LiveWell SOUTH TEES
HEALTH & WELLBEING BOARD

SOUTH TEES JSNA

Joint Strategic Needs Assessment

JUNE 2024

MISSION

We will create places and systems that promote wellbeing.

GOAL

We want to create a housing stock that is of high quality, reflects the needs of the life course and is affordable to buy, rent and run.

Contents

1. Introduction

1.1 Mission led approach

The South Tees Health & Wellbeing Boards have agreed to a "mission-led" approach, structured across the lifecourse. Each mission is a response to a significant local challenge, one where innovation, working together and aligning resources has a big part to play in driving large-scale change. The Missions each have a set of ambitious goals that further articulate and explain the Mission.

The JSNA will provide the intelligence behind the Mission(s) – it will develop our collective understanding of the Mission(s); the issues behind and the broad contributing factors to the current outcomes experienced. We are working across the Tees Valley authorities to develop a process on that footprint that facilitates deeper engagement from the ICB.

The vision and aspirations under the lifecourse framework already exist following previous development sessions of the LiveWell Board. The lifecourse framework consists of three strategic aims – start well, live well and age well.

Vision	Empower the citizens of South Tees to live longer and healthier lives		
Aims	**Start Well**	**Live Well**	**Age Well**
Aspiration	**Children and Young People have the Best Start in Life** We want children and young people to grow up in a community that promotes safety, aspiration, resilience and healthy lifestyles	**People live healthier and longer lives** We want to improve the quality of life by providing opportunities and support so more people can choose and sustain a healthier lifestyle	**More people lead safe, independent lives** We want more people leading independent lives through integrated and sustainable support

1.2 Live Well strategic aim

There are four missions within the Live Well strategic aim. The first mission relates to reducing the proportion of our families who are living in poverty, the second mission relates to creating places and systems that promote wellbeing, the third mission is to support people and communities to build better health and the fourth mission is to build an inclusive model of care for people suffering from multiple disadvantage across all partners.

There are 11 goals. The first goal within the second mission is to create a housing stock that is of high quality, reflects the needs of the life course and is affordable to buy, rent and run. See table below for all other goals and missions.

	Mission	Goal
Live Well	We will reduce the proportion of our families who are living in poverty.	We want to reduce levels of harmful debt in our communities
		We want to improve the levels of high quality employment and increase skills in the employed population.
	We will create places and systems that promote wellbeing.	We want to create a housing stock that is of high quality, reflects the needs of the life course and is affordable to buy, rent and run.
		We want to create places with high quality green spaces that reflect community needs, provide space for nature and are well connected.
		We want to create a transport system that promotes active and sustainable transport and has minimal impact on air quality.
		We will support the development of social capital to increase community cohesion, resilience and engagement
	We will support people and communities to build better health.	We want to reduce the prevalence of the leading risk factors for ill health and premature mortality
		We want to find more diseases and ill health earlier and promote clinical prevention interventions and pathways across the system
	We will build an inclusive model of care for people suffering from multiple disadvantage across all partners.	We want to reduce the prevalence and impact of violence in South Tees
		We want to improve outcomes for inclusion health groups
		We want to understand and reduce the impact of parental substance misuse and trauma on children

2. What is our mission and why do we need to achieve it?

2.1 We will create places and systems that promote wellbeing.

Our Mission is "We will create places and systems that promote wellbeing".

The mission in this set of JSNAs considers some of the key wider determinants of health. These are the role of green and blue spaces, transport and air quality, housing and social capital. In the Health Impact Pyramid, these determinants sit fundamentally in the two foundation layers – Socioeconomic Factors and Changing the Context to make individuals' default decisions healthy[1].

Within the socio-ecological model of systemic change, although action will be needed at all levels of the system, there is a strong focus on affecting policy, the physical environment and the response of organisations and institutions to addressing these issues.

Housing is more than a physical structure providing shelter. They are homes where people bring up families, socialize with friends, keep possessions safe and provide personal space. A healthy home is: affordable and offers a stable and secure base; able to provide for all of a households needs; a place to feel safe and comfortable; and connected to community, work and services.

Housing conditions impact on our physical health. For example, a warm and dry home can improve general health outcomes and specifically reduce respiratory conditions. It also influences mental health and wellbeing. For example, children living in crowded homes are more likely to be stressed, anxious and depressed, have poorer physical health and attain less well at school.

Formal, informal and natural green spaces are increasingly recognised as important assets for supporting health and wellbeing, reducing health and social care costs, tackling health inequalities, improving social cohesion and taking positive action to tackle the climate crisis. There is also growing evidence for the importance of "blue" spaces, which is significant in South Tees with our access to the coast and freshwater environment. The green and blue environment has both wider passive benefits for our wellbeing as well as providing opportunities for specific activities, such as physical activity and mindfulness. It also has a role in recovery from ill health, for example through green social prescribing.

The way in which we move between homes, work, education and recreation, including through our green and blue environment, also provides opportunities for improving our health and wellbeing. Increasing cycling, wheeling and walking particularly for shorter journeys can help tackle some of the most challenging issues we face as a society – contributing to combatting climate change, providing opportunities for physical activity, enabling contact with nature, addressing inequalities and tackling congestion on our roads. For longer journeys, public transport still brings benefits in terms of physical activity.

Although it is considered in this mission under transport because of the strong association with motorised modes, air quality is also impacted by housing and also industry and commerce. Air quality is considered the largest environmental health risk in the UK. It shortens lives and contributes to chronic illness. Health can be affected both by short-term, high-pollution episodes and by long-term exposure to lower levels of pollution. Sixty-six years after the enactment of the Clean Air Act, high profile cases are demonstrating the work still to be done to address the quality of the air we breathe.

[1] A Framework for Public Health Action: The Health Impact Pyramid - PMC (nih.gov)

Finally, this Mission moves away from the physical environment to consider the underpinning community assets that determine the very fabric of society. Social capital is the 'glue' that holds societies together. It can be defined as *"the extent and nature of our connections with others and the collective attitudes and behaviours between people that support a well-functioning, close-knit society"*.

Research shows that higher levels of social capital are beneficial and can be associated with better outcomes in health, education, employment and civic engagement. Based on the four domains of social capital, personal relationships, social network support, civic engagement, and trust and cooperative norms, the inclusion of social capital is one of the most exploratory and innovative parts of the South Tees JSNA process.

3. What is our goal and why do we need to achieve it?

3.1 We want to create a housing stock that is of high quality, reflects the needs of the life course and is affordable to buy, rent and run.

Housing has an important impact on health and well-being: good quality, appropriate housing in places where people want to live has a positive influence on reducing deprivation and health inequalities by facilitating stable/secure family lives. This in turn helps to improve social, environmental, personal, and economic well-being.

Conversely, living in housing which is in poor condition, overcrowded or unsuitable will adversely affect the health and well-being of individuals and families.

The value of good housing needs to be more than 'bricks and mortar'. The Government defines a Decent Home as 'a home that is warm, weatherproof and has reasonably modern facilities.'

Failure to address the investment needs of poor housing conditions will have a detrimental impact on individuals' health and well-being.

People will want and need different things from housing throughout their lives. But there are common threads. People need to find housing in the right place – enabling them to find work, to maintain contacts with friends and family, and often to provide care. Housing needs to be suitable for the size and shape of the household – with space for children, or good accessibility in older age.

