

Thriving communities,
affordable homes



DURHAM

LOCAL INVESTMENT PLAN 2010-2015



**DURHAM LOCAL INVESTMENT PLAN
2010-2015**

Front cover pictures:

- A: Durham Gate, Spennymoor
- B: Bricklaying on housing site
- C: Durham Cathedral and Castle

DURHAM LOCAL INVESTMENT PLAN 2010-2015

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DURHAM LOCAL INVESTMENT PLAN 2010-2015

FOREWORD

This is the first Local Investment Plan for Durham and has been prepared by Durham County Council and the Homes and Communities Agency (HCA) as a statement of the local objectives and priorities jointly identified through our 'Single Conversation' process.

It seeks to set out our joint ambitions for growth, regeneration and economic development for the places and people that make up this County. It is the first step in a process that will culminate in a Local Investment Agreement later this year.

The Plan considers what the Council's and HCA's shared investment priorities are, and how we can make the best use resources. Some resources are dependent on Government making them available, and the plan needs to be flexible to respond to changing Government priorities and to strategic opportunities.

The Local Investment Plan will help the HCA and Durham County Council to manage the delivery of strategic goals which:

- Deliver sustainable economic growth in Durham and in doing so contribute to regional competitiveness.
- Deliver sustainable, well designed housing that meets needs and aspirations; improve the public realm and protect and enhance the natural environment.
- Improve the quality of existing homes in all sectors.
- Address social inequalities through promoting access to training, apprenticeships and jobs.
- Promote economic and social well being for residents and businesses.

In doing this we recognise the strategic importance of Durham City, the need to regenerate other main centres of population and services and the issues associated with the delivery of sustainable development in our rural areas. The Plan is geared to securing the sustainable development of the diverse places of Durham.

The strong partnership that exists between our respective organisations will ensure that our joint resources are marshalled effectively and will lever in additional funding from other sources in the public and private sectors.

Between us we can foster strong partnerships with private, public and voluntary organisations; we can share skills and expertise; we can enable wider investment that strengthens the local economy and we can deliver a coordinated programme to meet the needs and ambitions of the County.

George Garlick
Chief Executive
Durham County Council

Pat Ritchie
Regional Director
Homes and Communities Agency (North East)

Executive Summary

1. Introduction

This is Durham's first Local Investment Plan. It sets out a high level, strategic vision and is a first iteration of what will become a 10 -15 year plan. As such it is an evolving plan and sets out the basis around which the Homes and Communities Agency (HCA) will invest resources. It is a product of the Single Conversation process between the County Council and the HCA.

Durham's vision is to create an 'Altogether Better Durham' where people choose to live, work and relax. At the heart of the plan is a commitment to build a better Durham through economic growth – to make Durham 'Altogether Wealthier'. Making the most of the unique features of Durham City as a place which can drive wealth creation for the rest of the County is central to the Plans success. Every opportunity to create employment and provide skills training through delivery of this plan will be taken. Similarly, opportunities to add value through combining private, third sector, local authority and government agency investment including land, borrowing, knowledge, skills, services, powers, support and capacity will be taken.

The plan is underpinned by the Council's Regeneration Statement which focuses on four key 'areas of opportunity', Durham City, North and East Durham, South Durham and West Durham.

2. Objectives and Priorities for Durham's Places

The Council is committed to a place based approach to delivery which brings together not only new housing and housing renewal but also infrastructure, employment, training, health and education in sustainable towns and neighbourhoods. This is Durham's 'whole town' approach which emphasises a coordinated approach to investment and local distinctiveness.

The County recognises the need to ensure that it uses its assets alongside HCA resources and that private sources of finance are harnessed wherever possible.

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Durham's core strategic objectives for housing and regeneration are:

Future Prosperity

- Accelerate the delivery of housing growth
- Concentrate new housing growth in and around Durham City and the settlements associated with the South and East Durham Growth Point
- Develop mixed tenure housing schemes
- Commit to sustainable development principles
- Develop the economy of Durham City in a way that will benefit the wider County

Future Places

- Complete the decent homes programme in the social sector alongside exploring other investment routes to regenerate under-performing areas
- Accelerate neighbourhood renewal in the private sector through clearance and interventions in the privately rented sector
- Secure additional rural housing through new delivery mechanisms

Future Housing Solutions

- Extend the provision of affordable housing for rent to meet the needs of vulnerable persons
- Maintain a programme of specialist accommodation for older people
- Increase the numbers of wheelchair adapted dwellings, the numbers who benefits from Disabled facilities grants and the number of homes that fulfil Lifetime Homes standards
- Deliver better housing outcomes for other vulnerable groups including people with learning disabilities
- Deliver better sites for the Gypsy, Roma and Traveller communities
- Increase the range and improve the quality of accommodation to meet the needs of those at risk of homelessness.

The size and complexity of the County means that priorities must be identified according to particular place's needs and the opportunities they present. The following is a description of the four key areas of opportunity within the county and the priorities that have been identified within each area.

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PRIORITY ACTIONS FOR HOUSING AND REGENERATION IN DURHAM CITY

PROSPERITY – Wealth Creation and Growth

- Identify new strategic sites for sustainable housing development that can release the growth potential of Durham City
- Maintain a forward development programme for Durham Villages Regeneration Company for market sale, social rent and intermediate forms of tenure
- Progress the feasibility of the redevelopment of the Aykley Heads site in Durham City
- Examine the potential for delivering a Private Rental Sector initiative in Durham City
- Explore the implementation of the northern and western by-pass routes to enable more development opportunities to be brought forward in the medium/long term.
- Support key tourism/heritage activities to further develop Durham's distinct offer
- Continue the development in the city centre to strengthen the economic heart of the city

PLACES – Regeneration and Renewal

- Establish the new programme of demolition and redevelopment in Esh Winning
- Explore the recommendations in the Sherburn Road masterplan for new build and partial demolition

PEOPLE – Delivering Future Housing Solutions

- Deliver an improved accommodation offer for the residents of Oversteads and Brandon House
- Secure better emergency accommodation for homeless persons and families (especially teenage parents)
- Complete the programme of site refurbishment of Gypsy, Roma and traveller site at West Rainton

PRIORITY ACTIONS FOR HOUSING AND REGENERATION IN NORTH AND EAST DURHAM

PROSPERITY – Wealth Creation and Growth

- Progress key housing growth point sites such as the North East Industrial Estate, Peterlee, Easington Colliery site, Murton Colliery (Network Village), secure funding packages to assist in the assembly of the sites, and ensure each has a mix of market and affordable housing on them.
- Prioritise housing opportunities close to new BSF schools and academies in Consett, Stanley, Seaham and Peterlee
- Engage with Developers / end users and Learning and Skills Council / Job Centre Plus to create employment and skills opportunities for local people.

PLACES – Regeneration and Renewal

- Commence clearance programmes in Easington Colliery, Dawdon and South Stanley communities subject to resident consultation
- Maintain the delivery of the decent homes programme in East Durham but also explore alternative funding mechanisms for neighbourhood renewal
- Develop a range of flexible funding tools to match strategic ambitions

PEOPLE – Delivering Future Housing Solutions

- Identify a site for supported accommodation for teenage parents in the Consett/Stanley area
- Develop the Fells as an exemplar 'Places of Change' accommodation and employment scheme
- Replace the Seaham homeless accommodation and employment service centre
- Complete the programme of site refurbishment of Gypsy, Roma and traveller sites at Drum Lane, Birtley, and Stanley

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PRIORITY ACTIONS FOR HOUSING AND REGENERATION IN SOUTH DURHAM

PROSPERITY – Wealth Creation and Growth

- Develop an agreed housing masterplan for the Durham Gate development and support a mixed housing development of market and affordable homes
- Progress other key housing growth point sites including Auckland Park, Dene Valley, and North Bondgate, Bishop Auckland
- Prioritise housing opportunities close to new BSF schools in Bishop Auckland and Spennymoor
- Develop Retail Routeway Programme to provide sector specific training opportunities for local people

PLACES – Regeneration and Renewal

- Maintain a strong decent homes programme in the Wear Valley area whilst looking at alternative investment options when appropriate
- Maintain progress on housing clearance in Dean Bank and Chilton and seek to commence clearance in new areas such as Coundon
- Develop new energy efficient housing for rent and sale in conjunction with the biomass power plant at Chilton

PEOPLE – Delivering Future Housing Solutions

- Develop new short term supported accommodation for young persons (including emergency provision) in Newton Aycliffe
- Complete the programme of refurbishment for the Gypsy, Roma and Traveller sites

PRIORITY ACTIONS FOR HOUSING AND REGENERATION IN WEST DURHAM

PROSPERITY – Wealth Creation and Growth

- Establish a rural enabling mechanism alongside the Teesdale West Durham Community Interest Company to deliver an accelerated supply of affordable housing and tackle other issues specific to such a rural area
- Seek assistance from the HCA Skills and Knowledge to enable rural sustainability issues to be addressed
- Aim to boost new rural housing units by up to 70 units per annum
- Employment opportunities for local people particularly linked to investments at Eastgate
- Secure a high speed broadband facility accessible to all at a reasonable cost

PLACES – Regeneration and Renewal

- Seek affordable and market housing sites within Barnard Castle to complement the Barnard Castle Vision
- Progress the development of the Eastgate renewable energy village
- Seek to address fuel poverty in the private sector through innovative approaches to 'hard to treat' and 'off gas network' settlements.

PEOPLE – Delivering Future Housing Solutions

- Provide accommodation for single people and couples who cannot access market housing in key housing stress locations such as Barnard Castle and the A66 villages
- Develop new housing for older persons alongside additional resources to allow people to stay independent as long as possible in their homes

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3. Funding and Resources.

The Local Investment Plan sets out ambitions for places and the County as a whole. We cannot be certain about the public sector resources availability beyond the current Comprehensive Spending Review period.

The resources needed to deliver the Local Investment Plan are wide ranging and are likely to include:

- Private and third sector investment
- Local authority investment
- Government Agency investment

These resources will include not only cash investment but would also include land assets, potential borrowing against assets, knowledge, skills, services, powers, support and capacity.

Much of the HCA funding available for the first two years of the period of the Local Investment Plan is already committed to the building of new homes and provision of infrastructure to support commercial, retail, leisure and industrial development. The opportunity during this period therefore is to prepare for alignment of other funding in keeping with Durham's Total Place proposals and for the Local Investment Plan to be developed in such a way that it will be fully understood, supported, funded and deliverable in subsequent years.

4. Delivery and Governance

The County Durham Partnership (CDP) is responsible for delivering the Sustainable Communities Strategy and Local Area Agreement. The County Durham Economic Partnership (CDEP) reports to the CDP. It is proposed to establish a Housing Action Regeneration Partnership (HARP) which is responsible to the CDEP and incorporates Durham County Council, the HCA, housing providers, private sector house builders and other stakeholders.

Initially the HARP will be resourced and served by officers from the Council and HCA. The main focus will be on developing joint strategy, prioritisation and funding programmes. Programme management arrangements, including commissioning of projects and bidding for funds will require further consideration and discussion between HCA and Durham County Council.

Durham County Council and the HCA will seek new ways to achieve delivery of the Local Investment Plan. In particular joint venture arrangements, special purpose vehicles and the involvement of the voluntary sector including community land trusts will be considered as methods for delivering the Local Investment Plan.

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5. Next Steps

The plan has been agreed between Durham County and the HCA following discussions with ONE North East, the Government Office North East and Durham Housing Forum. A period of consultation about the plan will take place between its publication in April 2010 and the production of Durham's Local Investment Agreement later this year. This will allow for the impact of budgetary considerations and any Comprehensive Spending Review to be taken into account alongside the input of a wide cross section of partners, stakeholders and interest groups. During this period Durham County Council will be developing the Core Strategy of their Local Development Framework and other key strategies including the Housing Strategy and Infrastructure Delivery Plan, all of which will add to the development and improvement of the Local Investment Plan and the Local Investment Agreement.

The Local Investment Plan clearly identifies the potential for additional growth to be driven by capitalising on the opportunities represented by Durham City. Partners will also explore the potential for appropriate joint venture vehicles to capitalise on assets and investment to deliver benefits across the County. Further iterations of the Plan will assist in refining growth aspirations, identifying better ways of achieving objectives and striking a balance between needs and opportunity.

The County will be further examining the economic role of places as part of the development of the County Durham Economic Assessment. In particular, research work has now been commissioned to analyse the County's economic geography.

The conclusions and recommendations of the assessment will be focused on:

- clearly identifying how the County fits within the wider regional economy, including the two City regions;
- distinguishing the economic roles of the County's town centres over the medium to long term;
- highlighting both current and future needs and opportunities for investment including policy implications for both rural and coastal areas.

The publication of this assessment will provide evidence which will be significant, along with the other emerging strategies listed above in shaping the aims of the Local Investment Plan in the future.

The Single Conversation is an ongoing and iterative process. Partners have agreed to regular monitoring and review of the Local Investment Plan and Agreement. The next iteration of the Local Investment Plan will set out a high level vision for Durham for a 15 year time period. The Local Investment Agreement will set out a shorter time frame, providing more detailed investment aspirations from the HCA and the Council. Each will continue to be reviewed on an annual basis, in consultation with partners and with regard to developing local, regional and national policy.

SECTION A THE LOCAL INVESTMENT PLAN - DURHAM IN CONTEXT

Introduction

Durham is ambitious. The ambitions we have for our places and people can be achieved through making the most of the combined resources of the Council, the Homes and Communities Agency and our partners in both the public and private sector. We want to deliver sustainable communities in a planned and coordinated way and this Local Investment Plan will help us achieve this objective.

The Plan's ambitions are derived from the '**Altogether Better Durham**' Sustainable Community Strategy 2010-2030 and the **Regeneration Statement**. It is grounded in a robust economic evidence-base and market intelligence, such as County Durham's developing Economic Assessment. Further, it is an important step in implementing a 'whole town' approach towards regeneration, applying key insights from the Total Place and Total Capital pilots.

This is the **first Local investment Plan** for Durham. It stems from the close partnership that exists between Durham County Council ('the Council') and the Homes and Communities agency ('HCA') and will provide the foundation for a joint Local Investment Agreement. This plan is

all about agreeing an approach to investing in Durham's places and people that will enhance prosperity and improve the quality of life for all.

The Plan is designed to deliver our core housing and regeneration objectives and will pave the way towards the development of new policies and refreshed Plans that can further define our place shaping priorities. It is expected to evolve as resource levels are confirmed and key local strategies are developed. This first Plan will seek to provide an initial picture of how we plan to invest in our communities across the County and where we consider our key strategic priorities for Durham to be.

We will bring together evidence to justify our key objectives and chosen outcomes.

We will set out a case for investment in growth; regeneration and renewal, and affordable housing.

COUNTY DURHAM AND DURHAM CITY

The county has the fourth biggest local authority in the country and is the largest in the North East with a dispersed population of 504,000 (20% of the regional total) concentrated around 12 key service centres. The majority of the population is distributed across the east of the county with the deeper rural areas in the west being more sparsely populated. Overall, the County has 264 settlements distributed across an area of 222,600 hectares. This provides a population density of 2.2 people per hectare; far lower than that for England and Wales (3.5 people per hectare). 94% of the population live within a 5 mile radius of one of its service centres

Its emergence in the nineteenth century as an industrial area based around coal mining was not sustained beyond the end of the last century and has now been replaced by a more varied and greener social, economic and physical environment. There is still a need for a further economic shift however.

At the heart of the North East, Durham City is an important population centre, employment location, visitor destination, transport hub and University City. It is a hub of economic and cultural activity and stands out as a key economic driver for the County and wider region. Durham City has a population of approximately 42,000, but contains just 8.5% of the County's resident population, with 30% of the City's term-time population composed of university students. Nevertheless, the City's unique character and setting; centred on the internationally renowned Cathedral and Castle World Heritage Site; combined with Durham City's importance as an administrative, educational, employment, service and tourist centre, belies its relatively small size.

Further information on the County's places is contained in section B

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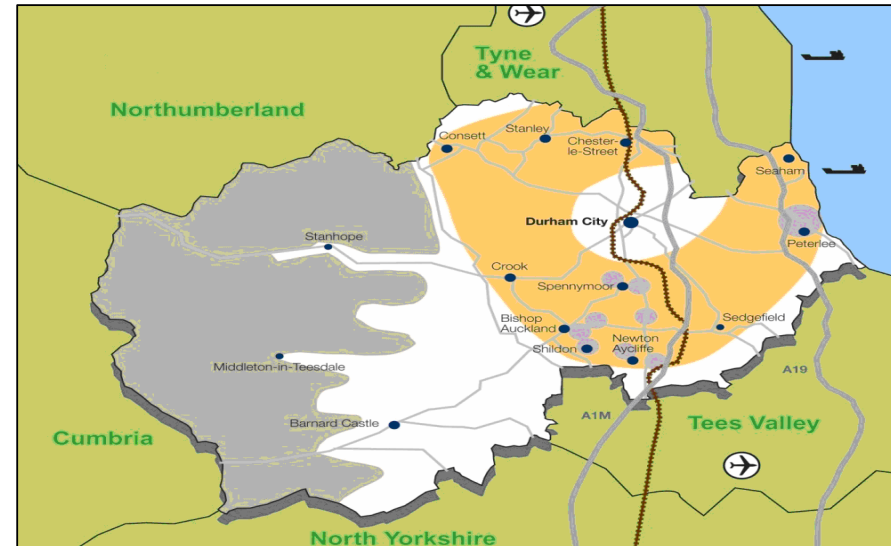
At the very heart of the Local Investment Plan is a commitment to build a better Durham through economic growth.

The Council and its stakeholders are identifying new directions for Durham's economy to take; the Economic Assessment will demonstrate how the County can become more competitive - in terms of businesses, places and people – and how opportunities for growth and regeneration can benefit places and communities throughout Durham. This includes initiatives to boost employment, training and skills.

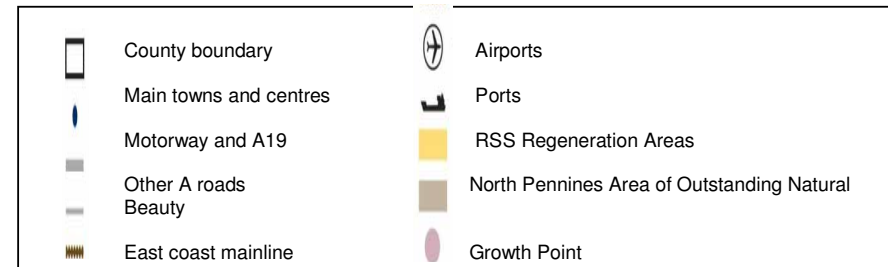
The Local Development Framework, and Core Strategy, is in development. Planning policy is therefore currently guided by existing local strategies. The Local Investment Plan will be refreshed to reflect the findings of the substantial evidence base being collected for the Core Strategy and in particular the Infrastructure Delivery Plan. Furthermore a new housing strategy is due to be completed in mid 2010 based on new evidence about the housing market and people's needs. At this stage, it is therefore anticipated that the Plan will be updated in 2011.

We are also redefining the way we measure and value our quality of life now that social, economic and environmental sustainability is a much greater priority. This includes developing a low carbon economy and championing sustainable development.

The geography of Durham is diverse and the needs of our communities are varied. This plan will show, through partnership and a sense of common purpose, how we will create a network of places where people want to live, work, invest and visit.



Map 1: County Durham



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IMPACT OF THE RECESSION

What started as a crisis in the financial sector has fundamentally affected the wider economy and the impact on the local economy has not been without consequence. In County Durham as at October 2009, 14, 261 people (4.5% of the working age population), were claiming Job Seekers Allowance (JSA), an annual increase of 55.9%. The October JSA figures mark the fifth consecutive drop in unemployment claimant totals. This suggests that unemployment may have reached a plateau temporarily; however JSA counts are expected to increase due to seasonal unemployment influences.

The impact of the recession on County Durham's economy can be summarised as:

- Lower skilled occupations continue to make up the majority of the unemployed JSA claimants, with almost half (47%) of these coming from either elementary occupations or process, plant and machine operatives.
- Engineering and component manufacture has seen by far the highest number of redundancies,
- The major geographical impact of redundancies to date has been experienced in the Sedgefield and Easington localities.
- Generally, the local economy is becoming more heavily skewed towards lower value added services
- There has been little change in the main challenges for businesses – lending is much more restricted and, coupled with uncertainty over the economic outlook, that's hampering investment. Recruitment is expected to recover more slowly than output

The impact on housing has been dramatic.

- The number of house completions has reduced to about 60% of the 2007 pre-recession peak (see table 2 at the end of chapter 2)
- Transactions have collapsed further to about 30% of their 2007 peak
- The numbers of households with mortgages who are now in negative equity is around 10% - one of the highest rates in the country
- Although house prices dropped by around 15-20% in late 2008/early 2009 they are now starting to increase again – regaining at least half of the losses.
- Access to mortgage finance is a significant problem with lower loan to value ratios, high arrangement fees and other restrictions
- Low land values are inhibiting development and acting as a deterrent to higher quality schemes
- Construction apprentices are being laid off before completing their courses

This Plan seeks to address the issues the County faces as it starts to recover from the recession and plan for greater economic prosperity for its places and people.

This plan sets out

In **Part A** – The Local investment Plan - Durham in Context

- Our vision, values and ambitions for homes and communities (part 1)
- The National, Regional and Local picture (part 2)
- Our approach to sustainable development (part 3)

In **Part B** – Objectives and Priorities for the County's Places

- Our local issues and opportunities (part 4)
- Our spatial priorities and actions (part 5)

In **Part C** – Delivery of the Plan

- Our arrangements for funding, governance and delivery (part 6-7)
- Our indicative investment schedules (part 8)

1. Our vision, values and ambitions for homes and communities

This is an exciting and challenging time for County Durham. The newly formed unitary Council can offer a fresh start, leading the way in regenerating our industrial areas, creating vibrant and successful town centres and improving the high quality of life in County Durham.

The **Regeneration Statement** recognises the progress made so far and looks forward over the next ten years to what needs to be delivered. It captures the spirit of regional and government policy and tells the story of a regenerated County that includes:

- Adopting a 'Whole-Town' approach to creating vibrant and successful towns encompassing the economy, housing, health and the infrastructure to make it work
- Developing Durham City into a world class cultural and visitor centre, and exploring the potential of sites for business, leisure, culture, retail and residential use
- Building new homes with the right mix of services to support our growth aspirations, focusing on Durham City and the South and East Durham Growth Point towns of Peterlee, Seaham, Bishop Auckland and Newton Aycliffe, but also including the major centres of Stanley and Consett
- Improving the range of choice and standard of existing public and private housing
- Investing in the direct support and infrastructure needed to increase economic activity and wealth
- Building schools that equip our children with the skills to take advantage of existing and new opportunities

All of these things and many others will deliver a significant change in the approach to the regeneration of County Durham, and together we can make it work.

1.1 Our Vision

Our ambition is to create sustainable places where people want to live, work, invest and visit. This ambition requires a vision and commitment to the fundamental transformation of a place, shared across public and private stakeholders and supported by residents. Successful place shaping will capitalise on untapped potential and regenerate our areas of need. These processes are intrinsically connected and will result in narrowing the productivity gap between the County, the region and the UK.

The vision for the regeneration of County Durham is underpinned by a core economic narrative that draws upon, and challenges all of the necessary building blocks that support and develop Places, Businesses and People to create a better County Durham. The theme cutting across our key ambitions and actions is narrowing the gap within communities; and between communities, the region and the Country. Equality of choice, access and opportunity are paramount to helping our residents and businesses realise their potential and achieve their goals. In pursuing our ambitions we must use long term thinking, value our natural environment and commit to quality, flexibility and innovation in our regeneration programmes.

The world around us has changed making it more important than ever to instil and build self confidence in our County as a place that can respond to a challenge, think beyond the present and prepare for the economic upturn by laying the foundations for a prosperous future. We will develop a powerful voice and work with our partners in the region to use existing resources to make maximum impact.

We will provide strong and consistent leadership and direction, enabling the public, private, voluntary and community sector to come together and move the County forwards. Our vision is to create an **Altogether Better Durham** by enabling and achieving **Altogether Better Place and Altogether Better People**.

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1.2 Our Partnership Framework

We recognise that despite our size we cannot tackle the problems facing our communities in isolation. We are committed to taking a joint approach with partner organisations in the public, private, voluntary and community sectors to tackling issues around economic performance, regeneration and inequalities. Recently we have reinvigorated our partnerships to improve their effectiveness in shaping the places we live in.

In order to reflect and promote the values of 'new localism' we have for instance set up a citizen focussed local governance structure of 14 Area Action Partnerships (AAPs) based around natural communities to support and strengthen community voice and engage a wide spectrum of local stakeholders.

Our partnership approach will be further strengthened through taking forward recommendations in the Total Place pilot (see below). This Local Investment Plan has involved working closely with partners from other public sector organisations.

This joint working will continue going forward in relation to the Local Development Framework (LDF) and in particular, the Infrastructure Delivery Plan that will look at infrastructure requirements in relation to future development in the County. Further details of our partnership and delivery structure in 'Governance and Delivery Mechanisms (section 8).

We also recognise and promote the positive partnerships that focus on the Tyne and Wear and Tees Valley city regions, both of which Durham is an integral part of.

