

County Durham Housing Strategy Consultation Statement

1.0 Introduction

1.1 This Consultation Statement has been prepared in accordance with Regulations 12 and 13 of the Town & Country Planning (Local Planning) (England) Regulations 2012 and the council's Statement of Community Involvement.

2.0 What was consulted upon?

2.1 The Housing Strategy was subject to a seven-week period of consultation between 30 October and 18 December 2023.

3.0 Why is the Housing Strategy needed?

3.1 Housing is more than just bricks and mortar. It is at the centre of families, communities and our local economy. Whether renting or buying, there is clear evidence that having access to good quality, suitable, secure and well-maintained housing has a profound impact on health and wellbeing and, therefore, quality of life. A sufficient supply of housing, including affordable housing, is a key component of achieving inclusive economic growth, and the role it plays in supporting good health and wellbeing and supporting people into work.

3.2 The Housing Strategy will ensure Durham County Council is well positioned to maximise future opportunities for funding support. In this context, the Housing Strategy provides the evidence to identify issues within a housing context and a clear approach to address these issues.

4.0 Area of coverage

4.1 The Housing Strategy covers the whole of County Durham.

5.0 Steps the council took to publicise the draft Housing Strategy.

5.1 The council publicised the draft Housing Strategy by:

- a) emailing consultees who stated they wished to be kept informed of the next stage of the Housing Strategy consultation from the Principles and Priorities consultation ;
- b) publicising via the council's online consultation portal;
- c) making the draft Housing Strategy available on the council's website;
- d) presentations to 8 AAP's,
- e) engagement with and presentations to 24 Partnerships
- f) Presentation to Members of Scrutiny
- g) 2 Online events
- h) Youth Council presentation
- i) Meetings and workshop with Registered Providers
- j) Meetings and workshop with Durham University

- k) Workshop with Public Health
- l) using the council's corporate notifications, communications and social media outlets; and press releases.

6.0 Formal responses to the consultation

6.1 We received 12 survey responses, and nine representations were received to the formal consultation from organisations and individuals. These are set out in full, with the council's response and schedule of changes to the Housing Strategy in Appendix 1. Representations were made by:

- Believe Housing
- City of Durham Trust
- Durham City Parish Council
- Durham University
- Durham University Students Union
- Durham Police and Crime Commissioner
- Karbon Homes
- Miller Homes
- Public health
- Registered Landlord
- 12 Members of the public

6.2 We also gained feedback from Overview and Scrutiny following a presentation at a meeting on the 22 April, which can be found in Appendix 2

6.3 We undertook two workshops with council colleagues, Registered Providers and Durham University to develop a Twelve-Month Delivery Plan.

7.0 Responses from the consultation and consultation events

7.1 Whilst a range of views came through the consultation and those detailed points have informed the development of the Draft Housing Strategy, the main messages from the consultation can be summarised as follows:

- Continued strong support for the vision, principles and priorities;
- Strong emphasis on the importance of partnership working with partners keen to be involved in the development of the strategy and the delivery plan;
- Ensure appropriate infrastructure is built alongside new housing to support new housing development;
- New development should be focused on brownfield sites to stop building on greenfield sites or in the countryside;
- Support for strong focus on affordable housing. Affordable housing should be recognised as a product of choice, with affordable rental a tenure of choice;

- Better access to affordable housing, including social housing and private rented, in particular for single people, younger people and larger families;
- Support for the links between housing on health and well being;
- More emphasis needed on impact of poor housing on health;
- Continue to improve partnership working with RPs to enable further regeneration of communities and high quality placemaking;
- More focus needed on provision of suitable affordable housing for students;
- Concerns about the impact of student housing in and around the city centre
- Explore the need for additional licensing in Durham;
- Concerns about the cost of living and poverty and affordability of housing;
- Energy efficiency and reducing carbon emissions should continue to be a focus in the delivery of the Housing Strategy;
- Housing standards in the private, social and student rental sector was a concern, particularly regarding damp, mould and condensation;
- Need for more meaningful engagement with members of the community and harder to reach groups in decision making; and
- More clarity needed on how priorities will be achieved and timescales.

8.0 Changes to the Housing Strategy

- 8.1 Following consideration of the feedback received a number of changes were made to the Housing Strategy. These can be found in the last column of the table in Appendix 1.
- 8.2 Following consideration of the feedback received, a Twelve-Month Delivery Plan has also been developed in partnership with Registered Providers, Durham University and other relevant partners.

Appendix 1

Table of consultation representations and responses and schedule of changes

Priority 1: Increase the delivery of new homes, including secure, affordable housing to meet housing needs together with the infrastructure required.			
Consultee	Comment	Council response	Schedule of changes
Karbon Homes	To help us achieve a consistently high supply of new homes we urge the council to ensure that planning is appropriately resourced and able to efficiently process applications, provide prompt feedback where required and to shape a strong Local Plan. We are a willing partner in development and would welcome further discussion with the council on how best to take forward plans to develop on key sites.	Support and comments noted we will continue to work with our partners to increase the delivery of new homes and when we review our Local Plan in the future.	

	<p>Increasing supply does come down to funding however, and although we welcome the decision for Homes England to allow funding for regeneration projects in addition to new builds, they still require net additionality which we have found is not always possible. However, until we get more flexibility in using grant funding for schemes without net additionality, our potential to be involved in regeneration projects will be limited.</p>	<p>Support noted. We will continue to include our partners in our regeneration projects.</p>	<p>Support noted. We will continue to include our partners in our regeneration projects.</p>
Believe	<p>We would welcome an approach to regeneration that uses targeted acquisitions to create additional housing stock in the areas that most need it and where it would improve the quality of homes for residents, however, we would encourage dialogue with registered providers where they represent the largest presence in these communities to ensure a cohesive approach to creating thriving communities with a sense of pride in place.</p>	<p>Recommendation agreed. Wording will be amended to reflect this comment.</p>	<p>Paragraph 4.3 has been amended:</p> <p>We will support the delivery of a range and choice of homes to meet housing need and demand, including market housing for those who can afford it, affordable housing products for those who cannot afford to have their needs met through the market. Alongside the provision of new homes, we will work to bring regenerate our existing housing stock and bring empty homes back in to use, where appropriate, to meet housing needs.</p> <p>Paragraph 4.6 has been amended:</p> <p>The Housing Strategy will be a strategy for County Durham that will be</p>

			<p>developed and delivered in partnership across the county and for the benefit of all of our residents. We will make use of the County Durham Partnership, and its <u>sub-groups including the Housing Forum,</u> and other relevant groups in developing and delivering the Strategy.</p> <p>Paragraph 4.9 has been amended:</p> <p>The Housing Strategy recognises the diversity of communities across County Durham and the differing issues and opportunities they face. It has a role to coordinate activity of the council, its partners and wider investment opportunities to support sustainable, safe, mixed, and balanced and connected communities. We will support <u>pursue</u> regeneration and renewal in our communities, including improving access to outdoor greenspace, bringing empty homes back into use, <u>remodelling the existing stock</u> or <u>using</u> demolition where appropriate.</p> <p>The third bullet in paragraph 5.7 has been amended:</p> <ul style="list-style-type: none"> • Work with partners in the to <u>identify</u> and management of a <u>pipeline of development sites with an</u>
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			<p><u>emphasis on brownfield sites programme land where available;</u></p> <p>Paragraph 5.59 has been amended:</p> <p>The quality of the environment in which homes are built is as important to our health, wellbeing and prosperity as the buildings themselves. We are committed to ensuring that in future it will be of a high standard in terms of architecture, urban design, sustainability, and innovation. This ensures that new development enhances and complements existing high-quality areas and raises the design standards and quality of areas in need of regeneration. New development should provide local people with civic pride, make them feel safe and secure and help improve the overall image of the county and reflect local distinctiveness. Development needs to be carefully planned to ensure important features and characteristics are protected and enhanced.</p> <p>Additional paragraphs added (5.60, 5.61):</p> <p><u>Where a need for regeneration has been identified, we will use a variety of housing regeneration activities such as acquisition and demolition, group repair schemes, environmental improvements</u></p>
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			<p><u>or the facilitation of new development depending on the needs of the area and community. Where appropriate we will also collaborate at a strategic level with our partners, such as Registered Providers, including joint ventures and other suitable mechanisms.</u></p> <p><u>New development should provide local people with civic pride, make them feel safe and secure and help improve the overall image of the county and reflect local distinctiveness. Development needs to be carefully planned to ensure important features and characteristics are protected and enhanced.</u></p>
PCC	SUPPORT	Support noted	
Durham University	Need to reflect on the fact that the student accommodation market is a uniquely functioning part of the private rented sector within County Durham and therefore requires unique action to deliver on the priorities and principles set out in the Housing Strategy.	Recommendation agreed. Wording will be added to reflect this in the Housing Strategy.	<p>Add an additional bullet point to paragraph 5.5:</p> <ul style="list-style-type: none"> <u>The student accommodation market is a uniquely functioning part of the private rented sector within County Durham and therefore requires specific action to deliver on the priorities and principles set out in the Housing Strategy to ensure the needs of students are met and the impact on residents is minimised.</u> <p>Add new footnote (1):</p>

