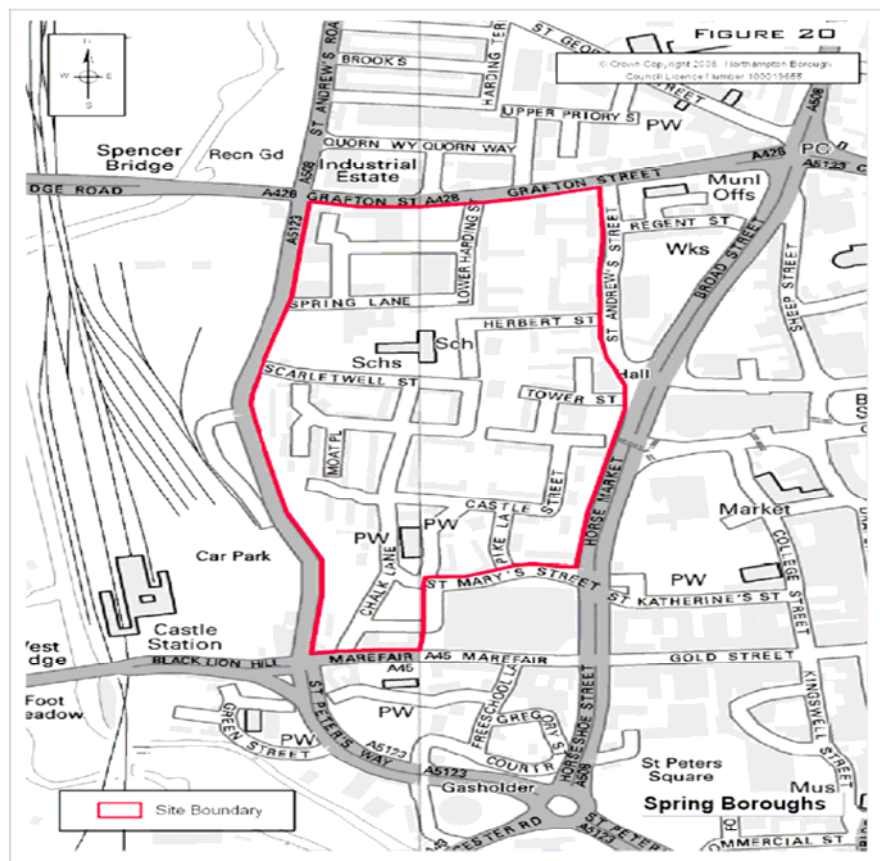
Map 4.1 – Spring Boroughs Estate Boundary
Source: Central Area Action Plan

Map 4.2 – Northampton Housing Priority Areas
Source: Northampton Borough Council

Northampton Borough Council – Housing Strategy 2010 – 2015
Final Version 1
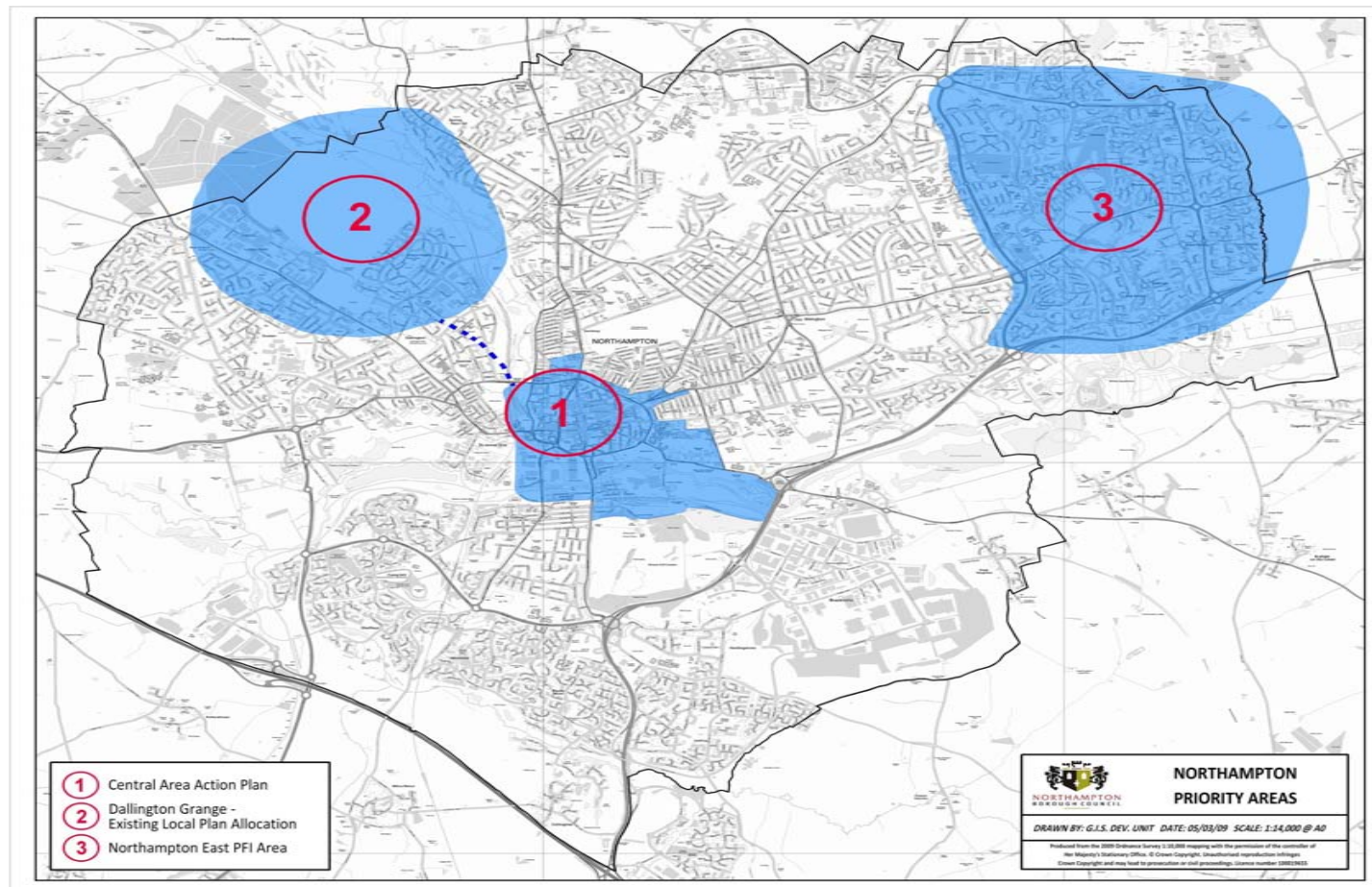
4.2.2   Northampton East (PFI Area)

In July 2009, Northampton Borough Council was successful in reaching the next stage of the bidding process for Round 6 PFI Credits. The offer from the HCA was for £100m PFI credits. Our initial Expression of Interest was for £208m. The offer of £100m was on the terms that the Eastfield Estate is part of the PFI scheme along with other options that will total, but not exceed the £100m PFI credits.

Consultation with the residents of the Bellinge, Blackthorn and Thorplands estates was carried out and the Council made a decision to regenerate Thorplands. The Outline Business Case is due to be submitted to the Homes and Communities Agency by July 2010.

It is envisaged that the PFI scheme in Northampton East will consist of a mixture of Refurbishment work, demolition of existing homes and new build affordable homes built in their replacement.

4.2.3   Dallington Grange Area

Identified as *Area 2 on Map 4.2*, Dallington Grange is an existing identified site in the Local Plan for growth. The proposed development offers an excellent opportunity for the creation of a new sustainable urban extension to the town. In order to create this sustainable community the integration and effective delivery of affordable housing appropriate to the town is essential. The site has outline planning permission, and as part of this the Council has requested that 35% of the total dwellings are affordable, to be provided in partnership with an RSL.

It will be important that Dallington Grange is not developed in isolation from the surrounding community in Kings Heath. The Council own 886 dwellings on the Kings Heath Estate, and any planned new development will have to consider the possible regeneration and investment needs of this Estate.

A priority for this Housing Strategy will be to consider what options there are available for the Kings Heath area.

Chapter 4 – How we will achieve our priorities

4.3   PRIORITY 1 - MANAGE SUPPLY AND GROWTH FOR THE FUTURE OF NORTHAMPTON

4.3.1   What are the issues?

The main issues under this priority are clearly linked with affordable housing and growth of Northampton. Over the next 10-15 years Northampton is going to increase its dwelling numbers considerably, and we will need to focus and prioritise our efforts to enable this to happen.

In order to facilitate the expansion of Northampton, various Sustainable Urban Extensions (SUE) within the Northampton Implementation Area (NIA) will need to be developed on. *Table 4.1* highlights the number of dwellings to be developed in each SUE area, and *Map 4.3* illustrates where the SUE growth areas are located.

Northampton will need to work closely with Daventry, South Northamptonshire local authorities and the JPU to enable the growth of Northampton.

Growth Location Options	Housing Delivery to 2026	Housing Delivery beyond 2026	Total Housing Capacity
Northampton North	5,400	263	5,663
Northampton South East	6,250	11,750	18,000
Northampton West	5,400	1,460	6,860
Northampton South	2,200	0	2,200

Table 4.1 – Numbers of dwellings to be delivered in the NIA Sustainable Urban Extensions
Source: West Northants Emergent Joint Core Strategy

Despite lower house prices within the last 12 months, the prospects of less government funding in future years, and the level of affordable housing we will need to deliver, is going to require new methods of thinking about how we deliver this. The local authority cannot do this on their own, but with our RSL partners and the strategic use of our own land and the SUE's, we can ensure that affordable housing will continue to be delivered over the next 5 years.

