

TUESDAY 5TH NOVEMBER | THE RENAISSANCE MANCHESTER

A white silhouette of a house with a gabled roof and two windows, positioned above the word "HOUSING".

THE NHC NORTHERN HOUSING SUMMIT

The year "2019" written vertically in large, colorful, stylized digits. The "2" is orange, the "0" is pink, the "1" is green, and the "9" is blue.



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24housing
More than bricks and mortar

WELCOME

Tracy Harrison

CHIEF EXECUTIVE, NORTHERN HOUSING CONSORTIUM





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NHC KEY STATS

93%

penetration in the North among local authorities, ALMOs and registered providers

94%

of all full members interacted with us last year

146

Local Authority, ALMO and Housing Association members in the North

Full and affiliate members saved over

£8million

collectively using our procurement solutions through Consortium Procurement

ENGAGEMENT WITH FULL MEMBERS BY REGION:

	2019/20 (April to end Sep)	2018/19 (April to end Sep)
North East	100%	86.2%
North West	92.1%	80.8%
Yorkshire & Humber	97.6%	90%



Corporate Plan

2019/20 - 2021/22

We serve local authorities and housing associations to make the North an even greater place to live.

OUR OBJECTIVES

1 CONNECTED TO MEMBERS AT ALL LEVELS

2 UNRIVALLED ABILITY TO SHAPE & DELIVER SERVICES THAT ADD VALUE FOR MEMBERS

3 CRAFT MESSAGES & BUILD AN EVIDENCE BASE ON THE ISSUES THAT MATTER TO MEMBERS

4 ENSURE OUR MESSAGES REACH & CONNECT WITH DECISION MAKERS & POLICY SHAPERS

5 SOLID FINANCIAL FOOTING



OUR BUSINESS MODEL





#OurNorth

- **Maintaining and expanding the Affordable Homes Programme in the North**
- **Local authority housing and planning capacity**
- **Regeneration of the North's existing housing stock**



AN ONLINE PORTAL DESIGNED TO MAKE YOUR LIFE WITH US EASIER



A PARTNERSHIP BETWEEN



**'Providing MMC solutions and other construction based frameworks
to members'**



OUR VISION

To use our collective voice to have unrivalled influence in achieving housing policy that works for the North and provide outstanding services that support our members to create great places to live.



Panel Discussion - Making Sense of it All

Chair: Steve Douglas, Group Chief Executive, Aquila

Gavin Barwell, Chief of Staff to the British Prime Minister 2017-2019

Polly Mackenzie, Chief Executive of DEMOS and Director of Policy to the Deputy Prime Minister from 2010-15

Paul Hackett, Director, Smith Institute, Secretary to the Affordable Housing Commission and former government adviser on housing

Creating the local authority housing and planning capacity we need to realise the North's housing ambitions

Chair: Barbara Spicer CBE, Chief Executive, Plus Dane Housing

**Dr Stephen Hincks, Reader, Department for Urban Studies and Planning,
University of Sheffield and the UK Collaborative Centre for Housing Evidence**

Tracy Harrison, Chief Executive, Northern Housing Consortium



A View from the North

Understanding Local Authority Housing and Planning Capacity in an Era of Austerity

DR STEPHEN HINCKS

DEPARTMENT OF URBAN STUDIES AND PLANNING

UNIVERSITY OF SHEFFIELD

Structure

Context

Our Approach

Housing and Planning Capacity: national context

Housing and Planning Capacity: northern context

Summary

Context

Reduced funding to local government in England yielded real-term reductions in central allocations of 49% and spending power of 29% between 2010-11 and 2017-18

The *scale* of cuts have been experienced differently *within* individual local authorities

The *burden* of the cuts have been distributed unevenly *across* local authorities

Northern England: reliance on central government funding tends to be greater than in many parts of the South

Tax raising streams (e.g. council tax) tend to be less profitable

Northern LAs experienced (on average) some of the most severe cuts between 2009-10 and 2016-17 (Gray and Barford, 2018)

Context

Commission for Housing in the North called for a “...new way of doing business with a modernised framework for housing investment that has place, growth and reform at its heart”

- Diversity of northern housing markets
- New emphasis on mobilising investment and partnership working
- Value of revitalising places not only markets

Yet recognised local authority capacity as a (potential) constraint

Set against a context of planning reform, uneven devolution and Brexit

Our Approach

Aim: to shed light on changes to *Housing* and *Planning and Development Services* between 2010-11 and 2018-19 comparing (in part) the North to the rest of England

Role of Housing and P&D services in (theoretically at least) helping local authorities respond to changing housing market contexts and strategic place-based revitalisation agendas

Prompt further discussion of what the implications of these changes might be for housing and planning capacity going forward in the North (and beyond)

Our Approach

1 . Analysis of change in local authority expenditure (proxy for capacity)

- MHCLG Local Authority Revenue Expenditure and Financing statistics for the financial years 2010-11 (baseline) to 2018-19 covering Housing (GFRA only) and P&D Services
- Time-series analysis, binary logistic regression modelling and GIS analysis

2. A series of semi-structured interviews in three case studies (NW, NE, YH)

- Local authority actors and partner organizations including housing associations, landlord groups and developers
- Case Study:
 - Current Capacity in Housing, Planning and Development Services
 - Changes in Housing, Planning and Development Capacity Since 2010
 - Experiences of Fees and Capacity Building in the Delivery of Planning, Housing and Development Services Since 2010

Housing and Planning Capacity

The National Context

LA net spend 2010-11:

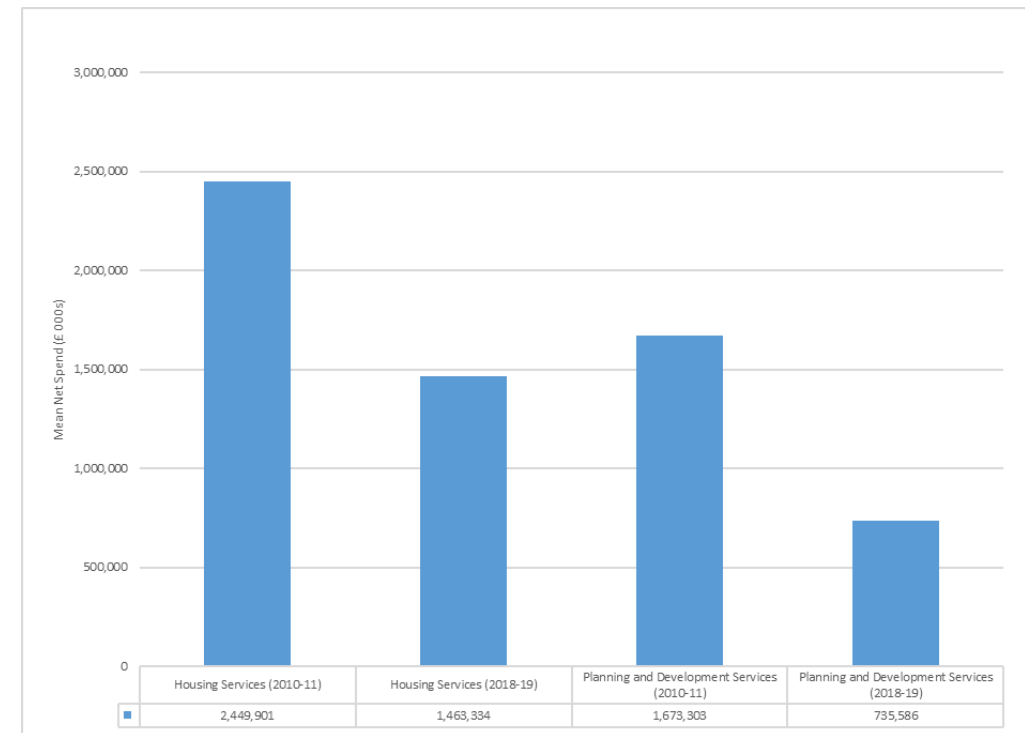
~£2.5 billion on housing services (GFRA only)

~£1.7 billion on planning and development services

LA net spend 2018-19:

~£1.5 billion on housing services

~£735.5 million on planning and development services



Housing and Planning Capacity

The National Context

Excluding non-GFRA housing benefits, average net spend per local authority:

Difference in net spend **-50% for housing services** and **-79% for planning and development services** between 2010-11 and 2018-19

Comparison between 2010-11 and 2018-19:

Education services -29%,

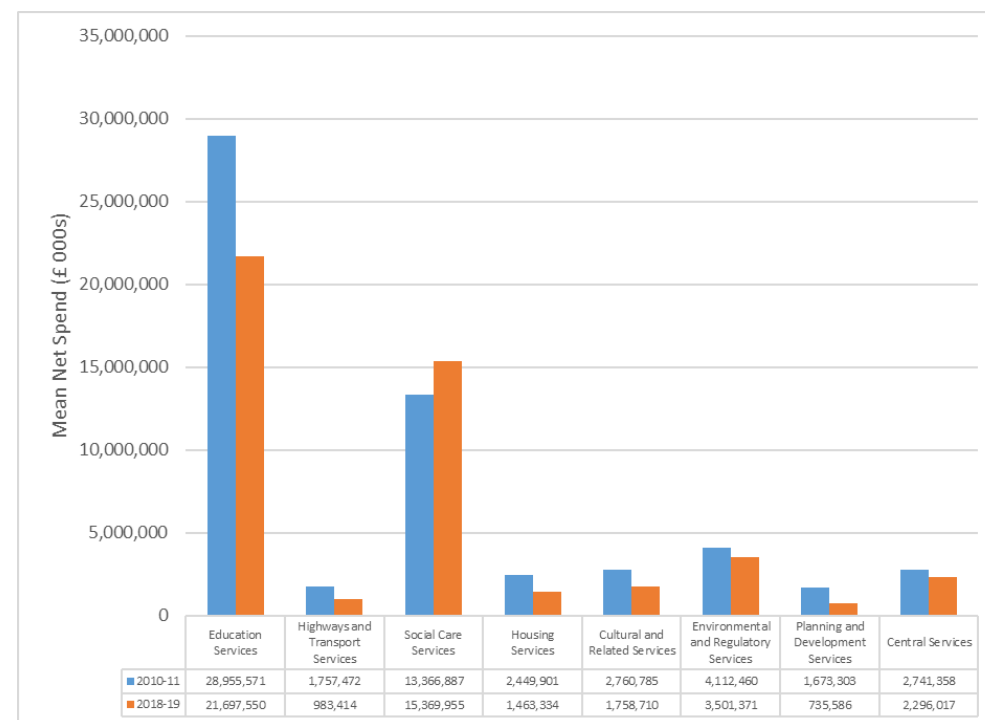
Highways and transport -56%

Cultural and related services -16%

Environmental services -16%

Central services -18%

Social care +13%



Housing and Planning Capacity

The Northern Context

LA net spend 2010-11:

~£742 million on housing services (GFRA only)

