Housing and Neighbourhood Renewal Strategy 2011-2016
The information in this document can also be made available in other formats as appropriate. Please return this completed form to the FREEPOST address mentioned above.

I would like to receive the information in the following format

<table>
<thead>
<tr>
<th>Alternative Format</th>
<th>Tick</th>
<th>Alternative Format</th>
<th>Tick</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large print</td>
<td>☐</td>
<td>Audio cassette tape</td>
<td>☐</td>
</tr>
<tr>
<td>Computer disk</td>
<td>☐</td>
<td>Face-to-face conversation</td>
<td>☐</td>
</tr>
<tr>
<td>British Sign Language</td>
<td>☐</td>
<td>Braille</td>
<td>☐</td>
</tr>
<tr>
<td>Makaton</td>
<td>☐</td>
<td>Easy Read</td>
<td>☐</td>
</tr>
</tbody>
</table>

Email (your address)

Other method (please explain)

Name

Address
Forward

Hull City Council is committed to improving Hull’s housing and the neighbourhoods. Our Housing and Neighbourhood Renewal Strategy sets out our plans to 2016 on how we will do this.

The strategy provides a framework to help achieve our vision of a housing stock which can meet the needs and ambitions of current and future residents of the City.

Completing our plans for neighbourhood renewal is however, a long term goal. The Council will work with a range of partners to achieve it. Our Housing and Neighbourhood Renewal Strategy builds on the work we have already done on improving housing and related services, including providing Council housing which meets the decent homes standard and helping owners and landlords improve housing in the private sector.

Whilst a key part of the Housing and Neighbourhood Renewal Strategy is to support the delivery of new and improved housing, we will also continue to work to prevent people becoming homeless and provide support and advice to meet individual needs.

In delivering the strategy and its five themes of addressing housing need, access to housing, housing quality, neighbourhood quality and neighbourhood renewal and growth we will continue to seek to maximise new funding opportunities and innovations. We will consult and work with local communities to find ways to meet their ambitions.

Councillor John Black
Portfolio Holder for Strategic and Operational Housing
Contents

Summary 6

Introduction and Vision 10

- What is the Housing and Neighbourhood Renewal Strategy 12
- How the strategy links to wider strategic objectives 13
- Engagement and involvement 14

Themes

1. Increasing housing options and meeting housing need 16
2. Improving access to housing for all 20
3. Improving the quality of housing and investing in the existing housing stock 23
4. Improving neighbourhood quality 26
5. Neighbourhood renewal and growth 28

Measuring change – approach to monitoring and review 33

Glossary 34
Summary

Our vision for housing in Hull
The Housing and Neighbourhood Renewal Strategy provides a plan for the Council and other people in Hull about what needs to be done to improve housing and neighbourhoods in the city. This strategy is designed to support delivery of our long-term vision for housing in Hull.

Our vision
The city’s housing stock meets not only individual needs but also the aspirations of Hull’s current citizens and people moving to the city. Demand for a greater range of housing choice has increased as a result of the increase in jobs available. All of our neighbourhoods are safe, with an appropriate mix of good quality housing within a high quality, well managed environment.

We have achieved this by focusing on those parts of the city most in need of change to achieve neighbourhood renewal.

As a result, Hull is able to capitalise on natural assets, existing expertise and potential for development as a national and international centre for renewable energy. It is maximising the opportunities provided as a port city and so increasing the economic prosperity and wellbeing of Hull’s residents.

Context
We have developed the 2011-16 strategy within the context of a continued national economic downturn. This has resulted in a reduction in funding available to tackle housing improvement and growth, not only to the local authority, but also for other housing providers and individuals and hence a need to prioritise actions. It has resulted in difficulties for individual households in accessing mortgages and funding to improve and repair their homes and increased the need for affordable housing. We still need a clear plan to guide investment which the strategy provides.

Our strategy is flexible in how we work towards achieving our long term vision so we can take advantage of opportunities as they become available, and respond to risks as they become apparent rather than a detailed action plan. Detailed short term plans will be set out in annual action plans and we will provide details of resources to fund housing and associated plans in our revised Local Investment Plan.

The key issues which need to be tackled are covered in each theme but the level of investment required means that whilst interventions to address them may commence within the period of the strategy, resolving them may take a longer time than the period this strategy covers.

Hull – the Green City
Hull’s physical location on the Humber estuary and status as a major port provides the potential for economic growth through the new renewable energies sector and the associated development of Green Port Hull. Siemens’ plans for investment in the city being a specific result of the potential Hull provides to develop as a national and international centre for renewable energy. Our Housing and Neighbourhood Renewal Strategy aims to support this opportunity through the delivery of the type of housing that will retain and attract people to live and invest in Hull.

In addition to supporting Green Port Hull, we also intend to invest in sustainable homes as part of the Green Homes Hull programme. This aims to develop renewable energy options including projects such as the installation of photovoltaic cells on homes to generate electricity, as well as environmentally friendly approaches to building.
Housing and the economy

Our housing activities aim to support the work of the Humber Local Enterprise Partnership in making the Humber a centre for renewable energy and the establishment of Green Port Hull. This will enhance the potential for economic growth in other sectors, including port logistics and chemicals, to provide increased employment opportunities. This means providing a mix of affordable housing appropriate to peoples’ needs, as well as their aspirations, to ensure there is a housing offer that meets the requirements of workers in new and expanded businesses developed in the city.

To achieve our ambitions it is important that we work with our neighbouring authorities and especially East Riding of Yorkshire Council to ensure the wider housing market supports our shared needs.

Hull is a unique city with a strong heritage that we wish to build on and we will positively market Hull as a place to live and work with partners to strengthen and stabilise the housing market. We recognise that improving the quality of many of the city’s neighbourhoods needs a long-term plan and this is set out in the Hull Core Strategy. This covers the period up to 2026.

The recent and continued national and international economic downturn has resulted in a need to prioritise investment and to find new ways to deliver the city’s housing ambitions.

We know many things can change in the next fifteen years including new opportunities as funding becomes available. This strategy whilst covering the period to 2016 is based on furthering the approach set out in earlier strategies, but taking into account changes in local and national conditions. It is not a detailed list of all the things that need to be done. It does however, provide an outline about what is needed to guide the creation of individual projects. We know it will take a long time to provide the new housing we need and to improve housing conditions, especially in the private sector.

The evidence we have based our strategy upon has resulted in five linked themes.

**THEME ONE: NEED**

*Our goal is to increase the housing options available to meet housing need*

In addressing this theme, our activities will support economic growth by linking housing to employment and training programmes and responding to the national welfare reform agenda to assist people into work. We will also support delivery of other programmes such as social care and health, including provision of specific and adapted housing to meet the needs of particular groups as well as the growing numbers of older people.

Levels of homeless presentations and people seeking advice on their housing options show that there is a need to support individuals. Low household income in Hull means that many households cannot obtain mortgages or access market housing for sale or rent and require more affordable housing. Many people also need housing support to enable them to live independently.
THEME TWO: ACCESS

*Our goal is to improve access to housing for all*

In this section, we say what can be done to increase the number of homes available in all tenures. This includes building new homes but also bringing empty homes back into use.

Studies such as our housing market assessment show that there is an overall shortfall of housing in the city, as well as a need for more affordable housing and a need for larger properties because of recent population and household growth and to meet aspirations.

