

Horden Parish Council

Horden Social Welfare Centre
Seventh Street
Horden, County Durham
SR8 4LX
Tel: 0191 518 0823

1 December 2023

Dear Member

You are summoned to attend the Horden Parish Council Meeting to be held in Horden Social Welfare Centre, Seventh Street, Horden on Thursday 7 December 2023 at 6pm.

HORDEN PARISH COUNCIL ORDER OF BUSINESS **Meeting to be held 7 December 2023**

1. **Apologies for Absence** – to consider for approval.
2. **Declarations of Interest** – to note declarations of interest from Members on items of the agenda.
3. **Minutes of the Horden Parish Council Meeting held 2 November 2023 (enclosed)** – to consider for approval.
4. **Public Participation** – to receive any representations or questions from the public in accordance with standing orders 3 e.g. *Members of the Public are invited to address the Parish Council on matters relating to the agenda for up to 3 minutes per person during a period not exceeding 20 minutes.*
5. **Register of Delegated Decisions** – to note decisions since last meeting.
6. **Damage and Incident Report(s) (enclosed)** – to consider reports.
7. **Cemetery Burial and Income Report 23.10.23 – 22.11.23 (enclosed)** – to receive the information.
8. **Parish Council Financial:**
 - a) **Bank Balances** – to receive balances at 31.10.23.
 - b) **Finance Report (enclosed)** – to consider Income, Expenditure and Variance Report to 31.10.2023.
 - c) **Cash Withdrawals and Debit Card Transactions (enclosed)** – to approve report.
 - d) **Bank Transfer(s)** – to approve any transfer(s).
 - e) **Budget Workshop** – to agree a date to consider 2023/24 budget.
9. **Invoices for endorsement for payment (enclosed)** – to approve for payment.
10. **Members/Officers Allowances** – to consider any claims for approval.
11. **Alternative to DCC Horden Master Plan (enclosed)** – to consider proposal from Councillor F Leadbitter
12. **Application for Premises License JD's Bar Northumberland Street, SR8 4PX** – to consider any response.
13. **DCC Draft Homeless and Rough Sleeping Strategy** – to consider any response.
14. **DCC Draft Housing Strategy** – to consider any response.
15. **NAC Conferences** – to consider attendance response.
16. **Minutes and Recommendations from Personnel Committee** – to follow
17. **Exclusion of Press & Public** - In accordance with Section 1 (2) of the Public Bodies (Admission to Meetings) Act, 1960, the Council is requested to RESOLVE to exclude the press and public from the meeting for the following item of business on the grounds that it involves information prejudicial to the public interest by reason of legal and confidential nature of the business to be transacted.
18. **Durham Deafened Support** – to consider report.



Samantha Shippen
Clerk to the Council
1 December 2023

To: All Members of Horden Parish Council/cc Public Notice

HORDEN PARISH COUNCIL
Minutes of Meeting held 2 November 2023

Present: Councillor F Leadbitter (Chairman)
 Councillors R Bagnall, T Baldasera, C Cain, E Laing, W Morrow, I Roberts, D Tait, A Turner, J Ward and F Winrow.

Staff: Mrs S Shippen (Clerk to the Council) and Mr C Jackson (Deputy Clerk).

HPC **Apologies for Absence.**

23/24/112 **RESOLVED:** That apologies were accepted from Councillors W Smith and P Wood and received from Councillors T Baldasera, I Roberts, and A Turner.

HPC **Declarations of Interest.**

23/24/113 Councillor F Leadbitter declared an interest in item 13 – Station Road allotments as Chair of the allotments.

HPC **Minutes of the Horden Parish Council Meeting held 5 October 2023.**

23/24/114 **RESOLVED:** that the Minutes be confirmed as a true record and signed by the Chairman.

HPC **Public Participation.**

23/24/115 No members of the public were present.

HPC **Register of Delegated Decisions.**

23/24/116 There were no delegated decisions to report.

HPC **Damage and Incident Report(s).**

23/24/117 A query regarding if the telephone appointment had resulted in any additional information was raised. It was advised that we were provided a crime number.

RESOLVED: that Council **NOTE** the reports.

HPC **Cemetery Burial and Income Report 23 September to 22 October 2023.**

23/24/118 **RESOLVED:** Council **NOTE** the information.

HPC **Parish Council Financial:**

23/24/119 **a) Bank Balances**

RESOLVED: Council **APPROVE** the Bank Balances at 30/09/2023 as £684,162.42 for signature by Councillors F Leadbitter and W Morrow.

HPC **b) Finance Report to 30/09/2023.**

23/24/120 **RESOLVED:** Council **APPROVE** the Income, Expenditure and Variances Report to 30/09/2023.

HPC **c) Cash Withdrawal(s) and Debit Card Transactions.**

23/24/121 **RESOLVED:** Council **APPROVE** debit card transaction totalling £278.20.

d) Bank Transfer(s).

The Clerk advised that the precept payment had been received in October and requested that they consider transfer some funds to the CCLA account and report at next meeting.

RESOLVED: Council **APPROVE** transfer of funds to CCLA.

e) Finance Regulations

The Clerk requested that the newly appointed Deputy Clerk to be added to the Co-op bank mandate and receive a debit card.

RESOLVED: Council **APPROVE** the addition of Deputy Clerk to bank mandate and debit card.

HPC **Invoices for endorsement for payment.**

23/24/122 **RESOLVED:** to **ENDORSE** payment of the attached schedule of invoices plus the additional schedule totalling £35,747.62 Councillors F Leadbitter and W Morrow to authorise.

HPC **Members/Officers Allowances.**

23/24/123 The Clerk to the Council advised she had no claim.

HPC
23/24/124 **Website Update**
RESOLVED: To **ADVISE** Officers to the Council to look into options for the new website and bring a further report with options to consider for adoption.

HPC
23/24/125 **DCC Budget 2024/25 Consultation**
RESOLVED: To **ADVISE** the Clerk to the Council to write to DCC to state how the proposal will have a negative impact on priorities or characteristic groups and provide alternatives for DCC to consider. However, it was generally felt that DCC are already aware of the issues and the consultation was an administrative exercise.

HPC
23/24/126 **Station Road Allotments Accounts 2022/23**
RESOLVED: Council **NOTE** the accounts.

HPC
23/24/127 **Exclusion of Press & Public**
In accordance with Section 1 (2) of the Public Bodies (Admission to Meetings) Act, 1960, the Council is requested to **RESOLVE** to exclude the press and public from the meeting for the following item of business on the grounds that it involves information prejudicial to the public interest by reason of legal and confidential nature of the business to be transacted.

HPC
23/24/128 **Cemetery Legal**
RESOLVED: To **ADVISE** the Clerk to the Council to respond to letter.

Meeting concluded at 6.50pm

Horden Parish Council Invoices for Payment October 2023

SUPPLIER	DATE	DESCRIPTION	AMOUNT	Pay Ref:
Amazon	15.10.23	2 x Legionella Thermometers	£319.98	BACS
Amazon	17.10.23	Shower Descaler x 4	£45.80	BACS
Amazon	18.10.23	Legionella Log Books	£11.32	BACS
Amazon	19.10.23	Whiteboard - Cemetery	£24.98	BACS
Banner	12.10.23	Laminating Pouches & Staples	£6.18	BACS
Banner	27.10.23	Pink A4 Paper	£18.74	BACS
Co-operative Bank	02.10.23	BACS/FD Online Fees 01/09/2023 - 30/09/2023	£58.08	D/D
Creative Youth Opportunities	31.10.23	Halloween Event	£795.00	BACS
Culligan (was Waterlogic)	15.10.23	Water Cooler Rental & Service	£35.00	D/D
Document Solutions	31.10.23	Photocopier Fees October 2023	£41.97	D/D
HTS (North East) Ltd	30.10.23	Hydraulic Pipe Repair Shoring Pump	£23.57	BACS
ITC Service	31.10.23	Unifi Security & Office 365 Officers & Domain/Hosting - November	£236.62	D/D
Pat Lavery Tyre & Exhaust Centre	10.10.23	Puncture Repair - Iveco Pickup	£45.00	BACS
Pat Lavery Tyre & Exhaust Centre	25.10.23	Renew Hydraulic Pipe & Oil - Iveco	£190.00	BACS
Mazars	15.08.23	External Audit Y/E 31 March 2023	£2,016.00	BACS
MKM BS Peterlee	09.10.23	Sand & Cement	£87.11	BACS
Royal British Legion - Poppy Appeal	12.10.23	Poppy Wreaths	£442.50	313531
SEFE Energy (was Gazprom)	20.09.23	Gas - SWC 31/07/2023 - 29/08/2023	£115.42	D/D
SEFE Energy (was Gazprom)	19.10.23	Gas - SWC 30/08/2023 - 30/09/2023	£140.92	D/D
Select Telecom	30.09.23	Admin Phone Lines/Calls/Internet	£136.13	D/D
Siemens Financial Services	14.10.23	Photocopier Lease	£178.56	D/D
Thomas Sherriff & Co	26.10.23	Service John Deere 3033R	£1,099.74	BACS
SLCC	18.10.23	Town & Parish Councils VAT Guide	£29.50	BACS
Total Energies	07.10.23	SWC Electricity 01/09/2023 - 30/09/2023	£604.09	D/D
Total Energies	07.10.23	Cemetery Electricity 01/09/2023 - 29/09/2023	£54.55	D/D
Total Energies	07.10.23	Sunderland Road Sports Pavilion Electricity 01/09/2023 - 30/09/2023	£160.47	D/D
Total Energies	07.10.23	Memorial Park Electricity 05/08/2023 - 04/09/2023	£37.74	D/D
Vodafone	20.10.23	Mobile Phones	£67.20	D/D
Wex	02.10.23	Equipment & Vehicle Fuel - Cemetery	£204.11	D/D
Wex	23.10.23	Equipment Fuel - Cemetery	£144.52	D/D
Wex	30.10.23	Equipment Fuel - Parks	£121.32	D/D
Wex	29.10.23	Vehicle Trackers	£11.98	D/D
OTHER PAYMENTS				
Co-op Bank	05.10.23	Wages Week 27	£4,544.81	BACS
Co-op Bank	12.10.23	Wages Week 28	£4,441.16	BACS
Co-op Bank	19.10.23	Wages Week 29	£4,404.73	BACS
Co-op Bank	26.10.23	Wages Week 30	£4,814.75	BACS
H M Courts & Tribunals	30.10.23	Attachment Of Earnings	£30.00	313528
Durham County Council	30.10.23	Attachment Weeks 28-31	£113.51	313529
Durham County Council	30.10.23	Superannuation Weeks 28-31	£5,346.14	BACS
HMRC	30.10.23	PAYE Weeks 28-31	£4,548.42	313530
Horden Parish Council OCTOBER 2023 TOTAL			£35,747.62	

In accordance with the Openness of Local Government Regulations 2014 s7

<https://www.legislation.gov.uk/uksi/2014/2095/regulation/7/made> , a record of certain decisions taken by officers of the Council under delegated authority

2023/24

<u>Date</u>	<u>Details</u>	<u>Alternative options (if any)</u>	<u>Details of consultees (if any)</u>	<u>Reported to Council</u>
14/11/2023	Xmas packs schools, homes, community venues AAP funding	none	DCC Cllrs	07/12/2023

HORDEN PARISH COUNCIL

DAMAGE/INCIDENT REPORT FORM

Date and time of Damage/Incident: 3:50pm approx
Location: Welfare Centre
Damage Found (please give as much detail as possible)
Remembrance Sunday collection box had been stolen. The collection box was still on display between 3 - 3:30pm (
CRIME REF NO: DHM-06112023-0325

Completed by: AS Date: 6-11-23

Police Notified: YES / NO Officer dealing:

Time Police notified: 5pm

Remedial Action Taken:

OFFICE USE:

Has available CCTV been checked: YES / NO

Is this an Insurance Claim: YES / NO

If yes, have photographs, quotations and details been passed to the Deputy Clerk/RFO:

Is this a disposal of an Asset: YES/NO

If yes, has a disposal form been completed and handed to the Deputy Clerk/RFO:

Completed by: Date:

Date received by Parish Council Office:

HORDEN PARISH COUNCIL

DAMAGE/INCIDENT REPORT FORM

Date and time of Damage/Incident: 6-11-23 8-30 AM
Location: Church Green - Memorial Park
Damage Found (please give as much detail as possible)
A Roberts + K-begnell noticed several areas of damage close to grass by Quick bike churning up.
Incident No - DHM-06/11/2023-0074
Crime Ref: CR100510980

Completed by: R. Begnell Date: 6-11-23

Police Notified: YES / NO Officer dealing:

Time Police notified:

Remedial Action Taken:

heel in areas lifted by wheels.

