HALTON BOROUGH COUNCIL

Health and Community Directorate

Draft Housing Strategy

2008 to 2011

This Strategy has been developed in collaboration with our partners from Halton Housing Partnership.

Arena Housing Association

Cosmopolitan Housing Association

Halton Housing Trust

Liverpool Housing Trust

CDS Housing Association

Riverside Housing Association

Halton YMCA

William Sutton Homes

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FOREWORD

I am pleased to introduce Halton's Housing Strategy for 2008 to 2011. Much has changed in the last few years, notably, the transfer of the former Council stock to Halton Housing Trust (HHT). This bold move on the Council's part unlocked the potential for major improvements to the 6,500 dwellings. I am pleased to report that HHT are well on the way to delivering on the promises made to tenants at transfer.

We have also made significant improvements to the services we offer to vulnerable people including homeless people and those requiring adaptations to their home, increased our understanding of Halton's housing needs and markets through a Housing Needs and Market Assessment and strengthened our partnerships with other organisations through the regeneration of Castlefields and development of a sub regional housing strategy.

We are proud of what has been achieved. However, we are not complacent and recognise that much work is still to be done to achieve our overall vision for housing in Halton:

Vision for Housing in Halton
"Halton offers a broad range of good quality housing which meets the needs of existing communities, helps attract new residents to the Borough and contributes to the creation of balanced and sustainable communities."

This vision can only be achieved through collaboration with our partners and we will strive to build on our current record of success in working in partnership with housing providers and key agencies to deliver housing and related services. Supporting this is a commitment to work with other local authorities and regional partners to help tackle the housing and wider economic and regeneration challenges facing the North West.

The Council would like to thank all the individuals and organisations who contributed to the development of this Strategy, which I now commend to you.

We welcome your views on any aspect of this Strategy. If you wish to comment or have any other queries relating to housing, please contact the Housing Strategy Team on 0151 907 8300.

Councillor Marie Wright – Executive Board Member for Community

PART ONE – SETTING THE SCENE

This part of the Housing Strategy seeks to place the Borough's housing needs in the wider context. It describes how housing contributes to community priorities identified in Halton's Community Strategy, explains how the Strategy has been influenced by national, regional and sub regional priorities, and illustrates how the Council is working with it's partners to develop and realise the aims of the Strategy.

SECTION 1
HOUSING IN ITS COMMUNITY AND CORPORATE CONTEXT

Introduction

This Strategy identifies the most pressing housing needs in the Borough and prioritises actions to meet those needs. However, it is recognised that housing is influenced by and impacts on many other aspects of our daily lives and, therefore, the strategy has to work in parallel with many other plans and initiatives that collectively seek to create thriving and sustainable communities.

One of the Council's main roles is to provide community leadership to ensure a co-ordinated approach to this challenge, not only by different parts of the Council but also by its partners. At the highest level this is achieved through the production of a Community Strategy by the Halton Local Strategic Partnership (LSP).

A Community Strategy for a Sustainable Halton

The LSP brings together key representatives from all major organisations from the public, private and voluntary sectors that are vital to realising Halton's potential. Its role is to agree a common purpose and set of priorities designed to bring about real improvements to peoples lives, providing a framework to drive the activities of all partner organisations. These priorities are set out in the Partnership's second Community Strategy "Making it Happen for Halton" with the key objectives to be delivered through Halton's Local Area Agreement.

The Strategy was informed by a new State of the Borough Audit produced in 2005. The findings highlighted some significant improvements since the first Community Strategy was produced whilst recognising that there is still much to be done to overcome the physical, environmental and social problems inherent in the Borough, many of which are rooted in its industrial past. For example:

- After years of decline the population has increased slightly in recent years and is projected to remain stable for the next ten years.

- Halton's overall ranking in the Index of Multiple Deprivation has improved (from 16th most deprived Local Authority area in England in

2000 to 21st in 2004).[1] However, some localities exhibit higher concentrations of deprivation than others with 6 Super Output Areas in the worst 3% nationally.

- Claimant unemployment in the Borough has fallen from 5.0% in January 2000 to 3.1% in November 2005. However, Halton still had the 5th highest claimant rate in the North West in November 2005 and the employment rate (i.e. the proportion of the potential workforce actually working) at 68.5% is significantly lower than the England average of 74.7%.

- Life expectancy has increased in the past decade for both males and females but has not kept pace with other areas and Standardised Mortality Rates for all causes and ages is 24% above the national average.

- GCSE passes in the Borough are improving but the proportion of pupils gaining no GCSE passes at 4% in 2005 is still higher than the national average of 2.6%.

The Audit concludes that although "the Borough is performing well in terms of its current economic performance and structure….the level of human capital and trends in economic growth may present problems for the future. This is particularly so given the district's poor performance in terms of social and environmental indicators, which may create difficulties in attracting the best qualified people to the borough. Halton's performance on education and skills, and low levels of home ownership points to problems of inclusiveness, with groups of residents not sharing in the current levels of economic prosperity."

After extensive consultation to gauge the public perception of the real issues in Halton the following five strategic priorities were identified and subsequently adopted by the LSP partners.

- **A Healthy Halton**

- **Halton's Urban Renewal**

- **Children and Young People in Halton**

- **Employment, Learning and Skills in Halton**

- **A Safer Halton**

A series of baseline reports has been produced, one for each of the strategic priorities, which are used to determine future policy and investment decisions by the Council and its partners and five Specialist Strategic Partnerships have been established to design and deliver strategies and action plans to address priorities.

[1] The IMD 2007 shows that Halton's rank has improved from 21st most deprived local authority area to 30th overall, although the results for individual domains provide evidence of a widening gap between the most deprived and least deprived parts of the Borough.

Although housing is not a strategic priority in itself, it is nevertheless key to delivering some of the objectives contained within them as illustrated in the table on page 47.

The Neighbourhood Level

The Partnership also works to improve the quality of life at a neighbourhood level, through seven Area Forums established by the Council and supported by the LSP partners. A Local Neighbourhood Renewal Strategy has been produced for each area, highlighting the concerns of local people and outlining actions to be taken. Each area has devolved resources to draw on to help deliver these actions.

In addition, three neighbourhood management pilots have been set up in Central Widnes, Hallwood Park/Palacefields and Castlefields/Windmill Hill funded by the Safer and Stronger Communities Fund. The aim of the pilots is to address problems in these neighbourhoods by managing and co-ordinating resources and services to achieve a greater combined impact with a particular emphasis on engaging and empowering local communities

Corporate Delivery

The Corporate Plan presents the Council's response to how it will help implement the Community Strategy. This is achieved through a framework consisting of a hierarchy of Directorate, Divisional and Team Service Plans that are directly aligned to ensure that the strategic priorities are cascaded down through the organisation through outcome focused targets. This framework is known as "The Golden Thread" and is illustrated at Appendix 1.

The five strategic priorities are also mirrored in the make up of the Council's Policy and Performance Boards which, together with the Executive Board, provide political leadership of the Council.

Progress in achieving the objectives contained in the Service Plans is reviewed regularly as part of the Council's performance management culture, and further scrutiny is exercised by Members through the Policy and Performance Boards.

The Council's performance in delivering services has been given an "excellent" four star rating under the Audit Commission's Performance Assessment framework.

SUMMARY

The Council and its partners have clearly set out their goals and priorities and put in place the delivery mechanisms for achieving them. This Strategy is one of many which seek to contribute to that process.

SECTION 2
THE NATIONAL CONTEXT

Introduction

A number of important developments in national housing policy have occurred since the last Housing Strategy was produced in 2005. The Barker review of Housing Supply recommended substantial increases in housing supply and increased investment in social housing in order to deliver stability in the UK housing market and meet the housing needs of future generations. The review has been the driving influence for much of the Government's Housing and Planning policy since its publication, not least the Government's Housing Green Paper published in July 2007.

Housing Green Paper "Homes for the Future: more affordable, more sustainable"

The green paper sets out the Government's proposals to increase the supply of housing and make it more affordable and environmentally sustainable. Key proposals are:

- New targets to deliver 2 million additional homes by 2016 and 3 million by 2020, and a target for all new housing to be zero carbon by 2016.

- Expansion of the New Growth points and the development of new eco towns with the opportunity for northern regions to bid.

- Introduction of a Housing and Planning Delivery Grant to incentivise high growth and encourage local authorities to do more to bring empty properties back into use.

- Opportunities for local authorities to have greater involvement in the delivery of affordable housing either through Local Housing Companies and other joint venture vehicles or direct development.

- An expectation that local authorities will provide discounted or free land for housing development and that Registered Social Landlords will place greater reliance on borrowing powers to allow resources to be more widely distributed. .

The green paper reaffirms the commitment to build at least 60% of new development on brownfield land and to continue support for the decent homes programme and Housing Market Renewal, albeit with greater targeting of funding to areas facing deep seated structural challenges. Halton has participated in the submission of a joint expression of interest with other Merseyside authorities to become a growth point.

Housing Act 2004

The Housing Act 2004 introduced a number of housing policy changes that have had a direct impact upon local policy and procedures, including:

- Replacement of the "Fitness Standard" as a means of measuring minimum acceptable house condition standards with a new "Housing, Health and Safety Rating system";

- The introduction of mandatory licensing for certain types of Houses in Multiple Occupation;

- New powers for local authorities to take over the management of long term empty dwellings;

- A requirement for local authorities to assess the accommodation needs of Gypsies and Travellers in their area and to produce a strategy to meet those needs;

Sustainable Communities – the Five Year Plans

Following the publication of the Sustainable Communities Plan in February 2003, the Government published a series of 5 year plans to support the implementation of the Plan, the key features of which are summarised below:

Sustainable Communities: Homes for All

- Continued investment in the Growth areas in London and the South East;
- Measures to assist social housing tenants and first time buyers into owner occupation through new initiatives such as HomeBuy and the First Time Buyers Initiative;
- A target for all local authorities to introduce Choice Based Lettings in their area by 2010;
- Additional investment to tackle low demand outside the Pathfinder areas.

The Plan is supported by a partner document *"Sustainable Communities: People, Places and Prosperity"* which aims to give local people a greater say in decisions which affect them, promote good governance, tackle disadvantage and make places cleaner, safer and greener.

Sustainable Communities: Settled Homes, Changing Lives A Strategy for Tackling Homelessness

- Continued emphasis on homelessness prevention;
- Encouraging local authorities to make greater use of the private sector to provide settled accommodation;
- A target for local authorities to halve the number of people living in temporary accommodation by 2010;
- Investment to improve standards in hostels.

Housing and Regeneration Act 2008

The Act, which received royal assent in July 2008, contains provisions to merge English Partnerships and the Housing Corporation to form the Homes and Communities Agency to oversee most housing related programmes. The Act also:

- Creates a new regulator of social housing, the Tenants Services Authority, which will aim to improve the level of service that social tenants receive and ensure that they have more choice and influence in matters central to their everyday lives.
- Supports the delivery of three million new homes by 2020 to meet growing demand and rising aspirations
- Provides for the establishment of new settlements like eco-towns, and for simplifying the ways in which the Homes and Communities Agency would facilitate delivery of these projects
- Improves the rights of Gypsies and Travellers living on local authority owned sites.

SECTION 3
THE REGIONAL AND SUB REGIONAL CONTEXT

NW Regional Housing Strategy

Resources for housing activity continue to be allocated to local authorities and housing associations according to the priorities set out in the Regional Housing Strategy. The North West's Strategy was revised in 2005. Although the four main themed priorities listed below remain broadly the same, a number of sub priorities have been introduced to further target resources to areas deemed to be in greatest need e.g. West Cumbria, Furness, Blackpool, Fleetwood and Morecambe.

1. Delivering Urban Renaissance
2. Providing affordable homes to maintain balanced communities
3. Delivering decent homes in thriving neighbourhoods
4. Meeting the needs of communities and providing support for those who need it.

Furthermore, 4NW (formerly North West Regional Assembly - NWRA) has indicated that due to rapid house price rises greater emphasis will be placed on the delivery of affordable homes. These changes represent a significant challenge to the delivery of Halton's housing ambitions. The NW resource allocation remained static for the period 2006/7/8 and Halton's share of the pot reduced as investment was incrementally re-focussed on those areas exhibiting more extreme problems of affordability and low demand. This is a trend that is likely to continue.

4NW is further developing Priority 4 through the introduction of a Regional Homelessness Strategy and Regional Supported Housing Strategy. The Council, along with other authorities in the region, is contributing to the development of these documents through attendance at consultation events.

At the time of writing Halton's Housing Strategy, the North West Regional Housing Strategy is in the process of being reviewed. Indications are that the new Regional Strategy will place greater emphasis on how housing can support and drive economic growth in preparation for the move to a Single Regional Strategy (incorporating Regional Economic, Spatial and Housing Strategies) and that it will be more of an overarching document that sets out the overall priorities for the region, with sub regional housing strategies detailing how these priorities are to be delivered at the sub regional level and, therefore, having a significant influence on future resource allocations.

Liverpool City Region Housing Strategy

During 2007 the Council collaborated with other local authorities in the Liverpool City Region to commission and contribute to the development of a Liverpool City Region Housing Strategy (LCRHS). The aim of the Strategy is to provide an investment framework for housing development across the City Region to help support and drive the economic growth ambitions of the Liverpool City Region Development Plan, which in turn was produced to help fulfil the challenge to bridge the economic output gap between the North and South of the country laid down in the Northern Way Growth Strategy.

The development of the LCRHS encompassed a number of research projects which have greatly increased our understanding of Halton's housing market and its interaction with neighbouring housing markets.

The first stage of the work, carried out in 2005/06 by Ecotec, defined three housing markets within the City Region on the basis of travel to work patterns, demographic information and housing market conditions. There is some overlap between the three Housing Market Areas (HMAs), described as "Zones of Flexibility", for example Halton is contained within both the Northern (Liverpool focused) and Eastern (Warrington focused) HMAs.

The second stage of the work was completed by a consortium of consultants led by GVA Grimley and includes Housing Market Assessments for each of the three areas, an Identification of Vulnerable Housing Markets report, and a report on BME and Gypsy/Traveller Households in the City Region. Key findings from these pieces of work are summarised below:

Housing Market Assessments

The Housing Market Assessments consisted of an assessment of the existing housing stock in each HMA and its ability to meet future demands based on demographic and economic forecasts.

Northern HMA (Halton, Knowsley, Liverpool, St Helens, Sefton, West Lancashire and Wirral)

The area has the greatest potential for economic growth but faces the most acute stock imbalance, environmental and multiple deprivation issues. Without intervention to address these issues, the full benefits of expected economic growth will not be captured in the area.

Eastern HMA (Halton, St Helens, Vale Royal and Warrington)

The area is the most diverse and as a whole offers the most balanced housing market. There are, however, emerging issues of affordability in the Southern part of the area, coupled with regeneration challenges and a need to build balanced housing markets within Halton and St Helens.

Vulnerable Housing Markets

This research builds upon earlier work on low demand undertaken by the Centre for Urban and Regional Studies at Birmingham University and uses an index of housing, quality of place, quality of life and socio economic factors to map the 15% most vulnerable housing markets in the City Region.

The areas identified correlate precisely with the existing New Heartlands intervention areas, but also include smaller concentrations of underlying market vulnerability in areas of Knowsley, Halton, St Helens, West Lancashire and Ellesmere Port.

Within Halton the areas specifically identified are around the Widnes waterfront from West Bank to Crow Wood, Central Widnes around Kingsway and the largely social rented estates around Ditton and Hough Green. It is felt that market vulnerability in these areas stems from multiple deprivation and low quality of life and the Strategy recommends that housing interventions in these areas should be part of wider, comprehensive programmes of neighbourhood change.

In Runcorn, the vulnerable markets identified correlate with the New Town estates. Vulnerability in these areas is thought to be attributable to poor access to services combined with structural weaknesses in the choice of housing, implying that housing led intervention is more appropriate.