Chapter 4 – How we will achieve our priorities
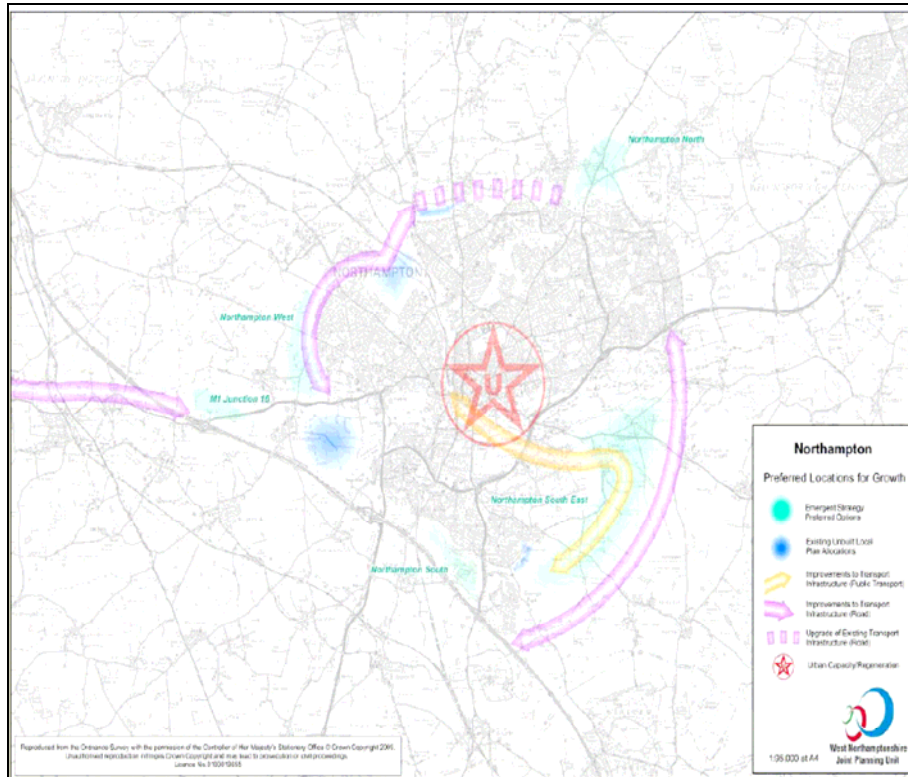
Map 4.3 – Northampton Implementation Area Growth Locations
Source: West Northants Emergent Joint Core Strategy

4.3.2   What are the key objectives?

Mechanisms for Improving Supply

Funding for affordable housing in the next 5 years will be reduced, and it is vital that the Council makes best use of its assets and land holdings to ensure affordable housing is maximised. As part of our commitment to the affordable housing agenda we will be developing 8 affordable homes as part of the LA New Build initiative in partnership with the HCA, and we have also been conducting a Strategic Business Review in partnership with corporate asset management colleagues to look at some of the land we have and carryout option appraisal work to establish the best options.

We have also started preparing for the new Comprehensive Spending Review April 2011, by reviewing our RSL Partnership arrangements and developing a new RSL framework process that includes both managements standards and development opportunities, to maximise the numbers of affordable homes in Northampton.

Chapter 4 – How we will achieve our priorities

In conjunction with the Strategic Business Review work, we will also be continuing to review our garage sites and carrying out options appraisal work on the poorest of sites to see if there is potential for re-investment for parking or potential for residential development.

Supply of Family Homes

Identified in the Strategic Housing Market Assessment and a recommended action, it has to be a priority to increase the larger sized family accommodation through the planning system, but also to manage the existing stock and target under occupancy. This will both help to meet household's needs on the Housing Register who are in need for larger family sized accommodation, but also will help with those tenants currently living in overcrowded accommodation.

Currently out of the 3200 3 bed properties that the Council has in its own stock, a proportion[11] are occupied by single people. In December 2009, the Council launched its Under – Occupation Scheme to try and release some of the larger stock and move people who are over crowded into the larger homes.

This would also free up some of the more suitable one and two bedroom accommodation from the overcrowded households and help meet the needs of households on the Housing Register. Since December 2009, we have completed the move of 17 households.

Dallington Grange and Major Sites

Mentioned earlier in this chapter, Dallington Grange is a large existing Sustainable Urban Extension site within Northampton, of which the Council owns a large section of the site. It is important that this asset is used effectively to maximise the delivery of affordable housing, and is therefore a priority objective within this Housing Strategy. As part of the 5 year land supply discussed in *Chapter 2*, there will be large sites coming forward, of which Ransom Road is one of them. On schemes of this size, we will be working closely with West Northamptonshire Development Corporation to ensure the maximum 35% affordable housing is delivered where proven viable.

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[11] Data from Housing Solutions Team, April 2010

Chapter 4 – How we will achieve our priorities

Key Objectives to achieve Priority 1

Term	Objective	By When
Short Term	Work Closely with RSL partners to consider new delivery options for increasing affordable housing numbers	Sep 2010
	Develop Robinson House scheme for a 'Design & Finance' competition	Dec 2010
Medium Term	Support and bring forward Dallington Grange as a Growth Area	Mar 2012
	Deliver the local authority New Build scheme	Mar 2011
Long Term	Work in partnership with Daventry, South Northamptonshire LA's, the JPU and WNDC to deliver the Sustainable Urban Extensions	Mar 2015

Chapter 4 – How we will achieve our priorities

4.4   PRIORITY 2 – CREATE RESILIENT AND COHESIVE COMMUNITIES

4.4.1 What are the issues?

Over the next 5 years, the following actions are considered to be the biggest key objectives to delivering better services and providing vast improvement for the vulnerable households we have to help.

4.4.2 What are the key objectives?

Places of Change Scheme

The Council have secured £1.42m of Communities and Local Government (CLG) funding and Homes and Communities Agency (HCA) funding to deliver a homelessness scheme in partnership with Midland Heart Housing Association. The Scheme is utilising the existing site of Maple Buildings and will provide 48 units of accommodation consisting of emergency accommodation, general needs and multiple needs accommodation. The total scheme costs are £5,972,814. Details of the scheme costs are on *p79, table 5.1*

The facility will also have support agencies based in the building so that a full range of options can be provided to ensure that homeless people accessing the service are equipped with the necessary skills to sustain their own tenancy.

Chapter 4 – How we will achieve our priorities

Sheltered Housing Review

The Council own a significant amount of sheltered housing accommodation, some of which is hard to let. As part of reviewing the service we provide to older people, we will be looking at the best use of this type of accommodation to see whether it is fit for purpose and provides a good quality living environment for our residents that live in these schemes. This will feed into the partnership working with County Council and their programme for the closure of some Residential Care Homes.

Single Person Accommodation Review

The Council are currently looking at six medium rise blocks of accommodation that have been and are still used for single persons. These blocks will be reviewed to consider what potential they have in their current use, and whether they could provide alternative uses in the future. One of these blocks being considered is Robinson House, which is completely empty now. It has been agreed to run a Design and Finance competition for this block, and learn from the process to see if a similar exercise could be used for the remaining 5 blocks.

Homelessness Prevention

Despite the excellent work by our Housing Solutions Team to continue to increase homeless preventions, the lower supply of affordable housing, coupled with the economic climate and people losing their jobs and potentially their homes, will provide an increased pressure on this area of our work.

As mentioned throughout this strategy, we continue to provide increased numbers of the rent bond scheme, with 355 completed in 2009/10. We have also started to do some excellent joined up working with Adult Services in the County Council, to locate several members of their team in the Housing Solutions team, to tackle the needs of young 16 and 17 year olds who are faced with homelessness. This will be a priority to improve and expand upon. We also want to reduce the use of temporary accommodation and achieve this by working more closely with private landlords to increase the supply of accommodation through this sector.

Chapter 4 – How we will achieve our priorities

Responding to an ageing Population

The population is ageing and this is bringing new and significant challenges for public services. By 2030 around 13 million people in this country will be over the age of 65 and almost 2.5 million over 80. In Northampton this will mean that there will be nearly over 50,000 people over 65 and more than 15,000 over 80 representing approximately 20% of our total population and growing.

Unless resources are diverted towards prevention, the burden on health and social care may well be unsustainable.

Key objectives of this Housing Strategy will be to develop an Independent Living Strategy that explains in detail what the Council plans to do to prepare for the increasing age of our population, and also for the Council to start discussing funding options with the NHS and the County Council to begin the prevention agenda and prevent the costly admissions that the NHS are sometimes faced with as a result of poor housing conditions.

Key Objectives to achieve Priority 2

Term	Objective	By When
Short Term	Complete review of Sheltered Housing	Sep 2010
Medium Term	Develop an Independent Living Strategy	Jun 2011
	Complete review of Single Persons Accommodation	Dec 2012
	Deliver the Places of Change scheme on time	Sep 2011
	Work with the NHS and County Council to provide a funding package to tackle Energy Efficiency and prevent admissions	Sep 2011
Long Term	Aid the WNJPU in the identification of sites for Gypsy and Travellers needs identified in the GTAA 2008	Mar 2011

Chapter 4 – How we will achieve our priorities

4.5   PRIORITY 3 – DELIVER WELL DESIGNED, HIGH QUALITY HOMES, NEIGHBOURHOODS AND SERVICES

4.5.1   What are the issues?

Despite Northampton being in a growth area, a major aspect of this Strategy will be the investment and maintenance of existing homes, both council owned and in the private sector, along with the regeneration of some of our estates that have poor stock.

