

**Cabinet**

**17 March 2021**

**County Durham Housing Strategy  
Targeted Delivery Plans**

**Ordinary Decision**



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## **Report of Corporate Management Team**

**Amy Harhoff, Corporate Director of Regeneration, Economy and Growth**

**Councillor Kevin Shaw, Cabinet Portfolio Holder for Strategic Housing and Assets**

### **Electoral division(s) affected:**

Annfield Plain Ward; Shildon and Dene Valley Ward; Blackhalls Ward; Deneside Ward; and Stanley Ward.

### **Purpose of the Report**

- 1 Targeted Delivery Plans are an integral part of the County Durham Housing Strategy and relate to maintaining and improving the existing housing stock and the wider housing environment. Targeted Delivery Plans have been developed as an approach to deliver an intensive, focused and coordinated programme of activities by the Council and its partners in areas most in need across the county. This report seeks Cabinet approval for the content of the first phase of the Housing Strategy Targeted Delivery Plans including the programme to deliver future phases.

### **Executive summary**

- 2 Targeted Delivery Plans (TDPs) are a mechanism to direct and coordinate housing regeneration activities in those communities most in need. The Council has developed an evidence base to understand which locations would benefit from an intensive and targeted intervention. The TDPs serve to bring together complementary actions from the Council and its partners to address the identified issues in a locality. TDPs will focus existing activities in areas of need, as well as identifying new actions and putting the Council in a stronger position to

capitalise on any future funding opportunities to support estate regeneration objectives.

- 3 The TDPs have their origin in the County Durham Housing Strategy and relate to the objective of maintaining and improving the existing housing stock and the wider housing environment. The TDPs also support the delivery of other housing priorities in the county, including delivering homes to meet the needs of older people.
- 4 The actions in the TDPs reflect and recognise other housing activities, such as selective licencing and Council house building and include a range of related and complementary activities. The TDPs are focussed on the most disadvantaged communities in line with Towns and Villages and form part of the Towns and Villages Investment Plan.
- 5 The Council has developed an evidence base to understand which communities are most in need of intervention. This evidence base has informed both the locations that are subject to a TDP and also the focus of the interventions in the individual TDP documents.
- 6 The evidence base has been gathered at a localised scale and considers the types of issues that communities face and that the TDPs will look to address. The evidence base includes information on housing market indicators, issues of low demand and stock condition. The evidence base gives consideration to wider issues facing communities, such as crime, and information which assists in understanding the impact of poor stock, such as data on fuel poverty. The evidence also includes contextual indicators which have an impact in determining people's housing options and ability to sustain a tenancy.
- 7 In line with this approach, data was gathered at Lower Super Output Area (LSOA) level for the 324 LSOAs across County Durham. These individual rankings were then brought together to create a cumulative ranking list, which provides an understanding of those areas across the county which rank relatively poorly across multiple issues and are most in need of intervention.
- 8 This cumulative rank has assisted the prioritisation of the following LSOA areas to be subject to a TDP (the TDP documents are set out at Appendix 5):
  - (a) New Kyo;
  - (b) Coundon Grange;
  - (c) Blackhall Colliery South;
  - (d) Thickley;