THEME THREE: HOUSING QUALITY

*Our goal is to improve the quality of housing*

This theme addresses the need to improve the quality of council, housing association and private sector homes. It is based on stock condition and fuel poverty evidence. This theme covers both new housing and existing housing and most importantly, looks at how we can make homes energy efficient and reduce the amounts of money households have to spend on fuel costs.

THEME FOUR: NEIGHBOURHOOD QUALITY

*Our goal is to improve neighbourhood quality throughout the city*

Individual and household pleasure in where they live takes into account not only satisfaction with their home but also the neighbourhood in which it is placed. The quality of neighbourhoods as a place to live was a key issue raised in the consultation exercise on the strategy. Improving the quality of the place people live, in can only be addressed through a partnership approach between the Council, residents and partners.

Resource availability means that in the medium term this will need to focus in most neighbourhoods on improving neighbourhood management using activities that address this theme while working with a range of partners.

Support will be provided to communities who request help in identifying housing priorities. We will measure and report neighbourhood change, building on our existing neighbourhood modelling profile.

THEME FIVE: NEIGHBOURHOOD RENEWAL AND GROWTH

*Our goal is to provide a greater range of quality housing concentrating on the priority areas, making them great places to live whilst supporting opportunities for economic growth*

This section sets out our plans for addressing neighbourhood renewal in our priority areas. The public resources available to invest in social and affordable housing nationally and locally have reduced since the last Strategy. We have had to re-timetable the plans set out in the Housing and Neighbourhood Renewal Strategy published in 2008 covering up to 2011. We will concentrate on neighbourhood renewal in six priority areas. These areas were chosen based on evidence of need and in discussion with people who live and work in Hull. It continues work started earlier, especially through the Gateway programme.

The priority areas are at Newington and St Andrew’s, Preston Road, Ings, New Bridge Road, North Bransholme and Orchard Park. The timescales for activity in these areas will vary, as will how we deal with them. Activity will also depend on what funding is available and what is needed in the areas.

We will encourage private developers to build in these areas and in the growth areas identified in the core strategy centred on Kingswood and in the city centre.
Other documents

We will publish:

- A summary of achievements against the 2008-11 Housing Strategy
- An annual delivery plan that will tell you what the Council and its partners will do each year to deliver the Housing and Neighbourhood Renewal Strategy and an annual report on achievements
- A summary of the housing evidence used to identify what we need to do
- A revised local investment plan with the Homes and Community Agency (HCA) on the funding available for housing in Hull
Introduction and vision

Housing is important to people. Living in good quality housing is essential to the wellbeing of individuals and families. This Housing and Neighbourhood Renewal Strategy builds on the foundation provided by earlier renewal and investment programmes. However, it takes account of new national policy and current local circumstances.

Our vision

The city’s housing stock meets not only individual needs but also the aspirations of Hull’s current citizens and people moving to the city. Demand for a greater range of housing choice has increased as a result of the increase in jobs available. All of our neighbourhoods are safe, with an appropriate mix of good quality housing within a high quality, well managed environment.

We have achieved this by focusing on those parts of the city most in need of change to achieve neighbourhood renewal.

As a result, Hull is able to capitalise on natural assets, existing expertise and potential for development as a national and international centre for renewable energy. It is maximising the opportunities provided as a port city and so increasing the economic prosperity and wellbeing of Hull’s residents.

The Government announced a reduction in national housing funding in the Comprehensive Spending Review in autumn 2010. A consequence of this was a need to review and resize our housing investment and neighbourhood renewal programmes. The strategy provides a framework for project development to contribute to achieving the vision for housing set out above. The strategy provides a flexible medium term plan but achievement of the vision will be a long term goal.

The areas set out in the Housing and Neighbourhood Renewal Strategy 2008-11 remain priorities for intervention. These are Newington and St Andrew’s, Preston Road, Ings, New Bridge Road, north Bransholme and Orchard Park, combined with promoting housing growth at Kingswood and the city centre as shown in the map on the next page.
What is the Housing and Neighbourhood Renewal Strategy?

The Housing and Neighbourhood Renewal Strategy provides a plan of action used by the Council and its partners to improve housing and related services for people living in all types of rented and owner-occupied housing.

The format of this strategy is different to earlier ones. This strategy provides:

- a summary of current activities
- a long-term view with a short to medium-term plan. It guides the activity of the Council and its partners in addressing housing need and related issues
- guidance on what type of housing projects should be developed in the future
- a tool for project funders, including government departments, to decide whether housing proposals will address strategic requirements
- the base for the annual delivery plan on what type of housing and related services are needed

The strategy period covers five years to reflect the four year period of the main national housing funding programmes and to allow for development of funding proposals. This document will form part of a package of related papers which will include the Local Investment Plan, the housing evidence base and annual delivery plans. We will produce detailed plans for specific housing issues.

The projects that will be created as part of the Housing and Neighbourhood Renewal Strategy will help to deliver Hull’s long-term development plans to 2026. The city’s long-term development goals are set out in the Hull Local Development Framework’s Core Strategy.

In recent years, we have consulted widely with people living and working in Hull about what is important to them. This has provided the basis for establishing housing priorities and a long-term direction to provide a sufficient range, mix, type and affordability of housing in locations where people want to live. This strategy continues this direction. New government policy on housing, planning and welfare reform has informed the development of this Housing and Neighbourhood Renewal Strategy that covers 2011 to 2016. More information about national policy changes including the national Housing Strategy for England - Laying the Foundations published in November 2011 can be found on the Department of Communities and Local Government (DCLG) website at http://www.communities.gov.uk

Having an adequate housing supply with a good mix of housing types and meeting housing needs and aspirations, will support Hull’s economic prospects. This will assist the delivery of programmes such as Green Port Hull and build on the potential for significant growth over the coming years in port logistics, chemicals and renewable energy. We will do this by providing an affordable approach to neighbourhood renewal whilst also supporting housing growth in appropriate areas.

How the Housing and Neighbourhood Renewal Strategy links to wider strategic objectives

The Housing and Neighbourhood Renewal Strategy is an overarching cross-tenure document that covers a wide range of housing related issues. Table One (over leaf) shows how the Housing and Neighbourhood Renewal Strategy supports the delivery of city ambitions (in the One Hull Partnership Strategy 2011-14) and council priorities ensuring strong linkages between strategic housing and economic interventions is crucial to the city and its residents’ future.
Table One – City Priorities

Local Strategic Partnership vision for Hull by 2020: Hull is a city which is living, learning, working, healthy and proud. As one of the most important cities in northern Europe, we are a gateway for global trade and the heart of a prosperous Humber sub-region