OFFICE USE:

Has available CCTV been checked: YES / NO

Is this an Insurance Claim: YES / NO

If yes, have photographs, quotations and details been passed to the Deputy Clerk/RFO:

Is this a disposal of an Asset: YES/NO

If yes, has a disposal form been completed and handed to the Deputy Clerk/RFO:

Completed by: Date:

Date received by Parish Council Office:

INTERMENT (inc. Ashes)			
PLOT	DETAIL	RESIDENT	FEE
M118	BURIAL	YES	£300.00
GARDEN D 46C	ASHES	YES	£200.00
		TOTAL	£500.00
PURCHASE OF PLOT - EXCLUSIVE RIGHT			
PLOT	DETAIL		FEE
G190A	TRANSFER		£30.00
G782	TRANSFER		£30.00
		TOTAL	£60.00
SUPPLY OF IMMOVABLE MEMORIAL			
PLOT	DETAIL	RESIDENT	FEE
K234	HEADSTONE	NO	£200.00
		TOTAL	£200.00
MISCELLANEOUS			
			FEE
		TOTAL	£0.00
		TOTAL INCOME	£760.00

HORDEN PARISH COUNCIL 2023/24

Bank - Cash and Investment Reconciliation as at 31 October 2023

Confirmed Bank & Investment Balances

Bank Statement Balances

31/10/2023	Current Account	385,246.05
31/10/2023	Public Sector Reserve Account	285.44
31/10/2023	CCLA PUB. SECTOR	644,209.59
31/10/2023	BUSINESS SAVERS ACCOUNT	1,559.20

1,031,300.28

Other Cash & Bank Balances

156.81

1,031,457.09

Receipts not on Bank Statement

205.00

Closing Balance

1,031,662.09

All Cash & Bank Accounts

1	CURRENT BANK ACCOUNT	385,451.05
2	90 DAY DEPOSIT A/C	285.44
4	CCLA PUB. SECTOR	644,209.59
5	BUSINESS SAVERS ACCOUNT	1,559.20
	Other Cash & Bank Balances	156.81
	Total Cash & Bank Balances	1,031,662.09

HORDEN PARISH COUNCIL FINANCE REPORT

This report details accounts as at 31 October 2023 – accounts on a straight line we should be around 58%. Under Financial Regulation 4.8 reports are made of material variances of £200 or 15%.

EXPENDITURE

Account	Page	£ Spend/ £ Budget	Explanation	Comment	Reported to Council
1123 – Stationery	1	297/350	Items required at start of year		6/7/23
1125 - Insurance	1	14,781/11,687	Complete for year	Overbudget £3,094 may need recharge to HRG	3/8/23
1220 - AI Misc	1	39/33	Water pipe fee	Insufficient budgeted	6/7/23
1126 – Photocopier	1	800/1000	Increased costs		7/12/23
1304 Cem Council Tax	2	3,610/2,577	X2 fees being charged	Will exceed budget	6/7/23
1320 – Cem Misc	2	546/20	£535 headstone repair (insurance)	Will exceed budget	2/11/23
1343 – Cem Vehicle Maintenance	2	2315/3000	Service of vehicle and hydra pipe purchased		7/12/23
1361 – Cem Major Schemes	2	20,371/7,000	Cemetery Wall repair to be met from EMR		6/7/23
1362- Cem Trade Waste	2	1,829/1,862	DCC complete for year		3/8/23
1413 – PK rents	3	410/410	Complete for year		6/7/23
1420 – PK Misc	3	8,929/20	Memorial Park insurance repair		7/9/23
1442 – PK Equipment Fuel	3	388/500	Increased costs		7/12/23
1447 – PK Health and Safety	3	197/250	Legionnaires training		7/12/23
1616 – SWC cleaning	3	764/954	Increased costs		3/8/23
1649 – SWC catering	3	59/50	Additional cups & stirrers	Some re-allocation to Warm Hub needed	6/7/23
1720 – GP Misc	4	346/50	Chairman’s Board update, additional strips and flags		2/11/23
1726 GP Members allowance	4	6,291/7,435	Complete for year		7/9/23
1757 – GP Audit	4	(1,680)/5450	Accrued fees		6/7/23
1760 – GP Dog bags	4	1564/1600	Additional pallet purchased		2/11/23
1761 – Poppy Wreaths	4	369/184	Wreaths ordered for 2023	Will balance with 1799	7/12/23

1762 – GP funded projects	4	4,481/1,500	CYO expenditure		3/8/23
11045 – Bar Licenses	5	180/180	Paid for year		6/7/23

INCOME

Account	Page	£ Receipt/ £ Budget	Explanation	Comment	Reported to Council
1176 - Precept	1	631,309/631,309	Income received		7/12/23
1196 - Bank Interest	1	13,822/10,000	CCLA dividends increased interest rate		3/8/23
1384 - Inc Cemetery Fees	1	36,985/45,000	Increased fees Non-residents		3/8/23
1483 - Inc Pk Ground Fee	2	1,485/1,884	Football teams invoiced	Likely under budget for year	3/8/23
1487 – Park Ins Claims	2	13,108/0	Memorial Park claim settled	Offset by expenditure 1420 Pk Misc	7/9/23
1682 – SWC Lettings	3	23,572/28,350	DDS invoiced for year/accurate accounting of use in kind		6/7/23
1799 - Inc Poppy wreaths	4	265/144	Wreaths ordered for 2023	Will balance against 1761 when paid	7/9/23

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
101 ADMINISTRATION							
1176 PRECEPTS RECEIVED	315,655	631,309	631,309	0			100.0%
1177 Council Tax Support Grant	57,991	57,991	0	(57,991)			0.0%
1189 INCOME-ADMIN MISC	69	505	780	275			64.8%
1196 INCOME-BANK INTEREST	2,732	16,554	10,000	(6,554)			165.5%
1198 LCTSS GRANT	0	57,991	115,982	57,991			50.0%
ADMINISTRATION :- Income	<u>376,446</u>	<u>764,350</u>	<u>758,071</u>	<u>(6,279)</u>			<u>100.8%</u>
1101 AD-WAGES	6,104	43,896	121,498	77,602	77,602		36.1%
1102 AD-EMPLOYERS NI	528	3,812	11,438	7,626	7,626		33.3%
1103 AD-EMPLOYERS PENSION	1,190	8,355	24,300	15,945	15,945		34.4%
1110 AD-ROOM FEES	150	1,050	1,800	750	750		58.3%
1121 AD-TELEPHONE/FAX	113	729	1,489	760	760		48.9%
1122 AD-POSTAGE	0	185	350	165	165		52.9%
1123 AD-STATIONERY	21	297	350	53	53		84.9%
1125 AD-INSURANCE	0	14,781	11,687	(3,094)	(3,094)		126.5%
1126 AD-PHOTOCOPIER	184	800	1,000	200	200		80.0%
1137 AD-PLANT & EQUIPMENT	30	30	220	191	191		13.4%
1151 AD-BANK CHARGES	58	405	1,700	1,295	1,295		23.8%
1152 AD-IT FEES	197	1,602	8,500	6,898	6,898		18.8%
1159 AD-PROFESSIONAL FEES	0	(1)	10,000	10,001	10,001		0.0%
ADMINISTRATION :- Indirect Expenditure	<u>8,575</u>	<u>75,940</u>	<u>194,332</u>	<u>118,392</u>	<u>0</u>	<u>118,392</u>	<u>39.1%</u>
Net Income over Expenditure	<u>367,871</u>	<u>688,410</u>	<u>563,739</u>	<u>(124,671)</u>			
102 ALLOTMENTS							
1281 INCOME-ALLOT RENT	0	0	2,300	2,300			0.0%
ALLOTMENTS :- Income	<u>0</u>	<u>0</u>	<u>2,300</u>	<u>2,300</u>			<u>0.0%</u>
1213 AL-RENTS	0	0	1,435	1,435	1,435		0.0%
1220 AL-MISCELLANEOUS	0	39	33	(6)	(6)		117.6%
ALLOTMENTS :- Indirect Expenditure	<u>0</u>	<u>39</u>	<u>1,468</u>	<u>1,429</u>	<u>0</u>	<u>1,429</u>	<u>2.6%</u>
Net Income over Expenditure	<u>0</u>	<u>(39)</u>	<u>832</u>	<u>871</u>			
103 CEMETERIES							
1383 INCOME-CEM MEMORIAL PLAQUES	0	208	540	332			38.6%
1384 INCOME-CEMETERY FEES	3,020	36,985	45,000	8,015			82.2%
1390 INCOME-MEMORIAL BENCHES	0	0	1,500	1,500			0.0%
CEMETERIES :- Income	<u>3,020</u>	<u>37,193</u>	<u>47,040</u>	<u>9,847</u>			<u>79.1%</u>
1301 CEM-WAGES	5,230	39,296	72,336	33,040	33,040		54.3%

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
1302 CEM-EMPLOYERS NI	432	3,249	6,778	3,529		3,529	47.9%
1303 CEM-EMPLOYERS PENS	1,020	7,663	14,467	6,804		6,804	53.0%
1304 CEM-COUNCIL TAX	516	3,610	2,577	(1,033)		(1,033)	140.1%
1307 CEM-CLOTHING	0	0	375	375		375	0.0%
1311 CEM-RATES	152	1,063	1,594	531		531	66.7%
1312 CEM-WATER	37	367	3,131	2,764		2,764	11.7%
1314 CEM-ELECTRICITY	52	335	1,540	1,205		1,205	21.7%
1316 CEM-CLEANING	0	35	100	65		65	34.9%
1320 CEM-MISCELLANEOUS	0	546	20	(526)		(526)	2730.2%
1321 CEM-TELEPHONE/FAX	28	196	343	147		147	57.1%
1323 CEM-STATIONERY	21	21	0	(21)		(21)	0.0%
1336 CEM-BUILDINGS	0	0	850	850		850	0.0%
1337 CEM-PLANT & EQUIP	0	17	500	483		483	3.3%
1338 CEM-TOOLS	0	51	150	99		99	33.9%
1339 CEM-EQUIP REPAIRS	20	794	3,500	2,706		2,706	22.7%
1340 CEM-GROUNDS MAINTNCE	0	1,412	3,000	1,588		1,588	47.1%
1342 CEM-EQUIPMENT FUEL	232	1,384	3,500	2,116		2,116	39.6%
1343 CEM-VEHICLE MAINTNCE	1,112	2,315	3,000	685		685	77.2%
1344 CEM-VEHICLE FUEL	58	262	850	588		588	30.8%
1345 CEM-VEHICLE TAX/INS	0	200	650	450		450	30.8%
1346 CEM-HORTICULTURE	0	200	1,320	1,121		1,121	15.1%
1347 CEM-HEALTH & SAFETY	0	28	100	72		72	28.0%
1349 CEM - PLAQUES	0	157	450	293		293	34.9%
1359 CEM-PROFESSIONAL FEE	0	0	600	600		600	0.0%
1361 CEM-MAJOR SCHEMES	0	20,371	7,000	(13,371)		(13,371)	291.0%
1362 CEM-TRADE WASTE	0	1,829	1,862	34		34	98.2%
1363 CEM- LOAN REPAYMENT	0	13,036	26,073	13,037		13,037	50.0%
1364 CEM-MEMORIAL BENCHES	0	0	1,563	1,563		1,563	0.0%
CEMETERIES :- Indirect Expenditure	8,910	98,436	158,229	59,793	0	59,793	62.2%
Net Income over Expenditure	(5,890)	(61,243)	(111,189)	(49,946)			
104 PARKS							
1483 INCOME-PK GROUND FEE	0	1,485	1,884	399			78.8%
1486 INCOME-PK SLAND RD BUNG RENT	294	2,058	3,528	1,470			58.3%
1487 INCOME-PK INS CLAIMS	0	13,108	0	(13,108)			0.0%
PARKS :- Income	294	16,651	5,412	(11,239)			307.7%
1401 PK-WAGES	8,573	58,918	112,056	53,138		53,138	52.6%
1402 PK-EMPLOYERS NI	547	3,992	9,092	5,100		5,100	43.9%
1403 PK-EMPLOYERS PENSION	1,456	9,283	19,363	10,080		10,080	47.9%