			<p><u>There are up to 2,250 private rented properties within the DH1 postcode where students live, mostly in Houses in Multiple Occupation with 3 or more bedrooms.</u></p> <p><u>Add an additional bullet point to paragraph 5.6:</u></p> <ul style="list-style-type: none"> <u>• Work with partners, including Durham University, to produce a safe, healthy, affordable, secure and good quality student housing stock;</u>
Durham City Trust	We previously pointed out that in Durham city there are areas where 90% or more of the houses are student HMOs, and that the strategy needs to identify ways and means for recovering some of these properties so that they can once again be family homes. We observe that this is not mentioned in the draft Strategy and would stress that it continues to be a very important point here.	The Strategy supports the delivery of homes to enable mixed and balanced communities through the CDP, including policy 16 regarding student housing. This Policy will be reviewed alongside the rest of the CDP in the future.	
Miller Homes	The emerging Housing Strategy should also incorporate opportunities for alternative delivery models such as new settlements, i.e., a Garden Village founded upon Garden City principles. A new Garden Village delivered in the County's high value area could significantly enhance the natural environment, aligned to the	The housing strategy seeks to deliver new homes as set out through the CDP. Developments are viewed on a case by case basis and inline with the relevant policies in the CDP. Alternative delivery methods are supported where appropriate.	

	<p>Council's Climate Emergency Response Plan, and provide high-quality affordable housing and locally accessible work in a beautiful, healthy and sociable community. There are over 40 approved garden communities nationally and Homes England continues to prioritise both existing schemes and new opportunities.</p>		
<p>A member of the public</p>	<p>Very important that affordable homes to rent are managed by reputable social housing providers. Also to tighten regulations for private landlords. Especially around standard and maintenance of properties and eviction rules.</p>	<p>Comments noted. We continue to work with social housing providers and private landlords to ensure high quality, energy efficient homes and effective landlord services, as outlined in priority 3.</p>	
<p>A member of the public</p>	<p>There are many new houses being built in the area but most are too expensive to buy. I'm aware that new houses entice new people in to the area but this is unhelpful for local people trying to get on the property ladder.</p>	<p>As part of the Housing Strategy, we are committed to delivering housing products that are available in a variety of tenures and types and linked to local income. Affordable housing is included as part of this priority to deliver new homes. This includes a variation of affordable housing products for local people and housing tenures, including social housing.</p> <p>Priority 2 of the Housing Strategy will ensure that everyone has fair and equal access to housing that is safe, secure, affordable and meets their needs. We recognise that there will be no type or tenure that fits all and so a range of products, help and support will be implemented. This will include:</p> <ul style="list-style-type: none"> • Increase the supply of affordable homes. 	

		<ul style="list-style-type: none"> • Ensure affordable housing products are affordable for local people. • Help and support people onto the housing ladder and own their own home through a variety of products; • Help and support people to prevent themselves becoming homeless; and • Enable people to secure and maintain good quality, permanent accommodation. 	
A member of the public	Stop building on greenfields	<p>The Strategy supports the CDP which is based on the principle of allocating brownfield land first wherever possible, and only then utilising sustainable greenfield sites.</p> <p>A full and robust assessment of brownfield sites and other urban land has been undertaken within the Strategic Housing Land Availability Assessment (SHLAA) and the Brownfield Land Register to understand the level of suitable, deliverable land across the county.</p>	
A member of the public	New houses should only be built on previously used land or brown sites!! There are lots of empty dwellings that could be brought up to standard rather than all the houses being built from scratch. Green land needs to be protected. Also areas that have multiple new houses built need more local services to meet the increasing demand e.g GPs, dentists, school	<p>The Strategy supports the County Durham Plan which is based on the principle of allocating brownfield land first wherever possible, and only then utilising sustainable greenfield sites.</p> <p>A full and robust assessment of brownfield sites and other urban land has been undertaken within the Strategic Housing Land Availability Assessment (SHLAA) and the Brownfield Land Register to understand the level of suitable, deliverable land across the county.</p>	

	places etc. This is not currently happening in North West Durham where the number of new builds is huge but local services are declining not improving. Yes, I agree everyone deserves good quality housing but this should not be to the detriment of existing locals.	Comments noted. Priority 1 of the Housing Strategy includes the delivery of infrastructure as part of the delivery of the delivery of new homes. This includes; To deliver infrastructure as set out in the County Durham Plan Infrastructure Delivery Plan (IDP) and via s106 contributions.	
A member of the public	Make housing accessible to everyone	The Housing Strategy will ensure that everyone has fair and equal access to housing that is safe, secure, affordable and meets their needs. We recognise that there will be no type or tenure that fits all and so a range of products, help and support will be implemented. This will include: <ul style="list-style-type: none"> • Increase the supply of affordable homes. <ul style="list-style-type: none"> • Ensure affordable housing products are affordable for local people. • Help and support people onto the housing ladder and own their own home through a variety of products; • Help and support people to prevent themselves becoming homeless; and • Enable people to secure and maintain good quality, permanent accommodation. 	
A member of the public	It is unacceptable to build new homes on green field sites, when there are many streets of empty homes within the county. Town centres lie empty and residential areas could be created here.	The Strategy supports the CDP which is based on the principle of allocating brownfield land first wherever possible, and only then utilising sustainable greenfield sites.	

		A full and robust assessment of brownfield sites and other urban land has been undertaken within the Strategic Housing Land Availability Assessment (SHLAA) and the Brownfield Land Register to understand the level of suitable, deliverable land across the county.	
	New homes have third party interests with uncapped maintenance charges. This is unacceptable.	This issue will be picked up as part of the review of the County Durham Plan. This will be explored with Development Management and legal colleagues to understand the scope of this in future schemes.	
A member of the public	It's not rocket science. I'm a home owner and always have been but it common sense to see we need more different sized, rented properties that people can afford, to prevent homelessness, financial hardship etc etc etc. If you don't address this we will end up like America with people living in tents on the street, under under passes etc etc. I would say prevention is better than cure but maybe to late for that. You allowed hundreds of student flats why can't you build some 1 beds for single people on low wages. Cost you more in the long run if you don't.	<p>As part of the Housing Strategy, we are committed to delivering housing products that are available in a variety of tenures and types and linked to local income. Homes should be affordable for local people with a choice of products that households can afford without falling into debt.</p> <p>Priority 2 of the Housing Strategy will ensure that everyone has fair and equal access to housing that is safe, secure, affordable and meets their needs. We recognise that there will be no type or tenure that fits all and so a range of products, help and support will be implemented. This will include:</p> <ul style="list-style-type: none"> • Increase the supply of affordable homes. • Ensure affordable housing products are affordable for local people. • Help and support people onto the housing ladder and own their own home through a variety of products; • Help and support people to prevent themselves becoming homeless; and • Enable people to secure and maintain good quality, permanent accommodation. 	

<p>A member of the public</p>	<p>I have only just become aware of this issue having recently been lied to by the builder and purchasing on a new estate at Aykley Heads. The issue is Fleecehold and the con that is non adoption by the local authority. To my cost I am learning first hand just how draconian , threatening and totally unregulated private management Company's are. The policy of the builder not asking the local authority to adopt land may be financially lucrative in these times of austerity however what it is doing is causing a major snowball effect that local authorities will end up with at the door at some point in the future. Unadopted areas are no longer brought up to any planning standard as the local authority no longer needs to maintain them. Residents receive unjustified and exorbitant bills from management companies for them to do little or no maintenance, all without any legal form of redress. These previously adopted areas are now nothing more than banked land for the builder to keep hold of and monopolise such that others wishing to develop can't. This whole process of non adoption is leading to those residents double taxed through management fees and full council tax</p>	<p>This issue will be picked up as part of the review of the County Durham Plan. This will be explored with Development Management and legal colleagues to understand the scope of this in future schemes.</p>	
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	fees. This is not a community or area that anyone would wish to live in and does not achieve anything set out in DCC housing strategy		
A member of the public	How can you increase delivery when building has slowed to a virtual halt and very little social housing appears to be planned.	The Housing Strategy seeks to deliver a range of housing products, including affordable housing through the Council Housing Delivery Programme, delivery of affordable housing in line with policy 15 of the CDP, supporting registered providers to deliver affordable housing products through their investment plans, regeneration of empty homes, where appropriate.	
A member of the public	Focus on creating new homes on brownfield sites	The Strategy supports the CDP which is based on the principle of allocating brownfield land first wherever possible, and only then utilising sustainable greenfield sites. A full and robust assessment of brownfield sites and other urban land has been undertaken within the Strategic Housing Land Availability Assessment (SHLAA) and the Brownfield Land Register to understand the level of suitable, deliverable land across the county.	
A member of the public	Energy efficient solar powered on bungalows	The strategy will support energy efficiency and carbon reduction in existing and new housing and contribute towards achieving the Council's Climate Emergency Response Plan. We will also maximise the opportunities available to address fuel poverty through combining advice schemes and heating improvements and targeting interventions at those most in need, whilst new homes will be designed in line with current energy efficiency standards. As a minimum, new homes will be designed in line with current and future energy efficiency standards. In	