- (e) Deneside East; and
  - (f) Stanley Hall West.
- 9 The TDPs have been developed to support delivery. Therefore, each document provides a summary of the issues in the area, as determined by the localised evidence base. It is these issues that the identified actions seek to address.
- 10 The TDPs serve to bring together actions from across the Council's range of functions to provide an intensive, focussed and coordinated approach to addressing issues in a locality. Registered Providers of Social Housing operating in the TDP areas have also contributed and shaped the actions in the respective delivery plan. This serves to ensure that the Council and its partners coordinate approaches and combine capacity and resources to address issues in the identified areas.
- 11 The TDPs provide certainty for communities and for partners as to the interventions to be undertaken in their area. The TDPs will be taken to the relevant Area Action Partnership meeting for discussion. Consultation will be undertaken, as appropriate, at project delivery stage when actions in the TDP are implemented.
- 12 Once approved, the TDPs will be subject to an annual review. It is proposed that these reviews will include highlighting further areas to be subject to future TDPs. It is also recognised that there is an opportunity for the location of future TDPs to be informed by Registered Providers on the Council's Housing Forum, by identifying areas where there are particular issues or opportunities that would benefit from being addressed by a coordinated approach, through the use of TDPs.
- 13 As part of bringing together the evidence themes for the TDPs, the Council has developed a Housing Strategy 'look up' tool. A 'look up' is an interactive evidence base, which serves to ensure evidence and information is more accessible. The look up tool is also a way to make evidence and policy designations more accessible to a wider range of users, supporting discussion and aiding understanding of issues across the county.

## **Recommendation**

- 14 Cabinet is recommended to:
- (a) endorse the evidence based approach to identifying areas to be subject to a Targeted Delivery Plan;

- (b) approve the content of the Targeted Delivery Plans at Appendix 5;
- (c) agree that the Targeted Delivery Plans are taken to the relevant Area Action Partnership meetings for discussion;
- (d) approve the proposed approach to the future monitoring and review of the Targeted Delivery Plans and agree that as part of future monitoring and review, the Targeted Delivery Plans can be updated under delegated powers by the Corporate Director of Regeneration, Economy and Growth in consultation with the Cabinet Portfolio Holder for Strategic Housing and Assets;
- (e) approve the approach to the identification of locations to be subject to future Targeted Delivery Plans and the extension of the Targeted Delivery Plan programme and agree that as part of the future programme, Targeted Delivery Plans can be approved under delegated powers by the Corporate Director of Regeneration, Economy and Growth in consultation with the Cabinet Portfolio Holder for Strategic Housing and Assets, or by Cabinet where appropriate; and
- (f) note the scope and content of the County Durham Housing Strategy look up tool.

## **Background and context to Targeted Delivery Plans**

- 15 Targeted Delivery Plans (TDPs) are a mechanism to direct and coordinate housing regeneration activities and measures to support residents in those communities most in need. The Council has developed an evidence base to understand which locations would benefit from more intensive interventions. The TDPs serve to bring together complementary actions from the Council and its partners to address the identified issues in a locality. TDPs will focus existing activities in areas of need, as well as identifying new actions and putting the Council in a stronger position to capitalise on any future funding opportunities.
- 16 The role of TDPs is set out in the County Durham Housing Strategy. As context, the Durham Housing Strategy was adopted by Durham County Council Cabinet in July 2019. The Housing Strategy was developed to consider housing issues across County Durham and provides a strategic framework to inform the actions and investment of the Council and its partners.
- 17 The Housing Strategy brings together all housing related policy and activity in County Durham. This is reflected in the objectives which relate to the following areas:
  - (a) providing advice, assistance and support for people in their homes;
  - (b) improving access to housing;
  - (c) delivering more homes to meet needs; and
  - (d) maintaining and improving the existing stock in the County and the wider housing environment.
- 18 The TDPs relate primarily to the final objective and bring together actions to maintain and improve the existing housing stock and the wider housing environment.
- 19 The Housing Strategy also contains a series of 'key messages' which set out the housing priorities within County Durham. The TDPs provide a means to deliver on a number of these key messages as follows:
  - (a) seeking to improve the quality of the existing housing stock and the wider residential environment;
  - (b) raising standards in the private rented sector; and
  - (c) working within those communities most effected by long term empty properties.