Detailed Income & Expenditure by Budget Heading 31/10/2023

Month No: 7

Cost Centre Report

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
1407 PK-CLOTHING	0	0	375	375		375	0.0%
1411 PK-RATES	72	504	757	253		253	66.6%
1413 PK-RENTS	0	410	410	0		0	100.0%
1414 PK-ELECTRICITY	189	1,068	2,000	932		932	53.4%
1416 PK-CLEANING	0	0	100	100		100	0.0%
1420 PK-MISCELLANEOUS	0	8,929	20	(8,909)		(8,909)	44645.0
1421 PK-TELEPHONE/FAX	28	196	309	113		113	63.4%
1436 PK-BUILDINGS	0	110	2,000	1,890		1,890	5.5%
1437 PK-PLANT & EQUIPMENT	0	216	500	284		284	43.2%
1438 PK-TOOLS	0	0	100	100		100	0.0%
1439 PK-EQUIP REPAIRS	0	0	1,500	1,500		1,500	0.0%
1440 PK-GROUNDS MAINT	73	571	2,000	1,429		1,429	28.6%
1442 PK-EQUIPMENT FUEL	101	388	500	112		112	77.5%
1446 PK-HORTICULTURE	0	873	1,520	648		648	57.4%
1447 PK-HEALTH & SAFETY	181	197	250	53		53	78.8%
1459 PK-PROFESSIONAL FEES	0	356	3,000	2,644		2,644	11.9%
PARKS :- Indirect Expenditure	11,219	86,011	155,852	69,841	0	69,841	55.2%
Net Income over Expenditure	(10,925)	(69,360)	(150,440)	(81,080)			
<u>106 S.W.C.</u>							
1682 INCOME-SWC LETTINGS	2,356	23,572	28,350	4,778			83.1%
1688 INCOME-SWC CATERING	19	49	50	1			97.8%
S.W.C. :- Income	2,375	23,621	28,400	4,779			83.2%
1601 SWC-WAGES	2,374	16,670	32,413	15,743		15,743	51.4%
1602 SWC-EMPLOYERS NI	137	1,031	2,112	1,081		1,081	48.8%
1603 SWC EMPLOYERS PENSION	330	2,479	4,627	2,148		2,148	53.6%
1604 SWC-COUNCIL TAX	172	1,203	1,766	563		563	68.1%
1607 SWC-CLOTHING	0	29	50	21		21	58.2%
1611 SWC-RATES	736	5,152	7,967	2,815		2,815	64.7%
1612 SWC-WATER	75	(129)	2,910	3,039		3,039	(4.4%)
1614 SWC-ELECTRICITY	503	3,041	8,118	5,077		5,077	37.5%
1615 SWC-GAS	244	2,021	9,042	7,021		7,021	22.3%
1616 SWC-CLEANING	0	764	954	190		190	80.1%
1620 SWC-MISCELLANEOUS	0	0	20	20		20	0.0%
1636 SWC-BUILDINGS	0	2,284	5,000	2,716		2,716	45.7%
1637 SWC-PLANT & EQUIP	29	204	350	146		146	58.3%
1638 SWC-TOOLS	0	0	50	50		50	0.0%
1639 SWC-EQUIP REPAIRS	0	0	200	200		200	0.0%
1647 SWC-HEALTH & SAFETY	133	189	550	361		361	34.4%

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
1649 SWC-CATERING	5	64	50	(14)		(14)	127.5%
1659 SWC-PROFESSIONAL FEE	0	0	1,000	1,000		1,000	0.0%
1663 SWC-TRADE WASTE	151	602	1,381	779		779	43.6%
S.W.C. :- Indirect Expenditure	<u>4,890</u>	<u>35,604</u>	<u>78,560</u>	<u>42,956</u>	<u>0</u>	<u>42,956</u>	<u>45.3%</u>
Net Income over Expenditure	<u>(2,515)</u>	<u>(11,982)</u>	<u>(50,160)</u>	<u>(38,178)</u>			
<u>107 GENERAL PURPOSES</u>							
1777 INCOME-GP EXTERNAL FUNDING	0	0	1,500	1,500			0.0%
1778 INCOME-GP EVENTS	0	67	0	(67)			0.0%
1790 INCOME-GP DOG BAGS	104	923	1,600	677			57.7%
1799 INCOME-POPPY WREATHS	75	265	144	(121)			184.0%
GENERAL PURPOSES :- Income	<u>179</u>	<u>1,254</u>	<u>3,244</u>	<u>1,990</u>			<u>38.7%</u>
1710 GP-ROOM FEES	21	228	850	623		623	26.8%
1719 GP-CHAIR'S ALLOWANCE	50	50	1,500	1,450		1,450	3.3%
1720 GP-MISCELLANEOUS	149	346	50	(296)		(296)	692.0%
1724 GP-SUBSCRIPTIONS	0	2,405	3,500	1,095		1,095	68.7%
1725 GP- MEMBERS TRAVEL & SUBS	0	0	120	120		120	0.0%
1726 GP-MEMBERS PARTICIPATION ALLOW	0	6,291	7,435	1,144		1,144	84.6%
1727 GP-OFFICER TRAVEL & SUBS	0	177	600	423		423	29.5%
1729 GP-CONF/TRAINING	(500)	179	5,000	4,821		4,821	3.6%
1732 GP-PUBLICITY	0	150	450	300		300	33.3%
1733 GP-ACTIVITIES & EVENTS	795	6,608	11,500	4,892		4,892	57.5%
1757 GP-AUDIT	1,680	0	5,450	5,450		5,450	0.0%
1758 GP-ELECTION	0	0	2,000	2,000		2,000	0.0%
1759 GP-PROFESSIONAL FEES	10	1,115	3,250	2,135		2,135	34.3%
1760 GP-DOG BAGS	0	1,564	1,600	36		36	97.8%
1761 GP-POPPY WREATHS	369	369	184	(185)		(185)	200.6%
1762 GP-FUNDED PROJECTS	0	4,481	1,500	(2,981)		(2,981)	298.8%
1966 GP- EXTERNAL GRANT PROJECTS	0	2,249	0	(2,249)		(2,249)	0.0%
GENERAL PURPOSES :- Indirect Expenditure	<u>2,574</u>	<u>26,212</u>	<u>44,989</u>	<u>18,777</u>	<u>0</u>	<u>18,777</u>	<u>58.3%</u>
Net Income over Expenditure	<u>(2,395)</u>	<u>(24,958)</u>	<u>(41,745)</u>	<u>(16,787)</u>			
<u>108 GRANTS</u>							
1863 OTHER GRANTS	1,412	9,994	22,500	12,506		12,506	44.4%
1864 WELFARE PARK GRANTS	0	50,000	136,557	86,557		86,557	36.6%
GRANTS :- Indirect Expenditure	<u>1,412</u>	<u>59,994</u>	<u>159,057</u>	<u>99,063</u>	<u>0</u>	<u>99,063</u>	<u>37.7%</u>
Net Expenditure	<u>(1,412)</u>	<u>(59,994)</u>	<u>(159,057)</u>	<u>(99,063)</u>			

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
<u>109 CAPITAL PURCHASES</u>							
1975 INCOME-ASSETSALE	0	333	0	(333)			0.0%
CAPITAL PURCHASES :- Income	0	333	0	(333)			
1963 CP-CAPITAL PURCHASES	0	0	40,000	40,000		40,000	0.0%
1964 MAJOR SCHEMES	0	7,700	5,000	(2,700)		(2,700)	154.0%
CAPITAL PURCHASES :- Indirect Expenditure	0	7,700	45,000	37,300	0	37,300	17.1%
Net Income over Expenditure	0	(7,367)	(45,000)	(37,633)			
<u>110 BAR</u>							
11045 BAR LICENCES	0	180	180	0		0	100.0%
BAR :- Indirect Expenditure	0	180	180	0	0	0	100.0%
Net Expenditure	0	(180)	(180)	0			
<u>112 WINTER WARM HUBS</u>							
11264 WINTER HUB EXPENDITURE	108	1,329	0	(1,329)		(1,329)	0.0%
WINTER WARM HUBS :- Indirect Expenditure	108	1,329	0	(1,329)	0	(1,329)	
Net Expenditure	(108)	(1,329)	0	1,329			
<u>113 FLOWER & VEGETABLE SHOW</u>							
11377 INCOME-FLOWER&VEG DONATIONS	0	0	50	50			0.0%
FLOWER & VEGETABLE SHOW :- Income	0	0	50	50			
11350 EXPEND. FLOWER&VEG SHOW	0	0	500	500		500	0.0%
11351 EXPEND.FLOWER&VEG FEES	0	0	350	350		350	0.0%
FLOWER & VEGETABLE SHOW :- Indirect Expenditure	0	0	850	850	0	850	
Net Income over Expenditure	0	0	(800)	(800)			
Grand Totals:- Income	382,314	843,404	844,517	1,113			99.9%
Expenditure	37,688	391,445	838,517	447,072	0	447,072	46.7%
Net Income over Expenditure	344,627	451,959	6,000	(445,959)			
Movement to/(from) Gen Reserve	344,627	451,959					

Cash withdrawals & Debit Card Transactions:

16/11/2023 – The Works – County Cllrs Xmas Project Books for Nursery (funded) - £80.00

16/11/2023 – Cadbury Gifts – County Cllrs Xmas Project Selection Boxes (funded) – £115.99

17/11/2023 – Cash Withdrawal – Petty Cash Top Up - £200.00

17/11/2023 – Cut Price Wholesaler - County Cllrs Xmas Project School Packs (funded) – £1981.37

23/11/2023 – Evans Halshaw – Kangoo Van Service & MOT (recharged to HRG) - £218.85

23/11/2023 – Tesco – County Cllrs Xmas Project Chocolates (funded) - £144.00

23/11/2023 – Tesco - County Cllrs Xmas Project Biscuits (funded) - £96.00

TOTAL £2836.20


Horden Parish Council Invoices for Payment November 2023


Agenda Item 9


SUPPLIER	DATE	DESCRIPTION	AMOUNT	Pay Ref:
Amazon	03.11.23	Toilet Rolls - SWC	£18.95	BACS
Amazon	05.11.23	Paper Towels - SWC	£43.96	BACS
Amazon	05.11.23	Air Freshner - SWC	£18.00	BACS
Amazon	05.11.23	Bar Keepers Friend - SWC	£8.97	BACS
Amazon	05.11.23	20 x Smoke Alarms (£79.96 Charged to HRG for 15)	£106.60	BACS
Amazon	06.11.23	Bleach - SWC	£12.49	BACS
Amazon	17.11.23	Stocking Fillers - Hot Chocolate (County Cllr Xmas Project)	£154.24	BACS
Amazon	17.11.23	Stocking Fillers - Candy Canes (County Cllr Xmas Project)	£108.59	BACS
Amazon	17.11.23	Stocking Fillers - Chocolate Coins (County Cllr Xmas Project)	£197.52	BACS
Amazon	17.11.23	Stocking Fillers - Jelly Pops (County Cllr Xmas Project)	£386.82	BACS
Banner	03.11.23	Paper Cups and Cleaning Materials - SWC	£116.73	BACS
Banner	14.11.23	50 x 2nd Class Stamps	£37.50	BACS
Banner	16.11.23	Cleaning Materials - Cemetery & Memorial Park	£43.45	BACS
Coast Road Karaoke & Disco	12.11.23	PA Hire Remembrance Sunday	£100.00	BACS
Co-operative Bank	01.11.23	BACS/FD Online Fees 01/10/2023 - 31/10/2023	£58.08	D/D
Culligan (was Waterlogic)	16.11.23	Water Cooler Rental & Service	£35.00	D/D
J J Dell & Co	20.11.23	Annual Rent Station Road Allotment Site 2022	£1,435.00	BACS
Fitz Fabrication & Design Ltd	08.11.23	Balance Supply & Insallation Gates - Memorial Park - Insurance Claim	£2,554.80	BACS
Homecare Door & DIY Centres	21.10.23	Silicone, Varnish, Filler, Woodworm Treatment - SWC	£27.95	BACS
Horns Garden Centre	31.10.23	Fish Blood & Bone & 6 x Fertilizer	£46.96	BACS
Wilf Husband	20.10.23	20 Ton Top Soil - Cemetery	£360.00	BACS
ITC Service	09.11.23	Resolve IT Issue - BH	£114.00	D/D
ITC Service	21.11.23	Resolve Scanning Issue - AL	£114.00	D/D
Roadsafe Traffic Management	29.11.23	Road Closure - Remembrance Sunday	£3,066.00	BACS
Geo Robinson & Son	31.10.23	Masonary Paint & Nuts/Bolts/Washers	£115.10	BACS
Royal British Legion - "The Poppy Appeal"	14.11.23	Appeal Donation - Chairs Allowance	£50.00	313532
Screwfix	02.11.23	Drainage Shovel	£29.99	BACS
Screwfix	03.11.23	Water Pump, Suction Hose & Layflat Hose	£436.97	BACS
SEFE Energy (was Gazprom)	20.11.23	Gas - SWC 01/10/2023 - 31/10/2023	£534.29	D/D
Select Telecom	31.10.23	Admin Phone Lines/Calls/Internet	£140.18	D/D
Shell Energy	08.11.23	Welfare House Gas & Electricity	£11.99	BACS
Storm Entertainment	20.11.23	Elsa & Olaf - Christmas Tree Lighting	£90.00	BACS
Thinford Nurseries Ltd	21.11.23	Winter Bedding Plants - Memorial Park & Cemetery	£775.20	BACS
TJ's Heating & Home Improvem	23.10.23	Combi Service & Landlord Gas Safety Record - Sunderland Road Bungalow	£65.00	BACS
TJ's Heating & Home Improvem	23.10.23	Drain Boiler & Fit Non-Return Valve - Sunderland Road	£180.00	BACS
TJ's Heating & Home Improvem	20.11.23	Repair Radiator Valve - SWC	£60.00	BACS
Total Energies	07.11.23	SWC Electricity 01/10/2023 - 31/10/2023	£658.66	D/D
Total Energies	07.11.23	Memorial Park Electricity 05/09/2023 - 02/10/2023	£33.53	D/D
Total Energies	07.11.23	Sunderland Road Sports Pavilion Electricity 01/10/2023 - 31/10/2023	£175.22	D/D
Total Energies	07.11.23	Cemetery Electricity 30/09/2023 - 31/10/2023	£93.56	D/D
Turfcare Specialists Limited	28.11.23	Xmas Tree	£1,140.00	BACS
Vodafone	20.11.23	Mobile Phones	£67.20	D/D
Wex	27.11.23	Equipment and Iveco Fuel - Cemetery	£213.50	D/D
OTHER PAYMENTS				
Co-op Bank	02.11.23	Wages Week 31	£4,781.22	BACS
Co-op Bank	09.11.23	Wages Week 32	£4,891.50	BACS
Co-op Bank	16.11.23	Wages Week 33	£4,774.71	BACS
Co-op Bank	23.11.23	Wages Week 34	£4,639.52	BACS
Co-op Bank	30.11.23	Wages Week 35	£4,617.86	BACS
Durham County Council	27.11.23	Attachment Weeks 32-35	£82.64	
Durham County Council	27.11.23	Superannuation Weeks 32-35	£5,475.94	BACS
HMRC	27.11.23	PAYE Weeks 32-35	£4,531.65	
		Horden Parish Council NOVEMBER 2023 TOTAL	£47,831.04	

PAGE 2 D.C.C. RECOMMENDATION FOR THIRD ST.