<table>
<thead>
<tr>
<th>City ambitions</th>
<th>Council priorities</th>
<th>Housing and neighbourhood renewal themes</th>
<th>Supporting Core Strategy objectives and directly linking to regeneration and growth areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>People in Hull can influence the decisions that shape their lives</td>
<td>Delivering a well run council and listening to people’s views</td>
<td>Need - Increasing housing options available and meeting individual need</td>
<td></td>
</tr>
<tr>
<td>People feel safe wherever they are in Hull</td>
<td>Ensuring our communities are safe</td>
<td>Access - Improving access to housing for all</td>
<td></td>
</tr>
<tr>
<td>People in Hull are healthy and choose healthy lifestyles</td>
<td>Ensuring people have access to health information and facilities</td>
<td>Housing quality - Improving the quality of housing and investing in the existing housing stock</td>
<td></td>
</tr>
<tr>
<td>People in Hull achieve their potential</td>
<td>Giving children and young people the best start and everyone has the opportunity to achieve their potential</td>
<td>Neighbourhood quality Improving - neighbourhood quality throughout the city</td>
<td></td>
</tr>
<tr>
<td>People in Hull live independently in comfortable and suitable homes</td>
<td>Supporting the vulnerable and those most in need, to live independently</td>
<td>Neighbourhood renewal and growth - Providing a greater range of quality housing within the priority areas, making them great places to live</td>
<td></td>
</tr>
<tr>
<td>People live in a sustainable city</td>
<td>Maintaining a green and sustainable environment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>People are proud to live, work and invest in Hull</td>
<td>Making Hull a place where people are proud to live and work</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Local Strategic Partnership vision for Hull by 2020: Hull is a city which is living, learning, working, healthy and proud. As one of the most important cities in northern Europe, we are a gateway for global trade and the heart of a prosperous Humber sub-region.
Diagram One shows the linkages between housing and the economy. These include investment in buildings and refurbishment of housing. Housing and the economy are also linked through the housing contribution to place-shaping. Attractive homes in sustainable neighbourhoods contribute to attracting investment by businesses to the area. Our neighbourhood renewal and growth proposals will complement the Enterprise Zone within Hull.

Our housing plans will support the city and wider area covered by the Humber Local Enterprise Partnership’s ambitions. Housing markets are not limited to local authority boundaries and we will continue to work with East Riding of Yorkshire Council and our other partners in the Humber to ensure that our common housing market area operates effectively for all current and future residents.

Diagram One

Source: Housing and the economy – integrating strategies – Chartered Institute of Housing and IDeA – August 2008
Engagement and involvement
We have a continuous process of consultation and engagement with people who live and work in Hull and this has shaped the Housing and Neighbourhood Renewal Strategy’s development. We will continue to consult with people affected by projects proposed for inclusion in the strategy delivery plan.

Our overall engagement process includes regular discussions with:

- Partners through the Local Strategic Partnership
- Tenants’ Forum and through the wider tenant participation processes
- Providers of housing through the Housing Association and Landlords’ Forums and specifically with national and local organisations representing private and social housing providers including the Humber Landlords Association.
- Providers and residents of supported housing through the Provider and User Forum and the Homeless Strategy Partnership Group
- Neighbourhood partnership boards in our priority and renewal areas
- Consultation through the Hull Development Framework Forum and Citizens Panel
- The Housing and Neighbourhood Renewal Strategy Focus Group for any organisation with an interest in housing

A consultation exercise in autumn 2011 informed the final version of this strategy and specifically theme four has been expanded.

Resident and partner engagement will inform development of projects to achieve the strategy vision.
THEME ONE – NEED

INCREASING HOUSING OPTIONS AND MEETING INDIVIDUAL NEED

Why?
This theme addresses the need to support individuals and households in Hull to achieve their potential and live independently. It also supports the needs of the local economy, through a balanced housing market meeting the needs of current and future residents.

Key evidence
- Population trends set out in the Hull Joint Needs Assessment which guides social and health care planning, show an increasing number of older people and those with disabilities. Many of these households may need housing which is easily accessible or with specific care and support services available to them in their homes. Demand for adaptations continues to increase.
- The number of people seeking advice because of potential homelessness is increasing, especially amongst younger people.
- Welfare reform will restrict housing benefit payments where there is under-occupation based on national size criteria. Most single people under 35 living in non-council properties will only be able to claim housing benefit based on the shared room rate from January 2012. The housing supply evidence indicates a lack of housing to meet future demand from this group.
- Demand for supported housing continues from all user groups.
- The Gypsy and Traveller Needs assessment in 2007 indicated a need for an additional 72 fixed pitches by 2021 and five transient pitches.

What needs to be done – the key actions
- Prevent and reduce homelessness.
- Increase the provision of extra care housing to meet the needs of older people and people with disabilities.
- Assist people to find housing that is accessible and adapted to meet their specific needs.
- Provide housing support and care services to meet individual and family needs to help them to live independently.
- Work in partnership with Children and Family Services and housing providers, to ensure the needs of children, young people and their families are met.
- Increase the housing options available to individuals and ensure everyone is treated fairly.
- Address the accommodation needs of specific groups, including gypsies and travellers, veterans and ex-offenders.
- Ensure housing interventions support healthy outcomes.
- Maximise financial inclusion.
How will we do this?

A. Preventing and reducing homelessness

- We will produce a new Homelessness Strategy with partners
- We will provide advice and mediation through the Housing Options Team and Children and Young Peoples’ Services, as well as working in partnership with the Community Legal Advice Centre. We will ensure people are aware, not only about their housing options, but also about their finance, training and employment opportunities
- We will continue to work with the Domestic Violence Partnership
- We will operate a Homeless Prevention Fund to provide assistance through bonds and rent assistance
- We will negotiate with landlords and mortgage providers. We will provide support through the Homeless Prevention Fund and support access to mortgage rescue schemes
- We will work with private sector landlords to ensure access to private rented accommodation
- We will assist with re-housing when appropriate, either directly by the Council or by working with housing associations and private landlords
- We will review the Move on Scheme from supported housing and hostels with housing providers
- Provision for single homeless people is increased with the opening of the new service at The Crossings and we will work with Emmaus Hull and Together Housing to develop additional housing and work schemes
- We also continue to work with partners to reduce rough sleeping.

B. Increasing extra care provision and accessible housing

- Our Extra Care Housing Strategy provides details of our plans for extra care housing
- We will continue to progress delivery of extra care housing through the Department of Health PFI scheme which will incorporate a centre of excellence for dementia.
- We will review how the council’s sheltered housing can best meet the needs of current and future residents and work with other housing providers to explore how sheltered and other housing can contribute to meeting the needs of older people and people with disabilities and support the delivery of the extra care philosophy of providing housing with care and support tailored to individual need.
- We will continue to provide disabled facilities grants and adapt housing for council tenants following individual needs assessments, using government and council funds
- Support the development of new build housing to lifetime homes standards

C. Housing advice and options

- We will work with our Housing Options Team, Customer Services and Housing Benefit Teams to ensure residents have access to advice about housing and associated issues, including access to work and training
- We will continue to develop our Choice Based Lettings Scheme (HomeSearch) and roll it out to other providers
- We will review nomination arrangements with housing associations
D Meeting specific needs

- We will consult with groups such as gypsies and travellers, veterans, young people, ex-offenders and organisations representing and working with them, to identify ways to meet their needs

- We will develop projects and review policies to ensure they are fair to all. We will ensure we comply with the Equality Act 2010 and meet the needs of groups covered by the protected characteristics in the Act which are age, disability, gender reassignment, marriage and civil partnerships, pregnancy and maternity, race, religion and belief, sex and sexual orientation

- We will review our Supporting People Strategy in consultation with service users and housing providers to confirm what is required to meet needs and publish annual delivery plans

- We will work with housing providers to address the issues arising from welfare reform for tenants and housing providers