A decent, affordable home is an essential requirement for tackling health inequalities and reducing the burden on health and social care services and cost to the public purse. Housing is a wider determinant of health, and good quality housing which meets the needs of an individual, supplemented by support services where required, can promote independence and well-being.

4. Key data and drivers for change?

4.1 Housing stock

Redcar and Cleveland has a housing stock of nearly 66,000 residential properties, the vast majority of which (83%) fall within the lower Council tax bands A to C. In Middlesbrough, there are approximately 65,500 dwellings, with 85% falling within the lowest three tax bands.

The proportion of dwellings in bands D to H in both boroughs (17% and 15% respectively) is low, being less than the average for the five Tees Valley authorities (19%), and considerably less than for England (35%) and the adjacent rural districts of Hambleton (48%) and Scarborough (24%).

Just over 80% of the existing housing stock in Redcar and Cleveland is privately owned, with 18.9% in the social rented sector. The private rented sector has grown markedly in recent years, rising from 10% of all private sector dwellings in 2007 to 16% by 2023.

In Middlesbrough, 55.6% of properties are owner occupied, 21.2% are private rented and 23.2% are social rented.

Data from LG Inform shows the council tax bands and property type for Middlesbrough and Redcar & Cleveland for 2022/23 as shown in Figure 1. There are a similar number of housing properties in both local authority areas with 66,010 in Redcar & Cleveland and 65,730 in Middlesbrough. Just over half of properties in Middlesbrough are in council tax band A and 40.6% in Redcar & Cleveland. This is significantly higher than the national rate of 23.9%. Overall in Middlesbrough 85% of properties are in council tax bands A-C and 83.3% in Redcar & Cleveland. This compares to 65.3% in England.

Figure 1 also shows housing by property type within Middlesbrough and Redcar & Cleveland. Both local authority areas have higher proportions of semi-detached properties compared to England, whilst Middlesbrough has higher proportion of terraced houses compared to Redcar & Cleveland and England. Both Middlesbrough and Redcar & Cleveland have significantly lower proportions of flats/maisonettes compared to England.

Figure 1: Council tax bands and property type for housing in Redcar & Cleveland and Middlesbrough

Council Tax Band	Redcar & Cleveland		Middlesbrough		England
	No.	%	No.	%	%
Band A	26,810	40.6%	33,140	50.4%	23.9%
Band B	13,670	20.7%	11,370	17.3%	19.5%
Band C	14,520	22.0%	11,390	17.3%	21.9%
Band D	5,950	9.0%	5,480	8.3%	15.6%
Band E	3,570	5.4%	2,730	4.2%	9.8%
Band F	1,050	1.6%	990	1.5%	5.2%
Band G	410	0.6%	580	0.9%	3.5%
Band H	30	0.0%	50	0.1%	0.6%
	66,010	100%	65,730	100%	100%

Properties by type	Redcar & Cleveland		Middlesbrough		England
	No.	%	No.	%	%
Semi-detached	21,070	31.9%	20,440	31.1%	23.8%
Terraced	18,470	28.0%	22,850	34.8%	26.1%
Bungalows	10,480	15.9%	5,700	8.7%	9.2%
Detached	9,150	13.9%	7,590	11.6%	16.1%
Flats/Maisonettes	6,620	10.0%	9,050	13.8%	24.2%
Caravans, Houseboats & Mobile homes	190	0.3%	20	0.0%	0.5%
Annexes	20	0.0%	10	0.0%	0.2%
	66,000	100%	65,660	100%	100%

Source – LG Inform

The Census 2021 provides data on households in Middlesbrough and Redcar & Cleveland. A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room, sitting room or dining area. There are 60,262 households in Middlesbrough and 61,636 households in Redcar & Cleveland. Figure 2 below shows the highest and lowest wards for the highest number of households.

Data from the Census also shows the density (persons per hectare) in Middlesbrough and Redcar & Cleveland. Middlesbrough has a much higher density at 26.7, compared to 5.6 in Redcar & Cleveland and 3.13 for the North East region. Figure 2 also shows the wards with the highest and lowest population density for both local authorities.

Figure 2: Number of households and population density in Redcar & Cleveland and Middlesbrough

Redcar & Cleveland

	Number of households		Population density	
Highest 5 wards	Guisborough	3,691	Wheatlands	49.8
	Eston	3,494	Newcomen	46.7
	Kirkleatham	3,444	Grangetown	44.8
	St Germain's	3,166	Zetland	39.6
	Saltburn	3,113	Teesville	36.9
Lowest 5 wards	Belmont	1,992	Belmont	3.3
	Zetland	1,983	South Bank	2.7
	Skelton East	1,871	Guisborough	2.3
	Longbeck	1,835	Loftu	1.6
	Lockwood	1,113	Lockwood	0.6

Middlesbrough

	Number of households		Population density	
Highest 5 wards	Longlands & Beechwood	4,685	Park	59.5
	Newport	4,564	Linthorpe	54.7
	Central	4,293	Newport	50.1
	Park	3,814	Park End & Beckfield	49.2
	Berwick Hills & Pallister	3,790	Berwick Hills & Pallister	41.6
Lowest 5 wards	Marton West	2,307	Trimdon	21.5
	Kader	2,205	Kader	21.4
	Nunthorpe	2,105	Central	20.0
	Stainton & Thorton	1,729	Marton West	19.1
	North Ormesby	1,551	Stainton & Thornton	7.6

Source – Census 2021

Redcar & Cleveland has a higher proportion of properties that are privately owned at 64.7%, compared to 61.3% in England, as shown in Figure 3 below. Middlesbrough's proportion is much lower at 55%. Middlesbrough has a higher proportion of socially rented properties at 23.2% compared to 18.9% in Redcar & Cleveland and 17.1% in England. Private rented property rates are similar in Middlesbrough at 21% compared to England at 20.5%, however Redcar & Cleveland is lower at 15.8%.

Figure 3: Housing tenure in Redcar & Cleveland and Middlesbrough

Tenure of household	Middlesbrough		Redcar and Cleveland		North East	England
	No.	%	No.	%	%	%
Owned	**33,137**	**55.0%**	**39,854**	**64.7%**	**60.3%**	**61.3%**
Owns outright	17,224	28.6%	22,649	36.7%	32.5%	32.5%
Owns with a mortgage or loan	15,913	26.4%	17,205	27.9%	27.8%	28.8%
Social rented	**14,006**	**23.2%**	**11,649**	**18.9%**	**22.0%**	**17.1%**
Rents from council or Local Authority	6,773	11.2%	5,269	8.5%	12.7%	8.3%
Other social rented	7,233	12.0%	6,380	10.4%	9.3%	8.8%
Private rented	**12,677**	**21.0%**	**9,748**	**15.8%**	**17.2%**	**20.5%**
Private landlord or letting agency	11,286	18.7%	8,410	13.6%	15.1%	18.2%
Other private rented	1,391	2.3%	1,338	2.2%	2.1%	2.2%
Shared ownership	**330**	**0.5%**	**346**	**0.6%**	**0.4%**	**1.0%**
Lives rent free	**115**	**0.2%**	**41**	**0.1%**	**0.1%**	**0.1%**
Total: All households	**60,265**	**100%**	**61,638**	**100%**	**100%**	**100%**

Source – Census 2021

Housing tenure by wards in South Tees shows the significant different between wards, with corelation to the level of deprivation in wards, as shown in Figure 4. The most affluent wards in South Tees have the highest proportion of privately owned properties with 91.9% in Nunthorpe ward in Middlesbrough and 86% in Belmont ward in Redcar & Cleveland. The most deprived wards have significantly lower levels of privately owned properties. However, in Middlesbrough the wards of Central, Newport and North Ormesby have high proportions of private rented properties, whilst wards mainly in the East of the town have high rates of social rented properties. In Redcar & Cleveland, Coatham ward has a high rate of privately owned properties but the remaining wards that have high levels of deprivation have higher proportions of socially rented properties.