REGENERATION STATEMENT PRIORITIES	
Improvement Priority	Expected Outcome
Thriving Durham City (TDC)	<ul style="list-style-type: none"> • Major expansion of the retail, business, academic and residential aspects of Durham City • Build on the City of Culture bid and establish a viable heritage and tourism offer.
Vibrant and Successful Towns (VST)	<ul style="list-style-type: none"> • The adoption and delivery of a "whole-town" and development team approach to major centres. • More accessible towns as a result of transport planning and initiatives
Competitive and Successful People (CSP)	<ul style="list-style-type: none"> • Increased aspiration, participation, confidence and attainment of young people • Re-engaged adults into work • Developed workforce skills and promotion of lifelong learning opportunities
Sustainable Neighbourhoods and Rural Communities (SNRC)	<ul style="list-style-type: none"> • Reduced deprivation and inequalities • Quality, choice and affordable housing • Successful schools at the heart of communities
A Top Location for Business (TLB)	<ul style="list-style-type: none"> • Nurturing business growth aligned with key economic sectors • Increased entrepreneurial surge • Creating the right environment for Businesses • Promoting the positive attractions of County Durham as an investment location
Altogether Better Council (ABC)	<ul style="list-style-type: none"> • Successful joint working and an efficient development team approach

Table 1 – Regeneration Statement Priorities

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1.3 Durham's 'Whole Town' approach

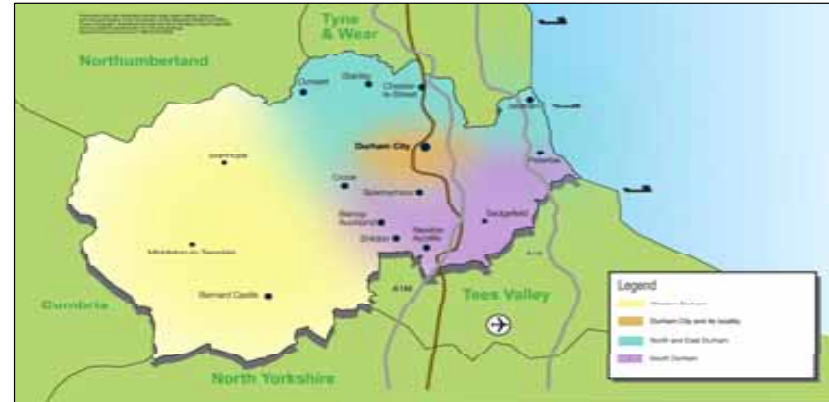
Durham has 12 main service centres.

Of primary importance amongst these twelve towns is Durham's administrative and cultural 'capital', Durham City. The remainder are well connected with each other and evenly distributed across the eastern half of the County (Barnard Castle in Teesdale being the most remote).

There are inter-dependencies between all settlements and just as the smaller towns and villages benefit from prosperous larger towns in their locality; by the same token the prosperity of the 'higher order' centres is determined in part by the successful regeneration of smaller communities that are located within their hinterland

For the purposes of planning our programmes of intervention, Durham and its service centres can be broadly split into four geographical components or 'areas of opportunity' where there are distinct economic areas and common socio-economic characteristics:

- **Durham City** and locality including the communities of Sacriston, Esh Winning, Bowburn and Brandon
- **North and East Durham** (where the County has strong links to the Tyne and Wear City Region) – includes the towns of Stanley, Consett, Chester-le-Street, Seaham and Peterlee
- **South Durham** (where the County has strong links to the Tees Valley City Region) – includes the towns of Spennymoor, Newton Aycliffe, Sildon, Crook and Bishop Auckland and the market town of Sedgfield
- **West Durham** – includes the town of Barnard Castle and the rural service centres of Middleton-in-Teesdale and Stanhope



Map 2: Main areas of economic opportunity

Our primary ambition is to create sustainable places where people want to live, work, invest and visit. For these place shaping ideals to be fulfilled we will take a '**Whole Town**' approach to regeneration. This means creating places that are attractive, well-designed and well-managed; with a range of shops, arts and cultural uses; good amenities and transport connections and provide opportunities for business and social interactions. The combined investment in our economy, our places and our people based on sustainable development principles will deliver change:

- Vibrant towns are engines for **economic prosperity** - by investing in their future we will provide a 'step change' in economic growth and so help to realise these ambitions.
- We will also focus on **tailored solutions to market failure**. Where there are challenges – whether they are in education; skills; housing; the public realm or community safety we will address shortcomings. We are determined to complete the process of overcoming the legacy of social, economic or physical disadvantage and build on Durham's growth potential.

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1.4 Total Place

Directly related to the 'whole town' approach and as part of our commitment to seek out innovative ideas of working, Durham was recently chosen to be a Total Place pilot by the Government. The initiative has looked at how we can deliver 'housing in relation to regeneration' more efficiently and effectively and how housing investment can maximise opportunities for local people and economic performance. This has culminated in the identification of proposed new approaches to the services we deliver.

Total Place is based around the propositions that:

- ***We believe there to be a significant correlation between the housing profile of the County and its economic performance. The legacy of the mining industry and the domination of terraced properties. The lack of executive housing to draw in high earners and wealth-creators. The housing profile of the Durham city area does not maximize the potential of the city.***
- ***The housing and regeneration investment that is taking place must maximise the opportunities for local people and economic performance. The investment that has taken place in the past has not always delivered the best opportunities to local people, and has not resulted in a narrowing of the gap between County Durham's economic performance and the rest of the country overall.***
- ***We think there is a significant opportunity to improve the way we work as partners across the County to get better outcomes for local communities. The opportunities afforded by the new unitary authority, new partnership arrangements and our local housing partners to work better together in this area***

Total Place addresses how we can plan for and move forward delivery of an improved housing offer and linked regeneration priorities more rapidly by:

- adopting a stronger forward looking partnership approach to planning and development
- integrating investment in a way that simplifies funding streams and provides for long term investment planning
- delivering better services to our customers through key initiatives in energy efficiency, adaptations and jobs

Total Place has developed further through its 'sister initiative' Total Capital – a project that seeks to overhaul the approach to capital investment around specific 'place shaping' programmes.

The overall thrust of the pilot scheme has been to explore how the Council can lead a 'new localism' agenda in order to secure a greater devolution of power to the authority and its stakeholders within a developing strategic national framework. The end results should be:

- better results from less funding (including a more varied array of private and public sector funding sources)
- a shift to Total Capital style investment planning (that allows flexible and responsive planning to be devolved to the local authority)
- a move towards place based commissioning of schemes (and away from an over-reliance on traditional grant regimes)
- a new approach to governance that can be focussed on prioritisation and delivery

This Plan seeks to interlock these new approaches of 'Total Place' to the Council's and the HCA's objectives and priorities.

2. The National, Regional and Local Picture

In the decade up to 2007, County Durham's productivity declined in relative terms compared to many neighbouring authorities, the region and the national average (see figure 1). The impacts of the recession (see the Introduction) have exacerbated the problem.

However the **Regional Economic Strategy** is clear that Durham can help contribute positively to the region's economic prospects. Furthermore, **Building Britain's Future**, the Government's 2009 economic recovery plan, is a strategy statement that County Durham is well placed to respond to – in particular the vision set out in **New Industry, New Jobs** and opportunities in ultra low carbon vehicle technology as identified in the **UK Low Carbon Transition Plan**.

The **Regional Spatial Strategy** provides for the delivery of 1,385 net additional new homes per annum in County Durham between 2004-2021, a total of 23,515 net additions to the housing stock, with a focus on the County's Regeneration Towns and Rural Service Centres. The recent housing market conditions have affected neighbourhoods across Durham – particularly those with the most acute needs. And private sector **house builders have experienced very significant challenges** to keep building sites open for business. This has placed additional burdens on limited public sector resources.

There is however **undiminished demand for housing** in Durham and the underlying components of the housing market remain the same. This Plan reflects the current economic reality that recovery will be challenging but that there is an inherent strength in Durham's places and people that has the potential to make its economy prosper

Regeneration is a long-term challenge, but County Durham can respond to the improving local economic optimism and to the key messages emerging from Government and businesses in the last year:

- The County's new **Sustainable Community Strategy and Regeneration Statement** set the context for improving place quality through regeneration programmes across County Durham in line with various pieces of Government guidance including **Transforming Places, Changing Lives** and **World Class Places**. Regeneration programmes will also aim to improve opportunities for the County's

residents and tackle localised social inequities (see maps 3-4) in line with the Government's recent **Equality Bill**. The LIP will seek to redress these imbalances through a mixture of growth and skills development and targeted neighbourhood revitalisation.

- Durham County Council is also building its capacity to take forward regeneration in partnership with organisations such as the HCA, the RDA and other regional, sub-regional and local partners in line with Government's **Partnerships for Growth** framework. The **Local Democracy, Economic Development and Construction Act** (November 2009) places a duty on the County Council to prepare an **Economic Assessment** which will go out for consultation in Summer 2010. The County Durham Economic Assessment (CDEA) will provide an economic evidence base for taking forward regeneration activities and aligning and delivering housing, planning, transport and regional strategies.
- Both Durham and the HCA are engaged in the development of the forthcoming North East Integrated Strategy which will provide a new focus for Durham within the context of the region as a whole.

County Durham is in a strong position to make the most of national strategies and regional expertise to deliver results at a local and neighbourhood level.

Deprivation and Inequalities

It is widely recognised that there are pockets of inequality and deprivation within County Durham with a number of Area Based Grants being directed at narrowing the gap in performance between the worst and best areas in the County. This was most recently highlighted by the Audit Commission in its recent Comprehensive Area Assessment discussions with the County Durham partnership where areas of inequality in Health, Housing and the Economy were highlighted.

The formation of the new Council, together with the associated refresh of partnership and working relationships offers an opportunity for better co-ordination of services and initiatives to tackle deprivation and inequality.

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It is important that the Council and its partners understand what is meant by deprivation and inequality. The **Index of Multiple Deprivation (IMD, 2007)** is the well used measurement for deprivation at a geographic level and utilised by government to allocate area based grants. The IMD combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked comparative to one another according to their level of deprivation. This information is available for each Lower Super Output Area level in the country (each 1,500 population).

As can be clearly seen from the maps below (maps 3 and 4) the County has a significant number of wards which are ranked within the top 10% of deprived wards nationally. These wards are predominantly situated towards the east of the County; however, isolated pockets are also present in the north and south west of the County.

Furthermore, when this data is correlated with unemployment statistics for the County, the same wards are also contained within the 'unemployment hotspot' areas of the County. These areas have some deep rooted social problems which are often linked to unemployment, poor educational attainment and low aspiration. Often these problems are isolated within a minority of households within communities and it is vitally important to break the cycle of generational unemployment and to equip individuals with the tools and skills required to achieve and improve their quality of life through recognising the importance of employment

Links to Employment, Skills and Apprenticeships

We recognise the strength of our economic recovery will be determined by the skills and qualifications secured by the people of Durham. This starts with improving literacy, numeracy and language skills, a key government strategy to improve life opportunities and help people move into sustainable employment. At present 21.4% of the working population of Durham have no NVQ skills the majority of whom have no aspirations to access Further Education. Poor literacy and numeracy skills are estimated to cost the County £10 billion per year.

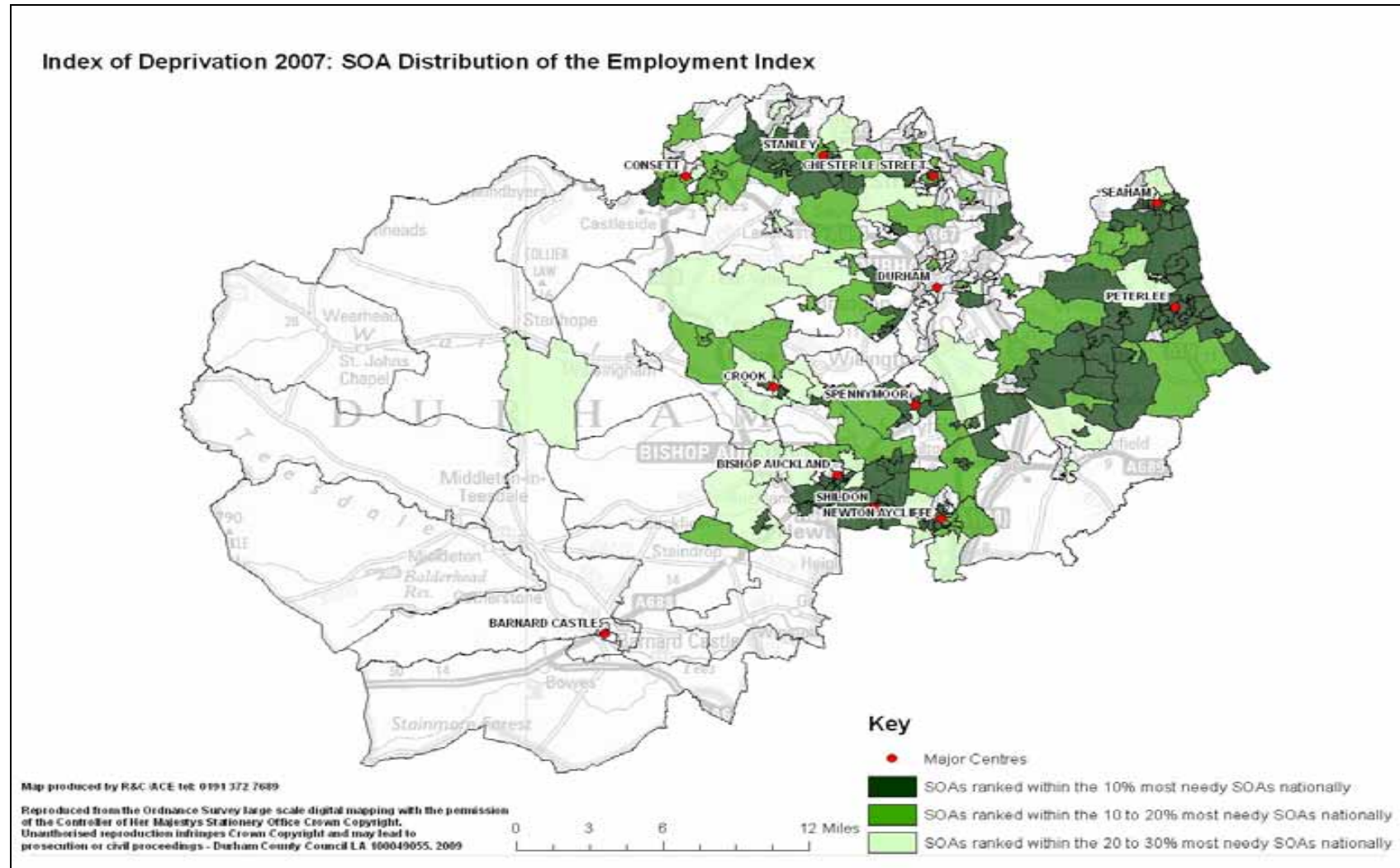
Alongside this issue is the number of economically inactive individuals in the County. Even when economic growth generates substantial increases in employment, a significant body of working age people remain dependant on welfare benefits.

These twin issues of low skills and high worklessness need to be addressed in order to put Durham on a stronger footing to enable it to deliver its wider regeneration objectives.

The actions we intend to take include:

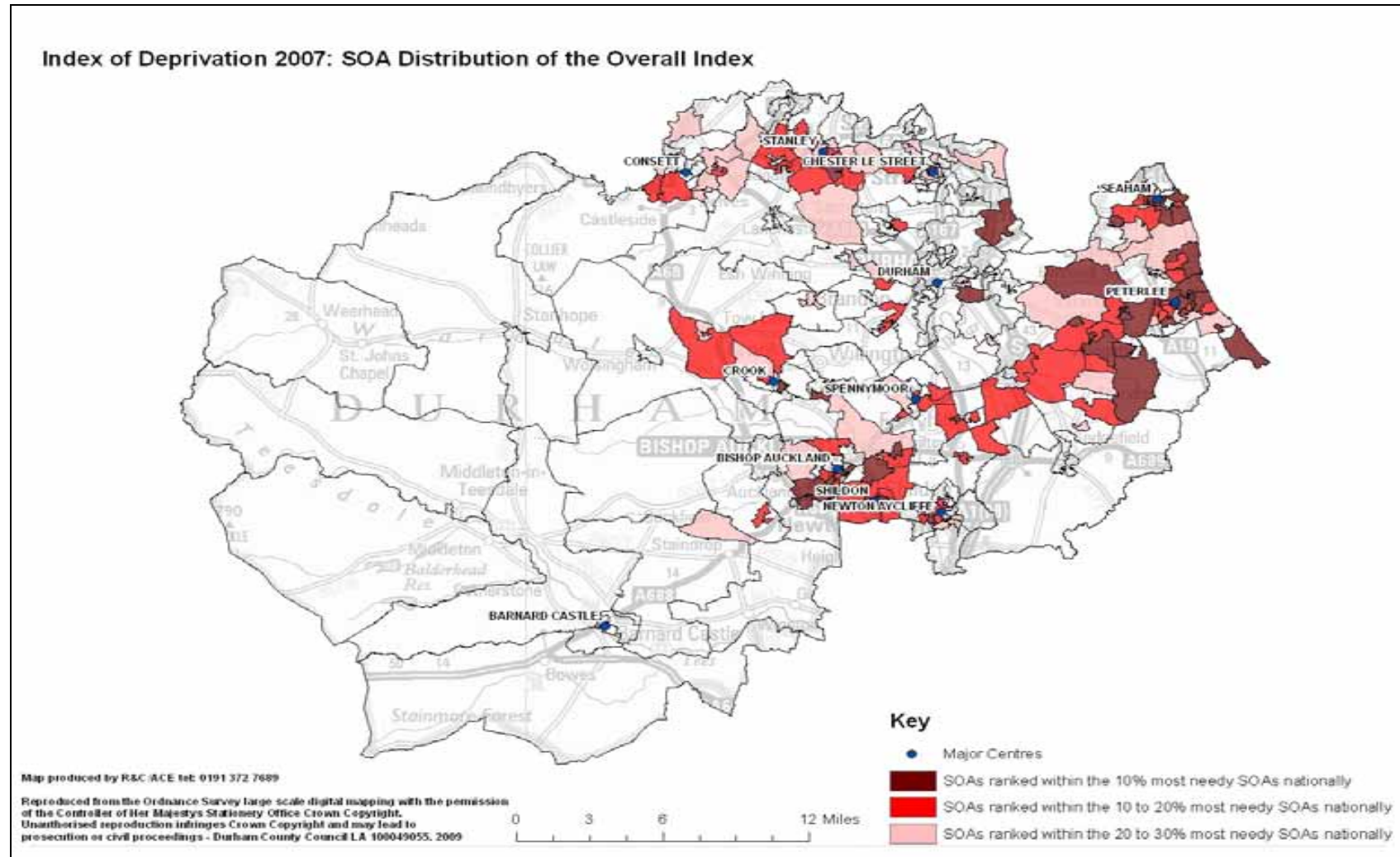
- Focussing funds available through the Working Neighbourhood Programme to engage the long term unemployed and to strengthen links with mainstream contracted provision including health interventions
- Reviewing our approach to addressing the Not in Employment Education or Training (NEETs) issue
- Linking new developments with skills and training routeways wherever possible to ensure local people are best placed to access new job opportunities (the recently established food retail routeway for instance)
- Identifying growth sectors and aligning training and support to take advantage of job opportunities – construction opportunities related to Decent Homes Work and BSF / Transport Programmes for instance.
- Ensuring rural residents have access to support advice and training through the use of outreach services and technological solutions
- Supporting the Governments 'Backing Young Britain' programme not only through Council based apprentices but also identifying job opportunities for local young people through the Future Jobs Fund (including Construction, Health and Social Care and direct works jobs) and promoting apprenticeship opportunities amongst local businesses.

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Map 3

DURHAM LOCAL INVESTMENT PLAN 2010-2015



Map 4

DURHAM LOCAL INVESTMENT PLAN 2010-2015

Our business and employment base is changing. Jobs in manufacturing, a traditional area of work has fallen from 21% of employment in 2004 to 17% in 2008. Overall productivity remains below the regional average and this is measured through GVA – currently standing at 77.5% of the regional average and just over 60% of the national average (see figure 1).

Durham will be looking to its new industries such as those linked to knowledge based assets (Durham University); innovative projects such as PETEC at NETPark and other ‘high technology’ manufacturing (computers, pharmaceuticals, precision instruments etc) to progress its economy.

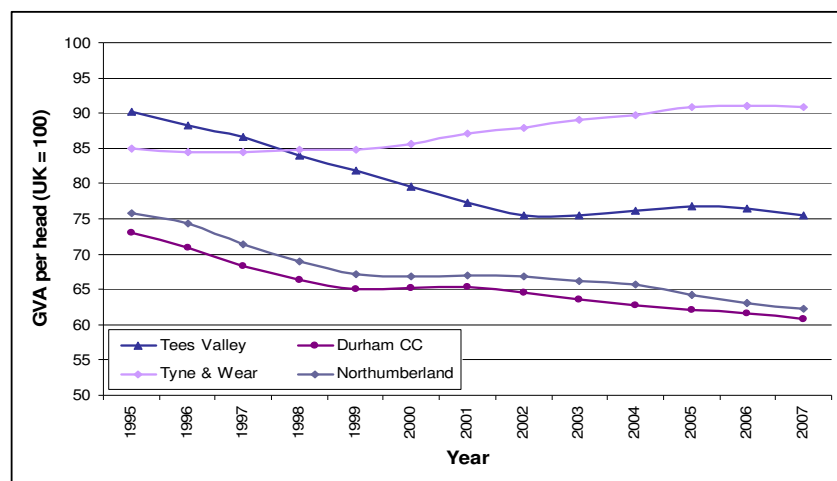


Figure 1: Comparison of GVA by North East sub-regions, 1995 – 2007

Impact Assessments

Encouraging equality, diversity and cohesion through intervention across the County is a key part of our vision, as is environmental sustainability. There have been, and will continue to be, impact assessments carried out in the development of the LSP and Council’s strategies and plans, including the LDF, the LTP, the Housing Strategy and the Infrastructure Delivery Plan. The work on these documents has informed the development of this initial Local Investment Plan and therefore, it is not envisaged that the LIP requires an impact assessment in its own right. We will nevertheless keep this under review.

	2005/06	2006/07	2007/08	2008/09
County Durham completions	1800	2361	2397	1426
RSS indicative level	1670	1670	1670	1670
% of actual completions to RSS level	108%	141%	144%	85%

Table 2: Net additional dwellings in County Durham 2005-2009

3. Our Approach to Sustainable Development

This plan will adhere to the principles of **sustainable development** and in particular, in terms of housing and regeneration, will take account of the following needs:

- the need to respond to the challenges posed by **climate change** and carbon emissions
- the need to develop a healthy **green environment** that can enhance and complement the built environment
- the need to establish a **sustainable transport** system
- the need to deliver **high quality design** into new developments

Climate Change

The Stern Report made it clear that human activity is changing the world's climate and new development is likely to make things worse at a local level unless the following is incorporated:

- delivering energy efficient solutions for existing housing including thermal insulation; fuel efficient boilers and other energy saving devices.
- mitigating the impact of new development through seeking lower carbon emissions in new housing and other schemes (including increasing the proportion renewable energy and renewable heat generated)
- adapting new and existing housing to be resilient to extreme weather conditions. The incorporation of SUDS drainage should be a higher priority in new housing schemes.

The Council will work closely with developers and others at an early stage in planning for and building different places in order to respond to this challenge. In addition, the County has set itself its own target of reducing emissions by 40% by 2020 (as opposed to the national target of 34%).

We will promote Code for Sustainable Homes (CSH) Level 3 as a minimum on all new developments and in Growth Point areas, and CSH 4 where additional public subsidy has been agreed.

Green Infrastructure

It is understood that networked green spaces are necessary for the proper functioning of urban areas. The Council is developing a green infrastructure strategy and policies for GI provision will be embedded in the forthcoming County Durham Plan (the LDF) and its accompanying SPD on Sustainable Design. Our master planning approach we will seek to embed GI principles in any new developments or regeneration schemes.

Sustainable Transport

The Government has committed itself through the 'Delivering a Sustainable Transport System' (DaSTS) programme to ensuring that future Local Transport Plans contribute positively to climate change, improve quality of life and promote a healthy natural environment. This means that a mix of attractive alternatives to the car are provided and it may mean a reduced emphasis on capital intensive new infrastructure and greater emphasis on transport management, changing behaviour and 'modal switch'. The next Local Transport Plan (LTP3) is in the course of preparation (completion anticipated 2011) and will respond to these challenges.

High Quality Design

We need good quality development and housing that would perform well against CABE Building for Life criteria. Schemes should be well laid out in coherent street patterns and feature good quality street scenes. There is a need for quality affordable dwellings and also for larger, low density executive-style housing to link to quality employment opportunities. Good design embraces the issues of energy efficiency, sustainable transport and green infrastructure – all of which will be encapsulated in the forthcoming Supplementary Planning Document on Design and Sustainability. The Council will be expecting to adhere to the forthcoming HCA Quality Standards.

Rural Sustainability

The Council will work to deliver the recommendations in the 'Living Working Countryside' report 2008 – and in particular develop a pipeline of affordable rural homes that can contribute to social and economic sustainability.

SECTION B OBJECTIVES AND PRIORITIES FOR THE COUNTY'S PLACES

4. People, Places and Prosperity – local issues, opportunities and objectives

To focus the Local Investment Plan on helping to deliver the HCA's objectives and County's Sustainable Communities Strategy and regeneration priorities, this section sets out the issues, opportunities and objectives under the following headings, including high level supporting evidence where relevant.

Durham's future prosperity - the prospects for *wealth creation and growth*

- Developing the local economy (including tackling worklessness – training and employment opportunities)
- New Infrastructure
- Delivering more housing

Durham's future places – the prospects for *regeneration and renewal*

- Better Standards in the Social sector
- Better Standards in the Private sector
- Better Neighbourhood Regeneration
- Housing and the Rural Economy

Durham's people – the prospects for *delivering housing solutions* to the diverse population of Durham

- A lack of affordable housing.
- A lack of suitable housing for older persons
- A lack of suitable housing for those who have special housing needs (including Gypsy, Roma & Traveller communities)
- A lack of suitable housing for those at risk of becoming homeless

We then consider the different places in Durham that require intervention to deliver our ambitions for wealth creation, including economic opportunity for local people, regeneration and renewal and improved housing solutions.

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4.1 DURHAM'S FUTURE PROSPERITY - WEALTH CREATION AND GROWTH

The Local Investment Plan seeks to build a better Durham through economic growth. As part of the Tyne and Wear and Tees Valley City Regions, it is crucial that places in Durham benefit from and contribute to these wider market areas. In this way we will narrow the gap within communities; and between communities, the region and the country as a whole.

We recognise that the world has changed; economic growth is no longer linked to the location of natural resources; and the increased mobility of labour and capital mean that **successful 'place shaping'** can make a substantial difference to our economic prospects. Durham has the potential to contribute more to the economic prosperity of the region and at the same time, tackle inequalities through investing in training and employment opportunities for local people.