~£697 million on planning and development services

Just over **30%** of the total net spend on housing services and just less than **42%** of the total net spend on planning and development services for all local authorities in England

LA net spend 2018-19

~£341 million on housing services

~£245 million on planning and development services

Just over **23%** of the total net spend on housing services and just less than **33%** of the total net spend on planning and development services for all local authorities in England

Housing and Planning Capacity

The Northern Context

Excluding non-GFRA housing benefits, average net spend per local authority:

Difference in net spend **-54% for housing services** and **-65% for planning and development services** between 2010-11 and 2018-19

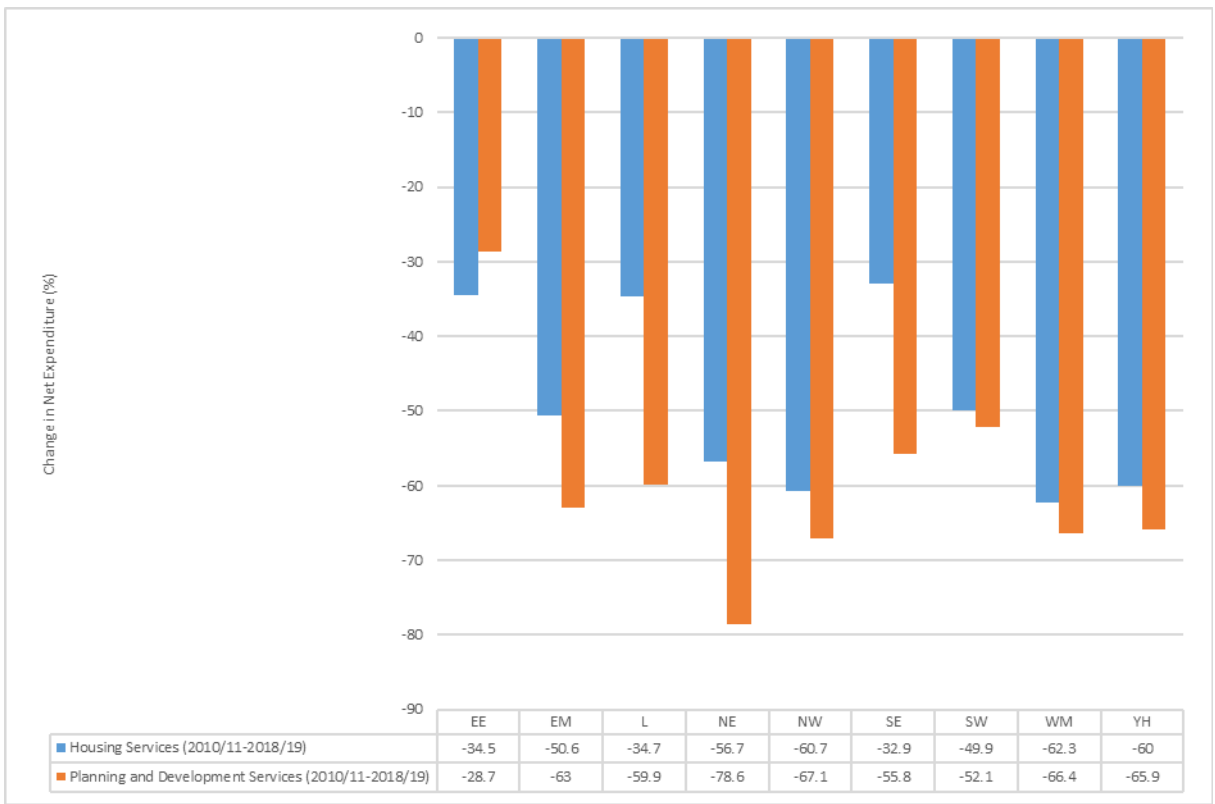
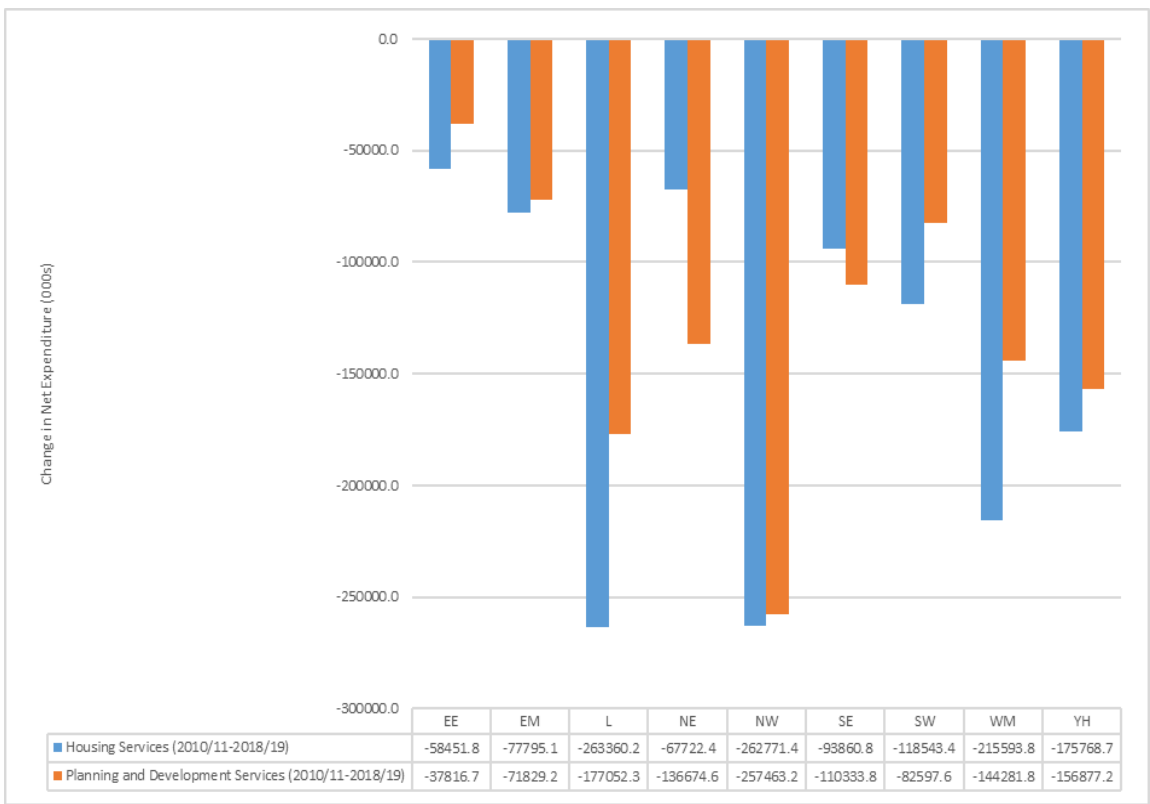
Change in average net spend per local authority in the north between 2010-11 and 2018-19:

-54% for housing services and **-65%** for planning and development services

Change in average net spend per local authority in the rest of England between 2010-11 and 2018-19:

-34% for housing services and **-50%** for planning and development services

Regional Breakdown



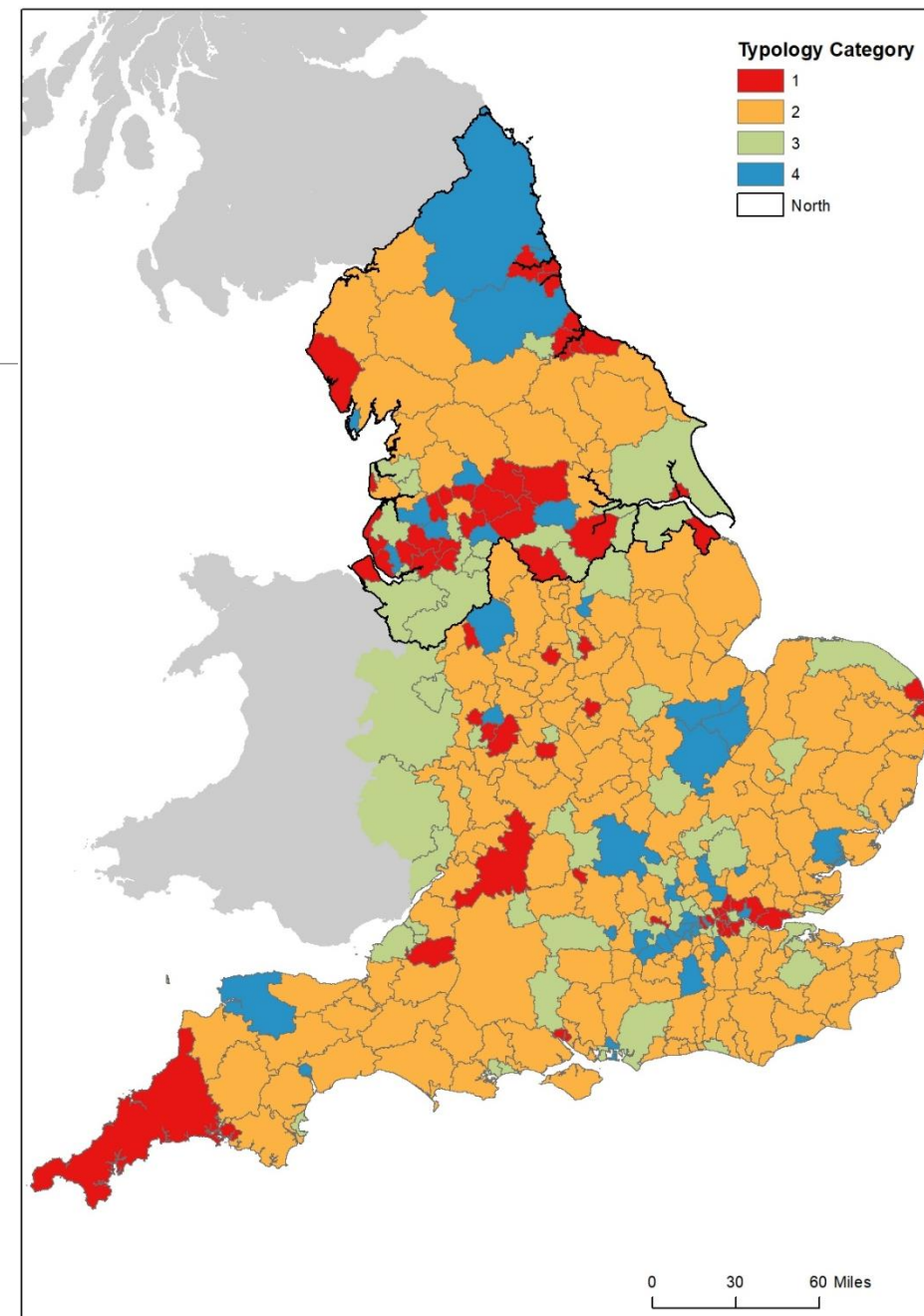
Typology of Local Authority Housing and Planning Capacity

LAs Categorised into one of four groups

Based on change in *total* net current expenditure (NCE) on Housing (GFRA only) and Planning and Development Services.