PAGE 3 ALTERNATIVE TO D.C.C.

 THIRD ST CAR PARK FOR SCHOOLS

 OLD NEMO'S NEW HOUSES.

 DEMOLISH 5TH AND 6TH STREET HOUSES

CONSERVATIVE CLUB, CARDS OLD WOOD SHOP.

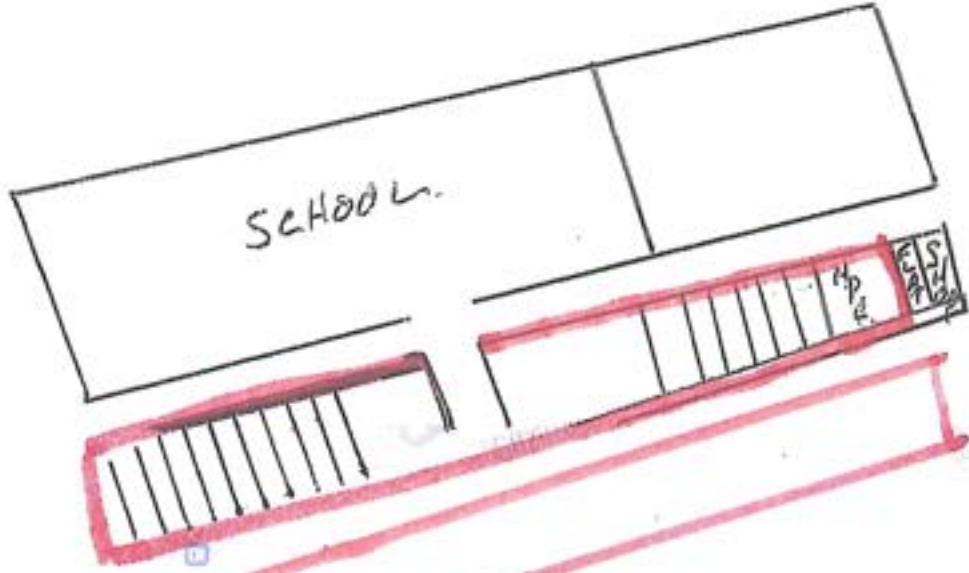
2 SHOPS REAR OF CONS CLUB AND GARAGES.

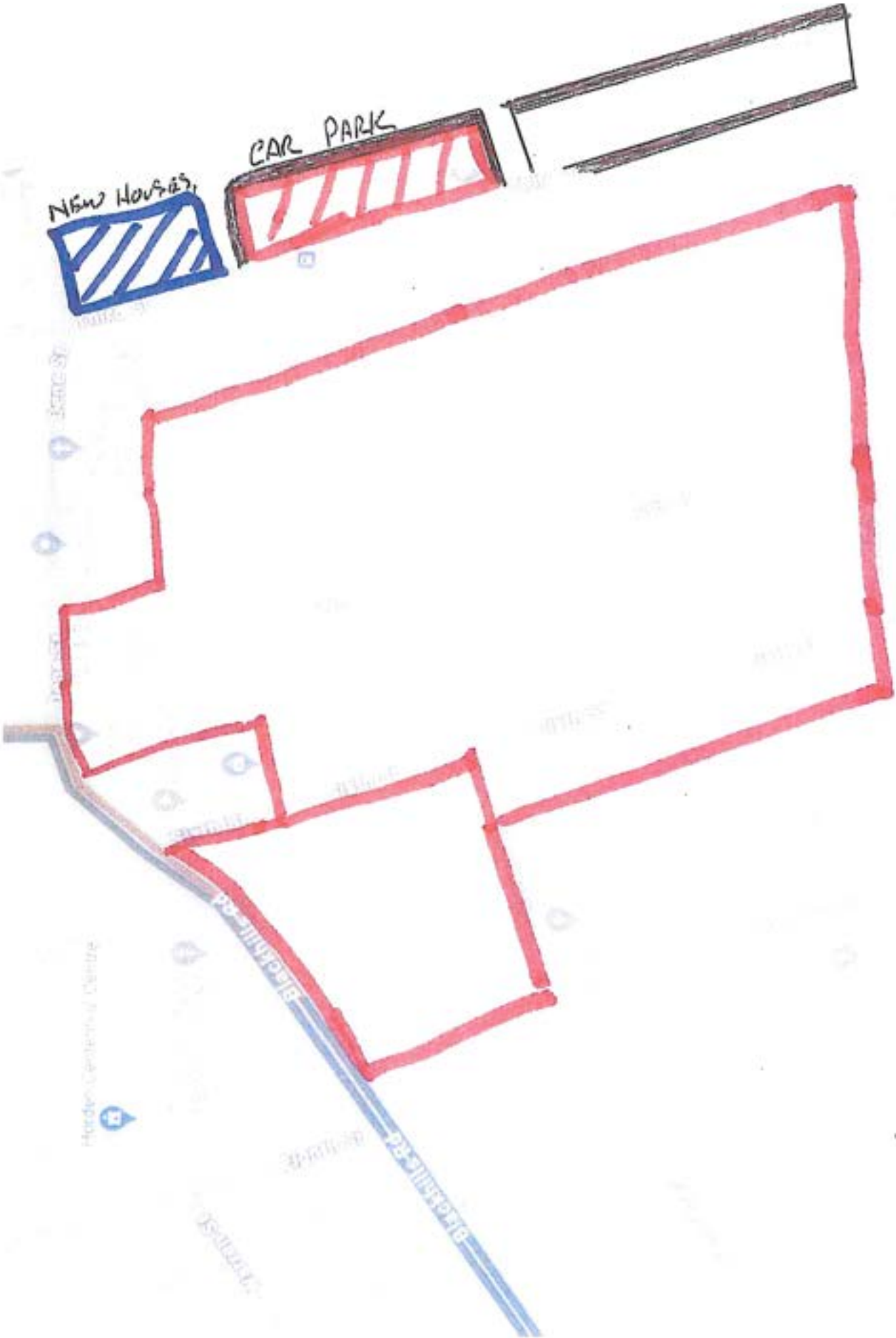
THIRD ST 9 HOUSES ARE 6 EMPTY

5TH STREET 58 HOUSES 38 EMPTY

6TH STREET 46 HOUSES 35 EMPTY

←





FOR MEMBERS AND TOWN/PARISH COUNCIL INFORMATION

The following application has been received/accepted by Durham County Council

Application Type – Application for a Premises Licence

Applicant: Mr Liam Dineen

Premises: **JD's Bar, Box Clever, Northumberland Street, Horden, Peterlee, County Durham SR8 4PX.**

Date of Application – 21st November 2023 Last date for comments – 19th December 2023

If you require further details in relation to this application, this information will be available to view on the Council's website within the next 5 working days via the following link:

<http://www.durham.gov.uk/article/2136/Licensing-Act-2003-applications>



Draft Homelessness and Rough Sleeping Strategy 2024 to 2029

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 - Priority 1: Prevent people from becoming homeless 10
 - Priority 2: Improve access to and supply of accommodation..... 12
 - Priority 3: Ensure the appropriate support is available for people who are homeless (work with partners to build resilience in people) 14
 - Priority 4: Reduce rough sleeping..... 15

Foreword



By Councillor Alan Shield
Portfolio Holder for Equality and Inclusion

"I am proud to introduce this proactive strategy which sets out our vision, priorities and actions to address and prevent homelessness and rough sleeping across all areas of County Durham."

Being at risk of, or losing a home, can be the result of many different structural or personal factors. Unless these factors are addressed, the ability of an individual or family to become resilient and improve their chance of a positive future is greatly reduced, placing them at risk of becoming trapped in a cycle of homelessness.

Homelessness can lead individuals and their families and friends into a cycle that can have a profound effect on all aspects of life. It is not just a lack of accommodation; homelessness can affect our physical and mental health and wellbeing, educational achievement, ability to gain and sustain employment and puts pressure on personal and family relationships. The impact of homelessness devastates lives, and it is often a long journey for an individual to build their life up again.

We need to work together with our partners and stakeholders to address homelessness and prevent people from living in precarious housing circumstances, including temporary accommodation, hostels and B&B's.

This strategy shows the current and future trends in relation to homelessness and rough sleeping across County Durham, as well as the challenges that we face as a housing authority. It also highlights how we will tackle the complex causes of homelessness by focusing on prevention and early intervention.

Introduction

The Homelessness Act 2002 brought about a more strategic approach to tackling and preventing homelessness, in particular the requirement for the development and publication of a homelessness strategy for every housing authority every 5 years.

This strategy has been developed following a detailed review of homelessness and rough sleeping. The review highlighted the demands on the council and the gaps that need addressing to ensure that homelessness is prevented and addressed as effectively as possible. The four priorities within this strategy have been developed to ensure that the needs of people who are homeless, or at risk of homelessness, are achieved over the next 5 years, covering the period 2024 – 2029.

We will carry out a light touch review annually to address any policy or funding changes, as well as taking into consideration any significant differences in demand for the service.

The evidence base that has been used to inform this strategy has analysed data from April 2019 through to October 2022, looking at the current and future trends in relation to homelessness and rough sleeping and the challenges that we face as a housing authority. The data has shaped the four priorities of the strategy, which were consulted upon with the public, key partners and stakeholders, from December 2022 to March 2023.

The scope of the strategy recognises all types of homelessness needs:

- Those who are considering their housing options and require advice,
- Those at risk of homelessness,
- Those who are statutory and non-statutory homeless,
- Those who are street homeless and are rough sleeping,
- Children who experience being homeless,
- Those who are moving on from homelessness (moving from temporary or supported accommodation and require longer term accommodation).

Strategic Context

The vision and priorities of this strategy are set within the context of national strategies and plans. There are two main national policy drivers that apply to homelessness and rough sleeping; the Homelessness Reduction Act 2017 and the Government's 'Ending Rough Sleeping for Good' Strategy 2022.

The Homeless Reduction Act (HRA) 2017 extended the responsibilities of local authorities towards people that are homeless, or those at risk of becoming homeless. In particular, the duty to prevent homelessness, as well as the requirement to assess and provide more meaningful assistance to all people who are eligible and homeless, or threatened with homelessness, irrespective of their priority need status.

Between 2010/11 and 2018/19 there was a 12% increase in the number of homeless people nationally, this increased again by a further 19% up to 2021/22.

'Ending rough sleeping for good' is a cross-government strategy setting out how the government and its partners will work together to deliver on their commitment to end rough sleeping, by laying the foundations for a long-term system change to end rough sleeping sustainably and for good. The strategy has four key themes; Prevention, Recovery, Intervention and a Transparent and Joined up System. The strategy sets out for the first time a clear definition of what the government means by ending rough sleeping, which is that it is prevented wherever possible, and where it does occur it is rare, brief and non-recurrent.

There has been a new national focus on rough sleeping since the Covid-19 pandemic with the government's 'Everyone In' policy. This ensured all rough sleepers were housed in temporary accommodation to keep them safe during the pandemic. 37,000 people were helped through this scheme. This policy enabled councils to build relationships and reach homeless people who had been either unknown to, or ineligible for, local housing services previously. In addition, the temporary eviction bans during the pandemic also kept people in their homes who may have otherwise become homeless. These policies have since ended, but we want to build on this momentum to tackle homelessness and end rough sleeping.

The number of people estimated to be sleeping rough across England on a single night in autumn 2022 was 3,069, this is an increase of 26% from 2020 and a 74% increase since 2010, when the average number sleeping rough on a single night was 1,768. The numbers did peak in 2017, with an estimated figure of 4,751.

To assist with the delivery of the government's Rough Sleeping Strategy, £2 billion will be invested over a three-year period from 2022 to 2025, including an expanded £500m Rough Sleeping Initiative (RSI) and £200m Single Homelessness Accommodation Programme (SHAP).

£20m was made available by the government as part of the Supported Housing Improvement Programme (SHIP), to help address poor quality supported housing and improve standards of support.

Homelessness can happen to anyone at any time, generally associated with a period of crisis or trauma. Homelessness permeates all aspects of a person's life including housing, health and employment and can lead to people falling into extreme poverty.