Figure 4: Housing tenure by wards in Redcar & Cleveland and Middlesbrough

Middlesbrough Wards	Owned	Social rented	Private rented
Central	25.4%	30.3%	43.8%
Newport	26.7%	23.1%	49.5%
North Ormesby	29.5%	20.6%	48.8%
Brambles & Thorntree	35.4%	49.3%	14.7%
Berwick Hills & Pallister	38.3%	42.6%	18.2%
Longlands & Beechwood	39.7%	43.2%	16.3%
Hemlington	40.7%	47.8%	11.2%
Park End & Beckfield	43.0%	38.4%	18.1%
Coulby Newham	58.6%	30.6%	9.5%
Park	60.9%	7.1%	31.3%
Ayresome	62.0%	22.8%	14.2%
Ladgate	63.3%	17.3%	18.8%
Linthorpe	71.5%	3.5%	23.4%
Marton East	78.4%	4.8%	15.9%
Acklam	82.6%	1.5%	15.9%
Kader	85.0%	2.8%	12.1%
Trimdon	85.4%	2.8%	11.1%
Stainton & Thornton	85.9%	5.1%	8.3%
Marton West	86.0%	4.2%	8.7%
Nunthorpe	91.9%	1.9%	5.8%

Redcar & Cleveland Ward	Owned	Social rented	Private rented
Grangetown	27.6%	56.9%	14.9%
Kirkleatham	48.2%	40.5%	10.6%
Coatham	49.5%	9.4%	40.6%
Eston	49.5%	32.7%	17.3%
Dormanstown	50.9%	33.6%	15.2%
South Bank	51.7%	32.5%	14.6%
Guisborough	56.9%	21.7%	20.6%
Loftus	58.6%	22.5%	18.0%
Lockwood	58.7%	22.5%	18.6%
Skelton West	62.2%	16.6%	21.0%
Newcomen	65.4%	21.1%	11.9%
Saltburn	66.7%	12.7%	20.1%
Brotton	67.4%	14.6%	17.8%
Skelton East	68.6%	16.7%	14.2%
Normanby	72.2%	15.5%	12.0%
Teesville	72.3%	15.1%	12.4%
Zetland	73.4%	9.5%	16.8%
Ormesby	74.5%	13.8%	11.5%
St Germain's	75.3%	11.1%	13.5%
West Dyke	79.4%	2.8%	17.5%
Longbeck	82.8%	3.5%	13.5%
Hutton	84.1%	6.8%	7.9%
Wheatlands	84.9%	3.5%	8.4%
Belmont	86.0%	2.0%	11.8%

Source – Census 2021

For the year ending March 2023, the median house price was significantly lower in South Tees, with a price of £136,500 in Middlesbrough and £150,003 in Redcar & Cleveland compared to £290,000 in England. Private sector rental prices were also lower with a 1 bed property rental value in 2022/23 of £447 in Middlesbrough and £429 in Redcar & Cleveland compared to £800 in England. The social housing sector weekly Private Registered Provider (PRP) rent was also lower locally at £88 per week in Middlesbrough and £89 in Redcar & Cleveland compared to £98 in England.

Figure 5 below shows the rate of repossession claims. Middlesbrough had a higher rate of landlord repossessions per 100,000 households at 232.4 compared to 213.1 per 100,000 in England, whilst Redcar & Cleveland had a lower rate at 196.3. However, for mortgage repossessions the rate was highest in Redcar & Cleveland at 93 per 100,000, followed by Middlesbrough at 81.7 per 100,000 compared to England at 38.4 per 100,000.

Figure 5: Repossession claims in Redcar & Cleveland and Middlesbrough

	No. of landlord repossessions per 100,000 households	No. of mortgage repossessions per 100,000 households
Middlesbrough	232.4	81.7
Redcar & Cleveland	196.3	93.0
England	213.1	38.4

Source – LG Inform

4.2 HMOs

Licensing of Houses in Multiple Occupation (HMOs) is required for properties that have 5 or more occupants who share common facilities. In Middlesbrough, there are more than 220 licensed HMOs. In Redcar & Cleveland, the HMO market is significantly different with only 33 licensable HMOs operating within the borough.

The number of small, non-licensable, HMOs is not fully known as landlords are not required to secure a license. However, there are expected to be several hundred small HMOs across the South Tees and work is ongoing to identify such small HMOs to inform upcoming borough housing strategies.

4.3 Housing conditions

In Middlesbrough 40% of the private sector housing fails the Decent Homes Standard. With the figure in Redcar and Cleveland being slightly higher at 45%. Both figures are higher than the national average of 14.4%.

The overall condition of the housing stock in Redcar and Cleveland compared to the English Housing Survey average is mixed. Redcar and Cleveland performs slightly better for all hazards as assessed using the Housing Health and Safety Rating System (HHSRS) (7% compared to 10%), excess cold (2% compared to 3%) and fuel poverty 10% definition (6% compared to 8%), similarly for fuel poverty Low Income High Costs definition (both around 10%), and worse for disrepair (5% compared to 3%) and low income households (28% compared to 25%).

When comparing Redcar and Cleveland to the North East region, the picture is slightly different with Redcar and Cleveland performing more similarly across the variables, in particular for excess cold, disrepair and low income households.

The average Simple SAP ratings in Redcar and Cleveland are lower than both the England and regional averages, for all stock including the private sector stock.

The highest concentrations of fuel poverty are in the Coatham, Grangetown and Lockwood wards. With low-income households concentrated in Grangetown, Coatham, South Bank and areas of Dormanstown.

A comparison of the overall housing conditions in Middlesbrough compared to both national and regional averages is not currently available. However, information is available in relation to the housing conditions within the three Selective Licensing areas and from HMO licensing data.

In Middlesbrough, inspection of 1,280 dwellings in the private rented sector, using the Housing Health and Safety Rating System as part of Selective Landlord Licensing Scheme, has identified the existence of Category 1 hazards (those that may present a significant risk to health or safety) in 375 properties and 755 properties were found to have Category 2 hazards. Hazards including excess cold, damp and mould were found in more than 600 dwellings.

Concerns over fire safety precautions, electrical hazards and risks of falls were also reported in more than 400 properties. Only 150 private rented properties were found to be free from hazards and therefore fully compliant with housing standards.

The highest concentrations of fuel poverty in the private housing sector are found in Central, North Ormesby and Berwick Hills and Pallister wards. Low-income households in the private sector are concentrated to the north of Middlesbrough, with the highest levels overall being in Central, Brambles and Thorntree and Newport wards.