BME/Gypsy and Traveller Households

This research consisted of a review of the challenges and responses to BME and Gypsy and Traveller communities at City Region level. The findings show a link between concentrations of multiple deprivation and areas with significant BME populations, particularly in localised areas of Liverpool. The research also recognises the recent growth in migrant workers entering the Northern HMA, particularly in Liverpool and Sefton and identifies a shortfall in provision of authorised caravan pitches across the City Region.

Strategy Recommendations

The Strategy identifies seven Strategic Enablers as the building blocks to meet the Strategy's vision to create sustainable communities.

In summary, the Strategy recommends continued prioritisation of investment in the New Heartlands pathfinder area and other inner urban areas of Liverpool. Outside these areas, the strategy recommends cross boundary working within each HMA to prioritise investment in housing growth and regeneration in the 15% most vulnerable housing markets based on criteria such as levels of deprivation, potential contribution to economic growth and co-existence of other regeneration programmes.

In terms of housing growth, the Strategy recommends the development of 74,700 additional homes in the Northern HMA over the period 2006-21 (with 24% affordable housing provision), and in the Eastern HMA 25,900 new dwellings are recommended (with 22% affordable housing). It is further recommended that provision in these areas also includes larger “aspirational” house types to compensate for an historical undersupply of this dwelling type and to capture a high proportion of growth associated with managerial and professional occupations, a policy which has been adopted in Halton for some years.

SECTION 4
WORKING WITH STAKEHOLDERS AND PARTNERS

Regional and Sub Regional Partners

The Housing Strategy has already given some examples of how we have worked with our partners in the wider region and sub region to help shape and influence policy development. Cross boundary working is an area that has grown in significance since the last Strategy was produced and is expected to continue to grow. Halton continues to play an active part in the following cross authority/agency groups:

- The North West Housing Forum
- The Merseyside Housing Forum
- The Liverpool City Region (formerly Merseyside) Planning and Housing Officers Group
- The M62 Corridor Group
- The Merseyside Supporting People Cross Authority Group
- The NW Regional Implementation Group (Supporting People)
- The Cheshire Homelessness Forum
- The Merseyside Homelessness Forum
- The Cheshire Chief Executives’ Advisory Group on Gypsies and Travellers
- The Liverpool City Region Housing Strategy Steering Group.
- The Mid Mersey Housing Group

We are also currently working with a number of authorities across the City Region to pilot a sub regional Home Movers survey which should provide a continuous tool to monitor migration patterns and provide first hand information on home movers motivations for the housing choices they make.

Local Partners

Partnership working is not confined to cross authority groups and we recognise that successful delivery of the Housing Strategy at a local level is dependent on the support we receive from our colleagues throughout the Council and external organisations and agencies which share in our goals and vision for the Borough.

In particular, we work with local Registered Social Landlords (RSLs) both through the Housing Partnership, which acts as a sub group to the Local Strategic Partnership, and on an individual basis to meet specific housing needs. Examples include the development of a Common nominations agreement and joint working to develop Choice Based Lettings.

We are also grateful to residents who have helped to shape this Strategy through their participation in the Housing Needs Survey, West Bank Neighbourhood Renewal Assessment which also included consultation with local members, businesses and voluntary organisations in the area and through stakeholder consultation conducted via the Council's website.

SUMMARY

The Government and the Regional Housing Board have identified the "big issues" for housing for the next decade. Halton does not necessarily exhibit these problems to the same degree as other areas, and the challenge for Halton, therefore, is to develop solutions and secure resources for local problems that are not reflected in national or regional policy.

We recognise the contribution that our partners can make to this process and will seek to maximise the opportunities that Partnership working can offer. This includes working across local authority boundaries to seek joint solutions to common issues and to help shape sub regional policy development.

PART TWO
HOUSING IN HALTON

This part of the Strategy provides a current picture of housing in Halton and anticipates the future needs of the Borough's existing residents and potential future population, taking into account gaps in supply and demand. The information presented in this part of the Strategy has been used to inform the priority areas for action which are described in Part 3.

The information is presented in five sections, structured as follows:

1. the evidence base that has been used to inform our understanding of housing in the Borough,
2. an analysis of Halton's housing markets across all tenures,
3. the condition of the housing stock in all tenures,
4. the needs of particular sections of the community,
5. service developments and key performance information

SECTION 1
THE EVIDENCE BASE

Since the last Strategy was completed in 2005 much work has been undertaken to build on our understand4ing of Halton's housing market and the housing issues faced by residents.

The most significant was a Housing Needs Survey and Market Assessment that was completed by David Couttie Associates at the end of 2005. The Survey has enabled the Council to develop a comprehensive understanding of housing issues and the data provided has since been utilised in the development of various Strategies and Plans across the organisation. The findings are referred to throughout the rest of this section.

It is, not, however the only source of information that has been used to inform the Housing Strategy, which also draws on the findings from:

- Eastern and Northern City Region Housing Market Assessments 2006 (GVA Grimley)
- Vulnerable Housing Markets report 2007 (GVA Grimley)
- BME and Gypsy and Traveller Households report 2007 (Deloittes)
- Cheshire Partnership Area Gypsy and Traveller Accommodation and Related Services Assessment 2007 (University of Salford SHUSU)
- Merseyside Social Housing Demand Study 2005 (DTZ Pieda)
- West Bank Neighbourhood Renewal Assessment 2006 (RDHS Ltd)

- Private Sector House Condition Survey 2002 (MSC Ltd)

- Multi Agency Monitoring reports (Shelter)

- Worker Registration Scheme

The information is supplemented by a wealth of other data routinely collected such as house price data from the Land Registry, RSL stock data, vacancy data from Council Tax and RSLs, GSCE and KS3 statistics, benefit claimants etc. This data has enabled the Council to complete ad hoc discrete research projects such as neighbourhood profiles and on issues such as empty homes.

SECTION 2
HALTON'S HOUSING MARKET

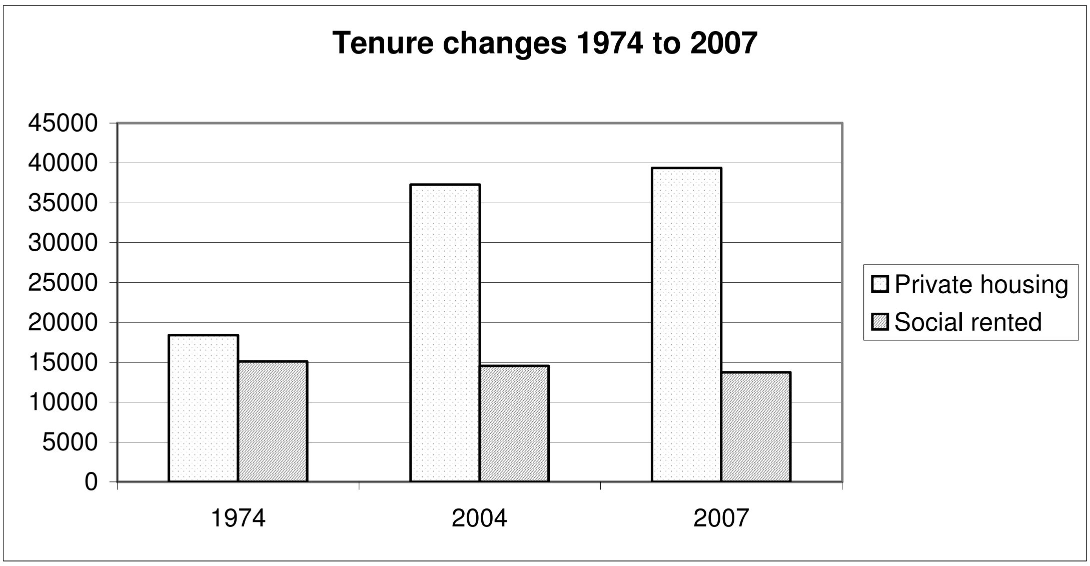
Before presenting a picture of Halton's housing market, it is necessary to give a flavour of the current housing stock position as at April 2007.

Tenure Profile

There has been a 5.5% reduction in the number of social rented dwellings on 2004 numbers, mainly due to the redevelopment of the Castlefields estate in Runcorn which has witnessed the demolition of a large number of deck access flats and an almost corresponding increase of 6% in private sector dwellings, mainly attributable to the development of executive style dwellings in Upton Rocks, Widnes and Sandymoor in Runcorn.

Despite this shift, social rented housing at 26% of the total housing stock, still represents an unusually large sector when compared to the North West and the whole country where the proportion of social rented dwellings is 18% for both (Survey of English Housing 2005/06), due to the development of Runcorn New Town in the 1970s.

The following graph illustrates the gap that has opened up between the private and social rented housing sectors since 1974 when social rented housing was at its peak, representing 45% of the housing stock.



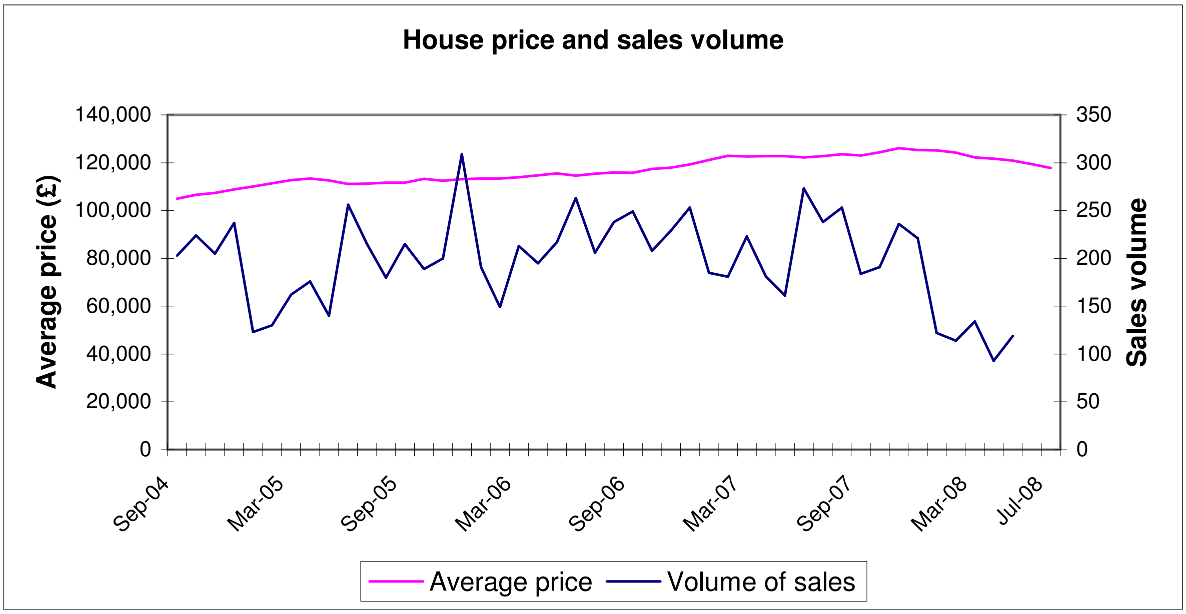
The Housing Needs Survey confirmed our estimation that the Borough has a very small private rented sector, representing only 4.1% of the total stock compared to 9% in the North West and the national figure of 12% (Survey of English Housing 2005/06). These properties are owned by approximately 600 different landlords with very few landlords having sizeable portfolios.

House Prices

The most readily available and up to date information on house prices is from the Land Registry House Price Index. This uses sales data on all residential housing transactions, whether for cash or with a mortgage, to capture monthly and annual changes in average house prices. The data is adjusted to take account of seasonal changes and to provide a “like for like” comparison to reflect changes in the sample of properties from one month to the next and is, therefore, not merely the average price of properties that happen to be sold that month as was previously reported by the Land Registry. This change in the way average prices are calculated means that the data produced in the last Housing Strategy is not comparable as average prices appear much reduced.

Nevertheless, we have started our analysis from September 2004, the period at which the analysis in the last Strategy left off.

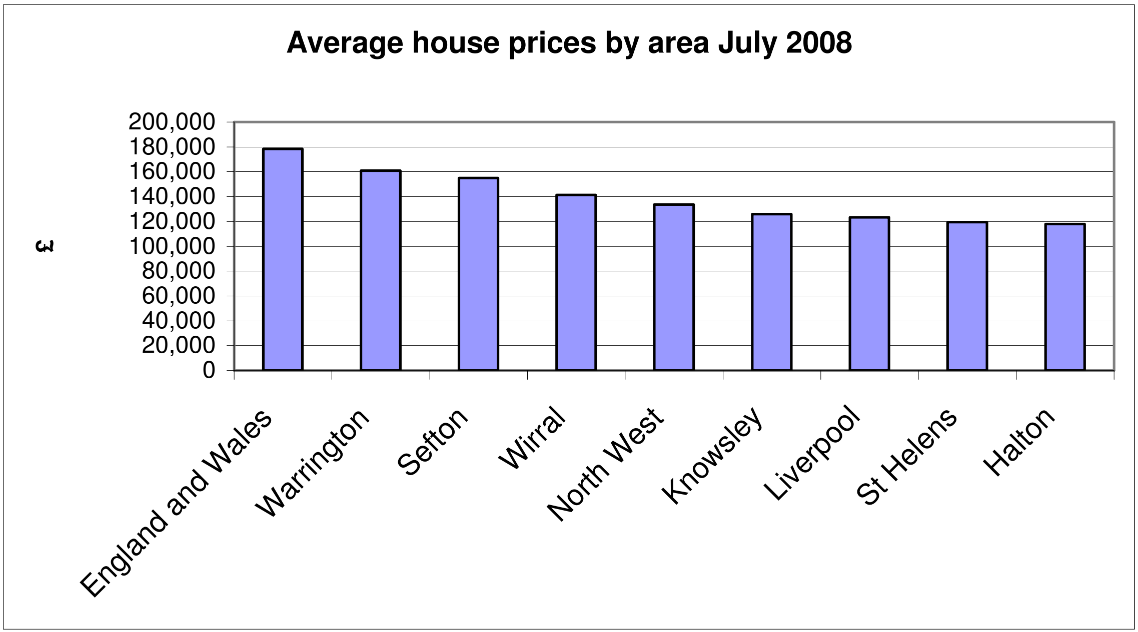
The graph below illustrates average sales price trends and volume of sales for all property types over the period September 2004 to July 2008.



The graph illustrates a recent downturn in Halton’s housing market which reflects the national picture. Average house prices reached a peak in November 2007 at £126,129, representing a 20% increase on September 2004 levels. Since then, average prices have decreased by 6.6% and the volume of sales has reached a record low.

The chart overleaf shows the average price trend over the period by property type. All property types experienced steady price increasesof around 20% from September 2004 to November 2007 at which point they have gradually fallen.. Average prices at July 2008 stand at £198,082 for a detached property, £109,299 for a semi detached, £67,459 for a terraced property and £77,260 for a flat or maisonette

The chart below compares average house prices in Halton with other Merseyside authorities, its near neighbour of Warrington and the regional and sub regional averages. As shown prices in Halton are well below the national average, below the regional average and below neighbouring authorities.



Indeed findings from the Housing Market Assessments show that Halton has the lowest "average income to house price ratio" of all the Merseyside authorities at 1:4.3.

Affordability

Although prices in the Borough are still low by national levels, the Housing Needs Survey completed at the end of 2005 points to an affordability issue arising from the relationship between local incomes and the realistic supply of the cheapest stock available.

The survey found that the cost of getting a first foot on the property ladder and the type of entry level property available varied in different locations of the Borough as illustrated in the table below.

The figures shown in the table are based on 95% mortgage availability and a 3 times gross income to lending ratio.

Area[2]	**Income thresholds (£)**		
	1 bed flat	**2 bed flat**	**2 bed terraced**
West Widnes	15,400	30,100	21,900
Central Widnes	37,200	38,500	22,900
North and East Widnes	28,500	35,400	29,300
Runcorn West	-nd-	-nd-	23,300
North and East Runcorn	-nd-	-nd-	22,600
Sandymoor and Daresbury	-nd-	30,100	22,600
South Central Runcorn	-nd-	-nd-	24,400

-nd- no data available
Source: DCA House Price Survey November 2005

The findings indicated that income levels of around 76% of the new households who had formed in the 2 years prior to the survey were below the level necessary to be able to buy in the local market and that the ability of concealed households (i.e. those looking to form a separate household in the next 3 years) was very limited. The cheapest 2 bed terrace in the Borough required an income of £21,900 and 79% of concealed households surveyed earned less than £20,000.