Our other strategic partnerships and their strategies and plans, focus on things such as poverty, employment, education, safety of our neighbourhoods, the quality of our homes and the environment we live in. Each of these will play a key role in helping us deliver the Homelessness and Rough Sleeping Strategy. These strategies and plans include, but are not limited to:

- Council Plan 2019 - 2035
- County Durham Vision 2035
- County Durham Inclusive Economic Strategy
- County Durham Plan
- County Durham Housing Strategy
- County Durham Joint Health and Wellbeing Strategy 2020 – 2025
- Growing up in County Durham Strategy 2023 – 2025
- Sufficiency and commissioning strategy for children looked after and care leavers 2022 – 2024
- Safe Durham Partnership Plan

Local context and challenges in County Durham

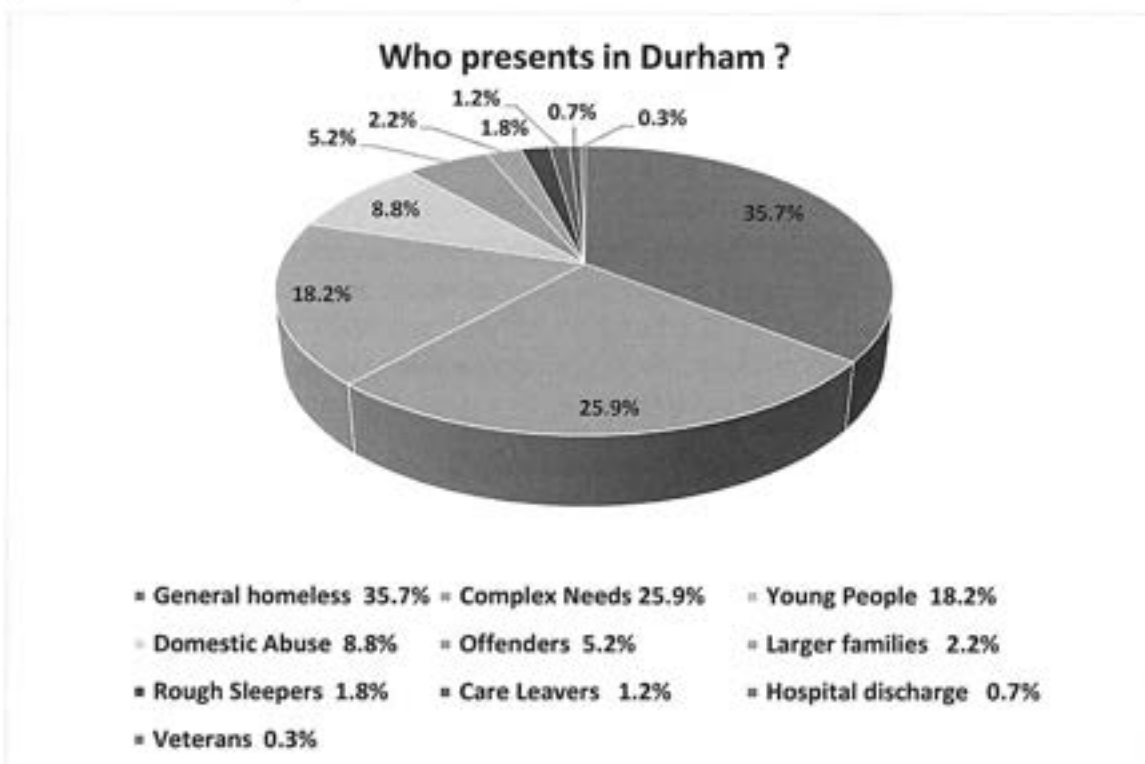
In Durham, the number of people that approach the council when they require housing advice, are homeless, or at risk of being homeless, has remained broadly consistent over the last three years, with 7,846 people presenting in 2021/22 compared to 7,497 in 2019/20. Between April 2019 and September 2022, the number of people requiring housing advice increased by 96%. The number of people who were assessed in line with homeless legislation and owed a homeless duty reduced by 19%.

Single households remain the largest group presenting as homeless, making up around 58% of the total, 31% are households with children and 11% couples with no children.

The main reasons why people present to the housing service have remained consistent over the past three years:

- private rented tenancy is ending (30% in 2021/22),
- family no longer willing to accommodate them (23% in 2021/22), and
- victims of domestic abuse (11% in 2021/22).

As well as considering why people present as homeless, we have identified the groups of people who are most likely to become homeless.



This diagram shows the percentage of each group presenting as homeless, or potentially homeless in County Durham. The percentages are as follows: General homeless 35.7%, Complex Needs 25.9%, Young People 18.2%, Domestic Abuse 8.8%, Offenders 5.2%, Larger families 2.2%, Rough Sleepers 1.8%, Care Leavers 1.2%, Hospital discharge 0.7%, Veterans 0.3%.

There is a shortage of affordable housing across all sectors. The annual target for the delivery of affordable housing is 836, however only 464 affordable units per year have been delivered on average over the last seven years. This means that since 2016, 2,601 fewer affordable houses have been delivered across County Durham than required to meet identified housing need. The County Durham Housing Strategy sets plans to meet this shortfall in future years.

The availability of accommodation is reducing in the private rented sector. Recent increases in interest rates are having an impact on landlords, forcing them to sell properties or increase their rents, which is resulting in people being evicted or making the sector less affordable for those on lower incomes. People leaving the private rented sector is the main reason why people are homeless, or are at risk of becoming homeless; this number has increased by 6%.

Younger people under the age of 35 are experiencing increasing difficulties to secure affordable, independent accommodation, particularly when on a low-income, this can be seen across both the private rented and social housing sectors.

The number of people presenting with complex needs has increased by 13%. This is the largest increase across all groups, making up 26% of all presentations. There is a lack of appropriate housing options for people with complex or additional support needs, including those with poor mental health, substance misuse and a history of homelessness and rough sleeping. There is a clear correlation between complex support needs and those people repeatedly presenting as homeless. It is therefore important to secure appropriate accommodation for this group with the right level of support to prevent evictions and repeat presentations.

Domestic abuse is a significant reason why people present as homeless in County Durham. The number of people that moved to suitable alternative accommodation when fleeing domestic abuse has reduced by 16% between 2019/20 and 2022/23. This is due to a lack of readily available affordable housing, resulting in placements into temporary accommodation, which is often not an ideal solution for families.

There are increasing pressures in utilising temporary accommodation due to the lack of council owned stock. This has been exacerbated by the number of people requiring placements increasing by 47%, resulting in increased costs to the council. On average in 2023 there are between 80 and 90 households in temporary accommodation at any one time, in comparison to around 48 households in temporary accommodation at any one time during 2018/19.

During 2022/23, around 126 people were found rough sleeping, an average of 11 on a single night. Around 42% were new to rough sleeping, the remaining had previous experiences of sleeping on the street. One of the main reasons why people end up rough sleeping, is due to them being evicted from supported accommodation. Most of our rough sleepers are found in Durham City, although we do respond to reports in outlying towns including Seaham, Peterlee and Consett.

Vision, approach and priorities

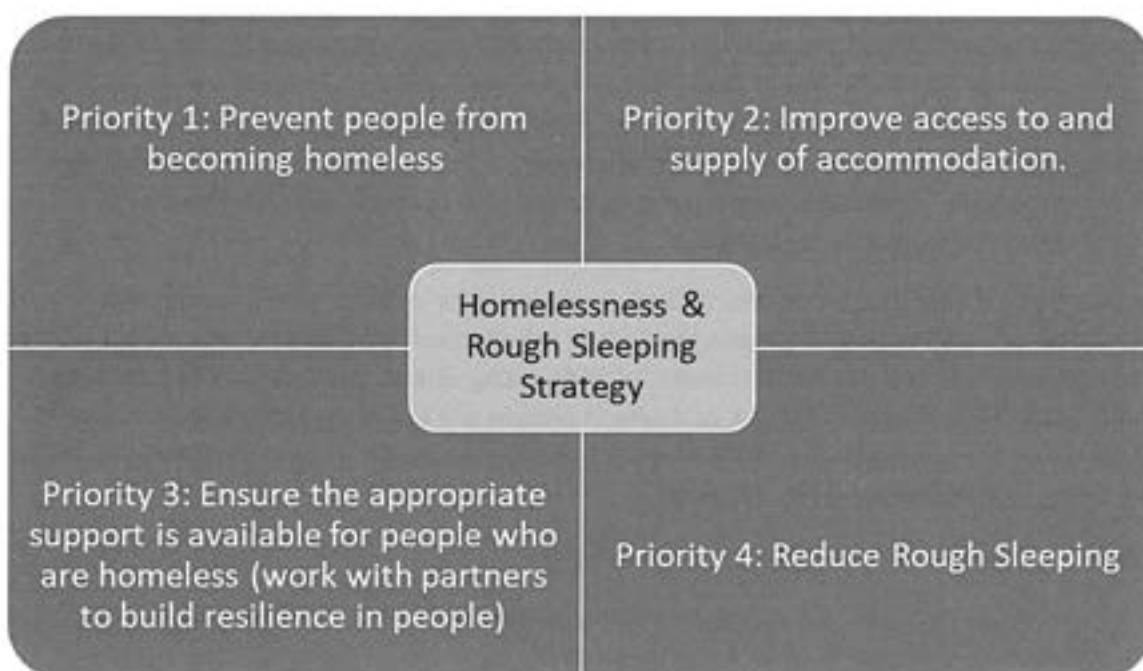
Our vision

"Durham is a county where we all work together to eradicate homelessness and rough sleeping and where everyone has a safe place to call home."

This strategy and its vision will support the delivery of the County Durham Housing Strategy, which identifies the key housing opportunities and challenges facing County Durham.

It is recognised that a partnership approach is required to successfully achieve our vision and deliver on the priorities set out in this strategy. This will tackle issues that increase the likelihood of someone becoming homeless, including the shortage of affordable housing and rising household poverty.

The priorities were agreed following consultation with a range of partners and members of the public, including people with lived experience of homelessness and rough sleeping.



Priority 1: Prevent people from becoming homeless

Preventing someone from becoming homeless is far more effective than intervening afterwards. The best way to do this is to support a household to remain in their current home, providing it is suitable, or proactively support a move to alternative suitable long-term accommodation.

Issues that can lead to someone becoming homeless, or being threatened with homelessness, are multi-faceted and we recognise that working with people to overcome and resolve these at the earliest opportunity is the best way of preventing homelessness. In recent years this has become increasingly more challenging due to a reduction in the availability of affordable accommodation across the private rented sector and social housing, and increasing numbers of people with complex support needs.

It is recognised that the principle of 'invest to save' must be rooted across our prevention offer. By providing financial incentives and support to help people remain in their existing home, not only prevents homelessness, but also prevents the need, and cost, of having to source alternative accommodation or avoid utilising temporary accommodation.

It is important to understand the early causes of homelessness, to ensure that the right intervention can be made. Some of these include domestic abuse, substance misuse, poor mental health, financial difficulties and criminal activity. We need to address the inequalities that exist in people accessing employment, education, training and health services, all of which are negatively impacted if someone is homeless, threatened with homelessness or otherwise living in unsuitable conditions.

There has been a significant increase of 34% in the number of people who have been unable to remain in their existing home which has resulted in them becoming homeless. This is seen mainly where private rented tenancies are ending due to landlords selling, or where the tenant has fallen into rent arrears and where people are suffering from domestic abuse. We must therefore ensure that a more proactive and preventative approach is taken to avoid people being in a homeless crisis situation.

To prevent people from becoming homeless we will:

- Review our allocations scheme to prioritise prevention over homelessness, ending the use of homelessness as a housing option.
- Ensure people receive appropriate and relevant advice and support as early as possible, including improved information and signposting and the development of an online self-help tool.
- Ensure early intervention is targeted towards people who are most likely or identified to be at risk of homelessness, through the introduction of specialist teams and dedicated support.
- Ensure front line staff are equipped with the tools and techniques to help them prevent households from becoming homeless, e.g. negotiating with private landlords and mediating between family members.
- Work with the private rented sector, registered providers and supported accommodation providers to establish new approaches to reduce evictions and assist people to remain at home.

- Work with people with lived experience to involve them in designing services to make sure they are accessible.
- Intervention through "trauma informed practice", which seeks to understand and respond to the impact that trauma has had on somebody's life, which can include physical, psychological and emotional, and how it may lead to homelessness.
- Develop creative approaches to working earlier with young people in schools, youth groups and young people within the care system to prevent homelessness from occurring in the first place.
- Work with our partner registered providers to review the lettings policy to ensure that the housing register is accessible and assists homeless households.
- Establish a multi-agency Homelessness Partnership with a focus on developing, designing and implementing solutions to help reduce homelessness.

Priority 2: Improve access to and supply of accommodation

This priority is focused on improving how people who are homeless, or threatened with homelessness, can better access the most appropriate type of accommodation to meet their needs. In the longer term, addressing the supply of accommodation to ensure that Durham has the right type and mix of accommodation in the required locations. The housing options available are:

- Private rented sector
- Social housing
- Supported accommodation
- Low cost home ownership

Whilst we recognise the necessity of a more proactive, preventative approach, we must also ensure there is an effective response for those who present as homeless in an emergency or crisis situation. Groups that are recognised as predominantly affected in this area are private rented sector tenants, people experiencing domestic abuse, young people experiencing parental exclusion, people with multiple and complex needs, people with drug and or alcohol addiction, and street homeless people.

Housing options for people on low incomes or in receipt of welfare benefits is becoming limited. Average rents in the private rented sector are increasing, making this option less accessible for many households. However, the private rented sector is helping to accommodate those homeless households in a crisis situation across all cohorts. This comes at an increased cost as landlords price the risk.

