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Monograph

Title: CBC Housing and Homelessness Strategy 2014-19

Creator: Field, M.

Example citation: Field, M. (2014) *CBC Housing and Homelessness Strategy 2014-19*. Corby: Corby Borough Council.

It is advisable to refer to the publisher's version if you intend to cite from this work.

Version: Accepted version

<http://nectar.northampton.ac.uk/7369/>



CBC HOUSING AND HOMELESSNESS STRATEGY 2014-19

Draft text
for final
consultations
2014



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Foreword from CBC Lead Member for Housing



Corby Borough Council considers housing and homelessness to be extremely serious issues and has identified these as key priorities within its corporate agenda. We are proud of the pro-active work we do that is aimed at meeting housing needs and preventing homelessness within Corby and will continue to strive for improvement .

To achieve these aims, close working relationships with our partners and service users are imperative. We already have a robust foundation of partnership working from which to build on but the involvement of local communities is crucial to the success and improvement of local services both now and in the future.

This document is a statement of Corby Borough Council’s position and objectives and on how it intends to deal with providing for housing and homelessness services, not only in its borough boundaries but also how it will fit in with regional and national agendas.

Councilor Bob Eyles, Lead Member for Housing, Corby Council

Strategic background to 2014—19 Strategy

Housing is more than merely ‘bricks and mortar’; it is fundamentally concerned with how communities can be satisfied with where they live. Fundamental to the production of this new Housing & Homelessness Strategy has been the enormous changes taking place within the housing and development sectors affecting so many ‘housing’ issues: housing growth, affordable housing, grant provisions, [localism](#), the rise of the private rental market and other [welfare reforms](#).

The shaping of this document has incorporated ongoing principles of the Borough Council’s Housing Strategy for [2008-2011](#), the North Northamptonshire Core Spatial Strategy for [2007– 2031](#), and the [2014](#) Interim Homelessness Strategy. Their established priorities for local provisions and support have been joined with new proposals for a set of strategic enhancements to encourage the development of a wide-ranging and effective set of local housing services.



Arial picture of Oakley Vale over the rooftops of the Hazel Leys and Exeter Estates
[Source: CBC Communications Office]

CBC Corporate Action Plan priorities



The housing and homelessness priorities for 2014 -19 deliberately reflect the Borough Council’s corporate strategic themes:

1. Regeneration and Growth
2. Climate Change and Environment
3. Economic Development, Jobs and Skills
4. Safer, Stronger Communities
5. Health and Well-being
6. Customer First

The 2014 -19 priorities represent a part of the ‘[Golden Thread](#)’ that should ultimately connect all service performance with wider strategic values.

Census data for Corby—key changes 2001 to 2011

A look at some key comparisons between recent Census data shows how Corby is continuing to evolve:

	<u>2001</u>	<u>2011</u>	<u>Change over 10 years:</u>
Overall population	53,174	61,255	15.2% more people, 2011
No. of households	22,006	25,215	14.6% more households
% Households owning outright	20.5	23.5	14.6% more by 2011
% Owning with mortgage / loan	41.8	38.7	7.4% less debtors, 2011
% In rental accommodation ('Rent-free')	35.1 (2.6)	37.8	7.7% more households renting, mainly privately
Housing Stock: CBC / Registered Providers (RPs)	6012/654	4897/1100	18.5% fewer CBC units, 68.2% more units by RPs
% Economic active (all employment)	69.5	65.9	5.2% less than in 2001
% Economic inactive (incl. retired)	30.5	34.1	11.8% more inactive, 2011

[Source : [Office for National Statistics 2013](#); [Northamptonshire Observatory](#)]

Growth ambitions for the Borough

The Borough Council remains committed to the targets for Corby in the North Northamptonshire Core Spatial Strategy, for a continual and substantial residential growth in the area over the coming years.

There has been some slow-down in new residential development due to the impact of recession. The table opposite reveals the recent under-supply against core targets, as noted in the revised Core Strategy.

Delivery targets have been reconfigured for the next growth period and on-site construction has already shown an increase during the last half of 2013.

Delivery to date against the average annual housing provision rates in the adopted Core Strategy

Year	Core Strategy Targets	Delivery	Shortfall
2008/09	929	476	453
2009/10	929	372	557
2010/11	929	585	344
2011/12	955	482	473
2012/13	955	483	472
Total	4,697	2,398	2,299

The format of the 2014-19 Strategy

This Strategy is for all housing sector elements: public, private, registered providers and community. A series of events were held during September – November 2013 to collect a range of stakeholder views on local services and priorities. Those who participated were asked to highlight their ideas for priorities and to point towards examples of good practice that CBC can emulate or repeat.

The following pages highlight the proposals received and show them in a focused manner in order to produce a concise working document. Connections with other related housing policies and strategies in CBC's area have been highlighted via a number of direct web-links to give the reader an express connection to those documents. **A subsequent "Action Plan" will detail specific actions and target dates to meet the 2014-19 priorities and will be attached as Appendix A.**



Kingswood regeneration



KEYWAYS HOUSING ALLOCATION POLICY

27 June 2013



CBC objectives for needs, advice and allocations

The objectives of CBC's established housing allocation policies are:

- to give reasonable preference for housing to those in the greatest housing need and those with a local connection to Corby Borough
- to encourage common practices of working between the three Borough Councils of Corby, Kettering and Wellingborough and all of the Registered Provider (RP) partners of [Keyways](#)
- to enable applicants to make an informed choice about where they would like to live
- to reduce the number of difficult-to-let properties
- to allow applicants to look for a vacant property in the area of their choice
- to make best use of social housing including optimising the use of adapted properties and reducing under-occupation
- to reduce the number of properties refused by applicants
- to ensure properties are let as quickly as possible

Applying housing 'options' to meet local needs

Help for households to understand what housing options are available to meet their needs can be obtained from CBC staff in the 'One Stop Shop' and in the Housing Options Team. 'Financial inclusion' officers are also employed by local Registered Landlords within their housing management teams - these include housing associations.

Applications for social and affordable housing are made to the 'Keyways' Housing Register on line (see page 5). They can also be made in person at CBC's 'One Stop Shop'. Due to the high demand for local social housing, applicants who wish to join the Register and who are without a local connection to the Keyways Partnership area, will only be considered on a case-by-case basis. [See definitions of 'local connection' in "Keyways Housing Allocation Policy, June 2013"] by clicking on the adjacent link.