Our main issues are:

- **Developing the Local Economy** (including tackling worklessness – training and employment opportunities for local people)
- **Planning for New Infrastructure**
- **Delivering More Housing**

(i) **Developing the Local Economy** - *County Durham's economy can become stronger by providing skilled labour; improving access to our research/knowledge base and by helping to attract talented people through our quality of place offer.*

ISSUES	OPPORTUNITIES
Durham has a low skills base which impacts on workforce productivity. By 2020, we may need as many as 40,000 additional working age adults qualified to NVQ Level 3 to meet the Government's challenging skills targets. Almost three quarters of those with no qualifications are very unlikely to go on training or further learning	<ul style="list-style-type: none"> • Raise aspirations, participation and attainment of young people by • Re-engage adults with work and promote lifelong learning through Area Based Grant support and over a 3 year period bring 3205 people back into work and 2370 into first step learning and training • Develop workforce skills increasing the number of adults with NVQ level 3 and 4 to 51% and 25% respectively • Building Schools for the Future (BSF), a £500m programme will raise academic standards.
There are low levels of investment in research and development by the private sector, which have led to limited growth in high value added businesses . There has not been enough of a shift from traditional industries to new economic opportunities	<ul style="list-style-type: none"> • Encourage commercial opportunities in connection with Durham University. • Develop new world-class products at NETPark. • Support ultra low carbon vehicle development and technology. • Develop specialisms in renewable energy (e.g. Eastgate).
Too few people are in employment , partly a result of a lack of employment opportunities but also a large number of economically inactive residents, a large proportion of whom do not wish to return to the labour market. The	<ul style="list-style-type: none"> • Improve business survival rates and opportunities for the development of more enterprises in the County. Durham is seeking a net increase of 1400 more businesses by 2013

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<p>most recent data (Nov 2008) shows that 10.1% of working age population are workless – 59.8% higher than the national rate. The presence of high levels of worklessness in certain areas has led to a socio-economic profile for the County that has clear pockets of inequality and deprivation.</p>	<ul style="list-style-type: none"> • <i>Get people into work – LEGI receives £6.64m per annum to aid businesses grow and the ABG programme has received £37m to tackle employability.</i> • <i>Work with the HCA, developers and organisations improving their stock to offer apprenticeships, work experience and other training opportunities.</i> • <i>Maximise the benefits of the BSF programme in terms of complementary developments to improve economic performance of towns</i>
<p>Our dispersed settlement pattern means that we do not generate the benefits of extended labour markets or clusters of related firms which are associated with successful urban centres.</p>	<ul style="list-style-type: none"> • <i>Promote a high quality of life offer and local regeneration schemes that will improve place quality.</i> • <i>Develop Durham City as a more prominent economic centre and using schemes such as Transit 15 to connect surrounding communities with economic opportunities here.</i> • <i>Develop the broadband network to improve connectivity, the delivery of public services, reduce the need to travel and encourage home working.</i> • <i>Deliver a phased approach to regeneration; prioritising investment to where there are immediate opportunities.</i> • <i>Ensure that the right levels of resources are made available to encourage growth or maintain sustainability.</i> • <i>Encourage the development of live/work units such as those at Network Village, Murton</i> • <i>Develop a strategy to address ‘deep rural’ issues (see rural section 4.2(iv))</i>
<p>There is a limited employment base with low proportions of employment in growth sectors, notably business and professional services and an over-dependency on the public sector as an employer – see Table 2</p>	<ul style="list-style-type: none"> • <i>Develop a strong manufacturing and engineering base which diversifies the County’s offer from other places.</i> • <i>Create a growing service sector (including tourism).</i> • <i>Making the most out of our highly rated University through its research and development arms and its links to community initiatives</i>

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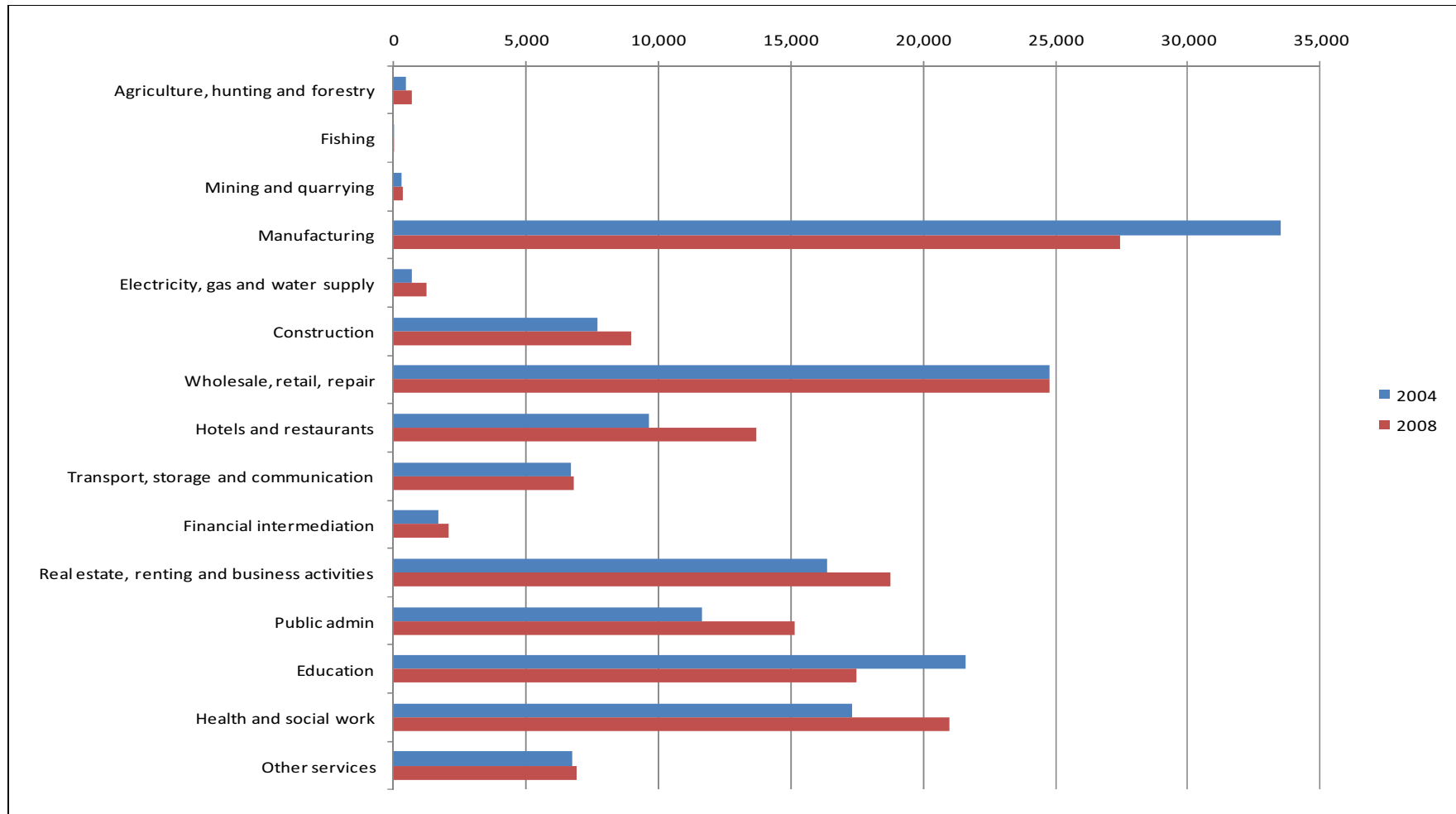


Table 3 Employees working in County Durham, by sector, 2004-08

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<p>(ii) Planning for New Infrastructure - <i>The County will need to ensure it has the necessary infrastructure to grow and in particular has the connectivity both within the County and between the County and its neighbouring towns and cities. In addition it must develop its services to ensure that education, health and other social infrastructure have sufficient capacity and strength to accommodate growth.</i></p>	
ISSUES	OPPORTUNITIES
<p>Connectivity - There is limited access to work and learning in some communities, limited east-west highways connections and constraints on the capacity of the A1 and A19 which limit opportunities for economic growth and the effective operation of the labour market.</p>	<ul style="list-style-type: none"> • Develop a coherent LTP3 bid that offers both road improvements as well as developments in sustainable transport • Partnership between local authority transport planners and the Highways Agency through the Infrastructure Delivery Plan. • Develop broadband for areas of poor connectivity
<p>New School Provision - Outdated school buildings cannot be economically maintained and fail to delivering a 21st century curriculum. Modern schools should replace existing deficits and provide where new populations are forecast.</p>	<ul style="list-style-type: none"> • Deliver the DCSF approved Primary School Strategy for Change: the programme includes the improvement or renewal of 17 schools to 2013. • BSF programme to provide modern secondary schools • Partnership working through the Infrastructure Delivery Plan to provide school places where new population is forecast. • Harness procurement procedures to establish links with local employment
<p>Health – Ensure holistic health coverage for existing and future populations.</p>	<ul style="list-style-type: none"> • Joint working between Foundation Trust, PCT and the County Council through the Infrastructure Delivery Plan.
<p>Leisure - issues of obesity, unhealthy lifestyles and chronic ill health are continuing features of the health of Durham's population</p>	<ul style="list-style-type: none"> • Develop new approaches to fitness including for instance the East Durham Green Exercise Plan as well as new leisure centres such as in Durham City and Consett • Maximise healthy living concepts (eg green space; footpaths/cyclepaths) to promote healthy lifestyles • Provide greater access to culture and the arts
<p>Utilities - Ensure holistic utility coverage for existing and future populations.</p>	<ul style="list-style-type: none"> • Joint working between sewerage, water, electricity, gas, communications and County Council through the Infrastructure Delivery Plan.

(iii) Delivering More Housing - <i>Durham's housing offer needs to be enhanced in order to fit with our economic aspirations; a better balance of house types is required to reflect people's aspirations and needs; and new housing is required to support growth in our key regeneration towns.</i>	
ISSUES	OPPORTUNITIES
Housing Growth - Housing of the right type, tenure and in the right locations must be delivered in order to underpin and promote future economic prosperity.	<ul style="list-style-type: none"> • Focus growth on the main towns of the County. • Promote Durham City as a key place for housing growth • Deliver new growth in line with the Programme of Development for the Growth Point in South and East Durham. • Respect the principles of sustainable development through sound policy contained in the County Durham Plan (LDF).
Housing Recovery - The recession of the last 18 months has seen housing completions plummet and they probably now stand at around 70% of RSS levels (at around 1100-1200 units per annum) (see table 2)	<ul style="list-style-type: none"> • Harness the economic upturn in a proactive way through new partnerships and innovative funding (see Resources and Delivery sections) • Durham's housing market has the inherent strength to recover and the public sector needs to focus its effort where it is needed.
Mixed Tenure - Housing schemes do not offer a range of housing tenures in a way that can deliver mixed communities.	<ul style="list-style-type: none"> • Deliver housing in partnership with developers that meet the identified needs of communities as a whole. • Understand the tenure needs as evidenced in the County Durham Strategic Housing Market Assessment (SHMA) • Explore intermediate forms of tenure (see 4.3(i) below) • Work with HCA to understand lending issues; remove obstacles to lender's assessment of shared ownership
House Types - There is a narrow range of house types in Durham with a preponderance of smaller terraced and semi detached houses (63% of all houses are in Council tax band A compared with the national average of 25%)	<ul style="list-style-type: none"> • Develop more larger executive style houses where the market requires it and provide alternative offers to existing housing stock • Understand the house types as evidenced in the County Durham Strategic Housing Market Assessment (SHMA)
Housing Land - Housing land of interest to developers is in limited supply and needs to be released to promote delivery. There is a balance to be struck between our planned economic growth and the availability of land to deliver this growth. The traditional delivery vehicles for development do not always offer the most flexible and cost effective solution Details of the planning status of housing land, as described in the Strategic Housing Land Availability Assessment 2010 is in Appendix VII	<ul style="list-style-type: none"> • Around 30% of the land available as indicated by the SHLAA is in Council ownership (280ha) (although three quarters of this is only available after year 6). • In addition to this, the HCA is responsible for the disposal of some key housing sites • Actively seek the disposal of public sector land to accelerate housing supply. (Opportunities to dispose of land at 'less than market' value in return for overage arrangements with the developer will be explored). • Explore public/private partnerships and joint ventures as alternative models to traditional land disposal and development • Identify available public land as evidenced in the County Durham Strategic Housing Land Availability Assessment (SHLAA). • Ensure the Infrastructure Delivery Plan provides the correct links between land use planning and the realities of delivery

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Total Place - we propose a new way of working with developers and providers through a new **Housing and Regeneration Partnership (HARP)** structure. This grouping, headed by an Executive Board can coordinate and prioritise access to funds in both the public and private sectors; develop and monitor the authority's strategic direction; harness the planning functions of the Council to maximise opportunities for development and take ownership of the Local Investment Plan. This will allow greater synergy between housing investment and the wider strategies for delivering economic growth and the full spectrum of regeneration initiatives. It will ensure a greater focus is placed on delivery.

In addition Total Place proposes the **rationalisation and alignment of funding streams**. For instance the 17 HCA funds could be reduced to just three if a strong partnership, with governance and accountability checks incorporated, is developed. This could be extended further to allow delegated place based funding streams (where flexibility can be negotiated in order to allow virement and other flexibilities) to be established along **Total Capital** principles.

These changes can be underpinned by an enabling planning framework that focuses on a proactive 'development team' approach; a robust and meaningful Infrastructure Delivery Plan and a streamlined Local Development Framework.

4.2 DURHAM'S FUTURE PLACES - REGENERATION AND RENEWAL

Different places across Durham offer opportunities for regeneration and renewal – whether it is the close network of industrial towns and villages in the more densely populated south, east and north; or the 'deeper' rural communities in the west. The Council's key social and economic indicators show that long standing inequalities are rooted within the County. The evidence we hold tells us what interventions are required to overcome locational disadvantages.

The work for the strategies and evidence shows that the main issues for regeneration and renewal are:

- **Better Standards in the Social and Private Sectors**
- **Better Neighbourhood Regeneration**
- **Housing and the Rural Economy**

(i) Better Standards in the Social Sector – *the social sector accounts for 20% of the housing stock: 41% Council and ALMO and 59% Registered Social Landlords. It requires continued investment to secure the decent homes standard; to deliver new solutions to meeting the requirements of its neighbourhoods; and to deliver better housing management and maintenance for its tenants.*

ISSUES	OPPORTUNITIES
<p>Non-decency Despite all major social landlords having investment programmes to deliver decent homes over the next five years; levels of non decency across the County's social housing stock still currently stand at around 32%. (see Appendix II) The biggest challenge is in East Durham where the stock of the ALMO is 90% non decent.</p>	<ul style="list-style-type: none"> • Create greater certainty that we will finish the job of delivering decent homes across public sector stock and maintain the stock in good condition thereafter. Consider new more flexible strategies for delivering decent homes through stock replacement or remodelling. Overall decent homes investment across all major social landlords will be in the region of £77m in 2010/11 • Work closely with the HCA and East Durham Homes to deliver the

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	<p>Decent Homes Programme and other options</p> <ul style="list-style-type: none"> • Look for opportunities to introduce mixed tenure to social housing estates • Identify training and employment opportunities linked to decent homes programmes.
<p>Decency plus Durham's housing stock must secure investment that not only guarantees a minimum standard in the long term but also raises standards further to match needs and aspirations of tenants and future residents</p>	<ul style="list-style-type: none"> • Plan for an options appraisal that can consider all funding options for the three main local authority social housing providers to be initiated in 2010
<p>Efficient management of stock There are 35 social housing providers in Durham which have different management and service standards and structures</p>	<ul style="list-style-type: none"> • Rationalisation, involving anything from transfer of ownership through to partnerships, sharing back office or front line services, or management agreements could be considered. Opportunities to work with the TSA will be taken.
<p>(ii) Better Standards in the Private Sector – the private sector comprises 80% of Durham's housing stock but has the greatest concentrations of non decent housing; poor management and limited investment opportunities. New initiatives to secure the future sustainability of marginal neighbourhoods is required</p>	
<p>ISSUES</p>	<p>OPPORTUNITIES</p>
<p>Non-decency About 31% of vulnerable person households in the private sector in Durham are estimated to live in non decent housing.</p>	<ul style="list-style-type: none"> • Develop the new Financial Assistance Policy and associated Regional Loans scheme so that it can offer effective choices for those who own non decent homes.
<p>Older housing stock - The levels of clearance of older terraced housing, always relatively low, has now halted in most renewal areas despite evidence that most communities would welcome rehousing where there is obsolete stock and neighbourhood decline. The Genecon report for English Partnerships provided an economic case for clearance as part of an area renewal strategy and needs refreshing and updating. Where clearance can be avoided then comprehensive upgrading of the external envelope of buildings is required</p>	<ul style="list-style-type: none"> • Identify low demand housing where the preferred option, (from the points of view of both future investors and the existing community), is for clearance. • Secure the future sustainability of existing renewal areas through new investment • Reconfirm the priority settlements identified for interventions in the Genecon report • Extend the group repair scheme and associated environmental works continued funding
<p>Private rented sector - Private landlords own a disproportionately high level of stock that is non decent. Poor and ineffective management; an unwillingness to invest and a lack of engagement with local communities leads to destabilised neighbourhoods and a high turnover of tenants and other residents. Empty homes and anti-social behaviour become particular problems. (In all sectors, there are an estimated 6,500 empty homes in the</p>	<ul style="list-style-type: none"> • Seek greater engagement with private landlords through partnership and licensing. Seek to consolidate the existing three licensing schemes in Dean Bank, Chilton and Wembley by 2011 • Ensure that enforcement measures are taken as a last resort • Develop new tools for empty homes • Establish Community Action Teams to enable rapid response

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County)	<ul style="list-style-type: none"> • Learn from best practise examples in neighbouring authorities
Advice - Older owner occupiers require advice, assistance and financial help in order to make a long term impact on health, safety and overall repair of their homes	<ul style="list-style-type: none"> • Ensure we maximize the opportunities afforded by the financial assistance policy that enable older people to continue to live in their homes

(iii) Better Neighbourhood Regeneration – <i>the wider physical and environmental infrastructure around older housing is often worn out and unviable and requires improvement and fundamental re-modelling</i>	
ISSUES	OPPORTUNITIES
Older communities , particularly those based around the older traditional industries such as coalmining, now face a future with poor access to amenities including health services, leisure facilities and green infrastructure.	<ul style="list-style-type: none"> • Prioritise these communities through research (such as the Joint Strategic Needs Assessment and the Access Prioritisation project) and work with partners over how these communities can be given improved access to services. • Evaluate alternative regeneration options
Town and village centres and their associated shops, services and public realm have suffered a lack of investment and produce a visually poor environment that is neither clean nor green.	<ul style="list-style-type: none"> • Coordinate funding options to establish a programme of works that can bring forward environmental improvement schemes to provide a more viable and attractive built environment • Seek to deliver more viable towns and villages through improved services

(iv) Housing and the Rural Economy – <i>the 'deep rural' areas have some of the worst affordability and investment problems; exacerbated by isolation; fuel poverty and restricted employment opportunities. New 'tailor made' rural housing initiatives are needed.</i>	
ISSUES	OPPORTUNITIES
<p>New housing - A reliable supply of affordable homes is needed in order for the rural economy to work. There are continued difficulties in finding suitable sites to develop.</p> <p>Affordability ratios are between 6 and 8 and are the second highest in the County – a product of a limited housing supply and low rural wages</p> <p>The problems of transport and communications between home and work will need to be addressed.</p> <p>There are a disproportionate number of empty or under-utilised homes in rural areas that add to housing stress</p>	<ul style="list-style-type: none"> • A dedicated resource is required in order to enable housing sites to be identified and progressed through to development in both small villages and market towns. • The Community Land Trust initiative can be extended • A rural exceptions policy is being developed in the County Durham Plan (LDF) • Other options that allows for some market housing to help deliver the affordable will also be explored • Consider reducing the threshold for affordable housing on s106 agreements to below 15 units • Engage with key local landlords and negotiate the possible release

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	<p><i>of some of their land holdings to secure sustainable rural communities (with possible incentives such as equity share or guaranteed income provisions built in)</i></p> <ul style="list-style-type: none"> • <i>Address empty homes issues – possibly in conjunction with the new Community Land Trust</i> • <i>Encourage live:work units where appropriate</i> • <i>Ensure that the ‘development team approach’ and a more flexible approach to planning as advocated by the Total Place pilot is especially applied to rural development.</i>
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Total Place – the pilot identified the need for a comprehensive assessment of how social housing providers work together so that options for rationalisation of services could be considered – we will work with the TSA and partner RSLs over how these issues can be addressed in 2010.

The private rented sector, proven to where Durham’s worst stock is, was also seen to be an area where substantial sums of public money are spent through housing benefit. Incentives for private landlords to improve standards whilst receiving HB need to be considered. We will continue to press Government over how housing benefit can be used more effectively.

The project made the proposal that there is a need to develop an integrated national fund for home energy efficiency and carbon reduction to replace the complex mix of funding mechanisms and funding agencies (in line with the recent announcement for Carbon Framework pilots). This would be oriented towards tackling fuel poverty and providing advice and support for vulnerable households. We will monitor the outcome of the pilots initially.

Durham Coalfields Programme

Prior to the formation of the unitary authority proposals to create sustainable settlements and communities in former coalfield areas by tackling the serious housing problems facing the area, (including a targeted programme of property acquisition and demolition where appropriate) were drafted by a coalition of district councils. A report was prepared in draft form by the former district councils and set out a programme to achieve the following aims:

- Enhance social cohesion
- Improve the range of choice of housing and social provision
- Increase economic sustainability of target communities
- Improve spatial relationship between key employment centres and target communities

- Maximise local employment provision in target communities
- Reduce incidence of poor quality housing
- Improve public realm throughout target communities
- Maximise use of brownfield land for new housing.

Much of this is of course covered elsewhere in the Plan but it is important that the work, which featured former coalfield areas in East and South Durham is refreshed and re-considered in the light of the Local Investment Plan and Durham County’s priorities. Government has also announced a Coalfields Regeneration Review, to be produced before summer 2010. The report will seek to explore better ways of working between public bodies to deliver better results for coalfield communities. Both the Coalfield Regeneration Review and the report above will be considered as part of the development of the Plan and the Local Investment Agreement.

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4.3 DURHAM'S PEOPLE – DELIVERING THEIR FUTURE HOUSING SOLUTIONS

Durham's population is increasing with higher than national average increases in older people.

- Between 2007 and 2012, older people in the over 65, over 75 and over 85 age groups are predicted to increase in number by 12%, 11.3% and 23.1% respectively. At a national level, the same three age groups are set to increase by only 11%, 7.3%, and 13.7% respectively.
- Between 2007 and 2026 the number of older people over 65, 75 and 85 years old will increase by an astonishing 49.89%, 71.4% and 115.2% respectively in County Durham.

Another key aspect of demography impacting on future need in the County will be the increased propensity of people in County Durham to form a separate household.

- The number of households in the County given in the 2001 Census was 207,477.
- The County Council's latest projections predict that this figure will have risen to 233,354 by 2021

Area	Population Change 2007-2012				
	65-74	75-84	65+	75+	85+
Chester-le-Street and Durham	17.4%	10.1%	15.6%	13.2%	24.7%
Derwentside	12.2%	6.8%	11.6%	10.9%	22.0%
Easington	6.4%	8.1%	9.7%	13.5%	31.1%
Sedgefield	11.3%	2.9%	10.4%	9.3%	28.9%
Tees and Wear	13.4%	7.6%	11.7%	9.8%	15.7%
County Durham	12.6%	7.4%	12.0%	11.3%	23.1%
England	14.5%	4.8%	11.0%	7.3%	13.7%

Source: ONS 2006-Based Population Projections, DCC 2007-Based Population Projections

Table 4: Population increase by age group

Levels of BME groups are low with around 98% of the population being White British. The largest ethnic minority is the Gypsy, Roma and traveller community and their needs are addressed in 5.4(iii)

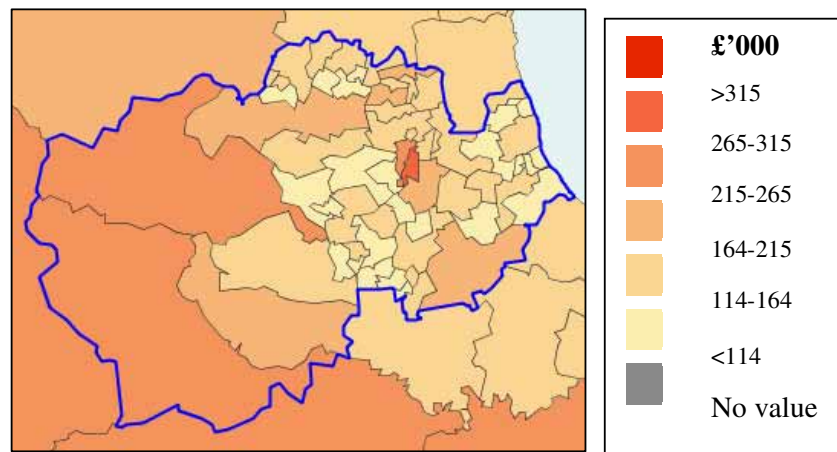
Durham's housing market is essentially strong, inclusive and supportive but where dysfunction exists it needs to be addressed. Our main issues are:

- **A lack of affordable housing.**
- **A lack of suitable housing for older persons**
- **A lack of suitable housing for those who are socially excluded or who have special needs (including Gypsy, Roma & Traveller communities)**
- **A lack of suitable housing for those at risk of becoming homeless**

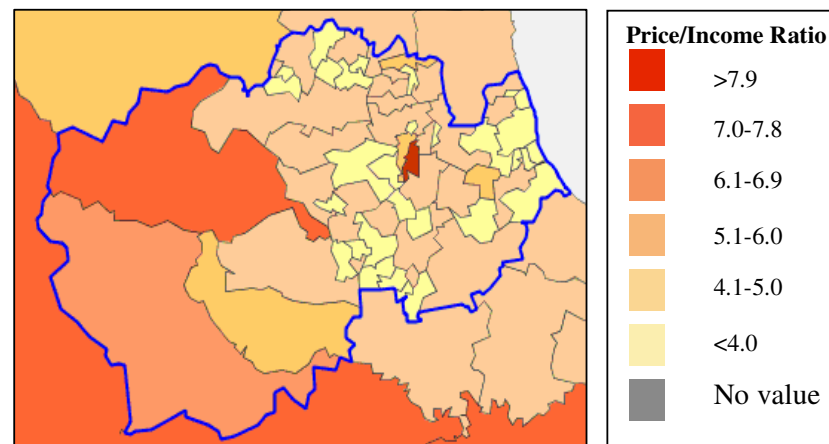
A fuller description of the special needs groups is contained in Appendix III.