- 20 In addition, and in recognition that the key messages reflect the Council's housing priorities, the TDPs seek to realise opportunities in respect of other housing key messages including:
- (a) delivering homes to meet the needs of our older people; and
  - (b) maximising the delivery of affordable housing.
- 21 The Housing Strategy contains a section on 'Supporting Mixed and balanced Communities'. This section reflects upon issues with the existing housing stock in parts of County Durham and notes past regeneration activities. The relevant actions associated with this element of the Housing Strategy can be summarised as follows:
- (a) develop and monitor evidence to understand issues associated with balance and potential decline;
  - (b) where appropriate, develop a localised and targeted delivery plan to consider issues and responses; and
  - (c) these will be developed with input from key partners and the local community.
- 22 The TDPs are therefore firmly grounded in the County Durham Housing Strategy and provide a means to deliver on a number of the Council's housing priorities. Appendix 2 sets out a diagram demonstrating the strategic context for the TDPs within the framework of the Housing Strategy Aims, Objectives and Key Messages.
- 23 As well as having origins in the County Durham Housing Strategy, TDPs are also aligned with, and complementary to, a number of other Council proposals and programmes. In this context, the TDPs reflect the work on selective licencing, with relevant TDP areas including reference to the proposed designation. This serves to demonstrate that selective licencing is proposed to be introduced alongside a range of complementary interventions.
- 24 The TDPs also reflect the opportunity for the development of Council housing. In this context and 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, the TDPs note the intention to explore opportunities for Council housing within the identified areas.
- 25 Finally, the TDPs form part of the Council's commitment to our disadvantaged communities through Towns and Villages and indeed, form part of the Towns and Villages Investment Plan. Towns and Villages is underpinned by a comparable evidence base, albeit the TDPs factor in housing specific indicators and consider data at a more

localised geography, relevant to the scale of intervention. This ensures that the TDP activities sit within the context of the Towns and Villages work and are part of the Council's approach of accelerating the delivery of projects to address issues in communities.

## **Targeted Delivery Plan Evidence Base**

- 26 The Housing Strategy notes that, in order to continue to support and maintain mixed and balanced communities, the Council will make use of evidence to understand, on a localised basis, the extent to which communities are 'unbalanced'. The Housing Strategy recognises that that there is no single indicator which can be used to assess whether an area is unbalanced and issues can present themselves at different geographies. It was an action of the Housing Strategy for the Council to develop an evidence base in this context.
- 27 The Council has fulfilled this action and developed an evidence base to understand which communities are most in need of intervention. This evidence base has informed both the locations to be subject to a TDP and also the focus of the interventions in the individual TDP documents, with actions being developed to respond to specific issues in each locality. An overview of the approach to the development of the evidence base and the key findings are set out at Appendix 3.
- 28 The data has been collated at Lower Super Output Area (LSOA). This is a nationally standard geographical area. Whilst the LSOAs vary in area, they are based on a broadly consistent population size. The use of LSOAs ensures that the TDPs represent a community level geography, which is important in considering housing issues. The use of LSOAs also ensures that datasets are available to monitor change in an area over time, as well as to inform future interventions and activities.
- 29 In identifying data to inform the TDPs, consideration has been given to the types of issues that communities face and that the TDPs will look to address. Therefore, data has been used to understand housing market indicators, particularly those which assist in highlighting issues of lower demand. In addition, data has been factored in to understand stock condition. The evidence base also seeks to understand wider issues facing communities, such as crime and antisocial behaviour.
- 30 The Housing Strategy emphasises that the Council will 'put people first'. This is an important principle, as it ensures that housing activities always look beyond 'bricks and mortar' approaches towards supporting residents. In this context, the evidence seeks to understand the impact of poor stock on issues such as fuel poverty. The evidence also

includes contextual indicators which have an impact in determining people's housing options and ability to sustain a tenancy.

