

Delegated decision

April 2022

Confirmation of future programme of Targeted Delivery Plans and approval of Wheatley Hill Targeted Delivery Plan

Ordinary Decision



Report of Corporate Management Team

Amy Harhoff, Corporate Director of Regeneration, Economy and Growth

Councillor Elizabeth Scott, Cabinet Portfolio Holder for Economy and Partnerships

Councillor James Rowlandson, Cabinet Portfolio Holder for Resources, Investment and Assets

Electoral division(s) affected:

Countywide

Purpose of the Report

- 1 The purpose of this report is to seek delegated approval for the future programme of Housing Strategy Targeted Delivery Plans (TDP) and the Wheatley Hill TDP.
- 2 TDPs are an integral part of the Housing Strategy and relate to maintaining and improving the existing housing stock and the wider housing environment. TDPs 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.

Executive summary

- 3 The role of TDPs is set out in the County Durham Housing Strategy and TDPs form part of the Towns and Villages Investment Plan. The first phase of TDPs was approved by Cabinet in March 2021. Alongside the approval of the first six TDPs, Cabinet agreed to expand the TDP programme. It was agreed that as part of this expansion of the programme, TDPs could be approved under delegated powers or by Cabinet where appropriate.

- 4 In line with the approval of the first phase of TDPs it is proposed that the future programme should take an evidenced based approach in line with the established cumulative ranking list, which provides an evidenced understanding of those areas across the county which rank relatively poorly across multiple housing issues and are therefore most in need of intervention. The following prioritisation principles have been identified for the future programme of TDPs:
- (a) Extending the development of TDPs in line with the Cumulative ranking list (positions 11 to 25).
 - (b) Ensuring that those areas within the solid walls individual ranking 1 to 10 benefit from a TDP, as this is an issue which can be addressed in isolation.
 - (c) Consolidation of estates where TDPs only cover a portion of an area in order to ensure a coordinated approach to delivery.
 - (d) Bringing forward TDPs, outside of the prioritisation criteria, where there may be other opportunities that arise that would justify TDPs to be developed.
 - (e) As per the Cabinet decision of March 2021, Registered Providers on the County Durham Housing Forum will be invited to identify locations for possible future TDPs.
- 5 Using criteria a), b) and c), this programme will yield in excess of 30 TDPs which will form part of a three year programme. The locations to be subject to a TDP are set out in Appendix 2. TDPs will be brought forward for approval in a staged approach aligned to the evidence based assessment of need, or to reflect other opportunities or issues.
- 6 The Council has prepared a TDP for Wheatley Hill. This TDP is the first to be brought forward from the second phase. The Wheatley Hill TDP will bring forward actions to build upon the past and ongoing interventions in the area to deliver improvements in the wider housing environment including a focus on addressing empty homes and providing advice and support for residents. In combination, the interventions will bring about a positive change for the residents of Wheatley Hill, including an improved living environment.

Recommendations

- 7 The Corporate Director of Regeneration, Economy and Growth is recommended to:

- a) Approve the future programme of the TDPs in line with the approach set out in paragraphs 19 to 21 of this report and reflected in Appendix 2;
- b) Approve the Wheatley Hill TDP as set out at Appendix 3; and
- c) Agree that following approval, Targeted Delivery Plans are taken to the relevant Area Action Partnership meeting for discussion.

Background

- 8 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 across the county 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. Having approved TDPs in place will put the Council in a stronger position to capitalise on any future funding opportunities.
- 9 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. TDPs relate primarily to the Housing Strategy objective relating to 'maintaining and improving the existing housing stock and the wider housing environment'.
- 10 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.
- 11 The TDPs also form part of the Council's commitment to disadvantaged communities through Towns and Villages and are included in the Towns and Villages Investment Plan. TDPs are part of the Council's approach of accelerating the delivery of projects to address issues in communities.
- 12 The first phase of TDPs was approved by Cabinet in March 2021. Alongside the approval of the first six TDPs, Cabinet agreed to expand the TDP programme. It was agreed that as part of this expansion of the programme, TDPs could be approved under delegated powers or by Cabinet where appropriate. The approved TDP areas are set out on the map at Appendix 2 for context, alongside those TDP areas identified as part of the proposed future TDP programme.