E. Improve health outcomes

- We will pilot a housing-based intermediate care service working in partnership with the City Health Care Partnership

- We will continue to work within the Health and Wellbeing Partnership developing projects with partners to improve health outcomes
### Table One: Summary of NEEDS actions and resources

<table>
<thead>
<tr>
<th>Reference</th>
<th>Action</th>
<th>Sources of funding</th>
<th>Partners</th>
<th>Time scale</th>
</tr>
</thead>
</table>
| Need A    | Publish a Homeless Strategy for 2012-16 setting out plans to prevent and reduce homelessness | Department of Communities and Local Government  
Hull City Council general fund | Hull City Council  
Housing associations  
Supported housing providers  
Advice agencies and voluntary organisations | 2012 |
| Need B    | Increasing extra care and accessible housing  
- Three extra care schemes operational  
- Review how care and support services can be provided  
- Adapt properties in response to need  
- Promote lifetime homes through planning policy | Department of Health  
PFI credits  
Private investment  
Council land  
Department of Communities and Local Government  
Disabled Facilities Grant  
Private funding | Hull City Council  
Housing providers  
Advice and support agencies | 2015/16  
2011-15 |
| Need C    | Provide housing advice to assist people to identify their housing options | Hull City Council general fund  
Big Lottery Funding | Hull City Council  
Community Legal Advice Centre  
Housing Associations  
Voluntary organisations | 2011-16 |
| Need D    | Meet specific needs  
- Publish revised Supporting People Strategy and annual delivery plans | Hull City Council and partner resources | Hull City Council  
Supported housing providers  
Voluntary organisations  
Community safety partnership  
Probation Service  
Humber Mental Health Teaching Trust  
Hull Primary Care Trust and GPs | 2012/13 |
| Need E    | Improve health outcomes  
Pilot new intermediate care scheme as part of wider re-ablement programme | Health funding  
Hull City Council resources | Hull City Council  
Community Health Care Partnership  
Health funders | 2011/12 |
THEME TWO: ACCESS
IMPROVING ACCESS TO HOUSING FOR ALL

Why?
We need to improve access to more affordable and marketable housing, to achieve our vision of neighbourhoods containing an appropriate mix of housing, which meets the aspirations of individuals and families and provides the necessary infrastructure to support economic growth.

Key evidence
The growing Hull population results in a need for more homes
- Hull’s population increased by 1,500 (0.57%) between 2009 and 2010.
- There is an overall need for 1,088 new homes each year to 2026 (Housing Market Assessment 2009)

Low average household incomes in Hull means there is a need for increased affordable housing
- The numbers of households registering for council housing has increased with 12,026 households registered with the council’s HomeSearch service at March 2011 compared to 10,296 at March 2010
- The Housing Market Assessment Update (2009) identified a need for an additional 254 affordable homes to be built each year
- Many households have low levels of savings and low incomes. Around 43% of households have an income of less than £15,000 with 28% having less than £10,000 (source Yorkshire Futures based on Acxiom data for 2010)
- An income of just over £15,000 would be required to purchase an average terraced house priced at £55,778 through a mortgage and would also require a 20% deposit
- The Yorkshire Forward Affordability Profile for Hull showed that household income in Hull in 2009 was nearly 39% less than the national average but that many households spend more than their income
- The national welfare reform programme and the planned introduction of social housing size criteria will result in:
  - Housing benefit being reduced for an estimated 13% of current council tenants under pensionable age as a result of under-occupation against proposed national size criteria
  - Single people under 35 being restricted to shared housing room rate from 2012

The current housing offer provides limited options in respect of housing type and tenure and does not meet current and future aspirations
- Only 32% of properties in Hull are detached or semi-detached in Hull compared to a national figure of 55% and a regional figure of 57% (Census 2001).
- 3,062 homes had been empty for six months or more at March 2011
What needs to be done – the key actions

- Increase the delivery of affordable housing and support people who cannot access market housing for rent or sale
- Assess the impact of welfare reform on Hull residents and work with partners to maximise household income and where appropriate support people into work and training
- In consultation with affordable housing providers, review allocation policies and access to affordable housing to take account of welfare reform and needs
- Produce a Tenancy Strategy to advise housing associations about the needs to be considered in Hull when letting and developing housing
- Progress delivering the Affordable Housing Policy contained in the Core Strategy. This will advise developers about what affordable housing provision will be required when they apply for planning approval to build new housing. We will work with developers and housing associations to achieve this
- Continue to progress existing policies to address overcrowding and under-occupation and promote mutual exchanges to assist people who want to move
- Ensure housing provision supports delivery of social care and housing by developing extra care, adapted and supported housing options
- Review and update the Homes and Community Agency (HCA) and Hull City Council’s Local Investment Plan
- Through our planning policies, support the development of new market housing

How will we do this?

We will continue to explore additional and new funding opportunities that may become available that will assist in delivering this objective. We will:

- Work with housing associations and developers to obtain funding from the Homes and Community Agency National Investment Programme. We will support this by providing council owned sites and assets when necessary, to complement rental income and investment by housing associations thereby making new developments affordable
- Support partners and private developers to deliver new housing as part of wider economic development packages, for example through regional growth fund opportunities
- Encourage the building of new housing in Hull focusing development in the priority renewal and growth areas
- Continue to provide a housing advice and options and housing benefit and council tax service and prepare for the introduction of Universal Credit
## Table Two – Summary of ACCESS Actions and Resources

<table>
<thead>
<tr>
<th>Reference</th>
<th>Action</th>
<th>Sources of funding</th>
<th>Partners</th>
<th>Time scale</th>
</tr>
</thead>
</table>
| Access A  | Increase number of new homes at affordable and market prices  
  - Publish Affordable Housing Supplementary planning document  
  - Publish Tenancy Strategy  
  - Review Council Allocation Policy | Homes and Community Investment Programme 2011-15  
  New homes bonus, council land and assets  
  Private investment  
  Regional Growth Fund  
  Community infrastructure levy and section 106 requirements | Hull City Council  
 Registered housing providers – housing associations and developers  
 Homes and Community Agency  
 Banks and building societies | 1st tranche of Homes and Communities Agency funding  
 2011-13 and review of programme 2013-15 dependent on funding  
 2012/13  
 2012/13  
 2012/13  
 2015/16  
 2012  
 2011-16 |
| Access B  | Deliver extra care affordable housing for rent  
  - Three extra care schemes operational  
  - Pilot intermediate care scheme opens | Department of Health PFI Credits  
 Council land and assets  
 Private investment  
 Hull City Council and Health funding | Hull City Council  
 Partners procured through a competitive process to build and deliver new homes  
 City Health Care Partnership & Hull City Council | 2012/13  
 2012/13  
 2012/13  
 2015/16  
 2012  
 2011 onwards |
| Access C  | Produce an empty homes policy and progress bringing empty homes back into use | Homes and Community Investment Programme 2011-15 and programme for community groups  
 Public funding to bring empty homes in low demand areas back into use  
 Empty homes bonus  
 Council capital programme  
 Private investment | Hull City Council  
 Registered partners  
 Private landlords  
 Voluntary organisations and social enterprises  
 Homes and Community Agency  
 Banks and building societies  
 Regional Loans Fund | 2011-16 |
| Access D  | Prepare for introduction of Universal Credit | Hull City Council | Hull City Council, Community Legal Advice Service and voluntary sector | 2011 onwards |

1. Registered with the Tenant Services Authority
THEME THREE: HOUSING QUALITY

IMPROVING THE QUALITY OF HOUSING AND INVESTING IN THE EXISTING HOUSING STOCK

Why?