The four groups were:

- Both Housing & Planning Services recorded differences in NCE above the national average (Cat 1)
- Both Housing & Planning Services recorded differences in NCE below the national average (Cat 2)
- Housing service expenditure was above the national average and Planning Services below the national average (Cat 3)
- Housing service expenditure was below the national average and Planning Services above the national average (Cat 4)



Modelling Local Authority Housing and Planning Capacity: North v. Rest of England

Compare changes in the balance of housing and planning capacity between the north and rest of England.

Probability of a local authority being located in the north compared to the rest of England

Net expenditure on housing and planning and development services

Northern authorities benefited historically from investment in housing and planning services

But by 2018-19, north had experienced a *comparative* loss of 'capacity' in both service areas compared to the rest of England

Model	Trend	Interpretation
Model 1		
Housing Services 2010-11	+*	North does relatively better than rest of England
Housing Services 2018-19	-*	North does relatively worse than rest of England
Model 2		
P&D Services 2010-11	+*	North does relatively better than rest of England
P&D Services 2018-19	-	Non-Significant
Model 3		
Housing and P&D Services 2010-11	+*	North does relatively better than rest of England
Housing and P&D Services 2018-19	-*	North does relatively worse than rest of England
Model 4		
Change in Housing Services 2010-11/2018-19	-*	North does relatively worse than rest of England
Change in P&D Services 2010-11/2018-19	-*	North does relatively worse than rest of England

* Statistically Significant $p < .005$

Case Study: Changes in Housing, Planning and Development Capacity Since 2010

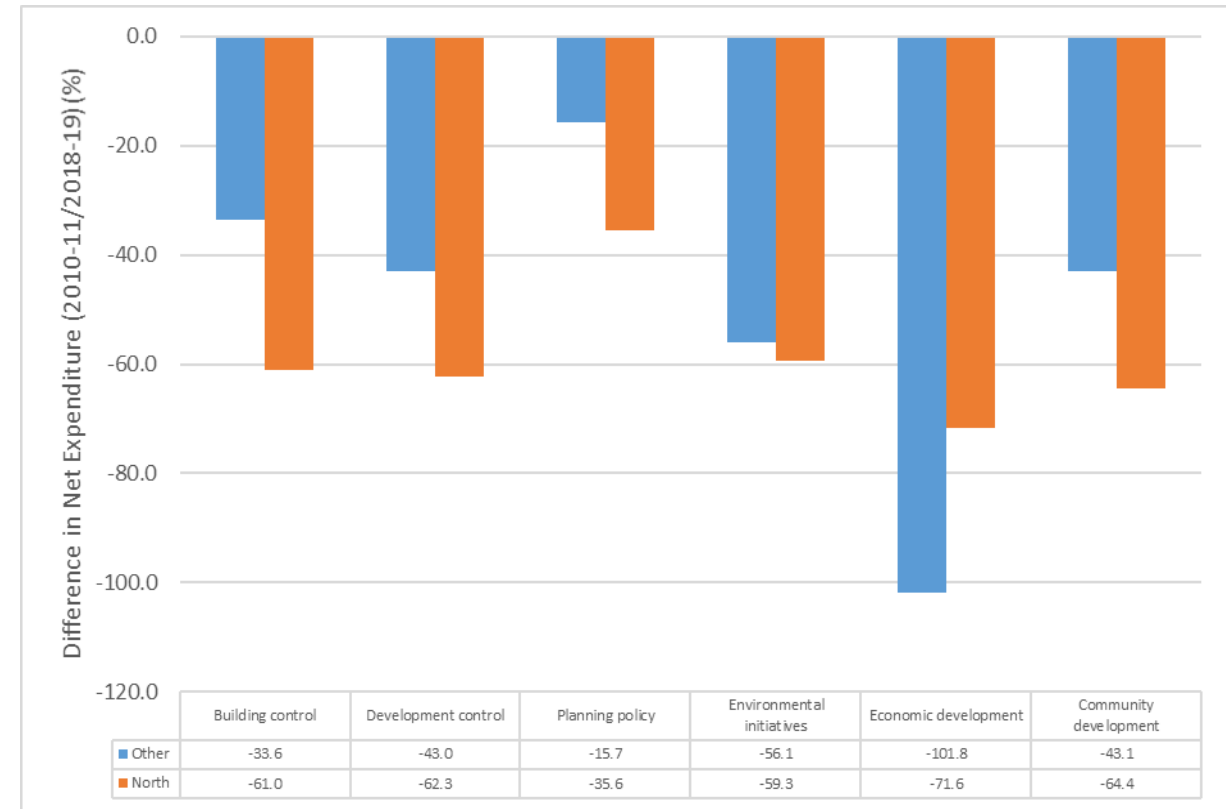
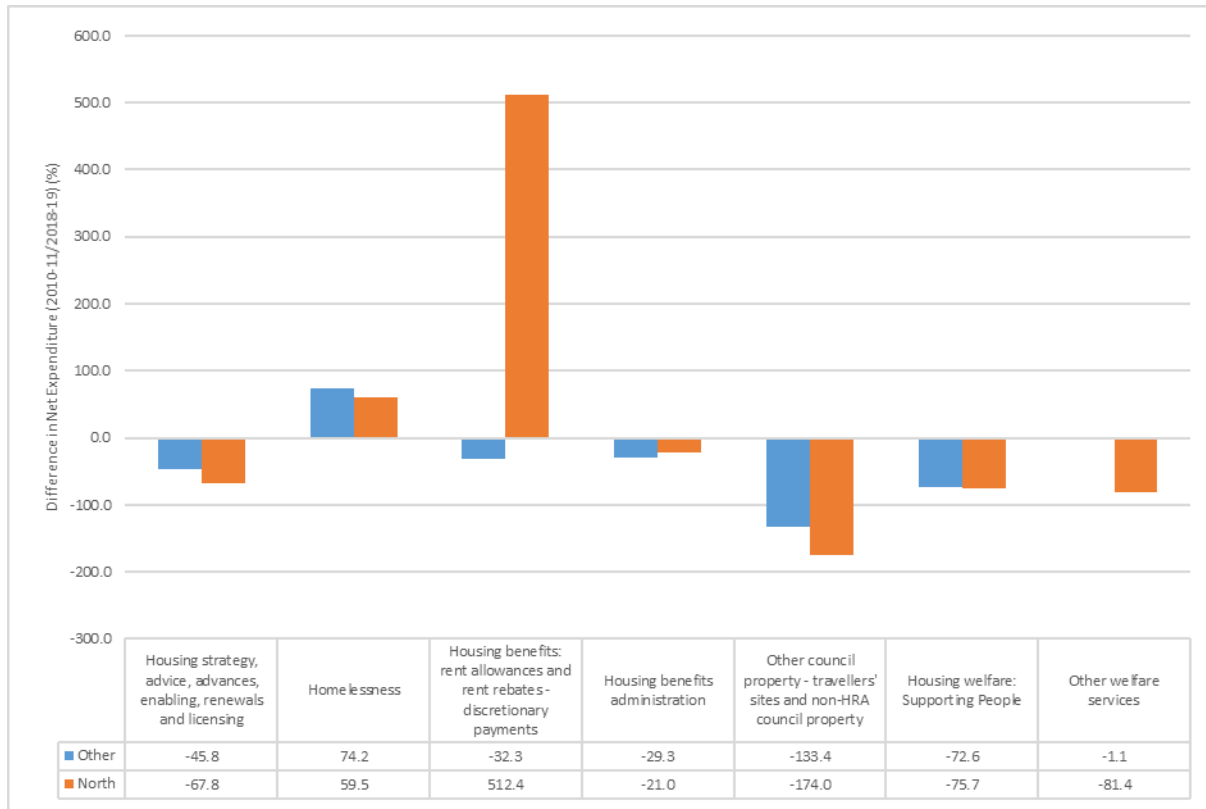
Current capacity across the three case study authorities was described variably as being “stretched”, “under strain”, “challenging”, “just about manageable” or “operating on a skeleton model”. Against this context, a number of interviewees from within local government pointed to how the authority now only “...meets its statutory obligations” (Interviewee A) or had been “...reduced to delivering a core set of responsibilities and practices” (Interviewee B)

Widespread recognition that reduced capacity in staffing and resources was the “new normal” for local government.

Across all of the case study local authorities, some form of restructuring had taken place to cope with reduced capacity in personnel. Here interviewees bemoaned the challenges of reduced staffing numbers as well as the difficulties that a loss of seniority and strategic leadership posed for delivering housing and planning priorities.

Across the three local authorities there was, however, a sense that local government, despite a decade of retrenchment, continued to hold “a lot of chips” (Interviewee D) and that local government was being underutilised or by-passed in efforts to address issues like climate change or even the housing crisis, where delivery has been reduced to “...a numbers and targets game” rather “...than addressing the real questions of [housing] quality and need” (interviewee F).

Reshaping Housing and Planning Capacity: The Northern Context



Case Study: Fees and Capacity Building in the Delivery Since 2010

City-wide and spatially selective licensing scheme to fund the monitoring of the private rented sector.

Selective licensing was seen to offer certain enforcement benefits to the local authority, it was also recognised across the three case studies that the fees are not enough to generate much in the way of additionally beyond administering the system. As one interviewee commented, the authority does not generate enough revenue “...to think ‘oh brilliant, we could run a private sector team off this’” (Interviewee F).

Equally, the opportunity to increase planning fees was welcomed but there was a perception in two of the authorities that this “...would benefit other places more than us because of the type of authority we are and where we are in the country” (Interviewee G). In particular, there was a feeling that as a fee income stream, the gains that could be made were marginal in a context “...where competition between authorities was fierce...and that a weak market context meant increasing fees above those of surrounding authorities could be a risky move” (Interviewee H). In another case study, it was recognised that increasing planning fees had allowed the planning team to maintain the current level of staffing – which had fallen since 2010 – and that “...planning fee rise will simply help us maintain rather than enhance our current capacity” (Interviewee E).

Summary

Difference in net spend of -50% for housing services and -79% for planning and development services between 2010-11 and 2018-19 across England.

For local authorities in the north, average change in net spend per local authority between 2010-11 and 2018-19 stood at -54% (-34% England) for housing services and -65% (-50% England) for planning and development services.

Case study interviewees: reduced capacity as the “new normal”,

But concern that local authority restructuring, reductions in staffing numbers and a loss of strategic leadership had taken their toll on the housing and planning services in the north.

This report is intended to stimulate further discussion of what the implications of changes to housing and planning capacity might mean for the future of the north under increasing challenging political-economic, social and environmental circumstances.