Low income was not the only problem revealed by the survey. Concealed households were asked about the levels of savings available to meet deposit and legal costs in their new home. Of those responding to the question, 65% had less than £1,000 savings, adequate only to meet a rent deposit and first months rent in the private sector. Only 7% had over £5,000 savings, the level adequate to purchase one and two bedroom accommodation.

The survey used the ODPM Basic Needs Assessment Model recommended in Good Practice Guidance to calculate an annual affordable housing shortfall of 176 units. This unmet need equates to 53% of the annual housing target in existing Regional Planning Guidance, which has now been superceded by the Regional Spatial Strategy. However, the consultants recommended an affordable housing target of 25% on qualifying sites would be more sustainable and deliverable given the circumstances of the local housing market, with an equal balance between rent and intermediate market housing within this target. The precise nature of affordable units sought from individual sites will, however, have regard to overall market conditions and the tenure mix in the locality.

[2] Areas and corresponding wards - West Widnes (Hough Green, Ditton, Broadheath, Hale), Central Widnes (Kingsway, Appleton, Riverside), North and East Widnes (Birchfield, Farnworth, Halton View), Runcorn West (Grange, Halton Brook, Heath, Mersey), North and East Runcorn (Castlefields, Norton North, Norton South, Halton View), Sandymoor and Daresbury (Daresbury), Soth Central Runcorn (Beechwood, Halton Lea)

The development of an Affordable Housing Policy needs to be closely linked to the development of Halton's Local Development Framework and, in particular, the Core Strategy. Until such time as the Core Strategy is adopted we will explore all potential mechanisms to increase the amount of affordable housing provision in the Borough.

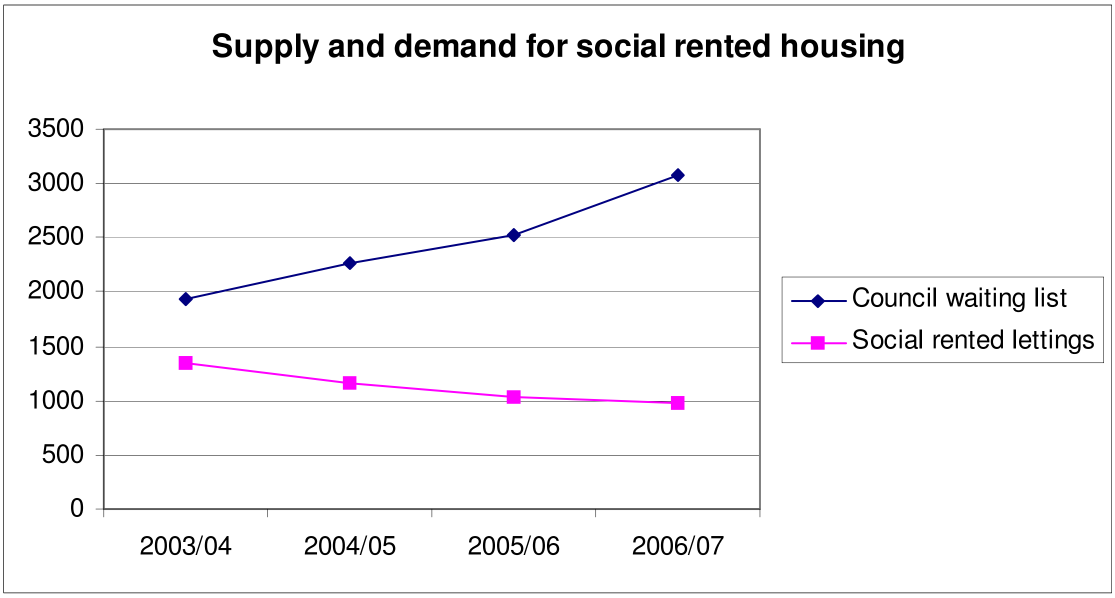
For example we are seeking 10% affordable housing contributions as part of the contractual conditions on Greenfield development sites adjacent to the Castlefileds regeneration area.

In addition, the Council has recently been awarded Growth Point Status. This non-statutory designation will see the Council, together with its partners, work up a Programme of Development to promote additional housing and economic growth and to set out a programme for tackling affordability, sustainability and other issues.

Rented Property

The proportion of social rented property in the Borough compared to the private sector makes it the most realistic alternative for households who are unable to afford to buy a property. The Housing Needs Survey found that demand for private rented property was extremely low (the preference of around 1% of all households looking to move in the next 3 years) and that, in any case, access was restricted by price with the cheapest rent levels at £315 pcm and 41% of new forming households unable to afford more than £260 pcm.

Whilst social rented housing remains the most affordable tenure with average weekly rent levels of £57.37 for a 3 bedroom house, the stock supply is slowly reducing and there is evidence of increasing divergence between supply and demand, as demonstrated in the chart below which shows the number of people on the Council's waiting list at the beginning of each financial year and the total number of lettings in the social rented sector for each year (incorporating RSL and former Council stock).



Source: Housing Investment Programme HSSA returns

There has been a 59% increase in the number of households on the Council's waiting list since 1st April 2003 and a 27% decrease in social rented lettings since that period. Anecdotal evidence from RSL partners suggests that the inability of social housing tenants to afford to buy a home on the open market is restricting movement away from the sector resulting in lower vacancies and that newly forming households are increasingly turning to the social rented sector to meet their housing needs as they are unable to get a foot on the property ladder, thereby boosting waiting list numbers.

Short Term Demand

The Housing Needs Survey provides a great deal of information on the moving intentions of both existing households and those who wish to form a new household in the next 3 years.

The scale of movement implied by the findings was around 5.3% per annum but this would rise to 8.1% if all those who wanted to move were able to do so. Over 50% of households who indicated that they wished to move but were unable to do so stated that this was because they were unable to afford to buy a home.

Whilst owner occupation was unsurprisingly the preferred tenure for existing households, the Survey revealed healthy demand for social rented housing from households in all tenures, with the highest demand (after existing social housing tenants) coming from the private rented sector (47%) and owner occupiers without a mortgage (25%), many of whom will be older households looking for more suitable accommodation. Over 60% of newly forming (concealed) households stated a preference for owner occupation with 38% preferring social rented housing.

Demand from existing households was greatest for a 3 or 4 bedroom detached or semi detached house with the area around the new development at Upton Rocks in Widnes proving highly popular, followed to a lesser extent by Runcorn Old Town/Weston Point. Concealed households, on the other hand, were more likely to need a 1 or 2 bedroomed flat, maisonette or terrace with the Runcorn New Town estates (where there is a high concentration of social rented accommodation) being the favoured locations.

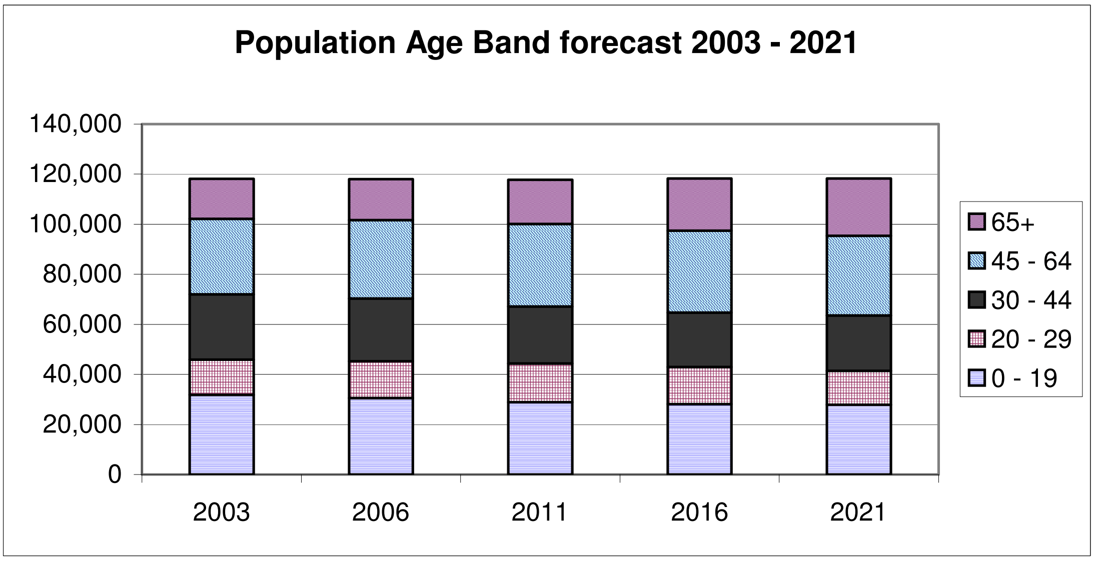
Whilst the need expressed for flats is higher than the existing stock levels and volume of sales, the level of preference for this property type was found to be low.

Long Term Demand

The long term picture for housing demand is based on population projections, forecast demographic change and migration patterns.

Since the last Housing Strategy was published in 2005 there has been a slight up turn in the total population of the Borough, which had previously been in slow decline. This is thought to be partly attributable to the Council's policy of encouraging the development of large, executive style dwellings attracting new households to the Borough, who may not have otherwise considered a move to the area due to the lack of housing choice.

Whilst the population is forecast to remain stable to 2021, demographic changes in the structure of the population, as shown in the graph below, are likely to have a significant impact on the demand for housing.



Between 2003 to 2021 there is forecast to be a decline in the younger age groups with the most significant being a 15% drop in the 30 to 44 year age category. Projected growth in the 45 to 64 age range may impact on the demand for market housing. However, the most substantial impact is likely to come from the 65 and older age group, where a 42% increase is expected to 2021. This is likely to influence demand for supported housing such as extra care accommodation, support services and adaptations to existing dwellings.

Migration

Short term migration patterns in the Borough are fairly evenly balanced with a similar number of people planning to leave Halton in the next 3 years to the number of people who had moved into the Borough in the 3 years prior to the Survey.

Of households who had recently moved to the Borough, the majority (56%) were owner occupiers with a mortgage, a quarter of which had moved from Liverpool and 15% from Warrington. The main reasons given for moving into the Borough were employment related (either due to a new job or to ease commuting) and to move to a larger home.

Out migration patterns were found to differ for existing and newly forming households. Almost a quarter (24%) of existing households were planning to move outside the North West with those who wished to remain in the region favouring a move to Warrington or Cheshire. The single most common reason for wanting to move away from the Borough was to live in a better area or due to increased housing choice. Over half of the concealed households seeking a move outside Halton were motivated by access to employment with City Centre locations such as Liverpool (39%) and Manchester (9%) favoured as well as a move outside the region (22%).

Housing Growth

Halton has embraced the Government's growth ambitions and in conjunction with our partners in St Helens and Warrington has been declared a Growth Point. This will result in a 20% increase in the number of new homes built on floor targets from the recently published Regional Spatial Strategy, which for Halton is 500 units per annum for the period 2003 – 2021.

Growth Point status is a significant achievement for the mid Mersey region which will allow the area to capitalise on the economic growth anticipated from projects such as Omega on the Halton/Warrington border and Daresbury Science Park by ensuring strategic fit between the housing and employment offer. It also gives us the opportunity to deliver new affordable housing to help meet the need identified by the Housing Needs Survey and the targets recommended by the Liverpool City Region Housing Strategy.

The partners are currently in the process of developing a detailed delivery programme which will include working with the new Homes and Communities Agency to ensure that opportunities for the provision of affordable housing are maximised. A major challenge for the successful delivery of housing growth and the creation of sustainable communities is to ensure that the appropriate infrastructure is in place. Officers from Transport, Education, Environment and Major Projects were engaged at an early stage of the bidding process and a working party has been formed to formulate a bid for Community Infrastructure Funding.

SUMMARY

- There is an emerging affordability issue in the Borough, caused by the relationship between house prices and local incomes.
- Demand for social rented housing has increased in recent years but the number of social rented dwellings becoming available for letting has declined.
- Currently the private rented sector cannot fully meet the needs of households unable to buy and access social rented housing due to high rents and low supply.
- There is a mismatch between demand for private sector terraced housing and the number of terraces available for purchase which could result in market decline in poorer areas.
- Predicted demographic change is likely to result in increasing demand for supported housing and related services for the elderly.
- Halton's status as a Growth Point area with St Helens and Warrington offers the opportunity to tackle issues of affordability and access to the housing market.

SECTION 3 – HOUSING CONDITIONS IN HALTON

Due to resource constraints the Council has been unable to commission a new Private Sector House Condition Survey since the last Housing Strategy was published. Consequently, much of our understanding is based on the last Survey undertaken in 2002, although the Housing Needs Survey provides some useful information on stock condition across all tenures to supplement and update the findings.

- Approximately 2.5% of properties in the private sector are unfit, a much lower proportion than the regional figure of 6.6% and national figure of 4.9% (HSSA 2006). They are equally distributed between Runcorn and Widnes and are concentrated in the older dwelling stock built before 1964.

- Whilst the majority (56%) of private sector dwellings are either detached or semi detached houses, the Borough has a higher proportion of terraced accommodation (34%) than the national average of 27%.

- As might be expected the size of dwellings in the owner occupied sector is larger than the rented sector with 89% of properties with four or more bedrooms privately owned and 86% of bedsits and one bedroom flats in the rented sector. Similarly, a larger proportion of the rented sector is made up of terraces or flats then the owner occupied sector.

- Generally conditions are worse in the private rented sector. Over a third (36%) of private sector tenants found their current accommodation inadequate, with 34% needing full or upgraded central heating.

- Overall, 15.5% of households surveyed in the Housing Needs Survey found that their current home was inadequate with over half of these stating that their home needs improvement or repair and over a third that their home is too small. Satisfaction levels in the social and private rented sectors were significantly lower than the owner occupied sectors.

Decent Homes and Decent Homes Plus

The Government is committed to a reduction in the number of non-decent homes occupied by vulnerable owner occupiers. Since the last private sector house condition survey was undertaken prior to the requirement for local authorities to monitor progress towards this target, our assessment that decency levels stand at 65.7% is derived from the model produced by the Government based on the findings of the English House Condition Survey.

The Council published a new Private Sector Housing Renewal Strategy in April 2007 which targets resources towards vulnerable households living in non decent accommodation and will help towards achieving this target.

For social rented homes, the Government's target is to eradicate non decency by 2010 and this target is reflected in Halton's Local Area Agreement. At April 2007, the proportion of Housing Association stock that did not meet the standard was 34.3%, with the vast majority of these being the former council stock. The new landlord, Halton Housing Trust, has embarked on a multi million pound programme of improvement and expects to meet the 2010 target.

The Government has indicated that it would like to see a more ambitious definition of decency and has recommended that a more aspirational “Decent Homes Plus” target be set for achievement at a later date. The new target would be better aligned to the wishes and expectations of occupants and would include:

- A more ambitious thermal comfort criterion
- Accessibility standards for elderly and disabled people
- Internal noise insulation within and between dwellings
- Standards for the external environment such as communal areas

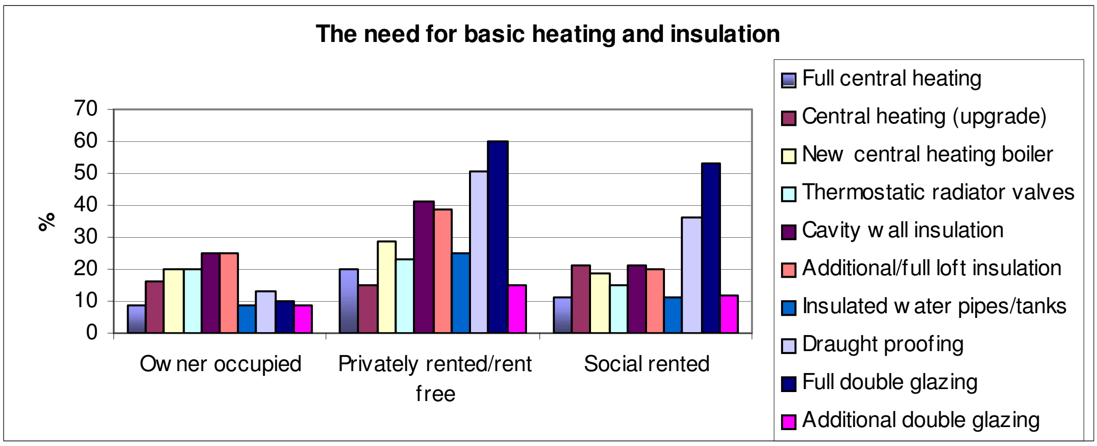
We will work with RSLs through the Halton Housing Partnership to establish how they are planning to meet the new standard.