The turnover of stock amongst registered providers is reducing, making the social rented sector less reachable for many households. The number of people who were homeless and in a crisis situation and accommodated in this sector has reduced by around 11%. The main two groups being accommodated are those people with no support needs and victims of domestic abuse. This means that many people who are homeless and in housing need are unable to access the social housing sector.

Supported housing is accommodating the majority of people who face homelessness in a crisis situation, mainly where family are no longer willing to accommodate. This sector accommodates the majority of people with complex support needs and those under the age of 25 including care leavers. In line with the Supported Housing (Regulatory Oversight) Act 2023, local authorities must ensure that the standard of accommodation and support provided is sufficient to meet housing needs. The Supported Housing Improvement Programme (SHIP) will assist with the delivery of the Act and ensure that the supported accommodation offer for homeless people is fair and consistent.

The number of people placed into temporary accommodation has seen a significant increase. The main reasons why people require temporary accommodation is due to domestic abuse, family no longer willing to accommodate or because their assured shorthold tenancy has ended. The council is often forced to use holiday lets and bed and breakfast due to the lack of availability of appropriate temporary accommodation in County Durham. These are both costly and unsustainable in the longer term.

To improve access to and supply of accommodation we will:

- Utilise the Council House Delivery Programme to provide additional affordable housing and move on options.
- Work with registered providers and developers to increase the supply of accommodation for:
 - vulnerable households including; victims of domestic abuse, people with complex support needs, ex-offenders, rough sleepers (specialist 24/7 provision) and people included within the humanitarian support programme,
 - households on low incomes, in particular younger people,
 - larger families.
- Expand the Private Sector Leasing (PSL) scheme, working with property owners to bring empty and dilapidated homes back into use in return for medium to long term leases to use for temporary and permanent housing.
- Increase the supply of council owned and commissioned temporary accommodation, rather than rely on B&B and hotels.
- Work with commissioning teams to ensure appropriate accommodation is available, in particular additional dispersed properties for victims of domestic abuse and additional supported accommodation for those with complex needs.
- Work with supported accommodation providers to deliver the Supported Housing Improvement Programme (SHIP).
- Develop clear housing pathways for the most vulnerable people, including; those leaving prison, hospital, rough sleepers, those experiencing domestic abuse and those leaving the care system.
- Make information readily available setting out the various housing options available, how people can access those options and how they can help themselves.

Priority 3: Ensure the appropriate support is available for people who are homeless (work with partners to build resilience in people)

This priority is focussed on providing people with the most appropriate type of support to meet their needs and to enable them to access and maintain sustainable accommodation.

It is vital that a person, or household who becomes homeless, or is at risk of homelessness, is provided with the most appropriate support at the earliest opportunity. Durham has a range of support services available, provided via a combination of commissioned services and in house support, provided by staff working in the housing solutions team. These services need to be made as accessible as possible for all clients to assist with homeless prevention, as well as supporting people through their homeless journey.

The review of homeless and rough sleeping identified that the number of homeless people with two or more support needs has increased significantly, with almost 40% of people with a support need suffering from a history of mental health problems. There is clear correlation between the number of support needs and the number of times a person presents as homeless. The main household type with multiple support needs is amongst single people.

People with complex and multiple support needs can end up being inappropriately housed in accommodation that doesn't provide the right type of support, which can result in tenancies failing and people re-presenting back to housing solutions as homeless. It is important to prevent this happening by ensuring that the support needs are being met, as well as their housing needs.

To ensure the appropriate support is available for people who are homeless, we will: -

- Map all available support services to determine their effectiveness for homeless people using this to improve and target provision where required.
- Ensure that support needs are identified when developing personalised housing plans and the necessary referrals are made to the most appropriate support and accommodation to meet the needs of the individual.
- Work with partner agencies to ensure referral pathways are in place and are effective to meet the needs of those experiencing homelessness.
- Increase specialisms within housing solutions including social workers, trauma informed, dual diagnosis and drug and alcohol workers, who may form a central service accessible to all teams.
- Ensure the existing range of health initiatives are co-ordinated and fully utilised.
- Review support needs and ensure that support services are available to cater for them.

Priority 4: Reduce rough sleeping

This priority is focused on reducing the number of people that sleep rough across County Durham. In alignment with the government's Ending Rough Sleeping for Good Strategy, we aim to prevent rough sleeping wherever possible and where it does occur, ensure that it is rare, brief, and non-recurrent.

Across County Durham there is a flow of people who are street homeless. During 2022/23, around 126 people were found rough sleeping, an average of 11 on a single night. Around 42% were new to rough sleeping, the remaining had previous experiences of sleeping on the street.

The majority of people within this group have multiple complex needs, including mental health and substance misuse problems, which is often the reason why their previous housing situation has failed.

We know that the main reasons why people find themselves sleeping rough is because their family will no longer accommodate them, they have been evicted from supported accommodation, or their private rented tenancy has ended.

Around 60% of those sleeping rough are accommodated in supported accommodation, less than 5% are accommodated with a registered provider or in the private rented sector.

There is a dedicated rough sleeper team that operate within County Durham, consisting of a co-ordinator, two navigators and two outreach staff that focus on those with drug and alcohol support requirements. The team has access to accommodation dedicated for rough sleepers, which includes:

- Nine short term commissioned bedspaces to enable further assessment to be carried out and longer-term accommodation to be sourced.
- Seven (24/7) supported housing bed spaces for complex rough sleepers and two individual properties with support which helps individuals to live independently. The dispersed properties are used as step down accommodation for those people that are ready to move onwards from the intensive supported housing project.
- Individual properties with support provided by the council to live independently for rough sleepers requiring low level supported accommodation.

Despite having access to commissioned and in house provision, it can still be difficult to find accommodation for the most chaotic and complex rough sleepers, particularly if they have a high-risk offending history, or require support with drug and alcohol misuse and have complex mental health.

There is a night shelter that operates in Durham City during the winter months, however as it relies upon volunteers the hours are not 24 hours, seven days a week, which makes it difficult to accommodate rough sleepers during periods of severe winter weather emergencies.

To reduce rough sleeping and the themes set out in the governments Rough Sleeping Strategy, we will:-

- Work with health and social care professionals to understand the underlying factors that result in people sleeping rough and formulate strategies to deal with these.
- Work with supported housing providers to establish new approaches to reduce evictions and prevent rough sleeping.
- Develop awareness around rough sleeping and begging through the introduction of a communications campaign and co-ordinate the reduction of cash donations to rough sleepers by establishing an alternative method, working with local charitable groups.
- Work with partners to improve access and supply to accommodation for those most complex and hard to house rough sleepers, including the provision of specialist support where requested.
- Liaise with local stakeholders, particularly Durham University and Durham Business Improvement District in relation to rough sleeping in Durham City.
- Establish a night shelter that can be accessed all year round.
- Develop a pathway to independent living designed around the needs of rough sleepers.
- Develop a "Housing First programme" which focuses on first giving someone immediate access to a settled and secure home with access to appropriate support where requested by the client, including services to cater for those who may be alcohol or drug dependant.

Delivering the Strategy

As part of the delivery of the strategy, we will develop a more detailed delivery plan with our partners, this will be in line with each of the four strategic priorities, as outlined in this strategy. This will clearly show how we will tackle and address homelessness and rough sleeping in the next five years.

This delivery plan will cover a range of more detailed actions and will include timescales, funding and clear milestones. This will be developed in line with our existing partnerships as part of the County Durham Partnership Structure, a range of other partnerships linked to homelessness, regional and national colleagues and with people with lived experience.

It is proposed to set up a Homelessness Forum with all relevant partners. This Forum will meet quarterly and will take responsibility to oversee the implementation and monitoring of the delivery plan. This will include a range of partners from other public bodies, landlords, charities and others.

The monitoring of the strategy will be reported annually to a range of forums as part of the County Durham Partnership including the Safer Durham Partnership, Health and Wellbeing Board, The Housing Forum and others.

An annual refresh of the evidence base and a review of the delivery plan will take place to analyse updated data, address any policy or funding changes as well as taking into consideration any significant differences in demand on the service. This will be overseen by an internal housing project group, the Homelessness Forum and will be reported to Cabinet annually.

Draft County Durham Housing Strategy 2024

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Foreword

We believe that housing is more than just bricks and mortar. It is at the heart 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 is recognised by Public Health England¹.

For many years, the number of new affordable houses built in County Durham has fallen below the number needed, whilst the quality of much of our older stock needs significant investment to bring it up to modern standards.

The Housing Strategy aims to support people, to live independently with support where required, and remain in their home for as long as they desire by ensuring homes are flexible to meet differing needs over a lifetime, including supporting family living and adaptability for older age.

To achieve this aim, we need to see a step change in the number of affordable houses being built in all parts of the county, including the rural west. We also need to do much more to drive up the quality and standard of homes, whether newly built houses coming through the planning system or existing houses in the private rented, market or affordable sectors, so that everyone has access to a warm, safe and decent home that they can afford. Bringing back into use empty homes, wherever possible, is a key aim of the strategy as this both helps deliver much needed housing and tackles what can otherwise be a blight on the community.

The Housing Strategy is a strategy for County Durham and reflects the diversity of communities across County Durham and differing issues and opportunities. We believe that all stakeholders – residents, developers, investors, builders, housing associations and the local authority – have a part to play in delivering it and support sustainable, mixed and balanced and connected communities. We also believe that the best solutions are delivered locally, which is why we will encourage local solutions to local problems by engaging with local people, recognising that what is needed in one part of the county might be different to what is needed elsewhere.

Finally, 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.

We are confident that with effective partnership working, determination, creativity and innovation, we can deliver this new approach to housing in a way that makes a real difference in our communities.



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

¹ Public Health England was subsequently replaced by UK Health Security Agency and Office for Health Improvement and Disparities

Executive Summary

The 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. Its purpose is to set the context as to how we will meet the housing challenges we face, setting out the following priorities for action, which are not in order of importance:

- Priority 1: Increase the delivery of new homes, including secure, affordable housing to meet housing needs together with the infrastructure required.
- Priority 2: Ensure that everyone has access to appropriate, safe and secure housing that supports health and wellbeing.
- Priority 3: Ensure high quality, energy efficient homes and effective landlord services.
- 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.
- Priority 5: Ensure high quality placemaking, creating safe, accessible, prosperous and sustainable places to live.

The strategy recognises the importance of placemaking and how housing needs to complement and integrate with the spaces around it so that people feel part of a community and can easily access the services and amenities they need. Providing the right infrastructure is of vital importance to good placemaking. We must increase the delivery of new homes, including secure, affordable housing and new council owned housing.

Everyone in County Durham should have fair and equal access to safe and secure housing that meets their needs. This includes addressing the specific needs of groups including children in care, children leaving care, people with disabilities, those with complex health issues and older people.

We will help and support people to prevent them becoming homeless and enable them to secure and maintain, and sustain living in, good quality, permanent accommodation, with support in place where it is needed. We must also ensure that a comprehensive range of supported and specialist housing is available for those who need it.

We are committed to providing high quality homes and will work with local communities and put them at the heart of the decision-making process in a way that meets their needs and priorities. We will also strive to drive up standards in the private rented sector.

Introduction and vision

This strategy identifies the key housing opportunities and challenges facing County Durham in the next five years. Our vision is:

'By 2035, County Durham will be a place that has good quality homes that meet the needs of existing and future residents that they can afford. The provision and quality of housing will support economic growth, contribute to improved health, community safety and create and maintain sustainable, mixed and balanced communities. People will live long and independent lives within connected and safer communities.'

The Housing Strategy provides the strategic framework to deliver our housing priorities and supports the delivery of the Council Plan and the County Durham Vision.

- The Council Plan sets out the council's vision and overall priorities and programme of work for the period 2019-2035.
- The County Durham Vision 2035, which was developed together with partner organisations and the public, sets out what we would want the county to look like in 15 years' time. This vision is structured around three ambitions which are:
 - More and better jobs;
 - People live long and independent lives; and
 - Connected communities.

The Housing Strategy is a strategy for the county not just the council, therefore, throughout the document any reference to 'we' or 'our' refers to Durham County Council, its partners and relevant agencies such as, registered providers, NHS, Durham Police and Durham Fire and Rescue Service.

National Context

The UK has some of the oldest housing stock in Europe and a history of failing to meet the number of new homes, and new affordable social housing, to meet demand. The combination of housing stock in need of regeneration and a lack of supply of new homes, and new affordable homes, has resulted in a long-term increase in house prices, as well as increasing rents in the private rented sector. This means that owning a home is beyond the reach of many in the UK and private rented accommodation is becoming increasingly expensive for households as demand increases. When people are unable to access suitable housing it can result in overcrowding, more young people living with their parents for longer, impaired labour mobility, which makes it harder for businesses to recruit staff, and increased levels of homelessness.

Older housing stock can also bring with it issues around energy efficiency, adaptability, maintenance, repair and general suitability for housing demands and needs today, and in the future, as some housing stock reaches the end of its useable life.

The average home in England in June 2023 was £286,000 an increase of 5% from November 2022. The 2021 Census records 61.3% of people owning their own homes in England, a decrease from 63.6% in 2011. It also shows an increase in those in private rented accommodation since 2011, at 20.5% and a decrease for those in social rented housing, at 17.1%.