Approach to identifying areas to be subject to a Targeted Delivery Plan

- 13 The Council has developed an evidence base to understand which communities across the county are most in need of intervention. This evidence base has been developed to consider the types of issues that communities face and that the TDPs will look to address. It includes information on housing market indicators, low demand and stock condition as well as wider issues facing communities, such as crime. The evidence also includes contextual indicators which have an impact in determining people's housing options and ability to sustain a tenancy.
- 14 Data has been gathered at Lower Super Output Area (LSOA) level for the 324 LSOAs across County Durham. Whilst LSOAs vary in area, they are based on a broadly consistent population size. The use of LSOAs ensures that the TDPs represent a localised geography akin to a community or estate.
- 15 The individual datasets were ranked to understand which LSOAs performed poorly in respect of each data theme. 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 housing issues and are most in need of intervention.
- 16 To note, in developing the cumulative ranking list, the 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. 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 and which would benefit from a coordinated approach to delivery.

Overview of first phase of TDPs

- 17 The first phase of TDPs were approved by Cabinet in March 2021. TDPs are therefore in place for the following areas:
 - (a) New Kyo;
 - (b) Coundon Grange;
 - (c) Blackhall Colliery South;
 - (d) Thickley;

- (e) Deneside East; and
 - (f) Stanley Hall West.
- 18 These TDP areas represented positions five to ten in the cumulative ranking list. Those locations ranked one to four in the cumulative ranking list were not considered to be appropriate for TDP on the basis that these areas already have existing large scale interventions proposed or ongoing. It was considered 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. The areas ranked one to four in the cumulative ranking list are as follows:
- (a) Horden Central;
 - (b) Easington Colliery North;
 - (c) Ferryhill Dene Bank North; and
 - (d) Horden East.

Future Programme of Targeted Delivery Plans

- 19 In line with the approval of the first phase of TDPs it is proposed that the future programme should be underpinned by an evidenced based approach. Therefore, TDPs should be directed at those areas most in need of intervention as determined by the cumulative ranking list. However, in addition to this, the approach to the future programme of TDPs notes other opportunities for identifying areas to be subject to TDPs alongside those drawn from the cumulative ranking list. The following prioritisation principles have been identified for the future programme of TDPs:
- (a) **Cumulative ranking list positions 11 to 25:** The first phase of TDPs and other interventions cover ranks 1 to 10 of the cumulative ranking list. It is proposed that TDP coverage is extended to ranks 11 to 25 of the cumulative ranking list.
 - (b) **Solid walls individual ranking 1 to 10:** Whilst the solid wall indicator is included alongside other issues in the cumulative ranking, solid walls are associated with the physical characteristics of a property and issues associated with solid walls can be addressed in isolation. TDPs developed in this context would focus specific measures to improve energy

efficiency and ensure properties are warm and healthy, in areas where solid wall homes are predominant.

- (c) **Consolidation of estates:** TDPs are based on LSOA boundaries, the geography aligned to the evidence. However, there is an opportunity to develop TDPs to provide a consolidated approach of intervention where LSOAs cut across estates. This would be relevant where one portion of an estate ranks higher in the cumulative ranking than another portion of the same estate, but a coordinated approach to intervention, by expanding the boundary of the TDP area to include appropriate adjoining areas, would be more effective.
- (d) **Other opportunities or programmes:** Outside of the prioritisation criteria, there may be other opportunities that arise that would justify TDPs to be developed. These would be identified in consultation with the Portfolio Holder for Economy and Partnerships and the Portfolio Holder for Resources, Investment and Assets and the Director of Regeneration, Economy and Growth.
- (e) **Registered Provider nominated areas:** As per the Cabinet decision of March 2021, Registered Providers on the County Durham Housing Forum will be invited to identify locations for possible future TDPs, which will form part of the future programme.

- 20 Criteria a), b) and c), will yield in excess of 30 TDPs which will form part of the three year programme alongside TDPs brought forward under criteria d) and e). The locations of those areas to be subject to a TDP under criteria a), b) and c) are set out at Appendix 2. TDPs in the remaining categories will be confirmed in line with the principals of this report as part of developing and delivering the programme.
- 21 Within the second phase, TDPs will be brought forward for approval in a staged approach aligned to the evidence based assessment of need, or to reflect other opportunities or issues as they arise. On this basis, as part of the commencement of the second phase, TDPs will in the first instance, be developed for the next four locations in descending in order through the cumulative ranking list (criteria a) and the first two locations from the solid wall individual ranking (criteria b). Therefore, from the cumulative ranking list TDPs will be developed for the Willington Central, South Moor Central, Eldon and Blackhall Rocks South LSOAs. In addition, from the solid wall individual rank, TDPs will be developed for the Cockfield and Blackhall Colliery North LSOAs. These documents will be finalised for approval by September 2022. Following this point,

the next grouping of TDPs within the second phase of the programme will be commenced.

