

Healthy Neighbourhoods Paper - Housing and Planning as Building Blocks for a Good Life in Northumberland

Health and Well-being Board

Thursday, 11th January 2024

Appendix 2 – Existing Housing Projects contributing to Healthy Neighbourhoods

Examples of existing housing projects either in delivery or development with the potential to positively impact the health of our residents.

Table 4 Current example projects working to improve the health impacts of housing in Northumberland.

Project	Context	Actions
NCC Housing Stock	NCC is one of the county's biggest social landlords with 8326 properties. Alongside Bernicia and Karbon Homes. Opportunity for NCC to be an exemplar for all providers.	<ul style="list-style-type: none"> • Significant work over the past 5 years to improve thermal efficiency. • Continued work on condition and quality of buildings. • Provide ongoing support to residents, recognise continued challenges around fuel poverty. <ul style="list-style-type: none"> • Requirements of the Social Housing (Regulation) Act 2023 • Work with Social Housing Regulator • Continued work towards carbon neutrality.
Private Landlords	Difficulty in achieving a healthy homes standard across a significant number of landlords in the county with a variety of approaches to maintaining their property.	<ul style="list-style-type: none"> • County-wide accreditation scheme. • Pilot selective licencing scheme in the Croft & Cowpen Quay area in Blyth (application to government early 2024)
Housing Pathway	A number of frontline workers (health visitors, school nurses, fire service,	<ul style="list-style-type: none"> • Expansion of the 'Frontline' service providing a referral pathway into housing providers, charities, and

	police) across the county encounter housing concerns as they make visits to homes.	other support organisations to assist residents in addressing housing issues.
Community Led Housing	Communities are supported across Northumberland by NCC and Communities CAN, to deliver bespoke community owned and managed housing projects to fulfil local need.	<ul style="list-style-type: none"> • Small residual pot of NCC funding • Potential for Homes England support
Fuel Poverty	NCC Northumberland Communities Together and Climate change Team working alongside VCS and strategic partners to support residents	<ul style="list-style-type: none"> • Warm Hubs and a network of Warm Spaces and Places • District heat networks • Design standards and building control. • Promoting energy efficiency schemes to public and front-line workers • Maximising the take up of retrofit measures boilers/insulation. • Now a mainstream energy pathway
Affordable Housing	Housing Tackling fuel poverty by increasing the number of households with access to warm homes.	<ul style="list-style-type: none"> • New collaboration between NCC and CAN on rural and urban affordable housing • Direct delivery • Consents through planning • Empty Homes team to be established in Blyth as part of Deep Dive. • Private Sector Housing Team to further explore bringing back into use across the County
Hirst Masterplan	Supporting the implementation of Phase 1 of the Hirst	<ul style="list-style-type: none"> • Masterplan and Strategic Outline Business Case has

	<p>Masterplan - Heart and Hopes of Hirst - Towards an Imagined Future.</p>	<p>been written and presented to partners.</p> <ul style="list-style-type: none"> • Introduce strategic lead and a community and housing programme manager to deliver phase 1 of the Master Plan and prepare for phase 2. Including: <ul style="list-style-type: none"> • Clean, tidy and safe streets • Shaping our neighbourhood • Opportunity sites • Community connections • Community assets • Skills and job • Respond to resident voice using Place Standard Tool • Opportunity to develop specific design codes for the Hirst in line with the Masterplan
<p>Blyth Care Village and town centre housing options</p>	<p>Delivery of extra care facility and town centre housing options.</p>	<ul style="list-style-type: none"> • Strong NHS / NCC partnership • Part DHLUC funded - £12m awarded through Blyth Deep Dive • 80 - 100 bed extra care unit on hospital site in partnership with NHS • A third phase of Energising Blyth programme, focused on Housing renewal and town centre living supported by Levelling Up Deep Dive funds. • Empty Homes Team will be established in Winter 2023 for Cowpen Quay area of Blyth. • Bowes Court – an energy efficiency scheme to improve NCC properties - delivery starts early 2024.

		<ul style="list-style-type: none"> • Extra Care Facility – delivery 2024-26. • Richard Stannard House – redevelopment of commercial property as high quality residential apartments for rent. Delivery from 2024-2026 • Blyth Better Together Housing Group
Housing Delivery Board	Established to oversee the delivery of additional NCC housing in the county.	<ul style="list-style-type: none"> • Opportunity to ensure that the board embraces the development of Healthy schemes as a priority through adaptation of existing guidelines adopted by the group
Homelessness	Delivery of Statutory function to prevent and relieve homelessness	<ul style="list-style-type: none"> • Development and delivery of new additional units of temporary accommodation, using Homeless Prevention Grant to fund additional bedspaces. • Development of Insurance product, to be available to Private landlords and supported increased access to the Private Rented Sector for potential tenants currently struggling to access it
Independent Living	Supporting people to live independently for as long as possible	<ul style="list-style-type: none"> • New independent living strategy due Feb 2024 • Considering needs of older/disabled people to live independently. • Converting and building new purpose-built homes and adaptations to existing housing • Maximise Disabled Facilities Grant take up