We need to improve the quality of individual homes to make them better places to live in. This will contribute to improving the health, safety and wellbeing of people who live in them and in the overall neighbourhood. This will include maintaining and improving existing properties but also providing high quality housing management services.

We also need to improve the overall quality of housing in the city by increasing the mix of housing types and sizes to make sure that the housing market in Hull meets both individual need and aspirations in order to support economic growth.

In addressing this objective, we will be meeting our vision to improve the lives of everyone who lives and works in the city and assisting in providing the environment for residents to benefit from economic growth.

Key evidence

- Around 29% of homes are social rented with the remaining 71% privately owned and of these, an estimated 18% are privately rented.
- 98.5% of council housing met the Decent Homes Standard at March 2011 and 99.9% of housing association stock met the standard at March 2011.
- The Private Housing Stock Condition Survey (2009) provided an estimate (based on a sample survey) of the private housing sector that around 34% of private housing is not decent and that around a third of the private sector stock was built before 1919. 25% of the private stock has at least one Category One hazard under the Housing, Health & Safety Rating System and 11,020 vulnerable households live in homes with Category One hazards (Private Sector Stock Condition Survey 2009).
- Many homes are not energy efficient. This contributes to over 19,000 private sector households being in fuel poverty and having to spend over 10% of their household income on energy costs.
- In 2008 it was estimated that in all tenures 18.6% of households in Hull East were in fuel poverty, 19.7% in Hull North and 19.5% in Hull West.

What needs to be done - the key actions

- Provide quality housing management services
- Increase the number of homes which meet and retain the Decent Homes Standard in all tenures.
- Take action to remove Category One Housing, Health and Safety Rating hazards.
- Increase the energy efficiency of homes in all tenures and reduce the amount of household income spent on energy costs.
- Making homes and places better to live in by promoting low and zero carbon homes and increasing the number of homes which meet Building for Life and Lifetime Homes Standards.
How will we do this?

A. Increase quality and decency in all tenures

- Provide high quality housing management services and ensure compliance with the standards for social housing
- We will assess the impact of the pilot tenant accreditation scheme and consider whether it should be expanded to areas beyond the pilot area

In council and housing association stock

- We will provide a maintenance and repair service for council housing
- We will consult on the future of council housing which is expensive to maintain to identify the best option, including working with partners, to refurbish or demolish properties and replace with quality affordable housing
- Housing associations (also known as private registered providers) will continue to improve their existing housing

In the private sector

- We will review the Private Housing Strategy and produce and consult on a revised citywide private housing assistance policy. This will explain how the Council can help private sector landlords and owner-occupiers to improve and maintain their homes. We will work with Hull and East Riding Credit Union, Yorkshire and Humber Regional Loans Scheme and the Home Improvement Trust to provide a range of loan products
- We will renew the Private Housing Assistance and Enforcement Policy to ensure the safety and quality of private homes, in consultation with landlords, residents and others with an interest in the private housing sector
- We will explore how we can continue to work in partnership with other organisations through the PEAL (proactive housing and environmental action locally) scheme
- We will work with national private landlord organisations and locally with the Humber Landlords Association to promote landlord and property accreditation and encourage self-regulation
- We will continue to work with the Humber Private Housing Group to develop common approaches across the Humber and share best practice
- We will work with private owners and housing associations to find ways to improve private sector housing. This may include housing associations acquiring and improving private sector housing using their rental income, private borrowing and funding from the Homes and Community Agency
- We will develop bids, working in partnership with registered partners and private landlord organisations, for funding to bring empty homes back into use and support community and voluntary organisations to bid for funding ring fenced to them to bring empty homes back into use.
- We explore with private landlord organisations how they may be able to bring empty homes back into use.
B. Increasing energy efficiency in all tenures

- We will progress delivery of the Hull Affordable Warmth Strategy produced and delivered by the Hull Affordable Warmth Task Group

- We will deliver an investment programme of photovoltaic installations (solar cell) technology on council owned buildings and council houses, as part of our strategy to deliver green energy (this includes renewable energy and energy processes which produce little pollution) in the city

- We will support the development and promotion of Green Deal in the city and identify how this can be developed to support the existing support packages in the private sector

- By increasing the supply of new and improved homes in the city, we will support the delivery of Green Port Hull and wind turbine production, by providing an adequate supply of quality housing for employees as part of the infrastructure needed by firms seeking to invest in Hull

C. New homes

- The Core Strategy sets standards to ensure the quality of new homes and the sustainability of neighbourhoods. It sets minimum standards for new homes based on Building for Life criteria and the Lifetime Homes standards, as well as addressing housing density for new developments and promotes the building of larger homes

- We will work with our partners to develop new schemes. The size and type of housing provided will take account of evidence of local needs and the Housing Market Assessment
### Table Three Summary of QUALITY Actions and Resources

<table>
<thead>
<tr>
<th>Reference</th>
<th>Action</th>
<th>Sources of funding</th>
<th>Partners</th>
<th>Time scale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quality A</td>
<td>Increase and maintain decency in the council sector</td>
<td>HRA</td>
<td>Hull City Council Maintenance contractors</td>
<td>2011-16</td>
</tr>
<tr>
<td>Quality B</td>
<td>Appraisal of expensive to maintain and long term empty council homes to establish sustainable solutions</td>
<td>HRA, Homes and Community Agency Partner investment</td>
<td>Hull City Council Housing providers and other organisations who can bring properties back into use</td>
<td>2011-12</td>
</tr>
<tr>
<td>Quality C</td>
<td>Increase decency in the private sector</td>
<td>Homes and Community Agency empty homes programme, Council funding, Regional Loans Fund, Credit Union, Home Improvement Trust, Private Investment</td>
<td>Hull City Council Housing Associations Private landlords and owner occupiers</td>
<td>2012</td>
</tr>
<tr>
<td>Quality D</td>
<td>Increase energy efficiency, Publish revised Affordable Warmth Strategy</td>
<td>Warmfront grants, Council funding, Regional Loans Fund, Credit Union, Department of Energy and Climate Change Feed in tariff initiative</td>
<td>Hull City Council Warmzone Partnership Utility companies Home owners</td>
<td>2012</td>
</tr>
<tr>
<td>Quality E</td>
<td>Increase the quality of new homes, Adoption of Core Strategy and targets for new build</td>
<td>Homes and Community Agency Private Finance</td>
<td>Hull City Council House builders</td>
<td>2012/13</td>
</tr>
</tbody>
</table>
THEME FOUR: NEIGHBOURHOOD QUALITY

IMPROVING NEIGHBOURHOOD QUALITY

Why?

Individual and households’ satisfaction with where they live and ability to meet their everyday needs is through a combination of having a home which meets their needs and aspirations and a neighbourhood which fulfils their requirements.

This section covers how we will improve neighbourhood quality across the city and so meet our vision to provide neighbourhoods that are safe, with an appropriate mix of housing, a good range of shops and services and high quality, well managed environment, with a particular focus on those parts of the city most in need of change. We recognise the different neighbourhoods have different functions and that some neighbourhoods such as the city centre will provide functions and facilities that serve a wider area than the immediate area.