- 22 The TDPs provide certainty for communities and for partners as to the interventions to be undertaken in their area. Following approval, 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.
- 23 As part of the future annual review of the TDP documents, the datasets underpinning the evidence base will be updated to reflect the most up to date position. This will provide an opportunity to revisit the programme as required.

Wheatley Hill Targeted Delivery Plan

- 24 The Council has prepared a TDP for Wheatley Hill. This covers two LSOAs, Wheatley Hill South and Wheatley Hill North, ranked 23rd and 24th consecutively in the cumulative ranking list. This TDP is the first to be brought forward from the second phase and in line with the principle set out at paragraph 19 criterion a) of this report. The Wheatley Hill TDP is contained at Appendix 3.
- 25 It is recognised that Wheatley Hill has benefitted from a number of regeneration initiatives over the years, ranging from demolition and clearance to environmental improvements. The Wheatley Hill TDP sets out an approach to build on these past and ongoing interventions to deliver improvements to properties and the wider housing environment.
- 26 In particular, it is recognised that there is an opportunity to focus on addressing long term empty homes, to bring the proportion of empty properties in the area below the county average. Interventions delivered in line with the TDP to properties and the environment are to be coupled with advice assistance and support for residents. In combination, it is expected that this approach will bring about positive changes for the residents of Wheatley Hill, including an improved living environment.
- 27 The evidence base has identified the following issues in the Wheatley Hill South LSOA:
 - (a) Fuel poverty;
 - (b) Long term empty homes;
 - (c) Crime;
 - (d) Employment;

- (e) Income deprivation;
 - (f) Income deprivation affecting children; and
 - (g) Health.
- 28 The evidence base has identified the following issues in the Wheatley Hill North LSOA:
- (a) Solid walls;
 - (b) Long term empty homes;
 - (c) Crime; and
 - (d) Health.
- 29 Based on this understanding actions have been developed in line with the following Housing Strategy objectives:
- (a) Support and maintain mixed and balanced communities across County Durham;
 - (b) Improve energy efficiency of properties to ensure County Durham has a stock of warm, healthy and energy efficient homes;
 - (c) Address empty homes to support communities;
 - (d) Provide care and support for older and vulnerable people; and
 - (e) Increase housing offers and options available in County Durham.
- 30 The actions in the Wheatley Hill TDP will be undertaken by a range of teams across the Council's functions. The Wheatley Hill TDP has been developed with input from Believe Housing and Karbon Homes, the Registered Providers of Social Housing who have homes and development interests in the area.
- 31 As with all approved TDPs, the Wheatley Hill TDP will be subject to an annual review, which provides an opportunity to update actions to reflect delivery and to incorporate new actions as required.

Conclusion

- 32 This report has provided an overview of the strategic context for TDPs, in the context of both the Housing Strategy and the Towns and Villages Programme. The report also provides an overview of the established evidence base to inform both the location of TDPs and the scope of TDP actions.

- 33 The report sets out a proposed approach to expand the programme of TDPs beyond the first six locations to further locations across the County. Following approval, the TDPs will be taken to the relevant Area Action Partnership meeting for discussion.
- 34 The report also seeks approval for the Wheatley Hill TDP, which is the first to be brought forward from the second phase and future programme of TDPs.

Background papers

- County Durham Housing Strategy Targeted Delivery Plans – Report of Corporate Director of Regeneration, Economy and Growth. Durham County Council Cabinet Wednesday 17 March 2021, Item 12.

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Appendix 1: Implications

Legal Implications

There are no legal implications associated with the approval of the approach to the future programme of TDPs or the Wheatley Hill TDP. However, legal implications will be considered at project stage as part of delivering TDPs where they involve exercising the Council's powers.

Finance

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

Consultation

The projects and activities as set out in the TDPs will be 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).

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

None.