		<p>addition, we will continue to explore opportunities to deliver measures above and beyond standards including utilising new and emerging technologies.</p> <p>This includes green energy aims including all new developments to have green energy generation schemes, and energy efficient, carbon passive technology to be used on new and existing buildings.</p>	
A member of the public	Affordable housing when your council tax is one of the highest in the country ! Give your ceos and big wigs a salary deduction ! Stop being so greedy. Stop building on the green spaces and actually invest in other areas before building new ones! To have bigger and more housing we need bigger schools bigger doctors.	<p>The Strategy supports the CDP which is based on the principle of allocating brownfield land first wherever possible, and only then utilising sustainable greenfield sites.</p> <p>A full and robust assessment of brownfield sites and other urban land has been undertaken within the Strategic Housing Land Availability Assessment (SHLAA) and the Brownfield Land Register to understand the level of suitable, deliverable land across the county.</p>	
		<p>Priority 1 of the Housing Strategy include the delivery of infrastructure as part of the delivery of the delivery of new homes. This includes</p> <p>To deliver infrastructure as set out in the County Durham Plan Infrastructure Delivery Plan (IDP) and via s106 contributions.</p>	

<p>A member of the public</p>	<p>I completely agree that purpose built student accommodation will alleviate the current trend for allowing residential property to be changed to HMO status or flats for students, but it is absolutely essential that the concerns of residents really are listened to. The plan already identifies under Priority 2 that “Housing stock in the second-hand market may not be available in some areas, for example in the city centre”.</p> <p>Action: All elements of existing policies must be given equal weight, including the negative impact HMOs have on residents in terms of noise, waste and disturbance. (In St Monica Grove just 4 houses, all situated within 100m, house 20 students! NOT a balanced community). In addition, a ban on further HMO development within 3 miles of the city centre should be written into the policy so that this cannot be circumvented.</p> <p>The financial cost to the council of student accommodation. This year the council is over £9million in deficit because of reduced council tax income through Category N exemptions. This is a significant amount and impacts on the lives of</p>	<p>The Strategy supports the delivery of homes to enable mixed and balanced communities through the CDP, including policy 16 regarding student housing.</p> <p>The council has introduced Article 4 Directions in four areas in and around Durham City, which means that within the area of these directions, planning permission is required for a change of use to a house of multiple occupation (HMO). These Article 4 Directions, in combination with Parts 2 and 3 of this policy will serve to deliver student accommodation to create inclusive places in line with the objective of creating mixed and balanced communities.</p> <p>Policy 16 will be reviewed alongside the rest of the CDP in the future.</p>	
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	<p>residents across the county and the services the council can provide.</p> <p>Action: This plan could change this by categorically stating that all housing where there are 3 unrelated adults must be licensed (so there is a clear picture of HMO distribution) and that every HMO will no longer be exempt of council tax. This would in part address this deficit and provide much needed funds to help schemes, eg for housing the disabled, to move forward.</p>		
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Public Health	We support this priority and welcome the links which are made between both housing and health and housing and other wider determinants of health for example education and economic opportunities.	Support Noted	
	In relation to specific needs which require intervention we welcome the focus on affordable housing which is particularly important to people who experience poverty. It would be helpful to understand when affordable housing need in the County will be met if 836 affordable houses are provided each year and if there is an opportunity to bring forward the provision of more affordable housing to more rapidly meet the housing needs of our more vulnerable residents.	Comments noted	
	We welcome the inclusion of older people in the groups which require specific intervention to ensure that their housing needs are met.	Support Noted	
	We welcome the inclusion of people who are homeless or who are at risk of homelessness in the groups that require specific intervention and we note that there is a homeless strategy with a vision to eradicate homelessness. We recommend that the needs of pregnant women are	Support Noted	

	<p>highlighted in relation to cohorts particularly vulnerable to homelessness. The Kings Fund, Housing and Health, 2018, noted that homelessness and temporary accommodation during pregnancy are associated with an increased risk of preterm birth, low birth weight, poor mental health in infants and children, and developmental delay (Kings Fund, Housing and Health, 2018)</p>		
	<p>We recommend that families who are pregnant, who have babies and children are included in the groups with specific needs.</p>	<p>Recommendation agreed. Wording will be added to reflect this in the Housing Strategy.</p>	<p>An additional bullet has been added to paragraph 5.5:</p> <ul style="list-style-type: none"> • <u>Families who are pregnant, who have babies and children will also have specific needs that will change as their families grow. Housing that will accommodate growing families and adapt to their changing needs will be required across all tenures.</u>
		<p>Recommendation agreed. Wording will be added to reflect this in the Housing Strategy.</p>	<p>The third bullet in paragraph 5.5 has been amended:</p> <ul style="list-style-type: none"> • There is an increase in the number of people presenting as homeless or at risk of homelessness in County Durham, <u>with pregnant women particularly vulnerable to homelessness</u>, and includes a rise in the complexity of cases that are being presented. The Homelessness

			Strategy sets out its vision to eradicate homelessness and ensure everyone has a safe place to live and supports the Housing Strategy.
Priority 2: Ensure that everyone has access to appropriate, safe and secure housing that support health and wellbeing.			
Consultee	Comment	Council response	Schedule of changes
Karbon homes	We strongly welcome the focus on affordable housing and believe that it is important to look at a variety of tenures and types. We have delivered several Rent to Buy schemes in Durham over the last few years and the demand for these have been strong. We would like to see this continue and are pleased to see this explicitly mentioned in the strategy.	Support noted.	
	We believe that Durham Key Options (DKO) is the best approach to balancing out demand with fairness and giving an element of choice for applicants, and as a partner of DKO, we would like to be involved in any review of this.	Support noted. We will continue to work with our partners in the delivery of the Housing Strategy.	
Believe	We would encourage this priority is reviewed and reflects the need to provide affordable housing with a choice of tenure, this priority focuses on the need to provide people with support onto the housing ladder rather than on the links between a safe and secure home and health outcomes. We would suggest a	Recommendation agreed. The wording will be amended to reflect this change.	Paragraph 5.15 has been amended: Homes should be affordable for local people with a choice of products <u>and tenures</u> that households can afford without falling into debt. Home ownership should be accessible to all. Those on lower wages should <u>also be able to afford to rent their own homes or</u>

	clearer priority that encompasses other tenure type and recognises that owning a home is not the only option, as the review of the strategy has focused on the need to tenure blind developments, a focus on home ownership as a priority will continue to develop a sense of stigma which is currently experienced by some tenants in social rented homes.		aspire to home ownership with a range of options available to assist them.
		Recommendation agreed. The wording will be amended to reflect this change.	An additional bullet has been added to paragraph 5.21: <ul style="list-style-type: none"> • Help and support people in gaining secure rented accommodation they can afford.
PCC	SUPPORT There needs to be further reference to other Partnership for a like the Local Criminal Justice Board which has a remit to improve support pathways for victims and people who commit offences.	Support noted. Reference will be made to this board in this strategy and related relevant strategies.	Paragraph 5.56 has been amended: Continue engagement and joint working with Her Majesty's Prison and Probation Service (HMPPS) and other Criminal Justice Agencies, including the Local Criminal Justice Board , to prioritise and maintain housing pathways in the Justice System.
	In respect of increasing complexity, we would also ask the Temporary Housing Strategy to take into consideration feedback our services is that women's accommodations are often targeted by perpetrators, and they often support several women within the same accommodation who are known to the same perpetrators	These comments will be fed into the Temporary Housing Strategy.	