Corby Borough Council
The Corby Cube
George Street
Corby
Northants
NN17 1QG
One Stop Shop open-
ing times:
Monday – Friday
8:30am – 5pm

Priorities for updating information on local needs



New private sector housing provision

Background : [North Northants Strategic Housing Market Assessment](#)

2014-19 strategic aims and priorities:

- Review overall communications with the general public to check on perceptions about levels of service provision and entitlements
- Develop and improve methods of obtaining robust information and data on housing needs within the Borough that take into account the nature, tenure and identity of local communities, at a variety of levels, with consultation and community involvement at the centre of such processes.
- Review process to hold information on local people wishing to move within local boundary areas at village or estate level

Keyways: Choice-based lettings in the Corby area

CBC's choice-based lettings scheme - [Keyways](#) - is run in partnership with the Borough Council of [Wellingborough](#) and [Kettering](#) Borough Council as a single register for access to affordable rented, social housing and shared ownership properties in the boroughs.

In Corby the total amount of affordable housing is approximately 80% stock owned by the Borough Council, and 20% by the ten Registered Providers (housing associations) that participate in the allocation scheme. This is reflected in the records of lettings below.

Landlord	Lettings 2011-2012
CBC	500
Other Registered Providers	95
Totals	595

Landlord	Lettings 2012-2013
CBC	329
Other Registered Providers	151
Totals	480

A variety of tenancies are advertised, including introductory / starter tenancies, non-secure / secure tenancies, affordable rent tenancies and fixed-term tenancies. Applicants can also access options for low-cost home ownership and, in the future, will be able to access vacancies in the private rented sector.

Keyways lettings between April 2011 - March 2013

Applications to Keyways are categorised and assessed within a 4 band system: these were revised in 2013 to the 5 bands detailed opposite.

The amount of lettings made against each of these bands prior to revision is listed below.

[Source : CBC Housing Options Team]:

Revised Band Categories from June 2013

Band A	Emergency
Band B	Urgent
Band C	Non-urgent
Band D	Moderate
Band E	Adequately Housed

Category	Lettings 2011-2012
Band A	80
Band B	321
Band C	77
Band D	117
Grand Total	595

Category	Lettings 2012-2013
Band A	47
Band B	266
Band C	53
Band D	114
Grand Total	480

Priorities for future lettings

Background : CBC Keyways Housing Allocation Policy

2014-19 strategic aims and priorities:

- Continue to monitor in order to identify the options required to resolve housing need and demand
- Enhance access to the full range of options for housing are available by increasing the advertising potential of keyways to include



[Keyways](#)

Preventing homelessness



Strategic Statistics held by the Department of Communities and Local Government [[Live Table 791](#)] show 2.4 % of Corby’s population presented itself as ‘homeless’ in the most recent two-year period (only exceeded by Northampton) CBC has been, however, the most effective authority in the sub-region for preventing homelessness to households seeking help from their local authority, and is considered to be the fourth best at this task across the whole country.

Face-to-face interviews with CBC’s Housing Advice officers are open to all households at risk of, or threatened with, homelessness. Applications placed on the Housing Register are managed proactively, and given categorisations of the ‘Keyway ‘bands’ that can maximise prevention of becoming homeless.

During 2013/14, the background to the majority of those presenting as at risk of becoming homeless had been due to Parental/Relationship breakdown and this pattern has repeated year on year. However, the next major reason has been due to losing accommodation within the private sector but only half of those were due to rent arrears. It is uncertain how the Government’s introduction of the proposed ‘[Universal Credit](#)’ scheme will impact on benefit-recipient households being able to retain tenancies. This will require significant monitoring to ensure prevention actions are tailored to need.

Contact details for CBC’s Housing Options Team:
Email: housing.options@corby.gov.uk
Telephone: 01536 464631
Address: One Stop Shop
 The Cube, Parkland Gateway,
 George Street, Corby,
 Northants,
 NN17 1QG

Respective performances on ‘prevention’

	Population	Homeless decisions	As % of population	Homeless Prevention	As % of population	Total of people seen	As % of population
	Census 2011	Apr 2011-Mar 2013		Apr 2011-Mar 2013		Apr 2011-Mar 2013	
Corby	61,255	147	0.240	1,301	2.12	1,448	2.4
Daventry	77,843	141	0.181	61	0.08	202	0.3
East Northants	86,765	318	0.367	266	0.31	584	0.7
Kettering	93,475	242	0.259	874	0.94	1,116	1.2
Northampton	212,069	1705	0.804	3,521	1.66	5,226	2.5
South Northants	85,189	136	0.160	569	0.67	705	0.8
Wellingborough	75,356	545	0.723	508	0.67	1,053	1.4

[Source : North Northants Strategic Housing statistics 2013, ONS Census March 2011, Housing Coordinator 2013]

Corby's position in County:	3rd		1st		6th
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Priorities to help prevent homelessness

Background : CBC Interim Homeless Strategy 2014; 2014-19 strategic aims and priorities:

- Review information available of the housing backgrounds of households at risk of becoming homeless
- CBC and RPs to monitor the impact of the proposed Universal Credit system when introduced

Responding to homelessness (April 2011-March 2013)

Detail of CBC's varied responses to those households actually presenting as homeless:

	Population	Homeless Ac- ceptances	As % of popu- lation	Use of B&B	As % of population	Use of Temp Accommoda- tion	As % of popu- lation
	Census 2011	Apr 2011-Mar 2013		Apr 2011- Mar 2013		Apr 2011-Mar 2013	
Corby	61,255	63	0.103	3	0.005	50	0.082
Daventry	77,843	70	0.090	14	0.018	32	0.041
East Northants	86,765	116	0.134	4	0.005	89	0.103
Kettering	93,475	89	0.095	48	0.051	174	0.186
Northamp- ton	212,069	1332	0.628	228	0.108	304	0.143
South Northants	85,189	117	0.137	5	0.006	232	0.272
Wellingbor- ough	75,356	302	0.401	50	0.066	307	0.407

[Source : North Northants Strategic Housing statistics 2013, ONS Census March 2011, Housing Coordinator 2013]

Corby's position in County:

4th

2nd

2nd

Accommodation 'offers' for homeless households

Local Authorities carry out their formal duty to households that are accepted as homeless and in a priority need under [Part VII](#) of the Housing Act 1996, by making an offer of a suitable property through social landlords. The implementation of the [Localism Act](#) 2011 has extended the scope for how this duty is met by allowing the Council to provide offers of suitable accommodation from private sector landlords.