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

towns & Villages

County Durham Housing Strategy: Targeted Delivery Plan Wheatley Hill

November 2021

Durham
County Council



Targeted Delivery Plan: **Wheatley Hill**

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 Wheatley Hill has been developed by Durham County Council with input from Believe, the Registered Housing Provider, who own homes in this area.

Location

This TDP relates to Wheatley Hill a village in east Durham, situated to the north of the A181. This TDP draws evidence from the two adjacent Lower Super Output Areas, Wheatley Hill North and Wheatley Hill South. The TDP focuses on the built up area of the settlement. A map of the TDP area is set out on page 10.

What are we trying to achieve in Wheatley Hill?

Wheatley Hill has benefitted from a number of regeneration initiatives over the years, ranging from demolition and clearance to environmental improvements. This TDP sets out an approach to build on these past and ongoing interventions to deliver improvements to properties and the wider housing environment. In Wheatley Hill there is an opportunity to focus on addressing long term empty homes, to bring the proportion of empty properties in the area below the county average. Interventions to properties and the environment are to be coupled with advice assistance and support for residents. In combination the interventions will bring about positive changes for the residents of Wheatley Hill, including an improved living environment.



Targeted Delivery Plan: **Wheatley Hill**

What will be the outcome for Wheatley Hill?

Delivering the actions in the TDP will have a beneficial impact for the residents of Wheatly Hill. Reducing the number of long term empty homes and undertaking improvements to properties and the wider housing environment will have a positive impact on the living environment and residential amenity. Those residents in need will benefit from support, which will have the impact of increasing tenancy sustainment and improved wellbeing.

Past and ongoing interventions

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

- Delivery in line with the Wheatley Hill Masterplan produced by the former Easington District Council.
- Demolition of poor quality stock in low demand to enable regeneration.
- Environmental improvements to soften the public realm, such as bulb planting.
- Road and footpath improvements.
- Tenancy enforcement.
- Measures to address anti social behaviour.
- Programme of improving garage sites including consolidation and demolition where there is no demand for the garages (programme ongoing).

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.



Targeted Delivery Plan: **Wheatley Hill South**

Evidence and monitoring

Wheatley Hill South is in the top 10% of deprived areas in County Durham. The data shows there are issues in this Lower Super Output Area regarding, fuel poverty, income deprivation, income deprivation affecting children, employment, crime and health which are all in the worst performing 10% of LSOA areas in the County. It is recognised that there are interrelationships between these issues.

Fuel poverty in Wheatley Hill South is relatively high at 16.5% which is above the county average of 14%. The data suggests that fuel poverty in this area could be related to low income as Wheatley Hill south is ranked in the worst performing 10% for income deprivation and income deprivation affecting children.

Employment and Health are ranked in the worst performing 10% of the County. There is a likely relationship between data on relatively low levels of employment, low average income and a higher percentage of income

deprivation affecting children. Fuel poverty is high in Wheatley Hill South and the data suggests that it is related to low income rather than stock factors (for instance, such as solid walls). 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, particularly in the winter months.

Crime in Wheatley is ranked 30th out of 324 LSOAs. Crime is a serious issue in itself, but it can also trigger other issues such as driving demand in this area down, which can exacerbate issues such as long term empty homes. At present the proportion of long term empty homes in Wheatley Hill South is in line with the County average (2018).

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

Issue	Context	Wheatley Hill South
Fuel poverty	Fuel poverty is measured using Low Income High Cost calculations. 14% of households across county Durham are in fuel poverty.	16.5 % of households are in fuel poverty.
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).	1.7% of stock are long term empties.
Crime	The crime domain includes recorded crimes around violence, burglary theft and criminal damage.	Within County Durham Wheatley Hill South is ranked 30th out of 324 LSOA's with 1 being the most deprived.
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 Wheatley Hill South is ranked 18th out of 324 LSOA's with 1 being the most deprived.
Income deprivation 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 Wheatley Hill South is ranked 23rd out of 324 LSOA's 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 Wheatley Hill South is ranked 19th out of 324 LSOA's 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 Wheatley Hill South is ranked 26th out of 324 LSOA's with 1 being the most deprived.
Housing stock profile	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 Wheatley Hill South 9.2% of the housing stock are bungalows and 18.5% are terraced.

Targeted Delivery Plan: **Wheatley Hill North**

Evidence and monitoring

Wheatley Hill North is in the 10 - 20% decile of deprived areas in County Durham. The data shows there are issues in this Lower Super Output Area regarding, long-term empty homes, solid walls, crime and health.