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Map 5 Average house prices in County Durham



Map 6 Affordability ratios for County Durham



(i) A lack of affordable housing - In a County with average house prices of just under £100,000 and lower quartile (as a proxy for entry-level homes) of £72,500, there is a significant amount of 'affordable housing'. However, incomes are also very low at £21,000 on average (as opposed to national average at £25,500, and affordability ratios range from 4 to 8. The County therefore needs to maximise the delivery of affordable housing in the right locations to cater for those on low incomes who have no access to market housing for sale or rent

ISSUES

Access to affordable housing - There remains an affordability problem; spatially in rural areas and Durham City as well as more generally amongst newly forming households; who cannot access mortgage finance. The requirement for at least 10% deposits and associated arrangement fees are proving to be deterrents to accessing home ownership.

Inability to buy or rent - The Strategic Housing Market Assessment (2008) estimated that 30% of existing households were unable to buy or rent unsubsidised properties in the bottom quartile of the market.

OPPORTUNITIES

- **Explore all possible opportunities for maximising the supply of affordable housing by incorporating affordable housing policies in the County Durham Plan (LDF).**
- **Bring empty homes back into use – consider 'self build' training to assist those out of work gain new skills.**
- **Develop a viability assessment as part of the LDF evidence to demonstrate which sites can supply affordable housing.**
- **Bolster the National Affordable Housing Programme in order to meet Durham's housing needs.**
- **Take advantage of the new funding stream associated with LA direct build.**
- **Make greater use of section 106 as market returns**
- **Develop more innovative approaches to cross-subsidy etc.**
-

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<p>Intermediate forms of tenure - these products have failed to make an impact on the housing market. Whilst Low Cost Home Ownership products have failed to sell in the last two years; the extent to which it will re-emerge as an option alongside the emerging economic upturn remains uncertain. Nevertheless it offers affordable housing at less than 50% of the cost of social rent.</p>	<ul style="list-style-type: none"> • Assess potential demand for intermediate products within the market and any barriers around lack of understanding of products etc. • Take up any opportunities to work with the HCA and the HomeBuy Agent to better understand and promote intermediate products. • Support other innovative schemes which do not rely on public subsidy such as the Prince Bishops 'rent to buy' initiative • Develop other forms of intermediate rent in conjunction with RSLs • Promote mixed tenure schemes (especially for older persons) that can use capital receipts to cross subsidise rental element
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<p>(ii) Lack of suitable housing for Older Persons – the percentage of older persons in the County is 22% of the total population but their housing shows great disparities between standards and needs.</p>	
<p>ISSUES</p>	<p>Opportunities</p>
<p>Existing sheltered housing schemes, particularly those owned by LSVTs and the Council are often out-dated and in need of major investment to bring up to modern day standards</p>	<ul style="list-style-type: none"> • The current portfolio of sheltered schemes will be reviewed to assess the options for investment through to 2011.
<p>One bedroomed bungalows are unpopular across the County and have low demand</p>	<ul style="list-style-type: none"> • New options for their use and/or remodelling need to be considered and appraised by 2011 • Supply of two bedroomed bungalows should be increased
<p>The frail elderly are often left in housing that poses risks to their well being and health</p>	<ul style="list-style-type: none"> • Greater consideration will be given to 'extra care' schemes – particularly if this can be linked to multi/flexible tenure options. None have been developed to date and none are in the development pipeline.
<p>Wanting to stay at home – Older persons often remain in their homes after their needs have changed and then face disruption; extra costs or rehousing in order to meet their new mobility needs</p>	<ul style="list-style-type: none"> • The development of Lifetime Homes across a greater number affordable housing schemes (and ideally market housing too) could assist in overcoming the potential problem – the Council will establish an indicative percentage of Lifetime Homes for its new developments • Continuing to support the Home Improvement Agency.
<p>There is a general need to raise aspirations, challenge perceptions and improve the quality of life for our aging population</p>	<p>The recent HAPPI report by CLG/HCA offers a series of 12 recommendations for action that will act as a springboard for innovation and quality design , development and care</p>

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(iii) Lack of suitable housing for people with special housing needs – <i>for those who cannot engage in the housing market through disability or social exclusion there is a need to deliver more varied and customer focussed housing solutions</i>	
ISSUES	OPPORTUNITIES
Physical disability - Too little affordable accommodation for wheelchair users under pensionable age is purpose built to meet the needs of those who are confined to wheelchairs but who may live independently either by themselves or as part of a family group	<ul style="list-style-type: none"> • <i>The Total Place pilot identified home adaptations as being an area for review and streamlining so that inequalities over access and funding between tenures and areas is eradicated.</i> • <i>The introduction of specific wheelchair housing in general needs housing schemes should be promoted – the Council will consider a preferred percentage on its new developments</i> • <i>Promoting Lifetime Homes requirements in County Durham Plan (LDF).</i>
Accommodation for special needs groups, particularly those with learning disabilities is often sub-standard and there is a growing demand especially from those with elderly carers for semi-independent supported accommodation	<ul style="list-style-type: none"> • <i>Actively seek additional funding from both public and private sectors</i> • <i>Develop a network of coordinated supported accommodation</i>
BME – BME groups, other than GRT groups (see below), will need to have their specific housing needs addressed	<ul style="list-style-type: none"> • <i>Take account of needs of BME groups through the varied provision of housing that can accommodate households of different sizes, cultures and backgrounds</i>
Addressing the needs of the Gypsy, Roma and Traveller communities – <i>existing sites pose serious health and safety risks and new site provision is required to meet unmet demand and needs</i>	
ISSUES	OPPORTUNITIES
Existing Council owned sites are in poor condition and pose health and safety risks to the residents	<i>Develop a phased approach to site refurbishment using both HCA and DCC funds</i>
There are too few permanent sites in the County to meet needs	<i>Develop an approach to new site identification in conjunction with the LDF work. Work with others to drive down costs of provision.</i>

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(iv) A lack of accommodation for those at risk of homelessness	
ISSUES	OPPORTUNITIES
<p>County Durham has a lack of supported housing units. Accommodation is often unable to provide training or employment activities on site due to the constraints of premises. There is a need for capital and revenue investment to extend current supported housing to meet the requirements of Places of Change.</p> <p>The Total Place pilot also identified the need for social housing providers to be engaged in promoting access to jobs and training for its tenants.</p>	<p><i>Future Places of Change priorities for Durham suggest 101 units would benefit from investment. 67% of these constitute refurbishments to four existing services. This would address the lack of en-suite and training facilities and create the appropriate direct access services the sub-region currently lacks. The remaining 47% of priority developments would fill gaps in services for care leavers, young people, ex-offenders and teenager parents. These would be smaller specialist developments, averaging 6 units.</i></p> <p><i>The Council will continue to seek accommodation for vulnerable persons who are at risk of homelessness through a multi-disciplinary approach to a persons welfare and employment prospects</i></p>
<p>There has been an increase in customers seeking help with mortgage and rent arrears – part of change to the pattern of homelessness attributable to economic hardship. County Durham has the worst rate of mortgage repossession applications in the North East.</p>	<p><i>Reduce homelessness acceptances through mortgage rescue and through partnership with financial institutions; early interventions over debts in general</i></p>
<p>Single people who engage in substance abuse or who are offender/ex-offenders are more likely to encounter homelessness or unsettled accommodation. Risks of homelessness often have strong links with mental health issues</p>	<p><i>Work with RSLs and other agencies to secure a range of accommodation for those who have chaotic lifestyles to provide longer term stability and a safer environment that could lead to greater independence.</i></p>

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4.4 HOW WE WILL ADDRESS THESE ISSUES

The Council's Regeneration Statement takes account of what we know about peoples' housing needs; the places where they live and the opportunities for wealth creation, economic growth and regeneration and sets out its strategic direction for the County and its partners, identifying key ambitions, outcomes and key projects. Action plans that can deliver these strategic objectives are being prepared. A diagram of the framework is set out in Appendix IV.

We recognise that the Plan could embrace a full range of social, economic and physical regeneration objectives in order to fully become a delivery plan for sustainable communities as a whole but **of particular importance to this first Plan are the objectives associated with Housing and Regeneration investment**. These are considered below on a thematic basis: the next part of this Plan sets out what we are trying to achieve for different places in Durham.

COUNTY WIDE OBJECTIVES FOR HOUSING AND REGENERATION IN DURHAM		
<p>(1 = links to Sustainable Communities Strategy; 2 = links to Regeneration Statement)</p> <p>1. Sustainable Communities Strategy: Altogether Wealthier (AW); Altogether Healthier (AH); Altogether Better for Children and Young People; (ABCYP); Altogether Greener (AG); Altogether Safer (AS); Altogether Better Council (ABC)</p> <p>2. Regeneration Statement: Thriving Durham City (TDC); Vibrant and Successful Towns (VST), Competitive and Successful People (CSP), Sustainable Neighbourhoods and Rural Communities (SNRC), a Top Location for Business (TLB) and an Altogether Better Council (ABC)</p>		
1	2	NEW HOUSING GROWTH
AW	VST/ SNRC	<ul style="list-style-type: none"> • Seek to increase the number of housing completions to a sustainable level that meets the County's regeneration and demographic needs <ul style="list-style-type: none"> ➢ Promote the release of land for market and affordable housing to align with areas of economic opportunity ➢ Provide complementary resource mechanisms to the National Affordable Housing Programme by accessing new sources of finance in the public and private sector ➢ Deliver housing in sustainable locations where infrastructure is developed and quality services exist
AW	TDC/ VST	<ul style="list-style-type: none"> • Identify and progress the development of key housing sites in and around Durham City and in the South and East Durham Growth Point especially where linked to economic development opportunities <ul style="list-style-type: none"> ➢ Consider enlarging the scope of the Durham Growth Point initiative to cover a wider area of the County (including Durham City) ➢ Develop the economy of Durham City in a way that will benefit the whole County • Market test and promote intermediate forms of tenure and alternatives to social rented housing in specific localities
AW	VST	<ul style="list-style-type: none"> • Tackle lending issues including conditions causing lenders to withhold mortgage offers
AG	VST	<ul style="list-style-type: none"> • Introduce a Supplementary Planning Document (SPD) specifically on design and sustainability as part of the LDF <ul style="list-style-type: none"> ➢ Consider the development of increased standards for new housing in anticipation of government legislation as part of the LDF process

PROSPERITY

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1	2	REGENERATION AND RENEWAL	P L A C E S
AW/AH AS	SNRC	<p>Better Homes in the Social Sector</p> <ul style="list-style-type: none"> • Determine an approach to meet Decent Homes Standard across the social sector and particularly East Durham • Maintain the decent homes standard across the social sector <ul style="list-style-type: none"> ➢ Initiate an options appraisal process to ensure the investment opportunities in Durham City and in the remainder of the Council's stock are maximised 	
AH/AS	SNRC	<ul style="list-style-type: none"> • Create a priority list of sheltered schemes that require upgrading and assess the options for funding and redevelopment for both these schemes and one bedroomed bungalows 	
AW/AH	SNRC	<p>Better Homes in the Private Sector</p> <ul style="list-style-type: none"> • Complete the work we have started in existing renewal areas <ul style="list-style-type: none"> ➢ Seek funding to commence clearance in newly identified renewal areas 	
AH/AS	SNRC	<ul style="list-style-type: none"> • Engage with private landlords by <ul style="list-style-type: none"> ➢ evaluating selective landlord licensing alongside mandatory licensing for houses in multi occupation; ➢ developing a Countywide accreditation scheme ; ➢ improving arrangements for engagement with private landlords ➢ vigorously pursuing enforcement measures 	
AH/AS	SNRC	<ul style="list-style-type: none"> • Further develop the County's Home Improvement Agency system and the County wide handyvan system 	
AH/AS	SNRC	<ul style="list-style-type: none"> • Develop an action plan that can address empty homes 	
AW/AH/ AG	SNRC	<ul style="list-style-type: none"> • Extend the system of financial assistance to owners to improve their homes through the regional loans scheme and other mean 	
AW/AH/ AG	SNRC	<ul style="list-style-type: none"> • Develop a Private Sector Housing Plan encompassing a Fuel Poverty Action Plan in 2010 to assist those on low incomes with homes with poor thermal insulation • Consider town centre regeneration alongside housing delivery 	
AW	SNRC	<p>Housing and Rural Economy</p> <ul style="list-style-type: none"> • Seek a dedicated professional to work on tackling rural issues at a local level, including in conjunction with the newly established Community Land Trust to facilitate new housing on exception sites and elsewhere in rural areas. • Secure an increased supply of rural housing (see section on W Durham) and explore home working solutions • Review and where appropriate pursue the recommendations in the Matthew Taylor Living Working Countryside report 	

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1	2	HOUSING SOLUTIONS	P E O P L E
AW	SNRC	<p>Affordable Housing</p> <ul style="list-style-type: none"> • Extend the provision of affordable housing for rent to meet the needs of vulnerable households <ul style="list-style-type: none"> ▪ where appropriate offer associated support so that they can secure greater economic independence ▪ Progress and extend the local authority building programme ▪ Maximise opportunities for new affordable housing through all funding routes 	
AH	SNRC	<p>Older Persons</p> <ul style="list-style-type: none"> • Maintain a programme of specialist accommodation for older people <ul style="list-style-type: none"> • reassess its scope and priorities following the completion of the research into older persons housing and related support needs across the County • maintain and enhance the supply of two bedroomed bungalows (of all tenures) 	
AH	SNRC	<p>Special needs</p> <ul style="list-style-type: none"> • Maintain a programme of adaptations through the provision of Disabled Facilities Grants • Increase the numbers of purpose built general family wheelchair adapted dwellings and general lifetime homes • Secure accommodation for people with learning disabilities that can meet the needs of clients and their carers • Continue with the refurbishment programme for Gypsy, Roma and Traveller sites 	
ABCYP	SNRC	<ul style="list-style-type: none"> • Seek to match funding from the County with funds from the HCA's Gypsy and Traveller funding programme and work with others to identify cost savings 	
AH/ ABCYP/ AS	SNRC	<p>Homelessness</p> <ul style="list-style-type: none"> • Increase the range and improve the quality of accommodation to meet the needs of vulnerable groups; in particular, single persons, people with learning disabilities; those with a mental health history and other priority groups • Work with the HCA, RSLs and others to determine priorities for Places of Change type housing and support provision 	
	SNRC	<ul style="list-style-type: none"> • Ensure that this is linked to related employment and skills training services • Deliver new accommodation to meet needs of care leavers and ex offenders (in accordance with PSA 16) • Deliver new accommodation that can deliver better housing for people with mental health or substance abuse issues • Increase and extend the Family Intervention Projects for those families who are vulnerable and/or have chaotic lifestyles • Develop supported housing for teenage parents 	

5. People, Places and Prosperity - Spatial Priorities for Action

The size and complexity of the County means that priorities must be identified according to particular place's needs and the opportunities they present. The following is a description of the four key areas of opportunity within the County and the priorities that have been identified within each area.

Whilst there is no one area that can lay claim to exclusive rights to any specific funding stream the following general assertions can be made:

Wealth Creation and Growth – this is to be focussed on:

- The Durham City area
- The regeneration towns of Consett, Stanley, Seaham and Peterlee (in North and East Durham) and Bishop Auckland and Spennymoor (in South Durham).
- Sites in the South and East Durham Growth Point.

Regeneration and Renewal – this is to be focussed on:

- Continued investment in both private and social sector programmes in communities in South Durham and North and East Durham.
- A review of priority renewal areas has identified a 'second wave' of clearance areas with greater emphasis on North and East Durham.
- Estates of predominantly council housing stock identified for partial clearance in East Durham and the Durham City area will also be progressed.
- Rural housing provision requires accelerated delivery in the deeper rural West Durham.

Delivering Housing Solutions – the needs of specific housing groups for affordable housing is more evenly distributed across the County and schemes will be prioritised at a local level.

The future role of places will be given further consideration and will be subject to consultation in the Local Development Framework process. Clear prioritisation of settlements will inform future investment decisions. Investment could range from delivering housing schemes to meet need through to all aspects of town centre regeneration.

5.1 Durham City

At the heart of the North East, Durham City is an important population centre, employment location, visitor destination, transport hub and University City. Durham City is a hub of economic and cultural activity and stands out as **the key economic driver to the County** and of regional importance; it symbolises the economic potential and opportunities available. Durham is a City:

- Steeped in history and heritage, including Durham Castle and Cathedral World Heritage Site
- Home to Durham University, one of the Country's leading Universities attracting some of the brightest students in the UK (circa 12,000).
- With enormous untapped potential it could deliver a significant share of a 'step-change' in the growth of the Region and the largest contribution from the County as a whole.

The RSS and RES recognise the potential of Durham City to become a city of regional, national and international importance but also acknowledges that the limited scale and offer of the centre itself prevents it from achieving this status. The city needs to:

- Develop a critical mass of employment, cultural and tourism facilities, population and visitors to capitalise on its inherent distinctiveness (but not threaten its historic character)
- Provide a balanced supply of new housing schemes to provide for both the existing population and new demands.

Durham City could play an important role as the region's cultural gateway and primary heritage asset. Projects such as the World Heritage Site visitor centre; the Palace Green library project and the Riverbank Gardens Project are all designed to secure the city's cultural assets for the coming millennium.

Despite the omission of Durham on the UK City of Culture short list, there is nevertheless tremendous scope to attract more visitors both for recreational and for business purposes. Considering Durham's good transport links, the designation of the Peninsula as a World Heritage site and the presence of its world class University; there are for instance, opportunities to develop a conference hub of national significance.

The population of Durham City and its surrounding area is about 85,000

Generally, the Index of Deprivation scores for areas in and around Durham City compare well against the County's averages

Average house prices in some parts of Durham City are three times the County average at over £300,000; though some surrounding villages have average prices nearer £100,000

Wealth creation and growth

Although the city is an important employment centre (especially public sector employers), it lacks a defined modern business district, partly the result of topographical and land availability constraints. Nevertheless, an enlarged and good quality office 'core' needs to be promoted. The Aykley Heads site, in particular, provides a substantial economic opportunity – especially if linked to

the long term redevelopment of the River Wear waterfront north of the city centre and better linkages to the railway station.

Durham City is **well connected**, regionally and nationally. It's location on the East Coast mainline and alongside the A1 (M) provides it with good national linkages whilst it also operates as a sub-regional hub through an extensive

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bus network (currently being enhanced through the Transit 15 project). In the longer term it is to be hoped that the redevelopment of the Leamside rail line (which skirts the eastern flank of the city) will offer sustainable travel alternatives for Durham and its neighbouring communities. Durham has been at the forefront of **innovative transport solutions** (through a modest congestion charging scheme and a park and ride network for instance).

The rejuvenation of the city through **Durham City Vision (DCV)** continues and new projects such as the redevelopment of the former ice rink and public consultation followed by a feasibility study for the North Road area are under consideration. DCV has facilitated £27m of investment since 2007. The redevelopment of the historic market place and vennels is scheduled to begin this year and the lighting and strategy are also helping to reinforce the historic core of the city. A 'state of the art' swimming pool and fitness centre was completed in 2009 in the city centre. With the completion of the Walkergate scheme the city now has a modern cultural quarter which includes restaurants, pubs, a new library and the thriving Gala theatre.

Education - Other infrastructure improvements include the first new secondary school in the County's BSF programme at Durham Johnston. The University continues to expand and is currently developing a striking new Gateway building due for completion in 2011 as well as sponsoring the Durham City Academy in Belmont

New Housing - Housing sites near the centre are high value and properties within a mile of the city centre command some of the highest prices in the County. It is the only place in the County where apartments can be sold or rented in large numbers. The demand for high value, well designed larger houses has been proven through developments such as Sheraton Park, Nevilles Park and the redevelopment of the old Dryburn hospital site.

New housing sites are coming forward. The Grange development at Bowburn (funded in part by Kick-start monies from HCA) will deliver an additional 80 houses in its first phase (some of which will be to Code for Sustainable Homes 4 standard). Two further Kick-start schemes at West Rainton and Brandon (delivering 100 homes) are anticipated in 2010.

In the longer term, the rationalisation of some city centre sites and opportunities along Milburngate may provide for mixed use development.

Housing growth, however, is restricted by a **limited supply of sites**; which is further curtailed by the Green Belt (first established in 1999). The SHLAA identifies sites that yield around 2170 units for development within the next 10 years – representing around 14% of the total for the County. Many of these sites are, however, in locations outside the immediate vicinity of the city and so longer term redevelopment possibilities in city centre locations may need to be identified.

In the longer term new housing schemes, especially those which can incorporate 'executive homes' could become a component of the high value sites such as Aykley Heads and possibly the site at Mount Oswald (currently reserved for prestige employment use) on the southern fringes of the city. More ambitious plans to develop an 'eco village extension' at West Rainton could be supported should transport infrastructure obstacles be overcome.

Housing growth could be further accelerated if encouragement is given to the development of a thriving **private rented sector**. Several sites with planning permission have stalled in the last year and would be assisted by large scale institutional investment that could sponsor the development of rented accommodation alongside housing for sale.

Employment and skills opportunities - the construction vocational places scheme has a workshop at Durham Community Business College - sponsored by construction company Esh and linked to Sacriston Secondary School. New College, Durham is a centre for Construction Excellence.

Regeneration and Renewal

Durham City's future growth must be seen within the context of **regeneration of surrounding settlements**. In contrast to the wealth within the city, there are deprived communities on the other side of the City's green belt that require public sector intervention in order for them to remain as viable places to live. These include places where Area Development Frameworks have been produced (Bowburn and Sacriston) or where masterplans have been developed (Esh Winning).

Durham City has benefited from a pioneering '**joint venture**' partnership between the Council and Keepmoat plc (the Durham Villages Regeneration

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Company (DVRC) (see case study) which has delivered nearly 1000 houses and bungalows for sale and social rent since 2004.

The County Council is the main social housing provider, through its retained housing function, Durham City Homes, and has been steadily investing its resources to deliver the **Decent Homes** Standard for 6,130 Council tenants. In recognition of the need to review the longer term investment needs of its stock and how these will be funded, an option appraisal (in conjunction with the remainder of the County Council's stock in East Durham and Wear Valley) is planned for later in 2010.

Other activity in the **social rented sector** includes:

- The first tranche of local authority 'direct build' is about to start on 4 DVRC sites around Durham City providing much needed family housing and bungalows.
- A limited demolition programme, which has commenced at Esh Winning where council owned stock will be replaced by a mixed new build housing scheme. The completion of the first phase of work will be subject to funding being secured for the purchase of a limited number of owner occupier properties.
- An options appraisal which is underway of the two Council-owned sheltered schemes in the City, Oversteeds House in Ushaw Moor and Brandon House in Brandon, to determine their future.
- Council housing within the footprint of a masterplan being consulted on the Sherburn Rd estate, which includes proposals for some demolition.
- Community halls, a feature of some of the local authority estates which should be subject to conversion to housing subject to finance being available.

The **private rented sector** is greatly affected by the student population that place considerable demands on this housing despite the University's collegiate system. Older terraced housing in certain quarters (such as Gilesgate and Crossgate) is so dominated by rented housing for students to share (predominantly in term time) that it is likely that the supply of lower cost housing to other household groups has diminished; forcing first time buyers in particular to seek housing away from the city centre areas. Further work on how this element of the housing market can reconcile differing needs and demands is required and will be undertaken with our partners in higher and further education.

Delivering Future Housing Solutions

Affordable housing remains a top priority for the city. The affordability ratio, even after the credit crunch, remains at over 8, one of the highest in the region. Values inherent in land associated with new housing sites could be harnessed to deliver new affordable housing (both for rent and for low cost home ownership) – the outcome of the economic viability study is awaited though the Strategic Housing Market Assessment suggested in 2008 that ratios of up to 30% were achievable.

The needs of **older people**, who comprise 20.5% of the population of Durham City and its environs, will be of paramount importance. As well as reviewing social housing sheltered schemes, there is a need to consider how mixed tenure apartment schemes can offer opportunities for older people who have equity in existing housing but require more suitable accommodation.

Other **special needs** require assistance:

- A shared housing scheme for people with learning disabilities in Durham City (in conjunction with Three Rivers HA) has recently been approved. But other sites and properties for this needs group have been provisionally identified and require investment and an agreed management structure.
- People at risk of homelessness remain a high priority. A specialist scheme for young parents (with extra management resources on site) alongside mixed scheme of social and intermediate rent for other families is being proposed in conjunction with Fabrick Housing Group for the Gilesgate area of the city and needs supporting through the planning process. The emergency service at Churchill Square, Durham is in need of better facilities and requires additional investment.
- The Gypsy, Roma and Traveller community has a site at West Rainton that is in need of refurbishment and is scheduled for work to start in 2012 (subject to finance being confirmed).