4.5.2   What are the key objectives?

Achieving the Decent Homes Standard

Northampton Borough Council is in the process of improving their homes and starting to bring properties up to the Decent Homes Standard. As identified in Section 1.2.6, p16, the council have estimated that there is an investment shortfall of £72m to improve all the housing stock up to the Decent Homes Standard. Phase 1 of the DHS programme started in 2009 with the Kingsthorpe and Kingsley Estates. For further information please refer to the Housing Asset Management Strategy 2010-2015.

Spring Boroughs Regeneration (CAAP Area)

As mentioned at the beginning of this chapter, Spring Boroughs is the largest housing estate in the Central Area Action Plan boundary, with a high concentration of social rented stock (over83%). The Estate acts as a barrier to the town centre from the train station, and as part of the CAAP, it will be important to explore various options with residents as part of a master planning exercise to see how we can create a natural linkage from the train station to the town centre, but also regenerate Spring Boroughs and provide a more balanced housing market.

Chapter 4 – How we will achieve our priorities

Northampton East PFI Programme

Northampton East covers almost a third of the Council's housing stock. The delivery of the PFI scheme for this area will have a significant impact on the way to achieving the Decent Homes Standard overall, but more importantly in regenerating this area of Northampton and creating sustainable communities.

The regeneration of Northampton East is likely to consist of refurbishment work, demolition of stock in poor condition and replacement new build dwellings for the Eastfield and Thorplands estates. The overall impact for the area will be to have a slightly reduced number of total dwellings.

Despite the estates of Blackthorn and Bellinge not being included in the PFI Scheme, it will be important to have a longer term strategy for Northampton East, that explains what will be done for these two estates, aswell as Eastfield and Thorplands. A key objective will therefore be to develop the Northampton East Regeneration Strategy.

The purpose of the this strategy will be to set the overall framework for the regeneration of Northampton East in order to create safe, inclusive sustainable communities, (economically, environmentally and socially). The strategy will set high-level principles for the regeneration of Northampton East from which more detailed Area Action Plans and supplementary planning documents can be developed.

Options Appraisal

In Chapter 1 the reform of the HRA financing system was explained. In terms of what this means for Northampton, we will have to wait to see if the HRA system is changed, and therefore local authorities are given the opportunity to buy out of the HRA. This will have an impact on future Stock Options, and also will need considering whether it is affordable to the Council. A key objective will be to develop a paper for members once a decision is made by the Government.

Property Design

An important part of achieving this priority will be to ensure design standards are high, especially in our social rented accommodation. Where possible we will be building to Code for Sustainable Homes level 4,

and we will ensure that Life Time Homes standards are considered, along with effective engagement with the police crime prevention officers as part of the designing out crime approach to new developments.

Private Rented Sector

In Chapter 2, table 2.2 illustrated that Northampton has approximately 6,812 private rented homes, which represents 7.6% of the total housing stock. The current economic climate means that for most households, social rented accommodation is not an option, and therefore the most affordable option is to move into the private rented sector. As part of our approach to creating mixed and sustainable communities, Northampton Borough Council want to encapsulate the work we do by developing a private sector housing strategy. This strategy will cover issues around Empty Homes, standards within the private sector and initiatives we are working on to improve the condition of the stock and to improve the standards of management through the accredited landlord scheme.

We are already providing 1 out of every 2 lets on CBL as private rented, and therefore need to make sure it is a tenure of choice. Our Rent Bond scheme also continues to grow with 355 bonds completed in 2009/10 compared to 162 in 2008/09.

Energy Efficiency

Energy Efficiency is high up on the Governments agenda, and the development of the Warmer Homes, Greener Homes strategy confirms this. Northampton Borough Council are already working in partnership with the County Council as part their Carbon Reduction Programme Board meetings to bring down the Council's carbon emissions corporately. With a member of the Housing Directorate senior management team on this board, we now want to drive up energy efficiency on the Housing Agenda also. A key objective for achieving this will be to develop an Affordable Warmth Strategy, which covers initiatives to retrofit the Council's own stock, but also initiatives in the private sector such as the Countywide Climate friendly communities scheme.

Chapter 4 – How we will achieve our priorities

Key Objectives to achieve Priority 3

Term	Objective	By When	
Short Term	Develop a Private Sector Housing Strategy	Feb 2011	
	Develop Northampton East Regeneration Strategy	Oct 2010	
Medium Term	Develop a Masterplan for regeneration of Spring Boroughs as part of the CAAP	Mar 2011	
	Develop an Affordable Warmth Strategy	Mar 2011	
	Develop detailed report on Stock Options following National decision on HRA Finance Reform	Jun 2011	
Long Term	Commence Delivery of Northampton East PFI Programme	Apr 2013	
	Achieve the Decent Homes Standard by 2013/14	Mar 2014	

4.6 PRIORITY 4 – IMPROVE CUSTOMER ACCESS, OPPORTUNITY AND CHOICE

4.6.1 What are the issues?

The Housing Directorate in Northampton Borough Council is experiencing significant change. We value all our stakeholders, tenants/residents views and we want to improve on how we effectively engage and share information to provide people with more opportunity and choice. As part of our Key Lines of Enquiry approach, we have identified that there are a number of gaps in the services we deliver and provide our customers.

4.6.2 What are the key objectives?

Providing more choice and opportunity

In an economic climate where affordable housing is scarce resource, and the Housing Register is ever increasing, Northampton Borough Council have identified that better partnership working with other local authorities and especially making best use of the private rented sector, will help provide choice to those households who can not access the property ladder but also are not placed in a higher Band within the CBL System. A key objective we want to see expanded upon is the current approach to Sub-regional working that we have with Daventry, South Northants and Wellingborough local authorities.

As part of the Sub-regional CBL Scheme between Daventry and Northampton, we have managed to extend the approach to letting private rented properties through CBL to South Northants and

Wellingborough local authorities. This approach is the first Sub-regional scheme in the Country that offers customers opportunities to move into the private rented sector in a multitude of local authority areas through one lettings scheme.

In the private sector, it is equally important that households have the ability to repair their own home. We are therefore going to investigate the options implementing an equity loan scheme

Improving Customer access

Throughout the consultation process of the Housing Strategy we have engaged with residents, stakeholders and internal colleagues. The following are a list of issues that will need to be addressed in improving customer access and giving partners more information:

- Engage more effectively with estate agents;
- Improve access to Housing Solutions services;
- Expand choice based lettings to incorporate Daventry;
- Develop an annual housing event to update partners and residents on housing activities; and

- Provide additional information on how to access Low Cost Home Ownership properties, especially in the BME Communities as identified through the BME Housing Needs Survey report

Partnership Working

As part of the consultation process, several partners have suggested that partnership working could improve, and look to engage more effectively with groups such as the Northamptonshire Fire and Rescue Service (NFRS) and the Police to vulnerable households in our communities feel safer by providing crime prevention advice and fire safety advice.

Chapter 4 – How we will achieve our priorities

We also need to be able to have a better co-ordinated approach to delivering joined up housing initiatives as part of the wider Housing Strategy and Local Strategic Partnership relationship. A key objective therefore will be to review the existing Housing groups we have and assess whether a more strategic group could be formed.

Key Objectives to achieving Priority 4

Term	Objective	By When
Short Term	Investigate use and implementation of an Equity Loan Scheme	Jul 2011
	Expand Choice Based Lettings Scheme to include Daventry	Jul 2010
Medium Term	Develop Annual Housing Event to update partners and residents on housing activities	Apr 2011
	Review existing Housing groups as part of strategic partnership approach	Sep 2011
Longer Term	Monitor and success of Sub-regional private rented letting scheme and look to expand	Dec 2012

Chapter 5 – Resourcing the Housing Strategy

Summary of Chapter 5

This section indicates the resources available to Northampton Borough Council to be able to achieve its priorities and objectives identified in the action plan. The resources are projected up to 2013/14 for internal resources. This reflects a 3 year budget process. For the remaining two years of the strategy, this information will be added to update the strategy when the budget process has been set.

5.1   CAPITAL RESOURCES

In 2010-2011 the HRA Capital Programme has a total of £17,110,000 and the General Fund a total of £5,041,000. The Borough Council will be embarking on some big schemes during 2010, and the funding associated with these schemes is highlighted in table 5.1. Details of how the council will be investing in the maintenance of its own housing stock can be seen in more detail in the Housing Asset Management Strategy 2010 – 2015.

Scheme	Total Costs	NBC Funding	HCA/CLG Funding	Other
Northampton East PFI	£105,640,000^	£5,640,000	£100,000,000#	-
Woodside Way (Council New Build)	£1,183,993	£600,080	£451,913	£132,000
Places of Change (Homelessness Scheme)*	£5,972,814	-	£2,950,000**	£3,022,814+

Table 5.1 – Capital Programme Schemes in Northampton 2010

^ Total PFI budget to be confirmed once Outline Business Case approved in October 2010

Net present Value Figure

* This also includes the transfer of land to Midland Heart at nominal value, with a land value of £440,000

** This consists of £1.42m CLG funding, which NBC are administering and £1.53m HCA funding, which Midland Heart are administering

+ This is funding supported by Midland Heart, who are project and budget managing the total scheme budget. £149,971 of this figure is Section 106 funding provided by NBC.

Chapter 6 – Monitoring and Review

6.1   MONITORING

6.1.1   It is proposed to monitor the delivery of the Housing Strategy every 6 months. The responsibility of monitoring the progress of the action plan will be the Housing Strategy team, who will report the action plan updates to the Housing Strategy Steering Panel (HSSP). The HSSP meet every 3 months, but the Housing Strategy Action Plan will be discussed at every other meeting.

6.1.2   Following approval from the HSSP, the 6 monthly action plan updates will be available to download on the Council's website.