Applicants assessed as being 'in need' but who refuse an offer of accommodation made through the Keyways service, may be asked to attend a Housing Options appointment to discuss their requirements again.

There are a number of options available to people seeking to resolve their housing situations; the following are some examples but contact with the [Housing Options Team](#) will mean that a bespoke resolution tailored to a person's/household's need/circumstance is recommended: mediation with your landlord/relative to stay put, room rent, private rent, council/RP rent (see page 5 for different types of tenancy), home ownership, etc.

Priorities for meeting homeless emergencies

Background : CBC Interim Homeless Strategy 2012-13

2014-19 strategic aims and priorities:

- Review links between borough officers and county 'social care' teams to co-ordinate tenancy & care support to households
- CBC to review whether other responsive actions could be undertaken to support households made homeless due to debt, health or other personal action that requires care support
- Review the extent of local rural homelessness

Picture is of the Finland Way
regeneration programme on the



New build programme
increasing affordable housing
in the area to meet need from
the Housing Register

What new housing is needed for sale or rent?

Corby's population in 2011 has increased by almost 15% from 2001 Census and now totals just over 61,000. Projections for the Borough's continued growth are that this will rise to at least 71,000 by 2021. The overall population of the North Northamptonshire area is seen as likely to increase by 24% between 2011 and 2031, driven by dramatic growth in those aged 65+.

Projected trends to 2031 are that there will be a growth of almost 25% in single person households, many of older people, with a small growth in couples and a small increase in the number of family households, made up of a 15% decline in two parent but a 25% growth in lone parent households.

The implications for future housing provisions are an increased requirement for smaller properties (mainly 2 beds) for single people and couples, and a small increased requirement of family housing for family-size households. There will be a clear justification to incentivising the provision of more flats and bungalows and similar property types to cater for the needs of small family and older person households. Corby's 'Gregory flats', specifically designed for older households, remain very popular. For further guidance the principles for new housing growth in Corby are attached at Appendix B of this strategy.

The 2012 [Strategic Housing Market Assessment](#) Update suggested that tenures of new housing should be approximately 37% 'affordable', 7% 'intermediate' and 56% 'market' tenures (for sale or rent). The formal [Core Spatial Strategy](#) requirement is for 30% of new housing to be 'affordable'.

There will be a clear emphasis for the affordable properties to be 1-bed / 2-bed in size, however the provision of 'market' properties is likely to remain on larger sizes than these.

[Sources : North Northants Strategic Housing Market Assessment Updates 2012 / ONS statistics 2013].

Local housing sales and prices

Corby's housing market remains competitively priced, and there are signs that average prices are now almost back to their 2007 pre-recession levels.

Average prices (March 2014) continue to demonstrate a twelve-month increase of approx 7.95% : average for the Borough as a whole is now £141,781. [Ave values are distinctly higher in the more rural areas like Great Oakley (£192,638), and Weldon (£187,813)].

Detached properties are now averaging a sold price of £219,626; semi-detached properties averaging at £126,350; terraced properties £110,306, and flats £82,210.

[Sources : [Rightmove](#), December 2013 / [Zoopla](#) March 2014]



Priorities for size and types of new stock

Background : North Northants Core Spatial Strategy (2013)

2014-19 strategic aims and priorities:

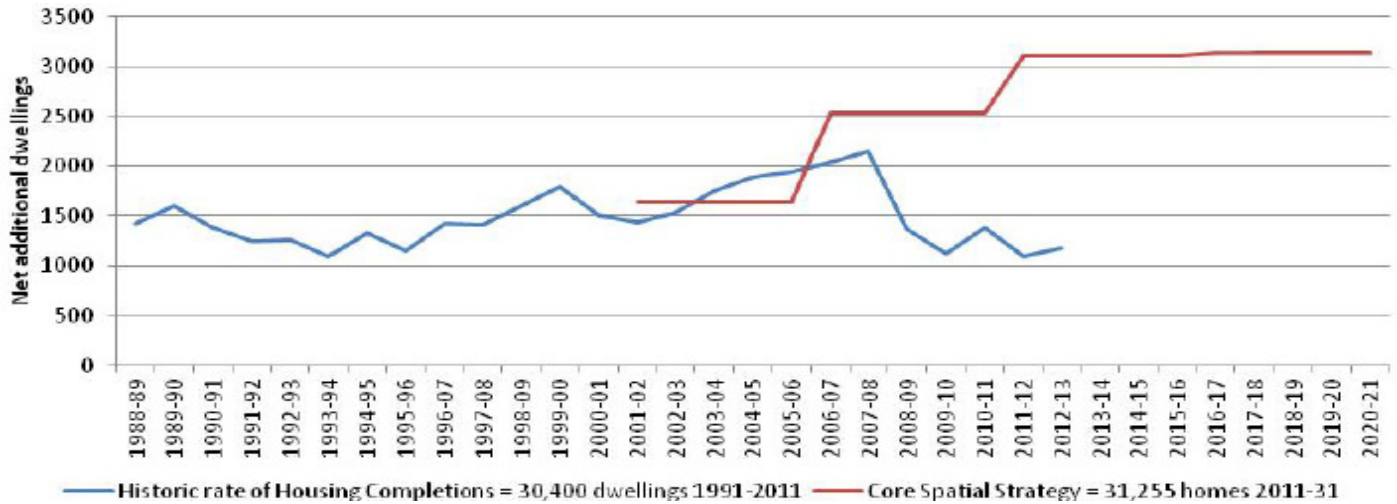
- Create incentives to provide flats and bungalows in new-build schemes, especially for older persons households
- Promote more 2-bed properties in all tenures
- Maximise the provision of new affordable units within new build schemes, especially at affordable rent levels (see CBC's [Tenancy Strategy](#) for guidance)
- Explore with housing development partners how innovative new models of housing delivery can meet defined and emerging needs



New 'mixed tenure'

Trajectories for new-build housing development

The growth of new residential development will be assessed against achieving future target trajectories laid out in the revised North Northamptonshire Core Spatial Strategy. The recession has had a serious impact on recent levels of completed new development.



Calculation of building land within the Borough

Supplies of land for new development are reviewed on rolling five-year periods - sites have already been identified or approved for at least the next six years, and should drive up the blue graph line above.