Thank You for Listening

Main and Summary reports due to be published soon by NHC



CREATING LOCAL AUTHORITY CAPACITY IN THE NORTH

Tracy Harrison

CHIEF EXECUTIVE, NORTHERN HOUSING CONSORTIUM



“

**...AN UNBELIEVABLE CAPACITY TO
ADAPT WHEN MANY THOUGHT WE'D
BUCKLE.**

”

**SPENDING REVIEW 2020
MUST SET OUT A PACKAGE
THAT PROVIDES A REAL-
TERMS INCREASE IN LOCAL
GOVERNMENT SPENDING
OVER A LONGER TERM**



- **NEED FOR LOCAL CAPACITY, LOCAL KNOWLEDGE, LOCAL EXPERTISE.**
- **A NATIONAL 'A' TEAM NEEDS TO BE TRULY NATIONAL**

Esther McVey will send in A-team to help councils build homes



Esther McVey, the housing minister, said the government was "determined to open up the dream of home ownership"
IAN DAVIDSON/ALAMY

Share   

Save 

A "planning A-Team" will bring the ethos of the Eighties TV commando unit to councils to encourage the building of more new homes.

Esther McVey, the housing minister, will send a crack team of specialist planners, designers or ecologists into councils that are struggling to approve new



- **50K NEW HOMES NEEDED PER YEAR IN THE NORTH**

- **QUALITY OF EXISTING STOCK – FIT FOR CHALLENGES OF CARBON REDUCTION AGENDA?**



THREE POINT PLAN:

- **A REAL-TERMS INCREASE FOR COUNCILS AT THE SPENDING REVIEW**
- **A TRULY NATIONAL CENTRE OF SPECIALIST EXPERTISE**
- **PLACE-BASED, OUTCOME FOCUSED, LONG-TERM DEALS THAT BUILD LOCAL CAPACITY.**



Refreshment Break

Networking & Exhibition Viewing

The Role of Housing in Civil Society:

Chair: Barbara Spicer CBE, Chief Executive, Plus Dane Housing

Julia Unwin CBE, Chair, Inquiry into the Future of Civil Society

**Civil
Society
Futures.**
The independent inquiry





Lunch

Networking & Exhibition Viewing

Following Lunch – Professional Practice Session 1

Main Room (This Room)

From Ambition to Delivery – Liverpool's innovation in meeting housing need

Bernini and El Greco

Every House a Home? Raising and enforcing standards in the northern PRS

Raphael and Vasari

Hackitt Review: lessons from the early adopters group



From Ambition to Delivery: Liverpool's innovation in meeting housing need

Chair: Danny Kaye, Associate Consultant, Campbell Tickell

Mark Kitts, Chief Executive, Foundations (Liverpool City Council)

Alan Rogers, Chief Executive, Cobalt

Foundations at NHC 2019

Mark Kitts

Chief Executive,
Liverpool Foundation Homes Limited



Foundations

OPENING DOORS, NURTURING
NEIGHBOURHOODS

“Foundations” – Why?

In 2018 Liverpool City Council established Liverpool Foundation Homes Ltd to;

- plug gaps in the housing market in Liverpool,
- to tackle challenging neighborhoods and;
- be a commercial body capable of making savings and profit for the City Council.



Foundations

OPENING DOORS, NURTURING
NEIGHBOURHOODS

Context - Liverpool – A Growing City



- £6.6 billion invested in developments since 2012
- Since 2015, over £1 billion per annum consistently being completed City-wide
- £1.5 billion of construction currently on site
- 2020 predicts development investment past £1 billion for the 6th successive year

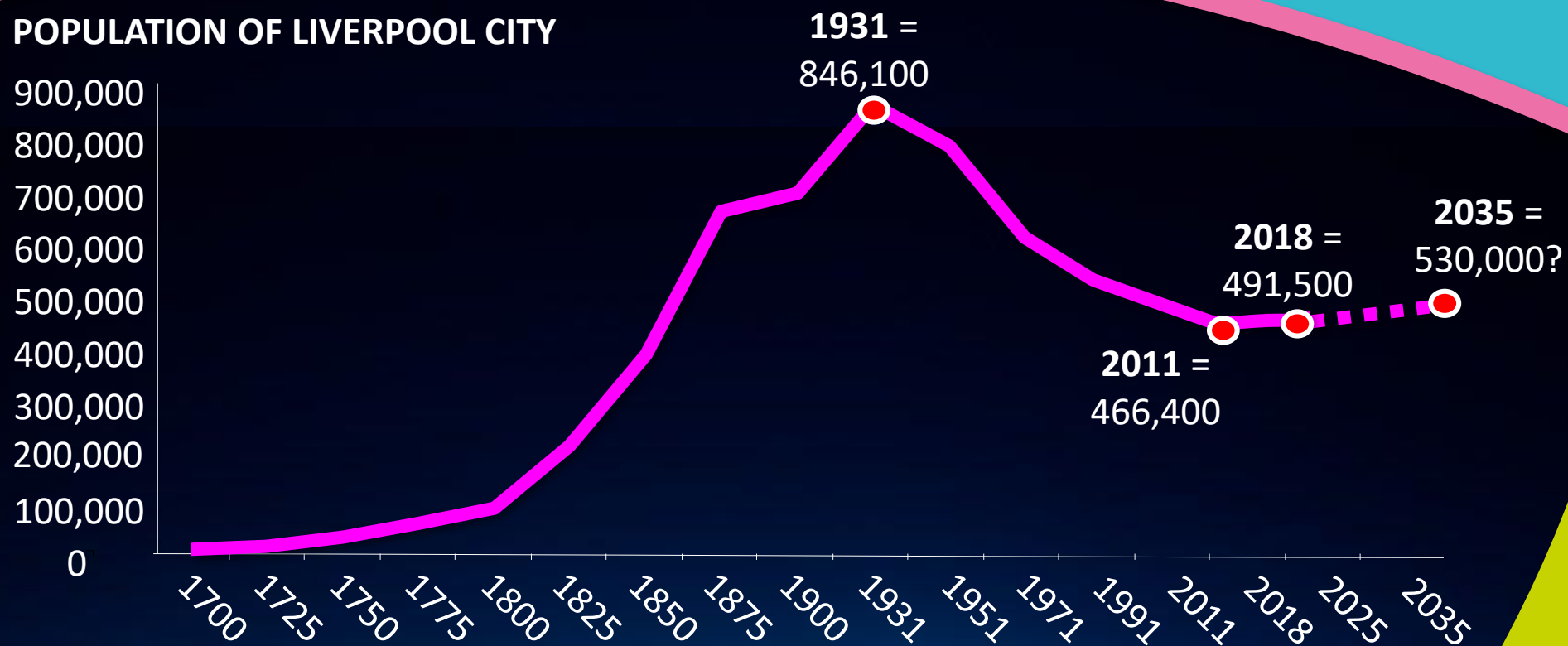


Foundations

OPENING DOORS, NURTURING
NEIGHBOURHOODS

Liverpooland rising population

POPULATION OF LIVERPOOL CITY

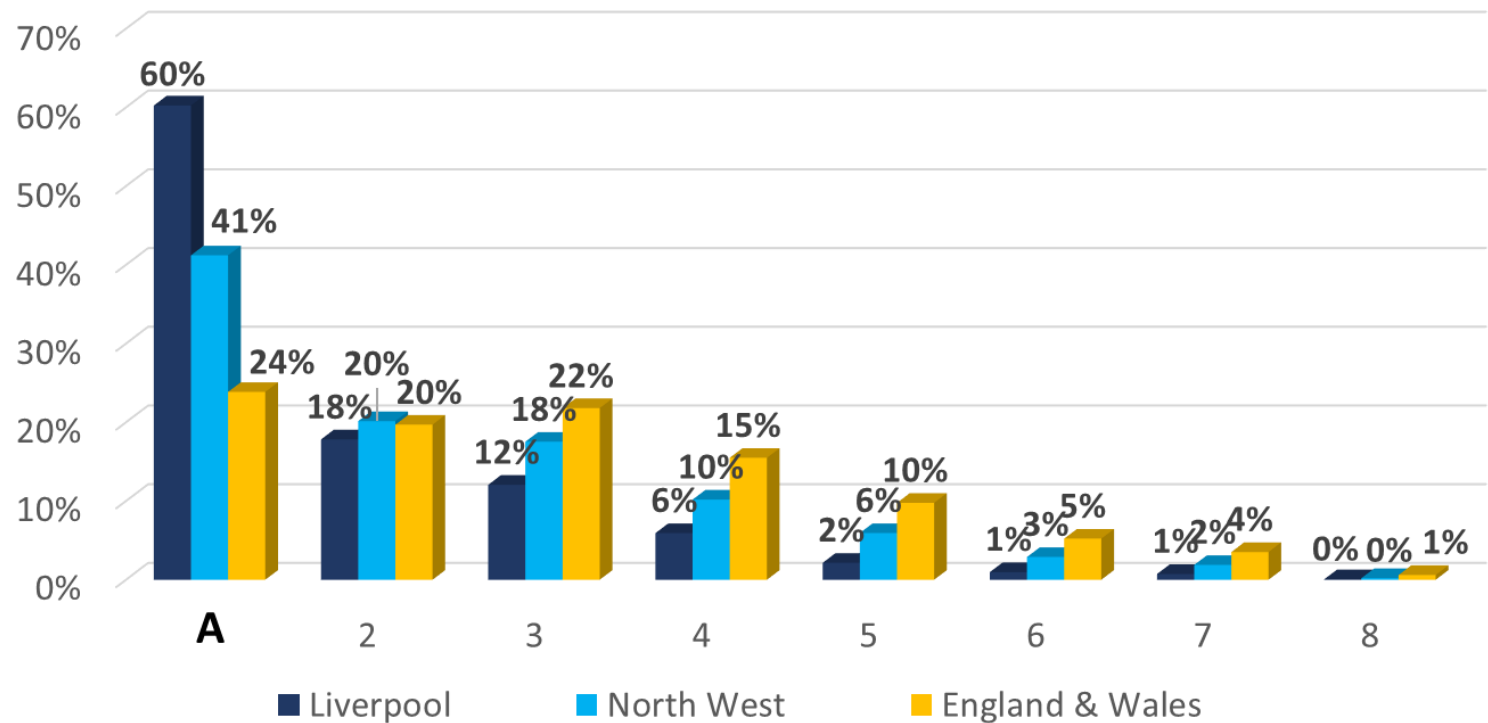


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OPENING DOORS, NURTURING
NEIGHBOURHOODS

“Foundations”the need to Intervene

Council Tax Bands 2018:
Liverpool, North West, England & Wales



“Foundations”the need to intervene



Foundations

OPENING DOORS, NURTURING
NEIGHBOURHOODS

“Foundations” – Core Focus

- Attract and retain working households - benefits of economic growth are maximized locally
- High quality, accessible housing for lower - middle income households
- Regeneration Zones – an area based approach to housing investment
- Improving housing options to support vulnerable groups or those underserved.