Energy Efficiency

In 1996 the Government introduced the Home Energy Conservation Act and required Authorities to produce plans to achieve a 30% reduction in carbon dioxide emissions from dwellings within each Borough over a 10 year period. Although committed to working toward this target, Halton expressed doubts that a 30% reduction could be achieved due to –

- Inadequate financial resources to support this objective.
- High energy efficiency levels had already been achieved in the former Council stock due to past investment, meaning that further gains would be disproportionately expensive.

Nevertheless the Council has over the last few years developed a number of initiatives in partnership with Energy Projects Plus which provides the Energy Saving Trust Advice Centre for Merseyside & Cheshire, insulation contractors, providing discounted energy efficiency products, free energy advice and grant aid, and it estimates that by 2006 it had achieved a 19% reduction in emissions. The graph below shows the need for basic heating and insulation facilities by tenure as identified by households who responded to the Housing Needs Survey.



Source : Housing Needs Survey 2006

Quite clearly there is wide disparity between tenures with the private rented and, to a lesser extent, social rented stock having greater need for all basic facilities, but particularly for double glazing, draughtproofing and loft and cavity wall insulation. The Decent Homes programme will help to improve conditions in the RSL stock and the Council is endeavouring to improve standards in the private rented sector through a "carrot and stick" approach using enforcement powers and the Landlord Accreditation Scheme. The requirement for RSLs to produce Energy Performance Certificates for their stock will provide improved baseline data on energy efficiency from which we can measure progress towards meeting the Government's target.

However, there is also scope to encourage improvements in the owner occupied sector, with a quarter of households needing cavity wall and loft insulation and a fifth who would benefit from a new central heating boiler, through continued promotion, advice and grants for vulnerable households.

Castlefields Regeneration

In the RSL sector, the regeneration of the Castlefields estate remains a strategic priority for the Council and it continues to work in partnership with Liverpool Housing Trust, CDS, the Housing Corporation and English Partnerships to secure the necessary investment to complete the redevelopment.

The ten year Masterplan, agreed in 2003, is now well underway, with the first two phases of demolition and improvement of deck access blocks completed and a new recreational facility provided at Phoenix Park as well as changes to the layout of the estate designed to improve the safety of residents.

The regeneration programme is having a real impact and the commitment of the partnership to deliver the step change required is already transforming the neighbourhood. However, this momentum must be maintained if the Masterplan vision is to be achieved. The renewal of the existing housing stock is key to achieving this vision, however, the Masterplan also includes an extensive programme of projects to deliver the holistic regeneration of the area, including the redevelopment of the existing local centre and creation of a new Village Square, forecast to be completed by 2011.

The partners' commitment to Castlefields will not cease at the end of the physical works. The new Neighbourhood Management initiative, which has been introduced by the partnership, will provide a continuation strategy to ensure the sustainability of the area into the future.

West Bank NRA

In 2005 the Council commissioned consultants to undertake a Neighbourhood Renewal Assessment of the West Bank area of Widnes, following concerns that the area was at risk of housing market failure. However, since the start of the study house prices and demand for the area have increased significantly and the proximity of the area to the planned new Mersey Gateway bridge has prompted the Council to commission further studies on the wider regeneration opportunities arising from the Mersey Gateway development. Any action, therefore, resulting from the Neighbourhood Renewal Assessment has been deferred until this wider piece of work has been completed.

Other regeneration priorities

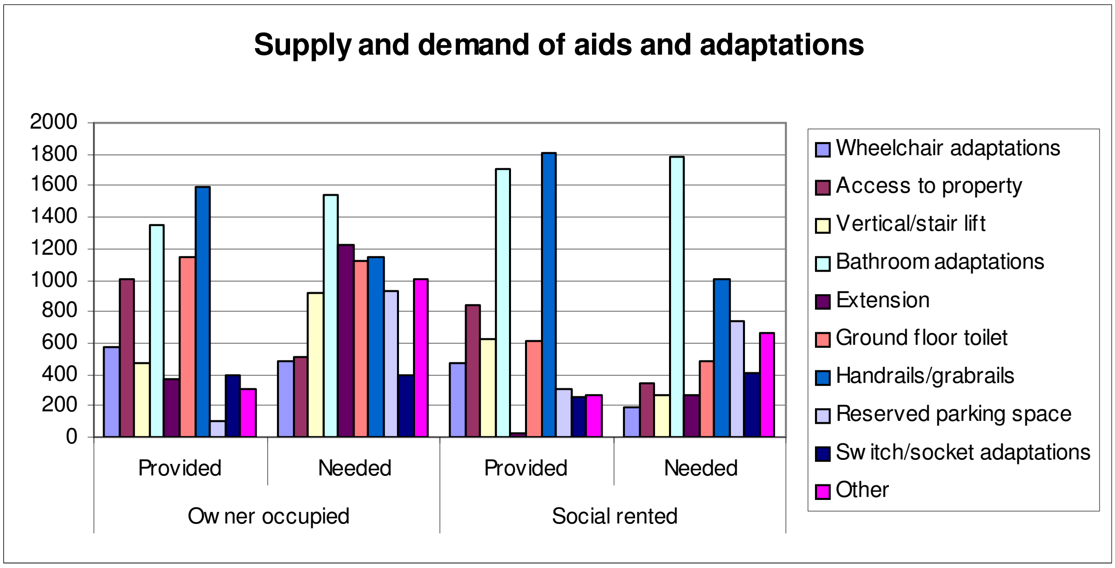
The ongoing transformation of Castlefields is testament to what can be achieved with the right level of investment and support from our partners and we are keen to replicate this success in other New Town estates which are experiencing similar issues to Castlefields prior to regeneration and which have been identified as having vulnerable housing markets by the Liverpool City Region Housing Strategy.

Subject to resources, the intention is to commission specialist consultants to examine the New Town estates in more detail and advise on the best course of action to secure their long term sustainability. Following this piece of work, we will be looking to establish partnership arrangements with the newly developed Homes and Communities Agency to revitalise the areas identified as most in need.

Aids and adaptations

The Housing Needs Survey also provides useful information on the provision of and demand for aids and adaptations. In all 13.5% of homes in the Borough have been adapted to some degree, with higher proportions in RSL property (22.0%) than the owner occupied (9.3%) and private rented stock (4.1%).

The chart below is calculated from responses about the provision and need for adaptations in the Housing Needs Survey. It clearly shows that despite extensive investment in adaptations, there is still much to be done to keep pace with demand, particularly regarding more expensive adaptation work such as bathroom adaptations and ground floor extensions.



Source: Housing Needs Survey 2006

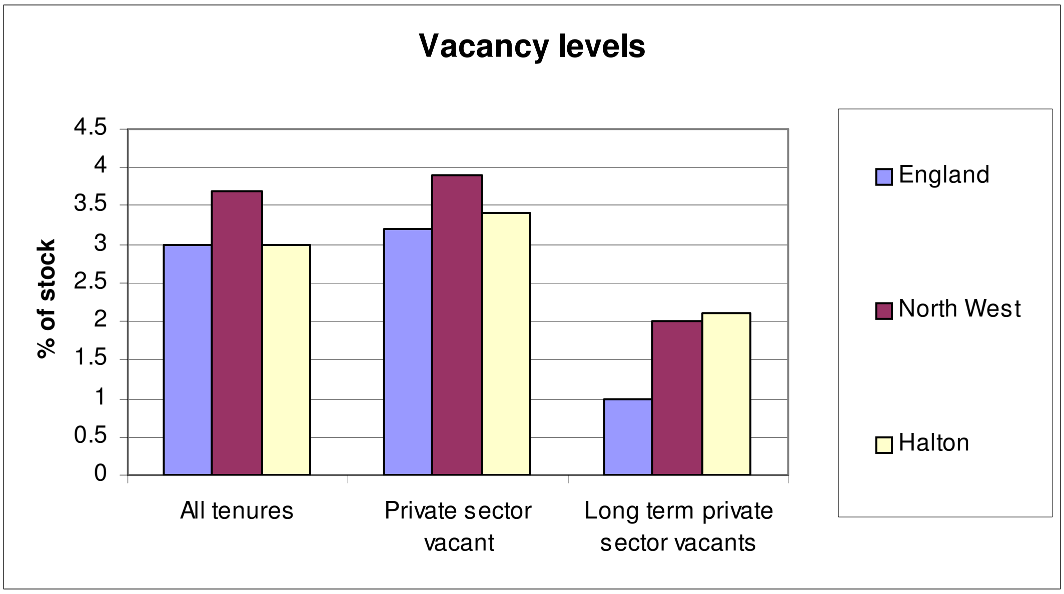
A significant finding of this part of the survey was that only 45% of properties that had been adapted for wheelchair use were occupied by households containing somebody who used a wheelchair. It is this sort of anomaly that has prompted the Council to begin to develop an Adapted Housing Register to facilitate better matching between adapted properties and households requiring adaptations. We are also working closely with registered social landlords to develop a joint funding protocol to ensure that a more equitable service is delivered to residents regardless of tenure.

Empty Homes

On 1st April 2008 1,661 properties were vacant in Halton, 1,354 of which were in the private sector equating to 3.4% of the private sector stock and 2.1% had been vacant for at least 6 months. This represents an increase on 2007 figures when 1.5% of the private sector stock had been vacant for more than 6 months.

It is natural to expect that a certain proportion of properties will be empty at any one time due to market "churn". However, a concentration of long term empty homes in a neighbourhood can be indicative of a failing housing market and the often poor condition of long term vacancies can have a negative impact on the overall visual aesthetics of the neighbourhood and, consequently, serve to perpetuate market decline.

The graph below illustrates that while the proportion of total vacant dwellings is below national and regional proportions, the proportion of long term private sector dwellings is slightly higher than the regional proportion and significantly higher than the national proportion, based on snapshots taken on 1st April 2007 for national and regional figures and 1st April 2008 for Halton. This is a cause for concern and we intend to undertake more detailed research into the reasons why dwellings are vacant for lengthy periods with a view to participating in the development of a sub regional Empty Homes Strategy, as specified in the Liverpool City Region Housing Strategy Action Plan.



Source: Housing Investment Programme HSSA 2007 and 2008

The Council recognises the contribution that long term vacancies can have on neighbourhood decline and has established a working group to address any vacant properties that pose a particular problem within a neighbourhood, by encouraging owners to bring them back into use, and through the use of enforcement powers if necessary.

Overcrowding and underoccupation

The Housing Needs Survey included a broad assessment of over and under occupation based on a detailed analysis of family composition data. The number of bedrooms required in each household was established, allowing for age and gender of occupants based on the "bedroom standard" used by the Survey of English Standard. Any dwellings without sufficient bedrooms to meet the requirement was classed as overcrowded and dwellings with more than one spare bedroom above the requirement categorised as underoccupied.

Using this assessment criteria, 2.8% of all households were found to be overcrowded, which is slightly higher than the national figure of 2.5% (EHCS 2005/06) and 38.1% of households were found to under occupy their homes.

The survey found that there is some disparity between tenure types as shown in the table below.

Tenure	% under occupied	% over occupied
Owner occupier with a mortgage	40.0	2.2
Owner occupier no mortgage	58.0	1.3
Private rent / rent free	25.8	4.4
(Former) council rented	21.4	5.8
RSL rented	19.5	3.9
Shared ownership	19.1	0.0
Tied to employment / Other	41.7	0.0

As shown in the table, households who rent their homes from a social or private landlord are twice as likely to be overcrowded than owner occupiers. Although the levels of under occupation in the owner occupied sector are significantly higher than the rented sectors, the finding that a fifth of social rented dwellings are under occupied demonstrates the potential for landlords to alleviate over crowding within their own stock by encouraging under occupying households to move to smaller dwellings through use of incentives or prioritising applications to move.

In December 2007 the Government launched its Overcrowding Action Plan which identified £15 million of funding to be invested in 38 trailblazer schemes, one of which is in Liverpool.

The Action Plan also contains a commitment for Government to update the current overcrowding standard which has been in place since 1935 to the bedroom standard. We will work with RSLs via the Housing Partnership to ensure that their allocation policies reflect this and explore measures designed to make the best use of the housing stock, drawing on the experience of the Liverpool trailblazer.

SUMMARY

- The private sector stock is in generally good condition although there are concentrations of older terraced housing with the potential to fall into decline without investment by the owners, and conditions of privately rented property are generally poorer.
- RSLs are on target to meet the 2010 target of making all homes decent, which in turn should improve the sectors comparison in terms of energy efficiency with the private sector.
- There is a high demand for aids and adaptations both in the private sector and social rented sector.
- Although vacancy levels are generally comparable with national and regional figures the proportion of private sector dwellings vacant for more than 6 months is a growing cause for concern.
- Overcrowding is higher in the social rented than owner occupied sectors, though there is potential to alleviate this through making better use of the housing stock.

SECTION 4 – HALTON'S COMMUNITIES

Community Cohesion

Local Government is expected to provide community leadership and to work with partners to promote community cohesion. Understanding what makes a cohesive community is complex, however, the Local Government Association defines a cohesive community as one in which:

- There is a common vision and sense of belonging for all communities;
- People's diversity (background, circumstances) is appreciated and positively valued;
- People experience similar life chances whatever their background;
- Strong and positive relationships exist between people from different backgrounds.

In 2007 the Audit Commission completed an assessment of community cohesion in Halton. The findings show that barriers to community cohesion in the Borough centre around issues such as:

- poverty and deprivation impacting on access to services and participation,
- inter-generational myths and conflicts,
- anti social behaviour,
- the pace of demographic change resulting from Eastern European migration,
- young people not in education, employment or training
- an over reliance on the manufacturing sector which creates a risk should the future employment sector change.

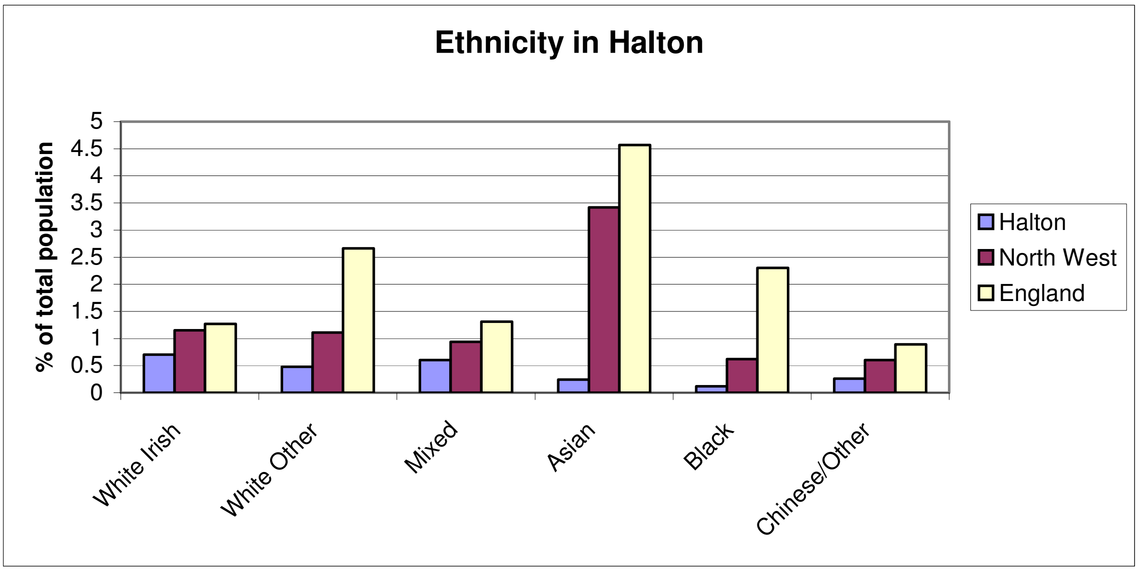
Almost all of these issues are reflected either directly or indirectly in the priorities of the Community Strategy. Demographic change as a result of in migration from Eastern Europe is, however, a relatively recent phenomenon and is examined in more detail below. A Community Cohesion Officers Group, in which housing plays an integral part, has recently been established comprising officers from across the Council and representatives from the wider Local Strategic Partnership to take forward the Cohesion agenda.