Five year calculation of land supply / 'deliverable housing land'		Dwellings each year
A	Housing requirements for next 5-year period	3051
C	Supply of deliverable sites :	
	Existing commitments (each year)	2684
	Planning applications approved	663
	Sites yet to be granted planning permission	296
	TOTAL	3643
D	Additional sites ('windfalls' - likely to be found)	105
E	Deliverable amount of supply	3748
F	Total number of years' supplies ((E/A) x 5)	6.1 years

**CBC
planners
are
viewed
as
amongst**

Priorities for new private sector properties

Background: North Northants Core Spatial Strategy

2014-19 strategic aims and priorities:

- Promote public sector benchmarks (build quality, comfort, size, security) to all aspects of private sector provision
- Promote CBC's new Landlord Accreditation Scheme to private sector landlords and monitor for future performance
- CBC to explore the possibility of leasing newly built and older properties for use as new affordable lettings
- CBC to explore how to encourage developers to support new 'accreditation' of buy-to-let stock within marketing strategies



Cottingham



CBC 'affordable rent'

Affordable housing direct from Corby Council

The housing stock owned by the Borough Council's as at 2013 contains:

- 4815 units for social rent (i.e. traditional 'council housing')
- 82 units of 'Affordable Rent' (built recently through Government grant) with 58 to follow
- 560 leaseholder units (generally properties bought under 'right-to-buy')

There are fewer properties being classified as 'hard to let', not least from regenerating areas of old stock, although it is felt that current welfare reforms to limit benefit entitlement on 'under occupied' properties has slowed the letting of 3-bed size units. All CBC data bases have been updated to check on future lettings times against their bedroom sizes - i.e. if larger properties might take longer to let.

Levels of 'Right-to-Buy' sales - there were 51 in 2013/14, which is above the 9 estimated in the Housing Revenue Account 'self-financing' projections. *[Source : CBC Neighbourhood Pride Service]*

CBC Neighbourhood Pride Business Plan

Current activities to bring all back log properties up to the required Decent Homes standard will be completed June 2014. The 2004 Savills report on CBC's housing remains the baseline to update stock condition assessments by:

- a) each property's age
- b) the condition of each dwelling
- c) age + condition combined

A 30-year investment plan is being prepared to use approx £6m each year for maintenance and improvement works. It has been calculated that this will be covered from rents paid so long as rent income can be appropriately increased each year. It remains to be seen if the impact of reductions in benefit entitlement, right-to-buy sales, and other proposed changes to the Government's Rent Convergence criteria will seriously deplete rent receipts. Evidence of rent arrears due to benefit change has been slowly increasing, up £46k from April to end-Aug 2013 and up £76k over 12 months (2012-13).

Priorities for CBC housing stock



Background : CBC Housing Revenue Account Business Plan 2014

2014-19 strategic aims and priorities:

- Set targets for CBC's own stock investment and maintenance against completed 2014 Business Plan
- Complete review and implementation of new HRA rent levels, and monitor future impact of changing rent convergence criteria
- Monitor impact of 'right-to-buy' depletions of CBC stock to service viabilities

Housing from Registered Providers

There are ten other Registered Provider (RP) landlords apart from CBC that let local affordable housing via Keyways. These have almost 1100 properties in total - just over 20% of the Borough's total affordable stock.



Registered providers are more commonly known by the term 'Housing Association'.

<http://www.corby.gov.uk/site-page/housing-associations-co-ops>



Registered Provider stock: [Source CBC / RSL stock records : * are not 'affordable units']

General Rent	79%	Intermediate Rent	7%	Shared Ownership	5%
Supported Housing	2%	Market Rent	3%*	Leasehold	2%*
Other	2%				

Funding and delivery of new affordable rental and ownership stock

Each of the above bodies has 'developer' status with the [Homes & Communities Agency](#) (HCA), except Rockingham Forest HA, which operates agreements with other bodies to acquire newly-developed units on its behalf.

HCA figures show that the grant confirmed in Corby (April 2011 to Dec 2013) in the 2011-15 period is already £1.9m, which will provide 105 units for Affordable Rent, and 11 units for Affordable Home Ownership.

There is a natural 'time-difference' between the award of different funding or planning approvals for new properties and their actual delivery on-site. CBC Planning Services estimate that there will be around 110 –120 units of new affordable housing completed in 2014-15.

General affordable rent priorities in Corby:

Background: National funds via Homes & Communities Agency

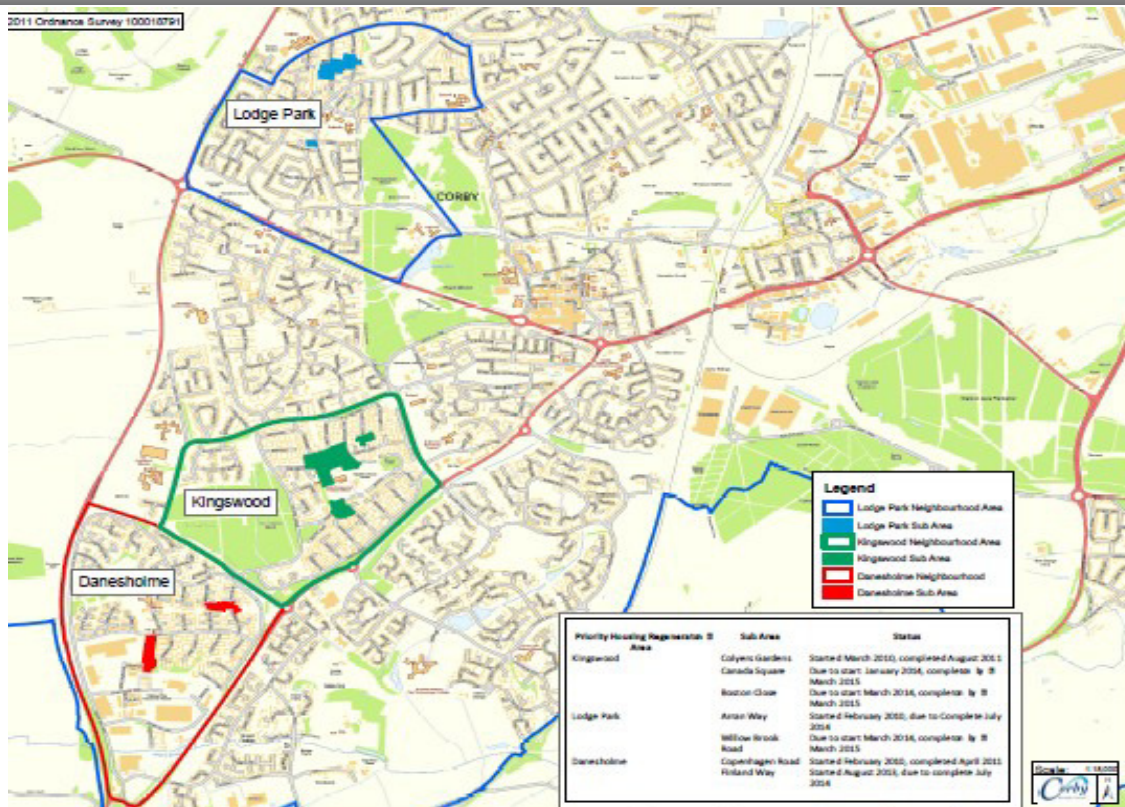
2014-19 strategic aims and priorities:

- Explore options to maximise potential new build through grant support from Homes & Communities Agency for 2015 -18 period
- All Registered Providers to share information and good practice within new 'Stock Validity Group'
- Registered Providers to explore scope for new 'intermediate' products to help meet local housing aspirations



'Affordable ownership' by Registered Providers

Map of CBC neighbourhoods under regeneration



Localities in Corby that are the first focus of renewal: Kingswood, Lodge Park, Danesholme

The aim of regeneration changes

The heart of Corby’s regeneration work has been to demolish the failing parts of neighbourhood areas and rebuild them with modern housing to suit the needs of families and smaller households. In addition some small sites previously under-used for garages or parking, are being redeveloped or considered for redevelopment for further residential provision or other community use. A fundamental aim is to create new neighbourhoods that offer a range of housing tenures and new house types as the basis of being sustainable and attractive places to live.

Priorities for next phases of regeneration

Picture shows the Canada Square site demolished in readiness for construction



Background: CBC Corporate Service Plan 2013-14 2014-19 strategic aims and priorities:

- Review financial contributions that are required relating to areas of ‘in-fill’ development where the impact of new homes is minimal to the existing supporting community structure of highways, education, utilities, etc.
- Review how increase of new urban development can happen while preserving the unique character of communities, in particular those of a rural nature
- Review availability of local ‘Brownfield’ sites suitable for future development

Supporting Corby's neighbourhoods

The consistent improvement in local peoples' satisfaction with Corby's changing neighbourhoods and estates is reflected in the regular and positive feedback given to the multi-agency Joint Action Group, which has a central role in connecting stakeholders' views on local action with dynamic neighbourhood management services.

Much public use has been made locally of the Probation Services 'community pay-back' scheme, but national changes are threatening to remove this.

Traffic is an existing problem in Corby, and will be magnified through subsequent town growth, until it is addressed. Areas periodically affected by large volumes of traffic are around schools and the centre of the town.

There are also problems in some new-build areas where larger refuse vehicles struggle to have access to residential properties, and there is an increasing difficulty in finding suitable places to stand and store the rising number of different refuse bins.



Making Corby's neighbourhoods 'carbon neutral'

Substantial work under the banner of "[Electric Corby](#)" will enable CBC to enhance its overall environment impact and performance, and to help secure a more sustainable environment in general.

A new [Energy Company Obligation](#) (ECO) has been introduced as part of the Government's [Green Deal](#) to improve energy efficiency in homes. CBC officers are considering how local 'hard-to-heat' properties could be treated to reduce local carbon emissions and have access to ECO funds to assist with such improvements.

A £200,000 loan has been secured from the [South East Midlands Local Enterprise Partnership](#) (SEMLEP) to help fund the build of 10 [Zero Energy Hill](#) (ZEB) Homes at Priors Hall by end of 2014.

Pilot projects to install solar electricity and external insulation in some social housing properties are in hand.

[Green Corby](#) is here to help you reduce your environmental impact. Our tips and advice can help you save money, reduce waste, and get involved in your local community.

Priorities for neighborhood provision

Background: CBC Neighbourhood Pride Service Plan

2014-19 strategic aims and priorities:

- Review traffic management in residential areas where schools are located, and in areas affected by 'overflow' parking from town centre.
- Make pilot projects for local and estate 'retrofit' improvements to link with the existing focus on 'affordable warmth' priorities
- Placement of refuse bins at residential properties, and bin-lorry access to them, requires new solutions to avoid traffic constraints
- Consider potential alternatives for wider community assistance, if 'community payback' service is removed.



95 long-term empty properties have been brought back into use in CBC's area since 2011/12

Making better use of 'empty homes'

CBC's established mechanism to deal with local empty properties has been set out within its ongoing Empty Homes Strategy, revised in 2011. This has highlighted three separate but combined elements of action :

Identify - having clear and up-to-date information on the amount and location of empty and unused properties in the Borough;

Enable - providing advice, assistance and, when grant funding is available, a financial resource to help bring empty properties up to the Decent Homes standard and back onto the rental market.

Enforce - to implement compulsory purchase or leases to bring local neglected property into suitable use, where such force is justified to overcome inactivity.

Benchmarks for empty properties in Corby and the sub-region

Levels of empty homes across Northamptonshire are given below, plus details of property ownership

Local Authority	Total Dwellings	Total Empty	% Empty	Councils	RSLs / other public	Private sector	Empty Short Term	Empty Long Term
Corby	26,912	529	1.97%	105	56	368	353	176
Daventry	33,025	658	1.99%	-	37	621	456	202
East Northants	37,562	1,016	2.70%	-	21	995	659	357
Kettering	41,905	1,230	2.94%	65	46	1119	882	348
Northampton South	92,489	2,442	2.64%	116	37	2,289	1,784	658
Northants	36,563	752	2.06%	1	35	716	524	228
Wellingbor-	33,447	851	2.54%	-	78	773	478	373

[Source : www.emptyhomes.com 2012]



Priorities for bringing empty stock into use

Background : CBC Private Sector Empty Homes Strategy 2011

2014-19 strategic aims and priorities

- Implement use of available grant to bring at least 40 empty properties back into use by 31st March 2015
- Maximise options to obtain additional grant for use in bringing other homes back into use.
- A new assessment of the extent of local empty homes will be required later in 2015.
- Review options to devise new Empty Homes Strategy in future

Making existing housing more efficient

The majority of housing in the Borough that are performing inefficiently in terms of warmth and comfort are to be found within the private sector, as investment from private owners has historically not matched investment in social and affordable housing improvements. Significant numbers of properties have been identified as having 'low thermal efficiency' against a 2010 baseline. A significant programme to implement energy efficiency measures is required when funds can be made available or generated by Government-sponsored schemes, like the Green Deal, to subsidise insulation measures, new boilers, and solar / PV panels. Corby is not unusual in that there are substantial numbers of households in the Borough with high or even unaffordable heating costs (i.e. in 'fuel poverty'). However, the Council is committed to reducing the fuel poor homes in the Borough and driving the number of home energy efficiency measures through their Affordable Warmth Strategy 2013-2016 action plan. This includes increasing access to funds through the Government incentive schemes, helping customers understand low carbon technologies that can benefit household energy bills.