Foundations

OPENING DOORS, NURTURING
NEIGHBOURHOODS

“Foundations” – Core Focus

“Liverpool
A Place where people
want to live”



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NEIGHBOURHOODS

“Foundations” – 12 Months On – Park Street – Rent to Buy



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NEIGHBOURHOODS

“Foundations” – 12 Months On – Modular Build



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NEIGHBOURHOODS

“Foundations” – 12 Months On - At Scale, in Dovecot



bedroom home

st floor



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NEIGHBOURHOODS

“Foundations” – 12 Months On - Kirkdale Canalside



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NEIGHBOURHOODS

“Foundations” Key Challenges and Opportunities

- Financial Return for City Council
- Competing Demands on Scarce Council Funds
- Economic Uncertainty Brexit, Economy, Politics, Lending Rate Hikes.
- Legacy Housing Issues – Dated Stock – Condition
- Values – Kensington Liverpool v Kensington London
- Council Owned, Access to Land, Reputation Sound
- City Needs 28,000 New Homes by 2033



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NEIGHBOURHOODS

“Foundations”the Next 12 Months

- £50 Million initial Programme
350 New Homes
- Pipeline of Strategic Schemes - £0.5Bn
5000 New Homes – Build to Rent Fund
- Regeneration and Renewal – Lobbying
for Policy Tools
- Launch a Design Guide - Mixed Tenure
- At least Treble our Residency's - Self
Sustaining by Year 6
- Customer Charter



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www.liverpoolfoundationhomes.co.uk
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0151 233 3056



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NEIGHBOURHOODS



Northern Housing Summit

From Ambition to Delivery

Alan Rogers

5th November 2019

Background

- Demerged from large group in October 2017.
- Cobalt became a significant anchor institution with the potential to effect significant and lasting change in the neighbourhoods of Croxteth, Fazakerley and Norris Green.
- The Board had challenging ambitions and a clear purpose.
- To deliver on this, and use our influence effectively, we needed an evidence-based strategy.
- The University of Liverpool were commissioned to deliver this.



Commissioned University of Liverpool

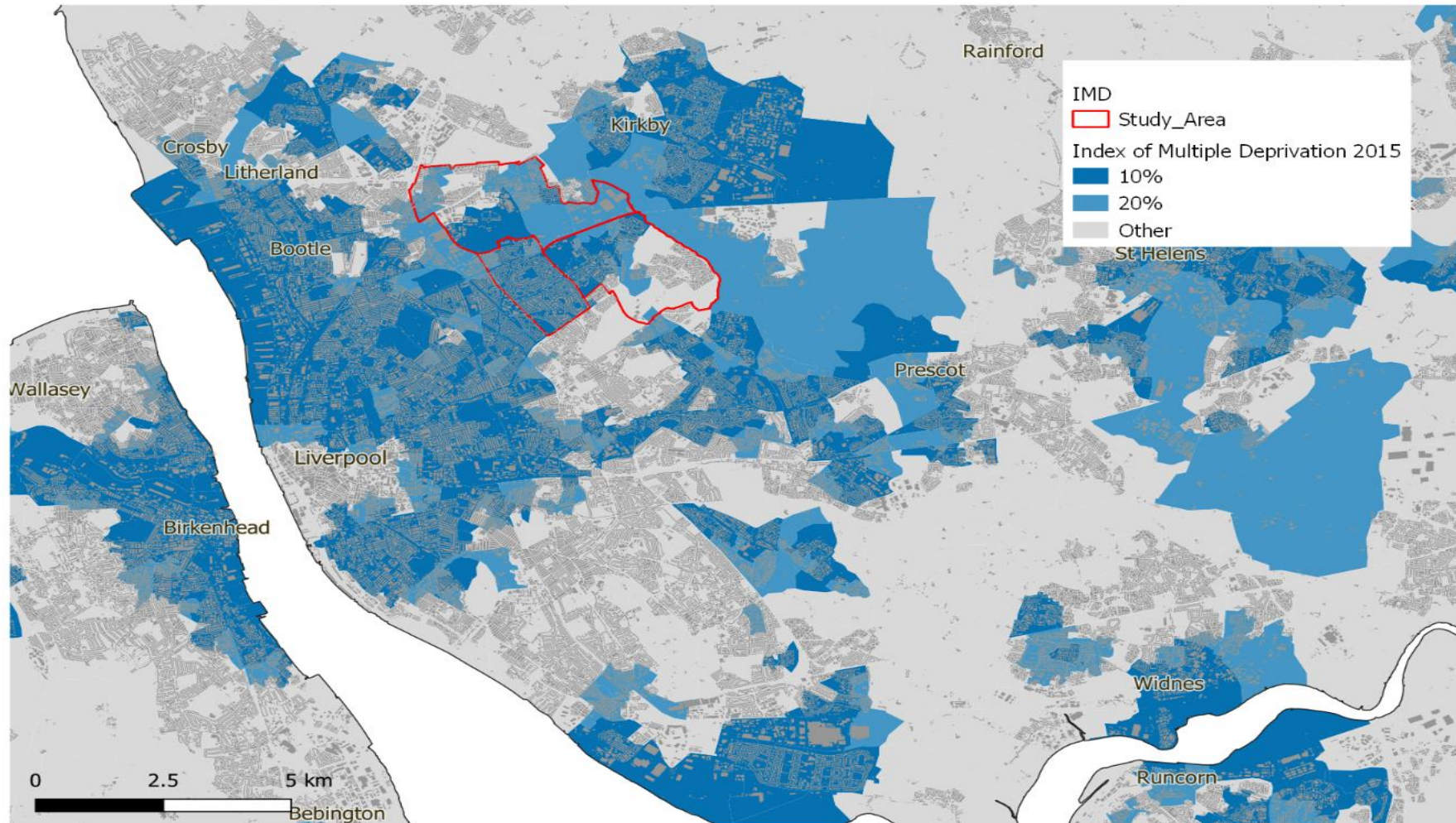
Four Key Findings

- ✓ Confronting the misrepresentation of the study area
- ✓ Making the case for 'rightsizing'
- ✓ Understanding housing market transitions and community engagement
- ✓ Developing a joined-up approach to the successful regeneration of the study area



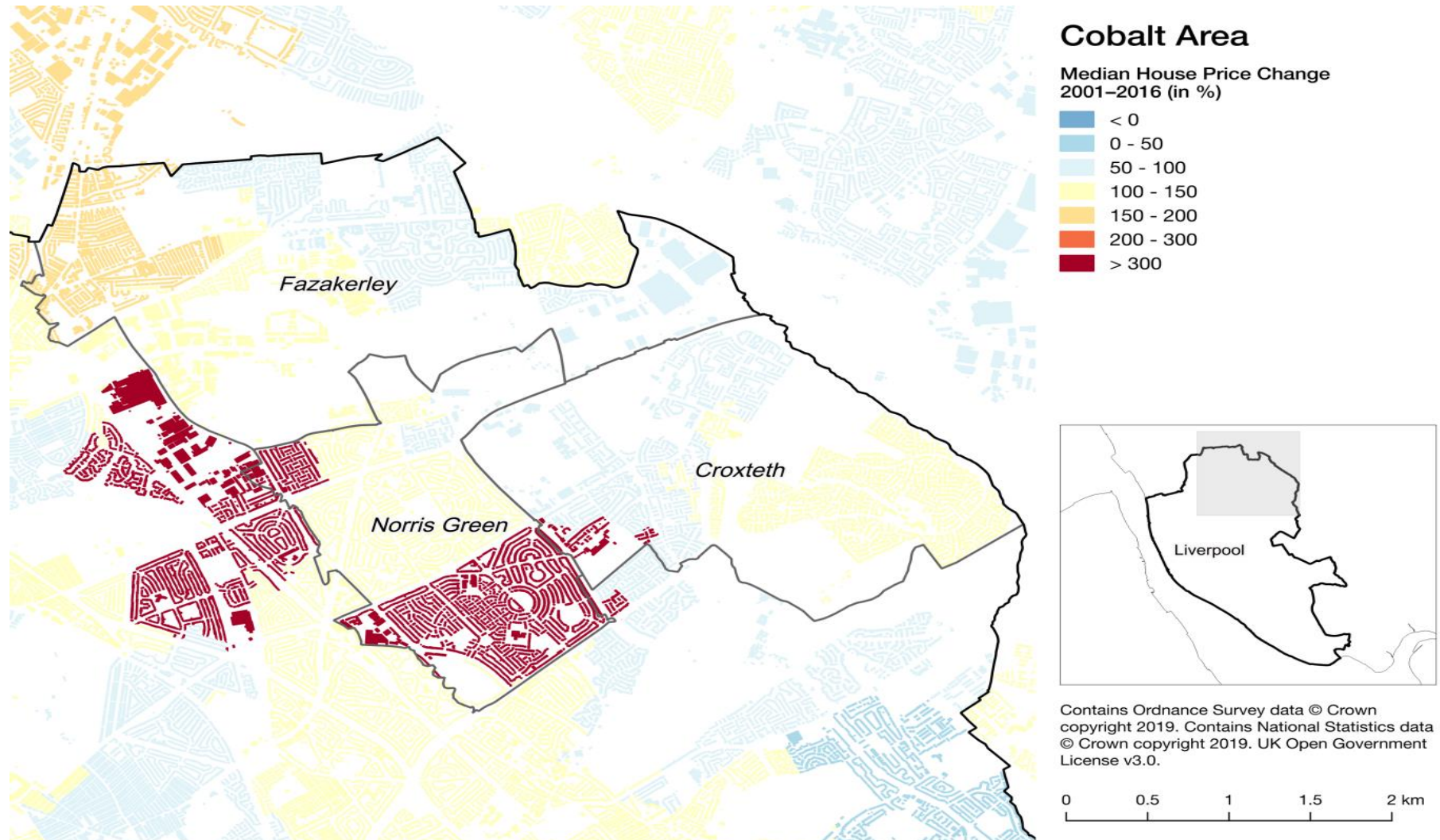
Confronting the mis-representation of the study area

It is true that some neighbourhoods in the study area face multi-faceted problems. But this is only part of the story.....



Elsewhere in the study area...

Population growth, younger families, dependent children, house price growth.....



What did we find?

In contrast to the blanket negative perception of the study our findings suggest a much more balanced view is justified.

In significant parts of the study area there have been successive waves of investment by the private development industry which has occurred in response to demand from incoming residents, many of them younger families, for whom a move to the study area can be shown to be consistent with upwards social mobility.

This point bears repeating: “for many the study area is a desirable place to live that provides affordable family housing to those who want an need it.”



Demographic and market characteristics

- Housing of a popular type
- But significant under-occupancy
- Disparity between housing type and neighbourhood demographics
- High health inequalities
- Residents have traditional views and not keen on change
- The need for market analysis, behavioural economics, 'nudge'?



Initial thoughts and results

- The housing stock in the study area is homogenous
- A dominance of 3 bedroom semi-detached housing, particularly in areas where affordable family housing is popular
- However, closer scrutiny of Cobalt's properties suggests that there are also areas where these are significant concentrations of older residents for whom this housing type may not be so suitable.
- One way of addressing this issue would be to use the opportunity presented by the Cobalt Growth Strategy to diversify the housing supply in the study area to provide older residents with a viable and attractive alternative.
- This would allow for a better match between the character of housing need in the study area and the supply of available dwellings.