The National Housing Federation estimates that around 340,000 new homes need to be supplied in England each year, of which 145,000 should be affordable. The legacy of Covid and the present cost of living crisis have also had a real impact on people being able to afford a home, to live in their homes and a delay on the delivery of new houses to meet demand and need.

The government has set a national target for 300,000 new homes to be built each year to tackle the acute shortage of housing across the country. To help meet this target it has also introduced a new, larger, £11.5bn Affordable Homes Programme between 2021-2026 to deliver 180,000 affordable new homes. The government identifies the provision of affordable housing as key to ending the housing crisis, tackle homelessness and provide aspiring homeowners with a step onto the housing ladder.

The government has recently passed new legislation and has published white papers and reports that will impact the housing market. The Housing Strategy will be delivered in the context of the following:

- **Social Housing Act 2023** forms a new era of regulation for the social housing sector and will enact the reforms outlined in the Social Housing White Paper, which are aimed at improving the regulation of social housing, strengthening tenants' rights, and ensuring better quality and safer homes for residents. This will be done through stronger powers for the Regulator of Social Housing to carry out inspections, additional Housing Ombudsman powers to publish landlord best practice, 'Awaab's Law' which sets strict time limits for social landlords to address hazards such as damp and mould, new qualification requirements for registered providers.
- **Renters Reform Bill**, introduced to Parliament (17 May 2023), delivers the government's 2019 manifesto commitment to abolish Section 21 'no fault' evictions which will empower renters to challenge poor landlords without fear of losing their home.

- **Levelling Up and Regeneration Bill** sets out a policy regime to tackle geographical disparities across the UK based on the government setting medium term missions, with a 2030 timeframe, to boost productivity and living standards, spread opportunities and improve opportunities, restore a sense of community and local pride and belonging and empower local leaders and communities. Housing is a key component of this. The Levelling Up paper seeks to work with places in a more joined up way to tackle housing and regeneration issues.
- **Homes England Strategic Plan 2023-2028** has been developed collaboratively with the Department for Levelling Up, Housing and Communities. The strategy sets out how Homes England will play its part in delivering the government's levelling up and housing agendas. Its mission is to "drive regeneration and housing delivery to create high-quality homes and thriving places. This will support greater social justice, the levelling up of communities across England and the creation of places people are proud to call home." The strategy has five interconnected objectives to deliver on the mission: create vibrant and successful places, build a housing and regeneration sector that works for everyone, enable sustainable homes and places, promote creation of high-quality homes in well-designed places, facilitate the creation of homes people need.

Homes England pledges to use the strategy to work closely with local authorities, registered providers, government departments and the private sector as partners to deliver change, and intervene directly, exercising the use of their statutory powers to champion both national and local interests.

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 wilfully 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.

Local context

All the following data and much more can be found on the Durham insights webpage² and is up to date at time of publication. County Durham is a largely rural county with almost half the population living in rural areas. In 2021 the County contained 249,520 dwellings, projected to rise to 258,374 by 2043.

Dwelling Stock

In County Durham, 62.5% of properties are owner-occupied, 20% are social rented and 17.1% are private rented. Most dwellings in the county are terraced houses, which at 36% of the stock, is higher than for the Northeast region and for England. The mix of dwelling types in the county is changing with the proportion of bungalows in the county rising to 14%, higher than the region and England percentages. Detached dwellings have risen to 15%, again above the Northeast region of 12%. Of all dwellings, 5.9% have one bedroom/bedsit, 35.2% have two bedrooms, 44.9% have three bedrooms and 16.7% have four or more bedrooms.

Housing Market context

Median prices in County Durham have consistently been slightly lower than median prices for the Northeast, which are well below those for England as a whole. Overall, prices have increased from £100,000 in 2015 to £123,000 in 2022. Prices peaked at £128,000 in between April 2020 – March 2021 but have since fallen slightly.

Social Context

Indicators of deprivation have seen improvements in some areas, but not all have experienced the same benefits. The county is ranked 48th for deprivation out of 151 Upper Tier Local Authorities, with 1 being the most deprived authority. Child poverty in the county is 27.3% which is slightly lower than the Northeast as a region but still higher than England which is 22.5%. As a county, it is also ranked 148th out of 151 Upper Tier Local Authorities for living environment. This rank considers the quality of the local environment including the quality of housing and outdoor environment.

The delivery of the Housing Strategy will complement activities in the following plans and strategies.

- The County Durham Plan is the Council's Local Plan. It sets out our growth ambitions between now and 2035 and the level of new homes, jobs and infrastructure needed to support this. The plan presents a vision for potential housing, jobs and the environment until 2035.
- The County Durham Joint Local Health and Wellbeing Strategy (2020-25) places our community at the heart of our wish to improve health and wellbeing, and to reduce health inequalities. It recognises the impact that housing quality can have on people's physical and mental health and sets out priorities to tackle the number of rough sleepers and the rise of households in temporary accommodation and reduce low quality housing.
- The Climate Emergency Response Plan 2 (2022-24) sets out the long-term vision for County Durham, Durham County Council to reach net zero in its emissions by 2030, with the target for the County to become carbon neutral being brought forward to 2045. It sets out 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.

² <https://www.durhaminsight.info/#/view-report/5f6e69673588409bae5d58e537a1c5bf/E06000047>

- The County Durham Inclusive Economic Strategy sets a clear, long-term vision for the area's economy up to 2035, with an overarching aim to create more and better jobs in an inclusive, green economy. It seeks to overcome barriers in order to transform levels of growth and harness the county's potential. It recognises that housing is a major enabler to achieving economic growth and better social outcomes for our communities.

Devolution

On 28 December 2022, the Government announced a devolution deal with the seven councils across the North East, including Durham. To implement the deal, a new Mayoral Combined Authority (MCA) will be established. The new Mayor, when elected, will have significant powers including relating to housing. We therefore recognise that the Housing Strategy and Delivery Plan are being developed in the context of emerging devolution work, including place partnerships and potential mayoral strategies.

Principles

The following principles establish the foundation and rationale underpinning our vision.

Principle 1: Everyone has a right to a warm, safe and decent home.

Homes should be well maintained, free of damp and mould. People should feel safe in their homes from domestic abuse and anti-social behaviour. A home should support positive health outcomes.

Principle 2: Everyone should have access to a home that is affordable to them.

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. By ensuring a sufficient supply of all types of housing we can help prevent homelessness and reduce reliance on temporary accommodation. We will also seek to make sure there is sufficient housing for everyone, including Gypsy and Roma Travellers, children in care and students.

Principle 3: Housing is the cornerstone of communities and should support improved health, community safety, educational attainment, and the local economy.

Health and wellbeing and life opportunities should be the same for all residents of County Durham. Housing plays a vital role in creating and sustaining strong communities, from providing a safe and secure place to live, to providing outdoor space to play and socialise. The blend of good quality homes, outdoor space, good infrastructure, with access to services, good schools and employment opportunities are key to thriving communities.

The Housing Strategy will align with a number of other strategies and plans to ensure that communities are safer, healthier and more prosperous. These include the Inclusive Economic Strategy, the Joint Local Health and Wellbeing Strategy, the Growing Up in County Durham Strategy and the principles of the Anti-Social Behaviour pledge in supporting safe neighbourhoods.

Principle 4: The strategy will be for the county, not the council, and will promote local solutions underpinned by community engagement.

The Housing Strategy will be a strategy for County Durham that will be developed and delivered in partnership across the county and for the benefit of all our residents. We will make use of the County Durham Partnership and other relevant groups in developing and delivering the Strategy.

The Housing Strategy will promote community consultation and engagement as part of the delivery of its priorities. It will also jointly develop local solutions with partners, residents and relevant agencies.

Principle 5: All new homes should be accessible, tenure blind and provide flexible living for different stages in a person's life, always aiming to allow people to be independent, including remaining in their home for as long as they desire.

It is important that the homes that are delivered to meet needs are accessible and flexible. We will support people to live independently and remain in their home for as long as they desire by ensuring homes are flexible and can adapt to differing accommodation needs over a lifetime, including supporting family living and adaptability for older age. The tenure of an

affordable new build should not be distinguishable from market housing in the quality of its external finishings.

Principle 6: Existing and new communities should be physically, digitally, culturally and economically connected to support the creation of sustainable, safe, mixed and balanced communities, including bringing empty homes back into use.

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 regeneration and renewal in our communities, including improving access to outdoor greenspace, bringing empty homes back into use or demolition where appropriate.

Principle 7: The strategy will support energy efficiency and carbon reduction in existing and new housing and contribute towards the council's Climate Emergency Response Plan.

In line with the Council's Climate Emergency Response Plan, we will maximise the opportunities available to address fuel poverty through combining advice schemes and heating improvements and targeting interventions at those most in need to improve the energy efficiency of housing and reduce bills. We recognise the importance of the contribution of housing to energy efficiency targets and will actively explore new technologies as they emerge. As a minimum, new homes will be designed in line with current and future energy efficiency standards. In addition, we will continue to explore opportunities to deliver measures above and beyond standards including utilising new and emerging technologies.

Priorities

These priorities take forward the strategic direction of the Housing Strategy to deliver the vision. They set out the key areas where we will focus activity and how we will meet the housing challenges of the county.

Priority 1: Increase the delivery of new homes, including secure, affordable housing to meet housing needs together with the infrastructure required.

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 already committed, either on sites under construction, or sites not started with planning permission.

We recognise the different housing needs of households and groups across the county. 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.

Housing can shape and influence the health and wellbeing of occupants, educational outcomes for children, economic opportunities, as well as providing a feeling of security for occupants. Access to physical, social and green infrastructure, such as health services, employment, education, transport and outdoor greenspace, can play a positive role in creating and maintaining connected, mixed, balanced and sustainable communities and improving social mobility. Therefore, we will seek to ensure that new housing is delivered in locations in proximity to existing services and facilities, however recognising that in some rural areas there is not the existing infrastructure, but these communities would benefit from development for local people so that they can continue to live in rural areas and contribute to the sustainability of rural communities. New housing should also utilise brownfield land wherever possible.

Whilst meeting the housing needs of all groups is important, there are some specific needs which require intervention.

- In order to meet existing and emerging housing need, 836 affordable houses are required every year for the County Durham Plan period. This is for people who lack their own housing or who live in unsuitable housing and cannot afford to meet their housing needs in the market, but historically delivery has fallen short of this. Registered providers will play a role in the delivery of affordable housing products;
- The population of the county is ageing and over the next few decades, there will be a 'demographic shift' with the number (and proportion) of older people increasing. 2014 based population projections for County Durham indicate that from 2016 to 2035 the number of people aged over 65 will increase from 105,200 to 146,300 (a 39% increase) and those aged 75 and over will increase from 45,700 to 75,700 (a 65.6% increase). As most older people usually live in small households, usually as couples and single people, a minimum of 90% of household growth over the 19-year County Durham Plan period will be in households aged over 65; and

- There is an increase in the number of people presenting as homeless or at risk of homelessness in County Durham, which 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.

What we will do

We are committed to supporting the ambitions as set out in the County Durham Plan, by ensuring enough new homes are provided that are energy efficient and meet the needs and affordability levels of local residents.

We will:

- Increase the supply of affordable homes, including new council housing;
- Ensure that affordable housing products are affordable for local people; and
- Deliver infrastructure as set out in the County Durham Plan Infrastructure Delivery Plan (IDP) and via s106 contributions.

We will do this by:

1. Continuing to shape and direct investment through the County Durham Plan to ensure housing needs are met. This includes:
 - Allocate sites for housing – the current County Durham Plan allocates sites for the delivery of homes to meet the housing need of 1,308 dwellings per annum over the plan period up to 2035. Further allocations will be considered as part of the next County Durham Plan;
 - Support the delivery of strategic housing sites within the County Durham Plan to ensure sufficient and suitable housing land is available to support economic growth and provide quality housing for the residents of the county;
 - Work with partners in the identification and management of a brownfield sites programme;
 - Deliver affordable housing, including the following products: discount market sale, First Homes, shared ownership, rent-to-buy, affordable rent, help to buy, starter homes, council homes new build programme, and supporting registered providers with their development – the County Durham Plan requires that on eligible sites, a portion of housing is delivered as affordable housing to meet affordable needs;
 - Enable housing in rural areas, including through the use of rural exception sites, to meet identified local needs for affordable or specialist housing;
 - Deliver homes to meet the needs of older people – the County Durham Plan requires that homes are required of a standard, design and type to meet the needs of older people; and
 - Deliver student accommodation – the County Durham Plan allocates sites for purpose-built student accommodation and supports the delivery of non-allocated purpose-built student accommodation where it can be demonstrated that there is an identified need, alongside other considerations. The County Durham Plan enables homes in multiple occupation to be permitted in line with a policy approach, recognising the concerns of some residents, and promoting, creating and preserving inclusive, mixed and balanced communities.
2. Deliver affordable housing by:
 - Delivering 500 council houses as part of the Council Housing Delivery Programme. This includes both new build schemes and a programme of targeted acquisitions. The original intention was to deliver these 500 houses by 2026, however, the impact of covid 19 and wider economic conditions including inflationary pressures and rising interest rates have presented delivery challenges for the programme. As

a result, we are intending to roll the programme forward commencing from the approval of the cabinet report in July 2023 with a six year delivery plan.