The percentage of long-term empty homes is marginally above the County average, at 1.9% of stock, 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 and can compound any demand issues in an area. Areas with high proportions of long term 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.

The proportion of homes with solid walls in this area is ranked 38th out of 324. 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.

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 37th out of 324 LSOAs in the county. Health can be a signifier for wider socio-economic issues as well as a cross cutting theme for housing.

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	Wheatley Hill North
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.	Within County Durham, Wheatley Hill North is ranked 38th out of 324 LSOA's with 1 having the highest proportion of households with solid walls.
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.
Crime	The crime domain includes recorded crimes around violence, burglary theft and criminal damage.	Within County Durham Wheatley Hill North is ranked 20th out of 324 LSOA's 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 Wheatley Hill North is ranked 37th out of 324 LSOA's with 1 being the most deprived.
Housing stock profile	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 Wheatley Hill North 14.5% of the housing stock are bungalows and 46.4% are terraced.

Targeted Delivery Plan: **Wheatley Hill**

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 in over 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	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.
A2	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. In this context, consideration will be given to buy back homes where it supports wider regeneration objectives or provides an opportunity to balance the tenure of stock within the area, noting the concentration of homes within the private rented sector in parts of Wheatley Hill.	DCC Housing Regeneration team. Believe housing.	Mainstream activity.
A3	Work with DCC Community Action Team to programme regular targeted interventions such as 'Clean and Green' walkabouts to address environmental issues; including additional bins, introduction of sustainable planting in open areas, walkway improvements.	DCC Environmental Health team.	Short term.
A4	Continuous liaison with private landlords.	DCC Private Landlords team.	Mainstream activity.
A5	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.
A6	Promote County Durham Lettings Agency and leasehold scheme.	DCC County Durham Lettings Agency Team.	Mainstream activity.

Targeted Delivery Plan: **Wheatley Hill**

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

Ref	What	Lead (and Partners)	Timescale / Notes
A7	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.
A8	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.
A9	Targeted Business Improvements and Business Support to improve retail unit quality and business engagement.	Community Economic Development.	Mainstream activity.
A10	Scoping and recommending specific recommendations to street scene such as bus stop repairs and improvements to the wider housing environment.	Scoped and coordinated by Community Economic Development.	Short term.
A11	Scope opportunities to undertake activities on retail parade to improve general cleanliness and scope opportunities for soft landscaping.	Scoped and coordinated by Community Economic Development.	Short term.
A12	Undertake engagement and enforcement where necessary, with land and property owners to tidy up sites and make good of areas adjacent to developments.	Scoped and coordinated by Community Economic Development.	Medium term.
A13	Entrance enhancement to the Greenhills Centre.	Scoped and coordinated by Community Economic Development.	Medium term.
A14	Develop an updated audit of potential development sites and engage with landlords and landowners to bring forward long standing development sites, as appropriate.	Scoped and coordinated by Community Economic Development.	Short term.
A15	Engagement with industrial estate owners regarding location of businesses and impact on village centre, including scope and opportunities for relocation.	Scoped and coordinated by Community Economic Development.	Short term.
A16	Community safety issues in Wheatley Hill to be considered by relevant Multi Agency Problem Solving Group.	DCC Housing Regeneration.	Mainstream activity.
A17	Programme of garage site improvements, including consolidation and demolition where there is no demand for the garages.	Believe Housing	Mainstream activity.



Targeted Delivery Plan: **Wheatley Hill**

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.

Address empty homes to support communities

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.



Targeted Delivery Plan: **Wheatley Hill**

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.
D3	Development of 23 bungalows at land adjacent to medical centre. The development will deliver homes to meet the needs of older people and introduce new stock into the area. The scheme includes a pilot of Invisible Creations products to deliver invisible adaptations to properties.	DAMHA, Karbon Homes.	Short / medium term.

Increase housing offers and options available in County Durham

Ref	What	Lead (and Partners)	Timescale / Notes
E1	County Durham Letting Agency to deliver and manage 5 individual flats at the former Community Health Clinic, to support those in housing need.	DCC Housing Solutions.	Short Term.