A member of the public	You need to clarify exactly what you mean. Appropriate housing is limited on new estates to houses and few if any bungalows. New estates are often not close to GP surgeries or without decent bus services. Safe and secure needs to be clearly defined. New estates often have no footpaths.	Appropriate Housing refers to housing that is suitable to meet the needs of the local residents in that area.	
		Comments noted. Priority 1 of the Housing Strategy include the delivery of infrastructure as part of the delivery of the delivery of new homes. This includes To deliver infrastructure as set out in the County Durham Plan Infrastructure Delivery Plan (IDP) and via s106 contributions.	
Other	There is no point in building new houses if there isn't the infrastructure and resources to support them. New houses require access to schools, health and social care, affordable and accessible transport systems, jobs and leisure facilities. There's is no point in churning up the countryside for new houses when County Durham - and in particular East Durham - has an abundance of poorly maintained, derelict properties, and abandoned factories. Invest in the devastated towns and villages, demolish abandoned brownfields sites and rebuild affordable housing in them - it's already been done on old factory sites in Peterlee. Look at the ex mining villages and develop a strategy to regenerate them instead if	Comments noted. Priority 1 of the Housing Strategy include the delivery of infrastructure as part of the delivery of the delivery of new homes. This includes To deliver infrastructure as set out in the County Durham Plan Infrastructure Delivery Plan (IDP) and via s106 contributions.	
		<p>The Strategy supports the CDP which is based on the principle of allocating brownfield land first wherever possible, and only then utilising sustainable greenfield sites.</p> <p>A full and robust assessment of brownfield sites and other urban land has been undertaken within the Strategic Housing Land Availability Assessment (SHLAA) and the Brownfield Land Register to understand the level of suitable, deliverable land across the county.</p> <p>The CDP contains specific policies regarding development in the countryside to limit the amount of development allowed.</p>	

	churning up Durham City itself and destroying its heritage. Demolish failing town centres and derelict buildings. Bring some pride back to the north east and its heritage.	Priority 5 of the Housing Strategy seeks to ensure high quality placemaking, focusing on communities and the wider environment surrounding housing. This includes ensuring the wider environment of communities is of high quality, including raising the quality of the wider environment in communities in need of regeneration, through the delivery of Targeted Delivery Plans, creating sustainable communities, safer living environments and well designed place.	
Property Owner	There is a new Minister for Common Sense. It is common sense that it is more efficient to refurbish a home to be of high quality (e.g. by insulating it) than to demolish it and build a new one (with insulation). You should bring empty homes back into use whenever it is possible to do so.	As part of Priority 1 we will work with landlords to bring empty properties back into use, where appropriate, in order to meet local needs, by working with landlords, acquiring properties and delivering Targeted Delivery Plans (TDPs).	
A member of the public	Social housing should take priority over high value, luxury new builds which are been built in locations that can attract a higher price due to views etc	Affordable housing is included as part of this priority to deliver new homes. This includes a variation of affordable housing products and housing tenures, including social housing.	
A member of the public	Infrastructure to support. There is not enough school places, doctors, dentist or A & E services in this area	Priority 1 of the Housing Strategy includes the delivery of infrastructure as part of the delivery of the delivery of new homes. This includes: To deliver infrastructure as set out in the County Durham Plan Infrastructure Delivery Plan (IDP) and via s106 contributions.	
Vol/Comm org	I host Ukrainian refugees. I was advised by a council representative that in order to access help with housing they first had to be rendered	Comments noted.	

	homeless. This seems to be inconsistent with your aims to prevent homelessness.		
A member of the public	Greater resources and focus should be given on ensuring housing standards are being upheld by landlords and housing organisations, so that they have more motivation and urgency in dealing with issues with housing for their tenants such as issues with damp and mold, structural issues, animal infestations and other issues a tenant may face.	Priority 3 of the housing strategy will ensure high quality, energy efficient homes and effective landlord services. This takes into account private and social landlords. As part of this priorities, we will continue to improve housing standards and conditions and deliver new stock to the highest standards. This includes through review of housing conditions in the private sector, continuing to maintain positive relationships with private landlords, effectively implementing our selective licensing scheme.	
A member of the public	Durham is a lovely area for walking and fresh air so it's important that houses are not built on green space areas.	The Strategy supports the CDP which is based on the principle of allocating brownfield land first wherever possible, and only then utilising sustainable greenfield sites. A full and robust assessment of brownfield sites and other urban land has been undertaken within the Strategic Housing Land Availability Assessment (SHLAA) and the Brownfield Land Register to understand the level of suitable, deliverable land across the county.	
Registered Social Landlord	Cost of homes	Affordable housing and being able to run a home are identified as issues in the Housing Strategy and addressed throughout principle 2, and priorities 1 and 2, of the Housing Strategy. We will support the delivery of a range and choice of homes to meet housing need and demand, including market housing for those who can afford it, affordable housing products for those who cannot afford to have their needs met through the market. Alongside the provision of new homes, we will	

		work to bring empty homes back in to use, where appropriate, to meet housing needs.	
A member of the public	Bit of a silly question, of course, it's common sense. In respect of empty properties, your supposed to be redeveloping them with supposed government money to bring them back into use. I have reported 2 in Belmont. 1 empty for over 15 years and the other around 10. They still remain unlive in. I.e nothing was done and these houses continue to deteriorate.	As part of Priority 1 we will work with landlords to bring empty properties back into use, where appropriate, in order to meet local needs, by working with landlords, acquiring properties and delivering Targeted Delivery Plans (TDPs).	
A member of the public	Appropriate housing? I know of families with 2 children only permitted to look for 2 bed houses, while childless couples are given 3 bed houses. Not sure how that works.	<p>As part of the Housing Strategy, we are committed to delivering housing products that are available in a variety of tenures and types and linked to local income. Homes should be affordable for local people with a choice of products that households can afford without falling into debt.</p> <p>Priority 2 of the Housing Strategy will ensure that everyone has fair and equal access to housing that is safe, secure, affordable and meets their needs. We recognise that there will be no type or tenure that fits all and so a range of products, help and support will be implemented. This will include:</p> <ul style="list-style-type: none"> • Increase the supply of affordable homes. • Ensure affordable housing products are affordable for local people. • Help and support people onto the housing ladder and own their own home through a variety of products; 	

Public Health	We support this priority and welcome the explicit links which are made between appropriate, safe and secure housing and health and wellbeing.	Support noted	
	At our recent meeting we shared a presentation covering the evidence base regarding housing and health. We recommend that some of the key points in terms of the negative impact of poor housing conditions are highlighted, for example the negative impact of cold or damp homes on physical health for example, the development or worsening of asthma, respiratory infections, coughs, wheezing and shortness of breath. For cold homes there is increased risk of heart disease and cardiac events and also worsening musculoskeletal conditions such as arthritis. Further cold and damp homes have a significant impact on mental health, with depression and anxiety more common among people living in these conditions. Overcrowding is also associated with specific health risks including increased rates of infectious disease.	Comments and recommendations noted. We have consulted further to gain specific details regarding the impact of housing and health that will be included in this priority and in Priority 3.	Additional paragraph added (5.19): <u>Housing quality has a significant and material impact on health and wellbeing. A decent home gives us a foundation for living a healthy life. Ensuring people have good and secure housing can help to delay or reduce a person's need for health and care services in the future and help them retain their independence, health and wellbeing for longer.</u>
	We appreciate the link made to the Joint Local Health and Wellbeing Strategy in the principles and aligning the Housing Strategy and the Joint	Comments noted this will be reflected in the delivery plan.	

	<p>Local Health and Wellbeing Strategy priorities of:</p> <ul style="list-style-type: none"> • Making smoking history • Enabling healthy weight for all • Improving mental health, resilience and wellbeing • Reducing alcohol harms <p>Provides an opportunity for the Housing Strategy to be explicit about how work will be taken forward through work with housing to address the health priorities for the County.</p>		
	<p>We also welcome the focus on homelessness in this section and the aim to reduce the number of households being placed in temporary accommodation and that actions include both a temporary accommodation strategy and also the review of the choice based lettings system, Durham Key Options, and the importance of ensuring access to housing for those with complex needs. We recommend that there is reference in this work to fair and equitable access, which would ensure that those with the highest level of needs receive the support they need to have equal access to housing because people with complex needs are disadvantaged and there is</p>	<p>Recommendation agreed. The wording will be amended to reflect this change. Comments will also be reflected in the delivery plan.</p>	<p>Paragraph 5.21 has been amended:</p> <p>We want to ensure that everyone has fair and equal equitable access to housing that is safe, secure, affordable and meets their needs.</p>

	significant evidence that having a suitable home is the most important factor in addressing a range of complex needs, including substance misuse.		
Priority 3: Ensure high quality, energy efficient homes and effective landlord services.			
Consultee	Comment	Council response	Schedule of changes
Karbon Homes	We have a range of supported housing in Durham, with a total of 392 flats in County Durham across thirteen retirement living schemes, and we also have 54 Extra Care homes (52 flats and 2 bungalows), as well as 60 beds in 18 supported accommodation schemes. We acknowledge that some of these are becoming outdated, but we are now exploring what we can do to improve them, and we would welcome a discussion with Durham County Council about how we can work with them on the Supported Housing Improvement Programme (SHIP).	Comments noted. We will continue discussions with registered providers regarding how we can work together including involvement with the SHIP.	
Believe	We would encourage meaningful engagement with the social rented sector in the delivery of regeneration projects that meet local needs and create sustainable communities	Comments noted. We welcome meaningful engagement with the social rented sector in the delivery of regeneration projects and will continue this through into the production and delivery of the action plan.	
Durham University	We would strongly highlight our proposal that consideration be given to an Additional Licensing scheme for the student private rented sector in	Comment noted. The wording will be amended to reflect this change.	Paragraph 5.48 has been amended: <ul style="list-style-type: none"> Continuing to effectively implement our Selective Licensing Scheme and