PRIORITY ACTIONS FOR HOUSING AND REGENERATION IN DURHAM CITY

PROSPERITY – Wealth Creation and Growth

- Identify new strategic sites for sustainable housing development that can release the growth potential of Durham City
- Maintain a forward development programme for Durham Villages Regeneration Company for market sale, social rent and intermediate forms of tenure
- Progress the feasibility of the redevelopment of the Aykley Heads site in Durham City
- Examine the potential for delivering a Private Rental Sector initiative in Durham City
- Explore the implementation of the northern and western by-pass routes to enable more development opportunities to be brought forward in the medium/long term.
- Support key tourism/heritage activities to further develop Durham's distinct offer
- Continue the development in the city centre to strengthen the economic heart of the city

PLACES – Regeneration and Renewal

- Establish the new programme of demolition and redevelopment in Esh Winning
- Explore the recommendations in the Sherburn Road masterplan for new build and partial demolition

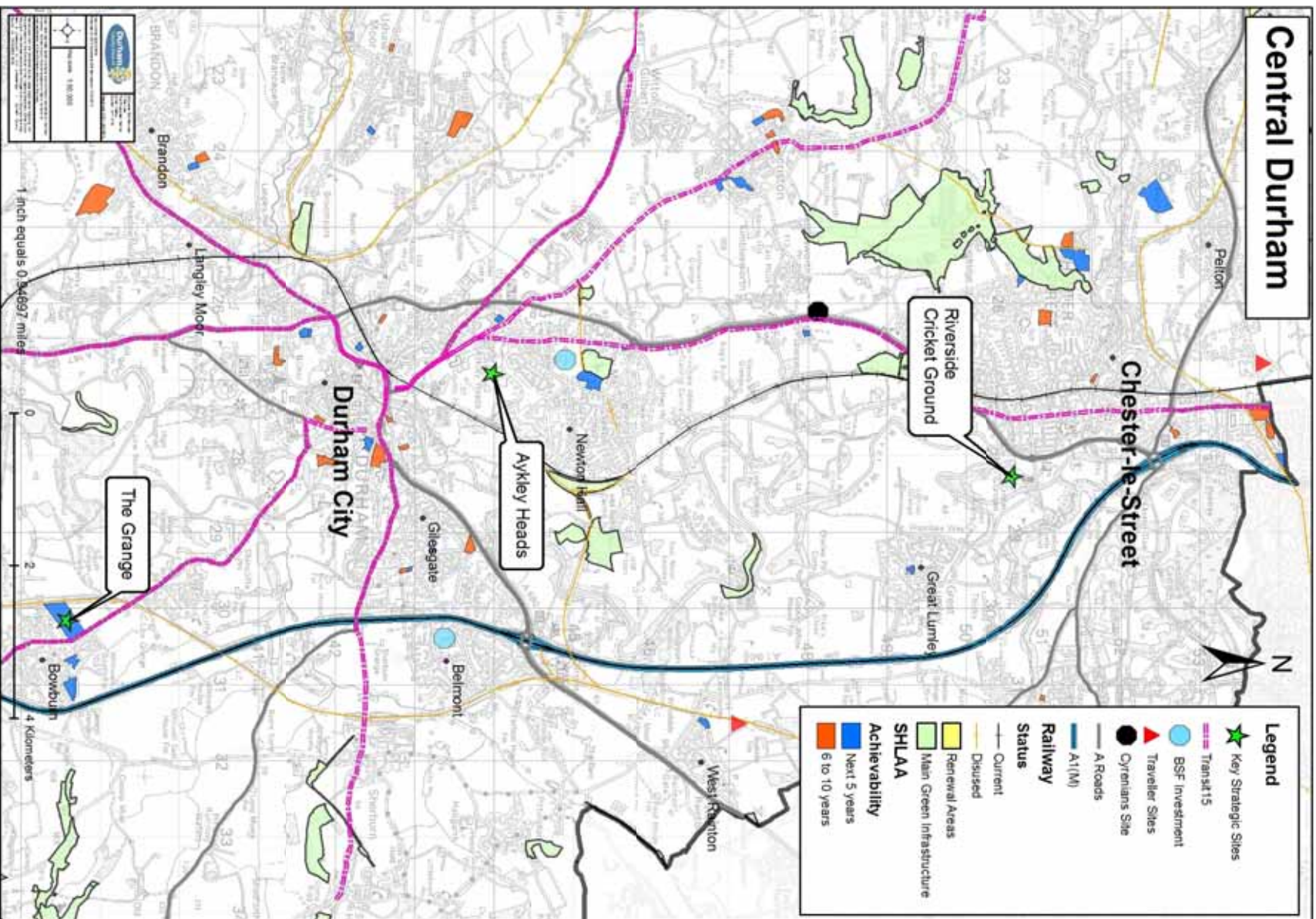
PEOPLE – Delivering Future Housing Solutions

- Deliver an improved accommodation offer for the residents of Oversteads and Brandon House
- Secure better emergency accommodation for homeless persons and families (especially teenage parents)
- Complete the programme of site refurbishment of Gypsy, Roma and traveller site at West Rainton

Case Study – Durham Villages Regeneration Company

DVRC is a joint initiative between the County Council and Keepmoat plc. Set up in 2004 it has delivered a supply of affordable and market housing through the development of land in local authority ownership. The profits are shared between the two partners and receipts used to initiate other regeneration schemes for the community's benefit. DVRC is close to completing its 1000th dwelling around 30% of which are affordable homes delivered in partnership with RSL's. DVRC is regarded as a model for joint venture that could be replicated across the County.

Keepmoat have recognised the important links that should be made with both primary and secondary schools. They sponsor leadership skills training at the Durham Johnson School and through DVRC have an ongoing apprenticeship scheme. So far 9 young people from Bowburn have started training courses in construction.



5.2 North and East Durham

North and East Durham is closely connected to the **Tyne and Wear City Region** and forms part of wider employment, housing and travel to learn markets, supported through a transport infrastructure which includes major arterial roads and rail links to the East Coast rail network. North Durham is served by the towns of Consett, Stanley and Chester-Le-Street whilst the East contains the towns of Peterlee and Seaham and where the A19 forms a good connection between the two City Regions. This part of the County contains some of the most **deprived communities** in the North East and although progress has been made in recent years, much more remains to be done. The old industrial landscape has now been greened over and added to which it has some quite **outstanding natural scenery** including the Heritage Coast, Castle Eden Dene and the Derwent Valley

The population for N&E Durham is about 220,000

In North and East Durham, employment is a concern, with over 90% of the populations in two areas being ranked in the worst 30% nationally. Unsurprisingly, income also compares poorly against the County averages, along with health, education and children index of deprivation ratings. Average house prices range from some of the lowest at £85,000 through to over £150,000.

Wealth creation and growth

Infrastructure

The new buildings and facilities to be delivered through the **Building Schools for the Future** programme will enable pupils to get the most out of their education by helping and inspiring them to learn. Secondary schools in East Durham are included in the first stage of the BSF programme while the education offer in North Durham will be improved through the development of two new academies in Consett and Stanley. We want to maximise the chances young people have to aim high, achieve and be successful. And there are opportunities to develop new housing in close proximity to these new facilities. In addition local employment and procurement opportunities will be maximised to secure local economic benefits.

Transport - Connectivity between the region's two major conurbations is important to County Durham as this will provide greater access to employment opportunities. Limitations of the highway network and junction capacity on the A167, A693 and A19 corridors will become increasingly important to sustaining sub-regional economic growth over the coming years. **Capacity improvements** on these corridors will be a focus for the County's LTP3 Integrated Transport Block funding.

With lower than average levels of car ownership the locality can always benefit from increased **public transport provision**. The Durham Coast Railway Line for instance runs through East Durham but only has one station at Seaham. Making better use of this existing asset by providing an additional station at Peterlee/Horden/Easington would improve access to jobs and services in both Tees Valley and Tyne and Wear.

£1.75 million of Growth Point funding has been made available from the Dept. for Transport to upgrade the A19 junction at Peterlee alongside ancillary transport upgrades in 2010/11. The extension of the newly built East Durham link road remains a longer term objective in order to improve east/west accessibility.

The Council has worked with its partners to tackle the issues of deprivation in the area, especially through the development and marketing of development sites, the creation and growth of new enterprises and ensuring the workforce has the correct **skills to benefit from the new opportunities**. The Families First project (an initiative led by Job Centre Plus), is aimed at tackling inter-generational worklessness and has been piloted initially in East Durham and now also the former Derwentside area.

In recognition of the physical regeneration which continues across North and East Durham construction vocational workshops are linked to Wellfield School in Peterlee and sponsored by Laing O'Rourke, while specific training facilities

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operated by Beyond Construction provide a range of specific skills development opportunities in Peterlee. There are also plans in place to ensure the maximisation of the facilities available within a range of training providers linked to the planned investments through the BSF and Decent Homes programmes.

Further sector specific facilities such as the Caterpillar centre in Peterlee offer a simulated work environment for young people and offer opportunities to develop new technical skills.

PLACES IN NORTH AND EAST DURHAM

Consett is an important local centre of employment, shopping, leisure and public services in North West Durham.

Since the closure of the steel works in the 1980's:

- Project Genesis has delivered investment in the town – and delivered a new college, bus station, town centre improvements and starter industrial units.
- Consett has seen major new private housing schemes approved and developed out and has been one of the main centres of housing growth in the County.

Looking ahead:

- A masterplan is currently being prepared which will guide future investment opportunities
- A new major retail superstore is to be built on the edge of the town centre
- A new BSF Academy will also add to investment in the social infrastructure (sponsored by Durham University).
- New housing will be focussed on the Genesis site and the Shotley Bridge Hospital site (the former owned by HCA). The former Maiden Law Hospital site (near Lanchester), also owned by HCA, may also be considered for development..

Stanley, also located in North West Durham, has undergone radical restructuring under regeneration initiatives in recent years and Tanfield Lea Industrial Estate, near Stanley, will continue to be a key driver for economic development in the town.

In recent years Stanley has seen major investment in leisure, health and transport (with new sports centre, a new care centre and bus station respectively).

Looking ahead:

- The area will continue to develop further retail, leisure and business offers that will provide employment opportunities and continue to improve the commercial vitality of the area.
- A major new retail superstore is to be built in the town.
- A BSF Academy will combine two existing schools.
- The strong growth in housing schemes for sale needs to be counter-balanced with housing renewal in order to sustain the towns' long term roles.

Chester-le-Street is the main centre to the north of Durham City and the town has consolidated its role as a local retail centre in recent years. Due to the significant housing development and relatively low levels of business investment in this area, levels of out-commuting are relatively high, although they are generally across short distances to surrounding local centres. This scenario demonstrates the need to adopt a 'whole town' approach which promotes a sustainable mix of different types of development.

The main interventions going forward are linked to leisure and tourism and how this can benefit the economy:

- Lying between Stanley and Chester-le-Street is **Beamish Museum** – one of the region's most important visitor attractions showcasing the regions social and industrial heritage. Proposals for further expansion of the facilities to strengthen its contribution to the growth of the County's visitor economy are proposed and will significantly contribute to County Durham as a visitor destination.
- The **Riverside** at Chester-le-Street, the Durham County Cricket Ground, is a regionally significant tourism and leisure asset which has potential for expansion both in capacity and range of events. Current plans include ground improvements and conference and hotel facilities. Chester-le-Street along with Durham City provides prime opportunities to maximise the assets of the A1 (M) and the East Coast mainline.

Seaham is the gateway to Durham's coast and its growth and revitalisation, based around the regeneration of the Heritage Coast and the redevelopment of former colliery sites, is an emerging success story.

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Focussed activity is underway and planned to regenerate the area:

- The regeneration of the **North Dock** will create a new visitor attraction with a marina and workspace accommodation for related businesses.
- A new civic heart for the town is proposed through the redevelopment of **St Johns Square**.
- The potential to develop a major **film studio/media village** to the South of Seaham is of regional significance and will be maximised. The new development will act as a beacon for economic, educational and cultural opportunities and bring benefits to the economy which will be immense not just to Seaham and adjoining settlements, but of equal significance to the whole region.
- 1600 **new homes** have been built in Seaham over the last 5 years; this will be enhanced by the development of several hundred more homes in the future. Its population has expanded considerably.
- The challenge, as set out in the work on Total Place, will be to try to achieve greater benefits to the existing communities from this investment
- On the former **Seaham colliery site**, housing and a new school are being developed simultaneously, providing 400 new homes.
- The planned extension to the **East Durham relief road**, if funding is secured, would enhance connections between Seaham and the west of the County.

Close by:

- In **Easington Colliery** a 'concept statement' is being developed (in conjunction with Natural England), which could deliver at least 200 new homes
- The **Murton Colliery** site has planning approval for the mixed use scheme of Network Village, a joint initiative between a private developer and HCA. This will yield 240 residential units as well as 5000sq m of managed workspace. The sites offer opportunities to benefit its adjoining neighbourhood, and funding and other assistance is required to ensure that it is now commenced. The **Hawthorn industrial site** offers for scope for new industrial floorspace of nearly 70,000sq m and could be supported by £1.75m of HCA investment.

Peterlee is a significant residential and employment base within the County. The town has a number of large industrial estates which continue to attract private investment and as a whole provide the second largest employment

centre within the County. In addition a **network of call/contact centres** is evolving across East Durham, providing important local employment. The town has the potential for expansion in order to create a critical mass and yet its central core is constrained by the road layout and suffers from a somewhat moribund setting.

- The recent interest shown by two leading supermarket chains in sites adjacent to the town centre may help to increase the retail offer in the town.
- The newly built East Durham College also symbolises a commitment to new growth.
- The North East Industrial Estate in Peterlee (where Growth Point funding is being allocated to commence demolition works on redundant Industrial premises) and could deliver 800 residential units;
- Saxon Park in Peterlee where further phases of new housing for rent and sale may be secured through HCA's Kick-start programme. The site requires ongoing momentum in order to ensure the vision for the neighbourhood is realised.

East Durham as a whole forms part of the **South and East Durham Growth Point** which will play a key role in delivering over 3000 homes over the period to 2017; 1437 of which are designated for Seaham and Peterlee. The key sites in the area will require investment towards site assembly and/or infrastructure. For instance it is estimated that the NE industrial Estate will require £3m-5m over the next five years from 2011/12.

Regeneration and Renewal

Existing housing in North and East Durham requires considerable new investment. In particular, the smaller communities that are situated on the fringes of the main centres of population often have poorer quality housing and a weaker infrastructure to support the communities that live there.

Public sector housing in the north is dominated by two Large Scale Voluntary Transfer (LSVT) housing associations; namely Derwentside Homes and Cestria Housing, both of whom have well funded investment programmes that will deliver decent homes by 2013.

The main issue in the east is securing a means of bringing East Durham Homes' stock up to the Decent Homes Standard.

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- The ALMO has secured its first tranche of decent homes funding, following its successful re-inspection by the Audit Commission but with over 90% below the standard a long term programme of funding is now essential to deliver the required improvements to the communities it serves.
- Where appropriate, alternatives to whole house improvements should be considered especially in areas of low demand or obsolete house types.
- In this respect, a limited scheme of selective demolition of East Durham Homes stock has already commenced in Wheatley Hill
- In addition active consideration is being given to options for the future of one bedroomed bungalows and one bedroomed flats in the area around Chester-le-Street by Cestria Community Housing. Derwentside Homes have re-designated their difficult to let sheltered scheme, Magdelaine House in Consett for luxury apartments.
- Cestria Community Housing is also reviewing disused and low demand garage sites and other in-fill sites with a view to providing extra family accommodation

Other major social landlords are considering their investment options. Accent Housing, who own 948 homes in East Durham are cautiously progressing an investment programme for their stock but need greater certainty about the area's long term future.

In the **private sector**:

- Non decency is a particular problem especially for marginal owner-occupiers, older persons on limited incomes and other vulnerable groups.
- Renewal areas are benefiting from limited group repair and environmental improvement schemes such as those at Dawdon (near Seaham), Wembley (Easington Colliery) and Craghead (near Stanley). However more extensive work to regenerate these communities is needed and therefore the Council must secure finance and recommit to clearance for those areas of housing where neither private nor public investment will deliver the necessary improvements.
- As part of the Coalfields Housing work, the settlements at Easington Colliery and Dawdon were identified as priorities for selective clearance. Further interventions may be required in places such as Horden, Blackhall, Shotton Colliery and Wheatley Hill/Thornley in

East Durham and South Stanley, New Kyo, Quaking Houses and Craghead in North Durham.

Also, of concern is the welfare and living standards of those in the **privately rented sector** where absentee landlords do not provide an adequate management and maintenance service. Landlords in Wembley; an area within Easington Colliery; are now subject to compulsory licensing as part of an intensive neighbourhood management scheme. But further work is required to ensure the efficacy of the scheme.

Delivering Future Housing Solutions

Despite North and East Durham having some of the lowest **affordability ratios** in the country and some of the largest supplies of social housing (averaging around 23%% of total stock with some neighbourhoods closer to 50%) the provision of additional social and other affordable housing remains critical to the well being of vulnerable persons and newly forming households.

The **low values inherent in housing land** in this area place additional emphasis on the public sector (either through investment by the HCA or through the local authority's land assets) to deliver the required range of good quality affordable housing to meet needs.

The SHMA made particular reference to the need to alleviate **overcrowding** in the social sector and therefore greater emphasis needs to be placed on the provision of larger family housing (4 bedrooms plus) alongside smaller house types. In the last five years the Affordable Housing Programme in Durham has only delivered very few larger family homes – this is unacceptable.

The needs of **older people**, who comprise 22.5% of the population of North and East Durham, will be of paramount importance. Opportunities to alleviate under-occupancy to maximise the efficient use of stock should be taken while at the same time additional two bedroomed bungalows should be procured in the right locations.

DURHAM LOCAL INVESTMENT PLAN 2010-2015

Other **special needs** require assistance.

- People at risk of homelessness remain a high priority.
 - Funding for a scheme in Consett for women and their children at risk of domestic violence has recently been secured. An additional scheme for teenage parents is also required.
 - An excellent service that provides training and accommodation in Seaham is hampered by a poor

building with shared amenities and poor customer access – a new building is urgently required.

- In addition, Place for Change funds have been allocated to part fund the improvement of the Cyrenians direct access hostel at the Fells, Plawsworth just south of Chester-le-Street. Further funding is required to complete the overall plans for the site.
- The Gypsy, Roma and Traveller community has sites at Birtley and Stanley in North Durham which require refurbishment but there are no permanent sites in East Durham.

PRIORITY ACTIONS FOR HOUSING AND REGENERATION IN NORTH AND EAST DURHAM

PROSPERITY – Wealth Creation and Growth

- Progress key housing growth point sites such as the North East Industrial Estate, Peterlee, Easington Colliery site, Murton Colliery (Network Village), secure funding packages to assist in the assembly of the sites, and ensure each has a mix of market and affordable housing on them.
- Prioritise housing opportunities close to new BSF schools and academies in Consett, Stanley, Seaham and Peterlee
- Engage with Developers / end users and Learning and Skills Council / Job Centre Plus to create employment and skills opportunities for local people.

PLACES – Regeneration and Renewal

- Commence clearance programmes in Easington Colliery, Dawdon and South Stanley communities subject to resident consultation
- Maintain the delivery of the decent homes programme in East Durham but also explore alternative funding mechanisms for neighbourhood renewal
- Develop a range of flexible funding tools to match strategic ambitions

PEOPLE – Delivering Future Housing Solutions

- Identify a site for supported accommodation for teenage parents in the Consett/Stanley area
- Develop the Fells as an exemplar 'Places of Change' accommodation and employment scheme
- Replace the Seaham homeless accommodation and employment service centre
- Complete the programme of site refurbishment of Gypsy, Roma and traveller sites at Drum Lane, Birtley, and Stanley

Case Study – Seaham Colliery site

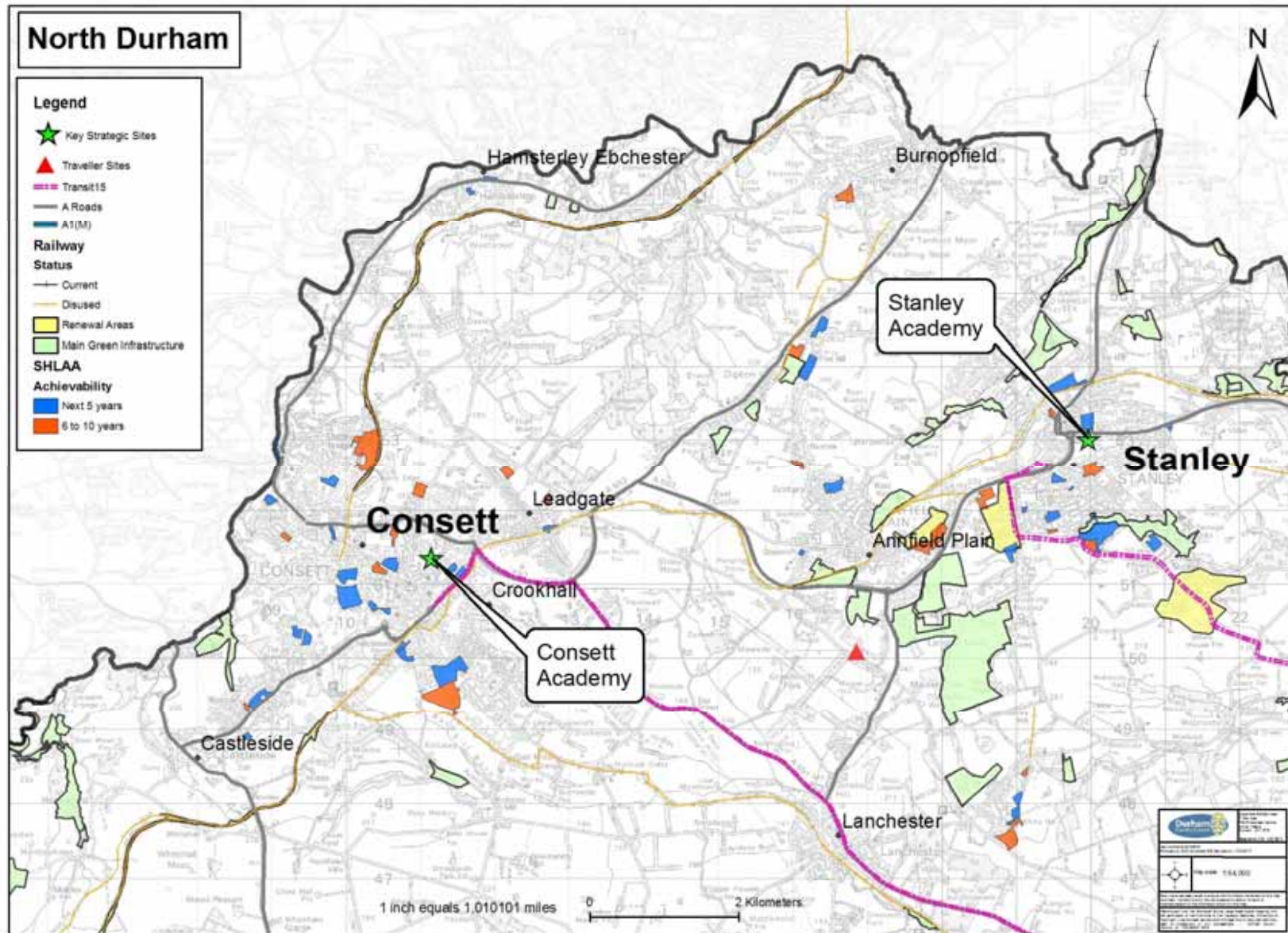
The proposed new Seaham secondary school site was part of the former Seaham Colliery site, known locally as the "Knack". The pit was closed in 1987 and was deprived of investment until the site was re-mediated in 2004.

A Joint Venture Agreement between the County Council and the HCA has now assisted in making the land suitable for both education and housing. The Seaham school has now received planning approval and is due to start June 2011 and will be completed June 2013 with an investment of £21m. This will be situated on the western half of the site while the eastern half of the former colliery site will be subject to a future planning application for housing.

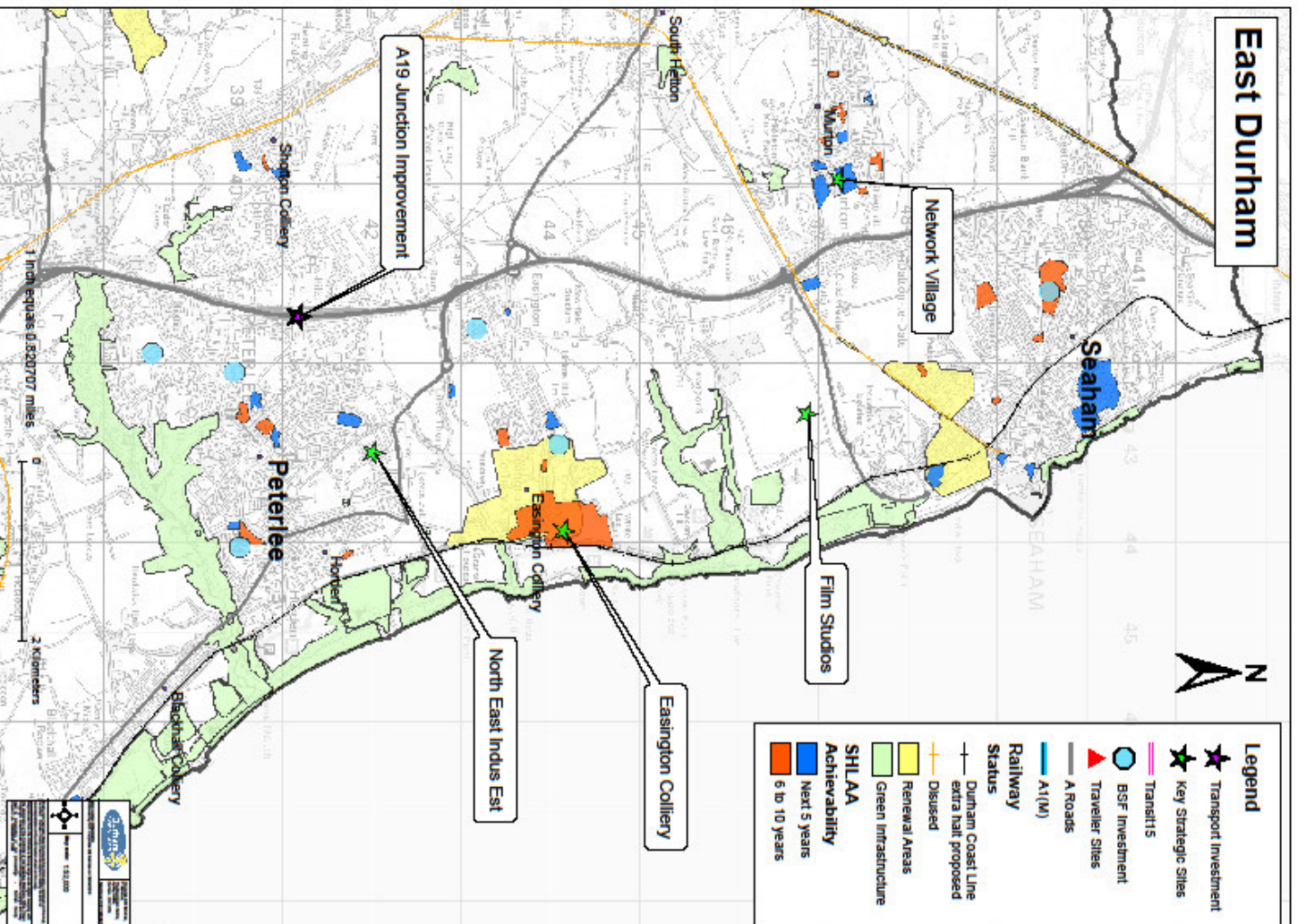
The proposal is part of the Government's Building Schools for the Future (BSF) scheme which will eventually see all the County's secondary schools completely rebuilt or remodelled through a £500m investment programme in secondary education.