The findings generated a debate

Ageing-in-place

Adaptation of the housing stock to allow residents to remain in their home for as long as possible.

Versus

Life-course housing

Rebalancing the housing supply to allow older residents to make a transition to housing that is more suitable to their needs – and freeing the existing housing stock for family occupation.



Housing market transitions and community engagement

Bricks and mortar alone will not be sufficient....

“Many older people would like to move in later life but often the physical, financial and emotional aspects of moving home prevent or delay them from doing so, and we heard that many of those who do move often wished they had done so sooner, often five to ten years earlier”

We believe that the options for older social tenants who wish to move are limited. There are wider social advantages in enabling this group to move if they wish to do so, namely the health and wellbeing benefits that can result from more appropriate accommodation and the fact that it can free up homes for families waiting to move. More of all types of housing for older people – extra care, sheltered and accessible housing – need to be built across the social and private sectors.”

(House of Commons, 2018: 24)

Developing a joined-up approach to the regeneration of the study area

- ✓ It is more appropriate to explore delivering a longer term growth strategy through a comprehensive neighbourhood plan
- ✓ There is already local activity in this area which we support...
- ✓ Plans to develop a substantial number of new dwellings
- ✓ Bring things together through formal partnership vehicle

Other points to consider

- ✓ Building technology – assisted living?
- ✓ What type of housing market?
- ✓ Community sustainability – health, social care?
- ✓ Timescales – setting targets?



What else did we find?

It is clear that the prevailing circumstances in Croxteth, Fazakerley and Norris Green are a reflection of wider social and economic processes at work in the Liverpool City Region and elsewhere.

The connections between the study area and the City Region can be seen in the housing market of which Cobalt's properties are an element which extends into Knowsley and South Sefton.

To achieve sustainable regeneration the approach must be joined up and tackle all deprivation.

For this reason **it will be critically important to ensure that the Cobalt Growth Strategy is joined-up with the wider City Regional policy context.** All of the conclusions and recommendations presented in this report chime with the most recent expressions of existing policy which identifies the area within which Cobalt operates as strategically important locations for new development. Ensuring that Cobalt's plans are fully integrated with this broader framework will be essential to maximising the impact of the Cobalt Growth Strategy

The Options...

Option A: An opportunity orientated approach

It is apparent that parts of the study area are characterised by a stable and well-functioning housing market that has seen demand grow significantly in both the private market and amongst the cobalt stock. Should the Cobalt Growth Strategy focus in this area it would go with the grain of the private market and be supported by the investment of the development industry which can already be seen to be supporting higher prices and a more conspicuous case for development viability.

However, focussing the Cobalt Growth Strategy in this way will mean assessing the degree to which the prevailing housing type and tenure is appropriate for community needs. One aspect of this assessment will need to focus on the degree to which access to popular 'Family' housing is being constrained by under-occupancy.



**Option
A**

The Options...

Option B: A needs-orientated approach



Whilst demographic change has stimulated housing demand and neighbourhood renewal in parts of the study area, in others a very different set of experiences has prevailed.

Although there has been some private investment in the housing stock in Norris Green South and across Croxteth it is perhaps unlikely that, at prevailing values, there will be significant investment in other parts of the study area from the private development industry.

Instead, a 'first mover' may be required to consider root and branch transformation.



**Option
B**

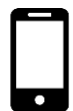


WHERE NEXT?

Email: alan.rogers@cobalthousing.org.uk



@Cobaltalan



07917267657

Professional Practice Session 2

Bernini and El Greco

Scotland and Wales, a template for northern housing policy?

Main Room (This Room)

Partnership Approach to Tackling Empty Homes and Low Demand

Raphael and Vasari

Housing the Powerhouse

A refreshment break will follow PPS 2



Partnership Approach to Tackling Empty Homes and Low Demand

Chair: Pete Bailey, Northern Housing Consortium Associate

Sharon Thomas, Director of New Homes Delivery, Thirteen

Lyndsey Coe, Senior Neighbourhood Development Manager, Middlesbrough Council & Thirteen



Partnership Approach to Tackling Empty Homes and Low Demand

Sharon Thomas Director of New Homes Delivery
Thirteen

Lyndsey Coe Senior Neighbourhood Development
Manager Middlesbrough Council / Thirteen



Background

- 2011 £500m Housing Market Renewal Programme
- Government agenda growth and affordability
- Regeneration just went over night
- But the need for regeneration to tackle low demand and deprivation never went away in the North



North Ormesby

- All the issues prevalent in many northern towns and cities
- Mainly back of pavement street houses from the industrial revolution
- In 2015 second most deprived ward in England and Wales
- Homes owners who could left
- Private landlords increased by 118% between 2001 and 2010
- Cheapest average house prices in England and Wales 2017
- Only 50% of children who start school in reception stay on until year 6

Action taken against 'house of horrors' that plagued estate with wild parties, weapons and brawls

The house in North Ormesby was described by neighbours as 'like a crack den' with suspected drug dealing just one of the complaints



Police bust cannabis farms worth almost £450,000 in North Ormesby

At one address, police found 360 plants and 10 kilos of cultivated cannabis



thirteen

Managing and building homes



MIDDLESBROUGH COUNCIL

Whole families without a toothbrush as children's teeth decay - stark reality of living in poverty

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Thief steals children's winter coats and food from North Ormesby foodbank

The clothing and supplies were being stored in a room at Holy Trinity Church in North Ormesby before being taken



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Middlesbrough
moving forward



Thirteen and Middlesbrough Council Joint Venture

- Thirteen and Middlesbrough Council Joint Venture £800,000 each (£1.6m in total), primarily to tackle empty homes
- Middlesbrough Council money S106 offsite affordable housing contributions
- Kept it simple, each partner buys equal share of properties, Thirteen refurbish and manage. Too many legal and financial implications with other options
- £625,000 Homes England Empty Homes funding
- Acquired 20 properties so far, discussions ongoing for next 40
- Jointly employed and funded Senior Neighbourhood Development Manager
- Funded CAB advice service
- Supported Henry Street park development which secured match funding
- Supported community events

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Selective Landlord Licensing

- Middlesbrough Council led with multi agency support
- Objective to improve property management in the private sector
- Criteria for designation low housing demand and significant and persistent ASB
- From 1st January 2016 each privately rented occupied property within the designated area required to apply to be licensed - £580 per property plus £20 Fit and Proper one off fee
- License lasts 5 years with designation ending December 2020
- Specific focus on supporting families and early intervention. All residents offered advice and support to maintain their tenancies, find employment and live healthier lifestyles

Property Visits

- All properties to have a multi agency visit with Licensing Officer, Tenancy Relations Officer, Environmental Health Officer, Neighbourhood Safety Officer (if ASB associated with property)
- Check compliance with License conditions
- Ensure hazards are identified and dealt with
- Provide support to tenants
- Track criminal activity at the property



Would you like to live in a house
like this?



Inspection visit highlighted at least four Category 1 (most serious) Hazards in the property.

No boiler, no heating, no hot water.

Bathroom roof falling in (which was propped up with pole)

Inaccessible kitchen with no cooking facilities.

Prohibition Order was served

Landlord has since installed a new boiler, new kitchen (including cooking facilities), new bathroom roof, bathroom suite, new rear windows downstairs and a new back door.



Achievements

- 5 non compliance cases successfully prosecuted
- 1 landlord prosecuted for not applying for a license and fined £6000 (£500 per property) + £1000 costs. Landlord applied for licences after prosecution
- 1 landlord found guilty in his absence, fined £5,500 (£500 per property) + £775 costs. This landlord has still not applied for licences so applied for a Rent Repayment Order from the date of the offence he was convicted (if successful he will be required to pay back 5 Months (£20,000) housing benefit payments
- Secured 3 month Property Closure Order for ASB of tenant which landlord would not tackle
- 7 landlords were summonsed but applied for licences before the court date
- Actively pursuing landlords who fail to reference tenants and fail to comply with the licence conditions

Achievements

- 111 early help referrals
- Empty properties identified and referred to the empty homes team
- Increased reporting of Antisocial Behaviour issues
- Increased membership of Middlesbrough Council Tenancy Referencing scheme and reference checks
- Tenancy relations officer supporting tenants with complex issues/supporting landlords with tenancy issues
- Sharing information with police has lead to a number of properties being identified as cannabis farms
- 135 Fire Safety referrals, 209 Smoke alarms fitted, Home Fire Safety Visits offered with every Selective Licensing inspection carried out
- Focus group established with other SLL authorities

Joint Working

- Offered training and apprenticeship opportunities through property refurbishments
- 43 local people gained experience in general construction training and work experience
- At least 18 have moved on to employment, education or further training
- 55 local businesses benefited from the work
- 10 families settled into affordable, quality homes, contributing to the local community

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Community Land Trust

- Big Local funding £150k
- Acquired and refurbished 6 empty properties
- Developed into managing agent for other private landlords
- Won contract to manage Middlesbrough Council refurb and rent scheme properties
- Raised additional funding through re-mortgaging
- In process of acquiring 4 more properties
- Applying for Registered Provider status

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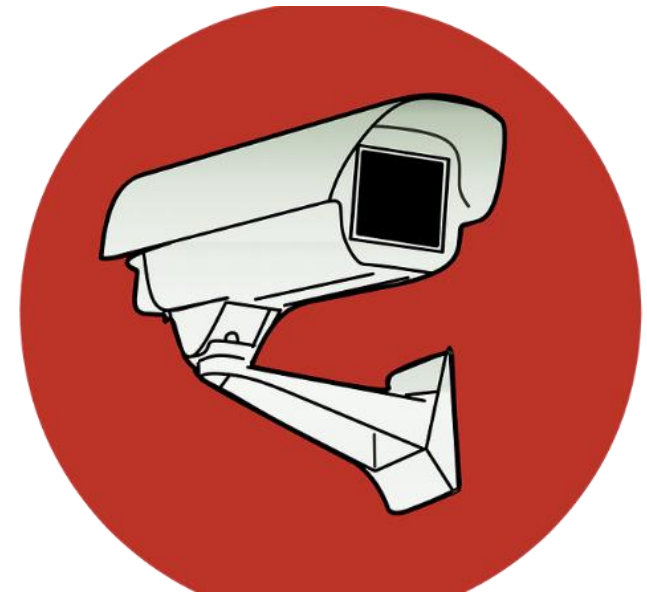
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- ## Managing and building homes



Pocket Park - Draft Proposals







If you get a bunch of tickets, you can come to our end of year celebration.

Prizes to be won
If you're aged between 5 and 12 years old, get involved from August to December 2019.



Get a ticket for good things you do!



So, has anything changed?