	Durham City. We believe a cost-neutral solution can be found that will benefit both student and non-student residents. Additional Licensing also has the support of the Parish Council.		explore extending licencing arrangements to improve standards where appropriate.
PCC	SUPPORT There also needs to be a commitment to evaluating these to assess impact on community safety, and on renters.	Support noted. This evaluation will be reflected in the delivery plan.	
Durham City Trust	Priority 3: we pointed out that Durham city is not eligible for the Selective Licensing Scheme and therefore an Additional Licensing Scheme is needed to address the well-evidenced shortcomings of the condition and management of HMOs (97% of the County's HMOs are in Durham city). We continue to urge that this should be included in the Strategy.	Comments noted. The Council will continue to assess areas for licensing based on robust evidence bases.	
A member of the public	Student housing in Durham City should be included in the selective licensing scheme. Student landlords have taken over more than half the housing stock in the city centre, and a lot of it is in dire condition. It may seem that Durham students are not in need of the support of a selective licensing scheme because they pay exorbitant rents.	Comments noted. The Council will continue to assess areas for licensing based on robust evidence bases.	

<p>A member of the public</p>	<p>Too many people are unable to get on the property ladder because of housing prices. In my opinion, landlords then take advantage of this. They increase rents to a point that people are unable to save up to buy their own house. It's also important for landlords to ensure their properties are safe and efficiently run.</p>	<p>Comments noted. Priority 1 of the housing strategy addresses affordable housing, including affordable rent as a tenure of choice. Landlord services will be addressed more fully within priority 3.</p>	
<p>A member of the public</p>	<p>Despite numerous complaints re the HMOs at numbers 1 and 3 St Monica Grove being untidy, having wood, piles of bricks etc in the garden so vermin have been seen, no action has been taken as the landlord has stated these things are needed for future building work. This is clearly unacceptable. Building work should not be prioritised above health concerns. The drive has been changed from concrete to loose gravel which moves onto the footpath – something also not permitted but currently allowed – and plans for the alteration of the building to remove a window which overlooks a neighbouring property have also not been carried out. Too often timeframes for completion of work have been allowed to 'drift' and move and there seems to be a complete lack of robust enforcement.</p>	<p>General license conditions for all Houses in Multiple Occupation are laid out as part of the Housing Act 2004, which are requirements in order to obtain an HMO licence, with enforcement measures for non-compliance.</p> <p>Planning permission timeframes are in place, which come into action once planning permission has been granted, this is usually three years from when planning is granted.</p>	

	<p>Action: clear enforcement timeframes and criteria need to be set in black and white so enforcement officers are empowered to take robust action. Failure to meet these timeframes should be met with clearly defined fines. This could be set within this priority although detailed information may need to be agreed and set out in a more specific plan.</p> <p>In addition: There is a clear need for social housing across County Durham, including in around Durham City itself. As the University has grown, so areas which would otherwise have provided much needed social housing such as the terraces of Mistletoe Street, Laburnum Avenue etc have become a virtual student village. This must not permeate into other areas or Durham will simply become a ghost city out of term time and shops will be unable to remain sustainable financially. To have a city with such remarkable World Heritage sites as the Cathedral and Castle reduced to empty shop fronts or innumerable eating establishments reflects very poorly on long term planning and this</p>		
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	plan should attempt to remedy that as suggested above.		
A member of the public	The national fuel poverty charity state that the cost of living and energy crisis has dragged millions more households into a situation where they are forced to decide whether to heat their home or for buy food. in 2021 approx 4.5 million households were in fuel poverty increasing to in 2023 approx 6.6 million. cold homes are damaging the lives & health of low-income households meaning thousands of households in County Durham can't afford to pay their energy bills and are in serious amounts of debt and they need Durham Council to provide them with support to have a warmer home and advice on their energy bills especially over the winter period. As a result, otherwise the numbers of elderly residents, children and low income families urgently need help from Durham Council to make their homes warmer and reduce their energy bills and debts.	<p>The Housing Strategy states that homes should be affordable for local people with a choice of products that households can afford without falling into debt. Home ownership should be accessible to all. Those on lower wages should also be able to aspire to home ownership with a range of options available to assist them, which will be delivered through Priority 2.</p> <p>The strategy will also support energy efficiency and carbon reduction in existing and new housing and contribute towards achieving the Council's Climate Emergency Response Plan. We will also maximise the opportunities available to address fuel poverty through combining advice schemes and heating improvements and targeting interventions at those most in need, whilst new homes will be designed in line with current energy efficiency standards.</p>	
Registered Social Landlord	Solar powered help with bills	The strategy will support energy efficiency and carbon reduction in existing and new housing and contribute towards achieving the Council's Climate Emergency Response Plan. We will also maximise the opportunities	

		available to address fuel poverty through combining advice schemes and heating improvements and targeting interventions at those most in need, whilst new homes will be designed in line with current energy efficiency standards.	
Vol/Comm Org	On Priority 3 we pointed out that Durham city is not eligible for the Selective Licensing Scheme and therefore an Additional Licensing Scheme is needed to address the well-evidenced shortcomings of the condition and management of HMOs (97% of the County's HMOs are in Durham city). We continue to urge that this should be included in the Strategy.	The Council will continue to assess areas for licensing based on robust evidence bases.	
A member of the public	I reported a problem with my roof in June. There was all summer to look at it. Finally get it looked at and needs extensive work, needing scaffolding. Work planned for 5 January.	Comments noted.	
A member of the public	For true energy efficiency you need to ensure all new builds have solar panels and electric vehicle chargers etc. no new estates anywhere in co Durham have these.	The strategy will support energy efficiency and carbon reduction in existing and new housing and contribute towards achieving the Council's Climate Emergency Response Plan. We will also maximise the opportunities available to address fuel poverty through combining advice schemes and heating improvements and targeting interventions at those most in need, whilst new homes will be designed in line with current energy efficiency standards.	

		The County now has a Parking Standards and Accessibility SPD, which all new builds must comply with.	
Public Health	<p>We support this priority, and we welcome the focus on improving the quality of privately rented sector housing stock because the older housing stock which is in poorer condition is often home to poorer and more vulnerable people. We note that this housing stock is more likely to have a category 1 hazard than other types of housing stock and both the tenure and the social and health conditions experienced by tenants make it more challenging for these hazards to be addressed.</p> <p>We recommend that the ‘we will do this by’ actions should include specific actions to:</p> <ul style="list-style-type: none"> • improve the quality of the housing stock with the aim of ensuring that housing is free from damp and mould. • inform residents of hazards e.g. damp and mould which are a specific risk to their health and inform residents about how they can be supported to have identified hazards rectified. 	Recommendation agreed. The wording will be amended to reflect this change.	<p>Additional paragraphs added (5.38, 5.39, 5.40):</p> <p><u>Improving the quality of the housing stock with the aim of ensuring that housing is free from damp and mould.</u></p> <p><u>Working with partners to ensure robust processes are in place including a reporting mechanism for frontline staff.</u></p> <p><u>Working with partners to ensure that residents are informed of hazards, and how to prevent them e.g. damp and mould which are a specific risk to their health and inform residents about how they can be supported to have identified hazards rectified.</u></p>

	<ul style="list-style-type: none"> provide access to information and a reporting mechanism for frontline staff, including health regarding hazards in the home and who to contact to ensure residents are supported to have identified hazards rectified. 		
Public Health	We welcome the reference to 'Awaab's Law' and we recommend that in this section explicit reference is made to mould and the risk this presents to health.	Comments noted, wording will be added in priority 3 to make explicit reference to mould and the risk this presents to health.	<p>Additional paragraphs added (5.28, 5.29, 5.30):</p> <p><u>Housing is an important determinant of health. Condensation and damp in homes can lead to mould growth, and inhaling mould spores can cause allergic type reactions, the development or worsening of asthma, respiratory infections, coughs, wheezing and shortness of breath. Living in a cold home can worsen asthma and other respiratory illnesses and increase the risk of other diseases and worsen other health conditions. Cold or damp conditions can have a significant impact on mental health, with depression and anxiety more common among people living in these conditions.</u></p> <p><u>Housing is particularly important in ensuring a healthy start in life and is a key factor causing health inequalities. Some groups are more vulnerable to these housing conditions, such as</u></p>