The Knack site is one of local historic significance which will enable the school to exist on a single site in the heart of its community. The school will be the catalyst to significant financial investment into the area which will be enhanced through the Joint Venture Agreement with the HCA that will deliver further social and economic regeneration to the area.

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DURHAM LOCAL INVESTMENT PLAN 2010-2015



5.3 South Durham

South Durham is closely connected to the **Tees Valley City Region** and forms part of a wider employment, housing and travel to learn market supported through a transport infrastructure which includes major arterial roads such as the A1(M), A19 and the A167 and rail links to Tees Valley. The main commercial centres of Bishop Auckland, Newton Aycliffe, Spennymoor and Shildon form an important southern gateway to the County. The links with Darlington and Tees Valley, afford opportunities for complementary economic growth, to widen labour market catchments and extend the benefits of growth in Tees Valley to residents in the south of County. The area incorporates a **network of strategic employment sites** including Green Lane industrial estate, Newton Aycliffe Industrial Estate and NETPark.

The population of S Durham is about 155,000

Health is a major issue across South Durham, with between 65% and 92% of the populations of different areas being ranked in the worst 30% nationally.

Education, employment and older person index rankings also compare negatively to the County averages

Average house prices vary from £70,000 in former coalfield settlements upto over £150,000 in the more rural areas

Wealth creation and growth

Given its location, connectivity and employment opportunities, South Durham has great potential. This is particularly related to **tourism**.

- The area has significant tourism opportunities including the development of Bishop Auckland including the Palace and the promotion of the Roman fort at Binchester and the rail museum ('Locomotion').
- The extension of the existing rail line into Weardale will create a potential tourism 'railway corridor'.
- The tourism potential of South Durham is further enhanced by the presence of Hardwick Hall and its landscaped grounds and the Sedgfield Racecourse.

Other plans are more place-focussed:

Bishop Auckland in particular is a key retail and service centre with a population of 24,000 but a catchment area of over 150,000 people within 10 miles of the town. Bishop Auckland Further Education College is based in the town. There are strong public transport links to other settlements in the County; it has rail links to Darlington and will be connected to the Weardale railway in the future.

In terms of investment:

- A forthcoming development at Tindale Crescent will provide much improved leisure facilities in the form of a cinema, bowling, bingo and a new football ground for the town's main football club.
 - Two secondary schools in Bishop Auckland will be amalgamated under round 2 of the County Durham BSF programme.
 - Bishop Auckland town centre has an important regeneration site at Bondgate that will receive Growth Point funding to aid site acquisition so that new housing for sale and rent can be delivered. Around 80 new homes will be built, including an element of affordable housing along with new employment opportunities.
 - To the south east of the town there is scope for new housing along the rail line to Darlington including a new site at Auckland Park for around 400 houses and two sites close to Shildon rail station (one of which may also be the recipient of Kick-start funds).

Newton Aycliffe is one of the larger towns in the County with a population of 26,725 and was the first new town in the North of England. It hosts the second largest industrial park in the region at Aycliffe Business Park, a major source of manufacturing-related employment for this and surrounding areas. The key issues for Newton Aycliffe include:

- The vitality and potential redevelopment of the town centre and the strengthening of the Business Park.
- In part of the South and East Durham Growth Point, there are some important sites in Newton Aycliffe in public ownership in the

DURHAM LOCAL INVESTMENT PLAN 2010-2015

Cobblers Hall neighbourhood (including a site owned by HCA at Eldon Whins) and also the site of the offenders institute to the east of the town offers scope for new housing. Around 200 new homes are proposed (subject to planning permission) to provide an alternative, high quality offer for a range of household types

Spennymoor, also a major town, was founded to service heavy and extractive industry but now requires significant investment in its town centre and Green Lane Industrial Estate.

- The major new mixed development site at Durham Gate will be a key feature of the growth of the town and will provide a significant boost to employment in the surrounding area (see case study below).
- A new state of the art BSF school is also proposed.
- Several sites are identified around Spennymoor (including Durham Gate) - it is anticipated that Kick-start funds will be awarded to a major housing scheme adjacent to Durham Gate this year.

Chilton is a smaller settlement which includes a renewal area.

- A growth point site to the north of the village will be developed for mixed use and has the potential to be linked to a new combined heat and power biomass scheme on an adjacent estate.
- In the longer term a larger number of homes could be linked through to the same system offering reduced costs for heating and hot water.

Sedgefield is host to the regionally important science and technology park of NETPark. It has ambitious expansion plans and is a key component of the County's strategy to make its economy more competitive. Recent private financing will boost the products being developed on the site. Sedgefield Community College, one of the first schools in County Durham to benefit from the **BSF programme** and work began on site on a 'state of the art' energy efficient building in July 2009.

The Council has worked with its partners to tackle the issues of deprivation in the area, especially around **providing employment and skills opportunities**. Significant investments having already been made in the physical core of the main centres, with ongoing programmes of work for Bishop Auckland and Newton Aycliffe. There are also processes under development to ensure opportunities for local people from the emerging food retail opportunities at Bishop Auckland and Newton Aycliffe, while

opportunities to secure local employment as part of the South Durham BSF programme, Decent Homes Programmes and major Highways

investments are also being progressed. The 'Supporting Construction Apprenticeships project is based at Bishop Auckland College and offers support and financial assistance to construction companies so that they can continue to offer apprenticeships while the economy continues to experience a downturn. It operates from a new £8m training centre in Spennymoor (jointly funded by the Council, LSC and LEGI) and hopes to make strong links to major development sites such as Durham Gate. A new learning and work experience environment 'The Workplace' opened last year in Newton Aycliffe and provides another valuable resource available to all schools in County Durham.

South Durham as a whole forms part of the **South and East Durham Growth Point** which will play a key role in delivering over 3000 homes over the period to 2017; 1887 of which are designated for Spennymoor, Bishop Auckland, Newton Aycliffe and Chilton. In addition to Durham Gate, the key sites in the area could require investment towards site assembly and/or infrastructure.

Regeneration and Renewal

Mirroring the situation in North and East Durham, the need for **regeneration** is primarily focussed on places and settlements on the fringes of the main centres. Existing clearance and group repair funding has been concentrated on Dean Bank, Ferryhill Station and Chilton (to the south of Spennymoor) and to a lesser extent Coundon and the Dene Valley to the east of Bishop Auckland.

Investment in the **public sector's housing stock**:

- Is being led by Sedgefield Borough Homes, a LSVT housing association established in 2009; and Dale and Valley Homes, an ALMO that has secured tranches of funding to deliver its decent home targets from 2008 onwards. Between them they plan to invest over £11m in 2010/11.
- A second round of local authority direct build funding has been secured to assist Dale and Valley to rebuild an outdated sheltered housing scheme for the elderly in Crook and build additional family housing nearby.

DURHAM LOCAL INVESTMENT PLAN 2010-2015

The challenges of **poor stock in the private sector**:

- Has been confronted through a long term commitment to clearance in some of the settlements south of Spennymoor (Dean Bank, Chilton and Ferryhill Station); though future funding to continue the programme beyond its current phases is not yet identified. The majority of recent clearance and rehousing has taken place in these communities and the positive impact that this has had must be sustained.
- Innovative rehousing products, including equity loans must form part of any future funding package.
- An integrated investment programme needs to be revived in Coundon and the Dene Valley where regeneration has halted. Market confidence can only be reinstated when a clear programme of work has been agreed – this will benefit private sector sites as well the public realm.
- A licensing scheme for private landlords has been established in Dean Bank and West Chilton where ongoing intensive neighbourhood management is helping to halt the decline of the community and its infrastructure.

Delivering Future Housing Solutions

South Durham has a lot in common with North Durham in terms of housing need:

- It has some of the lowest **affordability** ratios in the country and yet some of the largest supplies of social housing (averaging around 22% of total stock) The 2008 SHMA shows that additional social and other affordable housing is still required for the continued well being of vulnerable persons and newly forming households.
- **Low land values** will mean that public sector support continues to be needed to deliver this and the local authority will work with the HCA, RSLs and developers to maximise opportunities to provide a range of good quality affordable housing to meet needs.
- There is a need to alleviate **overcrowding** in the social sector by providing larger family housing (4 bedrooms plus) for rent alongside smaller house types.
- The needs of **older people**, who comprise 22.5% of the population of South Durham, are of paramount importance. Additional two bedroomed bungalows are required in locations close to services as well as schemes for the frail elderly (including flexible-tenure options).
- Other **special needs** require assistance:
 - People at risk of homelessness remain a high priority. A scheme for young persons at Newton Aycliffe is being proposed. This would take the form of 8 one bedroomed supported housing apartments with 'crisis' /emergency accommodation for at least one homeless person.
 - The Gypsy, Roma and Traveller community has 3 sites at Auckland Park, Dene Valley, East Howle, near Ferryhill and Bishop Auckland in South Durham; two of which have benefited from funding from HCA for refurbishment.

DURHAM LOCAL INVESTMENT PLAN 2010-2015

PRIORITY ACTIONS FOR HOUSING AND REGENERATION IN SOUTH DURHAM

PROSPERITY – Wealth Creation and Growth

- Develop an agreed housing masterplan for the Durham Gate development and support a mixed housing development of market and affordable homes
- Progress other key housing growth point sites including Auckland Park, Dene Valley, and North Bondgate, Bishop Auckland
- Prioritise housing opportunities close to new BSF schools in Bishop Auckland and Spennymoor
- Develop Retail Routeway Programme to provide sector specific training opportunities for local people

PLACES – Regeneration and Renewal

- Maintain a strong decent homes programme in the Wear Valley area whilst looking at alternative investment options when appropriate
- Maintain progress on housing clearance in Dean Bank and Chilton and seek to commence clearance in new areas such as Coundon
- Develop new energy efficient housing for rent and sale in conjunction with the biomass power plant at Chilton

PEOPLE – Delivering Future Housing Solutions

- Develop new short term supported accommodation for young persons (including emergency provision) in Newton Aycliffe
- Complete the programme of refurbishment for the Gypsy, Roma and Traveller sites

Case Study

Durham Gate, Spennymoor

Durham Gate will be a vibrant new mixed use development set to revitalise 60 acres of industrial brownfield land and buildings within Green Lane Industrial Estate, Spennymoor. Located on the Black & Decker site, this development will become a prime location for business, living and leisure.

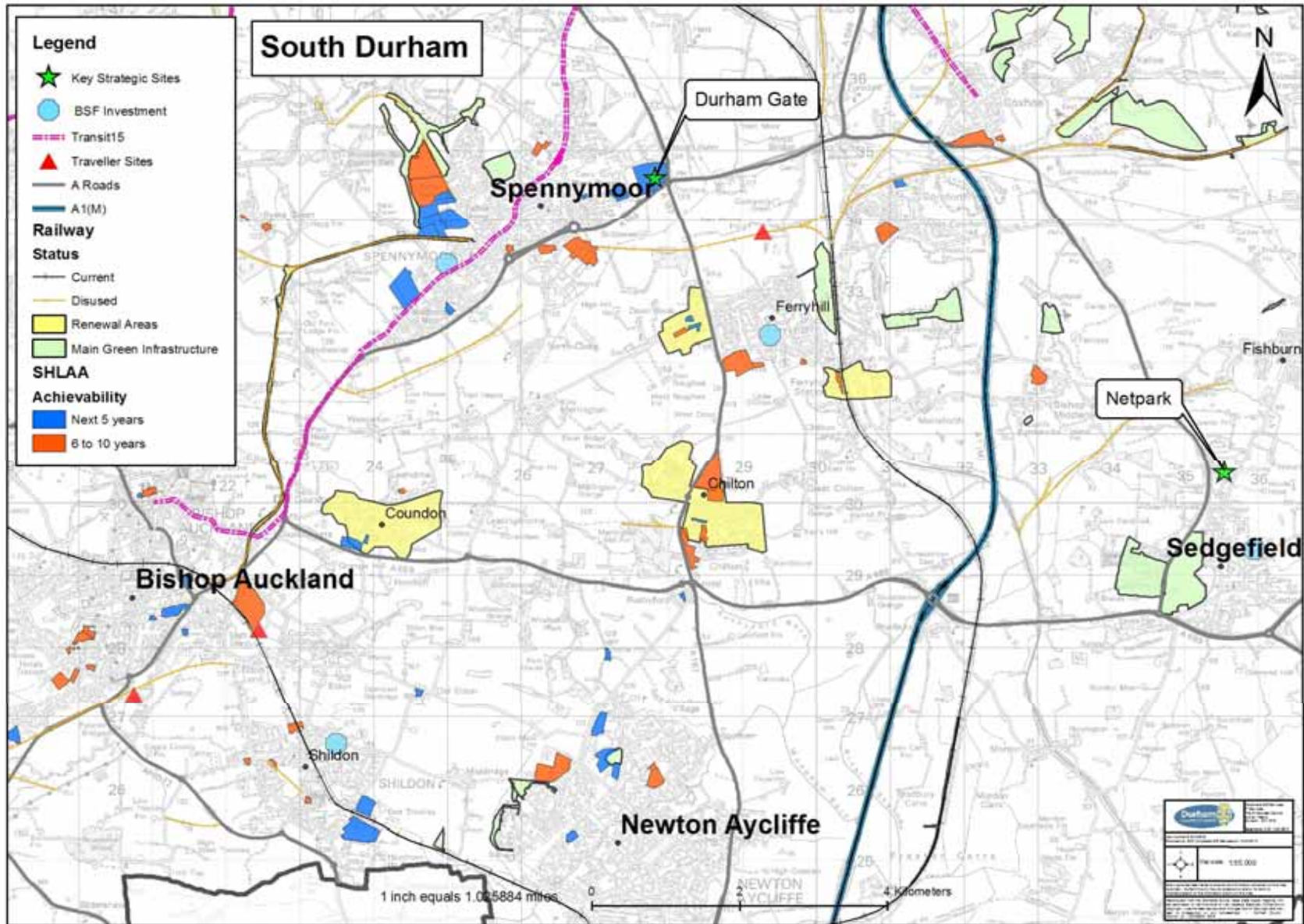
Durham Gate has the potential to deliver:

- 440,000 sq ft of new office space
- 376 new homes
- New hotel, leisure and retail provision
- Create some 2,000 new jobs

The first stage in the development involves highways works to open up the site and address current and future demand on the surrounding road network. Lead by Durham County Council, it is anticipated that these works will be completed by mid/late 2011. Carillion Arlington Spennymoor Trust, as landowner, will then be able to develop the site into one of the major locations for business and living in the County.

The key stakeholders in this significant regeneration scheme include Durham County Council, Carillion Arlington Spennymoor Trust, One North East and the Homes and Communities Agency. Durham Gate represents an excellent example of where the public and private sectors have come together to realise a major development project for the benefit of the local population and the economy as a whole.

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5.4 West Durham

County Durham is essentially a rural County with the West of the County displaying many '**deep rural**' characteristics due to its topography and remoteness. The natural habitat and the **quality of life** this area provides creates a very distinctive offer to residents and is attractive to small knowledge based businesses whose employment potential will be underpinned by the further development of the County wide broadband network. The quality of place offer reinforces the area's economy: attracting tourists and in-migrant entrepreneurs, supporting agriculture and renewable energy, particularly at the proposed Eastgate village scheme. The market towns of Barnard Castle, Stanhope, and Middleton-in-Teesdale are important **rural centres** serving their rural hinterland needs. However net population gains have resulted in **housing affordability problems**

The population of W Durham is about 32,000
 Despite its apparent higher standards of living, in West Durham, housing is a significant issue, with 59.5% and 37.4% of the populations of Weardale and Teesdale respectively being ranked within the 30% most deprived areas for housing nationally in terms of the index of deprivation. Average house prices range from £106,000 in isolated former mining villages in the east to over £200,000.

Wealth creation and growth

Barnard Castle is the main town within this area and attracts residents, visitors and businesses. Its 20 year regeneration plan, developed by Barnard Castle Vision, sets out objectives around improving the local economy through business growth and diversification; through developing the town as a visitor destination and enhancing its role as a rural service centre. The investment in community facilities will enhance this role. The only other main towns, Middleton-in-Teesdale and Stanhope (in Weardale) could also benefit from market town regeneration initiatives.

There are few large scale employers (with the exception of Glaxo Smith Kline in Barnard Castle) and instead the area has high levels of home working and part time employment. However its **entrepreneurial spirit** is an important asset and alongside the development of the tourism industry, the support for micro businesses and the retention of young skilled workers is a priority.

The transport infrastructure has a relatively **low level of connectivity** unless you are travelling along the dale and valley bottoms. Businesses are proving to be uncompetitive and difficult to establish. To compensate, the **extension of a reliable and low cost broadband** service to this area is seen as a priority and will soon be commissioned (the Digital Dale project).

Tourism – one of the areas main strengths is its ability to attract tourists, whether that is to cultural attractions such as the Bowes Museum or the natural environment including attractions such as High Force. This will continue to be a key component of efforts to regenerate the rural economy.

Skills and employment opportunities - Construction vocational places are set up in conjunction with Teesdale School and a new Community Resource Centre especially for young persons is in the course of construction. With a view to the long term investment and development potential for the Eastgate site, the rural employability project is seeking to secure funding to appoint a project officer to ensure that all construction and complementary service opportunities that link to the Eastgate site are accessible to all residents from Rural West Durham.

Regeneration and renewal

The housing exhibits relatively high levels of **non decency in the private sector** – mainly associated with poor thermal efficiency. The stock is older and less well heated and this is combined with many properties

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being off the mains gas network; the levels of fuel poverty in the area need to be brought down. Good practise examples such as the installation of

ground source heat pumps in Teesdale HA's properties in Cockfield could be replicated.

It should be noted that outliers of the former coalfield area exist at Cockfield and Evenwood and the housing in these isolated communities needs renewal.

The newly launched Challenge 100 (funded by EON to bring 100 households out of fuel poverty in 100 days in **Middleton in Teesdale**) could offer a good practise example that could be replicated elsewhere in West Durham.

The village of **Eastgate** in Weardale is home to the disused LaFarge cement works; the site of which is seen as a development opportunity to provide modern well-serviced business accommodation, a hotel and other visitor attractions, and housing (including live/work units).

Delivering Future Housing Solutions

The affordability ratio in Teesdale is the second highest in the County and the 2008 local housing market assessments for Teesdale and Wear Valley have shown that there is a continuing need for an affordable housing supply of at least 200 units per annum (for the two former districts combined). The high level of second home owners accentuates the housing shortage in these rural areas. Particular requirements exist for 2 bedroomed starter homes and accommodation for older people (both bungalows and apartments). The recommendation in the SHMA to secure at least 30% affordable housing on new market housing sites needs to be pursued in conjunction with the economic viability test.

A key area where housing stress is most acute is in the area of the lower Tees Valley, around villages such as Staindrop and Gainford. Initiatives

such as the redevelopment of the Teesdale HA site at Bromley Court in Staindrop require prioritisation.

Despite a strong push for **more affordable homes** to be delivered through the National Affordable Housing Programme, West Durham has fared poorly compared with more accessible parts of rural Durham. The rural exception site policy has only yielded 17 additional units since 2003 and there is a need for a Rural Enabler to work with the Council, HCA, land owners, communities and other stakeholders to bring affordable homes forward to meet local needs.

New methods of delivery are being explored including the recent establishment of a **Community Land Trust** (based on a Community Interest Company (CIC) business model). The Teesdale West Durham CIC could herald a more strategic approach to site identification, land assembly and housing development.

Rural homelessness is regarded as an issue and increasing the supply of housing for single persons and couples in particular is seen as a priority.

The percentage of older people at 28% is the highest in the County and **older people's needs**, particularly when staying put is an additional challenge in isolated rural communities require particular attention either through the Home Improvement Agency or through telecare products and services. Where rehousing is a more appropriate solution then new housing schemes should be pursued in main centres of population where services exist and access to them is acceptable.

The **Gypsy and Traveller** community do not have a permanent site in West Durham but do benefit from 'stopover' sites along the route to Appleby in neighbouring Cumbria. The needs of this group in May/June each year needs to be continually assessed and provided for.

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PRIORITY ACTIONS FOR HOUSING AND REGENERATION IN WEST DURHAM

PROSPERITY – Wealth Creation and Growth

- Establish a rural enabling mechanism alongside the Teesdale West Durham Community Interest Company to deliver an accelerated supply of affordable housing and tackle other issues specific to such a rural area
- Seek assistance from the HCA Skills and Knowledge to enable rural sustainability issues to be addressed
- Aim to boost new rural housing units by up to 70 units per annum
- Employment opportunities for local people particularly linked to investments at Eastgate
- Secure a high speed broadband facility accessible to all at a reasonable cost

PLACES – Regeneration and Renewal

- Seek affordable and market housing sites within Barnard Castle to complement the Barnard Castle Vision
- Progress the development of the Eastgate renewable energy village
- Seek to address fuel poverty in the private sector through innovative approaches to 'hard to treat' and 'off gas network' settlements.

PEOPLE – Delivering Future Housing Solutions

- Provide accommodation for single people and couples who cannot access market housing in key housing stress locations such as Barnard Castle and the A66 villages
- Develop new housing for older persons alongside additional resources to allow people to stay independent as long as possible in their homes

Case Study – Teesdale West Durham Community Interest Company

The Teesdale West Durham CIC is primarily set up as a Land Trust to deliver affordable housing. It was incorporated as a company limited by guarantee in March 2009 and kick -started by land gifted from the former Teesdale District Council.

Work is currently under way to maximise the income from the sale of this land to reinvest in another more suitable development site for affordable housing.

- Funding has been secured from the Community Land Trust Fund to initiate this pre development work and to purchase and repair a property for affordable rented housing.
- More enabling work means that the CiC has identified sites that could potentially bring forward 14 units of affordable housing.
- The company is working in partnership with Broadacres HA and one of its selected private development partners to develop these sites.

SECTION C DELIVERING THE PLAN

6 Resources

6.1 Financial Resources

Earlier sections of the Local Investment Plan have set out our ambitions for places and the County as a whole.

This is a long term plan that will take 10 to 20 years to deliver. We are clear on the potential investment and other resources available for 2010/11. The HCA commitments to support Durham in delivering its ambitions for 2010/11 are set out below. We have no certainty over HCA or indeed any other public sector funding sources beyond the current Comprehensive Spending review period. And we also recognise the reality that no matter what settlement is finally reached our ambitions for local investment are unlikely to be fully funded.

The resources needed to deliver the Local Investment Plan are wide ranging and are likely to include:

- Private and third sector investment
- Local authority investment
- Government Agency investment

These resources will include not only cash investment but would also include land assets, knowledge, skills, services, powers, support and capacity.

These will be worked up in more detail as we progress towards a Local Investment Agreement between the Council, partners and the HCA

HCA investment

The following charts summarise the scale and breakdown by programme of the HCA's existing commitments and investment in the County in the period 2009/10 and 2010 -12. The National Affordable Housing Programme represents a significant portion of HCA funding but additional investments made as a result of the various financial stimulus announcements also feature strongly. Investment at £22.9m in 2009/10 represents a level of investment which ideally needs to be sustained and built upon in the coming years but we are mindful that other sources of funding will need to be accessed in order for the authority to fulfil its place making function.

The HCA will also provide skills, experience and knowledge to assist the Council deliver their future local priorities.