4.4 Insulation/Energy Efficiency programmes

House condition modelling (2022) indicates that a proportion of the private sector stock in Middlesbrough could benefit from energy efficiency improvements, with an estimated 5,894 dwellings (12%) having uninsulated cavity walls. An estimated 9,036 dwellings (19% of Middlesbrough's private sector stock) have less than 100mm of loft insulation with 6,288 (13%) having no loft insulation at all.

In Middlesbrough, it is estimated that 76% of the housing stock have cavity walls and there are still opportunities for implementing targeted improvements in dwellings without cavity wall insulation. In 2022, 3.6% of dwellings in the private rented sector were estimated to have an EPC below Band E.

A similar House condition modelling exercise was also undertaken in Redcar and Cleveland in 2022. The results indicate that a proportion of the private sector stock in Redcar and Cleveland could benefit from energy efficiency improvements with an estimated 6,850 dwellings (13%) having uninsulated cavity walls. Furthermore, there are an estimated 9,034 dwellings (17% of Redcar and Cleveland's private sector stock) which have less than 100mm of loft insulation with 5,691 (11%) having no loft insulation at all.

In Redcar and Cleveland, it is estimated that 79% of the private sector housing stock have cavity walls; whilst this is higher than the national figures, it is lower than the regional average. In 2022, 7.2% of dwellings in the private rented sector were estimated to have an EPC rating below Band E.

In Both Middlesbrough and Redcar and Cleveland assessing compliance with minimum energy performance standards is incorporated into all housing condition assessments. It is also undertaken in response to housing condition complaints that private rented sector tenants make to their local authority.

A proactive programme of work is also being undertaken across both Middlesbrough and Redcar & Cleveland to identify those properties that are non-complaint with the domestic Minimum Energy Efficiency Standard (MEES). These regulations set a minimum energy efficiency level of E and above for private rented properties.

4.5 Fuel Poverty

A significant issue for residents in South Tees is fuel poverty, which is measured using the Low Income High Costs (LIHC) indicator. Under the LIHC indicator, a household is fuel poor if:

- They have required fuel costs that are above average (the national median level), and
- Were they to spend that amount, they would be left with a residual income below the official poverty line (the poverty line is 60% of the national median).

5,337 households (10.7%) in Redcar and Cleveland are estimated to have low incomes and high fuel costs, meaning they are in fuel poverty. This is in line with the national average for England (10.6%).

In Middlesbrough approximately 4,990 households in the private rented sector (10% of all dwellings in PRS) are estimated to be in fuel poverty (LIHC).

4.6 Health implications of poor housing

According to the Government's 2019 Index of Multiple Deprivation, of Redcar and Cleveland's twenty-four wards:

- One has 100% of its Lower Super Output Areas (LSOAs) within the 10% most deprived in the country in terms of income
- Five have at least 60% of their LSOAs within the most deprived 10%
- Eight have at least 33% of their LSOAs within the most deprived 10%
- Thirteen have at least 20% of their LSOAs within the most deprived 10%

Grangetown is ranked as the eighth most deprived ward in the country. The situation with regards to health deprivation is particularly stark within the borough, with five of our wards appearing within the 10% most deprived wards in the country in terms of health deprivation and disability.

In Middlesbrough (2019 IMD) of 20 wards

- Six were in the 1% most deprived wards in England and
- Two were in the 3% most deprived.

This means Middlesbrough has eight wards in total which are in the 3% most deprived in the country in terms of health deprivation and disability.

4.7 Selected landlord licensing

In Middlesbrough, Selective Landlord Licensing (SLL) schemes have been implemented in North Ormesby and Newport. All properties in the SLL areas are subject to a Housing, Health and Safety Rating Assessment before a property is licensed.

In Redcar & Cleveland one Selective Landlord Licensing (SLL) scheme is in operation in the 'Older Street Housing Area of South Bank'. This is the second scheme that has operated in the area with the current scheme running from 2019 to 2024. 95 properties within the designated area are currently licenced. The team are not currently aware of any properties operating without a licence.

An inspection programme began in Autumn of 2022 and concluded in Summer 2023 to ensure that licence conditions were being adhered to and relevant certification had been renewed since the license was approved. No significant breaches of the licensing conditions have been found. No Category 1 hazards have been identified. Eight category 2 hazards have been found and were rectified by the landlord without needing formal action.

As detailed in section 4.3, in Middlesbrough, inspection of 1,280 dwellings as part of Selective Landlord Licensing Schemes, has identified the existence of Category 1 hazards in 375 properties and 755 properties have been found to have Category 2 hazards. Hazards including excess cold, damp and mould were found in more than 600 dwellings. Concerns over fire safety precautions, electrical hazards and risks of falls were also reported in more than 400 properties. Only 150 private rented properties were found to be fully compliant with housing standards.

4.8 Assisted living

By 2032, 1 in 3.5 of the population of Redcar and Cleveland is projected to be aged 65+. The considerable increase seen in the number of over-65s is projected to continue by an average of 500 per annum, reaching 38,100 in 2032.

Over the next 15 years, the over-65 age group is projected to increase dramatically by 10,700 (36%), with the sharpest increases predicted to take place from 2023 onwards. This age group would represent 29% of the population by 2032, rather than 21% currently.

The number of over-85s is projected to more than double by 2032, to reach 7,200 with an average increase of 200 per annum. These individuals are much more likely to have specialised accommodation and support needs.

Middlesbrough has a younger population than both the national and regional averages. There has been no significant change in the ageing population since Census 2011.

16.8% of Middlesbrough's population are aged over 65 years. This is lower than both the England rate of 18.4% and the North East average of 20.4%.

4.9 Adapted housing

Single person accommodation is required for those with a physical support need. However, many people with physical support needs will require specially designed or adapted family accommodation, of which there is also an undersupply in Redcar and Cleveland.

Redcar & Cleveland Council spends in the region of £1.5m on adaptations in both private homes and rented properties.

In Middlesbrough, the Disabled Facilities Grant is delivered by Middlesbrough Staying Put Agency. The grant is based on an assessed need which is undertaken by an Occupational Therapist. The Council spends in the region of £1.2m on adaptations in both private homes and rented properties.

The average wait for a major adaptation is between 3-4 months from the time a referral is made to the Council to completion of the adaptation. More complex adaptations, such as ground floor facilities, can take up to around 9 months to progress.

4.10 Complex Needs

Following the pandemic, more people in South Tees than ever before are either homeless, in temporary accommodation or have acute housing issues. There are an increasing number of people falling into a cohort of our local population with no suitable accommodation options available to them.

Many people are unable to access housing based upon their previous behaviour. There is a need to provide supported housing for people not yet at a stage of wanting to enter recovery. There is a need to better support people develop their capability to live a functional life to sustain a tenancy.

The South Tees Changing Futures Programme (2021-25) has ring-fenced funding for a Housing First-style model. The expectation is that this will need to focus on those people without/limited other housing options.

Under the Government's Rough Sleepers Accommodation Programme, across the South Tees funding was secured that has funded 15 units of accommodation (with holistic support worker funding from 2021-2024) in Redcar & Cleveland delivered with Beyond Housing. While in Middlesbrough 18 units of accommodation were funded, delivered with North Star and Thirteen.

4.11 Care Leavers

The Care Leaver Covenant is a Government funded initiative that provides a mechanism for public, private and voluntary sector organisations to pledge their support to help Care Leavers aged 16 – 25. One of the biggest challenges for all children in care is when they turn 18 and become 'Care Leavers.'