			<p><u>children and young people, the elderly or people with pre-existing illness, are at a greater risk of ill health associated with cold or damp homes.</u></p> <p><u>Some groups of people are more likely to live in poor quality cold and damp housing conditions, including households with an older person living in them, households with a lone parent, households with children, low-income households and households with people from minority ethnic backgrounds.</u></p>
Priority 4: Ensure a comprehensive range of housing options for older and vulnerable people, disabled people and children and young people, including specialist accommodation and support.			
Consultee	Comment	Council response	Schedule of changes
Karbon Homes	The Supported Housing Regulatory Oversight Act 2023, which achieved Royal Assent in July, is an important piece of legislation for this sector and as part of this, local authorities have been asked to create local Supported Housing Strategies. We are keen to work closely with Durham County Council and contribute our experience of managing and building supported schemes to ensure that this strategy is successful. However, as part of this, we would welcome a discussion about how we improve the viability of supported housing	Comments noted. We would welcome discussions with our partners regarding supported housing and related strategies and how supported housing can be delivered and managed across the county.	

	schemes and ensure that the revenue we generate is stable.		
Believe	We find the use of a Housing First approach of interest, we would be interested to understand what impact the Local Authority feels this change will have and how this will be implemented.	We will work with partners as we further develop the Housing First approach.	
PCC	SUPPORT The plan to achieving this is also comprehensive, however like above would ask that the pathway for victim of crime, specifically non-domestic crime is clarified	Support noted. Recommendation agreed. The wording will be amended to reflect this change.	Paragraph 5.48 has been amended: Others that may need support are victims of crime including <u>non-domestic crime</u> , anti-social behaviour, and domestic abuse and people involved in the Criminal Justice System and prison releases.

Miller	This priority should include an objective for the Council to consider allocating new sites for purpose-built supported and specialist housing through the new Local Plan. These sites could be allocated in whole or in part, for example a Garden Village allocation could include a policy requirement for an identified need set out in Priority 4, thus delivering multi-generational communities with designated specialist-care provisions.	Comments noted. Priority 5 does acknowledge potential options in high quality placemaking, where appropriate.	
A member of the public	Amethyst housing prices out all of these groups	The delivery of affordable housing products is addressed through priority 1 and in line with relevant policies of the CDP	
Public Health	<p>We support this priority which has a welcome focus on population groups across the life course which may be more vulnerable regarding both poor housing quality and affordability.</p> <p>We recommend that this section is strengthened by highlighting the vulnerabilities of pregnant women, babies and children in relation to housing and this could provide helpful context for the detail provided in the actions regarding specific groups of children and young people.</p>	Recommendations agreed. The wording will be amended to reflect this change. The Approach to Wellbeing is applied to the Housing Strategy as standard practice and will be specified in the Delivery and Monitoring section.	<p>Paragraph 5.48 has been amended:</p> <p>This includes through a Housing First Approach which prioritises getting people quickly into stable homes. Others that may need support are, <u>pregnant women and with babies</u>, victims of crime, anti-social behaviour and domestic abuse and people involved in the Criminal Justice System and prison releases.</p> <p>Paragraph 5.53 has been amended:</p> <p>Undertake a Needs Led Accommodation Review (NLAR) to consider longer term specialist accommodation needs – the NLAR is considering the longer term needs of specific groups including</p>

	<p>We recommend that in the ‘we will do this by’ action section that specific actions are included to:</p> <ul style="list-style-type: none"> • include the need for single occupancy homes, particularly for vulnerable men and the need for a social space/community facilities which are easily accessible/in single occupancy developments. Here we recognise that there is a link with the homelessness strategy. • include the importance of social support from family and friends and the need for people to have a choice of where to live so that they can sustain their social and family support networks. • include using the Approach to Wellbeing to ensure that all 		<p><u>pregnant women</u>, children and young people, older people, people with mental health or learning difficulties, and homelessness. The join up between housing and social care is important to assist many residents to live independently and to plan for future housing stock provision.</p> <p>Paragraph 5.54 has been amended:</p> <p>Assessing the need for single occupancy homes <u>with social space and community facilities</u>, particularly for vulnerable men <u>and women</u> and the need for a social space/ community facilities which are easily accessible/in single occupancy developments.</p> <p>Additional paragraph added (5.58):</p> <p><u>Including the importance of social support from family and friends and the need for people to have a choice of where to live so that they can sustain their social and family support networks</u></p>
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	groups, including older and vulnerable people, have the opportunity to influence their communities so that they can feel safe in their community.		
Priority 5: Ensure high quality placemaking, creating safe, accessible, prosperous and sustainable places to live.			
Consultee	Comment	Council response	Schedule of changes
Believe	We would welcome the opportunity to continue to work with the Local Authority on placemaking activity and share our expertise to help deliver this priority, we feel as an	Comments noted, we will continue to work with our partners on placemaking activity and its delivery through the Strategy action plan.	

	organisation we have a vital role to play.		
PCC	<p>SUPPORT</p> <p>Commitment to sustainability and regard for social value is important and I value this priority. This priority could expand on how this housing strategy will be assisting in the Council's efforts to achieve these two goals. It would also be important to explain how impact will be assessed.</p>	<p>Support noted. Wording will be added to this priority to reflect this addition.</p>	<p>Paragraph 5.60 has been amended:</p> <p>The quality of the environment in which houses are built is as important to our health, wellbeing and prosperity as the buildings themselves. We are committed to ensuring that in future it will be of a high standard in terms of architecture, urban design, sustainability, and innovation. This ensures that new development enhances and complements existing high-quality areas and raises the design standards and quality of areas in need of regeneration <u>and contributes to the social value of an area.</u></p> <p>Additional paragraph added (5.61):</p> <p><u>Where a need for regeneration has been identified, we will use a variety of housing regeneration activities such as acquisition and demolition, group repair schemes, environmental improvements or the facilitation of new development depending on the needs of the area and community. Where appropriate we will also collaborate at a strategic level with our partners, such as Registered Providers, including joint ventures and other suitable mechanisms.</u></p>

			<p>Paragraph 5.62 has been amended:</p> <p>New development should provide local people with civic pride, make them feel safe and secure and help improve the overall image of the county and reflect local distinctiveness. Development needs to be carefully planned to ensure important features and characteristics are protected and enhanced, <u>where the needs of the community are reflected.</u></p>
Miller Homes	Miller supports the Council's core objectives and is committed to delivering high quality new communities. In accordance with our earlier comments to Priority 1, a well-planned Garden Village could satisfy all of the core objectives of this priority.	Support and comments noted. Priority 5 acknowledges potential options in high quality placemaking, where appropriate.	
A voluntary & community organisation	This expression of Priority 5 is a fundamental statement of values and is thoroughly endorsed by the Trust.	Support noted.	

<p>A member of the public</p>	<p>The term placemaking does not appear in the Oxford dictionary and therefore this needs to be reviewed and rephrased.</p> <p>Most of all please review the poor phrasing of this question in the light of my comments on the term 'place making'. A place means somewhere that exists already eg Durham and you cannot recreate it. You can redevelop and improve but not make it!</p>	<p>Comments noted. Placemaking is a recognised term referring to the planning of areas beyond buildings. It is defined by the UK government and Homes England as 'at the core of Homes England's new Strategic Plan and the Government has recently launched the Office for Place to help councils create beautiful, successful and enduring places'.</p> <p>This is therefore a relevant term in the context of this Housing Strategy and in its delivery plan.</p>	
	<p>You need to say high quality developments. You cannot reconcile prosperity with the sites chosen for many estates which are outside major towns, have limited public transport and nowhere in the Durham area has access to the Metro whereas places like Jarrow have. This directly impacts prosperity and access to services and jobs etc. Developments are never sustainable unless they include solar panels etc.</p>	<p>Comments noted. Developments are considered with sustainability and prosperity in mind and with the relevant CDP policies applied. Priority 1 addresses the need for appropriate infrastructure alongside new developments.</p> <p>Priority 5 addresses the need for the consideration of sustainability, connectivity, employability prospects of new developments to ensure high quality place making and prosperous communities.</p>	
<p>A member of the public</p>	<p>Sustainable is the key word here. New housing should not be built on green fields and should not be destroying natural habitats just so people with money can buy high value homes with a lovely view!!</p>	<p>The Strategy supports the CDP which is based on the principle of allocating brownfield land first wherever possible, and only then utilising sustainable greenfield sites.</p> <p>A full and robust assessment of brownfield sites and other urban land has been undertaken within the Strategic Housing Land Availability Assessment (SHLAA)</p>	

		and the Brownfield Land Register to understand the level of suitable, deliverable land across the county.	
A member of the public	High quality, now being ruined by the increasing student population in family housing areas.	Policy 16 of the CDP is applied to student related accommodation, alongside other relevant policies, to ensure mixed and balanced communities. Policy 16 will be reviewed when the CDP is reviewed.	
Public Health	<p>We support this priority which has a welcome focus on the quality of local environment as a wider determinant of health, and ensuring good access to local facilities, walking, cycling and public transport infrastructure and also to green and blue spaces from people’s homes.</p> <p>We would like to highlight that poor physical housing conditions are a cause of health inequalities and in that context we would welcome your further consideration of the following statement:</p> <p><i>‘Addressing only the physical aspects of housing in County Durham will not in itself improve the health, wellbeing, and prosperity of our communities, or reduce inequalities’</i></p> <p>We appreciate the sentiment of this statement and as outlined in the Joint Health and Wellbeing Strategy that</p>	Recommendation agreed. The wording will be amended to reflect this change.	<p>Paragraph 5.54 has been amended:</p> <p><u>While we recognise that living in good quality housing which is free from hazards will improve the health and wellbeing of residents,</u> addressing only the physical aspects of housing in County Durham will not in itself <u>entirely</u> improve the health, wellbeing, and prosperity of our communities, or reduce inequalities.</p>