31 The list of themes below has been considered as part of the TDP evidence base. A full description of these themes and the relevant data sets is set out in Appendix 3. The themes are as follows:

- (a) **Long-term empty homes.** This refers to homes that have been empty for six months or more. Empty homes are an inevitable part of churn in a functioning housing market. However, there are concerns when homes have been empty for a long time, as they are not contributing to meeting housing needs and they can be associated with crime and anti-social behaviour to the detriment of local residents;
- (b) **The median price paid for a house.** Low house prices can be indicative of low demand in an area which can be related to, or signify other issues, such as empty homes, poor housing stock or wider environmental areas that impact the community;
- (c) **Fuel poverty.** A household is considered to be fuel poor if it has higher than typical energy costs to provide an indoor environment that does not adversely affect their health and wellbeing, and would, as a result, be left with a disposable income below the poverty line if it spent the required money to meet those costs;
- (d) **Solid walls.** Housing with solid walls can let twice as much energy escape than housing with cavity walls. Solid walls are also more difficult to insulate. This means that housing with solid walls are more expensive to heat if they are not insulated. Solid walls could therefore be a cause fuel poverty;
- (e) **Average household income.** Income deprivation impacts on the affordability of living, including acquiring or continuing to live in suitable housing, fuel poverty, other costs of living and, potentially, the quality of housing stock a household has access to;
- (f) **Children in low income families.** There are increasing pressures on low income families following welfare reforms. This indicator could flag issues for families such as affordability of suitable housing, living in overcrowded homes and the wider costs of living;
- (g) **Employment.** Exclusion from the labour market, and an increased reliance on the welfare system, can result in limited and low income. This can impact on the accessibility to, and



affordability of, housing, utilities and the cost of living. Vulnerability to homelessness can also be an issue;

- (h) **Crime.** Crime can cause wider housing and environmental concerns and be indicative of wider issues in a locality. In some cases, areas that have become 'unbalanced' through issues such as poor housing stock quality or empty homes, can be associated with higher levels of crime and environmental decline. People will likely to be less willing to live in these areas and so a cycle of decline can continue;
- (i) **Health.** Health is a cross cutting theme of the Housing Strategy. The homes and the places in which people live is a key determinant of their overall health and wellbeing, impacting their risk of illnesses, quality of life and access to appropriate support services.

- 32 Data was gathered at LSOA level for each of the above themes for the 324 LSOAs across County Durham. This has enabled an understanding of the relative ranking of the LSOAs in relation to each evidence theme. These individual rankings were then brought together to create a cumulative ranking list. This process did not involve weighting of any of the data themes. A core intention of the TDPs is to coordinate actions in response to multiple issues in a locality and target those areas in most need of intervention. Therefore, it was considered important to understand those areas which performed poorly in respect of multiple indicators. Any approach to weighting specific sets of data may have elevated those locations performing relatively poorly against weighted single issues in the cumulative ranking list, and potentially may have obscured those areas in greater need of intervention across a range of themes.
- 33 The cumulative ranking list therefore provides an understanding of the areas across the county which rank relatively poorly across multiple issues. This cumulative rank has assisted the prioritisation of LSOA areas to be subject to a TDP.
- 34 Each TDP also contains information on population cohorts for that location, as well as a breakdown of housing stock by type. Whilst this has not informed the cumulative ranking process, it does serve to further aid the understanding of an area including opportunities to support older people in a locality.

### **Targeted Delivery Plans Areas**

- 35 The development of a robust and up to date evidence base has enabled the Council to develop TDPs for those areas most in need of

intervention. In identifying areas which score relatively poorly across a number of issues, it was noted that some of those areas already have existing large scale interventions proposed or ongoing. It is considered that a TDP would not be appropriate for these areas at this stage. This is on the basis that a TDP would not add further value beyond the ongoing or proposed strategic interventions, which have been developed to provide a comprehensive response to specific issues and opportunities for these areas. It is also in recognition of the respective stage of these projects which have either commenced, or have recently been subject to public consultation. Information on those areas in the cumulative ranking list but not subject to a TDP is set out in Appendix 3.