- Registered providers will continue to play a significant role in the delivery of affordable housing products in County Durham through their investment plans.
3. Secure additional inward investment in the provision of new homes, including s106 delivery, to meet the target of the provision of 836 affordable homes per year between 2016-2035, by working closely with Homes England and registered providers (registered social landlords) to enable the provision of homes that meet needs.
 4. Provide support for alternative delivery models including Community Led Housing. Community Led Housing is a valuable route of supply for affordable homes and other forms of specialist accommodation to meet localised needs.
 5. 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).
 6. Commission a new Strategic Housing Market Assessment to identify housing demand and need to support a future review of the County Durham Plan.
 7. Secure contributions for infrastructure, including through s106 agreements. The IDP has been developed in partnership with providers to identify infrastructure needs. It highlights some of the key development aspirations of the County Durham Plan including where future housing and jobs will be located and identifies those places where additional infrastructure or capacity is needed in the future.

Priority 2: Ensure that everyone has access to appropriate, safe and secure housing that supports health and wellbeing.

Even though house prices in County Durham are below the national average, so are wages. New builds are still unaffordable for many on lower wages, particularly in areas that are considered high viability areas. Housing stock in the second-hand market may not be available in some areas, for example in the city centre, and in parts of the county where there is stock available, it may be unsuitable for people's housing needs or not in a suitable location.

Whilst the National Planning Policy Framework (NPPF) definition of affordable housing is recognised, we are committed to delivering affordable 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. 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.

There has been an increase in homelessness in County Durham. This can be attributed to several factors including:

- The implementation of the Homelessness Reduction Act 2017, which placed a legal duty upon local authorities to prevent homelessness for all eligible applicants threatened with homelessness, regardless of priority need;
- The impact of policy approaches introduced in response to Covid 19, which have since been rescinded, and have led to an increase in the number of evictions;

- That homelessness cases presenting are becoming more complex with a range of acute housing needs; and
- The cost-of-living crisis, which puts additional financial pressures on households and their ability to sustain a tenancy.

The 2017 Act introduced a requirement to both prevent and relieve homelessness through the provision of interim or short-term temporary accommodation where necessary. As a result, the council has faced increasing costs for the provision of temporary accommodation, with households living in temporary accommodation longer.

We are working hard to reduce the number of households being placed in temporary accommodation and to minimise the impact that homelessness has on individuals and families.

What we will do

We want to ensure that everyone has fair and equal access to housing that is safe, secure, affordable and meets their needs.

We will:

- 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.

We will do this by:

1. Work together to maximise the delivery of affordable housing through the housing enabling function including accessing Homes England grant.
2. Focus on homelessness prevention by developing a new Homelessness Strategy aligned to the Homelessness Reduction Act, setting out how we and our partners will help people address their housing needs to avoid homelessness.
3. Prepare a Housing Needs Supplementary Planning Document, including a First Homes cap, which will enable people to get on the housing market ladder. Continue to deliver affordable housing products including Social Rent, Affordable Rent, First Homes, Discount Market Sale, Shared Ownership, Rent-To-Buy.
4. Prepare and implement a Temporary Accommodation Strategy.
5. Review the choice based letting system, Durham Key Options (DKO) and work collaboratively with partners to deliver homes through DKO, to ensure that those who need housing, including those who have complex needs, have fair and equal access to it.

Priority 3: Ensure high quality, energy efficient homes and effective landlord services.

County Durham has seen a significant rise in the size of privately rented sector (PRS) stock, with growth of nearly 78% to over 28,000 dwellings (12.6% of all occupied dwellings) between 2001 and 2011. The census of 2021 and modelled data suggest that this has increased again. Much of the private rented housing stock is older terraced housing and is often in poor condition.

The Housing Health and Safety Rating System (HHSRS) takes into account housing safety hazards in order to assist the council in identifying and protecting against potential risks from deficiencies identified in dwellings. This research has shown that 12% of PRS properties

have at least one category 1 hazard as determined by HHSRS as opposed to 10% in owner occupied homes and 5% in the social rented sector.

As the largest social landlords in the county, registered providers will continue to improve their stock including as part of their decarbonisation programmes. In addition, the recent Social Housing Act (2023) includes stronger powers for the regulator of Social Housing, social housing reform such as 'Awaab's Law', changes to the Decent Homes Standards, more rights for tenants and new qualifications and training standards for registered providers.

County Durham has many areas and communities that are experiencing a mix of housing and wider residential environment issues. This includes issues such as: improving standards in the private rented sector; long-term empty homes; the provision of sufficient affordable housing; meeting the housing needs of older people; and addressing fuel poverty. We are committed to working with local communities and landlords to ensure that regeneration is shaped and delivered in a way that meets their needs.

The council approved a selective licensing scheme for County Durham on 16 September 2020 which was subsequently agreed by the Secretary of State on 30 November 2021. The scheme runs until 2027 and aims to improve management standards increasing compliance rates, provide safe and healthy homes by reducing housing hazards and disrepair and reduce anti-social behaviour by 10% from baseline figures. Enforcement action will also be carried out where appropriate to do so.

What we will do

We are committed to ensuring that all homes are of high quality and that landlords that do not meet this quality are held to account.

We will:

- Ensure continuing and improved housing standards and conditions; and
- Deliver our new stock to the highest standards, with a focus on sustainability and energy efficiency.

We will do this by:

1. Continuously reviewing housing conditions in the private sector, identifying any action, including further licensing, that needs to be taken to improve conditions.
2. Continue to build and maintain positive relationships with private rented sector providers and make the new Private Landlords Accreditation Scheme, The Durham Rental Standard, an effective mechanism for engaging with the sector and a catalyst for change.
3. Continue to effectively implement our Selective Licensing Scheme.
4. Inspect properties as part of ongoing projects such as the Supported Housing Improvement Programme, Asylum Widening Dispersal Scheme and Homes for Ukraine, to ensure these properties offer safe accommodation.
5. Work to identify new HMOs that require a licence and take robust action against landlords who fail to comply with legislative requirements and HMO management regulations.
6. Continue partnership working through our formal partnership arrangements, including the Housing Forum, and as part of the council's wider housing enabling role.

8. Regenerate our estates and communities by working with residents to develop and deliver solutions that meet local needs and priorities, generate new investment, create safe, mixed, balanced, and sustainable communities, and provide homes that are affordable.

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.

As our population of older people continues to grow, sometimes with complex health conditions, the demand for appropriate housing and support is increasing. One of our key issues will be how we continue to plan for an ageing population, including new provision, accessible and adaptable homes, specialist accommodation and bungalows in the right locations with the infrastructure and amenities to support them.

People with additional needs require safe, secure and affordable homes with the support required to remain independent and have a good quality of life. The join up between housing and social care is really important to assist many residents to live independently and to plan for future housing stock provision. For many people, the care and support required can be delivered in general needs housing, but independent living and supported housing models are required where people need additional safety and security and/or a substantial level of support. This includes through a Housing First Approach which prioritises getting people quickly into stable homes. Others that may need support are victims of crime, anti-social behaviour and domestic abuse and people involved in the Criminal Justice System and prison releases.

What we will do

We want to ensure that everyone has fair and equal access to the supported and specialist housing that meets their specific needs. We will:

- Support a range of housing options that enable people to live safely and independently for as long as possible;
- Develop a Housing First programme that focuses on first giving someone immediate access to a settled and secure home, with access to appropriate support, where requested by the client, including services to cater for those who may be alcohol or drug dependant; and
- Continue joint working between housing, health, social care services and external providers and partners.

We will do this by:

1. Promote and sustain independent living, by planning for the provision of specialist and supported housing and housing related support for a variety of client groups, such as people with physical and mental health needs and those with learning disabilities in line with Adults and Childrens Services commissioning strategies.
2. Provide temporary accommodation which gives tenancy support to tenants who are excluded from the Housing Register for various reasons or present with complex needs.
3. Ensure the provision of adaptations together with flexible, personalised care and support to enable people to live independently for as long as possible as their care needs develop with age.
4. 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 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.

5. Implement the policies of the County Durham Plan including:
 - Ensure that new housing meets the Nationally Described Space Standards;
 - build 66% of new housing to M4(2) accessible and adaptable standards on developments of 5 units or more;
 - Require 100% of specialist housing for older people will meet M4(2) accessible and adaptable standards, and a minimum of 25% of accommodation to meet M4(3) (wheelchair user dwellings); and
 - Require new development to provide an attractive range of housing options for older people with a minimum of 10% of dwellings to be of a design and type that will increase the housing options of older people, such as bungalows.
6. Continue engagement and joint working with Her Majesty's Prison and Probation Service (HMPPS) and other Criminal Justice Agencies to prioritise and maintain housing pathways in the Justice System.
7. As part of the review of Durham Key Options, we will ensure the housing needs of our care leavers are prioritised, securing accommodation that mirrors the options available for young people who have not been in care.

Priority 5: Ensure high quality placemaking, creating safe, accessible, prosperous and sustainable places to live.

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.

Creating accessible and permeable public realm through connecting places and spaces, will help to ensure that many daily needs can be met using walking, cycling or public transport. A high-quality built environment should consider the amenity of both existing and future residents and consideration should be given to matters of privacy, outlook, natural lighting, ventilation, as well as local climatic conditions. Indoor and outdoor space, including private and communal gardens, should be provided as appropriate to support a reduction in health inequality and the promotion of healthy lifestyles. Spaces should be designed to be accessible to all users, including people with sensory and cognitive issues as well as reduced physical mobility. They must also seek to minimise opportunities for crime and anti-social behaviour and make people feel that they can use them safely.

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. Poverty in the form of material deprivation (inability to afford basic resources and services such as sufficient food and heating) is a persistent issue within certain localities and communities. If we wish to address this, then the location of our housing must take into account easy access to health and social care, education, employment, transport and healthy food. It must also support the viability and vitality of our communities including those in rural areas.

What we will do

We will:

- Aim to ensure that all housing, in particular affordable housing, is developed alongside the provision of sustainable infrastructure and community-based services; and
- Ensure that the wider environment of communities is of a high quality, including raising the quality of the wider environment in communities in need of regeneration.

We will do this by:

1. Continue to develop and implement a programme of Targeted Delivery Plans (TDPs) to improve the quality of the existing housing stock and the wider residential environment to focus regeneration activities for communities most in need and support the creation and maintenance of mixed and balanced communities.
2. Ensure that new housing is accompanied by the delivery of the infrastructure that is needed to support it.
3. Create sustainable communities by locating new development in areas which offer the best opportunity for sustainable development patterns or support the vitality and viability of our towns and villages.
4. Create safer living environments through careful neighbourhood design, proactively tackling anti-social behaviour in our communities.
5. Create healthier places to live which are fully accessible to people with disabilities, by supporting the design and layout of open and amenity spaces that are flexible and explore opportunities for community food growing space where appropriate to support the creation of healthy communities and improve wellbeing.
6. Promote well designed places and buildings that reflect local distinctiveness, promote sustainability and support the transition to a low carbon future.
7. Support the housing related element of the development and delivery of a new employment support offer which provides key worker support to vulnerable groups, those excluded from the labour market and those in insecure and low paid employment.

Delivery and Monitoring

The Housing Strategy sets out an ambitious set of priorities which can be achieved through the collective commitment of the council and its key partners and stakeholders. It is recognised there is a whole range of activities currently being undertaken across the county. The council will also be preparing a Delivery Plan to accompany the Housing Strategy, in conjunction with internal and external partners, which will identify further activity and actions that will ensure delivery.

Through delivering the strategy, we will respond to the specific needs of localities and address local issues. This will be recognised in developing the Delivery Plan, which will reflect the geography of the area.

It is important that progress against this strategy and the subsequent Delivery Plan is monitored robustly and transparently, we will therefore:

- Monitor progress annually against a monitoring framework so that we are responsive to emerging needs, policy, and legislative changes; and
- Report progress against the strategic priorities and actions in the Delivery Plan annually and publish details of our progress on the council's website.

The delivery of the Housing Strategy will be supported by a number of other policies and strategies including: The Towns and Villages Investment Plan, Climate Emergency Response Plan (CERP) 2, Inclusive Economic Strategy, Joint Local Health and Wellbeing Strategy, County Durham Plan, Homelessness and Rough Sleeping Strategy, Poverty Action Plan, Growing up in County Durham Strategy, Tenancy Strategy, Affordable Warmth Strategy, Allocations Policy.

NAC CONFERENCES 2023 24			
DATE	SUBJECT	LOCATION	HOTEL
24th-26th NOVEMBER 2023	The Financial Future for Local Government	CARLISLE	STATION HOTEL
12-14TH JANUARY 2024	Environment / Heat Recovery & Waste	SOUTH SHEILDS	LITTLE HAVEN HOTEL
23-25TH FEBRUARY 2024	Social Housing & Welfare Rights	Wolverhampton	????
12TH-14TH APRIL 2024		SCARBOROUGH	ROYAL HOTEL
28TH-30TH JUNE 2024	Summer Conference	SOUTHPORT	WATERFRONT HOTEL
27TH-29TH SEPTEMBER 2024	England Region Conference & AGM	EASTWOOD Nr NOTTINGHAM	EASTWOOD HALL
22ND-24TH NOVEMBER 2024	National AGM & Conference	SCOTLAND ?	??????