	<p>there are multiple factors which influence health and wellbeing, we recommend that it should be noted that living in good quality housing which is free from hazards will improve the health and wellbeing of residents.</p> <p>It is also the case that the other factors outlined with this priority also make a significant contribution to residents health and wellbeing and we recommend that the accessibility of local environment for older and disabled people is included and that the importance of the public realm including, dropped curbs, seating and toilets important.</p>		
Further Comments			
Consultee	Comment	Council response	Schedule of changes
Believe	<p>Overall, we agree with the approach to the strategy, we do feel there are some elements that could strengthen the role of social housing providers and we feel there is an opportunity to expand the support to care leavers. We would welcome the continuing collaborative approach to the development of delivery plans including TDPs and early impact assessments for any changes in lettings policy that would impact on</p>	<p>Comments noted, this will be reflected in the delivery plan.</p>	

	our strategic plans, performance and resourcing.		
Durham University	<p>The draft Housing Strategy does not mention the potential negative impacts of the RRB on the supply of housing for students in Durham. We feel it is very important to consider the consequences of this legislation for thousands of members of County Durham’s population over the lifetime of the Housing Strategy. This could be resolved by expanding on the comments on the RRB, and acknowledging the risks for students and student housing supply which are well evidenced a) in parts of the nation where similar changes to legislation have already been implemented (i.e. Scotland), and b) in responses to the Bill from bodies representing private landlords.</p>	<p>The section in the introduction referring to the Renters Reform Bill has been amended.</p>	<p>The second bullet in paragraph 2.6 has been amended:</p> <ul style="list-style-type: none"> • Renters Reform Bill, introduced to Parliament (17 May 2023), delivers the government’s 2019 manifesto commitment <u>plans</u> to abolish Section 21 ‘no fault’ evictions which will empower renters to challenge poor landlords without fear of losing their home, <u>makes it illegal for landlords and agents to refuse to rent properties to people who receive benefits or have children, creates a national landlord register through the new property portal which will give renters all the information they need to make an informed choice before entering into a tenancy agreement and introduces new grounds for eviction for landlords who genuinely want to sell their properties or move back in. Notice periods will also be reduced where tenants have been irresponsible – for example breaching their tenancy agreement or causing damage to the property. The potential impact of the Bill’s</u>

			<p><u>proposals will be monitored as it progresses towards being enacted.</u></p> <p>Paragraph 2.8 has been deleted:</p> <p>The Renters Reform Bill also protects over two million landlords, making it easier for them to recover properties when they need to – so they can sell their property if they want to, move in a close family member, or when tenants willfully do not pay rent. Notice periods will also be reduced where tenants have been irresponsible – for example breaching their tenancy agreement or causing damage to the property.</p>
Durham City Trust	<p>Principle 7: We proposed that, wherever possible, new homes should be built to the highest energy efficiency standards rather than just current standards, and that to support active travel there should be higher densities of housing near public transport routes. Both points are now mentioned, albeit in general terms as Principles, but not carried through into Priorities.</p> <p>Extra comment: We advised that mention should be made that large housing estates need associated facilities. This is now reflected in Principle 3 and Priority 5.</p>	<p>The strategy will support energy efficiency and carbon reduction in existing and new housing and contribute towards achieving the Council’s Climate Emergency Response Plan.</p>	<p>We will also maximise the opportunities available to address fuel poverty through combining advice schemes and heating improvements and targeting interventions at those most in need, whilst new homes will be designed in line with current energy efficiency standards.</p>

	<p>We responded to Question 33 (How can housing contribute to the Council's Climate Emergency Response Plan?) by suggesting that the strategy should be to:</p> <ul style="list-style-type: none"> · Build to net zero standards now, not wait for Government compulsion. · Design for maximum active travel i.e. not the private car using fossil fuels. <p>These suggestions have not been taken up, so we repeat them now.</p>		
Miller Homes	<p>Miller supports the Council's core objectives and is committed to delivering high quality new communities. In accordance with our earlier comments to Priority 1, a well-planned Garden Village could satisfy all of the core objectives of this priority.</p>	<p>Support and comments noted. Priority 5 will acknowledge potential options for various options for high quality placemaking, where appropriate.</p>	
A member of the public	<p>Why are we forcing more houses into a small area which creates more traffic? Wouldn't that create more pollution in a small area.</p>	<p>The housing strategy seeks to deliver new homes as set out through the CDP. Developments are viewed on a case-by-case basis with regard given to the local area and sustainability and in line with the relevant policies in the CDP.</p>	
A voluntary & community organisation	<p>We submitted comments on the Principles & Priorities Paper in August. The Draft Strategy now out for consultation is very good in many aspects but some of our comments</p>	<p>These comments are addressed in the relevant sections.</p>	

	we made in August have not been incorporated. The current consultation simply asks for comments; the City of Durham Trust's comments are in the preceding sections above.		
A member of the public	Stop talking and get it done	Support noted	
A member of the public	<p>The Executive Summary states: “Everyone in County Durham should have fair and equal access to safe and secure housing that meets their needs.”</p> <p>I completely agree with this statement. There are, however, areas of Durham City where this is not happening because existing communities are losing residential housing, both owner occupied and rented, through a change of use to HMOs. Communities are becoming unbalanced and less cohesive. Housing has become very expensive in these areas as landlords have the finance to buy properties at higher prices so families have to move further out. I recently spoke to two couples who both wanted their children to go to either St Margarets or Nevilles Cross Primary Schools but one had to live in Langley Moor/Meadowfield and one in</p>	<p>The Strategy supports the delivery of homes to enable mixed and balanced communities through the CDP, including policy 16 regarding student housing.</p> <p>The council has introduced Article 4 Directions in four areas in and around Durham City, which means that within the area of these directions, planning permission is required for a change of use to a house of multiple occupation (HMO). These Article 4 Directions, in combination with Parts 2 and 3 of this policy will serve to deliver student accommodation to create inclusive places in line with the objective of creating mixed and balanced communities.</p> <p>Policy 16 will be reviewed alongside the rest of the CDP in the future.</p>	

	<p>Bearpark because local housing was out of their reach financially– and one had moved from London which isn't noted for being cheap! My own son who lives in St Bedes Close had his rent increased by 30% last year and his contract changed to annual review because the landlord saw other local houses could command more money from students. Fewer year round residents also impacts on the financial sustainability of shops. (See below 'in addition')</p> <p>Action: I would like written into this draft housing strategy a section committing to preservation of existing family accommodation within the city boundary – say within 3 miles of the city centre – and a refusal to allow further change of use to HMOs so 'Everyone in County Durham should have fair and equal access to safe and secure housing that meets their needs.'</p>		
A member of the public	Say more with less words. There is nothing specific enough to waste anyone's time with in this strategy. New homes being good quality and efficient should be a given as per building regs.	Comments noted	

A member of the public	New houses should not be built unless adequate provision is made for schools and GPS prior to the houses being built. All new houses should have to have realistic adequate parking, to ensure access for emergency services is not compromised.	Comments noted. Priority 1 of the Housing Strategy includes the delivery of infrastructure as part of the delivery of the delivery of new homes.	
A member of the public	It needs to be more clear in how these points will be achieved and in what timescale	A short term delivery plan will be submitted as part of the Housing Strategy, with a longer term delivery plan to follow.	
A member of the public	A key theme for the strategy is new build properties but what about the environmental impact especially in towns like Spennymoor where we are seeing the land becoming flooded in areas where trees have been removed and farmland has been used to be develop upon. The wildlife is disbursed resulting in them being exterminated through pest control. There also needs to be the consideration of the existing infrastructure which includes only one secondary school serving the town and the surrounding villages as well as two GP surgeries and two dentist surgeries. No extra investment is made in providing incentives to these private businesses to come into towns where lots of new houses are being built. There are	New developments in County Durham are required to comply with relevant policies in the County Durham Plan. This includes Policy 40- Trees Woodlands and Hedges, Policy 41 Bio Diversity and Geodiversity, Policy 43 Protected Species and Nationally and Locally Protected Sites, which address and issues regarding the impact of development on the natural environment. Consideration is also given to flooding and environmental impact, where appropriate.	
		Priority 1 of the Housing Strategy includes the delivery of infrastructure as part of the delivery of the delivery of new homes.	