The Office for National Statistics reports that most young people leave their parental home at age 23. In comparison, most Care Leavers don't have the choice to stay put in foster care, or their residential placements, and the majority have to leave their home when they turn 18, moving straight into their own rented tenancies.

Redcar & Cleveland Council have signed up to the Covenant, one of the outcomes to be achieved being "Independent Living" – care leavers are better prepared and supported to live independently.

The biggest challenges for Care Leavers in Redcar & Cleveland are:

- Finding the right accommodation and support for Care Leavers that can't Stay Put or remain in their residential placements when they turn 18 (there is very little supported housing in the borough).
- Suitable and stable homes to live which are affordable, of the right type and in the right location for vulnerable young people.
- The financial difficulties of living independently - budgeting is hard and particularly difficult when young people are balancing their first jobs, which are often low paid, with benefit rules and paying their rent.

Children's Services are exploring the provision of supported housing within the borough to support care leavers move from dependency to independency. Taster flats with a local registered housing provider are being considered while funding via the governments levelling up programme is also being secured.

4.12 Planning – new future developments

Demographic Change

The population of Redcar and Cleveland has been steadily declining over the last three decades. Since the early 1980s, the overall population of the borough fell by almost 16,000 (10.5%) although, due to increasing life expectancy and the associated reduction in average household size, the total number of households still increased by nearly 7,500 (14.3%).

The Office for National Statistics sub-national population projections suggest that, for the next 15 years or so, the overall population is likely to remain relatively stable. However, there will continue to be a significant change to the demographic profile of the borough, with approximately 8,800 (30.2%) additional people aged 65 and over, and approximately 8,900 (8.4%) fewer aged 64 and under.

In Middlesbrough, the 2014-based household projections suggested that household numbers across Middlesbrough would increase by around 4,481 over the 18-year period 2016-34. However, this is based on short-term migration trends.

Demographic projections based on 10-year migration trends provide a more reliable and appropriate basis for establishing future housing need and the Middlesbrough Strategic Housing Market Assessment (SHMA) (published 2017) indicated that an increase of 6,854 households over the 18-year Plan period 2016-34.

Housing Needs

To investigate the latest evidence available to inform the production of both its Local Plan and housing strategy, local authorities will commissioned a comprehensive Strategic Housing Market Assessment (SHMA). The latest assessment for Redcar & Cleveland was published in 2016. The research provides the latest analysis of the social, economic, housing, and demographic situation across the borough, including how these factors are projected to change in the future.

The SHMA identified a need for an additional 20 affordable dwellings per annum. However, this figure is skewed by significant surpluses in some sub-areas of the borough, particularly within the Greater Eston North former housing market renewal area. The overall figure also masks significant imbalances in the existing affordable housing stock, with unmet needs for 140 smaller, general needs units per annum and 20 older person’s units per annum.

There is a clear need for greater numbers of affordable homes for single people and other smaller households. The local authority will ensure these needs are reflected within future development proposals, whilst recognising the desire to create mixed and sustainable communities.

The latest SHMA in Middlesbrough identifies the Full Objective Assessed Need for Housing to be 7,600 dwellings over the 18-year period, which is equivalent to an average of 422 dwellings per year. This includes the Objectively Assessed Need of Affordable Housing for 3,560 dwellings over the same period, equivalent to an average of 200 per year - an average of 249 per year.

5. What are we doing already in relation to this goal?

5.1 We want to create a housing stock that is of high quality, reflects the needs of the life course and is affordable to buy, rent and run.

Local Plan

The Redcar & Cleveland Local Plan 2018 was adopted on 24th May 2018. The Local Plan sets out several strategic priorities specifically aimed at enabling economic growth and regeneration, whilst providing a place where people have active healthy and quality lives. The Local Plan sets out a range of policies which seek to deliver:

- A minimum of 234 dwellings per year to meet identified housing needs and the Council's population growth ambitions
- Sufficient land to meet the borough's housing needs
- A target of 15% of new homes built on appropriate sites to be affordable
- Policies which promote the delivery of key regeneration strategies and emerging growth plans

In Middlesbrough, in 2023 a Scoping Report was prepared to formally start the process for preparing a new Local Plan. One of the key Objectives of the Local Plan is to build high quality homes that strengthen communities.

The Local Plan will include a strategic approach to housing, to clarify how and where new housing will be developed, and what it aims to achieve. An evidence-based housing requirement will be determined using the 'standard method' as a baseline, taking into account other Council aims and objectives.

It is projected that a total of 3,516 net additional dwellings are deliverable in Middlesbrough by the end of 2026.

Fuel Poverty/Energy Efficiency

Within Redcar & Cleveland Borough Council there is a dedicated 'Warm & Well' advice service for residents. Tailored advice and signposting to grants and assistance to improve the energy efficiency of homes and reduce fuel poverty is offered to residents across the borough.

Following on from the success of the second phase of the Local Authority Delivery scheme (LAD2), where 195 homes within the borough were improved, a consortium bid led by Tees Valley Combined Authority (TVCA) and four of the Tees Valley Local Authorities was successful in receiving funding in relation to The Government's Home Upgrade Grant (HUG1).

HUG works are limited to off gas residential properties with solutions including the installation of external and internal wall insulation, double glazing, air source heat pumps and solar PV panels. This funding was due to end in March 2023 however delivery was extended until September 2023. HUG 1 improved 58 properties across the whole of the Tees Valley area, 30 of which were in Redcar and Cleveland.

A further round of HUG funding was announced in November 2022 (HUG2). A further consortium bid between Stockton-on-Tees, Hartlepool, Redcar & Cleveland and Darlington Borough Councils was submitted at the end of January 2023.

In February 2023 the consortium was informed that the bid had been successful. It is anticipated that 300 homes across the four local authority areas will be improved during the lifetime of the scheme. The scheme will run until March 2025.

A further funding initiative that Redcar & Cleveland is involved in is ECO Flex Funding and the Great British Insulation Scheme (GBFS). ECO Flex and the GBFS allow local authorities to declare certain additional households as eligible for funding, meaning that more households can receive support.

It is currently difficult to estimate the number of applications that will be received under ECO4 Flex or the Great British Insulation Scheme, due to the new requirement that installed measures must result in a two-grade EPC rating improvement, which is not always achievable.

Cleveland Fire Brigade along with its Council partners across Hartlepool, Stockton-on-Tees, Middlesbrough and Redcar and Cleveland are running the Stay Safe and Warm Scheme from October 2023 to March 2024. The free service is available for all residents who are struggling to keep warm this winter with no age restrictions. A range of equipment will be available to suit the resident(s) depending on what they require following an assessment. (e.g. portable heaters, thermal blankets and flasks.)

6. What are the key issues?

6.1 Building homes to meet the needs of our population

Ensuring an Adequate Supply of Housing for Our Current and Future Residents

In Redcar and Cleveland, it is recognised that there is a need to retain and grow the borough's working age population, in order to assist with objectives to increase employment, stimulate economic growth, reduce dependency ratios and rebalance the population profile. In order to address this issue, the Council has set a target to grow the population by approximately 250 people per annum more than the official population projections, with a particular focus on working age households and families. This represents approximately half of projected losses to working age population by 2032, which is the end of the period covered in the Local Plan.

Middlesbrough Council is currently consulting on a new Local Plan which includes a review of housing needs.