The Council are active members of the national Carbon Action Network, the National Energy Action a national fuel poverty charity, and work closely with Electric Corby Community Interest Company and the Northants Warm Homes Partnership.

Adaptations

With Corby's growing population, there could be an increasing demand for adaptations to assist with meeting the changing needs of resident households. The Council provides mandatory [Disabled Facilities Grants](#) to eligible residents in the private sector.

Comparing Corby housing (2010) with '2007 English House Condition Survey'

Comparisons between stock conditions at national and local levels show that a significant amount of Corby's stock is still in need of improvement, and that the priority should be to help the most vulnerable

Headline Result	EHCS 2007	CBC
Numbers of overall properties	n/a	17870
% failing 'Fitness' standard	4.0	n/a
% failing Health & Home Safety Rating standard	23.5	12.5
% failing Decent Homes standard	35.8	21.9
Average cost to meet Decent Homes	n/a	3687.0
% Vulnerable households in non-decent housing	39.0	29.1
BME communities within general population	8.9	5.4
Average SAP (energy efficiency) ratings	50	49

[Source : [English House Condition Survey 2007](#), & CBC Stock Survey 2010]

Priorities for improvements to existing

Background : CBC Private Sector Housing Renewal Policy 2012

2014-19 strategic aims and priorities:

- Map out the private sector properties that are currently below the Decent Homes standard
- Review and reduce the number of vulnerable households in non-decent housing and monitor performance.
- Use energy efficiency measures to be piloted on CBC and other RSL affordable stock, as a basis for action to private sector stock



Building work has started at Priors Hall Park in Corby on the first 8 of [Electric Corby's](#) new Zero Energy Bill homes – new homes with no energy bill guaranteed for 2 years.



**Chatellerault Court
one of CBC's 10
complexes designed
specifically for older
people requiring
support**

Vulnerable households

Money Advice and tenancy management services are provided by officers in CBC and within Registered Providers. Two new CBC posts of 'financial inclusion officers' will focus from April 2014 on those households most affected by financial problems. CBC Housing Options Advisors are regularly updated on 'mental health' issues, laws, services, and on accessing help by using the Mental Health Act.

Support and advice services are essential for drug & alcohol dependent households—more information is required on the overall impact on Corby's services from people with drug and/or alcohol problems.

The remodelling of stock to support young parents and associated life skills proceeds well - more 'move on' accommodation is desired. The terms of service provision helping people with Learning Difficulties can use benchmark assessments available from the voluntary sector to monitor access to housing and homelessness provisions.

Strategic changes to housing-related support services

A significant review of funds used to provide 'accommodation-based' housing-related support is currently under way by [Northamptonshire County Council](#), in order to decommission current service contracts and replace these with an increased focus on wider 'floating support' provision. The first 're-commissioned' contractual changes are due to start from July 2014, and will be focused on support to vulnerable 'Children & Families'. Other consultation is under way to help shape a new contract for services to support vulnerable 'Adults' who previously accessed support from a specific NCC-contracted residential base.

CBC and other housing partners will need to monitor the emerging impact of this significant change, and its relation to future use of the county-based Common Assessment Framework. A new 'risk register' will need to be devised, and existing service 'protocols' amended as appropriate.

There will also be a usefulness here to review the role and housing connections of the Clinical Commissioning Group helping plan for households with health needs, live-in carers & complex backgrounds.

**NCC link to
[Equality Impact
Assessment \(EIA\)](#)
for accommoda-
tion based ser-
vices.**

Priorities:

Background : [Corby Commissioning Group](#) - Ordinary Living Project

2014-19 strategic aims and priorities:

- Assess overall housing requirements of households with complex needs - mental health, drug and alcohol dependency, etc.
- Assess likely impact from the 're-commissioning' of NCC support to vulnerable people through yearly reviews of Risk Register
- Use service assessment benchmarking available from the voluntary sector to monitor access to housing and homelessness provisions

Vulnerability and Older People

The [North Northamptonshire Strategic Housing Market Assessment](#) in 2012 has provided a quantified picture of Older Peoples' needs in Corby and neighbouring areas for the period up to 2031. One record of this is that while there were at least 750 Older People resident in 'sheltered housing' and 'Extra Care' accommodation at 2011, this is estimated to rise by 50% by 2031 - see figures given below.

Dates for calculations of 65+ Households	65+ totals	Households un-der-occupying	Housing 'designated' for	Numbers in Sheltered Housing	Numbers in Extra Care Housing
2011	5,827	3,308	367	175	320
2031	8,899	5,052	560	267	489
Totals of additional households projected	3,072	1,744	193	92	169

There will remain the need to develop appropriate new provision for 'frail' elderly people, and to consider amending existing stock to meet the needs of some singles and couples aged 50+. No wider data was available, however, on the amount of Older People resident across different tenures in the general housing stock.

Health & Well-being

Little local detail has been gathered on the aspirations of Older People to obtain the kind of housing options they might wish to access in later life. The emerging 'Health & Well-being' agenda is a natural context for evaluating how 'housing' provisions can support both independent and social lives, and help steer 'options' for Older People away from being unnecessarily focused just upon 'care'-based provisions.

For example, some other authorities are giving an increasing attention to setting housing within a co-supportive neighbourhood environment, managed by local residents, combining independent lives within self-contained dwellings with a very local sharing of other neighbourhood facilities.

Providing the means for Older People to move out of larger homes - 'downsizing' - is a key part of the wider picture, and the social sector's help to local tenants needs equivalent options within the private sector.