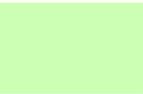
Targeted Delivery Plan: Wheatley Hill map of evidence and interventions

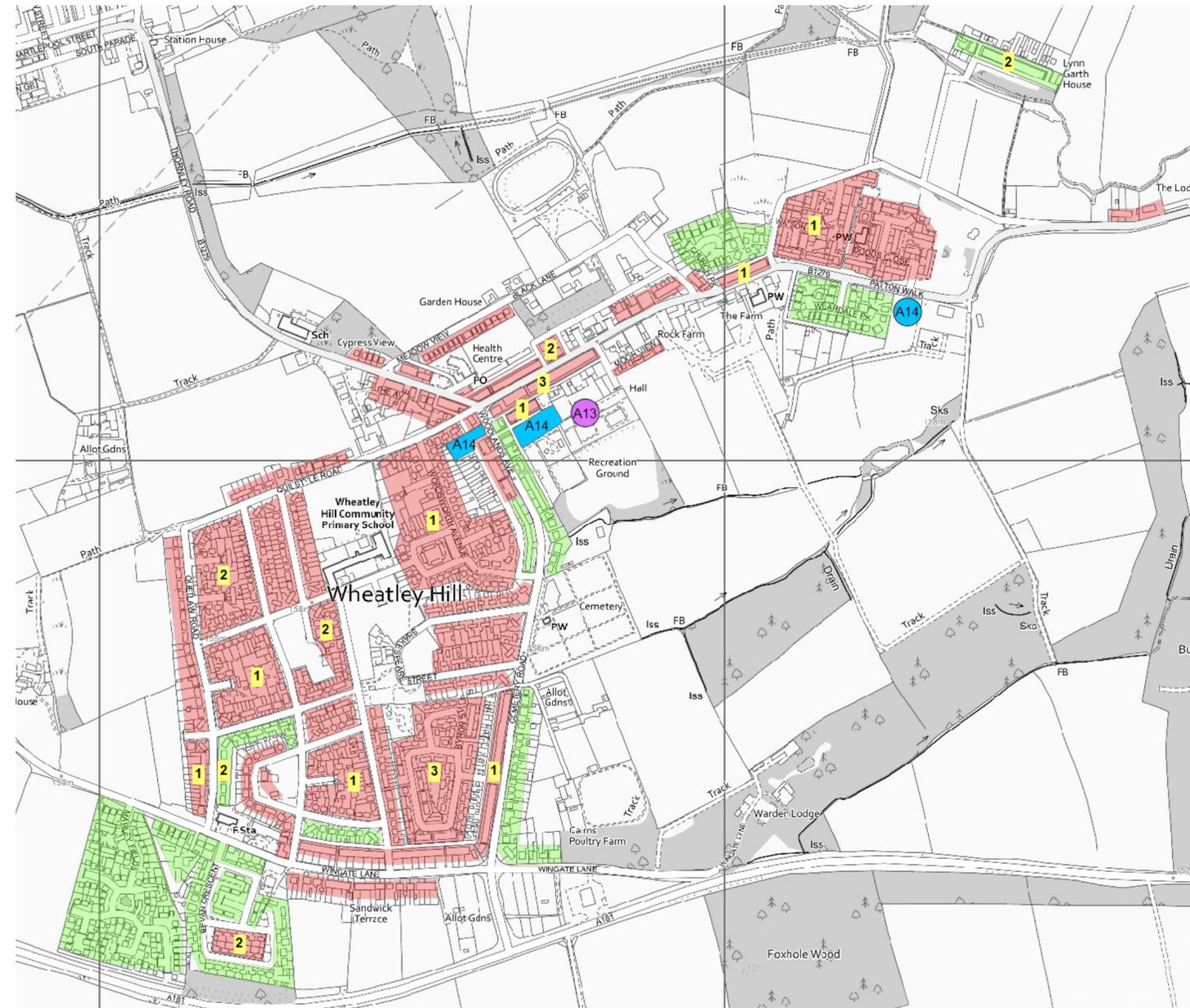
Context

This map confirms the boundary of the Wheatley Hill TDP area which is based on the Wheatley Hill North and Wheatley Hill South Lower Super Output Areas.

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.

-  Action A13 entrance enhancement to Greenhills Centre
-  Action A14 liaison with landowners to bring forward longstanding development sites as appropriate

-  Private Landlords per street - below National Average
-  Private Landlords per street - above National Average
-  Number of empty properties per Street block





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towns
& **villages**



Map of current and proposed future programme of Targeted Delivery Plan