Meeting the Housing Aspirations of Our Population

Allied to the objective of promoting a more sustainable population balance by retaining and attracting working age households, the Redcar and Cleveland SHMA indicates that increasing the supply of detached family dwellings, in particular larger detached houses, should be a priority in some areas of the borough.

Delivering Modern and Attractive Affordable Housing

The Redcar and Cleveland SHMA identified a need for an additional 20 affordable dwellings per annum. In particular, there is a clear need for greater numbers of affordable homes for single people and other smaller households. We will ensure these needs are reflected within future development proposals, whilst recognising the desire to create mixed and sustainable communities.

Helping First Time Buyers

Across the South Tees we recognise that many of our younger people aspire to owning their own home. Although market housing is relatively more affordable than in many locations in the country, both average and lower quartile house prices are both approximately five times their comparable income levels. We will support the use of affordable home ownership products, in order to assist our residents gain a first rung on the housing ladder.

Promoting Modern Methods of High Quality Construction

In addition to improving the speed and efficiency of the housebuilding process, there are many potential environmental benefits associated with the construction of new homes in a factory setting as opposed to directly on-site. These include a reduction in road traffic movements from construction vehicles, leading to both congestion and pollution benefits; reductions in energy usage, both during the construction and occupation of homes; and significant reductions in waste materials. In seeking to reduce the carbon footprint of housing, modern construction methods and materials have a significant role to play.

6.2 Improving the standards of existing housing and revitalising neighbourhoods

Ensuring High Quality Homes in Attractive Places

Redcar & Cleveland and Middlesbrough Borough Councils will ensure that our services and available funding are targeted towards making the biggest impact for those households in greatest need. As such, we will aim to increase our proactive and targeted working in the private rented sector, with a view to improving housing conditions in a similar way to which improvements have been made for those in owner occupation.

Fuel poverty tends to be associated most strongly with elderly households and those living in the private rented sector. The Councils will work with their partners to explore opportunities for increased joint working and consortium funding bids.

Enabling a Private Rented Sector That Works for All

In Redcar and Cleveland, a free voluntary Landlord Charter is in operation, aimed at improving housing conditions, driving management standards upwards and adopting a partnership approach between landlords and the Council to meet housing needs. Raising the awareness of the rights of tenants, particularly those who are vulnerable, living in SLL areas etc to report poor housing conditions or management practices, will assist a local authority to consider exercising its enforcement powers.

Facilitating Housing Regeneration and Renewal

It is recognised that, whilst access to decent, affordable, warm and secure housing has a role to play in addressing these issues of deprivation, they cannot be addressed in isolation. It is important to recognise that these are not, in themselves, indicative of low demand or an oversupply of housing in the area. Indeed, some small-scale development of, for example, housing to meet the needs of the ageing population in a neighbourhood, may form an important part of a strategy to ensure its longer-term stability.

In parts of South Tees, the operation of the housing market remains a significant barrier to economic growth. The combination of relative deprivation and a fragile housing market in these locations has meant that there has been a lack of investment to deliver the infrastructure, facilities and quality of housing offer needed to attract new residents.

Many of these housing market imbalances are concentrated in the older terraced housing areas which characterises areas of industrial heritage. It is recognised that is important to fully involve and engage with communities in addressing these issues, understanding the role that community ownership has to play in empowering and investing in local people to deliver projects that they care about, retain investment in the local area and create sustained benefits.

Community-led housing provides an opportunity for local people to play a leading and lasting role in solving local housing problems. The sector is adept at developing specific ownership and tenure arrangements that best suit local circumstances and preferences. Middlesbrough & Redcar & Cleveland Borough Councils wish to support the community-housing sector, wherever possible, and will work with local groups to assist them in developing suitable proposals and funding bids.

6.3 Meeting the needs of our ageing population and supporting people to live independently

Delivering a Quality Retirement Living

The provision of housing with extra care for older people has increased in popularity over the last decade, enabling residents to live in their own apartments in a designated development with 24-hour care and some support services on site. Across South Tees we will continue to explore appropriate opportunities for the development of further housing with extra care schemes for older people.

Whilst such developments can be difficult to deliver due to complex financing arrangements, local authorities will work closely with RPs and funding agencies to maximise their coverage and seek to develop clusters of extra care housing, including level access units, in close proximity to each of our main settlements.

Preventing Homelessness and Ensuring Choice in Housing

Homelessness is included within the Mission "*We will build an inclusive model of care for people suffering from multiple disadvantage across all partners*" chapter of the new South Tees JSNA. As such, we do not consider it in further detail within this overarching Housing assessment, which is focused on the Mission to "*Create places and systems that promote wellbeing*".

With our partners, we are committed to extending as much choice as possible to those households who require affordable rented accommodation. In particular, both Middlesbrough and Redcar & Cleveland Councils are committed to the Tees Valley Lettings Partnership, which operates the Tees Valley Home Finder choice-based lettings scheme, in partnership with RP partners. This scheme delivers greater choice to applicants for affordable housing than traditional, points-based lettings schemes.

Minimising the Impact of Welfare Reform

Across South Tees we are keen to work with its partners to mitigate the most severe impacts of welfare reform on our poorest residents. In particular, both councils will continue to use Discretionary Housing Payments where possible, in order to assist households in the most severe need. Also working with local RP partners to support them in providing new approaches to income management and delivering personal budgeting support to their tenants. Continue to review in relation to cost of living issue.

Enabling Independent Living

Together with our partners, both councils are committed to enabling our most vulnerable residents to live independently for as long as possible. Research has demonstrated that this is the most frequent desire for individuals who might otherwise have to rely on residential care.

Supporting the continued use of telecare and assistive technology, using tailored packages of specialised equipment, to facilitate a preventative approach to health and social care, this will assist in promoting independent living and maintain the well-being of individuals and communities.

Planning a Strategic Approach to Supported Housing

Across South Tees, we recognise the need to adopt a more strategic approach to the future development of supported housing schemes, in order to meet the changing needs of our populations and vulnerable groups (ageing population, care leavers, those with complex needs, etc.). Working in partnership with key stakeholders and residents, supported housing strategies can be developed which will assist in both planning future developments and securing the necessary funding for their delivery.

7. What is the current evidence base?

7.1 Building Research Establishment Redcar & Cleveland Borough Council & Middlesbrough Council 2022

Both Redcar and Cleveland Council commissioned Building Research Establishment (BRE) to undertake a series of modelling exercises on their housing stock which required BRE to produce an integrated stock model.

A stock modelling approach has been developed and used by BRE for many years and the most recent models (v5) have been updated to make use of the results of the 2018 English Housing Survey (EHS)3.

The main aims of this work were to provide estimates of:

- Energy efficiency variables for the private sector stock (wall and loft insulation)
- Energy planning variables (SimpleCO2, energy and heat demand, energy and heat cost)
- The percentage of dwellings with the presence of fuel poverty and low income households for Middlesbrough overall and broken down by tenure and then mapped by Census Output Area (COA) (private sector stock only)
- Information on estimated EPC ratings (based on SimpleSAP).