- We think so but can't prove it with data or statistics yet
- Recent IMD data shows an improvement but not been fully broken down as yet
- House prices have increased, but could this be due to our investment rather than a genuine increase in the market value and demand?
- Numbers of long term empty homes have reduced since 2016 but the categories for reporting have changed

<https://youtu.be/1NaE10cVop4>



“Ask anyone where North Ormesby’s heart lies and the answer is always the same – the people.

This small working-class area with a big heart has taken its knocks over the years with the decline in industry, but one thing remains the same, and that’s the community spirit that continues to thrive”

Teesside Gazette

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Refreshment Break



Power Up The North?

The Past, Present, and Future of the Northern Powerhouse

Chair: Henri Murison, Director, Northern Powerhouse Partnership

Andy Bounds, North of England Correspondent, Financial Times

**Professor Katy Shaw, Professor of Contemporary Writings, Northumbria University,
and New Statesman contributor**

Edna Robinson, Chairman, People's Powerhouse, and Chair, Trafford Housing Trust



Economic Outlook

Chris Giles

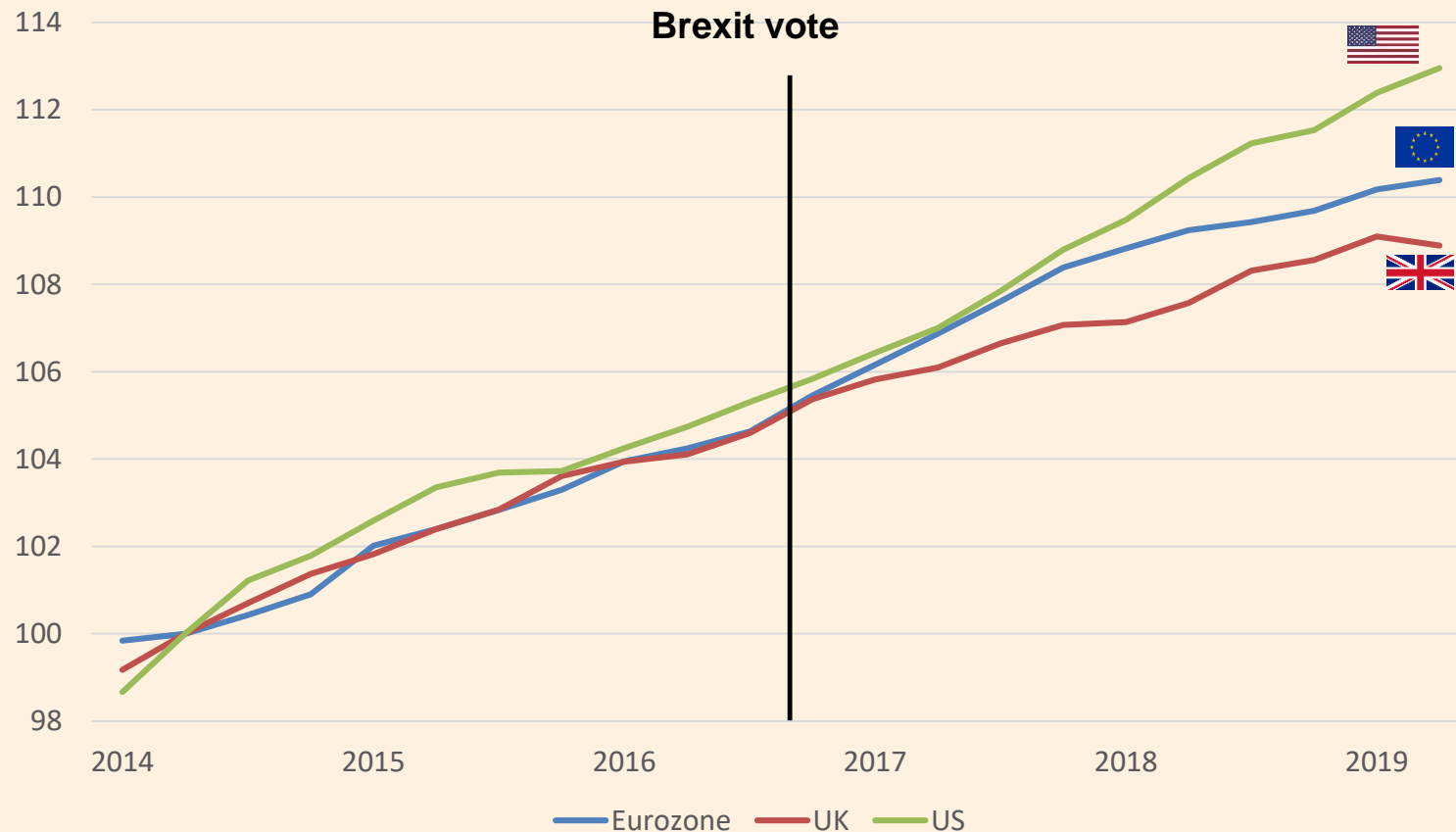
Financial Times

www.ft.com • [@ChrisGiles_](https://twitter.com/ChrisGiles_)

Recent UK underperformance...

...has cost 2 to 3 per cent of GDP

Index: 2014=100



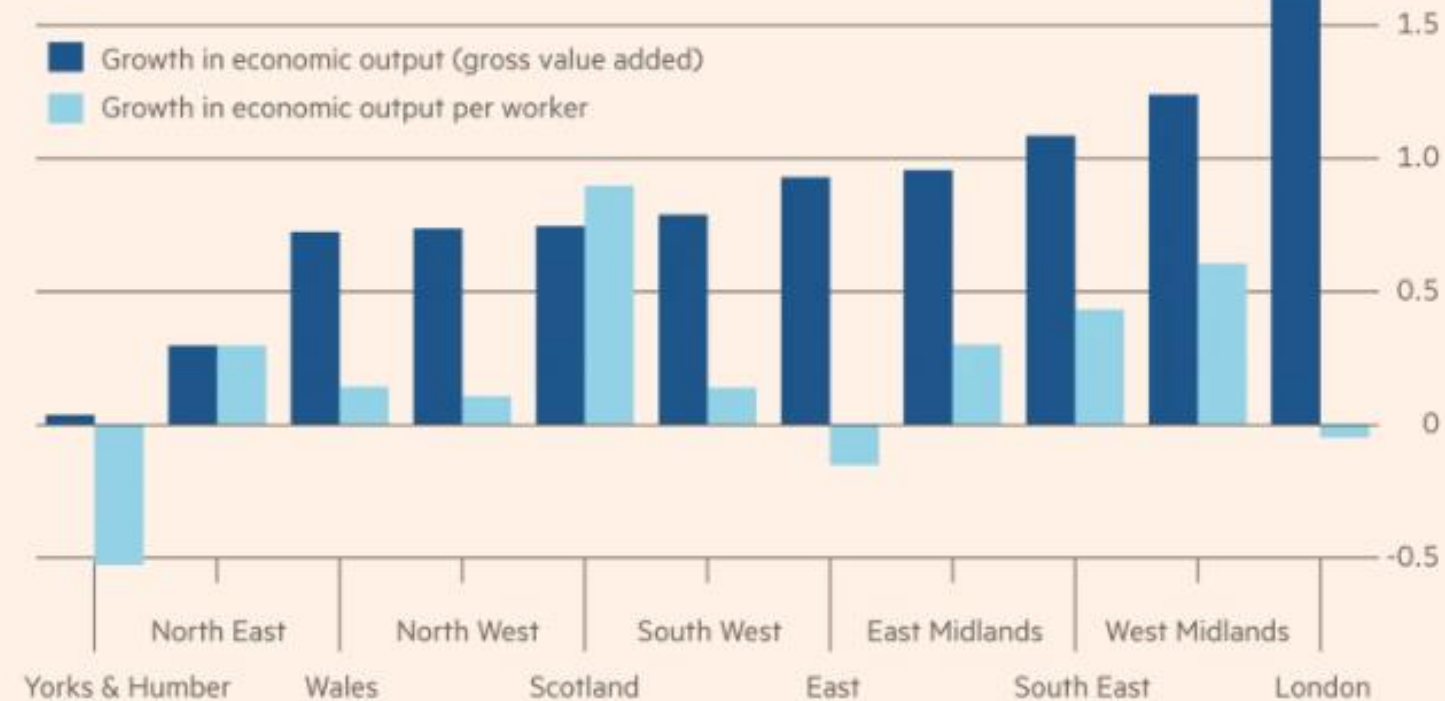
A slowing economy recently...



Regional performance

London has grown faster than other regions – but only by attracting more workers

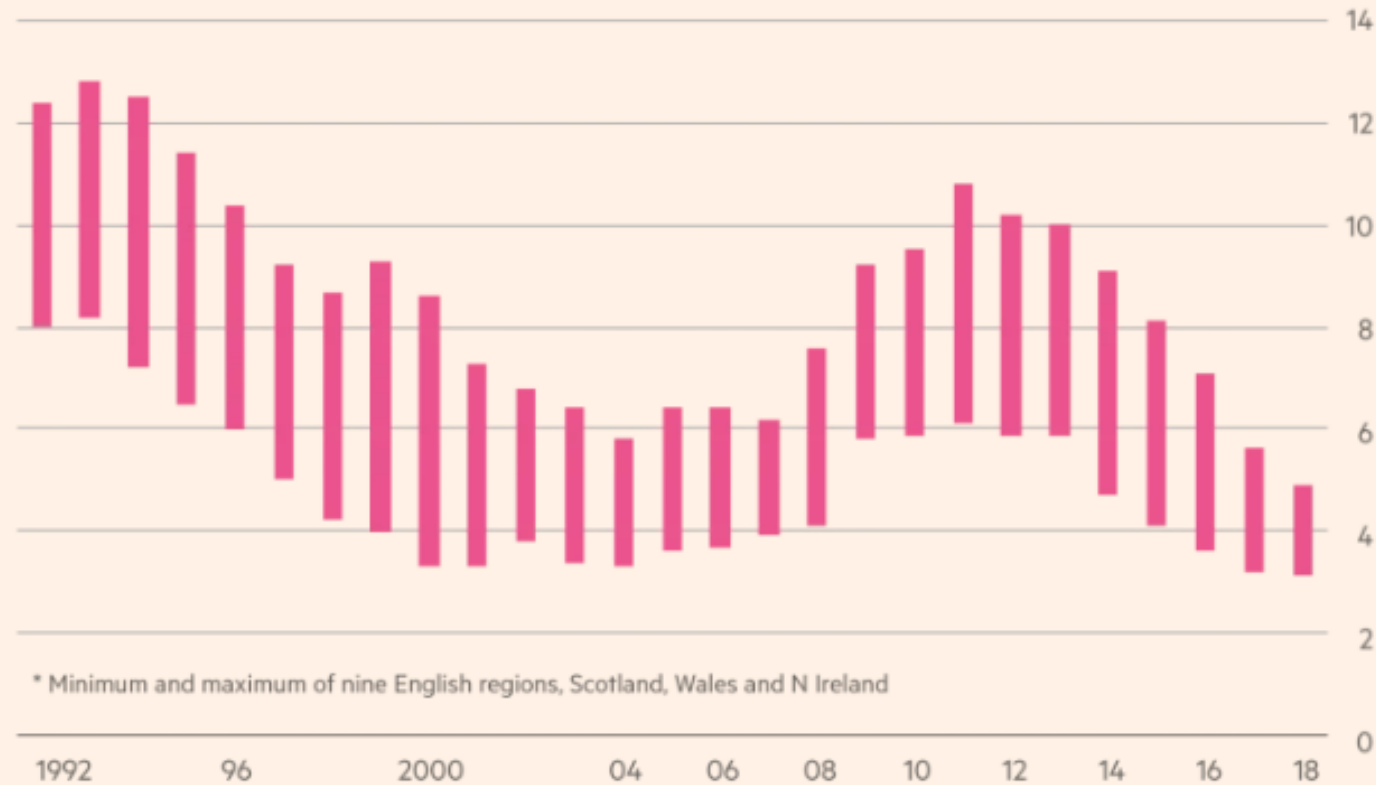
Average annual growth by region, 2007-17 (%)