Ethnic Minorities

The 2001 Census showed that Halton has a very small Black and Minority Ethnic population as illustrated in the graph overleaf. There are no organised faith or ethnically based community groups in the Borough, consequently, meaningful engagement with BME communities is a considerable challenge. However, results from the Housing Needs Survey give an indication of the particular housing needs of BME households, (including White Irish and White Other categories) and reveal some interesting findings.

On the whole, BME households are more affluent than White British households with higher incomes and more savings. BME households tend to be larger than White British households with a generally younger age profile. They are more likely to live in larger accommodation and more likely to have access to a car or van.

The findings suggest that BME households are more transient as they are more likely to have lived in their current home for a short period of time and those households who have moved in the last 3 years are more likely to have migrated into the Borough than White British households.



Source: Census 2001

However, BME households are less likely to be satisfied with their current accommodation, with the main reason given that the accommodation is too small (overcrowding at 4.7% is higher than for all households at 2.8%) and they are 3 times more likely to live in private rented accommodation, which generally displays the poorest housing conditions.

Eastern European migration

Whilst official statistics point to a comparatively low ethnic minority population, the demographic of that population has changed considerably since the accession of the A8 European states to the European Union in 2004. The Workers Registration Scheme helps to give an indication of migration levels, although it is widely recognised that the scheme is likely to underestimate the number of migrant workers due to restrictions on the type of workers required to register. Figures show that between May 2004 and March 2007 there were 1,525 registrations in Halton, 83% of which were from Poland, with the majority listing their occupations as warehouse operative. Analysing the number of WPS registrations as a percentage of the working age population, Halton (at 2.03%) has the largest proportion of working age people migrating from the A8 countries of all the greater Merseyside authorities.

Gypsies and Travellers

Gypsies and Travellers are widely reported to be amongst the most marginalised ethnic groups in the country. In Halton there is currently one permanent Council run Gypsy site with the capacity to accommodate 22 families and a warden, which is currently undergoing refurbishment to upgrade facilities and infrastructure. Great strides have been made in engaging with the travelling community both on this site and two smaller privately run sites through a dedicated Gypsy Liaison Officer.

We have also been working in partnership with other local authorities across Cheshire to commission a Gypsy and Traveller Accommodation and Related Services Assessment (GTAA), facilitated by a joint funded county wide Gypsy and Travellers co-ordinator's post which is hosted by Halton and overseen by the Cheshire Chief Executives Advisory sub group on Gypsies and Travellers.

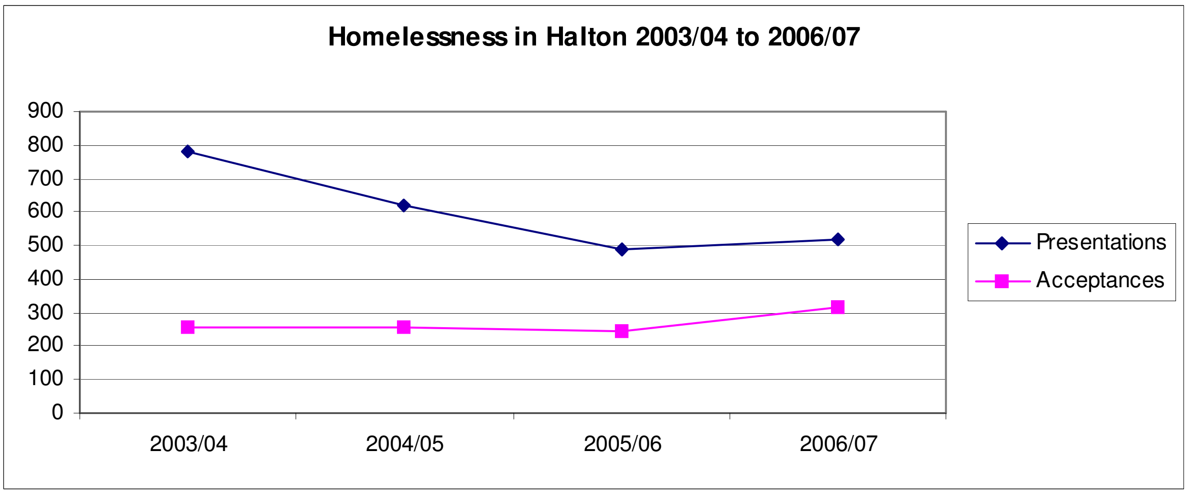
The assessment found that across the county there is a need for the development of 25 to 37 transit pitches to accommodate transient Gypsies and Travellers and a need to develop an estimated 112 – 155 additional residential pitches across the partnership by 2016. The GTAA also highlighted a need for 17 pitches for Showpeople sites. The Council is already contributing toward meeting this identified need with the development of a transit site, providing 14 pitches, due for completion in Autumn 2008.

The findings of the needs assessment will feed into the development of a countywide Gypsy and Traveller Strategy, which will set out planned development of additional provision. The information from the GTAA will be incorporated into the Local Development Framework (LDF) and the Regional Spatial Strategies. (RSS).

Homeless people

At the time Halton's last Housing Strategy was published homelessness presentations had reached an all time high of 780 for 2003/04. Since that time presentations have fallen considerably to 517 for 2006/07, although the number of people accepted as unintentionally homeless and in priority need at 315 was higher than those accepted during the peak period (257), as illustrated in the graph overleaf.

Analysis of the categories of households accepted as statutorily homeless reveals some interesting trends since 2003/04. Households either with dependent children or expecting a child still form the majority of acceptances (77%), however the number of 16 and 17 year olds accepted as homeless in 2006/07 has reduced by four times on 2003/04 figures, now making up only 3% of acceptances and the number of households accepted due to vulnerability caused by old age, physical disability or mental illness has increased by over 6 times on 2003/04 levels, now making up 12% of acceptances.



Source: P1E data

There are also some differences between the two periods relating to the reasons for homelessness. The proportion of acceptances due to parents no longer being willing or able to accommodate has taken a slight downward turn from 29% of acceptances to 25% in 2006/07, although the proportion due to other relatives or friends unable to accommodate remains the same at 12%. The proportion of acceptances due to non violent relationship breakdown has also decreased slightly from 10% of acceptances in 2003/04 to 7% in 2006/07, although the number of domestic violence cases, unfortunately, increased slightly in 2006/07 on previous years figures.

The second single main reason for homelessness, due to termination of an Assured Shorthold Tenancy, has remained fairly constant in terms of numbers over the four year period from 2003/04 to 2004/05, but has decreased as a proportion of all acceptances from 22% in 2003/04 to 17% in 2006/07. The number of households made homeless as a result of mortgage arrears has increased by 500% since 2003/04, now making up 6% of all acceptances, indicative of the financial struggle faced by many households due to inflated house prices and steadily increasing interest rates.

Service developments for homeless people

Following the transfer of the former Council stock in December 2005, Halton Housing Trust has operated the homelessness service on behalf of and under a contract with the Council. However, the statutory and strategic responsibility for homelessness remains with the Council.

During the course of 2007 a number of new homelessness initiatives have been introduced.

A **Prevention Team** has been set up to help people threatened with homelessness through measures such as mediation with the landlord, referral to relevant support agencies e.g. CAB or to help secure alternative accommodation e.g. in the private rented sector.
The **Rent Deposit Scheme** helps improve access to the private rented sector for people threatened with homelessness by providing a deposit and, in some cases, advance rent. The scheme has proved highly successful.
The **NightStop scheme**, developed in partnership with Halton YMCA, aims to prevent homelessness for 16 to 25 year olds by placing them with volunteer "host" families. The scheme is currently in the developmental stages and is due to be launched in 2008.

Worklessness

The relationship between housing and work has been a high priority for successive governments with the introduction of various regeneration programmes and funding regimes. Most recently, New Deal for Communities and the Housing Market Renewal Pathfinders have been at the forefront of tackling areas of housing market decline and worklessness.

However, the debate about the links between housing tenure and labour market status has intensified following the publication of Professor Hill's report "Ends and Means: the future roles of social housing in England", which concluded that more could be done to improve the services tenants receive and widen the range of choice available by bringing support for housing and work together.

The recent government approved Pathfinder City Employment Strategies (Halton is part of the Liverpool Pathfinder) is an initiative to better coordinate and innovate in the delivery of employment activity in the wards with the highest worklessness rates. In Halton there are 6 wards – Castlefields, Grange, Halton Lea, Kingsway, Riverside and, Windmill Hill, which have a high correlation to areas where most of Halton's housing problems and social housing are located.

Halton has long since recognised the relationship between housing and worklessness. Indeed, a key component of the Castlefields master plan as originally developed was the delivery of an extensive skills and employability programme. Unfortunately it has proved extremely difficult to secure the external funding needed to enable the programme to be delivered on anything like the scale that is needed. However, the advent of the Working Neighbourhoods Fund is now enabling an increase in activity in the area with the Urban Renewal and Employment Learning and Skills Specialist Strategic Partnerships (SSPs) combining core resources to deliver enhanced activity.

To further bring together housing and employment initiatives the Employment Learning and Skills SSP is attended by a representative from the Halton Housing Partnership, which in turn is now attended by the Council's Enterprise and Employment Manager.

The links between employment and neigbourhood management in Halton are also increasing. The sub national review explicitly states that 'objectives for neighbourhood renewal need to be sharply focused on the economic drivers of deprivation in disadvantaged areas'. Recently a joint Neigbourhood Management and Employment Learning and Skills SSP research project has been exploring the very local issues and barriers that residents face in the most deprived areas. This intelligence will be used to restructure the employment and skills offer including greater links to housing issues with a view to making it more accessible and effective. We are currently developing a number of projects supported by the Working Neighbourhoods Fund around routes into the employment and digital inclusion.

Looking to the future, real opportunities do exist for integrated activity, particularly through more employment outreach work with the RSLs from Jobcentre Plus and Halton People into Jobs. This will seek to engage people and to encourage and motivate them to look for employment. This will be complimented by an increased training and skills development offer linked to local business needs. There is also increasing scope to enable RSLs to employ and train local people with costs met by external funding, thus enabling local people to both improve their skills and invest their own time in the improvement of their neighbourhoods. We will keep a watching brief on the Advanced Housing Options pilots which incorporate Connexions, debt advice and housing advice to identify good practice that could be replicated in Halton.

We will measure our success in this area via Halton's Local Area Agreement which contains a commitment to reduce the number of working age people claiming out of work benefits in the worst performing neighbourhoods.

Older People

There is predicted to be a 42% increase in the number of people aged 65 and over by 2021 and the numbers of very elderly people aged 80 plus are forecast to increase by 1,500 (40.5%) over the same period.

Current provision amounts to 550 units provided in 18 sheltered housing schemes, 1,421 homes linked to dispersed community alarms, and only one extra care scheme comprising 40 units in Runcorn. The Commissioning Strategy for Older People has highlighted a need to develop a wider range of housing options, including extra care and retirement housing across tenures, to prevent over reliance on residential care, which is currently the main form of provision for frail elderly people and older people with mental health problems or a learning disability. This is supported by the authors of the Housing Needs Survey report which states:

" ……….the population profile and population projections outlined in ….. this report would suggest a need for extra care provision. Current demand for sheltered housing, if not met, may develop into demand for extra care housing over time."

Provision of extra care housing in the Borough is hindered by the limited availability of developable or publicly owned land and the costs associated with land purchase, remediation and/or conversion or demolition of an existing scheme or building. In early 2008 we commissioned consultants to develop a commissioning Strategy for extra care housing in Halton which identifies potential delivery options. As an interim solution we have developed a Community Extra Care service that will offer some of the benefits of extra care but in a service users own home.

The Housing Needs Survey collated information from existing older person households who wished to move in the next three years and from households who had elderly relatives who would be likely to move to the Borough in the next three years. The collated data gives an overall combined requirement (based on preferences) for sheltered housing as shown overleaf.

	Private Market	**Affordable sector**	**All sectors**
Existing households	42	245	287
In-migrant households	271	190	461
Total	**313**	**435**	**748**

People with a physical or sensory disability

The Housing Needs Survey reveals a high number of people with a physical or sensory disability in the Borough, broken down below. It should be noted that respondents were able to indicate more than one category of disability, therefore, the numbers stated are not mutually exclusive. Also, the responses are based on individuals' own assessment of their disability and, therefore, not all will appear in official statistics (the current Supporting People Strategy identifies 7,228 people with a sensory or physical disability in Halton, 6,622 of which are receiving some form of care or support.)

Walking difficulty (not in wheelchair)	9,237
Visual/hearing impairment	6,529
Wheelchair user	1,826
Other physical disability	3,653

Most of these needs will be met within the existing housing stock, and one way to achieve this is to make the best use of the existing stock of adapted dwellings. The Council is currently developing a register of adapted housing in the Borough and of households who require adaptations in order to better facilitate matching.

Future provision of adaptations will be assisted by the Government's recent "National Strategy for Housing in an Ageing Society" which aims to see all new homes built to Lifetimes Homes Standard by 2013, by making the standard a mandatory part of the Code for Sustainable Homes.

We have also improved services for this client group with the introduction of a Home Improvement Agency to assist clients through the Disabled Facilities Grant and Renovation Grants process. Current service developments include proposals to merge the Agency and the Grants department with the Independent Living Team to ensure a more streamlined, effective and timely service for clients.

People with mental health problems

In 2007 Halton produced its first Accommodation and Support Strategy for People with mental health problems which revealed a higher than average need for specialist accommodation offering varying levels of support.

The Strategy identified that people with severe and enduring mental illness are more likely to live in general needs rented accommodation and are more likely to live alone and that there is a link between homelessness and mental illness. Examination of homelessness statistical returns bears this out with a marked increase over recent years of people accepted as homeless and in priority need due to a mental illness.

The Housing Needs Survey identified a total of 1,858 people (around 1.5% of the population) with a mental health problem contained within 1,777 households. Of these, 65% indicated that the problem was serious enough for them to require care or support but currently 18% (220 people) were not receiving sufficient care or support, with the main needs being for personal care (43%), support to establish social contact/activities (41%), and looking after the home (32%).

Adults with a Learning Disability

520 people with a learning disability are known to the Council and health services with the majority living with family. The Housing Needs Survey found a slightly higher level of people aged 16 or over with a learning disability, at 635, although as the Survey is based on a household's self assessment of their circumstances it is likely to reveal the full range of disability including those with low level needs.

Accommodation based provision for this client group is proportionately higher than national averages, however, it is projected that the number of potential ALD clients requiring supported living will increase over the next five to ten years due to the number of clients living with elderly carers. The Housing Needs Survey found a shortfall in the number of adults with learning disabilities who stated that they require care and support but are not currently receiving sufficient levels of care or support. This is further evidenced by the low vacancy levels across supported living schemes and a waiting list of clients requesting access to these services.

Halton is currently producing an Accommodation Strategy for adults with learning disabilities which will attempt to address this shortfall.

Teenage Parents

Independent research undertaken in 2005 on the needs of teenage parents did not reveal a need for specific accommodation for this client group which accords with the Teenage Pregnancy Strategy and Homelessness Strategy. However, the findings, which included a lack of communication and difficulty accessing services prompted the Council to establish a floating support scheme for young people aged 16 to 25 (including teenage parents) living with parents or relatives. The aim of the scheme is to offer support to young people while they remain at home and to adopt a planned approach to help them find and sustain their own accommodation.