This theme addresses neighbourhood quality throughout the city. The limited amount of funding and resources available means that we need to prioritise where we make use of public funds on neighbourhood renewal activity. This is the subject of theme five.

We will improve neighbourhood quality citywide, by working in partnership with others to make all our neighbourhoods places where people want to live. This will assist in developing sustainable and cohesive communities. Our actions will also assist in improving health, safety, earning and access to learning for residents. This will enable individuals to participate in current and new economic opportunities.

Key evidence

- Demand for housing varies in different neighbourhoods – the evidence for this is the range of market house prices and rents and HomeSearch bids for council housing
- We monitor neighbourhood performance trends each year using the Neighbourhood Profiling Model. This is based on a range of measures that cover the physical environment (including accessibility, building design and the physical environment), housing (supply, demand and type), household income, health, crime levels and education performance to assess the sustainability of neighbourhoods. The model assists us to find out whether or not our activities are improving the places where people live and to guide future intervention

What needs to be done – the key actions

- Deliver a neighbourhood management service
- Support will be provided within the resources available, to communities who request assistance, in identifying local housing priorities and potential solutions to address them

How will we do this?

- Working with other agencies, including the Emergency Services (Police and Fire and Rescue) and other social and private housing providers and their representative groups to deliver local services and build on successes such as the PEAL (Proactive housing and environmental action locally) project
- Identifying local service improvements with residents and other agencies and implementing them through the Housing Service Improvement Plan
- Supporting the development of community-led neighbourhood plans and projects
- By providing an area-based council housing management service
- By publishing information about performance against our tenant promises and work with tenants to improve the council housing service
<table>
<thead>
<tr>
<th>Reference</th>
<th>Action</th>
<th>Sources of funding</th>
<th>Partners</th>
<th>Time scale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbourhood quality A</td>
<td>Provide a neighbourhood management service</td>
<td>Hull City Council and partners' resources</td>
<td>Hull City Council Area Partnership Boards Emergency Services (Police and Fire etc) Landlords</td>
<td>2011/16</td>
</tr>
<tr>
<td>Neighbourhood quality B</td>
<td>Produce neighbourhood plans and deliver local solutions</td>
<td>Hull City Council and partners resources</td>
<td>Hull City Council Community and resident groups</td>
<td>2011/16</td>
</tr>
<tr>
<td>Neighbourhood quality C</td>
<td>Collate and report on long term effects of neighbourhood change</td>
<td>Hull City Council</td>
<td>Hull City Council and members of the LSP</td>
<td>2011/16</td>
</tr>
</tbody>
</table>

Table Four  Summary of NEIGHBOURHOOD RENEWAL actions and resources
THEME FIVE: NEIGHBOURHOOD RENEWAL AND GROWTH

This theme supports delivery of the other themes in the strategy within the priority neighbourhoods

This section covers the plans for the priority neighbourhoods during the period of the strategy.

Overview

Our Housing and Neighbourhood Renewal Strategy focuses on growth in key areas, alongside improving the quality of housing in six priority renewal areas, which face a range of issues. These include:

- Severe deprivation, high levels of crime and low educational attainment
- Neighbourhood decline and reduced demand
- Poor quality and a limited choice of housing
- Potential costs to the Housing Revenue Account because of some types of council owned non-traditional build properties
- The potential costs to the public purse and the city of not investing in these areas

Selection of these areas as priorities for renewal followed an assessment of need in these neighbourhoods and consideration of the impact investment in them would have on the whole of the city and the wider housing market. We need to make sure that we use the resources available to have the greatest impact possible.

Although these areas present some major challenges, they are also places of great opportunity, often located close to our stronger housing markets and our priority economic zones.

We will work with partners within the Humber Local Enterprise Partnership to find ways to ensure housing policies and decision making support the three key growth sectors of:

- renewable energy
- ports and logistics
- healthcare

and support the development of local jobs. Our housing plans need to support these and maximise the benefits that Green Port Hull will bring to the city, by ensuring that the housing supply for both affordable and sale units meets the demand created by the developing economy.

We must also ensure that those priority areas are in a position to deliver for the anticipated growth. This will entail further development of our Local Investment Plan published in 2010. This identified the interdependencies between housing and other key areas.

The six priority renewal areas are located at

- Newington and St. Andrew’s (NASA) to the west of the city
- Ings, Preston Road and New Bridge Road in the Holderness Road Corridor to the east of the city
- North Bransholme and Orchard Park to the north of the city with two growth areas centred on Kingswood and the city centre. Map One on page 11 shows their location.
The decision to focus on these areas was made in the Spatial Strategy in 2006. Initial neighbourhood renewal activity focused on NASA and within the Holderness Road Corridor. The Housing Market Renewal Programme delivered by Gateway resulted in considerable progress and this strategy builds on the investment made to date. The achievements delivered through the Gateway programme are summarised in the box below. The process however, is not complete, with each area having reached a different stage of development.

### Summary of Housing Market Activity 2004 - 2011
- 1,586 Victorian and Edwardian homes have been given an external facelift, making a major impact on the image and appearance of our regeneration areas
- 646 new, energy efficient homes built in renewal areas
- 1,077 sub-standard or abandoned properties have been acquired through voluntary agreement
- 1,188 households relocated into new and better homes - and supported throughout the process
- 1,109 properties - some of the worst housing in the city, demolished with community support, paving the way for new, high quality homes, streets and open spaces
- 659 jobs and apprenticeships created

The timescale for programmes in the priority areas will vary depending on the local circumstances and opportunities. The process of neighbourhood renewal has commenced in these priority areas. This will be followed by a continuous rolling programme throughout the city. The Homes and Communities Programme 2011-15 will provide funding towards around 238 new homes in Hull to our partner housing associations: Places for People, Sanctuary, Chevin and Riverside Housing Group.

### The Renewal and Growth areas
During 2011 to 2016, the focus needs to remain on the priority areas but the centre of attention must be on Ings and NASA because both have reached a critical stage in renewal. In addition, there will be opportunities for continued housing growth within Kingswood and the city centre. Below are the key actions needed for each priority area.

#### NaSA
The adopted Area Action Plan (AAP) sets out the regeneration strategy for the area, for the next 10 – 15 years. Widely supported by residents and stakeholders, the plan focuses on increasing the total number of homes in the area whilst removing some of the poorest quality stock alongside refurbishment of some sustainable properties and streets.

- **Hawthorn Avenue**
  This area within NASA forms part of the Regional Growth Fund (RGF) bid in partnership with Keepmoat Homes, Places for People and the Council. This partnership is currently delivering new homes in the area for outright sale and affordable rent and will deliver over 1,300 homes over the next 13 years as a result of the RGF.

  Within this area, there are significant levels of empty and demolished properties alongside a huge potential for housing growth and job creation. The AAP proposed delivery of over 1,300 homes. Many of these are now built, on site or in planning. Critical actions for achievement over the strategy period for this area are shown in the following table:
Action Property Outputs
Acquisitions and demolitions 224
New homes 1,338 on Amy Johnson and Riley College sites
Frontage improvements 137
Jobs created 800

• Boulevard, Wellsted and Granville Street
The remaining areas within the AAP are programmed for acquisition and demolition alongside some refurbishment works in the 2014-2017 phase. These areas provide fewer opportunities for housing growth, but still require significant investment as they suffer from acute problems including low values, lack of choice and abandonment. This is most prevalent in the Boulevard area where there are a high percentage of private sector empty properties. This area will require area management in the interim before any programmed works are taken forward.

