

towns & Villages

County Durham Housing Strategy: Targeted Delivery Plan New Kyo

March 2021

Durham
County Council



Targeted Delivery Plan: **New Kyo**

Context

The County Durham Housing Strategy sets out that the Council will seek to improve the quality of the existing housing stock and the wider residential environment. The Strategy notes that the Council will develop localised and Targeted Delivery Plans (TDP) to outline activities to support the creation and maintenance of mixed and balanced communities.

This TDP for New Kyo has been developed by Durham County Council with input from Karbon Homes, the Registered Housing Provider, who own 38 homes in this area, 32 of which are retirement living units.

Location

This TDP relates to New Kyo, an area near Stanley in North Durham. It is situated close to the A693 road between Annfield Plain and Stanley. This area is defined on the map set out on page 8. This boundary is based on the Lower Super Output Area, however in practice, actions will not be limited at the boundary if there is a rationale to extend interventions to adjacent sites and nearby streets.

What are we trying to achieve in New Kyo?

New Kyo is associated with a relatively high proportion of long term empty homes, which will impact upon the character of the area and perpetuate low demand for homes. There is an opportunity to focus on addressing the empty homes to reduce the proportion of empty properties in the area. This work will be coordinated alongside general improvements to the public realm. The intention is that combined with a reduction in empty homes this will bring about a perceptible change in New Kyo, improving the living environment for residents and increasing confidence in the housing market.

Almost a third of properties in New Kyo are of solid wall construction or have narrow cavities. New Kyo also experience levels of fuel poverty higher than the County average. Through the TDP, the Council and its partners will tailor energy efficiency measures to properties in the area ensure residents have warm homes. This will be of benefit to the health and wellbeing of residents.

What will be the outcome for New Kyo?

Delivering the TDP will have a positive impact on the housing market and the wider sense of place for New Kyo. By reducing the proportion of long term empty homes and improving the appearance of wider environment, the TDP will stem issues associated with low demand. Improvements in the street scene will

be complementary to the reduction in empty homes having an overall improvement in the appearance of the area and would result in an improved living environment for residents.

Focused interventions with the intention of addressing fuel poverty and improving the energy efficiency of properties will have a direct benefit for the residents of the area, by improving financial and health wellbeing.

Past and ongoing interventions

The Council and its partners have undertaken a series of interventions in this area including:

- Facilitating new housing development with Gleeson Homes on the Former Greencroft school site.
- Working alongside the owners of empty homes to bring their properties back into use.
- Supporting private landlords and tenants to improve housing standards.
- Supporting tenants and home owners reduce fuel bills and debt through Managing Money Better and Energy Company Obligation grants.
- Addressing environmental issues through action by the Council's Community Action Team.
- Providing a regular neighbourhood PACT forum for the local policing team and wardens team to address community priorities and concerns.
- In 2017/18 Karbon Homes undertook structural works in a part of South View Gardens at a cost of around £70k.

Evidence base

The Council has developed an evidence base to identify which communities would benefit from intervention to maintain and improve the existing housing stock and the wider housing environment and to inform the actions in those areas.

In addition, the Housing Strategy notes that the Council will ensure that housing is provided specifically to meet the needs of the older people within our communities. It is recognised that the population of County Durham is already ageing and over the next few decades, there will be a 'demographic shift' with the number (and proportion) of older people increasing. This TDP therefore contains an action to identify opportunities to deliver accommodation for older people.



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Evidence and monitoring

New Kyo is in the top 10-20% of deprivation, the data shows there are issues in this Lower Super Output Area regarding long term empty homes, fuel poverty, solid walls and crime.

The percentage of long-term empty homes is 1.9%, compared with the County average of 1.7% (2018). This indicates lower demand for houses in this area. Furthermore, long term empty homes can blight areas which can compound any demand issues in an area. Areas with high proportions of empty homes can suffer from issues relating to environmental health and anti-social behaviour which have a negative impact on an area and the community.