Care Leavers

The needs of young people leaving care, together with young people at risk and single homeless people was identified as the number one priority for additional provision in the current Supporting People Strategy. As a result, a 6 bed unit of accommodation for young single homeless people was developed in Widnes in 2006.

A protocol has been agreed between the Council and major housing providers in the Borough to provide accommodation to vulnerable young people, including 16 and 17 year olds and those leaving care, and to ensure that the Council fulfils its corporate parenting responsibilities. The protocol will assist case workers to identify suitable accommodation as part of the Pathway Plan for young people leaving care. An important feature of the agreement is that, where the young person is under 18, the Council will hold the tenancy in trust.

Domestic Violence

Halton Borough Council, the Crime and Disorder Unit and Halton Women's Aid have endorsed a zero tolerance campaign against domestic violence. In 2007/08, 12% of households accepted as statutorily homeless were homeless or threatened with homelessness due to domestic violence, equating to 38 households.

Despite provision for this client group in Halton being above the national average, securing temporary accommodation can sometimes be problematic. Much effort has been put into enabling families experiencing domestic violence to remain in their own home through the use of a sanctuary scheme which provides a tailored package of home security. Not only does the sanctuary scheme avoid the upheaval of families having to move, but it is more cost effective than rehousing families, with the average cost to adapt a home being £800 compared to an average of £3,500 to rehouse families. Consequently, resources can be stretched so that more families in need can benefit.

Additionally, Supporting People have commissioned an outreach worker via the St Helens Accommodation Project to help clients suffering from domestic violence with housing and support issues.

Offenders

Halton's provision for this client group is considerably lower than the national average. There are currently three services that can support 11 offenders, however, 7 of these units are delivered within homeless services for single people. Only one service is specifically for ex-offenders and as such this is the only service able to accept serious offenders.

Halton also has no specific services for offenders with a mental disorder, though all local services for people with mental health problems accept mentally disordered offenders, subject to their exclusion policies which usually relate to serious offenders.

However, Halton does liaise with local prisons to ensure that accommodation is secured for those prisoners from Halton considered to be vulnerable and in priority need before their release date. RSLs have given a commitment to assist the Police in rehousing prolific and persistent offenders into suitable accommodation.

Halton is also a member of the Halton Multi-Agency Protection Panel, chaired by Cheshire Police. This enables housing to be involved in the multi-agency approach required for high risk offenders, and to ensure that as far as is possible, suitable accommodation is secured.

People who misuse drugs and alcohol

Halton's level of provision for people with drug problems is slightly higher than both regional and national averages, thanks to the provision of a 4 unit accommodation based scheme and the provision of 7 units of floating support There is no accommodation based support for people with alcohol problems.

However, support services for people with drug and alcohol problems have improved with the opening of a "one stop shop" for drug and alcohol users in Widnes offering a wide range of treatment options and facilities.

People with HIV/Aids

Halton has a very low number of people who are known to have HIV or AIDs. Halton and St Helens Primary Care trust currently commissions services for people with HIV/AIDs from two voluntary agencies and the Council currently has no plans to develop client specific services at a local level due to the low numbers involved. However, the needs of this client group are regularly monitored by Halton's Supporting People Team and discussions have taken place within the Merseyside Cross Authority group to identify the potential to commission a sub regional service

SUMMARY

- Halton has a very small Black and Minority ethnic population, although the demographics of that population are rapidly changing due to Eastern European migration.
- The Council is improving provision for Gypsies and Travellers in accordance with the recommendations of the Cheshire Gypsy and Traveller Accommodation Needs Assessment, with the development of a 14 pitch transit site.
- Recent prevention service developments for homeless people are proving successful and should have a positive impact on acceptances and number of people in temporary accommodation.
- The Council is working with RSL partners to develop projects to tackle worklessness on social housing estates.
- Supply and demand analysis for particular client groups reveals a need for increased accommodation for the elderly, particularly extra care accommodation, making better use of the existing stock of adapted dwellings and a range of accommodation for people with mental health problems offering varying levels of support.

SECTION 5 – WIDER SERVICE DEVELOPMENTS

Introduction

The purpose of this section of the Strategy is to examine developments in other service areas which have a direct impact on housing in the Borough.

Lettings and nominations

Since transfer of the housing stock, the Council has maintained a waiting list for housing in the Borough and adopted an allocations policy, both of which are administered under contract by Halton Housing Trust. We have also developed a nominations agreement with seven RSLs operating in the Borough to ensure that all major housing providers contribute to meeting the needs of households who are afforded reasonable preference under the Council's policy.

The current policy is based on a traditional points system, however, the Council and RSL partners are working together to ensure that Choice Based Lettings is introduced in the Borough, in line with the Government's target for all authorities to operate a choice based system by 2010.

Anti social behaviour

In a recent borough wide survey of residents measuring satisfaction with their neighbourhoods, 44% felt that anti social behaviour was a problem in their area. The Safer Halton Partnership has adopted a no tolerance approach to anti social behaviour and launched "Promoting Positive Behaviour - Halton's Anti Social Behaviour Strategy 2007 – 2009" early in 2007. The Strategy advocates a holistic approach which focuses on three specific areas:

- Prevent & Deter
- Protect & Punish
- Rehabilitate

We are working with RSLs under the umbrella of the Safer Halton Partnership to deliver on a number of projects that will help achieve the aims of the Strategy. These include: the development of community watch schemes; providing a rapid response to anti-social behaviour; enhancing the Council's public protection responsibilities to protect communities by taking the necessary legal action against persistent anti-social behaviour offenders; working with communities to address the experience and effects of anti-social behaviour; and providing diversionary activities for young people, as well as improving our support for families. Family support will be key to looking at the causes of anti-social behaviour, as support from parents and carers is needed to address some young peoples' behaviour.

The Partnership has been successful in securing funds from the Government's Respect Task Force to commission a floating support scheme and parenting practitioner specifically to work with families who exhibit low to medium level anti social behaviour problems. The programmes are designed to challenge the behaviour of these families, which, if successful, will have a positive impact on the communities where they live and prevent any future risk of eviction due to anti social behaviour. In addition a Family Intervention Project has been developed to support families whose accommodation is more imminently under threat due to anti social behaviour. The project offers either outreach support or a more intensive dispersed service for families with the most challenging problems who are very close to eviction or have already been evicted.

Work with partner agencies such as RSLs to develop an Information Sharing Protocol to help facilitate these projects is well underway. We also plan to work with RSLs to develop a suite of performance indicators to help measure the success of these preventative measures and to promote our success in tackling anti social behaviour.

Neighbourhood management

Neighbourhood management aims to "close the gap" between some of the most deprived neighbourhoods and the rest of the Borough by putting local communities at the heart of public service decision making. Using funds from the Government's Safer and Stronger Communities Fund, three neighbourhood management pilots have been established in Halton, with the intention that, if successful, the approach will be rolled out to other neighbourhoods. The work of the pilots is overseen by the Halton Neighbourhood Management Partnership Board, established in March 2007, which reports to the Halton Strategic Partnership.

The Private Rented Sector

Though the Borough's private rented sector is small, Halton is committed to improving conditions for private tenants, which tend to be disproportionately worse than for any other sector. We are taking a two pronged approach based on encouragement, through the provision of a Landlord Accreditation Scheme and financial assistance for private sector landlords to bring empty property back into use and enforcement to ensure private rented dwellings meet the minimum required standards, including those newly imposed by the Housing Act 2004.

Planning policies

The adopted Regional Spatial Strategy (2003) sets a target for the provision of 330 (net) new dwellings per annum for Halton. However, the Strategy is in the advanced stages of a review and the new (net) dwelling target for Halton is set to increase to 500 dwellings per annum for the period 2003-2021. The recent Growth Point announcement means that the mid Mersey region will be expected to deliver an additional 20% new dwellings on emerging targets.

Current planning policies are contained within Halton's Unitary Development Plan. However, work to replace this document with a Local Development Framework (LDF) is underway. It is anticipated that a Core Strategy for the LDF will be adopted in 2009, followed by a series of Development Plan Documents and Supplementary Planning Documents to implement Core Strategy principles.

Modernising Halton's adaptations service

Early in 2007, work began on proposals to improve the adaptations service to ensure that it is more efficient, equitable, accessible, responsive and timely. The work included the appraisal of alternative service delivery options including outsourcing or integration and/or co-location of the Home Improvement Agency, Grants service and Independent Living Team and detailed examination of business processes to eliminate duplication and minimise delays. The decision was taken to integrate all three teams into one management division and form the Halton Home Improvement and Independent Living Services which has been relocated to one site in Widnes.

As discussed earlier in the document, work is also underway to develop a joint funding protocol with local registered social landlords for adaptations to their stock, ensuring that a more equitable service is provided regardless of tenure.

Key Performance Information

Like all areas of the Council, the housing service must work within a performance framework which measures the effectiveness of what we do, enables comparison with other Councils and ensures that the service we provide continually improves. Key performance information is presented at Appendix 2 of this document.

From April 2009, the current inspection regime (incorporating Comprehensive Perfomance Assessment, Joint Area Review etc) will be replaced by a Comprehensive Area Assessment (CAA). The CAA recognises the place shaping and strategic leadership roles of local authorities and supports a more area based, outcome focused approach to ensuring that the right services are delivered to local communities. Housing plays a critical role in delivery of these services and we intend to work closely with our partners, particularly social landlords, to consider how the quality of services they deliver impact upon the area and quality of life for citizens who live there.

PART 3 – DELIVERING THE VISION

Introduction

This final part of the Strategy focuses on the activities required to deliver the vision for housing described in the foreword, taking into account identified local needs , and the wider regional and sub regional context described in Part 1. Part 3 is presented in the following 3 sections:

Section 1 – the resources likely to be available to the Council and a summary of past resource activity

Section 2 – Priorities for action and options for meeting the priorities

Section 3 – Housing Strategy Action Plan 2008 to 2011

Section 4 – Monitoring, consultation and feedback

SECTION 1 – RESOURCES

Since the Council transferred its stock in December 2005 it no longer has a Housing Revenue Account and, as predicted in the last Housing Strategy, capital resources from the Regional Housing Pot have reduced considerably. It is considered likely that this trend will continue for the foreseeable future, making meeting the priorities identified in the Strategy an even greater challenge.

The following table shows the new resources available to the Council for housing purposes over the last 3 years.

Housing Investment (£000s)	2005/06	2006/07	2007/08
Share of Regional Pot	2,820	1,009*	889
DFG Subsidy	317	383	385
General Fund Capital	125	0	300
Gypsy Site Grant	435	0	0
Total resources	**3,697**	**1,392**	**1,574**

* Reduction in share of RHP due to transfer of housing stock

Housing expenditure in the Borough is supplemented by Regional Housing Pot investment allocated by the Housing Corporation to fund the development of new dwellings by RSLs, which for the last 3 years has concentrated on housing development for rent and shared ownership as part of the regeneration of the Castlefields estate in Runcorn.

Investment via the Housing Corporation £000s	2005/06	2006/07	2007/08
RSL Development	3,580	2,700	5,800

In addition, Halton Housing Trust is in the process of upgrading the former council stock, with investment of £129 million. The Trust is confident that all of the 6,100 homes will meet the Government's Decent Homes Standard by the target date of 2010.

Future resources

The Government announced in the Comprehensive Spending Review 2007 that it is increasing investment in housing nationally to meet the growth expectations of the Housing Green Paper, published in July 2007, and to increase the supply of affordable housing nationally. For the North West this means a 16% increase on previous funding levels bringing in £801 million for 2008 – 11. However, this increase is the lowest rise of all regions and it is accompanied by minimum outputs for the North West to deliver a 35% increase in the number of new social rented units and a 26.7% increase in the number of new units for low cost home ownership.

At the time of writing the Strategy, the Council is facing a 30% cut in resources for 2008/09. Due to the increased emphasis on delivery of affordable housing, indications are that resources through the Housing Corporation's National Affordable Housing Programme will increase. It is not clear at this stage how this will impact on future funding levels in Halton but the likely scenario is presented below:

RHP allocation – likely scenario £000s	**2008/09**	**2009/10**	**2010/11**
Protection on 2006/08 resources	70%	70%	56%
	622	622	498

An added complication is that Government is currently reviewing the distribution formula for DFG subsidy. It is unknown at this stage what impact this will have on Halton's DFG subsidy for future years.

Predicted total resources £000s	**2008/09**	**2009/10**	**2010/11**
Borrowing approval	622	622	498
DFG Subsidy	385	385	385
Total	1,007	1,007	883

Given the erosion of resources and the limited availability of funding from other sources within the Council, Halton has decided that the full Housing allocation should be made available for housing purposes, with non housing developments being funded from other sources as set out in the Council's capital strategy.

The Housing Corporation has recently announced resource allocations for the next 3 years from the National Affordable Housing Programme, with £11.8 million allocated to housing. This will enable the development of 287 new dwellings, half for rent and half for shared ownership under the New Build HomeBuy programme, with 207 to be built in the Castlefields area of Runcorn.

Housing Corporation (£000s)			
	2008/09	**2009/10**	**2010/11**
RSL development	4,748	5,682	1,350

Supporting People funding

Since 2003/04 Supporting People resources have been the single funding source for delivery of housing related and floating support to residents. In 2005/06 the distribution formula used to allocate Supporting People resources to local authorities was reviewed. It is unclear at the time of writing the Strategy what impact this will have on Halton's allocation for 2008/09 since it has not been confirmed at what stage the new distribution formula will take effect.

SUMMARY

- Government expenditure on housing is set to increase nationally, however, this will be specifically targeted at housing growth and affordable housing at the expense of private sector renewal.

- The Council is likely to receive a reduced capital allocation over the term of the Strategy.

- Resources will increasingly be targeted at specific interventions developed at a sub regional level.

- There is uncertainty over the levels of funding available for adaptations and new supported housing schemes.

SECTION 2 – HOUSING PRIORITIES

The priorities for housing mirror the priorities contained within Halton's Community Strategy. The following table describes how the objectives of this Housing Strategy can contribute over the next 3 years to meeting the objectives and targets for Halton's communities.

It is recognised that many housing objectives can make a contribution to more than one of the Community Strategy's aims, however, within the table we have shown the link to the community objective where housing can play the most significant part.

Following on from this Section 3 contains the Housing Strategy Action Plan which demonstrates how we intend to deliver on the priorities identified.

Housing Strategy's contribution to Halton's Sustainable Community Strategy

Housing and Community Priority	Overall aim	Relevant key objectives	Relevant improvement targets (in Community Strategy)	Related housing objectives
A Healthy Halton	To create a healthier community and work to promote well being – a positive experience of life with good health (not simply an absence of disease) and offer opportunities for people to take responsibility for their health with the necessary support available.	To promote a healthy living environment and lifestyles to protect the health of the public, sustain individual good health and well-being, and help prevent and efficiently manage illness	All social housing to have affordable heating systems and insulation levels that exceed the national minimum guidelines.	Achieve a year on year reduction in the proportion of non decent private sector homes occupied by vulnerable households. Improve conditions in the private rented sector. Increase the number of people on income based benefits who live in energy efficient homes.
		To remove the barriers that disable people and contribute to poor health through ensuring that people have ready access to a wide range of social, community and housing services…that enhance their quality of life		Improve provision of supported housing for an ageing population. Improve equality of access to housing adaptations.

Housing and Communit y Priority	Overall aim	Relevant key objectives	Relevant improvement targets (in Community Strategy)	Related housing objectives
Halton's Urban Renewal	To transform the urban fabric and infrastructure, to develop exciting places and spaces and to create a vibrant and accessible borough that makes Halton a place where people are proud to live and see a promising future for themselves and their families.	To support and sustain thriving neighbourhoods and open spaces that meet people's expectations and add to their enjoyment of life	Ensure the decency standard is met by all social housing Ensure 50% of all new housing is built on brownfield sites	Monitor progress towards achieving decent homes target in the social rented sector. Ensure plans are in place to meet "Decent Homes Plus" (subject to agreed standard being introduced by Government) Increase the supply of affordable housing in the Borough in line with the recommendations of the Housing Needs Survey. Introduce Choice Based Lettings by 2010. Update data on condition of the private sector stock.
		To enchance, promote and celebrate the quality of the built environment in Halton including tackling the legacy of contamination and dereliction, to further improve the Borough's image		Complete the regeneration of the Castlefields estate Commission consultants to undertake research to prioritise regeneration of the New Town estates Work in partnership with local authority partners to improve the housing offer in the Liverpool City Region.