In the short-term, the focus will be on those people directly affected by the acquisition and demolition programme. There is a need however, for targeted and effective area management through a multi-team approach. We will work with environmental health, the area team and the private housing team to provide bespoke and intensive neighbourhood management. We will explore how we can improve the energy efficiency of homes as part of home improvement and seek to access funding such as the new Green Deal to achieve this. Our future funding bids to the Homes and Community Agency Empty Houses Programme and new funding announced in the national housing strategy to address empty homes in low demand areas will be focused on this area.

Holderness Road Corridor
The adopted AAP sets out the regeneration strategy for the area for the next 10 – 15 years. It was created following extensive engagement with local residents and stakeholders in the three key areas of Ings, Preston Road and New Bridge Road.

• Ings
The Ings area has a number of non-traditionally built properties known as Caspons which suffer from poor quality construction, timber frames and poor energy efficiency. The area has already seen over 200 Caspon properties demolished and 190 new homes built. Over the longer term, the programme set out in the AAP will see a further 500 demolished. This could offer the opportunity to provide significant amounts of new affordable homes for sale and rent in the area. Critical actions in the short term include acquiring and demolishing Caspon properties and building new housing for sale and rent.
The area has the potential to attract both private and public investment. The focus for this area will be on completing the acquisition and demolition programme as set out in the AAP. We will do this by bidding for funding where appropriate and through the development of a strategic partnership to deliver new homes. The £3.3 million funding awarded to Hull through the Home and Community Agency’s Transition Fund Programme for former housing market renewal areas will contribute to completion of the programme in Ings.

The amount of public funding available is now limited but the Council is committed to finding resources to complete the programmed demolitions. The programme will need to be tailored to the amount of funding obtained in any given year. It will target those areas most in need whilst leveraging in external investment to contribute to the delivery of the programme. We will also work with Chevin Housing Association (part of the Together group), our housing association partner in the area to create affordable housing, focusing investment to maximise benefits.

Alongside the delivery of any demolition and social new build programme, the Council will secure a strategic development partner for the Ings area. This maximises the potential investment in the area to continue the delivery of the programme whilst delivering quality homes for the area. The securing of this partner will take place during the early years of the strategy to allow the continued delivery of the renewal programme.

**Preston Road**

The scale of change set out in the Area Action Plan (AAP) for Preston Road is vast. However, with reduced funding, the ability to deliver this change at the pace set out by the former Housing Market Renewal programme will be challenging. The proposals set out within the AAP focus on the demolition of the blocks in the area which contain the non-traditional build Winget properties.

The area is bounded by a relatively stronger housing market to the north towards Holderness Road with housing development in neighbouring Marfleet. There is the opportunity for new development if the right product is available. The area has benefited from past public sector investment with the NDC community centre and the new Building Schools for the Future (BSF) academy at the heart of the area.

Preston Road has the benefit of a large supply of readily available housing land with allocations set out within the AAP. It is close to the economic driver of the ports and the area of east Hull which forms part of Hull and East Riding’s enterprise zone. This presents a significant opportunity to bring jobs, education, training and investment to the area.

For Preston Road, the ability to draw down large amounts of capital funding from central government will be limited, so the solution for this area is to maximise the investment potential the Council has, alongside other new funding and development initiatives linked to new economic drivers. We will procure a development partner for the Preston Road area. The overall aim of the programme remains the transformation of the area, but this must take place at a pace which matches the funding now available to deliver it.

**New Bridge Road**

Plans for the New Bridge Road area contained in the AAP mainly focus around frontage improvement works with some demolition and new build in key areas.

The AAP will assist funding bids as money becomes available. Work is also underway to explore different models for delivery linked to the securing of a development partner for the Preston Road area.
North Bransholme

The transfer of North Bransholme council houses to Riverside Housing Group provides a delivery mechanism in that area which will result in improvements to existing homes and the delivery of new homes, as part of a developing estate regeneration plan.

Significant redevelopment, with investment in the current housing stock and new development on cleared sites, is needed in this area. Future proposals were developed as part of the tenant led stock transfer process of 1,184 homes to the Riverside Housing Group on Monday 29 November 2010 and Riverside Housing Group are progressing delivering improvements to meet the agreed promises to tenants. Riverside has signed an agreement to build new housing in Hull and will develop a mix of new housing at North Bransholme.

Orchard Park

The development and delivery of housing regeneration proposals on Orchard Park are not as advanced as other priority areas of the city. However, in 2010, the community was consulted on regeneration options to renew housing stock and create a sustainable neighbourhood. This consultation contributed to the development of a Renewal Plan which will address both new build housing and improvement work to the housing and the environment at Orchard Park.

Only significant capital investment will create the conditions necessary to lever in much needed private sector investment for the area, to deliver a successful regeneration programme. This area will need to be addressed over the longer term, working in partnership with our lead development partners, registered providers and the private sector to find solutions for delivery.

The Council has been successful in securing £2.5m of Decent Homes Backlog funding. This will assist in the delivery of a scheme to address 580 non-decent flats contained within seven high rise blocks of flats over the next five years. This will have a positive impact on the area. However, it will not have a direct effect on the quality of general needs housing available, nor will it improve the local neighbourhood.

Kingswood and city centre

Alongside the key renewal areas, activities are also needed to support the delivery of housing growth and the ambitions set out in the Core Strategy for increased housing provision at Kingswood and in the city centre. An Area Action Plan (AAP) is being developed for Kingswood which provides a site for 5,000 homes and new facilities such as a primary school.

This plan will set out development proposals for future housing, businesses, services and facilities, transport links and the overall way the area will function. This will be predominantly private sector driven. These areas will play a key role in increasing the city’s housing supply and opportunities to provide market family housing in Kingswood as well as at the city centre homes - that are attractive to recent graduates.

Conclusion

We will continue to progress neighbourhood renewal during the period of this strategy, but progress will reflect the different stages of development, consultation and the level of available funding in each area. Details will be included in the annual delivery plan.
MEASURING CHANGE – OUR APPROACH TO MONITORING AND REVIEW

The Housing and Neighbourhood Renewal Strategy is designed to achieve positive change for individuals and communities and contribute to achieving the Council’s goals of increasing earning, health, safety and learning. Projects to deliver the objectives will be designed to produce positive responses to the questions:

- Will anyone be better off?
- Does it support economic growth?