6.2   REVIEW

6.2.1   This Housing Strategy will be reviewed annually and will feed into the Housing Departmental Management Team (DMT) meetings and the Portfolio Holder for Housing meetings. Annual reviews will take place every year in June, which coincides with the date of adoption of this Strategy.

6.2.2   The table below highlights the process for reviewing and updating the Housing Strategy over the first 12-month period. This process will be repeated until we look to update the strategy for the next 5 years towards the end of 2014/beginning of 2015.

Monitoring Process	By When
Housing Strategy Action Plan 1st 6 month Review	December 2010
HSSP Approval	January 2011
Published on Website	February 2011
Housing Strategy Action Plan 2nd 6 month Review	June 2011
HSSP Approval	July 2011
Published on Website	August 2011

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Appendix 1 – Housing Strategy Action Plan 2010-2015

This section is closely linked with Chapter 4 of the Housing Strategy '*How we will achieve our priorities*'. It shows where each objective has come from, and clearly lists who will monitor the actions and who the lead person will be in taking the actions forward. Actions highlighted in light blue are those that are high strategic priorities, and also help deliver the corporate priorities and objectives of the Council.

Housing Strategy Priority 1 – Manage supply and growth for the future of Northampton

No.	Objective	Source	Milestones & Actions	Monitoring & Progress			Resource Implications	Lead Person
				Start	**Finish**	**Monitored by**		
1.1	Deliver the local authority new build scheme	NEW	1. Start on Site 2. Complete Schemes	Nov 2009 Mar 2010	Mar 2010 Mar 2011	Housing Strategy & Estate Renewal Teams	HCA £451,913 NBC £600,080 S106 £132,000	Housing Strategy Manager
1.2	Work closely with RSL partners to consider new delivery options for increasing affordable housing numbers	HSAP 2006-2011 (2.3)	Develop an RSL Procurement Framework	Jan 2010	Sep 2010	Housing Strategy Steering Panel	Existing Staffing Resources	Housing Strategy Manager
1.3	Provide Council owned land or assets to support new affordable housing development	HSAP 2006-2011 (1.1)	1. Complete Garage review 2. Develop Terrier of HRA owned land for development potential	Nov 2009 Mar 2010	Sep 2010 Mar 2011	Housing Strategy Team Estate Renewal Team	Existing staffing resources Existing staffing resources	Housing Strategy Manager Housing Strategy Manager
1.4	Investigate ways to bring empty properties in the private sector back into use to meet affordable housing needs	HSAP 2006-2011 (1,10)	Investigate use of EDMO's and other methods	Apr 2010	Apr 2011	Private Sector Housing Team	Existing staffing resources	Housing Solutions Manager
1.5	Update Housing Needs Information	12-week consultation period	1. Revise evidence base with Census 2011 data	Aug 2012	Aug 2013	Housing Strategy Team	Existing staffing resources	Housing Strategy Manager
1.6	Develop a Section 106 Policy for off-site commuted Sums	HSAP 2006-2011 (1.17)	Develop off-site commuted sums policy	Jan 2010	Sep 2010	Housing Strategy Team	Existing staffing resources	Housing Strategy Manager

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Housing Strategy Priority 1 – Manage supply and growth for the future of Northampton

No.	Objective	Source	Milestones & Actions	Monitoring & Progress			Resource Implications	Lead Person
				Start	Finish	Monitored by		
1.7	Support and bring forward Dallington Grange as a growth area	NEW	Agree affordable housing provision	Mar 2011	Mar 2012	Housing Strategy Team	Existing staffing resources	Housing Strategy Manager
1.8	Work with our RSL Partners to ensure that Recycled Capital Grant is used within Northampton	HSAP 2006-2011 (1.18), HSIP 7.4	Develop an agreement to be used with RSL partners	Mar 2010	Mar 2011	Housing Strategy Team	Existing staffing resources	Housing Strategy Manager
1.9	Develop Robinson House scheme for a 'Design & Finance' competition	NEW	1. Appoint Partner organisation through procurement 2. Develop Robinson House for 100% Affordable Housing	July 2010 Apr 2011	Dec 2010 Mar 2012	Housing Strategy Team Housing Strategy Team	Existing staffing resources External resources	Housing Strategy Manager Housing Strategy Manager
1.10	Work in partnership with Daventry, South Northamptonshire LA's, the JPU and WNDC to deliver the Sustainable Urban Extensions	NEW	Agree Affordable Housing Provision and Nominations with both local authorities	Mar 2012	Mar 2015	Housing Strategy Team	Existing staffing resources	Housing Strategy Manager
1.11	Continue to support the development of Brownfield sites	HSAP 2006-2011 (2.9)/Eastfield NM Workshop	Maximise the use of Brownfield Land opportunities where appropriate	Mar 2010	Mar 2015	Development Control Team	Existing staffing resources	Development Control Manager
1.12	Work in partnership with University to establish student accommodation need	Visioning Days/ RSL Workshop	Engage with the University and establish level of need	Mar 2010	Mar 2012	Housing Strategy Team	Existing staffing resources	Housing Strategy Manager
1.13	Work in partnership with all accredited landlords and lettings agencies to increase the supply of private rented accommodation as an affordable alternative.	Homelessness Strategy 2008-2013	Increase the number of dwellings let through CBL to private rented accommodation each year	Apr 2010	Mar 2015	Private Sector Housing Team	Existing staffing resources	Housing Solutions Manager
1.14	Expand Under Occupation Scheme to RSL partners	NEW	Ensure all RSL Partners signed up to scheme	Sep 2010	Apr 2011	Housing Strategy Team	Existing staffing resources	Housing Solutions Manager

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Housing Strategy Priority 2 – Create resilient and Cohesive Communities

No.	Objective	Source	Milestones & Actions	Monitoring & Progress			Resource Implications	Lead Person
				Start	Finish	Monitored by		
2.1	Develop a BME Housing Strategy Update	HSIP 6.13	1. Commission BME Housing Needs Survey 2. Develop a Strategy for Consultation	Nov 2009 Apr 2010	Apr 2010 July 2010	Housing Strategy Team Housing Strategy Team	£31,000 S106 funds Existing staffing resources	Housing Strategy Manager Housing Strategy Manager
2.2	Review policy on lettings to Ex-Offenders and how this relates to CBL	CASPAR NR Workshop	Review lettings policy and report findings	Mar 2010	Mar 2011	Housing Solutions Team	Existing staffing resources	Housing Solutions Manager
2.3	Deliver Places of Change Scheme on time	NEW	1. Deliver hand over of the site to Midland Heart 2. Complete scheme	Nov 2009 Mar 2010	Mar 2010 Sep 2011	Housing Strategy Team Housing Strategy Team	CLG £1.42m, £149,971 S106 funding	Housing Strategy Manager Housing Strategy Manager
2.4	Work in partnership with Northamptonshire County Council to address the ageing population	Eastfield NM Workshop	1. Provide 63 extra care affordable dwellings per year (52 S/O and 11 SR) 2. Work with NHS and NCC on funding packages to tackle Energy Efficiency and prevent admissions	Mar 2010 Sep 2010	Mar 2015 Sep 2011	Housing Strategy Team Housing Strategy Manager	NAHP Funding/RSL Partners NHS/NCC	Housing Strategy Manager Housing Strategy Manager
2.5	Complete review of Sheltered Housing	NEW/ CASPAR NR Workshop	Complete report and review	Jan 2010	Sep 2010	Head of Strategic Housing	Existing staffing resources	Head of Strategic Housing
2.6	Improve prevention of youth homelessness by working in partnership with NCC	Homelessness Strategy 2008-2013	Reduce the number of 16/17 year olds presenting as homeless each year	Apr 2010	Mar 2015	Housing Solutions Team	Existing staffing resources	Housing Solutions Manager
2.7	Complete Review of Single Persons Accommodation	NEW	Complete review and report with recommendations	Mar 2012	Dec 2012	Head of Housing Needs	Existing staffing resources	Head of Housing Needs
2.8	Continue to reduce the number of homeless households in Temporary Accommodation	Homelessness Strategy 2008-2013	Reduce TA use year on year	Mar 2010	Mar 2015	Housing Solutions Team	Existing staffing resources	Housing Solutions Manager

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Housing Strategy Priority 2 – Create resilient and Cohesive Communities

No.	Objective	Source	Milestones & Actions	Monitoring & Progress			Resource Implications	Lead Person
				Start	Finish	Monitored by		
2.9	Aid the WNJPU in the identification of sites for Gypsy and Travellers needs identified in the GTAA 2008	NEW	1. Establish Steering Group 2. Identify potential sites and consult	Jun 2010 Oct 2010	Sep 2010 Mar 2011	Housing Strategy Team Housing Strategy Team	Existing Staffing resources Existing staffing resources	Housing Strategy Manager Housing Strategy Manager
2.10	Develop an Independent Living Strategy	NEW	Develop strategy for consultation	Sep 2010	Jun 2011	Housing Strategy Team	Existing staffing resources	Housing Strategy Team Leader

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Housing Strategy Priority 3 - Deliver well designed, high quality homes, neighbourhoods and services