	<p>empty properties within towns not always empty due to landlords but due to antisocial behaviour in areas or the design of existing properties which make them less desirable which means that there is then a cycle of landlords from outside of the area purchasing these properties. The new homes often attract people from outside the area and are not affordable for the existing community pushing local residents to consider the low-cost undesirable properties then impacting on health.</p>	<p>As part of the Housing Strategy, we are committed to delivering housing products that are available in a variety of tenures and types and linked to local income. Homes should be affordable for local people with a choice of products that households can afford without falling into debt.</p> <p>Priority 2 of the Housing Strategy will ensure that everyone has fair and equal access to housing that is safe, secure, affordable and meets their needs. We recognise that there will be no type or tenure that fits all and so a range of products, help and support will be implemented.</p> <ul style="list-style-type: none"> • Ensure affordable housing products are affordable for local people. • Help and support people onto the housing ladder and own their own home through a variety of products; • Help and support people to prevent themselves becoming homeless; and • Enable people to secure and maintain good quality, permanent accommodation. 	
A member of the public	<p>Planning need to look at approvals for student housing in areas where family housing is or should be priority.</p>	<p>The Strategy supports the delivery of homes to enable mixed and balanced communities through the CDP, including policy 16 regarding student housing. Only applications for housing that complies with policy 16, and other relevant policies will be granted. This Policy will be reviewed alongside the rest of the CDP in the future.</p>	
A member of the public	<p>Not enough being built</p>	<p>As part of the CDP, an additional 24,852 new homes are needed in the county between 2016 and 2035 to meet housing need; with a significant proportion of these</p>	

		<p>already committed, either on sites under construction or sites not started with planning permission.</p> <p>The Housing Strategy supports a range and choice of housing which is accessible and well designed to meet future needs and contribute to the sustainability of our communities.</p> <p>The Housing Strategy is committed to supporting the ambitions of the CDP, by ensuring enough new homes are provided that are energy efficient and meet the needs and affordability levels of local residents. This includes through the increase in the supply of affordable homes, such as new council housing, affordable products that are affordable for local people, infrastructure delivery to support new housing and existing communities.</p>	
A member of the public	<p>Consider making applying for housing simpler, the current bidding system is confusing, especially for older people who were used to the housing list system, and often are not good with computers, so online applications are a barrier.</p>	<p>Anyone over 16 who needs help to find affordable housing in County Durham can apply to join the Durham Key Options Housing Register.</p> <p>We have to ensure we meet the legal requirements of the Housing Act 1996 (as amended by the Homelessness Act 2002) and the Communities and Local Government Allocation of Accommodation: Choice Based Lettings Code of Guidance for Local Housing Authorities. To do this, we place applicants into one of our scheme's bands according to their assessed housing need. The 4 bands are 1, 2, 3 and 4.</p> <p>An action regarding a future review of Durham Key Options process will be included in the Delivery Plan.</p>	

Appendix 1

Economy and Enterprise OSC

22 April 2024

Overview and Scrutiny Response to the second draft of the County Durham Housing Strategy

Background

- (1) The Regeneration, Economy and Growth Service Grouping is undertaking a significant piece of work to develop a new Housing Strategy for County Durham for 2024 which will replace the current strategy agreed in 2019.
- (2) This strategy will outline what Durham County Council (DCC) and partners need to do to ensure that County Durham will be a place of good quality affordable homes that meet the needs of both existing and future residents including older and younger generations.
- (3) It is recognised that good quality housing supports economic growth, helps to improve health and wellbeing for our residents and the educational achievements of our children and creates and maintains communities where people live long and independent lives. Housing therefore links into many areas of DCC's work including, planning, climate change, the economy, health, and children's services, as well as ways to tackle homelessness and poverty in the county.
- (4) The Service Grouping has set out a draft vision, which creates a view of what needs to be achieved in County Durham with seven draft principles and five priorities which could form the basis of this strategy. The principles and priorities are based on local evidence of the County's housing needs, both now and in the future and what the County Durham's housing market looks like.
- (5) DCC undertook a consultation on the Principles and Priorities Paper, the first stage in the preparation of the Housing Strategy during the summer. This was presented as the 'Housing Conversation', asking for the views of residents, partners, housing organisations, landlords and housing developers as part of the consultation process.

Overview and Scrutiny Housing Workshop – 10 July 2023

- (6) As part of this consultation process an Overview and Scrutiny Workshop was arranged in July to which all Overview and Scrutiny members were invited. The workshop provided the opportunity for Overview and Scrutiny members to work in groups, with colleagues from the Regeneration, Economy and Growth Service Grouping, focusing on questions based on the draft Principles and Priorities Paper.
- (7) During the workshop the comments made by members in the respective groups were captured and collated into a formal Overview and Scrutiny response that was shared with Service Grouping at the start of August 2023.
- (8) The Service Grouping fed the comments contained in the formal Overview and Scrutiny into the feedback from the Housing Conversation/consultation with that feedback being used to inform the development of the draft County Durham Housing Strategy. The draft strategy was considered by members at the meeting of the Economy and Enterprise Overview and Scrutiny Committee held on 18 December 2023.

Economy and Enterprise OSC - 18 December 2023

- (9) At the meeting of the Economy and Enterprise Overview and Scrutiny Committee held on the 18 December 2023, members received and considered the draft County Durham Housing Strategy 2024, the Feedback Report for the Housing Conversation and a presentation.
- (10) Both the Feedback Report and the presentation provided a summary of the main points raised by members at the Housing Workshop held in July, with the presentation also providing detail of responses to member's comments.
- (11) The draft County Durham Housing Strategy sets out the strategic direction for Housing activity in County Durham and a vision to provide good quality housing that meets everyone's needs, is affordable for local people and supports the creation of great places to live. The draft strategy contains seven principles, which establish the foundation and rationale underpinning decisions and five priorities for action.
- (12) Consultation on the draft strategy was being undertaken with residents of County Durham and other stakeholders from the 30 October to the 18 December.

- (13) Economy and Enterprise Overview and Scrutiny members made a number of comments in relation to the draft County Durham Housing Strategy at the meeting held on the 18 December which were captured and formulated into a formal Overview and Scrutiny response which was then shared with the Service Grouping to inform the second draft of the Strategy. The comments made by members related to the various priorities identified within the strategy together with general comments in relation to the structure of the strategy and the resulting delivery plan. The second draft of the strategy was considered by members of the Economy and Enterprise Overview and Scrutiny Committee at the meeting held on the 22 April 2024.

Economy and Enterprise OSC – 22 April 2024

- (14) At the meeting of the Economy and Enterprise Overview and Scrutiny Committee held on the 22 April 2024, members received and considered the second draft of the County Durham Housing Strategy 2024, a cover report and a presentation.
- (15) The presentation reminded members of Overviews and Scrutiny's previous involvement in the development of the draft strategy, main messages from the consultation, detail of the responses to the comments made by the members of the Economy and Enterprise Overview and Scrutiny Committee, detail of the draft delivery plan which identified actions under the various priorities within the plan and next steps. It was highlighted that the draft delivery plan covered the first twelve-month period following the adoption of the strategy and delivery plan by Cabinet and Council in Summer 2024.
- (16) Due to the previous significant involvement of Overview and Scrutiny in the development of the first and second draft of the strategy and the progressing and development of the draft delivery plan, the comments made by members at the Economy and Enterprise Overview and Scrutiny Committee on the 22 April were few. Members acknowledged that the comments previously made at the 18 December Economy and Enterprise Overview and Scrutiny Committee where applicable to the strategy, had informed the development of the second draft of the strategy and in relation to the draft delivery plan, the Service Grouping had progressed its development. This had resulted in a draft delivery plan being developed for the first twelve months following the adoption of the strategy and plan by Cabinet and Council in July 2024. The comments made by members in relation to the draft strategy and the draft delivery plan are attached at appendix 1.

Next Steps

- (17) The draft strategy and delivery plan will be considered by Cabinet and full Council in July 2024.
- (18) It is intended that the Economy and Enterprise Overview and Scrutiny Committee will include within its work programme for 2024/25 an update on the progress of the actions identified in the adopted delivery plan.