36 Therefore, following the development of the evidence base and the cumulative ranking exercise, a number of LSOAs have been identified as being subject to a TDP. These areas are identified by the LSOA name. The location of these areas is set out on the map at Appendix 4. The areas are as follows:

- (a) New Kyo;
- (b) Coundon Grange;
- (c) Blackhall Colliery South;
- (d) Thickley;
- (e) Deneside East; and
- (f) Stanley Hall West.

37 TDPs have been prepared for each of the above locations. These TDPs are set out at Appendix 5 of this report.

38 The TDPs are based on LSOA boundaries, as it is at this geography that the evidence base has been developed to identify those areas most in need of intervention across the county. However, whilst the LSOA boundaries are defined and fixed, the TDPs will be more flexible in delivery on the ground. In this regard interventions and actions will not, in practice, be limited to the TDP boundary if there is a rationale and opportunity to extend interventions to adjacent sites and nearby streets across a wider estate. Indeed, the intention is that the TDP actions will be replicated and rolled out across adjoining areas in subsequent rounds of TDPs.

### **Targeted Delivery Plans Scope and Content**

39 The TDP documents set out their origins in the context of the Housing Strategy and identify the area to which the actions relate. The TDPs

draw upon the evidence, issues and opportunities within each area and set out a statement on what the Council and its partners are trying to achieve in each locality, but also what the expected outcome for each TDP area will be. The TDPs also contain a summary of past and ongoing interventions in the area, as delivered by the Council and its partners. This is in recognition that the TDPs, whilst a new approach, build on past and current interventions in these locations.

- 40 The TDPs have been developed to support delivery. Therefore, each document provides a summary of the issues in the area, as determined by the evidence base. It is these issues that the identified actions seek to address. The Action Plan is the key element of the TDPs and sets out a series of actions in line with the relevant Housing Strategy section. The TDPs have been developed on a standardised format but are responsive to the evidence of issues in each location and set out tailored actions accordingly.
- 41 The Action Plan contained within each of the TDPs sets out actions related to the issues identified. TDPs serve to bring together a range of actions to provide an intensive, focused and coordinated approach to addressing issues in a locality. In response to the issues identified in each area, the TDPs contain actions from teams across the Council's range of functions.
- 42 Furthermore, the TDPs include actions from the Council's partners. Registered Providers of social housing operating in the areas have contributed and shaped the actions in the respective TDP. The documents have also been discussed at the County Durham Housing Forum partnership group and partners have provided information to supplement the TDPs. This serves to ensure that the Council and its partners coordinate approaches and combine capacity and resources to address issues in the identified areas.
- 43 The Action Plans in the TDPs reflect the range of mainstream activities, which are activities that the Council and its partners have undertaken and will continue to undertake. However, the approach means that these can be concentrated in the identified locations, which would be subject to a more intensive approach to delivery. The TDPs highlight new 'short term' actions, to be undertaken in the next 2 years, 'medium term' actions over a longer time horizon up to 5 years and 'long term' actions, which reflects larger scale interventions and projects which may be developed or delivered over a number of years.
- 44 Some of the actions in the TDPs are presently being undertaken or have funding in place, whereas other actions do not presently have funding. In this context, the TDPs provide an evidence base and approach to improve areas which will assist the Council, and its

partners, in accessing future funding opportunities to deliver improvements in the identified locations.

- 45 The Action Plan is supported by a map of the TDP area which has been annotated to identify where specific actions will take place and which parts of the TDP area will be subject to focused interventions. The map provides an understanding of opportunities for intervention and overlays evidence, specific actions and development opportunities to direct the delivery of the Action Plan. The TDP maps have been developed on a geographic information system (GIS), which enables regular updating and monitoring.

### **Public consultation on actions at project delivery stage**

- 46 The TDPs provide certainty for communities and for partners as to the interventions to be undertaken in their area. Consultation will be undertaken, as appropriate, at project delivery stage when actions in the TDP are implemented. In order to support community and stakeholder involvement in the delivery of the TDPs, the documents will be taken to the relevant Area Action Partnership for discussion.
- 47 The TDPs contain a range of actions and projects from both the Council and its partners. Consultation will be undertaken on actions identified in the TDPs at project delivery stage, in accordance with established processes. Some of the projects identified in TDPs have already been subject to consultation, such as the selective licencing proposals.