No.	Objective	Source	Milestones & Actions	Monitoring & Progress			Resource Implications	Lead Person
				Start	Finish	Monitored by		
3.1	Develop a Private Sector Housing Strategy	KLOE, PSL workshop	Develop Strategy for consultation	Jan 2010	Feb 2011	Private Sector Housing Team	Existing staffing resources	Housing Solutions Manager
3.2	Formulate a framework to allow private landlords to apply for grants	KLOE	Investigate and produce report on use of grants for Private Landlords	Apr 2010	Mar 2012	Private Sector Housing Team	Existing staffing resources	Housing Solutions Manager
3.3	Develop a Masterplan for regeneration of Spring Boroughs as part of CAAP	NEW	Develop Masterplan of Options in partnership with the Community & Stakeholders	Jan 2010	Mar 2011	Estate Renewal Team	Existing staffing resources/ £180k revenue costs	Housing Asset Manager/Housing Strategy Manager
3.4	Consider selective licensing scheme of HMO's in Northampton	KLOE/CASPAR NR Workshop	Develop report on potential to adopt selective licensing	Apr 2010	Mar 2011	Private Sector Housing Team	Existing staffing resources	Housing Solutions Manager
3.5	Commence delivery of Northampton East PFI scheme	NEW	1. Submit OBC to HCA 2. Commence Delivery	Nov 2009 Apr 2013	Jul 2010 Mar 2015	Estate Renewal/Major Works Teams	PFI Credits £100m NBC £5.64m	Housing Asset Manager
3.6	Conduct Overcrowding assessment to impact on housing register	KLOE	Conduct assessment and report findings	Mar 2010	Mar 2011	Housing Solutions Team	Existing staffing resources	Housing Solutions Manager
3.7	Continue to improve our Council homes	HSAP 2006-2011 (5.1)	Prioritise investment for Decent Homes	Nov 2009	Mar 2014	Major Works Team	5 year Capital Programme	Housing Asset Manager
3.8	Conduct Private Sector Stock Condition Survey Update	KLOE	Commission survey to update knowledge on private sector stock condition	Nov 2009	Oct 2010	Private Sector Housing Team	GF Revenue	Housing Solutions Manager
3.9	Increase membership of Private Landlords on accreditation scheme and link with NALS	PSL Workshop	Increase number of landlords accredited	Jan 2010	Mar 2012	Private Sector Housing Team	Existing staffing resources	Housing Solutions Manager
3.10	Develop detailed report on stock options following National decision on HRA Finance Reform	NEW	1. Review Implications of Governments proposals 2. Revise Stock Options process	Nov 2009 Jul 2010	Jul 2010 Mar 2011	Housing Director Major Works Team	Existing staffing resources Existing staffing resources	Housing Director Housing Asset Manager
3.11	Consider use of EDMO's in tackling Empty Homes	RSL Workshop/KLOE	Develop report with recommendations	Mar 2010	Mar 2011	Private Sector Housing Team	Existing staffing resources	Housing Solutions Mgr

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Housing Strategy Priority 3 - Deliver well designed, high quality homes, neighbourhoods and services

No.	Objective	Source	Milestones & Actions	Monitoring & Progress			Resource Implications	Lead Person
				Start	Finish	Monitored by		
3.12	Develop an Affordable Warmth Strategy	Housing Strategy Launch Event	Develop a Strategy for consultation	Sep 2010	Mar 2011	Housing Strategy Team	Existing staffing resources	Housing Strategy Manager
3.13	Ensure Design Briefs are sensitive to the needs of the BME Community	Housing Strategy EIA	Consult with BME Communities on a Design DPD	Mar 2011	Mar 2012	Housing Strategy Team	Existing staffing Resources	Housing Strategy Manager
3.14	Develop a Northampton East Regeneration Strategy	12-week consultation period	Develop Strategy for approval	May 2010	Oct 2010	Regeneration Team	Existing staffing Resources	Regeneration Team Leader

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Housing Strategy Priority 4 – Improve customer access, opportunity and choice

No.	Objective	Source	Milestones & Actions	Monitoring & Progress			Resource Implications	Lead Person
				Start	**Finish**	**Monitored by**		
4.1	**Engage more effectively with estate agents**	Developer & Estate Agent Workshop	1. **Develop Questionnaire to understand needs of Private Landlords and agents** 2. **Consider the use of a forum**	Jul 2010 Apr 2010	Mar 2011 Dec 2010	Private Sector Housing Team Private Sector Housing Team	Existing staffing resources Existing staffing resources	Housing Solutions Mgr Housing Solutions Mgr
4.2	**Investigate use and implementation of an equity loan scheme**	KLOE/HSAP 2006-2011 (5.6)	Investigate use of scheme and develop report outlining recommendations	Jun 2010	Jul 2011	Private Sector Housing Team	Existing staffing resources	Housing Solutions Manager
4.3	**Consider Direct Payments to landlords/agents of Housing Benefit for most Vulnerable Households**	Developer & Estate Agent Workshop	Review process of allocating the new Housing Allowance to vulnerable households	Apr 2010	Mar 2011	Housing Benefit/Housing Solutions Teams	Existing staffing resources	Housing Solutions Mgr
4.4	**Expand Choice Based Lettings scheme to include Daventry**	NEW	Finalise arrangements for having a sub-regional CBL Scheme	Nov 2009	Jul 2010	Housing Solutions Team	Existing staffing resources	Housing Solutions Mgr
4.5	**Develop annual housing event to update partners and residents on housing activities**	PSL Workshop	Develop a partner list and arrange first annual event	Apr 2010	Apr 2011	Housing Strategy Team	Existing staffing resources	Housing Strategy Manager
4.6	**Look at adopting Lifetime homes standard into the affordable housing developments in Northampton**	RSL Workshop	Develop Lifetime Homes Standard as part of new Framework approach with RSL partners	Jan 2010	Jul 2010	Housing Strategy Team	Existing staffing resources	Housing Strategy Manager
4.7	**Improve access to Housing Solutions services**	Homelessness Strategy 2008-2013	Revise opening times and consider evening and weekend surgeries	Apr 2010	Mar 2011	Housing Solutions Team	Existing staffing resources	Housing Solutions Manager
4.8	**Continue to provide excellent homelessness prevention services**	Homelessness Strategy 2008-2013	Review Housing Advice services and consider one service	Apr 2010	Mar 2011	Housing Solutions Team	Existing staffing resources	Housing Solutions Manager

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Housing Strategy Priority 4 – Improve customer access, opportunity and choice

No.	Objective	Source	Milestones & Actions	Monitoring & Progress			Resource Implications	Lead Person
				Start	Finish	Monitored by		
4.9	Review existing Housing groups as part of strategic partnership approach	KLOE	Produce a report on the review with recommendations	Oct 2010	Sep 2011	Housing Strategy Steering Panel	Existing Staffing resources	Housing Strategy Manager
4.10	Monitor the success of Sub-regional private rented letting scheme and look to expand	NEW	Look to expand scheme to other local authorities	Oct 2010	Dec 2012	Housing Strategy Steering Panel	CLG Funding and existing resources	Housing Solutions Manager
4.11	Assess potential to set up a community development trust to maximise community engagement and funding opportunities in the delivery of regeneration activities	12 week consultation period	Conduct a review and report on the merits of adopting such an approach	Sep 2011	Dec 2012	Housing Strategy Team	Existing staffing resources	Housing Strategy Manager
4.12	Promote Low Cost Home Ownership schemes to BME households via targeted publicity campaigns and the production of BME specific literature	Housing Strategy EIA	Produce LCHO literature in relevant languages and promote the option more amongst BME Groups	Oct 2010	Dec 2011	Housing Equality Champions Group	Existing resources	Housing Strategy Manager
4.13	Develop specialist housing advice services to support BME Households in the private rented sector and provide guidance to landlords	Housing Strategy EIA	Provide BME households with better advice around standards and their rights	Jan 2011	Dec 2011	Private Sector Housing Team	Existing staffing resources	Housing Solutions Manager
4.14	Develop a Customer Engagement Strategy	HSAP 2006-2011 (2.7)	Produce a customer engagement strategy	Oct 2010	June 2011	Performance Management Team	Existing staffing resources	Housing Strategy Manager
4.15	Upgrade IT Systems to provide more improved services to customers	HSAP 2006-2011 (3.7)	Fully implement all modules of the IBS System	Jan 2010	Oct 2010	Rent Income Team	£180K HRA	Housing Strategy Manager

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Appendix 2 – <u>Housing Strategy Action Plan 2006-2011 Update</u>

This section highlights what has been achieved from the previous Housing Strategy Action Plan, what has been taken off and what actions are still outstanding, and will need to be carried forward into this Housing Strategy to be delivered. Target Status colours are Green for completed, Amber is to transfer to the 2010-2015 Action Plan as part of an on-going action and Red is an action that is no longer applicable or failed to complete

Priority	No.	Description	Measure/Action	Completion Date	Outcome/Progress	Target Status
Increase the supply of affordable housing	1.1	Provide Council owned land or assets to support new affordable housing development	Number of affordable schemes enabled through land provision	March 2008	Land provided for Woodside Way and Places of Change	To be carried forward to HSAP 2010-2015
	1.2	Ensure 35% requirement of affordable homes on new developments	Review Section 106 policy & numbers achieved	March 2007	S106 agreed and achieved 35% on sites	Completed
	1.3	Support the completion of 1450 new homes annually 2006-2011	Number of annual completions	Annual	Numbers not achieved due to economic climate	To be carried forward to HSAP 2010-2015
	1.5	Widen opportunities to home ownership	Investigate ways to improve access	August 2007	Report on LCHO initiatives produced May 09	Completed
	1.6	Ensure supply of affordable housing addresses need for right mix of size & type	Implement 70% rented and 30% shared ownership	March 2008	70/30 split on developments over 15 units achieved	Completed
	1.7	Maximise inward investment to develop affordable housing across all tenures	Carry out research into range of grant availability	June 2007	Grant achieved on RSL sites and LA Newbuild scheme	Completed
	1.8	Make best use of resources by taking action to reduce under-occupation	Increase number of under-occupied properties available for re-letting	March 2008	Under-Occupation scheme launched on 1st Dec 2009	Completed
	1.9	Work with housing services to reduce length of time properties are void	Reduction in time taken to re-let a Council property	March 2007	Target in 2009/10 was 24 days, achieved 23.99	Completed