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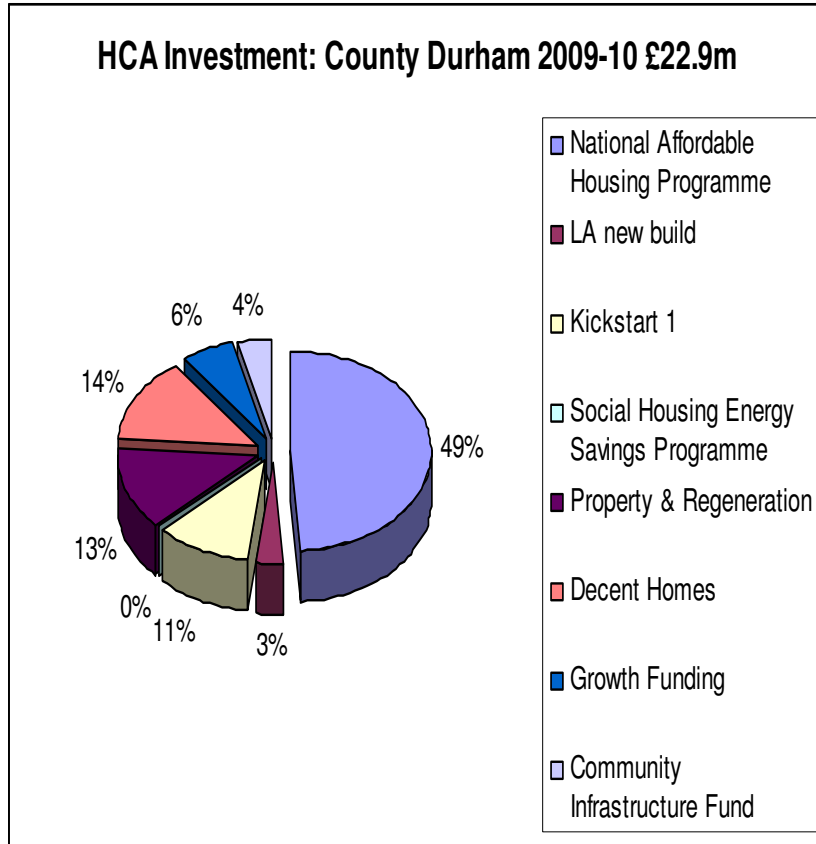


Fig 2 – HCA Investment County Durham 2009-10

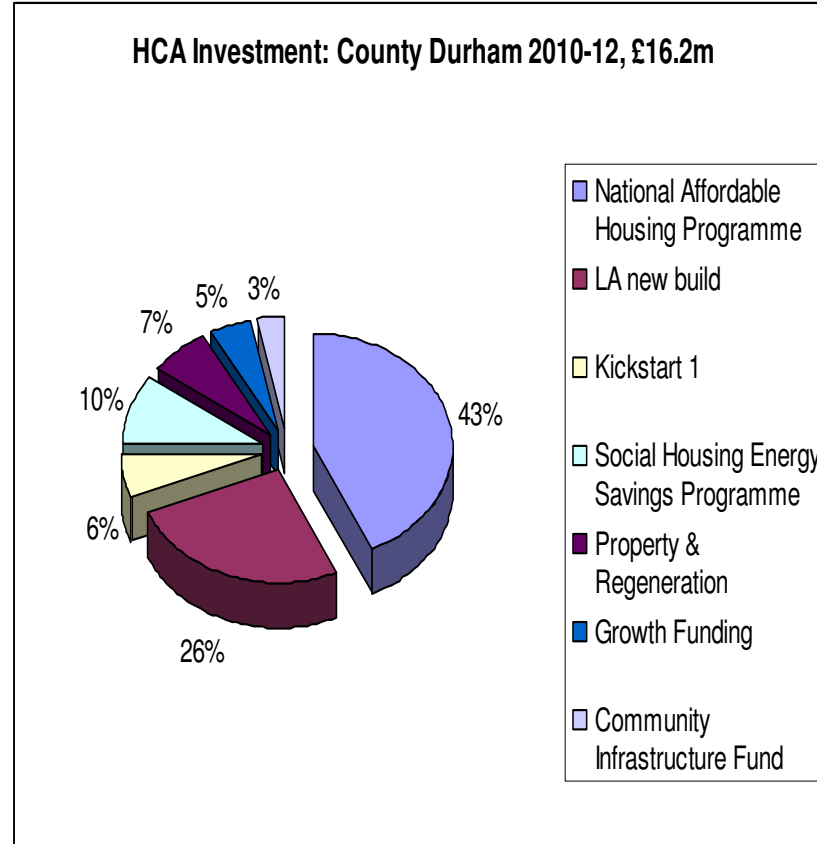


Fig 3 – HCA Investment County Durham 2010-12

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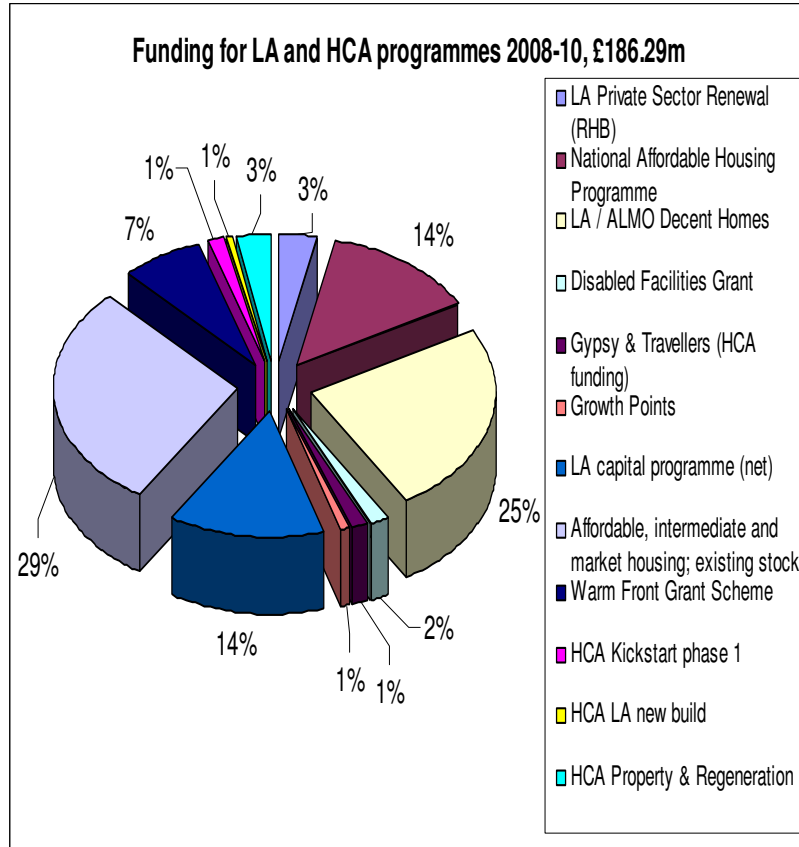
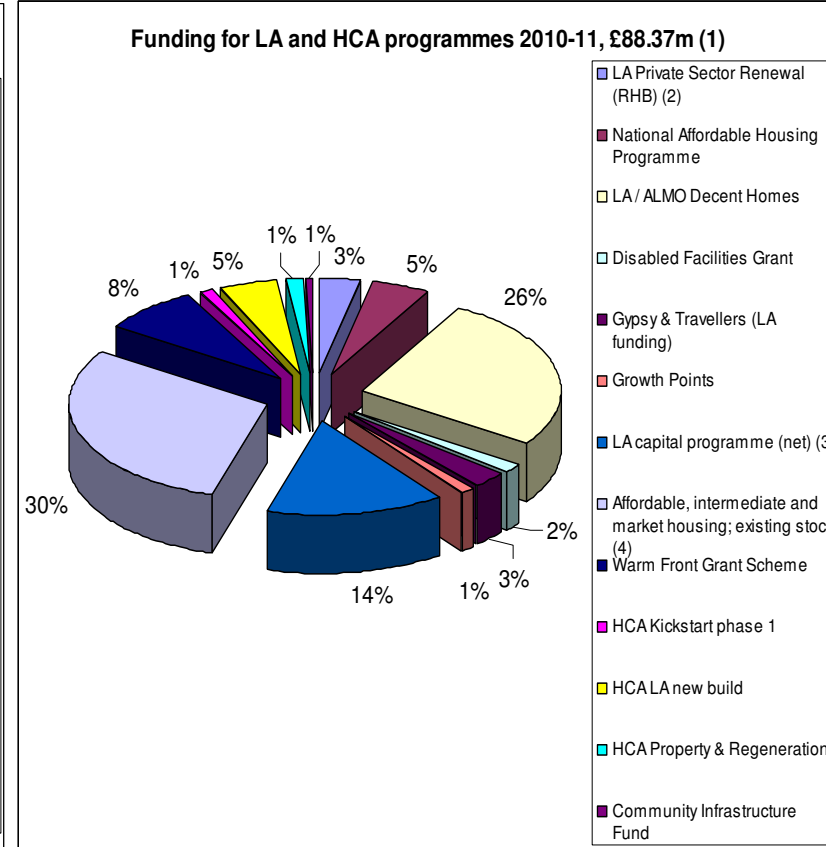


Fig 4 – Funding for LA and HCA programmes 2008-10



1. HCA funding limited to commitments carried forward from 2009-10
2. Regional Housing Board allocation – SHIP 3
3. Includes carried forward underspend from 2009-10
4. Assumed capital investment the same as 2009-10

Fig 5 – Funding for LA and HCA programmes 2010-2011

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Local Authority investment

The charts on the previous page provide an overall picture of local authority, RSL and HCA investment for both the two year period 2008-10 and the forthcoming financial year 2010/11. It shows that around 20% of this overall investment for the last two years is derived directly from HCA with a further 55% coming from local authority capital budgets. The remainder comes from RSL's own investment and resources

The following charts show overall investment in housing and regeneration for 2008-10 and 2010/11 for the local authority (including HCA and RSL resources).

The Council and the HCA will work together, with other stakeholders, to determine the resources available post 2010 in conjunction with developing the Local Investment Agreement.

We are agreed that the HCA investment focuses on Renewal and Growth, Existing Homes and Affordability including Accessibility. Taking into account existing regional and local strategies, the principles behind determining future investment will be:

- Supporting economic growth;
- Meeting projected demand whilst creating a potential tenure mix with homes for sale or with routes to ownership;
- Considering the strategic fit with all localities' opportunities and needs;
- Supporting outstanding commitments in priority areas;
- Delivering within a determined time frame;
- Working in partnership with Local Authorities and partners to 'commission' investment;
- Achieving value for money;
- Complementing existing or proposed investment;

- Maintaining the ability to help cross subsidies in regeneration areas;
- Creating potential leverage and increasing the willingness of the private sector to share risk;
- Promoting a holistic approach which complements investment in social, economic and other physical infrastructure;
- Meeting HCA design and sustainability aspirations.
- Maximising opportunities for employment and skills as a direct result of investment.

6.2 Making the most of the resources available

The charts above show core elements associated with the range and size of the investment available to the Local Investment Plan. The Council will work with its partners to maximise the benefit of overall resources as follows:

Private Sector Investment

- Working in partnership with the private sector to agree a common set of priorities (through HARP and other mechanisms)
- Utilising cross subsidy to allow the development of market housing in high value areas to support other community/housing needs
- Developing a robust structure for securing s106 planning agreements for affordable housing in private sector developments
- Developing the new Community Infrastructure Levy (CIL) for projects outside affordable housing
- Partnering over employment, skills and training initiatives

Local Authority Capital Investment

- Managing our own assets proactively to deliver regeneration objectives
- Seeking to cross subsidise land disposals in a way that ensures a range of developments can proceed
- Establishing prudential borrowing against assets

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- Committing resources from the capital programme especially for private sector renewal
- Delivering a programme of capital investment through the Housing Revenue Account

RSL investment

- Ensuring that RSLs make best use of their borrowing powers and dedicate available capital reserves towards improving their stock; pursuing unsubsidised affordable housing and improving the neighbourhoods within which they work.

Utility companies

- Working with utility companies to deliver energy efficiency and carbon saving initiatives through CERT and WarmZone

Primary Care Trust

- Working in partnership over the development of new health facilities in priority communities as part of the PCT's capital investment programme 2010-13

Partnership for Schools

- Securing long term private finance for the delivery of the Building Schools for the Future (estimated to be worth £500m for secondary education) and a further sum for primary school re-provision and refurbishment

University

- Working in partnership to ensure that the resources within the University are used to maximise both economic and community benefit for the County

Transport

- Securing greater accessibility and connectivity across the County through transport infrastructure improvements such as Transit 15

Homes and Communities Agency

- Maximising its allocation under the National Affordable Housing Programme through keeping average grant rates low and continually monitoring the deliverability of schemes
- Growth Point funding

Central Government

- Disabled Facilities Grant remains a significant part of the local authorities annual grant funding

European Funding

- Maintaining a flow ERDF funding to secure and develop 'cutting edge' technology hubs such as NETPark

Social Housing Providers

- Investment from their own resources and through borrowing in new housing schemes and capital repairs on own stock

Revenue Funding

- Establishing a strong link with Supporting People funding (currently £14.5m pa) which is split between accommodation based services (accounting for 43% of funding and assisting 900 clients) and floating support services that accounts for the remainder of the funding and assists over 15,000 clients) and overall delivers appropriate revenue funding for specialist housing schemes. Older people account for over a quarter of the funding, but other significant groups includes those with learning disabilities (19%), mental health (12%) and young people – including those leaving care (13%)
- The Area Based Grants framework has secured £37m over the three years from 2008-11 to tackle employability across Durham – supporting the most disadvantaged people and enabling over 3,200 to get back into employment and to get 625 off JSA
- Securing funding from central government for employment schemes such as the Future Jobs Fund which has provided £4.5m

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- between October 2009 and March 2011 to assist young persons secure employment in key sectors such as construction, direct works and health and social care
- Harnessing Single Programme monies for the two years from 2009-11 to reduce workless residents in rural SW Durham through the Rural Employability Programme
- The LEGI scheme 'Be Enterprising' attracts £6.64m per annum, part funded by ERDF to encourage new businesses to start in the more disadvantaged parts of the County

This approach aims to make the most of the joint resources of the public and private sector to deliver timely, value for money impacts that secure the priority outputs and outcomes this Plan has identified. We are mindful of the need to balance public and private sector investment – especially in the current economic climate.

The Local Investment Plan clearly identifies the potential for additional growth to be driven by capitalising on the opportunities represented by Durham City. Partners will also explore the potential for appropriate joint venture vehicles to capitalise on assets and investment to deliver benefits across the County.

Further, we will take every opportunity to add value from:

- Exploring new methods of delivery including supporting community led development
- Examining modern methods of construction to achieve high standards at lower cost

- Maximising public sector land for affordable housing and other social benefits
- Driving value from partnership working with delivery partners
- Maximising benefits and provision of planning gains (including affordable housing) from higher value development sites
- Maximising the added value of aligning private and public sector investment

The County believes that by harnessing the inherent economic strength in our main centres, and in particular in Durham City, it will, in part, be utilised to increase private investment in housing and other services. Durham City can be an engine for growth and prosperity for the County. In having this function the levels of public investment in key projects where values and economic growth can be achieved, will be able to lever in higher ratios of private investment. The central location of the city will provide the opportunity for a 'hub and spoke' model to be pursued so that better connectivity between the city and its outlying communities will create a new 'symbiotic' relationship

Continued investment from the HCA, alongside the Council and other stakeholders will be fundamental in achieving this. The discussion and negotiation to determine the Local Investment Agreement will take this into account and determine what the HCA can contribute to sustain appropriate levels of annual investment in housing and regeneration in Durham.

The investment schedules in part 8 give an indicative picture of the likely scale of investment across the County's places.

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Added value examples

The public sector has a wider role to play in ensuring that new investment in schools (through, for instance, the Building Schools for the Future programme), health and other local facilities, are used to stimulate new development by the private sector, both in terms of housing and retail/commercial investment.

We can see this occurring in Seaham where the new school and associated housing is to be constructed or in Chilton where a new health centre and possible district heating will energise the housing market.

The Single Conversation can make links and cement joint working in ways that can form the basis for sound investment planning. By delivering a coordinated stream of investment, efficiencies can be secured – Durham Gate in Spennymoor has got that potential if greater control were to be taken at a local level to deliver the vision for the area.

Durham can take advantage of its good relations with Social Landlords to work together on regenerating places – and maybe through streamlining or rationalising management and development resources deliver a better social housing product and a more balanced overall housing offer for the locality.

But successful place making doesn't end there. Coordinated investment can forge links with the sustainable schools initiative (The National Framework for Sustainable Schools) – new primary schools at Brandon and Esh Winning will be exemplars of this new approach to education bringing benefits to their communities in the short and long term.

There are also opportunities to ensure that our regeneration benefits from the priorities set out in the Arts Council strategy for the North East 'Great Art for Everyone 2008-11'. The art work on the sea front at Seaham shows how this approach can provide a unique identity to its locality in the same way as an iconic structure like the Angel of the North has provided an identity to the North East.

In terms of place making, and in accordance with the principles emerging from Total Place and Total Capital; there is a need to create greater flexibility across fewer programmes. Moving to a commissioning approach would enable stakeholders in an area to develop flexible methodologies more suited to tackling the needs and taking advantage of opportunities of different places. It would:

- Allow investments to be sequenced to maximise value;
- Enable partners to better take advantage of the market conditions;
- Enable Local Authorities to guarantee a 'strategic fit' with wider opportunities and to align investment; and
- Allow Local Authorities to target areas where the need is greatest.

In essence, the investment dedicated to specific places will ensure that the whole is greater than the sum of its parts.

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6.3 Using the Council's Assets and Powers

Resources will include not only cash investment but land assets, knowledge, skills, services, powers, support and capacity.

The Council's **Asset Management Plan (AMP)** states that it is essential that opportunities and priorities raised within the Regeneration Statement, and the Housing Growth Point programme, are delivered. We will ensure that the Council's asset base is used in such a way that opportunities to support the delivery of the associated projects are fully realised. The Council's **AMP** outlines how we will do this.

Land disposal and cross-subsidisation: the Council has also approved a protocol over how land at less than market value will be disposed of and will seek opportunities to consider how regeneration objectives can be met. Alternatively the capital receipts secured at full market value may be specifically identified to deliver housing and other related projects in the locality. This has already been pioneered in the former district of Sedgefield. For instance added value from development in the high value sites around Durham City could cross subsidise lower value marginal sites in S & E Durham

Using the Council's powers: - the following powers of the Council will be used to further our regeneration ambitions:

- The **Well Being Power** (introduced in the Local Government Act 2000) increases our capability to act on behalf of our communities. In order to promote the economic, social and environmental well-being of the area.
- **Compulsory Purchase powers** under Housing and Planning legislation (as a last resort)
- Powers under **Housing Act 1985** to assess and plan for housing needs across all tenures
- Powers under the **Regulatory Reform (Housing Assistance)** (England and Wales) Order 2002 to enable the provision of

financial assistance for home owners in the private sector

- Introducing measures to promote the prevention and **reduction of homelessness** (under the Homelessness Act 2002)
- Helping to drive up standards of property and management in the **private rented sector** (including action against empty homes) using relevant powers in the **Housing Act 2004**
- Setting out policies in **Local Development Frameworks** which facilitate new housing supply (under Planning and Compulsory Purchase Act 2004)
- Promoting **equality of access** to housing
- Promoting **energy efficient homes** including administering grants for energy efficiency under HEC Act 1995

In addition, Durham has **an enabling role** outside its statutory powers. For instance, the Council has been encouraging the co-location of services (police, fire health and leisure for instance) to deliver easier customer access and a more efficient use of publicly owned assets.

The role the Council plays through its **procurement processes** for capital schemes is also significant. The opportunities to link such projects with local labour agreements and other contracts that can secure better employment and training opportunities for local people can be realised through effective procurement strategies and procedures. This sort of added value can be secured on schemes such as Durham Gate, Spennymoor and schemes under active consideration such as the Aykley Heads site in Durham City. The HCA's **Delivery Panel** of contractors would also be a useful resource in making links between capital expenditure and employment

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Knowledge, skills, services, support and capacity

The Council already has a wide evidence base about the County and its people but this needs extending to meet the needs of the CDEA; the Durham Plan (LDF) and LTP3. We will draw on our 'in house' resources as well as external specialists from either the private or public sector.

The County would wish to commit to engaging the national specialisms that reside in HCA's Skills and Knowledge and the master-planning expert body, ATLAS. The addition of a Regional Skills Adviser to HCA's North East team will make a difference. This would be particularly beneficial when considering development opportunities within Durham City and other large scale sites.

The development of an economic viability study to establish the extent to which the private sector can contribute to the delivery of affordable housing is a key priority.

7. Governance and Delivery Mechanisms

This plan sets out the shared views of the HCA and the County over delivery roles and responsibilities. This is a vital ingredient for the success of the plan – without a governance and delivery structure that delivers better coordination of funding; that enables shared priorities to be delivered and creates an approach that secures the best outcomes for all partners involved in the regeneration of Durham, the LIP will count for nothing. Durham already has a track record on delivering – this plan shows how we intend to strengthen our delivery mechanisms further.

7.1 Governance

The **County Durham Partnership** is responsible for setting the vision and priorities for the County through the Sustainable Community Strategy (SCS). It is also responsible for developing and driving the effective delivery of the Local Area Agreement (LAA) – the three year delivery plan that captures the key priorities from the Sustainable Community Strategy. The County Durham Partnership is the 'partnership of partnerships' in the County; coordinating and linking together other partnerships. There are five lead thematic partnerships that take responsibility for the goals and targets in the SCS and LAA (see Appendix I).

The independent Chair of the **County Durham Economic Partnership** (CDEP); one of the five lead thematic partnerships, has a place on the board of the County Durham Partnership. The CDEP comprises over fifty organisations that are committed to increasing economic growth and economic competitiveness in the County. The structure of the CDEP is at figure 6.

The Housing Forum represents social housing providers and developers. It acts as the strategic partnership within County Durham for the consideration of housing and related policy issues; to assist with the development of more sustainable communities and to support the well being of the people County Durham. A separate Private House Builders Forum has also been established to represent the interests of volume house builders and other private sector bodies.

The LIP will ultimately be jointly 'owned' by a new body provisionally entitled the 'Housing and Regeneration Partnership' (HARP) (see below) which will be headed up by an Executive Board that will take membership from a wide group of stakeholders.

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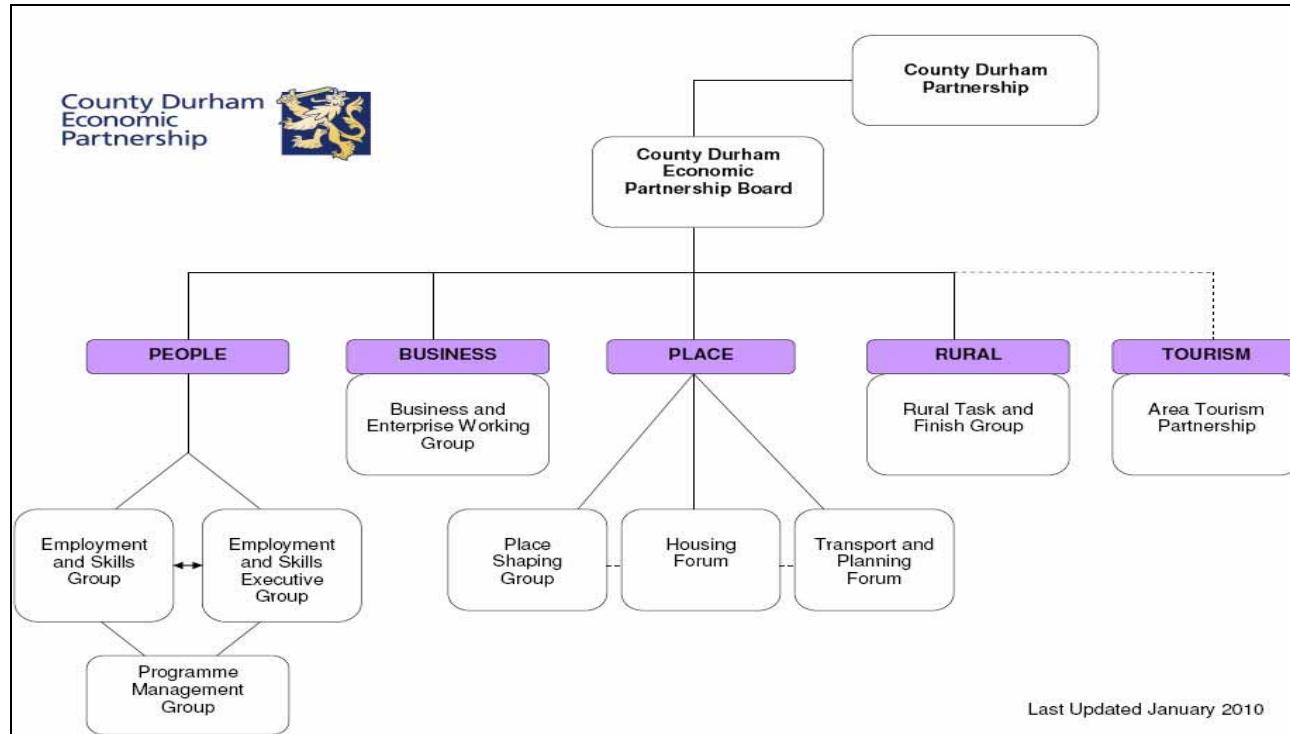


Fig 6 Structure of County Durham Economic Partnership

Recently (Jan 2010), the CDEP has also added the Transport and Planning Forum and the Durham Housing Forum to its structure.

The Transport and Planning Forums main objective is improving transport in County Durham, the promotion of sustainable transport and acting as a critical friend for both the implementation of the existing LTP2 and development of LTP3.

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7.2 Future Models for Governance

Total Place proposes a new partnership model, focussed on a new body that can coordinate, prioritise and monitor land assembly, funding options and development. This **Housing and Regeneration Partnership** (HARP) will incorporate the Durham Housing Providers Forum and the Private Sector House Builders Forum and will provide an important link between funding streams and delivery vehicles (see fig 7). It will take ownership of this Plan and monitor its delivery.

The **Partnership** will be one not just of local stakeholders, but also of key regional funding agencies, including HCA and the regional development agency One NorthEast.

By increasing collaborative working, the HARP aims to sponsor and embed a collective approach to:

- Coordinating and accessing funding in both the public and private sectors
- Developing a clear and informed strategy direction (linked to other strategies such as the LDF, Regeneration Statement and LTP3).
- Identifying an agreed set of priorities for investment and growth
- Harnessing the planning functions of the authority to maximise opportunities for development
- Utilising publicly owned assets to contribute towards regeneration priorities
- Promoting new models for delivering housing and associated regeneration objectives.

The outcomes of the partnership's work will be:

- An agreed set of priorities for investment and growth
- An agreed hierarchical approach to spatial development based on the regeneration and growth priorities for the county
- An agreed plan for the utilisation of publicly owned assets
- An agreed Local Investment Plan with the HCA.

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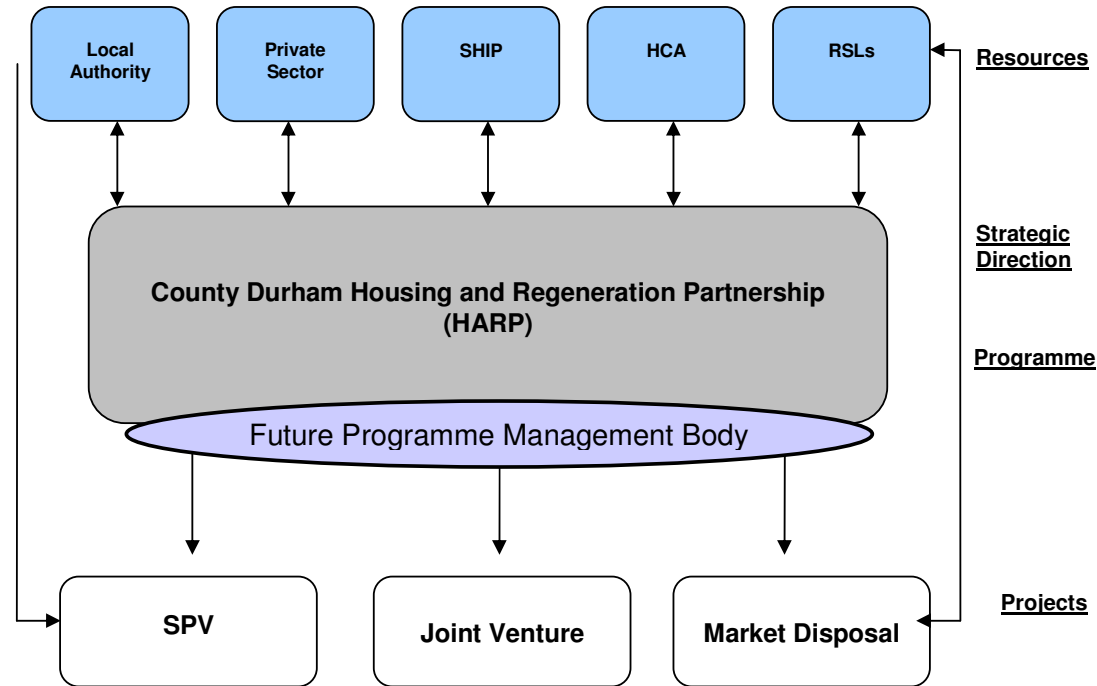


Fig 7 Model of Housing and Regeneration Partnership (HARP)

The diagram above illustrates how it is envisaged that the partnership will relate to its funding sources and delivery mechanisms. It seeks to show how the Housing and Regeneration Partnership will

- Influence the level and range of resources, an approach which will be simplified by movement towards an integrated capital pot for public sector funds
- Coordinate the distribution of resources in order to meet strategic objectives, and
- Harness the diverse range of delivery vehicle options.