The success of the Strategy can be measured against key performance indicators. We will report annual achievement against the following indicators:

<table>
<thead>
<tr>
<th>Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improve access to housing for all</td>
</tr>
<tr>
<td>Numbers of additional new homes built</td>
</tr>
<tr>
<td>Percentage new homes 3 bedroomed or over</td>
</tr>
<tr>
<td>Increase in number that are affordable</td>
</tr>
<tr>
<td>Percentage annual change of number of households on housing waiting list</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improve the quality of housing</td>
</tr>
<tr>
<td>Number of properties empty for over six months</td>
</tr>
<tr>
<td>Average SAP rating (Higher is better – rating is 0-100)</td>
</tr>
<tr>
<td>Percentage of decent council and housing associations homes</td>
</tr>
<tr>
<td>Number of new dwellings achieving Code for sustainable homes at level 3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase housing options available to all our citizens and meet housing need</td>
</tr>
<tr>
<td>Homeless acceptances per 1,000 households</td>
</tr>
<tr>
<td>Housing support measures</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improve neighbourhood quality throughout the city</td>
</tr>
<tr>
<td>Crime rate – burglary in a dwelling (rate per 1000)</td>
</tr>
<tr>
<td>Percentage of people who are in employment</td>
</tr>
<tr>
<td>Ratio of Hull house prices to regional and national average</td>
</tr>
</tbody>
</table>
## GLOSSARY

<table>
<thead>
<tr>
<th>Term</th>
<th>Meaning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing</td>
<td>Homes provided to eligible households whose needs are not met by the open market, based on an assessment of local incomes and house prices. Affordable housing might be rented, shared ownership or low cost home ownership but needs to be affordable indefinitely.</td>
</tr>
<tr>
<td>Area Action Plan (AAP)</td>
<td>A planning document that is used to provide a framework for areas of significant change or conservation.</td>
</tr>
<tr>
<td>City Health Care Partnership</td>
<td>An independent, not for profit social enterprise providing NHS services to local people. It provides a wide range of services to over half a million local people - approximately 250,000 resident in Hull and a further 325,000 who live in the surrounding East Riding of Yorkshire.</td>
</tr>
<tr>
<td>Code for sustainable homes</td>
<td>A rating system used to assess the sustainability of new homes. There are 6 levels with level 1 being the lowest rating.</td>
</tr>
<tr>
<td>Community Energy Saving Programme (CESP)</td>
<td>Targets households across Great Britain, in areas of low income, to improve energy efficiency standards, and reduce fuel bills. There are 4,500 areas eligible for CESP. CESP is funded by an obligation on energy suppliers and electricity generators. CESP promotes a “whole house” approach i.e. a package of energy efficiency measures best suited to the individual property. The programme is delivered through the development of community-based partnerships between Local Authorities (LAs), community groups and energy companies, via a house-by-house, street-by-street approach.</td>
</tr>
<tr>
<td>Core Strategy</td>
<td>Is a plan for the city as a whole (not just an area) and gives spatial expression to the City’s Partnership Strategy or former Sustainable Community Strategy.</td>
</tr>
<tr>
<td>Decent Homes Standard</td>
<td>Set by Government and providing a minimum standard of housing covering repairs, facilities, services, thermal efficiency etc.</td>
</tr>
<tr>
<td>Green Port Hull</td>
<td>The marketing term used for the regeneration of Alexandra Dock for the manufacture and dispatch of offshore wind turbines.</td>
</tr>
<tr>
<td>Extra Care Housing</td>
<td>Extra care housing is a type of housing designed to meet the needs of older people and other people with care and support needs, working age people with disabilities and mental health problems. Access to care and support is available 24 hours a day either on site or by call. (Individual needs may vary).</td>
</tr>
<tr>
<td>Homes and Community Agency (HCA)</td>
<td>The agency with responsibility for land and money to deliver new housing, community facilities and infrastructure</td>
</tr>
<tr>
<td><a href="http://www.homesandcommunities.co.uk">http://www.homesandcommunities.co.uk</a></td>
<td></td>
</tr>
<tr>
<td>Term</td>
<td>Definition</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Hull Development Framework</td>
<td>A portfolio of local development documents which provide the planning framework for the city over the next 15-20 years.</td>
</tr>
<tr>
<td>Housing Associations</td>
<td>A term used for housing providers registered with the Tenant Services Authority (TSA) that are not-for-profit agencies.</td>
</tr>
<tr>
<td>Lifetime homes</td>
<td>A set of criteria to help house builders provide new homes which are flexible enough to deal with changes in the life of the occupants e.g. caring for young children, temporary injuries and declining mobility with age.</td>
</tr>
<tr>
<td>Local Development Framework</td>
<td>Includes the Care Strategy and Area Action Plans amongst other policy documents.</td>
</tr>
<tr>
<td>Local Enterprise Partnership (LEP)</td>
<td>Local Enterprise Partnerships are locally-owned partnerships between local authorities and businesses and play a central role in determining local economic priorities, undertaking activities to drive economic growth and the creation of local jobs. They are also a key vehicle in delivering Government objectives for economic growth and decentralisation, whilst also providing a means for local authorities to work together with business to quicken the economic recovery.</td>
</tr>
<tr>
<td>Local Enterprise Zone</td>
<td>Enterprise Zones are areas which through a combination of financial incentives and reduced planning restrictions, will encourage businesses and generate jobs, helping to rebalance the economy and drive local and national growth.</td>
</tr>
<tr>
<td>Local Strategic Partnership (LSP)</td>
<td>The body that brings together the public, private, voluntary and community sectors to work together to achieve important goals and improve the quality of life for local people. It has a number of boards addressing key issues involving the City Leadership Board and the statutory Health and Wellbeing Board.</td>
</tr>
<tr>
<td><a href="http://www.onehull.co.uk">http://www.onehull.co.uk</a></td>
<td></td>
</tr>
<tr>
<td>Market housing</td>
<td>Housing for sale or rent which has not been developed with public subsidy and where the price is determined by supply and demand.</td>
</tr>
<tr>
<td>Photovoltaic cells</td>
<td>Solar electricity systems capture the sun's energy using photovoltaic (PV) cells. The cells convert daylight/sunlight into electricity which can be used to run household appliances.</td>
</tr>
<tr>
<td>Registered providers</td>
<td>Housing providers registered with the Tenant Services Authority and include local authorities, housing associations and some developers providing affordable and social rented housing.</td>
</tr>
<tr>
<td>Regional Growth Fund (RGF)</td>
<td>The Regional Growth Fund supports projects and programmes that lever private sector investment into creating economic growth and sustainable employment.</td>
</tr>
<tr>
<td>Supported housing and Supporting people programme</td>
<td>Provides housing related support services to help people live independently.</td>
</tr>
<tr>
<td>Sustainable communities</td>
<td>A place where people want to live and work, now and in the future.</td>
</tr>
<tr>
<td>Tenant Services Authority (TSA)</td>
<td>The Tenant Services Authority is the independent regulator for affordable housing in England. They work with social housing landlords and tenants to improve the standard of service for tenants and residents. They have set out six clear standards focused on outcomes. Last year, the government published the outcome of its review of social housing regulation and the TSA is now working with the Homes and Communities Agency (HCA) and Communities and Local Government, to ensure a smooth transition of the TSA’s regulatory functions to a reformed HCA by April 2012.</td>
</tr>
</tbody>
</table>
Housing and Neighbourhood Renewal Strategy 2011-2016

Stratégie de Logement Municipale de Kingston Upon Hull 2011 - 2016

Strategia Mieszkaniowa w latach 2011 - 2016 obejmująca zasięgiem całe miasto Kingston upon Hull

Estrategia Habitacional da Cidade de Kingston Upon Hull 2011 - 2016

Kingston upon Hull Citywide Konut Stratejisi 2011 - 2016

City Council

Kingston upon Hull