### **Monitoring and review of Targeted Delivery Plans**

- 48 Once approved, the TDPs will be subject to an annual review. This will consist of both monitoring the evidence base but also updating the action plan and associated map to reflect changing evidence, ongoing delivery and potential future opportunities. As part of this process, there will be an opportunity to further refine actions as well as supplementing the TDPs with additional actions.
- 49 The evidence base which has informed the actions in the TDPs will also be updated and monitored over time.

### **Programme for future rounds of Targeted Delivery Plans**

- 50 As part of the development of the first six TDPs, the Council has established an evidence base to understand the issues of specific locations across the county and to prioritise areas for intervention. The development of the first six TDPs has also shaped a standard template for the documents. As part of developing the first round of documents, evidence and actions have been mapped on a GIS layer which can be updated and expanded as required.

- 51 It is proposed that following adoption by Cabinet of the first six TDPs, the TDP programme is expanded beyond the first round of documents to other communities. As part of determining which areas will be subject to a TDP in the future, the Council will continue to make use of evidence to identify those areas most in need of intervention. There is also scope to expand the coverage of the existing TDPs to nearby or adjacent areas to formally extend the effective area of intervention. This will be particularly relevant where the LSOAs which have underpinned the identification of the TDP areas, sit within a wider built up area.
- 52 It is also recognised that there is an opportunity for the location of future TDPs to be informed by Registered Providers of Social Housing on the Council's Housing Forum, by identifying locations where there are particular issues or opportunities that would benefit from being addressed by a coordinated approach, through the use of TDPs.
- 53 52 It is proposed that the future programme of TDPs would build on the first six documents and scale up the number and coverage of TDPs across the county. Cabinet are asked to agree that as part of this future programme, TDPs can be approved under delegated powers. However, it is recognised that it would be appropriate to present future TDPs to Cabinet for consideration where the identified issues, scope of interventions or scale of the programme merits specific Cabinet consideration and approval.

### **County Durham Housing Strategy 'look up' tool**

- 53 As part of bringing together the evidence themes for the TDPs, the Council has developed a Housing Strategy 'look up' tool. A 'look up' is an interactive evidence base, which serves to ensure evidence and information is more accessible.
- 54 The Housing Strategy look up tool brings together housing evidence and policy designations into a single system, linked to spatial geographies such as Middle Super Output Areas (MSOAs), LSOAs and other geographies. Bringing it together also allows it to be searched by postcode. This means that a range of information can be brought up pertinent to a given area. The look up tool is available to view at Appendix 6 of this report.
- 55 A look up tool is a way to make evidence and policy designations more accessible to a wider range of users. In this context, local members, members of the public, partners and other stakeholders can access information in a quick and easy way. This supports discussion and aides understanding of issues across the county.

- 56 The look up tool has been developed by the Research and Intelligence Team and the Spatial Policy Team. Its origins are in the look up tool used to support the consultation on the Council's proposals for selective licencing. The evidence base used to inform the TDPs is contained on the look up tool. The look up tool also includes other housing related indicators and policy designations.
- 57 It is proposed that the look up tool is hosted on the Council's website. The look up tool will be updated as datasets are published. There will be opportunities to expand the data and policy information on the look up tool.

### **Next Steps**

- 58 Following approval by Cabinet, the TDPs will be utilised to coordinate an intensive, focussed and coordinated programme of activities by the Council and its partners to maintain and improve the existing housing stock and the wider housing environment in the identified areas.
- 59 The adopted TDPs will be monitored annually to assess the progress of interventions and to monitor the evidence base. In monitoring the evidence base, the Council will scope and develop future TDPs, in discussion with the Registered Providers of Social Housing who attend the County Durham Housing Forum to extend the coverage of activities across the county.
- 60 The housing look up tool will be published on the Council's website and the Council will explore opportunities to expand the information on this tool.