Fuel poverty in New Kyo is relatively high at 16.4% which is above the county average of 14%. The data suggests that it is related to the proportion of homes with solid walls which is ranked in the worse performing 10% of the county. Solid wall housing is also an issue in this area, homes with solid walls are not as energy efficient as they do not benefit from cavity wall insulation and makes them more expensive to heat and keep warm and intensify the issue for those on low incomes.

Crime is ranked in the worse performing 10% of the county. Crime is an issue in itself to be addressed; it can also have wider reaching impact on the area such as leading to low housing demand.

The Council will continue to develop and monitor evidence to understand issues associated with balance and potential decline across the County.

Issue	Context	New Kyo
Long term empty homes	Long term empty homes are those which have been empty for 6 months or more. The county average is 1.7% of stock as Long term empties (2018).	1.9% of stock are long term empties (2018).
Fuel Poverty	Fuel poverty is measured using Low Income High Cost calculations. 14% of households across county Durham are in fuel poverty.	16.4% of households are in fuel poverty.
Solid Walls	Households with solid walls are unable to benefit from cavity insulation to make the household more energy efficient and to reduce fuel costs. Solid walls can therefore be an indicator of fuel poverty.	30% of homes in New Kyo were built before 1918 and are of solid wall construction or have narrow cavities.
Crime	The crime domain includes recorded crimes around violence, burglary theft and criminal damage.	Within County Durham New Kyo is ranked 9th out of 324 LSOA's with 1 being the most deprived.
Demographics and housing stock profile	In County Durham, 20.6% of the population is aged 65 and over. County Durham has a relatively low proportion of bungalows (13.7%) compared to other housing stock. This highest proportion of housing stock in terraced at 36.9%. (MHCLG 2017).	Within New Kyo 15.2% of the population are aged 65 and over. 6.1% of the housing stock are bungalows and 69.5% are terraced.

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Action Plan

The TDP action plans bring together actions from across the Council's range of functions and that of partners to address the issues identified in the evidence base. In TDPs, the actions are identified as having the following timescales:

- Mainstream activity / core offer: These are Council or partner activities that are undertaken routinely, but opportunities will be sought to focus these within the TDP area to bring an intensive approach to addressing issues.
- Short term: New actions which will be undertaken within 2 years. Some of these actions will be delivered in a substantially shorter timeframe, depending on their nature.
- Medium term: New actions to be undertaken within 5 years
- Longer term: New actions to be undertaken over a period longer than 5 years, in recognition of the scale of the intervention.

The Action Plan notes the status of individual actions, to note some of these will be undertaken as ongoing actions, others will be associated with existing funding streams, however, others will require funding. The Council and its partners will make use of the TDPs to support applications for funding.

Support and maintain mixed and balanced communities across County Durham

Ref	What	Lead (and Partners)	Timescale / Notes
A1	Selective licencing low demand, anti-social behaviour and deprivation area designation.	DCC Selective Licencing team.	Mainstream Activity. DCC Designation and application submitted.
A2	Monitor, update and develop evidence at a localised level to understand stock condition, demand and supply and associated issues.	DCC Empty Homes team.	Mainstream activity.
A3	Work with Registered Providers to encourage use of their 'buy back' option to bring former right to buy stock back into the market as affordable housing and to assist in supporting and maintaining mixed and balanced communities, where appropriate.	DCC Housing Regeneration team.	Mainstream activity.
A4	Work with DCC Community Action Team to programme regular targeted interventions such as 'Clean and Green' walk abouts to address environmental issues; including additional bins, introduction of sustainable planting in open areas, walkway improvements.	DCC Environmental Health team.	Short term.
A5	Continuous liaison with private landlords.	DCC Private Landlords team.	Mainstream activity.
A6	In line with Cabinet's September 2020 decision to agree to begin a Council house building programme of up to 500 homes over the period 2021-26 opportunities will be explored for homes across the county, including this TDP area (see action ref A7).	DCC Housing Development.	Long term. Project to progress in line with Cabinet approval.

