

# towns & Villages

## County Durham Housing Strategy: Targeted Delivery Plan Stanley Hall West

March 2021

Durham  
County Council



# Targeted Delivery Plan: Stanley Hall West

## 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 has been developed by Durham County Council with input from Karbon Homes the Registered Provider who own 301 homes in Stanley Hall West, of which 191 are retirement living units.

## Location

Stanley Hall West is an area of South Stanley in the North of County Durham. This TDP relates to the area as defined on the map on page 8. This boundary is based on the Lower Super Output Area, however in practice, actions will not be limited at this boundary if there is a rationale to extend interventions to adjacent sites and nearby streets.

## What are we trying to achieve in Stanley Hall West?

Stanley Hall West experiences a relatively high proportion of empty homes, this is indicative of low demand in the area. There is an opportunity through the TDPs to undertake a range of measures to focus on addressing the empty homes to reduce the proportion of empty properties in locality and to improve the living environment for existing and future residents.

Stanley Hall West is also associated with a relatively very high proportion of stock with solid walls, this reflects the property type in the area. The area is also associated with higher than average levels of unemployment and lower than average incomes. This will impact on residents in a number of ways, but in a housing context, this has resulted in higher than average levels of fuel poverty

Through the TDP, the Council will tailor energy efficiency measures to properties in the area to ensure residents have warm homes. This will be coordinated alongside a number of measures to address poverty in a housing context and support tenancy sustainment. This will be of benefit to the health and wellbeing of residents.

The TDP seeks to improve the appearance of the public realm and street scene. The intention is to bring about a noticeable change in the overall appearance of the area, increasing confidence in the housing market and improving the wider amenity of the area for existing and future residents.

## What will be the outcome for Stanley Hall West?

Delivering the TDP will have a positive impact on the housing market and the wider sense of place for Stanley Hall West. 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 improvement in the overall appearance of the area and would result in an improved living environment for residents.

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

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## Past and ongoing interventions

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

- Warm Front and Warm up North fuel poverty grant programmes providing home energy efficiency measures to low-income households.
- In terms of stock investment, since 2016/17 Karbon Homes have invested almost £0.5m, mainly in roofs and heating upgrades. Karbon have also invested in kitchens, structural works and fencing.
- In terms of community investment, since Karbon's inception almost £100k has been invested in community and voluntary groups and projects. This includes RSACC Supporting Survivors, Snow Angels, the Breathing Space project, C&AP Environmental Project, Craghead Development Trust Youth Club, the Cree Project, Headway Stanley, the Just for Women Garden, Mini Explorers, Music as Therapy, and St Stephens Lunch Club.
- Karbon's Silver Talk telephone befriending service operates from the community.
- Energy Company Obligation boiler and insulation grants for low income and fuel poor households.
- Warm and Healthy Homes project with GP surgeries to provide warmer homes for patients with a cold related illness.
- Managing Money Better service providing energy bill saving and fuel debt advice and support.
- Warm Homes Fund providing grants for first time central heating measures.
- Green Homes Grant Fund targeting fuel poor homes for insulation retrofit and renewable heating installations.
- In response to the Covid 19 initial lockdown, almost £900 provided by Karbon Homes to local community to assist in food collection services and prescription collection services.
- Stanley Hall West benefits from a range of general and specialist health services, which are available across the County. Full details of these are available on the Locate portal.
- In addition to these services a number of facilities are local to the area including PACT House Stanley, Just for Women Support Group (and women's CREE) and a Money Advice Centre.



## 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

Stanley Hall West is in the top 10% for deprivation, the data shows that there are issues in this LSOA regarding empty homes, fuel poverty, solid walls, income, employment and health.

Fuel poverty is high in Stanley Hall West and the data suggests that this is likely related to the proportion of homes with solid walls and households with lower incomes. 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.

Employment is ranked in the worst performing 10% of the County. The area is also associated with lower than average incomes and high percentage of income deprivation affecting children. Poor health can also have an impact upon the ability to participate in work.

If households must spend a higher proportion of a fixed or low income on heating their homes or cannot keep their homes warm, this can have a negative impact on health and wellbeing. Health is ranked in the worst performing 10% of the county. Health can be a signifier for wider socio-economic issues as well as a cross cutting theme for housing.

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

Issue	Context	Stanley Hall West
Fuel Poverty	Fuel poverty is measured using Low Income High Cost calculations. 14% of households across county Durham are in fuel poverty.	15.3% 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 a contributing factor to of fuel poverty.	Within County Durham, Stanley Hall West is ranked 15th out of 324 LSOAs with 1 having the highest proportion of households with solid walls.
Employment IMD 2019	The Employment Deprivation Domain measures the proportion of the working-age population in an area involuntarily excluded from the labour market.	Within County Durham Stanley Hall West is ranked 17th out of 324 LSOAs with 1 being the most deprived.
Income deprivation IMD 2019	The Income Deprivation Domain measures the proportion of the population experiencing deprivation relating to low income.	Within County Durham Stanley Hall West is ranked 17th out of 324 LSOAs with 1 being the most deprived.
Income deprivation affecting children IMD 2019	The Income Deprivation Affecting Children Index (IDACI) measures the proportion of all children aged 0 to 15 living in income deprived families.	Within County Durham Stanley Hall West is ranked 20th out of 324 LSOAs with 1 being the most deprived.
Health IMD 2019	The Health Deprivation and Disability Domain measures the risk of premature death and the impairment of quality of life through poor physical or mental health.	Within County Durham Stanley Hall West is ranked 20th out of 324 LSOAs 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 Stanley Hall West 22.2% of the population are aged 65 and over. 33.7% of the housing stock are bungalows and 49.4% 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 Multiple Criteria 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, Karbon Homes.	Mainstream activity.
A4	Work with DCC Community Action Team to programme regular targeted interventions to address environmental issues.	DCC Environmental Health team.	Mainstream activity. Programme for 2021 in discussion
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.	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	The Former Stanley School of Technology site, is a housing commitment with planning permission for 110 new homes.	Development Management.	Medium Term. Planning permission granted on 110 new homes.
A8	Promote County Durham Lettings Agency and leasehold scheme	DCC County Durham Lettings Agency team.	Mainstream activity.
A9	Karbon Homes undertaking continued planned maintenance and improvement of homes. Allocated spend of almost £10m	Karbon Homes	Long term – over the next 30 years.
A10	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.

## 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.

## Addressing poverty in a Housing context and the impacts of welfare reform in a housing context

Ref	What	Lead (and Partners)	Timescale / Notes
C1	Work with landlords to enable greater understanding of the impact of poverty.	DCC Housing Regeneration team, DCC Transformation and Partnerships and Children's Services.	Mainstream activity.
C2	Enable delivery of the Council's Poverty Plan and Child Poverty Plan, within a housing context.	DCC Housing Regeneration team, DCC Transformation and Partnerships and Children's Services.	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 Head of Development and Housing, DCC Head of 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: Stanley Hall West map of evidence and interventions

## Context

The map confirms the boundary of the Stanley Hall West Lower Super Output Area. The map complements the action plan and provides an overview of evidence and issues to be addressed in the area.

This map is based on the Stanley Hall West 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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