### **Conclusion**

- 61 This report has provided an overview of the strategic context for TDPs, the evidence base developed to inform the selection of TDP areas and the identified areas to be subject to the first round of TDP documents. The report has set out the scope of TDPs, including the range of actions from across Council services and the role of partners in developing the TDPs.
- 62 The report sets out next steps for the TDPs including future monitoring and review including scoping future TDPs.
- 63 The report has introduced the Housing Strategy look up tool, which will serve to ensure evidence and information is accessible to a wide range of users. This supports discussion and aides understanding of issues across the county.

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## **Appendix 1: Implications**

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### **Legal Implications**

There are no legal implications associated with the approval of the TDPs. However, legal implications will be considered at project stage where they involve exercising the Council's powers.

### **Finance**

There are no financial implications associated with the TDPs. The funding to deliver projects as set out at the documents would be confirmed at a project stage. The TDPs reflect projects that form part of a range of programmes, each will have been subject to its own financial approval process.

### **Consultation**

The projects and activities as set out in the TDPs have been subject to consultation as part of their development where appropriate. Consultation will be undertaken on future projects in line with established processes. The report recommends that the TDPs are taken to the relevant Area Action Partnership meetings for discussion.

### **Equality and Diversity / Public Sector Equality Duty**

The Council acknowledges that, in exercising its functions, it has a legal duty under the Equality Act 2010 to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations. This duty applies to all people defined as having protected characteristics under that legislation.

An Equalities Impact Assessment was been undertaken for the County Durham Housing Strategy, which identified the scope and role of Targeted Delivery Plans. This Equalities Impact Assessment confirmed that the Housing Strategy would have a potential positive impact across all of the protected characteristics, in particular for age (younger and older people), disability and sex (both male and female).

### **Climate Change**

The TDPs contribute towards Durham County Council's response to the climate emergency. The evidence base which has determined the locations to be subject to TDPs, included information on solid walls. It is recognised that housing with solid walls can let twice as much energy escape than housing with cavity walls. Solid walls are also more difficult to insulate. This means



that housing with solid walls are more expensive to heat if they are not insulated.

Where solid walls are identified within a TDP area, the TDPs contain actions to improve energy efficiency of properties to ensure County Durham has a stock of warm, healthy and energy efficient homes.

This approach conforms with the Durham County Council Climate Emergency Response and Action Plan 2020 to 2022 (February 2020) and specifically the approach to tackling County Durham's emissions under the Buildings and Heat Priority Area.

## **Human Rights**

Protocol 1 Article 1: Every natural or legal person is entitled to the peaceful enjoyment of his possessions, including their property. Any interference with landowners' rights must be balanced against the wider public. Any implications of any works to properties, the wider housing environment or compulsory purchase will be considered in detail in the context of specific proposals.

Article 8: provides a Right to respect for private and family life. Everyone has the right to respect for his private and family life, his home and his correspondence. There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others. Any implications will be considered in detail in the context of specific proposals.

## **Crime and Disorder**

Crime is one of the indicators included in the cumulative ranking process to determine the TDP areas. It is recognised that crime can cause wider housing and environmental concerns and be indicative of wider issues in a locality.

## **Staffing**

No additional staff resource has been identified. The TDPs serve to bring together a range of actions to provide an intensive, focused and coordinated approach to addressing issues in a locality. In response to the issues identified in each area, the TDPs contain actions from teams across the Council's range of functions

**Accommodation**

None.

**Risk**

Individual projects will have risks assessed and managed as part of project management processes.

**Procurement**

When required, projects may require additional expertise commissioned to deliver projects in accordance with the Council's procurement rules/procedures.