In addition, Redcar & Cleveland aims included:

- The percentage of dwellings with the presence of each of the Housing Standards Variables for Redcar and Cleveland overall and broken down by tenure and then mapped by Census Output Area (COA) (private sector stock only)
- Information relating to LAHS reporting for the private sector stock - category 1 hazards as well as information on estimated EPC ratings (based on SimpleSAP)

Headline results for Redcar and Cleveland indicate that:

- There are 66,221 dwellings in Redcar and Cleveland, 65% are estimated to be owner occupied, 16% private rented and 19% social rented.
- 4,368 dwellings in the private sector are estimated to have category 1 Housing Health and Safety Rating System (HHSRS) hazards. This equates to 8% of properties.
- 1,167 dwellings in the private rented sector have category 1 HHSRS hazards. This equates to 11% of properties in the private rented sector.
- The highest concentrations of all HHSRS hazards in the private sector are found in Lockwood, Coatham and Loftus.
- The highest concentrations of fuel poverty (Low Income High Costs definition) in the private sector are found in Coatham, Grangetown and Lockwood and for excess cold the highest concentrations are in Lockwood, Coatham and Loftus.
- The average SimpleSAP rating for all private sector dwellings in Redcar and Cleveland is 61, which is worse than both England (62) and the North East (64). For owner occupied stock the figure is 61 and for private rented stock it is 60.
- The total cost of mitigating category 1 hazards in Redcar and Cleveland's private sector stock is estimated to be £12.8 million – with £9.4 million in the owner occupied sector, and £3.4 million in the private rented sector.
- 4.2% (2,229) of *private sector* dwellings and 7.2% (749) of *private rented* dwellings in Redcar and Cleveland are estimated to have an EPC (based on SimpleSAP) rating below band E.

- In the private sector stock, there are an estimated 6,850 dwellings with un-insulated cavity walls and 9,034 dwellings with less than 100mm of loft insulation.
- Analysis of the energy efficiency variables indicates that the owner-occupied stock has the highest average figures for the majority of variables (SimpleCO2, energy and heat demand, energy and heat cost).

Headline results for Middlesbrough indicate that

- There are 64,391 dwellings in Middlesbrough, 53.5% are estimated to be owner occupied, 20.8% private rented and 25.7% social rented.
- The highest concentrations of fuel poverty (Low Income High Costs definition) in the private sector are found in Central, North Ormesby and Berwick Hills and Pallister.
- Low income households in the private sector are concentrated to the north of Middlesbrough, with the highest levels overall being in Central, Brambles and Thorntree and Newport wards.
- The average SimpleSAP rating for all private sector dwellings in Middlesbrough is 61, which is worse than both England (62) and the North East (64). For owner occupied stock the figure is 62 and for private rented stock it is 61.
- Maps by Census Output Area (COA) have been provided for the above Household Insights.
- 2.6% (1,235) of *private sector* dwellings and 3.6% (484) of *private rented* dwellings in Middlesbrough are estimated to have an EPC (based on SimpleSAP) rating below band E.
- In the private sector stock, there are an estimated 5,894 dwellings with un-insulated cavity walls and 9,036 dwellings with less than 100mm of loft insulation.
- Analysis of the energy efficiency variables indicates that the owner occupied stock has the highest average figures for the majority of variables (SimpleCO2, energy and heat demand, energy and heat cost)

7.2 Strategic Housing Market Assessment (SHMA -Redcar & Cleveland Borough Council 2016)

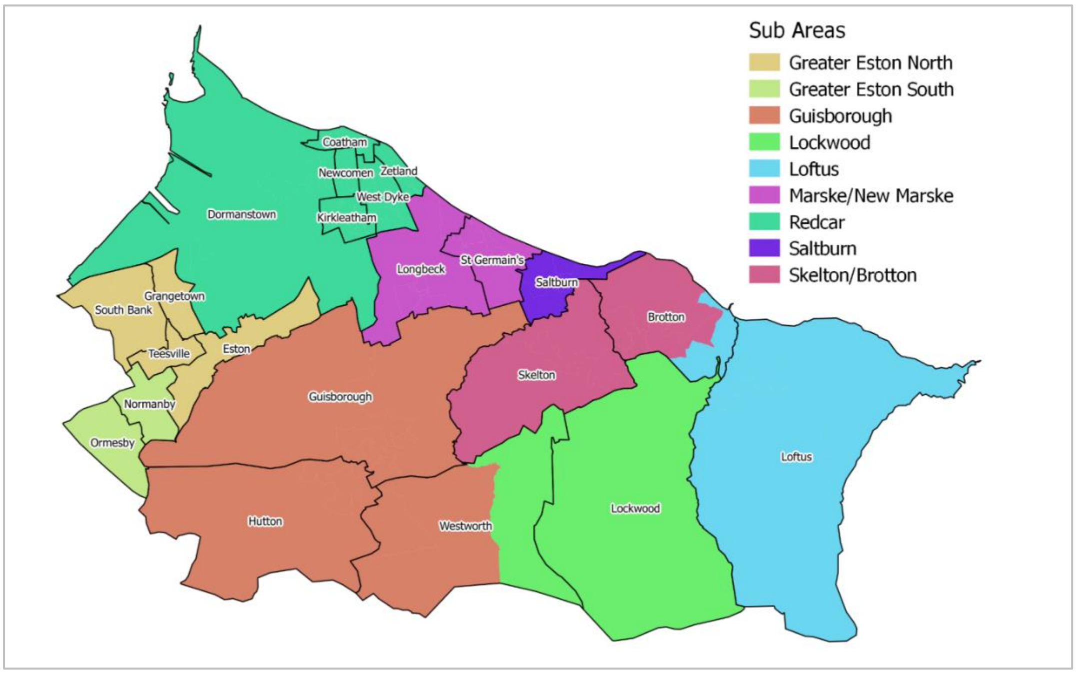
To investigate the latest evidence available to inform the production of both its Local Plan and housing strategy, the Redcar & Cleveland commissioned a comprehensive Strategic Housing Market Assessment (SHMA), which was published in 2016. The research provides the latest analysis of the social, economic, housing, and demographic situation across the borough, including how these factors are projected to change in the future.

The SHMA comprised:

- A major household survey of 22,109 households in the borough, with an overall response rate of 12.4%
- An online survey of key stakeholders
- Interviews with estate and lettings agents
- A review of existing (secondary) data.

Responses were weighted by age and tenure profile, and results presented at both a boroughwide level and within nine geographical sub-areas of the borough. A map, highlighting the sub-areas used in the SHMA, is shown below in Figure 6:

Figure 6: Sub areas used in SHMA



SHMA -Redcar & Cleveland Borough Council

The SHMA is presented in two volumes. The first volume presents findings in relation to the current local housing market, affordable housing requirements, results of the primary household survey and the housing needs of specific groups.

The second volume of the SHMA report presents the findings in relation to the Objectively Assessed Need for housing in the borough. This includes an analysis of the latest demographic projections, past housing delivery, market signals data and future jobs forecasts.

The findings of the SHMA have been critical in determining the housing requirements and policies included in the Council's Local Plan. They also provide a robust analysis of the local housing market, which has informed the development of this housing strategy.

The SHMA identified a need for an additional 20 affordable dwellings per annum within Redcar and Cleveland. However, this figure is skewed by significant surpluses in some sub-areas of the borough, particularly within the Greater Eston North former housing market renewal area. The overall figure also masks significant imbalances in the existing affordable housing stock, with unmet needs for 140 smaller, general needs units per annum and 20 older person's units per annum.