Source: ONS, FT research
© FT

Regional catch up

Unemployment has fallen – but so has the inequality between regions
Spread of regional unemployment rates* (%)



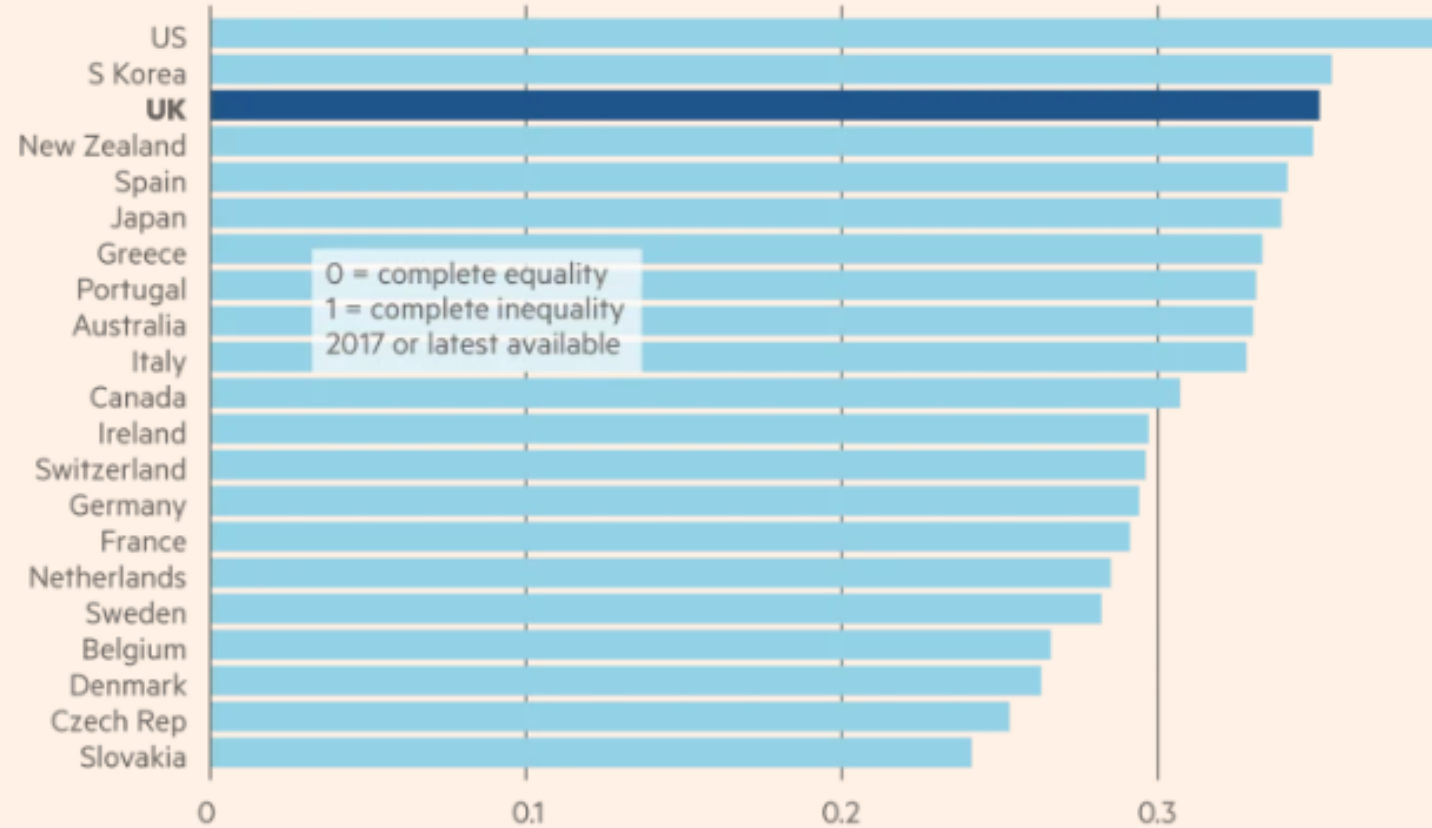
* Minimum and maximum of nine English regions, Scotland, Wales and N Ireland

Source: ONS, FT research
© FT

Stable but high inequality

UK is near the top of the international league on income inequality

Household income gini coefficient



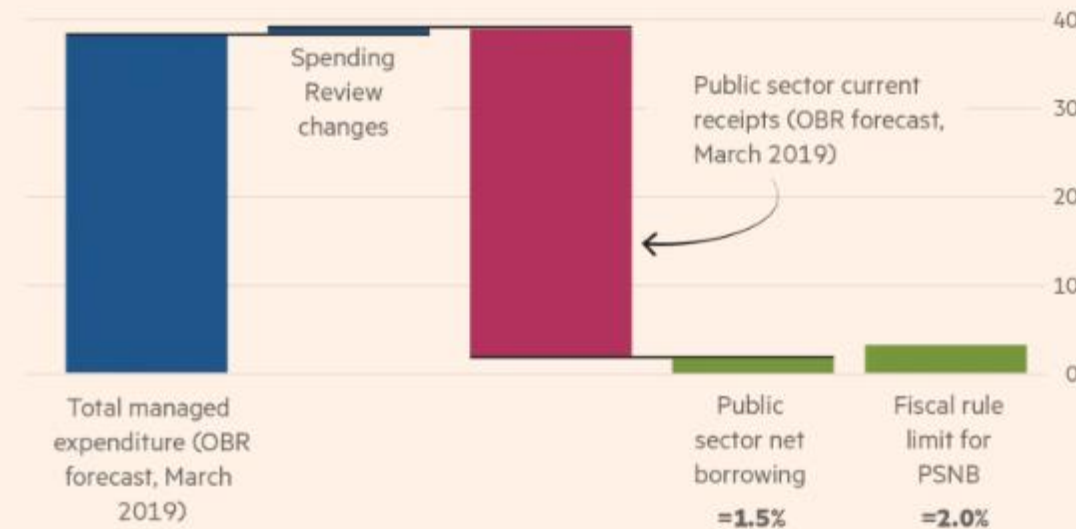
Source: OECD

© FT

Austerity over?

The chancellor's fiscal headroom could easily be eroded by Brexit turmoil or a downturn in the economy

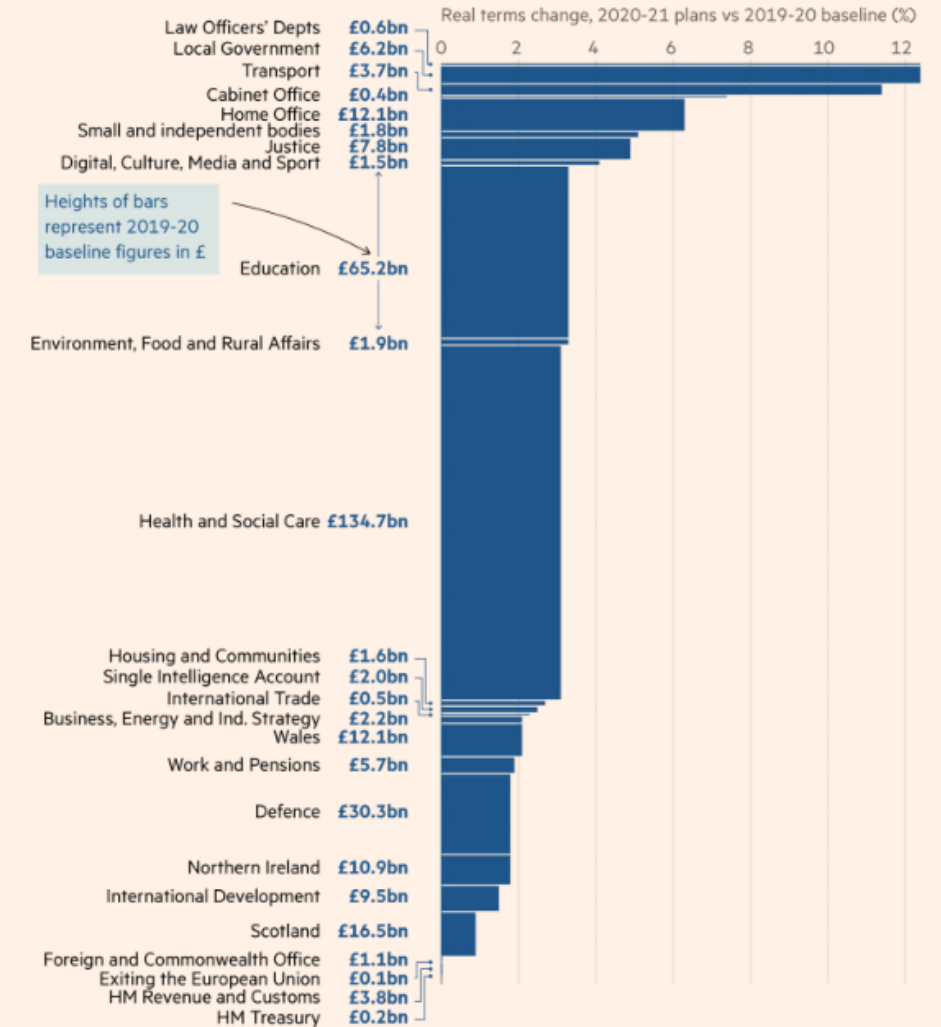
Forecasts for 2020-21 (% of GDP)



Source: OBR, HM Treasury
© FT

No departmental budgets were cut in the spending review, and most received a real terms increase in funding

Resource departmental expenditure limits, excluding depreciation



Source: HM Treasury
© FT



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CLOSING REMARKS

Tom Miskell

CHAIR, NORTHERN HOUSING CONSORTIUM



THANK YOU

FOR ATTENDING THIS EVENT



@NHC



Northern Housing Consortium

www.northern-consortium.org.uk