Housing and Community Priority	Overall aim	Relevant key objectives	Relevant improvement targets	Related housing objectives
Children and Young People in Halton	To ensure that in Halton children and young people are safeguarded, healthy and happy, and receive their entitlement of high quality services that are sensitive to need, inclusive and accessible to all	To ensure all children and young people in Halton grow up and thrive in safe environments, communities, homes and families	To reduce the number of care leavers who live in temporary accommodation to below 15%	Complete Homelessness review and new Homelessness Strategy. Reduce levels of overcrowding within social rented housing.
Employment, learning and skills in Halton	To create an economically prosperous borough that encourages investment, entrepreneurship, enterprise and business growth, and improves the education, skills and employment prospects of our residents and workforce so they can all share in the opportunities Halton affords.	To promote and increase the employability of local people and remove any barriers to employment to get more people into work	Increase employment rate by 2% Reduce economic inactivity rate by 10% Ensure unemployment rate in any ward is less than 20% above the national average.	Maximise the employment related benefits of physical improvement/refurbishment works Expand programme of housing construction/improvement training activity Deliver increased employment outreach activity with RSLs through Job Centre Plus and Halton People into Jobs

Housing and Community Priority	Overall aim	Relevant key objectives	Relevant improvement targets	Related housing objectives
A Safer Halton	To ensure pleasant, safe and secure neighbourhood environments with attractive, safe surroundings, good quality local amenities and the ability of people to enjoy life where they live.	To create and sustain better neighbourhoods that are well designed, well built, well maintained, safe and valued by the people who live in them, reflecting the priorities of residents	Reduce levels of expressed fear of crime and anti social behaviour by 25% Raise satisfaction levels with the neighbourhood area where people live to above 63% Implement a local management scheme in all neighbourhoods in Halton	Work with housing providers to reduce the incidence and perceptions of anti social behaviours on social housing estates. Conduct research into long term vacant dwellings in Halton with a view to participating in the development of a sub regional Empty Homes Strategy

SECTION 3 - HOUSING STRATEGY ACTION PLAN 2008 to 2011

Priority 1 – A Healthy Halton

What we are going to do	How we are going to do it	Target	By when	Outcomes	Resources needed	How we will measure success
Achieve a year on year reduction in the proportion of non decent private sector homes occupied by vulnerable households	Commission House condition survey to establish accurate baseline data. Target major works assistance in accordance with new Private Sector Renewal Strategy.	Commission House Condition Survey 130 homes improved in year 1 81 homes improved in year 2	2009 2009 2010	Completed House Condition Survey Baseline data established Improved conditions for vulnerable households	Cost of survey estimated at £50K. Provision of grants and loans reliant on continued funding from Regional Housing Pot at current levels.	Annual Housing Investment Programme returns. Successive House Condition Surveys
Improve conditions in the private rented sector	Promotion of Landlord Accreditation Scheme and Accredited Landlord Grants Use of enforcement powers as appropriate	Receive 10 full applications for accredited landlord status per year Increase satisfaction levels in the private rented sector to 70%	2010 2010	Increased awareness of Landlord accreditation Scheme Increased satisfaction with private rented sector	As above.	House condition survey Future Housing Needs Surveys Level of complaints from private tenants Improvements made to achieve accredited status
Increase the number of people on income based benefits who live in energy efficient homes	Promotion of energy efficiency grants and other initiatives in partnership with Energy Saving Trust Advice Centre	Conduct survey to establish baseline Establish yearly targets from baseline	2009 2009	Baseline data established Improved conditions and improved financial position for vulnerable households	Annual contribution to Energy Saving Trust Advice Centre (approx £10 - £15k)	Annual surveys
Improve provision of supported housing for an ageing population	Establishment of a multi disciplinary team to identify potential sites and develop funding bids for extra care housing scheme and reviewing existing sheltered housing provision to determine if continues to be strategically releavnt	Establish multi disciplinary team Agree use of section 106 powers for new developments to be considered for extra care Review existing sheltered housing provision	2008 2009 2009	Development of extra care housing scheme, preferably in Widnes	Development of scheme will require Housing Corporation or Dept of Health investment in the region of £5m. Ongoing revenue costs to be met by Supporting People.	Construction and occupation of units.
Improve equality of access to housing adaptations.	Develop protocol with RSLs to share cost of disabled adaptations	Develop protocol 43 adaptations to RSL stock in year 1 11 adaptationss to RSL stock in year 2	2008 2009 2010	Improved joint working arrangement with RSLs established Backlog of adaptations to RSL stock cleared Improved service to RSL tenants	Dependent on outcome of agreement.	Monitoring by Older Persons Local Implementation Team and Housing Partnership. Annual Housing Investment Programme returns

Priority 2 – Halton's Urban Renewal

What we are going to do	How we are going to do it	Target	By when	Outcomes	Resources needed	How we will measure success
Ensure all social housing stock in the Borough meets Decent Homes standard	RSLs well on way to delivering the target but local authority has a role in continuing to monitor progress	100% of social housing stock meets Decent Homes standard	2010	All homes in social rented sector decent	RSL reserves/borrowing powers No resource implications for local authority	Annually alongside collection of data for Housing Investment Programme (HIP)
Ensure plans are in place to meet Decent Homes Plus (subject to standard being introduced by Government)	Joint work with RSLs to ensure that the target is incorporated into planning	100% of social housing stock meets Decent Homes Plus standard	To be agreed	Plans in place for all social rented homes to meet Decent Homes Plus	RSL reserves/borrowing powers No resource implications for local authority	Baseline established through Housing Partnership. Annual monitoring alongside collection of HIP data
Increase the supply of affordable housing in the Borough in line with the recommendations of the Housing Needs Survey	Deliver in excess of 500 net dwellings per year in line with emerging Regional Spatial Strategy Work with developers and partners on growth point Participate in sub regional initiatives	To deliver 25% affordable housing on qualifying sites	Annual	Increase in affordable housing units	None from internal resources. Funding for sub regional initiatives subject to outcome of competitive bidding processes from CLG and NWRA respectively	Housing Flows Reconciliation return to ODPM. Housing Investment Programmes annual returns Future Housing Needs Surveys and Strategic Housing Market Assessments
Introduce Choice Based Lettings by 2010	Evaluate options to form partnership with existing scheme Seek agreement of partners on selected options Develop and consult on selected model	Agreement reached with partners on chosen model Consultation with customers and stakeholders completed Go live	Jan 2009 Dec 2009 April 2010	Choice Based Lettings in place in Halton	Funding levels will depend on chosen option/model. At time of writing potential funding implications for the Council are being examined.	Scheme live
Update data on condition of the private sector stock	Commission Private Sector Stock Condition Survey Develop process to monitor grant applications using GIS	Stock Condition Survey completed Continuous monitoring system in place	2009 2009	Completed Stock Condition Survey	Survey likely to cost approximately £50k. Need to identify capital resources from 2008/09 budget.	Completed survey Findings reported to executive Board
Complete the regeneration of the Castlefields estate	Work with RSLs to ensure successful delivery of phase 3 of the programme	Delivery of: 66 units in year 1 88 units in year 2 2 unit in year 3	 2009 2010 2011	Completion of Masterplan Improved conditions and housing choice for residents of Castlefields	Reliant on successful bids to Housing Corporation for NAHP resources	Annual Housing Investment Programme returns
Commission consultants	Work with English	Completed research	2010	Evidence base to support	Survey likely to cost	Report on findings to

to undertake research to prioritise regeneration in the New Town estates	Partnerships and RSLs to identify funding and develop brief	Spatial priorities identified and agreed	2010	spatial priorities and attract funding	approximately £50k. Need to identify capital resources	Executive Board
Work in partnership with local authority partners to improve the housing offer in the City Region	Implement Liverpool City Region Housing Strategy Action Plan in partnership with Eastern HMA LAs Participate in pilot of Home Movers Survey Jointly explore all available funding opportunities	To develop Joint Strategic Housing Market Assessment and s106 Planning Obligations Paper for Eastern HMA To develop Multi Area Agreement targets for Liverpool City Region	2011 2009	Improved housing offer within Liverpool City Region Improved joint working arrangements with local authority partners Improved understanding of housing markets	Funding implications for discreet projects yet to be determined Funding for Movers Survey identified for initial 12 month pilot (approx £4k)	Full implementation of Action Plan Monitoring reports from MIS on Movers Survey Monitoring of Liverpool City Region Housing Strategy

Priority 3 – Children and Young People in Halton

What we are going to do	How we are going to do it	Target	By when	Outcomes	Resources needed	How we will measure success
Complete Homelessness review and Strategy	Collate relevant data from stakeholders Review needs and provision Develop Strategy	Draft Strategy for approval by Exec Board Approved Strategy in place Strategy implementation	Dec 2008 Mar 2009 2009 onwards	Completed Strategy Improved services for homeless households and those at risk of homelessness Children and young people supported in stable accommodation	None as developed within existing resources	Strategy endorsed by Exec Board
Reduce level of overcrowding within social rented housing	Work with RSLs to develop policies that make best use of the housing stock	To reduce levels of overcrowding in the social rented sector to 4%	2011	Reduced levels of overcrowding Children and young people supported to thrive	May need resources to develop financial incentives to encourage households underoccupying accommodation to move to a smaller dwelling	Future Housing Needs Surveys and Strategic Housing Market Assessments

Priority 4 – Employment, Learning and Skills in Halton

What we are going to do	How we are going to do it	Target	By when	Outcomes	Resources needed	How we will measure success
Maximise the employment related benefits of physical improvement/refurbishment works	Inclusion of provisions within procurement contracts Exploration of employment related conditions in section 106 agreements.	Standard employment and training clauses in use as part of procurement processes. Section 106 standard clauses in operation.	April 2010	Reduced worklessness	Once taken on training should be accessible through national train to gain system	Reduced worklessness in priority wards
Expanded programme of housing construction/improvement training activity	Partnership working between Employment Learning and Skills SSP and Housing Providers Forum	50 training places 30 people into jobs	April 2010	Reduced worklessness	Additional activity above ELS SSP core funding will require further funding to be secured such as WNF, ESF, DWP, LSC	Reduced worklessness in priority wards
Delivery of increased outreach activity with RSLs through JobCentre Plus and Halton People into Jobs	RSLs, JCP and HPiJ joint planning group	250 people engaged with Information Advice and Guidance	April 2011	Reduced worklessness	Containable within existing resources	Reduced worklessness in priority wards

Priority 5 – A Safer Halton

What we are going to do	How we are going to do it	Target	By when	Outcomes	Resources needed	How we will measure success
Work with housing providers to reduce the incidence and perceptions of Anti Social Behaviour on social housing estates	Ensure that RSL's are signed up to the Respect Standard and the CDRP information Sharing Protocol Examine RSL existing performance framework and agree consistent data collection processes Develop suite of performance indicators to measure outcomes from preventative work Working with partner agencies and the local media to promote action/success in tackling ASB.	Reduce perceptions of ASB by 12%	2011	Consistent approach to data collection Analysis of success of invest to save measures	Contained within existing resources	Customer Satisfaction Surveys Data feedback from LAA's
Conduct research into long term vacant dwellings in Halton with a view to participating in the development of a sub regional Empty Homes Strategy	Analyse Council Tax records to map reasons why dwellings are empty and ascertain potential to develop interventions to bring back into use	To complete research Participate in development of a Sub regional Housing Strategy	Late 2008 2010	Completed research and annual updates Sub regional empty homes strategy Fewer long term empty homes	Contained within existing resources	Annual updates of research Annual Housing Investment Programme return

SECTION 3 – MONITORING, CONSULTATION AND FEEDBACK

Consultation

This Strategy has not been produced in isolation and we are grateful to our partners on the Housing Partnership Board for their commitment to continuously improve the housing offer and services in Halton. We also wish to take this opportunity to acknowledge and thank Halton residents who have taken the time to participate in the Housing Needs Survey and other resident surveys that have helped shape the strategic direction for housing in Halton.

The Strategy has produced in consultation with the stakeholders listed at Appendix 4.

Monitoring arrangements

The Housing Strategy Action Plan will be the key document by which delivery of our objectives will be monitored and progress tracked. Officers will monitor progress against the targets set on a quarterly basis and will review and, where necessary, update the Action Plan. Progress, and any changes to the Action Plan, will be reported annually to the Housing Partnership and the Health Policy and Performance Board. The Council will also comply with any requirements set out by Government Office for progress reporting.

Service user feedback

We currently use a number of mechanisms to monitor the quality of our services and user satisfaction. These include tenant satisfaction surveys and satisfaction surveys for private sector grant applicants. In addition, the Council has developed a citizen's panel, Halton 2000, members of which were instrumental in determining the five community priorities.

More recently we have sought the views of service users via focus group sessions on their experience of the homelessness service which will inform a forthcoming review of service delivery and the wider Homelessness review.

SUMMARY

The priorities of the Housing Strategy mirror those of Halton's Community Strategy and contribute to achieving those priorities as follows.

Priority 1 – A Healthy Halton

- Achieve a year on year reduction in the proportion of non decent private sector homes occupied by vulnerable households
- Improve conditions in the private rented sector
- Increase the number of people on income based benefits who live in energy efficient homes
- Improve the provision of supported housing for an ageing population
- Improve equality of access to housing adaptations

Priority 2 – Halton's Urban Renewal

- Monitor progress towards delivery of decent homes target in the social rented sector.
- Ensure plans are in place to meet Decent Homes Plus (subject to agreed standard being introduced by Government
- Increase the supply of affordable housing in the Borough in line with the recommendations of the Housing Needs Survey
- Introduce Choice Based lettings by 2010
- Update data on condition of the private sector stock
- Complete the regeneration of the Castlefields estate
- Commission consultants to undertake research to prioritise regeneration of New Town estates
- Work in partnership with local authority partners to improve the housing offer in the Liverpool City Region

Priority 3 – Children and Young People

- Complete Homelesness review and new Strategy
- Reduce the level of overcrowding within social rented housing