Priorities:

Background : [Northamptonshire Health & Well-being Strategy](#)

2014-19 strategic aims and priorities:

- Create a clear picture of the outstanding needs and numbers of Older People across all tenures of stock in the Borough
- Encourage 'blue sky' research for local options to satisfy Older People's housing aspirations
- Review promotion of housing options in County-wide 'Health & Well-being' work and housing providers' roles and services here
- Review opportunities to enable 'down-sizing' in the private sector

**St Kilda Walk
Bungalows on the Lodge Park Estate**



New homes for older residents

Involving local communities—urban and rural



**Rockingham
village**

Community involvement remains high in the Borough’s priorities, with particular input being sought at regular stages throughout the neighbourhood regeneration schemes, such as seeking feedback on the potential for new designs and estate layouts. The Council’s and other local housing services are routinely discussed at meetings of CBC’s cross-tenure Neighbourhood Associations, by the Parish Councils, and by the rural umbrella-group, the CBC Rural Area Forum.

A revised ‘CBC stakeholder involvement strategy’ has been prepared for consideration by One Corby Policy Committee at the start of 2014, and a report prepared for Neighbourhood Pride on the current picture of overall tenant and resident participation across CBC’s neighbourhoods.

Feedback on the impact of the 2014-29 Strategy will need to be given in appropriate Briefings that are targeted at community meetings and events, plus a yearly session to bring stakeholders together for broader discussion.

Engaging regional and sub-regional stakeholders

There are a range of sub-regional partners and stakeholder interests who will be keen to track the progress of local housing strategies, and to whom regular updates will be provided:

North Northamptonshire [Joint Planning Committee](#) & [Joint Planning Unit](#)

North Northamptonshire Social Landlords Management Forum

North Northamptonshire Housing Development Sector Forum

Regional Tenant Participation Forum

East Midlands Environmental Health & Empty Homes Officers Forum

South-East Midlands Local Enterprise Partnership ([SEMLEP](#))

Northamptonshire Enterprise Partnership ([NEP](#))

North Northants Stock Viability Group



Priorities for involving communities

Background : North Northants Statement of Community Involvement

2014-19 strategic aims and priorities:

- Deliver appropriate updates on impact of strategic plans to multi-stakeholder sessions and other partnership networks
- Invite proposals for an annual award of ‘Best Local Community Housing initiative’, to encourage communities to engage with future change
- Encourage new cross-tenure resident groups to be formed as basis for future liaison networks in all areas of new housing development

Promoting Skills and Economic Development

It is clear that stimulating the conditions for local ‘sustainability’ will include providing sufficient sites and opportunities to meet employment needs. The Borough Council’s role to promote local facilities in new areas of residential development is a crucial one, and an early allocation of sites and ‘start-up’ offers (such as potential Business Rate discounts) will greatly assist these areas to develop an identity for being more than just a place that provides ‘homes’. There is also a clear role for seeking some partnership assistance from the South-East Midlands Local Enterprise Partnership ([SEMLEP](#)) and the Northamptonshire Enterprise Partnership ([NEP](#)) in promoting new economic development alongside substantial new housing development.

One opportunity could be the Borough Council partnering with local construction firms to build new housing units on council sites under a ‘license’ agreement where the final sales receipts could be shared. Another opportunity could be stimulating local business engagement with housing ‘retrofit’ and improvement works. Other innovative forms of building provision and work could also be reviewed, such as (a) ‘self build’ housing initiatives, and (b) a collaborative inter-agency approach to operating a new dedicated ‘off-site’ housing manufacturing facility.



Social innovation and Community Enterprise



Corby has strong roots in its local communities and their engagement with local services and initiatives, and this could fittingly be harnessed to a modern role for community-focused business approach of ‘social & community enterprise’ in the housing sector. Typical examples of this elsewhere are co-operative-based businesses organising housing management, new housing development, and / or local neighbourhood services (like estate and landscape maintenance).

Evaluating the local appetite for any such ‘community enterprise’ ideas would be a suitable subject to research, alongside consideration of what community development and other support services might exist or be fostered to help up-skill people into new business and economic development roles.

Priorities for promoting housing skills and jobs

Background : South-East Midlands LEP Business Plan

2014-19 strategic aims and priorities:

- Explore scope for a ‘collaborative commissioning’ approach to develop a local ‘off-site’ housing manufacturing facility.
- Examine the potential for housing-based community enterprise schemes within local ‘social innovation’ research projects
- Consider plots for new individual or collective ‘self build’ projects within briefs for large-scale housing development areas.
- Participate in ‘retrofit’ research to look at scope for local business



**Lodge Park
regeneration**

**CBC Medium
Term Financial
Strategy:
£180m planned
for CBC stock
over 30 years**

CBC finances

The key projections of finances to cover all CBC expenses over the strategic period are laid out in the Council's "Medium Term Financial Strategy 2014 –19 which was last approved in December 2013.

Extracts from this document on CBC's estimated housing revenue and capital costs and income have been summarized below.

Capital Programme - Five Year Financial Projections

	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£000	£000	£000	£000	£000	£000
Council Housing Programme						
MRA-funded Improvements	3,183	3,183	3,183	3,183	3,183	15,915
Revenue-funded Improvements	2,630	2,630	2,630	2,630	2,630	13,150
External-funded Improvements	10	10	10	10	10	50
Social Housing	5,085					5,085
Total programme costs	10,908	5,823	5,823	5,823	5,823	34,200
Funded by						
Major Repairs Allowance	3,183	3,183	3,183	3,183	3,183	15,915
Revenue Contribution	2,630	2,630	2,630	2,630	2,630	2,630
Right to Buy - Net Receipts	10	10	10	10	10	50
HCA Grant Funding	1,450					1,450
Reserves/External funding	3,635					3,635
Total projected income	10,908	5,823	5,823	5,823	5,823	34,200

Housing Revenue Account - Five Year Financial Projections

	2014/15	2015/16	2016/17	2017/18	2018/19
	£000	£000	£000	£000	£000
Base Gross Expenditure	19,444	20,367	21,216	22,131	22,833
Estimated Total Gross Expenditure	20,367	21,216	22,131	22,833	23,526
Base Income (rents, etc.)	19,448	20,444	21,487	22,374	23,299
Estimated Gross Income	20,444	21,487	22,374	23,299	24,264
<i>Surplus/(Deficit) for Year</i>	77	271	244	467	729
HRA Balance b/fwd	2,083	2,160	2,431	2,675	3,141
Surplus/(Deficit) for year	77	271	244	467	729
HRA Balance c/fwd	2,160	2,431	2,675	3,141	3,870
Minimum Balance Required	800	800	800	800	800

Resources from other housing providers

Apart from CBC investment, substantial resources will also continue to be invested into other housing provision in the Borough from :

- New-build construction by the private development sector
- Private sector property investment for new rental supplies
- Social and affordable housing from Registered Providers

Compilations of the net worth and amount of such investments are not routinely assembled, however a conservative estimate on the projected worth of the next five years supply of new houses would be at least 3000 x minimum average sale price, i.e. at least £315,000,000.