There is a clear need for greater numbers of affordable homes for single people and other smaller households. We will ensure these needs are reflected within future development proposals, whilst recognising the desire to create mixed and sustainable communities.

The projected affordable housing imbalances by sub-area, property size and designation are shown in the Figure 7 below (Note: negative figures indicate a projected annual surplus of affordable housing within the sub-area/property type, whilst positive numbers indicate an annual shortfall).

Figure 7: Net annual affordable housing imbalance

Sub-area	General Needs (families, couples, and single people)		Older People	Total
	1/2 Bed	3+ Bed	1/2 Bed	
Greater Eston North	-16	-107	3	-119
Greater Eston South	- 41	-17	10	- 48
Guisborough	71	-5	7	73
Lockwood	-12	6	3	-3
Loftus	41	1	-8	34
Marske/New Marske	22	9	6	38
Redcar	46	-37	11	20
Saltburn	32	1	7	39
Skelton/Brotton	- 4	-10	0	-15
Total	**140**	**-159**	**40**	**20**

Source: SHMA (2016) – NB totals may not sum due to rounding

7.3 Beyond Housing Data Analysis

As the largest provider of affordable housing in the borough of Redcar and Cleveland, an analysis of available data from Beyond Housing has also been undertaken. This included a Demand Mapping report commissioned in 2021, together with their Development and Regeneration Strategic Plans which were produced in 2023.

The Demand Mapping report shows that 53% of first preferences on joint housing register were for one bedroomed accommodation (both general needs and designated stock). This compares with a stock profile of one bedroomed accommodation that accounts for 28% of Beyond's total stock, giving a notional shortfall of 23%, as shown in Figure 8 below.

Whilst larger (4+ bed) accommodation only accounts for roughly 3% of first preferences, the stock profile shows that this accounts for less than 2% of Beyond's total stock. Given that there is also very little turnover of this type of accommodation, there would also appear to be a potential shortfall of larger accommodation.

Figure 8: Balance of Compass Register and Affordable Stock

Redcar & Cleveland Borough Council Compass Register					
No. of Beds	Total register	Total % Column A	Total Affordable Stock	Total % Column C	Indicative shortfall Columns (C-D)
	A	**B**	**C**	**D**	
1	1759	52.8	**3291**	27.5	-22.7
2	1024	31.3	**4566**	38.1	4.3
3	424	12.9	**3908**	32.6	19.0
4	45	2.7	**193**	1.6	-0.5
5 & 6	5	0.3	**22**	0.2	-0.1
Total	**3257**	100.0	**11980**	100.0	

Source: Beyond Housing Demand Mapping (2021) – (Note- a refresh of the housing register was implemented in 2023)

In terms of geography, Redcar dominates the first preferences with 36% of the total. Well over half of the Redcar total is for one bedroomed accommodation.

Including Marske, the preferences for the General Redcar area account for 42% of the total. Greater Eston accounts for 26% and Guisborough/East Cleveland for the remaining 32%.

The Beyond Housing Development and Regeneration Strategic Plans cover the entirety of their operating area across Tees Valley and North Yorkshire. They set out the strategic aims by 2031 to:

- Develop or acquire 2,750 homes, increasing Beyond’s asset by over 17%
- Achieve a new homes programme by 2031 that is 100% EPC A with 50% being carbon zero, subject to affordability
- Aim to deliver a modular development and a zero-carbon development by 2024
- Increase customer satisfaction with defects service by 10% and achieve overall satisfaction of 95%
- Complete the transformational £16m redevelopment of Church Lane North, Grangetown including the delivery of 33 new homes
- Work in partnership with the local authority and other stakeholders to maximise opportunities for funding and increased investment impact at Redcar Road East, South Bank
- Review data for all estates across the portfolio, rationalise and ensure fit for purpose and collect targeted customer satisfaction
- Purchase and repair empty homes to improve neighbourhoods and support regeneration work within existing estates

8. What do local people say?

Within Redcar & Cleveland the objectives and priorities for housing have been identified following analysis of evidence including large scale public surveys, such as the SHMA and the Private Sector Housing Condition Survey 2016. There is also specific public consultation on individual housing developments through the planning application process.

The consultation draft of the Redcar & Cleveland's most recent housing strategy (2019-2024) outlined a vision for housing in the borough, alongside key objectives, priorities and actions to achieve it. The draft strategy also provided a framework for what the Council and our partners planned to do over the next five years to address the borough's many housing challenges and improve the quality of life for our residents.

174 specific comments received regarding the draft strategy. Each of those comments was logged, collated analysed, provided with a response and any appropriate action identified. A Report of Housing Strategy Consultation was produced which contains this information and is available to view on the Housing Strategy webpage of the Council's website.

In Middlesbrough a new Local Plan is being consulted on which will help to shape the development of new homes and the ongoing regeneration of the town. It is expected that, in April 2024, the new Local Plan will be submitted to the Secretary of State and by September 2024 the Plan will see formal adoption by the Council.

Complex needs of some client groups (including single persons) see 4.10 above.

Care Leavers housing needs (single persons) see 4.11 above.

9. What are the recommendations?

The following are three key recommendations to improve housing for residents in South Tees:

9.1 Building homes to meet the needs of our population

Priority:	We will:
Ensuring an adequate supply of housing for our current and future residents	Review our evidence base in preparation for Local Plan reviews. Ensure an appropriate supply of land for new housing development.
Meeting the housing aspirations of our population	Investigate housing aspirations as part of Local Plan reviews.
Delivering modern and attractive affordable housing	Ensure appropriate affordable housing contributions within private developments. Work with RPs and Homes England to maximise grant-funded schemes.
Helping first time buyers	Promote affordable home ownership products on appropriate sites.
Promoting modern methods of high-quality construction	Work with private developers and RPs to promote modern methods of construction.

9.2 Improving the standards of existing housing and revitalising neighbourhoods.

Priority:	We will:
Ensuring high quality homes in attractive places	Work with landlords and others to improve housing conditions in the private sector. Ensure owners and landlords understand their obligations regarding the safety of homes. Target investment in energy efficiency to those at risk of fuel poverty.
Enabling a private rented sector that works for all	Work with landlords to improve the management of private rented sector homes. Support tenants raising concerns regarding poor housing conditions or management practices. Evaluate the operation of Selective Licensing Schemes.
Facilitating housing regeneration and renewal	Explore funding opportunities to develop new empty homes initiatives. Support appropriate groups who wish to develop community-led housing proposals. Work with RPs and others to deliver housing regeneration schemes in appropriate locations

9.3 Meeting the needs of our ageing population and supporting people to live independently.

Priority:	We will:
Delivering a quality retirement living	Increase the proportion of older person's accommodation within residential developments. Maximise the coverage of extra care housing schemes for older people.
Preventing homelessness and ensuring choice in housing	Deliver the homelessness recommendations of the Tackling Disadvantage assessment of the JSNA. Promote the Tees Valley Home Finder scheme to deliver choice in affordable housing.
Minimising the impact of welfare reform	Use Discretionary Housing Payments to assist those households in the most severe financial need. Support RP partners in developing income management and personal budgeting support for tenants.
Enabling independent living	Increase appropriate accommodation options for people requiring housing support. Support the use of telecare and assistive technologies to help people remain independent in their own homes.
Planning a strategic approach to supported housing	Review the needs of different client groups for supported accommodation. Use assessments to work with partners to develop appropriate supported housing schemes.

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