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Support and maintain mixed and balanced communities across County Durham (continued)

Ref	What	Lead (and Partners)	Timescale / Notes
A7	Work to deliver potential development site identified at Land at Shield Row Lane, New Kyo. Part of phase 1 of council homes building programme.	DCC Housing Development, Spatial Policy, Development Management.	Medium/Long term. 10 homes.
A8	Planning permission in place for former playing fields associated with Greencroft Lower School.	DCC Housing Development, Spatial Policy, Development Management.	Medium/Long term.
A9	Scoping and recommending specific recommendations to street scene such as walkway repairs improvements, transport infrastructure such as bus stop repairs and upgrades and wider housing environment.	Scoped and coordinated by Community Economic Development.	Short term. Identified following Autumn 2020 initial scoping.
A10	Scoping and recommending specific recommendations for options for empty commercial buildings and sites, such as the former Sandhole club site and the opportunity for potential physical improvements to operational units.	Scoped and coordinated by Community Economic Development.	Short term. Identified following Autumn 2020 initial scoping.
A11	Promote County Durham Lettings Agency and leasehold scheme.	DCC County Durham Lettings Agency Team.	Mainstream activity.
A12	Karbon Homes undertaking continued planned maintenance and improvement of homes. Allocated spend of almost £1m	Karbon Homes.	Long term, over the next 30 years.
A13	Develop and implement an evidence based approach to manage housing high support need clients in areas with an existing relatively high incidence of crime.	DCC Housing Solutions.	Medium term.
A14	Work with owners of the Croft building to develop an approach to address anti-social behaviour issues.	DCC Housing Regeneration team.	Short term.
A15	Facilitating new housing development including the opportunity for the delivery of homes to meet the needs of older people.	DCC Planning and Housing Development and Regeneration team.	Mainstream activity.



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Improve energy efficiency of properties to ensure County Durham has a stock of warm, healthy and energy efficient homes

Ref	What	Lead (and Partners)	Timescale / Notes
B1	Ensure integration between various advice schemes and programmes.	DCC Housing Regeneration team.	Mainstream activity.
B2	Raise awareness for warm homes campaign using area based promoting.	DCC Housing Regeneration team.	Mainstream activity.
B3	Promote DCC's External Wall Insulation ECO 'Top UP' loan fund.	DCC Housing Regeneration team.	Mainstream activity.
B4	Solid wall stone and brick terraces predominate opportunity for BEIS GHG/LAD funding.	DCC Housing Regeneration team.	Short term.
B5	Energy Performance Certificate survey to be undertaken for all solid wall streets. This will further develop evidence base inform future funding opportunities.	DCC Housing Regeneration team.	Short term.

Improve energy efficiency of properties to ensure County Durham has a stock of warm, healthy and energy efficient homes

Ref	What	Lead (and Partners)	Timescale / Notes
C1	Working with property owners to help them sell or rent properties (via Durham Key Options).	DCC Empty Homes team.	Mainstream activity.
C2	Financial assistance loans and grants to potential purchasers and empty home owners of long term empty properties.	DCC Empty Homes team.	Mainstream activity.



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Provide care and support for older and vulnerable people

Ref	What	Lead (and Partners)	Timescale / Notes
D1	Consider requirement for support packages to meet needs in County Durham.	DCC Housing Solutions, DCC Commissioning, Registered Housing providers.	Short / medium term.
D2	Continue to widen wrap around support to support vulnerable people to achieve and sustain tenancies.	DCC Housing Solutions, DCC Commissioning, Registered Housing providers.	Short / medium term.
D3	Encourage uptake of Disabled Facilities Grants in order to enable individuals to remain in their home.	DCC Housing Solutions.	Mainstream activity.



Targeted Delivery Plan: **New Kyo** map of evidence and interventions

Context

This map confirms the boundary of the New Kyo Lower Super Output Area. The map complements the action plan and provides an overview of evidence and issues to be addressed in the area, as well as highlighting future opportunities.

This boundary is based on the New Kyo Lower Super Output Area, however in practice, actions will not be limited at the boundary if there is a rationale to extend interventions to adjacent sites and nearby streets.





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