If 20% of new housing is 'affordable', management and maintenance via Registered Provider rent streams could be estimated at @ £4m a year.

[Source : [CCBE, University of Northampton](#) / Registered Providers reports]



Format for future reporting:



Reporting of how this Strategy is being progressed will be against the elements of its Executive Summary and the subsequent '2014 -19 Action Plan'. CBC's use of the 'Golden Thread' to connect all service performance with wider strategic values will be reflected in the use of the following format:

Priority Topics / Actions :			
<i>What is to be achieved under each strategic priority?</i>	<i>How is it to be achieved?</i>	<i>Who is to lead the actions planned?</i>	<i>What and who is required to make a contribution?</i>
<i>What years are the priority : 1 – 5?</i>	<i>Status update?</i>	<i>To what other CBC strategies, etc., does this action relate?</i>	<i>What has been the impact of this action?</i>

Monitoring of progress:

Reporting on progress of the 2014-19 priorities will be :

- Six-monthly updates to CBC's [One Corby Policy Committee](#)
- Annual updates and presentations to housing sector stakeholders
- Via CBC's corporate *monitoring indicators* (RPs to consider theirs):

Environmental (ESEP 1) : long term empty homes returned to occupation

Environmental (ESEP 2) : net reduction in Empty Homes in the Borough

Local (NPLLS 6) : average re-let time (days)

Local (NPLLS 8) : void properties at end of month

Local (NPLLS 15) : dwelling rent collected as proportion of rents owed

National (NI 154) : net additional Homes provided in the Borough

National (NI 155) : net new affordable homes delivered (gross)

**Oakley Vale—Sustainable Urban Extension (SUE)
3200 new homes planned.**

Started delivery of housing in 2001



Executive Summary by CBC corporate priorities

Customer First

CSP Theme 6

Strategic priorities: Needs and Advice / Lettings / Homelessness

- Review overall communications with the general public to check on perceptions about levels of service provision and entitlements
- Improve methods of obtaining robust information and data on housing needs within the Borough that take into account the nature, tenure and identity of local communities, at a variety of levels.
- Review process to hold information on local people wishing to move within local boundary areas at village or estate level
- Review information available of the housing backgrounds of households at risk of becoming homeless
- CBC and RPs to monitor the impact of the proposed Universal Credit system when introduced

Regeneration & Growth

Strategic priorities: New and Affordable Housing / Regeneration

- Create incentives to provide flats and bungalows in new-build schemes, especially for older persons households
- Utilise CBC report on establishing 'accreditation' to private sector landlords to set 2014 - 16 targets for first agreements
- CBC to explore possibility of directly leasing new-built properties to have these for use as new affordable lettings
- Set targets for CBC's own stock investment and maintenance against completed 2014 Business Plan

CSP Theme 1

Climate Change & Environment

CSP Theme 2

Strategic priorities: Carbon-neutral / Stock Improvements

- Dovetail pilot projects for local and estate 'retrofit' improvements with the existing focus on 'affordable warmth' priorities
- Set targets to reduce the number of vulnerable households in non-decent housing.
- Use energy efficiency measures to be piloted on CBC and other RSL affordable stock, as a basis for action to private sector stock
- A new assessment of local empty homes will be required 2015.

Health and Well-being

Strategic priorities : Vulnerable and Older People

- Assess overall housing requirements of households with complex needs - mental health, drug and alcohol dependency, etc.
- Assess likely impact from the 're-commissioning' of NCC support to vulnerable people through yearly reviews of Risk Register
- Create a clear picture of the outstanding needs and numbers of Older People across all tenures of stock in the Borough
- Encourage 'blue sky' research for local options to satisfy Older People's housing aspirations
- Review opportunities to enable 'down-sizing' in the private sector



**CSP
Theme
5**

Safer, Stronger Communities

Strategic priorities: Community Engagement

- Police focus to continue on management of neighbourhood traffic around school times, particularly in central areas and Hazel Leys
- Placement of refuse bins at residential properties, and refuse collection lorry access to them, needs better solutions for local parking of cars
- Deliver appropriate updates on impact of strategic plans to multi-stakeholder sessions and other partnership networks
- Invite proposals for an annual 'Best Local Community Housing initiative', to encourage communities to engage with future change
- Encourage new cross-tenure resident groups to be formed as basis for future liaison networks in all areas of new housing development



**CSP
Theme
4**

Economic Development, Jobs and Skills

Strategic priorities: Community Enterprise & Innovation

- Explore scope for a 'collaborative commissioning' approach to develop a local 'off-site' housing manufacturing facility.
- Include the potential for housing-based community enterprise' schemes within local 'social innovation' research
- Set aside plots for new individual or collective 'self build' projects within briefs for large-scale housing development areas.
- Participate in 'retrofit' research to look at scope for local business



**CSP
Theme
3**

Details of other key policies & Strategies supporting or relating to the 2014-19 Housing & Homelessness Strategy can be found on the Council's Website: www.corby.gov.uk



CBC [Corporate Action Plan](#) 2013/14
North Northamptonshire [Core Spatial Strategy](#) (2013 update)
CBC [Neighbourhood Pride Business Plan](#)
CBC [Keyways Housing Allocation Policy 2013](#)
HCA [Northamptonshire Investment Plan](#)
CBC [Affordable Warmth Strategy](#) 2013 :
CBC [Private Sector Empty Homes Strategy](#) 2011
CBC [Private Sector Housing Renewal Policy](#) 2010
CBC [Private Housing Condition Survey](#) 2011
previous CBC [Interim Homelessness Strategy](#) 2014
previous CBC [Housing Strategy](#) 2008/11

Links to these & others can be found throughout this strategy



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