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Priority	No.	Description	Measure/Action	Completion Date	Outcome/Progress	Target Status
		Objectives				
Increase the supply of affordable housing	1.10	Investigate ways to bring empty properties back into use	Investigate use of CPO and then transfer to RSL	September 2007	Not achieved. To be part of new PSH Strategy	To be carried forward to HSAP 2010-2015
	1.11	Develop and implement a Housing Asset Management Strategy	Complete HAMS	Ongoing	HAMS 2010-2015 going to Cabinet in June 2010	Completed
	1.12	Develop targets for energy efficiency in new affordable homes	All new homes to be CSH level 3	Ongoing	All affordable homes after April 2008 are built to CSH 3	Completed
	1.13	Set appropriate design guidance for the development of new affordable homes	Work towards HC SDS standards	Ongoing	HCA design & Quality standards now used on all new homes	Completed
	1.14	Support the development of environmentally friendly and sustainable homes on new developments	All properties to achieve CSH Level 3	Ongoing	Upton achieved 6 dwellings at CSH Level 6. First in Country	Completed
	1.15	Influence early infrastructure contributions by working with WNDC	Involvement in the WNDC Growth Delivery Plan	Ongoing	Contributed to WNDC Consultation in June 2008	Completed
	1.16	Examine the flexibility of affordable housing on larger sites	Review guidance and Policies	December 2007	Conducted a viability assessment as part of SHMA 2009 report	Completed
	1.17	Agree new Section 106 in partnership with WNDC	Develop new policy	April 2008	Not achieved. Carried forward to new strategy	To be carried forward to HSAP 2010-2015
	1.18	Work with our RSL partners to ensure that RCGF is used within Northampton	Develop Agreement with RSL Partners	December 2008	Not achieved. Carried forward to new Strategy	To be carried forward to HSAP 2010-2015

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Priority	Objectives		Measure/Action	Completion Date	Outcome/Progress	Target Status
	No.	**Description**				
Create Sustainable Communities	2.1	Plan for the renaissance of the town centre	Agreement of Central Area Action Plan	December 2009	Draft CAAP developed for consultation	Completed
	2.2	Contribute to regeneration initiatives that will revive deprived neighbourhoods	Neighbourhood Mgt and CASPAR Initiatives	March 2008	Transferred to Thomas Hall's department	No longer main responsibility of Housing
	2.3	Maximise role of RSLs in developing communities	Produce Action Plan for RSL Management Group	March 2008	Now to be part of new RSL Framework approach	To be carried forward HSAP 2010-2015
	2.4	Support crime and anti-social behaviour reduction	Improve partnership working	March 2008	New ASB Module on IBS, and Officers now attend all resident group meetings	Completed
	2.5	Secure investment in community infrastructure to support integration of new people and communities into our town	Secure Agreement for Neighbourhood Management Structures	March 2007	New Neighbourhood Management Areas established by Julie Seddon	Completed
	2.6	Confirm strong emphasis of neighbourhood management on our estates	Consider role of housing landlord services in Neighbourhood Management	March 2008	Introduced Neighbourhood Walkabouts and officers attend all residents meetings	Completed
	2.7	Develop Tenant Participation Strategy	Develop a Tenant Participation Strategy	December 2007	Not Achieved. New Customer Engagement Strategy to be developed	To be carried forward to HSAP 2010-2015
	2.8	Support the development of mixed tenure and mixed income communities	Implement 70% rent and 30% shared ownership on schemes	March 2008	70% rent and 30% implemented on schemes	Completed
	2.9	Support the development of brownfield sites	Measure percentage of Brownfield Sites used	Ongoing	To be carried forward to new Strategy	To be carried forward to HSAP 2010-2015

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Priority	No.	Description	Measure/Action	Completion Date	Outcome/Progress	Target Status
		Objectives				
Improve the Housing Service	3.1	Work to prevent homelessness by providing excellent advice services and assistance	Reduction in number of homeless cases made and accepted and development of strategy	December 2007	Over 1000 homeless preventions taking place during 2009 and Homelessness Strategy developed	Completed
	3.2	Ensure vulnerable groups have access to services to provide access to suitable accommodation and housing related support	Identification of priority groups in order to target resources	April 2007	Launched Gateway Services which assess all vulnerable groups	Completed
	3.3	Work to reduce the amount of time properties are void to maximise use of available resources	Reduction in the amount of time taken to re-let empty Council properties	Annual	2009/10 target was 24 days, outturn was 23.99 days	Completed
	3.4	Work to improve the revenues and benefits performance, e.g. by reviewing staffing structures, policies and procedures and working practices	An improved customer service in Housing Benefit Claims	November 2006	Review complete and service is now performing at a high level	Completed
	3.5	Implement and monitor the Housing Services Improvement Plan which sets the priorities for improving the housing service	To produce a revised HSIP following Audit Commission light touch	November 2006	Implemented the 2008-2010 Housing Service Improvement Plan	Completed
	3.6	Use choice-based lettings to increase accessibility	To implement choice based lettings	May 2008	CBL launched with over 1,000 properties let	Completed
	3.7	Upgrade IT Systems to provide more improved services to customers	Introduction of integrated Housing IT system (IBS)	March 2008	Not all modules completed. New project plan to be developed following recommendations from an independent review	To be carried forward to HSAP 2010-2015

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Priority	Objectives		Measure/Action	Completion Date	Outcome/Progress	Target Status
	No.	Description				
Improve the Housing Service	3.8	Undertake tenant satisfaction survey to ascertain our customer needs, and to ensure that customer feedback is recorded, reported and used to inform service delivery	To complete a STATUS tenant satisfaction survey and improved BVPI 74 & 75 scores	March 2008	Survey completed. Areas of concerns identified will feed into the Directorate Service Plan	Completed
	3.9	Communicate more effectively with customers	Target for answering calls through new Automatic Call Distribution service 96%, review access to services. 90% customers wait less than 20 minutes	March 2007	Completed review of services and all targets achieved	Completed
	3.10	Improve telephone contact for housing services	Implementation of phase 3 of contact centre	September 2007	Phase 3 now completed	Completed
	3.11	Improve telephone contact for Housing Benefits service	Ensure waiting times hit interim targets – 50% of calls to be answered within 15 seconds and 85% calls answered overall	March 2007	All Targets achieved	Completed
	3.12	Ensure mutual exchange information is accessible to customers	Ensure mutual exchange information is available on the Northampton Council website	April 2007	Mutual Exchange information now available on website	Completed

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Priority	No.	Description	Measure/Action	Completion Date	Outcome/Progress	Target Status
		Objectives				
Provide support to vulnerable people	4.1	Ensure vulnerable groups have access to suitable accommodation and housing related support, by working in partnership with providers and alongside the Supporting People Strategy to develop positive outcomes	Set up supported housing group in order to identify priority groups and their different needs	March 2007	Supported Housing group set up in August 2007. This will also be carried forward in the Independent Living Strategy	Completed
	4.2	Create a sustainable environment where the rights and responsibilities of both Gypsies and Travellers and the settled community are respected, by developing authorised sites for travellers	Develop county wide Gypsy & Traveller Accommodation Assessment and produce a strategy	December 2007	GTAA completed in 2008, however strategy not produced as will be contained in the Housing Strategy 2010-2015	Completed
	4.3	Work in partnership to prevent homelessness, for example by working with private sector landlords to enable homeless households to access private rented accommodation	Number of additional units provided	March 2008	Over 100 landlords are accredited now, and 1 in 2 lets through CBL are from private rented sector	Complete
	4.4	Reduce reliance on temporary accommodation by supporting the provision of more secure accommodation by 2008	Number of people using Temporary Accommodation	Quarterly Monitoring	Use of temporary accommodation has been reduced	Completed
	4.5	Action to enable vulnerable home owners to remain in their own homes, e.g. by providing maintenance grants or disabled adaptations, or by the provision of appropriate advice	Development of Equity Release Scheme	March 2008	Despite no Equity release scheme yet, this is continuing to be reviewed and will be looked at in the new Strategy	To be carried forward to HSAP 2010-2015
	4.7	Develop more and improved supported accommodation e.g. for adults with learning disabilities and/or teenage parents	Priority groups and their needs identified	December 2007	Clients with Mental Health difficulties identified as priority by Supporting People and two schemes progressed. Places of Change also identified as a priority and scheme progressing	Completed

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Priority	Objectives		Measure/Action	Completion Date	Outcome/Progress	Target Status
	No.	Description				
Provide Support to Vulnerable people	4.8	Strengthen protocols for provision of support to vulnerable groups	Completion of process Mapping Exercise	January 2008	Gateway Services now launched on 1st April 2009	Completed
	4.9	Dealing effectively with racial harassment	BVPI 164 – Equal access to social housing and BVPI 175 – Racial incidents resulting in further action	March 2008	The Government have now deleted BVPI 164 as a Performance Indicator and therefore no longer used	No longer monitored
	4.10	Production of a BME Housing Strategy	Completion of Strategy	July 2007	This has been carried forward to new strategy and a Draft is completed for consultation	Completed