Priority 4 – Employment, Learning and Skills in Halton

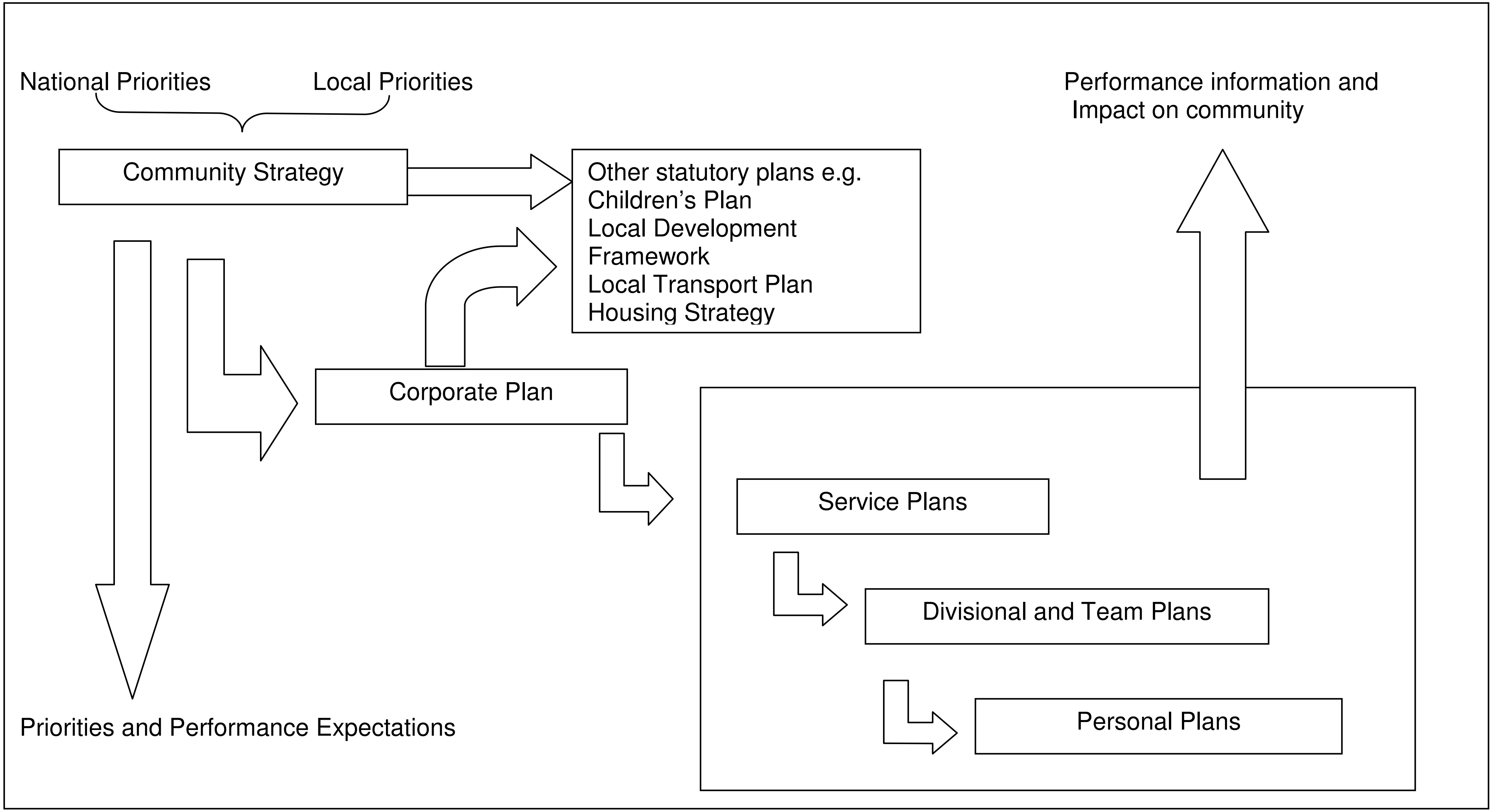
- Maximise the employment related benefits of physical improvements/refurbishment works
- Expand programme of housing construction/improvement training activity
- Deliver increased employment outreach activity with RSLs through JobCentre Plus and Halton People into Jobs

Priority 5 – A Safer Halton

- Work with housing providers to reduce the incidence and perceptions of Anti Social Behaviour
- Conduct research into long term vacant dwellings in Halton with a view to participating in the development of a sub regional Empty Homes Strategy

Appendix 1

Halton's Strategic Planning Framework



Appendix 2

Key Performance Indicators

PI number	Title	2005/06		2006/07		2007/08
		Target	Actual	Target	Actual	Target
BVPI 64	The number of private sector vacant dwellings that are returned into occupation or demolished as a direct result of action by the local authority	2	0	2	2	2
BVPI 183a	The average length of stay in bed and breakfast accommodation of households which include dependent children or a pregnant woman and which are unintentionally homeless and in priority need (weeks)	2	1.69	1.8	5.33	3
BVPI 183b	Average length of stay in hostel accommodation (weeks)	0	0	0	0	0
BVPI 202	The number of people sleeping rough on a single night within the area of the authority	0	0	0	2	0
BVPI 203	The % change in the average number of families (which include dependent children or a pregnant woman) placed in temporary accommodation under the homelessness legislation in the current financial year compared with the average from the previous year	15	10.85	10	18.75	-15
BVPI 213	The number of households, who approached the local housing authority's housing advice service(s), and for whom housing advice casework intervention resolved their situation	New indicator for 2005/6 No target set	0	1.06	0.42	1.42
BVPI 214	Proportion of statutory homeless households accepted as statutory homeless by LA within last 2 years	New indicator for 2005/6 No target set	4.1	4.5	1.24	1.2

Appendix 3

Progress on HOUSING STRATEGY ACTION PLAN 2005/06 – 2007/08

Target	Timescale	Milestones	How Measured	Funding Implications	Capital Cost to Council of Meeting Objective (£000s)			Links to Community Strategy, Corporate and Service Plan objectives	Progress against target
Improving Housing Conditions					**2005/06**	**2006/07**	**2007/08**		
Ensure all social housing stock in the Borough meets the decent homes standard.	By 2010.	Reduction of 30% in numbers of non-decent homes by 2007, and elimination by 2010.	RSL and Council stock data, ODPM returns.	No implications for Council. Transfer of Council stock in 2005 will secure necessary resources (approx. £85m) to meet target, and other RSLs have included funding in maintenance programmes to meet their target.	nil	nil	nil	2F 1 1C 1	Aggregate non-decency levels of 35%. On course to meet the 2010 target.
Achieve a year on year reduction in the proportion of non decent private sector homes occupied by vulnerable households	Ongoing.	Establish accurate baseline data to measure progress. Review renewal policy in 2005 to consider need for change to achieve target.	House condition survey in 2007.	Cost of survey estimated at £50K. Provision of grants and loans reliant on continued funding from Regional Housing Pot at current levels.	2,250	700	750	2F 1 2F2 1C1	Private Sector Renewal Policy has been amended to target Decent Homes Standard.. It has not been possible to undertake a Private Sector Stock Condition Survey due to ongoing resource constraints.
Improve the energy rating of private sector stock.	By 2010.	Improve SAP rating from 48 to 50.	House condition survey in 2007.	As above.	75	75	75	1C 1 4A 1	See above re: delay in undertaking condition survey.

Target	Timescale	Milestones	How Measured	Funding Implications	Capital Cost to Council of Meeting Objective (£000s)			Links to Community Strategy, Corporate and Service Plan objectives	Progress against target September 2006
Meeting Identified Housing Needs					**2005/06**	**2006/07**	**2007/08**		
Achieve planning target for net new housing provision.	By 2008	Achieve 330 net new dwellings per year over duration of Strategy.	Housing Flows Reconciliation return to ODPM.	None.	nil	nil	nil	2F 5G	The Council has achieved in excess of the RPG target of 330 net new dwellings per year over the period of the Strategy. 2005 – 405 dwellings 2006 – 741 dwellings 2007 – 419 dwellings
Secure additional housing for the single homeless to meet the needs identified in the homelessness and Supporting People strategies.	By 2007	a) Secure 5 units for young homeless by 2005, and b) secure 24 units of floating support for young homeless.	Homelessness Forum and Supporting People Core Strategy Development Group (CSDG).	Capital and revenue funding for a) is included in 2005/06 budgets. Revenue support for b) is included in the Supporting People 5 year strategy as the first priority.	100	nil	nil	4D 2 4A 1 5C 1	6 units built in Widnes for young homeless - opened Jan 06. A floating support scheme with 20 spaces for young people was commissioned in Feb 2006.
Improve housing provision for those with a physical/sensory disability.	By 2007	Secure the development of at least 5 units of supported accommodation.	PSD LIT and Supporting People monitoring.	Provision included in 2005 /06 capital programme, support costs to be met by savings from placements outside the borough.	225	nil	nil	3A1 4D1 4D2 5C1	A review of housing needs for this client group resulted in development proposal being cancelled.

Target	Timescale	Milestones	How Measured	Funding Implications	Capital Cost to Council of Meeting Objective (£000s)			Links to Community Strategy, Corporate and Service Plan objectives	Progress against target Sept 06
					2005/ 06	**2006/ 07**	**2007/ 08**		
Improve housing provision for mental health clients.	By 2008	Secure new housing to meet needs identified in Accommodation Strategy.	Mental Health LIT. Supporting People CSDG.	Financial provision made in 2006/07/08 to fund identified accommodation needs.	nil	300	300	3A1 4D1 4D2 5C1	Mental Health Team developing accommodation strategy – exact nature and scale of need still to be clarified.
Improve extra care housing provision for older people	By 2008	Secure 1 further scheme of extra care housing for rent of approx. 40 units.	Supporting People CSDG.	Approx. £3m capital support from the Housing Corporation or Dept. of Health. Revenue built into the Supporting People Strategy.	nil	nil	nil	4D 2 5G	Bids for DoH and Housing Corporation funding have been unsuccessful to date. The outcome of a bid under the 2008/11Housing Corporation bid round is awaited.
Determine the need to introduce an affordable housing policy.	By 2006	Undertake housing needs survey in 2005.	Survey findings.	Cost of survey to be funded from 2005/06 capital programme.	70	nil	nil	2F 2	Housing Needs Survey completed June 06. Need to develop an Affordable Housing Policy established from survey findings.
Improving Services									
Establish a Home Improvement Agency.	By 2005	Secure necessary funding and comply with ODPM/Foundations requirements.	Accreditation by Foundations organisation.	Revenue Budget provision has been made in 2005/06.and Supporting People funding secured.	nil	nil	nil	4D 3 4A 1 4D1 3A1	Complete.

Target	Timescale	Milestones	How Measured	Funding Implications	Capital Cost to Council of Meeting Objective (£000s)			Links to Community Strategy, Corporate and Service Plan objectives	Progress against target
					2005/ 06	**2006/ 07**	**2007/ 08**		
Improve equality of access to housing adaptations.	By 2006	Agree DFG funding protocol with RSLs.	Monitoring by Older Persons Local Implement ation Team.	Grants will be restricted to funding awarded by ODPM.	650	650	650	3A 1 4D 1	Progress delayed due to Government review of DFGs. Review has now been resumed with aim to agree funding protocol by end of 2008.
Develop joint working with RSLs to combat anti social behaviour.	By 2006	Establish a joint working group and introduce joint training programme with RSLs.	Monitored by Housing Partnership .	Costs to be contained within existing organisational budgets.	nil	nil	nil	5C 1 5D	A joint approach to Anti Social Behaviour has been introduced by the Anti Social Behaviour Strategy which all major RSLs have signed up to.
Establish a Landlord Accreditation Scheme.	By 2006	Formal launch of scheme.	Monitoring by Local Strategic Partnership .	NRF funding secured for 2-year pilot.	nil	nil	nil	2F	Scheme established and launched in August 2006. 16 landlords have achieved accreditation status, covering 92 properties.
Refresh housing needs data.	By 2005	Completion of housing needs survey.	Findings reported to Health Policy and Performanc e Board.	To be funded from 2005/06 budget.	Includ ed above	nil	nil	2F 2	Housing Needs Survey completed 2006. Findings reported to Urban Renewal PPB on 20/09/06 followed by members seminar.

Target	Timescale	Milestones	How Measured	Funding Implications	Capital Cost to Council of Meeting Objective (£000s)			Links to Community Strategy, Corporate and Service Plan objectives	Progress against target
Developing the Strategy					**2005/**	**2006/**	**2007/**		

					06	07	08		
Determine need for specialist housing /support for BME households.	By 2006	Complete analysis of available data (and commission new research if needed)	Findings included in next strategy review.	None unless new research commission needed.	nil	nil	nil	5D 5C 1	Housing Needs Survey includes analysis of BME housing needs which has been fed into new Strategy
Improve monitoring of housing market changes.	By 2006	Full implementation of database and GIS system, ability to produce regular monitoring data.	Monitoring by Local Strategic Partnership.	NRF funds secured for 2-year development programme.	nil	nil	Nil	2F 2	Scheme fully implemented and able to produce monitoring reports. However, some RSLs are using own resources for in house monitoring.

Total of above costs	**3,405**	**1,725**		**1,775**

Appendix 4

List of consultees and contributors

The following departments and organisations have helped to shape and influence this Strategy and we are grateful for their contributions:

Registered Social Landlords
Halton Housing Trust
Riverside
Liverpool Housing Trust
Arena
Cosmopolitan
CDS
William Sutton Homes
Places for People
Housing 21

Voluntary organisations
Halton YMCA
Age Concern
Shelter
Citizens Advice Bureaux
St Helens Accommodation Project
Warrington Law Centre
Halton GOALS
CIC
Addaction
Link Up
Alternative Lighthouse Projects

Estate agents
Abbeyfords
Dixon Webb
Michael C. Adams
Edwards Grounds
Mark Nicolas Estates
Harlequin Homelets
Martin and Co.
Peacock Property

Council Departments
Children and Young People Directorate
Planning
Corporate Policy
Major Projects
Social Services
Economic Development
Major Projects
External Funding
Supporting People
Transport
Neighbourhood Management
Community Safety Team
Drug and Alcohol Action Team
Housing Benefits
Homelessness Prevention Team
Independent Living Team

Other
Government Office North West
Connexions
General public via Council website
Halton's Local Strategic Partnership Board

Appendix 5

How to find out more

Report	Contact	Organisation	Tel. No.	Web Site
Community Strategy 2006 - 2001	Shelah Semoff Shelah.semoff@halton.gov.uk	Halton Borough Council	0151 907 8300	www.halton.gov.uk
Corporate Plan 2006 - 2011	Shelah Semoff Shelah.semoff@halton.gov.uk	As above	As above	As above
Index of Multiple Deprivation 2004	Richard Stevens richard.stevens@halton.gov.uk	As above	0151 907 8300	N/A
Liverpool City Region Housing Strategy 2007	Mike Cryan Mike.Cryan@merseyside.org.uk	Merseyside Policy Unit	0151 237 3537	N/A
Eastern and Northern City Region Housing Market Assessments 2007	As above	As above	As above	As above
Vulnerable Housing Markets Report 2007	As above	As above	As above	As above
BME and Gypsy and Traveller households report	As above	As above	As above	As above
Halton Unitary Development Plan	Andrew Pannell andrew.pannell@halton.gov.uk	Halton Borough Council	0151 907 8300	www.halton.gov.uk

Report	Contact	Organisation	Tel. No.	Web Site
Halton Housing Needs Survey 2006	Joanne Sutton joanne.Sutton@halton.gov.uk	Halton Borough Council	0151 907 8300	www.halton.gov.uk
Cheshire Partnership Area Gypsy and Traveller Accommodation and Related Services Assessment 2007	Dawn Taylor dawn.taylor@halton.gov.uk	As above	As above	N/A
Merseyside Social Housing Demand Study 2005	Steve Williams steve.williams@halton.gov.uk	As above	As above	N/A
West Bank Neighbourhood Renewal Assessment 2006	Phil Brown phil.brown@halton.gov.uk	As above	As above	N/A
Halton Homelessness Strategy 2003 - 2008	Terry Upton Terry.upton@halton.gov.uk	As above	As above	www.halton.gov.uk
Shelter Multi Agency Monitoring reports	As above	As above	As above	N/A
Halton Supporting People Strategy	Angela McNamara angela.mcnamara@halton.gov.uk	As above	As above	www.halton.gov.uk
Halton Private Sector Housing Condition Survey 2002	Phil Brown phil.brown@halton.gov.uk	As above	As above	N/A
Halton Supported Housing Needs Survey 2002	Steve Williams steve.williams@halton.gov.uk	As above	As above	N/A

Report	Contact	Organisation	Tel. No.	Web Site
Accommodation and Support Strategy for Older People in Halton	Mark Holt mark.holt@halton.gov.uk	Halton BC/Halton PCT	As above	N/A
Halton Learning Disabilities Partnership Housing and Support Options 2003-2008	Marie Mahmood marie.mahmood@halton.gov.uk	Halton BC	As above	N/A
Merseyside Housing Demand Study 2003	Steve Williams steve.williams@halton.gov.uk	As above	As above	N/A
Castlefields Regeneration Masterplan	Chris Leyshon chris.leyshon@halton.gov.uk	As above	As above	www.castlefields.info
Local Strategic Partnership	Shelah Semoff Shelah.semoff@halton.gov.uk	As above	As above	www.haltonpartnership.net
Halton Teenage Pregnancy Strategy	Andy Dunleavy andy.dunleavy@halton-pct.nhs.uk	Halton PCT	01928 593672	www.halton-health.nhs.uk
NW Regional Housing Strategy	Kerry Bates kerry.bates@4nw.org.uk	4nw	01942 776942	www.4nw.org.uk
Land Registry House Price Data	See web site	HM Land Registry	0151 473 6137	www.landregistry.gov.uk