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Priority	Objectives		Measure/Action	Completion Date	Outcome/Progress	Target Status
	No.	Description				
Meet the Decent Homes Standard	5.1	Achieve Decent Homes Standard in the Council stock by 2010	Achieve full spend of the annual capital programme for life of this strategy. Total council homes meeting the decent homes standard (Currently 67% achieved)	Achieve by 2010	The Council commenced phase 1 of the Decent Homes Standard. Full compliance is scheduled for 2014 subject to financial circumstances and changes	To be carried forward to the HSAP 2010-2015
	5.2	Develop and implement asset management strategy, and decent homes standard implementation plan	Production of an Asset Management Strategy for the Council's housing stock	Ongoing	Housing Asset Management Strategy 2010-2015 developed and going to cabinet in June 2010	Completed
	5.3	Support achievement of Decent Homes Standard in the private sector by 2010 e.g. by reviewing eligibility criteria for grants	Achieve full spend of available capital programme annually for the life of this strategy	Ongoing	Decent Homes Targets are no longer monitored by Government and this will be taken forward in Private Sector Housing Strategy	No longer a Government PI
	5.4	Secure improvement to homes in the private sector which are unfit or in poor repair	Implementation of private sector renewal strategy	May 2008	100% of improvement grants programme committed during 2008/09 and current financial year. Strategy to be developed as part of new Housing Strategy	Completed
	5.5	Review renewal and regeneration strategies in the light of stock condition information	Consideration by knowledge and information management group	March 2008	Stock condition survey to be completed December 2009	Completed

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Priority	Objectives		Measure/Action	Completion Date	Outcome/Progress	Target Status
	No.	Description				
Meet the Decent Homes Standard	5.6	Enable vulnerable home owners to remain in their homes e.g. by investing loans and equity schemes to enable vulnerable home owners to access funds to repair and renovate their homes	Consideration by knowledge and information management group	June 2007	Mortgage rescue scheme launched and homeless prevention toolbox has resulted in over 1,000 customers being prevented from becoming homeless in 2009	Completed
	5.7	Improve energy efficiency across all tenures, e.g. by promoting grants and initiatives for owner-occupiers to improve the energy efficiency of their homes	Measure – BVPI 63 – Energy Efficiency SAP Rating – Current performance 67. Two new team leaders to be recruited for gas and electrical services, who will produce strategy for energy efficiency in public sector following report by Savills and NBA consultants	March 2007	Exceeded Government targets for this area a year earlier than timeframe allowed for. Private Sector House condition survey to report in 2010 on updated SAP rating	Completed

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Appendix 3 – <u>Glossary of Terms</u>

Term Used	What it means
BME	Black Minority Ethnic – category used to describe any ethnicity other than White British
CAAP	Central Area Action Plan – Development plan document that is part of the Joint Core Strategy, and illustrates the options to regenerate the town centre of Northampton.
DPD	Development Plan Document – These are documents that support the Joint Core Strategy and offer more detailed information.
DHS	Decent Homes Standard – This is a National standard implemented by the Government in 2000, to bring all social rented homes up to a certain decency level.
DMT	Directorate Management Team
GOEM	Government Office East Midlands
GTAA	Gypsy & Traveller Accommodation Assessment – This was conducted County wide and a report was produced in 2008
HCA	Homes and Communities Agency – Formed by the amalgamation of English Partnerships and the Housing Corporation, and provided with statutory powers as part of the Housing & Regeneration Act 2008
HAMS	Housing Asset Management Strategy
HRA	Housing Revenue Account
HQN	Housing Quality Network – This is an organisation that works with Local Authorities and other Housing organisations to promote Best Practice and provide guidance on Government Policy
HSSP	Housing Strategy Steering Panel – Group of Northampton Borough Council Officers and Elected Members to monitor the delivery of the Housing Strategy
KLOE	Key Line of Enquiry – Toolkit provided by the Audit Commission for Local Authorities to assess how there services are performing against criteria of a good and excellent organisation
LIP	Local Investment Plan – Plan of actions that is agreed by the Homes and Communities Agency and the Housing Market Area they are working with as part of the Single Conversation to identify what the strategic priorities are for the area. For Northampton this means West Northamptonshire level.
LIA	Local Investment Agreement – Agreement that states what funding the Homes and Communities Agency will provide the Housing Market Area, and detail what each partner within the Housing Market Area will also bring to the table to ensure the delivery of the Local Investment Plan. For Northampton this means West Northamptonshire level.

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Appendix 3 – <u>Glossary of Terms</u>

Term Used	What it means
LAA	Local Area Agreement – This is an agreement between a local authority (Unitary) or County Council (two tier authorities) and Central Government based on 35 National Performance Indicators out of the National suite of indicators. Depending on performance additional funding can be provided for stretch targets being achieved
LDF	Local Development Framework – This replaced the old planning policy system, and provides a new system for developing planning documents. The main document in the LDF is a Core Strategy, and then underneath this is the Development Plan Documents.
MAA	Multi Area Agreement – This is similar to a Local Area Agreement, but is related to a number of local authorities agreeing targets and working on a sub-regional or City Regional level.
NIA	Northampton Implementation Area – This is an area referred to in the East Midlands Regional Plan and the West Northamptonshire Joint Core Strategy. The boundary can be defined as Northampton Borough Council, with the inclusion of the Sustainable Urban Extensions in Daventry and South Northamptonshire.
PFI	Private Finance Initiative
RSL	Registered Social Landlord – Also referred to as Housing Associations
RTB	Right to Buy – Allows Local Authority tenants the right to buy their own home, providing certain criteria has been met. The alternative for RSL tenants is the 'Right to Acquire (RTA)
Single Conversation	This is the new process in which the Homes and Communities Agency want to work with Local Authorities and their partners in agreed Housing Market Areas. This consists of agreeing a Local Investment Plan (LIP) and a Local Investment Agreement (LIA)
SPD	Supplementary Planning Document
SOA	Super Output Area
SUE	Sustainable Urban Extension – typically large Greenfield land, which is capable of providing space for thousands of extra homes to be built as part of the identified need in the East Midlands Regional Plan
SHMA	Strategic Housing Market Assessment – Provides the evidence base for the Core Strategy, within a Local Development Framework
SHLAA	Strategic Housing Land Availability Assessment – Provides information on how much land is available for housing development over a 5 year period, and then 10 and 15 year period

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Appendix 4 – <u>Consultation Process</u>

The consultation process consisted of many processes to get to the stage of final approval of the Housing Strategy, and these are explained below.

<u>Visioning Days</u>

These sessions were held with managers within the Council to ascertain whether the vision and priorities were right for the Housing Strategy. The diagram in Figure 1.4 in Chapter 1, is the diagram that was used to engage with internal colleagues. Following on from these sessions, the four priorities of the Housing Strategy were agreed and then objectives were suggested under each priority area. This document was then considered amongst a wider group of stakeholders as part of the next process.

<u>Workshop Sessions</u>

The workshop sessions included consultation with partners, but also going out into the community and speaking with residents groups. The following groups were held and these groups were asked to further comment on the priorities diagram and objectives that had been developed as part of the visioning days process:

- Private Sector Landlord workshop;
- Spencer Neighbourhood Management Board;
- RSL Partners workshop;
- Eastfield and Headlands Neighbourhood Management Board;
- East Area workshop;
- Developer and Estate Agents workshop; and
- CASPAR Neighbourhood Renewal meeting

<u>Housing Strategy Launch Event</u>

On the 16th December a launch event was held in the Great Hall, Guildhall which over 40 partners and residents attended. This Event presented information on the Housing Strategy and Housing Asset Management Strategy and held workshops for delegates to make comments on the four priorities of the emerging Housing Strategy and what the key objectives should be. The launch event was also the start for the 12-week consultation process, which was advertised in public buildings and also on the JC Decaux Bus Shelters for 2 weeks in February 2010. The comments in the table below are from the 12-week consultation period and the workshop sessions.

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Appendix 4

No.	Consultation Comment	Stage of Consultation	What we will do
1	'I never read about elderly and infirm in Council residential homes across Northampton. I felt they need to be incorporated, especially now we have a programme on closures of residential homes across the Borough'	Housing Strategy Launch Event	Included a more detailed response in Chapter 4 on what the issues are and what the key objectives will be for tackling the ageing population
2	'I was disappointed to see that while the PFI project obviously gets high priority, there is no mention of the rest of Northampton East, and specifically no mention of the other two PFI candidate estates, Bellinge and Blackthorn. Residents were told that plan B would be developed through the Housing Strategy'.	Housing Strategy 12-week consultation period	Provided more detail in Chapter 4, under priority 3 on the PFI priority objective and included development of Northampton East Regeneration Strategy as a key objective which will include Bellinge & Blackthorn Estates.
3	'Delivering the local authority new build schemes, should be a key objective under priority 1'	Housing Strategy Launch Event	The delivery of the Woodside Way scheme has now been made a key objective in Chapter 4
4	'Consider retrofitting to enhance environmental issues'	Housing Strategy Launch Event	We have added a new section in Chapter 4, under priority 3, which is to develop an affordable warmth strategy and improve energy efficiency of all the stock
5	'Review the Governments proposal on Council Housing Finance and consider impact on stock options work, should be a priority'	Housing Strategy Launch Event	We have added a new section in Chapter 4, under priority 3, to provide more detail on stock options and make a review a key objective
6	'Consider use of EDMO's in tackling Empty Homes and develop an Empty Homes Strategy'	Housing Strategy Launch Event	As part of chapter 4, a key objective will be to develop a 'private sector housing strategy', which includes a detailed section on Empty Homes
7	'Work in partnership with NCC to address ageing population should be a priority'	Housing Strategy Launch Event	In chapter 4, we have included a key objective under priority 2 to work in partnership with NCC to address an ageing population
8	'Improve prevention of youth homelessness by working in partnership with NCC should be a priority'	Housing Strategy Launch Event	In Chapter 4, under priority 2 we have included a section on Homelessness Prevention and a key objective will be to work in partnership with Adult services to provide a joined up approach

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Appendix 4

No.	Consultation Comment	Stage of Consultation	What we will do
9	'Mortgage rescue scheme should be expanded and be a priority'	Housing Strategy Launch Event	In Chapter 4, under priority 2 we have included a section on homelessness prevention and mortgage rescue will be a priority to deliver this
10	'Develop a strategy for under occupation'	Housing Strategy Launch Event	In Chapter 4 under priority 1, we have included a section on overcrowding and under occupation and explained our under occupation scheme in more detail and made it a priority
11	'Look at adopting Life Time Homes Standard as part of Affordable Housing programme, should be a priority	Housing Strategy Launch Event	As part of Chapter 4, under priority 3, we have included a section on Property Design and in the action plan is an action to increase the Life Time Homes standard in the development of all affordable housing
12	'Consider direct payments to landlords/agents of Housing Benefit for most Vulnerable Households'	Developer & Estate Agent Workshop	We have now included this as an action, within the Action Plan
13	'Work in partnership with the NHS and County Council to put funding packages in place to tackle ageing population and energy efficiency measures'	Housing Strategy 12-week consultation period	We have included a section in Chapter 4, under priority 2 that tackles the response to an ageing population and will be an action in the action plan
14	'It is important that the potential to work with the force and NFRS is recognised when working with vulnerable people'	Housing Strategy 12-week consultation period	We have included a section within Chapter 4 under priority 4 that addresses partnership working and to improve working relationships with the police and NFRS
15	'Ensure the police crime prevention officers or crime prevention design advisors are involved with the design of new housing schemes'	Housing Strategy 12-week consultation period	We have included in Chapter 4, under priority 3 a section on property design and an action for crime prevention officers to be involved in the design stage of all affordable housing schemes
16	'All homes (new-build) to have secured by design principles, within the new Code for Sustainable Homes standards'	Housing Strategy 12-week consultation period	We have included this as an action within the action plan.
17	'Encourage the use of strengthened partnership arrangements to ensure that partners can be updated on housing activities more frequently than on an annual basis'	Housing Strategy 12-week consultation period	We have included an action to revise our housing partnership newsletter to ensure all partners receive this.

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No.	Consultation Comment	Stage of Consultation	What we will do
18	A specific strategy that addresses the need to support older people within the community is essential'	Housing Strategy 12-week consultation period	We have included an action to develop an Independent Living Strategy and there is also a new section in Chapter 4, under priority 2, which explains what we are doing in response to an ageing population
19	'There is no reference to Northampton Economic Regeneration Strategy 2008'	Housing Strategy 12-week consultation period	We have included the Northampton Economic Regeneration Strategy 2008 in Chapter 1 under local context
20	'There is no mention of how the strategy plans to assist residents with physical disabilities, despite this being identified as the second highest need category in the most recent housing needs survey'	Housing Strategy 12-week consultation period	We have now included a section on meeting the needs of people with disabilities in Chapter 3 of the Strategy
21	'Priority one does not mention how future supply can/will tackle the overcrowding problem in northampton'	Housing Strategy 12-week consultation period	We have now included a section in Chapter 4, priority 1 of how we are tackling the overcrowding problem in Northampton
22	'Assess the need for student accommodation'	Visioning Day Events/RSL Workshop	We will include an action in the action plan to look at working with the university to establish additional need requirements.
23	'Continue to support the development of Brownfield Sites'	Eastfield Neighbourhood Management Workshop	We have included an action in the action plan to address this
24	'Review policy on lettings to ex-offenders and how this relates to CBL'	CASPAR Neighbourhood Renewal Meeting	We have included an action in the action plan to address this
25	'Complete review of sheltered housing'	CASPAR Neighbourhood Renewal Meeting	We have included a section in chapter 4, under priority 3 which is the sheltered housing review and it is an action to deliver in the action plan
26	'Increase membership of private landlords on accreditation scheme and link with NALS'	Private Sector Landlord Workshop	We have included an action within the action plan to deliver this
27	'Develop a Private Sector Housing Strategy'	Private Sector Landlord Workshop	We have made this a priority objective in the Strategy in Chapter 4 under priority 3.

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Appendix 4

No.	Consultation Comment	Stage of Consultation	What we will do
28	'Consider selective licensing scheme of HMO's in Northampton	CASPAR Neighbourhood Renewal Meeting	We have included this as an action within the action plan
29	'Consider use of EDMO's in tackling Empty Homes	RSL Workshop	We have included this as an action in the Action Plan, and also covered in development of a private sector housing strategy
30	'Engage more effectively with estate agents'	Developer & Estate Agent Workshop	We have included this as an action within the Action Plan
31	'Develop annual housing event to update partners and residents on housing activities'	Private Sector Landlord Workshop	We have developed an action with the Action Plan to address this
32	'Consider updating the Housing Needs Data'	Housing Strategy 12-week consultation period	We will consider this within the action plan
33	'Reference should be made to planning policy statement 3'	Housing Strategy 12-week consultation period	We have now included a section on Planning Policy Statement 3 under Chapter 1, within the National Context section.
34	'No reference to the Regional Economic Strategy'	Housing Strategy 12-week consultation period	We have now included this strategy in Chapter 1, under Regional Context.

Appendices

Appendix 5 – <u>Contact details for Northampton Borough Council Staff</u>

The Council appreciate that staff details can change over a period of time. Therefore during this 5 year strategy period, this appendix will be updated on a regular basis when changes in personnel occur, and this will be reflected in the electronic document on the website.

Officer Name	Job Title	Service Area	Responsible For	Contact Details	
				Telephone Number	E-mail
Gary Parsons	Housing Strategy Manager	Housing Strategy & Policy Development	Housing Strategy, RSL Partners, Affordable Housing Delivery, External funding bids	01604 837970	gparsons@northampton.gov.uk
Yvonne Markie	Housing Strategy Team Leader	Housing Strategy	Housing Strategy, RSL Partners, Affordable Housing Delivery, External funding bids	01604 838802	ymarkie@northampton.gov.uk
Gary Owens	Housing Strategy Officer	Housing Strategy	Housing Strategy, RSL Partners, Affordable Housing Delivery, External funding bids	01604 837146	gowens@northampton.gov.uk
Lauren Humber	Housing Strategy Officer	Housing Strategy	Housing Strategy, RSL Partners, Affordable Housing Delivery, External funding bids	01604 838773	lhumber@northampton.gov.uk
Andrew Treweek	Housing Asset Strategy Manager	Housing Asset Management	Devise Capital programmes to procure, manage and deliver works into peoples homes in line with the Council's Housing Asset Strategy	01604 838820	atreweek@northampton.gov.uk
Cath Maddison	Major Works Team Leader	Planned and Major Works	Delivery of council housing capital programme, including decent homes.	01604 838316	cmaddison@northampton.gov.uk

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Officer Name	Job Title	Service Area	Responsible For	Contact Details	
				Telephone Number	E-mail
Lesley Dalby	Estates Renewal Team Leader	Estates Renewal	Develop and oversee the Council's Asset Management Strategy including the Council's strategy for delivering the Decent Homes programme	01604 838101	ldalby@northampton.gov.uk
Rachael Hawthorne	Estates Renewal Project Officer	Estates Renewal	Develop and oversee the Council's Asset Management Strategy including the Council's strategy for delivering the Decent Homes programme	01604 838594	rhawthorne@northampton.gov.uk
Alice Arden-Barnett	Estates Renewal Project Officer	Estates Renewal	Responsible for the development and delivery of Northampton's PFI project	01604 838633	aarden@northampton.gov.uk
Tim Ansell	Housing Services Manager	Tenancy Management	The management of housing officers, rent income and general housing management of council housing.	01604 838756	tansell@northampton.gov.uk
Darren Berrick	Housing Services Team Leader	Housing Services	Team leader of housing officers which operate in the Northampton East area	01604 838106	dberrick@northampton.gov.uk
Peter Haytack	Housing Services Team Leader	Housing Landlord Services	Team Leader of housing officers which operate in West Northampton		
Paul Allen	Voids Manager	Property Maintenance	In charge of voids and state of property upon re-let	01604 838875	pallen@northampton.gov.uk
Geoff Seddon	Interim Property Manager	Housing Landlord Services		01604 838886	gseddon@northampton.gov.uk
Ian Swift	Housing Solutions Manager	Housing Needs and Support	Management of the Housing Options, Home Choice, Private Sector Housing, Homeless Teams	01604 838603	iswift@northampton.gov.uk

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Officer Name	Job Title	Service Area	Responsible For	Contact Details	
				Telephone Number	E-mail
Nicky McKenzie	Home Choice and Resettlement Team Leader	Housing Needs and Support	Team leader of administrating the CBL and allocations personnel and systems.	01604 837419	nmckenzie@northampton.gov.uk
Liz Adamson	Private Sector Housing Team Leader	Private Sector Housing Support Service	Provides a range of support and advice services to tenant and landlords in the Private rented sector.	01604 837225	ladamson@northampton.gov.uk
(Recruiting)	Housing Options Team Leader	Housing Needs and Support	Oversees the housing options team which gives advice to customers on their housing options		
Shani Elms	Independent Living Team Leader	Call Care	Administers the call care system and personnel for vulnerable households to access	01604 838248	selms@northampton.gov.uk
Sarah Farrow	Performance Improvement Team Leader	Performance Improvement	Delivering policy and housing improvement agenda.	01604 837270	sfarrow@northampton.gov.uk
Paul Lewin	Planning Policy and Conservation Manager	Planning Policy Support Services	Responsible for the Local Development Framework (the successor to the Local Plan). Provides supplementary planning guidance for Development Control officers and planning professionals. Also monitors housing, commercial and industrial land, providing statistics to national Government.	01604 838734	plewin@northampton.gov.uk
Peter Wright	PFI Project Manager	Estates Renewal	Develop and deliver the Council's PFI programme in Northampton East	01604 838639	pwright@northampton.gov.uk