In addition to this forward strategy focussed group, there will be a monitoring/appraisal group to ensure progress against the LIP and other relevant plans. A number of technical groups with Council and other representation will work on specific areas where more work is required. The precise nature of accountabilities to both the County Durham Partnership (via CDEP) and the Council itself requires further refinement

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Consultation and Communication

The Plan will initially be between the Council and the HCA. Discussion with stakeholders to date has included:

- One North East
- Government Office North East
- Durham Housing Forum

Our next steps are to communicate the principles of the Plan and discuss how it can be delivered with a wider group of stakeholders in advance of the establishment of HARP as part of negotiations over the Local Investment Agreement. This will include:

- ANEC
- County Durham Economic Partnership including separate and specific discussion with specific interest groups such as Durham University,
- Private Sector House Builders Forum
- Further discussion with the Durham Housing Forum
- Further discussion with One North East
- Government Office for the North East
- Area Action Partnerships
- S&E Durham Programme Board
- Environment Agency
- Highways Agency
- Locally based stakeholders and interest groups

This will ensure that we have captured the views of those who can help to deliver the Plan and complementary activity that will underpin it. It will move us towards our ambitions set out in the Total Place and Total Capital submissions to government.

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7.3 Delivery

Current Delivery Arrangements

There are a number of existing delivery arrangements in place across the County for specific programmes/places:

- Durham County Council
- Registered Social Landlords
- Private Sector Builders
- ALMOs
- Durham Villages Regeneration Company (DVRC)
- Joint ventures between the authority and builders
- South and East Durham New Growth Point

Future Models for Delivery

The HCA is aiming to maximise the delivery impact of opportunities presented by any future new flexibilities and in time, the economic upturn. This includes:

- Responses through the planning system that reassess calls on development gain
- In reducing the call on direct public investment
- Achievement of greater private investment in funding new homes
- Focus in the delivery of living working neighbourhoods as set out by Matthew Taylor's report on rural communities
- In the delivery of infrastructure works and higher environmental standards
- Maximise training and employment opportunities.

To this end, the County is actively looking at new models of delivery that can provide a more streamlined approach to new development; that can offer opportunities for funding from the private sector and that can secure surpluses that can be recycled back into the regeneration programme.

An options appraisal will be reporting its preliminary conclusions in the summer. In the meantime it is likely that the Council will continue to explore possible new routes to provide flexibility and added value to delivery through further development of:

- Joint ventures (including DVRC considering the added value of extending DVRC to cover more of the County)
- The newly established Community Land Trust in Teesdale

We will also explore, with other partners in the North East, the use of funds available through the European Investment Bank and its JESSICA initiative to deliver housing and regeneration.

7.4 Monitoring the Delivery of the Plan

The performance management framework that will be applied to investment taken forward in line with the Local Investment Plan and the Local Investment Agreement will initially be focussed primarily on the delivery of housing related outputs and outcomes; a more comprehensive framework is likely to be required as the single conversation becomes embedded and the shift towards a more place-based approach becomes established.

HCA indicators

The HCA is currently developing a suite of indicators that will need to be monitored through the Local Investment Agreement. These are likely to include:

- Completions of new homes (and affordable homes) funded and/or facilitated by the HCA
- Completions of improvements to private and Decent Homes work to social rented homes
- Homes meeting the HCA's forthcoming design standards
- Land brought back into use for development
- Private sector leverage
- Apprenticeships and other training and employment opportunities as a result of its investment

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- Outcome indicators related to residents' perceptions of physical, cohesion, quality of life changes as well as progress on the climate change agenda.

The Council will work with the HCA to help deliver some of these directly but more often through its negotiations and requirements of housing providers in the County.

In addition to these indicators, there are already a number of relevant targets and trajectories set for the Sustainable Communities Strategy and Regeneration Statement.

The Council's High Level Overarching Targets – at a high level certain key targets are to be set to monitor the overarching objectives of the Regeneration Statement. Upto **2026** we will work:

- To increase GVA to 90% of the regional average (Baseline 2007 = 78%)
- To maintain median earnings at or above that of our nearest neighbours
- To increase the employment rate to 80% (Baseline June 2009 = 78%)
- Increase in Household income to 90% of the national average (Baseline 2009 = 86%)
- To increase the number employed in higher level occupations in Durham City by 20%
- To increase the proportion of social housing stock classed as 'decent' by xx% (to be determined)

Trajectories 'en route' to these targets are currently being developed.

LAA Targets – the Sustainable Communities Strategy and its associated LAA targets has identified a series of targets that are directly relevant to this Local investment Plan and these are primarily:

- NI 154 – Net additional homes provided
- NI 155 - Affordable home delivered
- NI 158 Percentage of non decent council homes

Also of importance are:

- NI 187 - Tackling fuel poverty - % of people receiving income based benefits living in homes with a low energy efficiency rating
- NI 156 - Number of households living in Temporary Accommodation
- NI 141 - Percentage of vulnerable people achieving independent living
- NI 117 - 16-18 year olds who are not in education, training or employment

Targets for beyond 2010/11 will be set in early 2010

The following table shows the full range of LAA targets relevant to the LIP.

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Table 5: LAA Targets

LAA No	NI No	Indicator (a) including those from the National Set (shown with a *)	Required baseline	Targets 2010-11	Thematic Partnership	Lead Partner
8	125	Achieving independence for older people through rehabilitation / intermediate care*	-	-	Health & Wellbeing Partnership	DCC
9	141	Percentage of vulnerable people achieving independent living*	68%	71%	Health & Wellbeing Partnership	DCC
14	117	16-18 year olds who are not in education, training or employment	13.3% (November 2004)	8.8%	The Children's Trust	Connexions
20	152	Working age people on out of work benefits	19.3% (2007)	17.8%	County Durham Economic Partnership	DCC
26	158	Percentage non-decent council homes*	50% (01/04/07)	13% (1 st April)	County Durham Economic Partnership	DCC
27	154	Net Additional homes provided*	2051 (01/04/07)	1948 (31 st March)	County Durham Economic Partnership	DCC
28	155	Affordable homes delivered (gross)*	65 (01/04/07)	450 (31 st March)	County Durham Economic Partnership	DCC
29	187	Tackling fuel poverty - % of people receiving income based benefits living in homes with a low energy efficiency rating*	17.7% - Co. Durham 22.8% - North East 14.3% - UK (NEA 2008 figures)	11.8% (2%)	Environment & Neighbourhoods (Name TBC) – Energy Efficiency Officers Group	DCC
30	156	Number of households living in Temporary Accommodation*	44 (as of Q4 2007)	27	Environment & Neighbourhoods (Name TBC) – Homelessness Action Partnership	DCC
31	175	Access to services and facilities by public transport, walking and cycling*	63.6% (2005)	65.6%	Environment & Neighbourhoods (Name TBC) – Transport Partnership	DCC
32	186	Per capita reduction in CO2 emissions in the Local Authority area*	7.4 tonnes (2005)	6.55 tonnes	Environment & Neighbourhoods (Name TBC) – Environment & Sustainability Partnership	DCC
35	188	Planning to adapt to climate change*	Level 0	Level 3	Environment & Neighbourhoods (Name TBC) – Environment & Sustainability Partnership	DCC
Local	47	People killed or seriously injured on road traffic accidents (NI 47)	218 (2005)	168	County wide Community Safety Board (Road Casualty Reduction Partnership LTP)	DCC

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Future Indicative targets

Our overall targets are currently in the course of preparation and will be based around the key components of the Regeneration Strategy. They are listed in Appendix: IV

7.5 Risks and Risk Management

The Council has a detailed Risk Management Plan but the key risks and associated controls and mitigating actions are set out below:

Risk	Potential Impact	Existing Controls & Actions
Failure to meet targets 154 and 155 - net number of additional homes and affordable homes – caused by insufficient funds; lack of private sector appetite and continued market uncertainty	<ol style="list-style-type: none"> 1. NI 154 - Lack of alignment between economic growth plans and supply of appropriate housing in the right location 2. NI 155 - Increase in Council waiting list 3. Increased Housing needs 4. Hidden households 5. Overcrowding and associated health and social issues 	Work with private sector to assist in bringing sites to development Work with RSL partners to maximise social housing grant Influence Development Management (Planning) Seek public sector land disposals at discounted values to deliver extra affordable homes
Prolonged effects of the credit crunch and failure to attract private investment created by stagnation in market and poor communication over prioritised investment in place	<ol style="list-style-type: none"> 1. Continuation of suppressed private sector investment 	Engage with Regional Housing Board to secure Improvement Grant Enabling role to expand e.g. Kickstart programme, Direct Build Private Sector Housing Forum in place – to be developed Implementation of HARP.
Failure to identify and successfully bid for alternative funding streams	<ol style="list-style-type: none"> 1. Inability to continue planned investment or expand existing programmes through lack of understanding of other funding or weak relationships with funding bodies 	Lobbying Government Office North East & One North East for better deal for Durham Participating in regional negotiations for new funding programmes Researching new opportunities Forward plan for European funding in conj. with ONE

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Risk	Potential Impact	Existing Controls & Actions
Failure of ALMO's and Durham City Homes to attract sufficient funding to meet Decent Homes Standard caused by lack of central government funding	Inability to meet Decent Homes Standard leading to stalled neighbourhood renewal.	Engage with leaders board, RDA and HCA to maximise funding available for Decent Homes Effective management of HRA account. Engage with HCA to maximise finance. Consider housing options. Implement Durham City Homes Action Plan and monitor ALMO performance
Failure to secure capital funding for private sector housing improvements due to financial restraints	1. Inability to deliver housing led regeneration and complete coalfields programme.	Capital programme to be put in place
Failure to improve the economic well-being of the County caused by lack of clarity over Economic strategy; increased unemployment and continuing financial crisis	<ol style="list-style-type: none"> 1. Misaligned use of resources against service priorities 2. The Economic Wellbeing indicators of the LAA will not be achieved 3. Higher unemployment 4. Inability of local businesses to retain existing employment levels 5. Negative impact on health and wellbeing of residents 6. Reduced median earnings 7. Increased numbers claiming benefits 	Economic Strategy in place New structure in place to deliver Economic Development inc. ABG, LEGI, Single Programme Review of Economic Partnership Economic taskforce in place Prioritised diversion of funding to support those affected by economic downturn CDES Action Plan now in place and published Governance arrangements in place for economic partnership

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7.6 Next Steps

The plan is agreed between Durham County and the HCA following discussions with ONE North East, the Government Office North East and Durham Housing Forum.

A period of consultation about the plan will now take place between its publication in April 2010 and the production of Durham's Local Investment Agreement later this year. This will allow for the impact of any national budgetary considerations, alongside the input of a wide cross section of partners, stakeholders and interest groups. As future iterations of the Plan come forward, it should be possible to secure wider stakeholder buy-in to the priorities identified and to explore opportunities for investment alignment.

This Plan is prepared against the background of the Council developing the Core Strategy of their Local Development Framework and other key strategies including the Housing Strategy and Infrastructure Delivery Plan.

The County will be further examining the economic role of places as part of the development of the CDEA. In particular, research work has now been commissioned to analyse the County's economic geography in detail and will identify and map the following:

- linkages between the County's town centres and with other centres;
- flows of people, goods, information and public services;
- the distribution of sectors and clusters, with particular emphasis on creative industries and advanced manufacturing; supply chains linkages;
- distinctive market areas;
- the economic roles of the County's town centres.

The conclusions and recommendations will be focused on

- clearly identifying how the County fits within the wider regional economy, including the two City regions;
- distinguishing the economic roles of the County's town centres over the medium to long term;

- highlighting both current and future needs and opportunities for investment including policy implications for both rural and coastal areas.

The development of this evidence alongside the emerging local strategies will assist in identifying areas where future economic development and public investment is likely to take place, allowing ever closer integration of place-making activities.

The Local Investment Plan clearly identifies the potential for additional growth to be driven by capitalising on the opportunities represented by Durham City. Further iterations of the Plan will assist in refining growth aspirations, identifying better ways of achieving objectives and striking a balance between needs and opportunity.

This Plan has set out the case for better and more streamlined methods of governance and delivery. These will be developed and refined in consultation with partners in preparation for the Local Investment Agreement. In particular, the HCA and the Council will seek to develop and agree proposals for the Housing and Regeneration Partnership.

Partners will also explore the potential for appropriate joint venture vehicles to capitalise on assets and investment to deliver benefits across the County. The conclusions of the Total and Place and Total Capital pilots and their suggestions for efficiency gains will also be explored, with a view to improving service provision, where appropriate, across the County.

The Single Conversation is an ongoing and iterative process. Partners have agreed to regular monitoring and review of the Local Investment Plan and Agreement. The next iteration of the Local Investment Plan will set out a high level vision for Durham for a 15 year time period. The Local Investment Agreement will set out a shorter time frame, providing more detailed investment aspirations from the HCA and the Council. Each will continue to be reviewed on an annual basis, in consultation with partners and with regard to developing local, regional and national policy.

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8. Indicative Investment Schedules

DURHAM CITY															
Indicative Investment Schedule 2010-13															
Key		FUNDING SOURCE	Committed	Part Committed	No Funding										
Key		FUNDING SOURCE	HCA - Homes and Communities Agency	DCC - Durham County Council	ERDF - European Regional Devt Fund	GP - Growth Point	RSL - Registered Social Landlord								
MAJOR STRATEGIC SITES	FUNDING SOURCE(S)	FUNDING SECURED	AFFORDABLE HOUSING	FUNDING SOURCE(S)	FUNDING SECURED	EXISTING HOUSING	FUNDING SOURCE(S)	FUNDING SECURED	TRANSPORT	FUNDING SOURCE(S)	FUNDING SECURED	SOCIAL INFRA-STRUCTURE	FUNDING SOURCE(S)	FUNDING SECURED	
DURHAM CITY	Aykley Heads master plan	DCC/HCA/Private		Teenage parents scheme and other homeless schemes	HCA/RSL		Sherburn Rd Regeneration	RSL/DCC/HCA		Transit 15	DfT/DCC	Belmont secondary school	PfS		
	Durham City Vision sites	DCC/RDA		General Needs Housing	HCA/RSL							New prim. school - Framwellgate Moor			
				Victoria Terr - autism scheme	HCA/RSL										
BOWBURN	The Grange housing site	HCA/Private		The Grange	HCA/RSL										
				LA Direct build	HCA/RSL										
ESH WINNING	NIL			New Bungalows	HCA/RSL		Clearance of social stock	DCC				New primary school			
BRANDON	NIL			Brandon Kickstart	HCA/Private				Sunderland Bridge junction	DfT/DCC		New primary school			
									Browney Lane Imps	DfT/DCC					
OTHER VILLAGES	NIL			Local Auth Direct Build (various locations)	HCA/DCC		Oversteads and Brandon remodel/other option	DCC		Belmont viaduct cycleway	DCC				
				DVRC	DCC/Priv/HCA										

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NORTH AND EAST DURHAM																
Indicative Investment Schedule 2010-13																
Key		FUNDING	Committed	Part Committed		No Funding										
Key		FUNDING SOURCE	HCA - Homes and Communities Agency	DCC - Durham County Council	ERDF - European Regional Devt Fund	GP - Growth Point	RSL - Registered Social Landlord									
	MAJOR STRATEGIC SITES	FUNDING SOURCE(S)	FUNDING SECURED	AFFORDABLE HOUSING	FUNDING SOURCE(S)	FUNDING SECURED	EXISTING HOUSING	FUNDING SOURCE(S)	FUNDING SECURED	TRANSPORT	FUNDING SOURCE(S)	FUNDING SECURED	SOCIAL INFRA=STRUCTURE	FUNDING SOURCE(S)	FUNDING SECURED	
SERVICE CENTRES	CONSETT	Consett Academy and Leisure Centre	PfS		2 bed bungalows & family housing	HCA				Transit 15	DfT/DCC		BSF (see strategic sites)			
		Shotley Bridge Hospital site	HCA/Private		Womens refuge	HCA										
		Maiden Law Hospital site	HCA/Private													
	STANLEY	Stanley Academy	PfS		Family housing	HCA		Craghead Group repair	RHB/DCC					BSF (see strategic sites)		
		Town centre retail	Private		Gypsy & Travellers site	HCA/DCC		S Stanley clearance	HCA/DCC							
	CHESTER LE STREET	Riverside Cricket Ground Ph 1,2 & 3	DCC/Private		Devt of The Fells direct access hostel, Plawsworth	HCA/DCC										
					Gypsy and traveller site, Birtley	HCA/DCC										
	SEAHAM	Seaham secondary school and housing	HCA/Private		Family housing and older persons	HCA/DCC		Dawdon clearance	HCA/DCC		E Durham link road	DfT/DCC/CoS				
		North Dock	DCC/Private		Replacement of homeless accomm and employment centre	HCA/DCC										
		Redevelopment of St John's Square	DCC/PCT/Priv													
		Murton Colliery site (mixed use)	HCA/Priv													
	PETERLEE	N E Industrial Estate (housing site)	HCA/DCC/Private/GP		Saxon Park	HCA Kickstart		Easington clearance	HCA/DCC		A19 junction	DfT		BSF schools (Shotton hall, Dene Comm school, St Bedes, Wellfield, Glendene)	PfS	
		Town Centre retail	Private		Growth point sites	Private/HCA		Wembley group repair	RHB/DCC		New rail halt on Coast line	DCC/Net work Rail				
					King Street, Shotton	HCA/RSL										

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SOUTH DURHAM														
Indicative Investment Schedule 2010-13														
Key	FUNDING SOURCE	FUNDING SOURCE(S)	FUNDING SECURED	Committed		Part Committed		No Funding						
Key	FUNDING SOURCE	HCA - Homes and Communities Agency	DCC - Durham County Council	ERDF - European Regional Devt Fund	GP - Growth Point	RSL - Registered Social Landlord	PIS - Private finance for							
MAJOR STRATEGIC SITES	FUNDING SOURCE(S)	FUNDING SECURED	AFFORDABLE HOUSING	FUNDING SOURCE(S)	FUNDING SECURED	EXISTING HOUSING	FUNDING SOURCE(S)	FUNDING SECURED	TRANSPORT	FUNDING SOURCE(S)	FUNDING SECURED	SOCIAL INFRA= STRUCTURE	FUNDING SOURCE(S)	FUNDING SECURED
SPENNYMOOR	DURHAMGATE (transport imps)	DCC/RDA/HCA/GP/WNF/PRIV		New housing for rent at Durham Gate, Dean Bank, Ferryhill Station, Chilton, other sites LCHO/HBD - HCA		Clearance - Chilton/Dean Bank - Env Imps Ferryhill Station Env Imps - Dean Bank	DCC/HCA		Transit 15; improvement of Bowburn services roundabout	DfT/DCC (£570k excl T15)		BSF programme at Spennymoor/Tudhoe Health Centres at Chilton, Spennymoor	PfS PCT	
	DURHAMGATE (Housing and other Infrastructure)	DCC/Priv/HCA												
	Town centre improvements	DCC/Priv												
BISHOP AUCKLAND/SHILDON	NORTH BONDGATE (land assembly)	DCC (GP)		New housing for rent at St Helens Auckland, Gypsy&Traveller site		Clearance - Coundon	DCC/HCA		Transit 15;	DfT/DCC		BSF programme at Bishop Auckland, Suddsdale Community College New primary at Coundon	PfS PCT	
NEWTON AYCLIFFE	NIL			Eldon Whins								Health Centre at Peaseway, Greenfield School Community & Arts College	PfS PCT	
				Young persons emergency accomm										
SEDFIELD	NETPARK (plot 3, Connector, Innovation Village, PETEC	DCC/ERDF										BSF programme at Sedgfield	PfS	
PUBLIC SECTOR DECENT HOMES						Social Housing under management of Dale and Valley Homes and Sedgfield Borough Homes	Sedgfield Borough Homes Dale and Valley Homes							

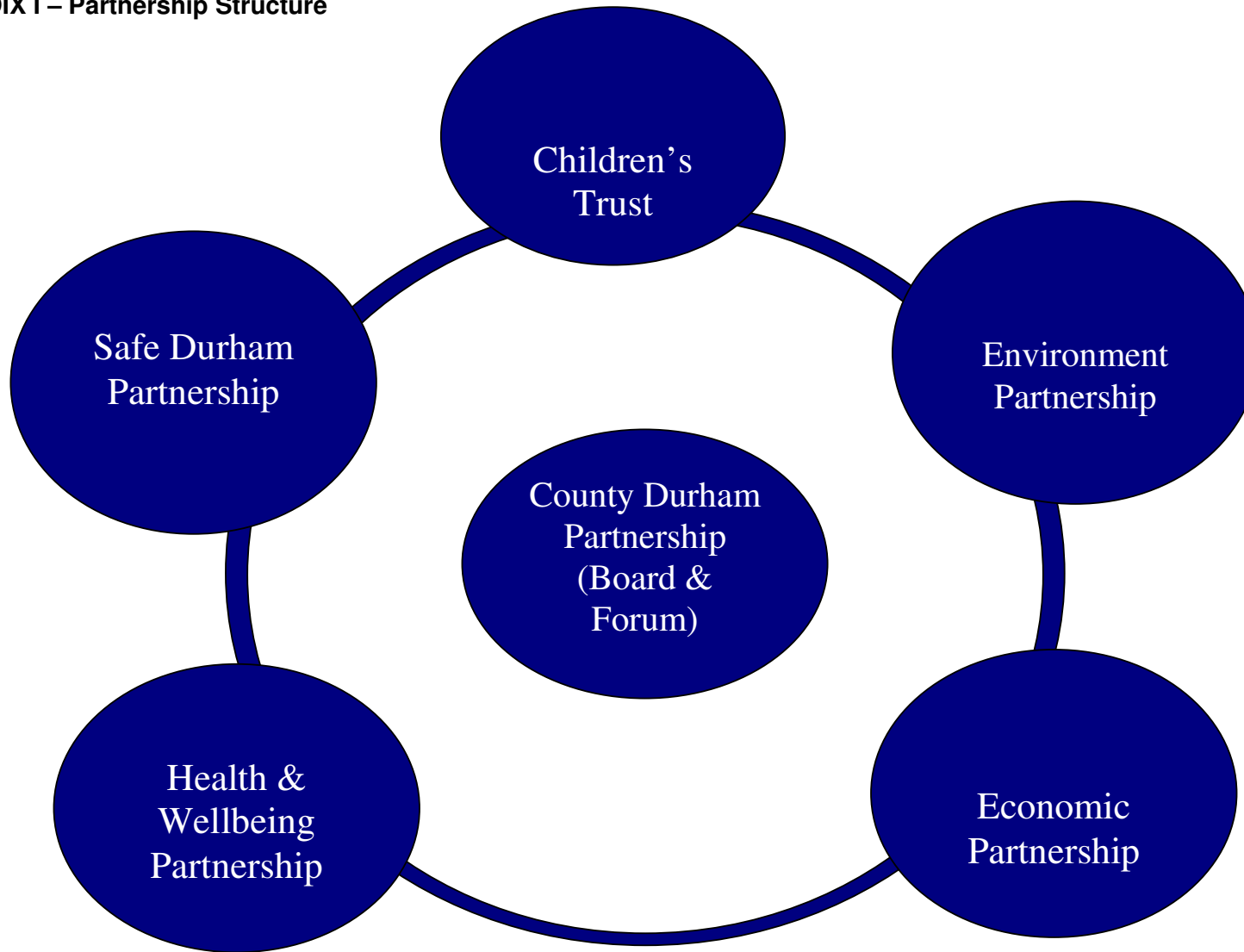
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WEST DURHAM																
Indicative Investment Schedule 2010-13																
Key		FUNDING	Committed	Part Committed		No Funding										
Key		FUNDING SOURCE	HCA - Homes and Communities Agency	DCC - Durham County Council	ERDF - European Regional Devt Fund	GP - Growth Point	RSL - Registered Social Landlord									
MAJOR STRATEGIC SITES		FUNDING SOURCE(S)	FUNDING SECURED	AFFORDABLE HOUSING	FUNDING SOURCE(S)	FUNDING SECURED	EXISTING HOUSING	FUNDING SOURCE(S)	FUNDING SECURED	TRANSPORT	FUNDING SOURCE(S)	FUNDING SECURED	SOCIAL INFRA-STRUCTURE	FUNDING SOURCE(S)	FUNDING SECURED	
SERVICE CENTRES	BARNARD CASTLE	Town centre - Barnard Castle Vision	DCC/RDA		General needs /elderly	HCA/RSL							Teesdale Comm resource centre	Various		
	WEARDALE	Eastgate eco scheme	various		New rural housing	HCA										
		Broadband	DCC/RDP E/Priv													
	TEESDALE	Broadband	DCC/RDP E/Priv			HCA										
	GENERAL				New housing, Staindrop	HCA/RSL										
					New bungalows Cockfield	HCA/RSL		Decent homes programme (Dale and Valley Homes/Teesdale HA)								
					Housing for Comm Land trust	HCA/CLT			RSL/CLG							

APPENDICES

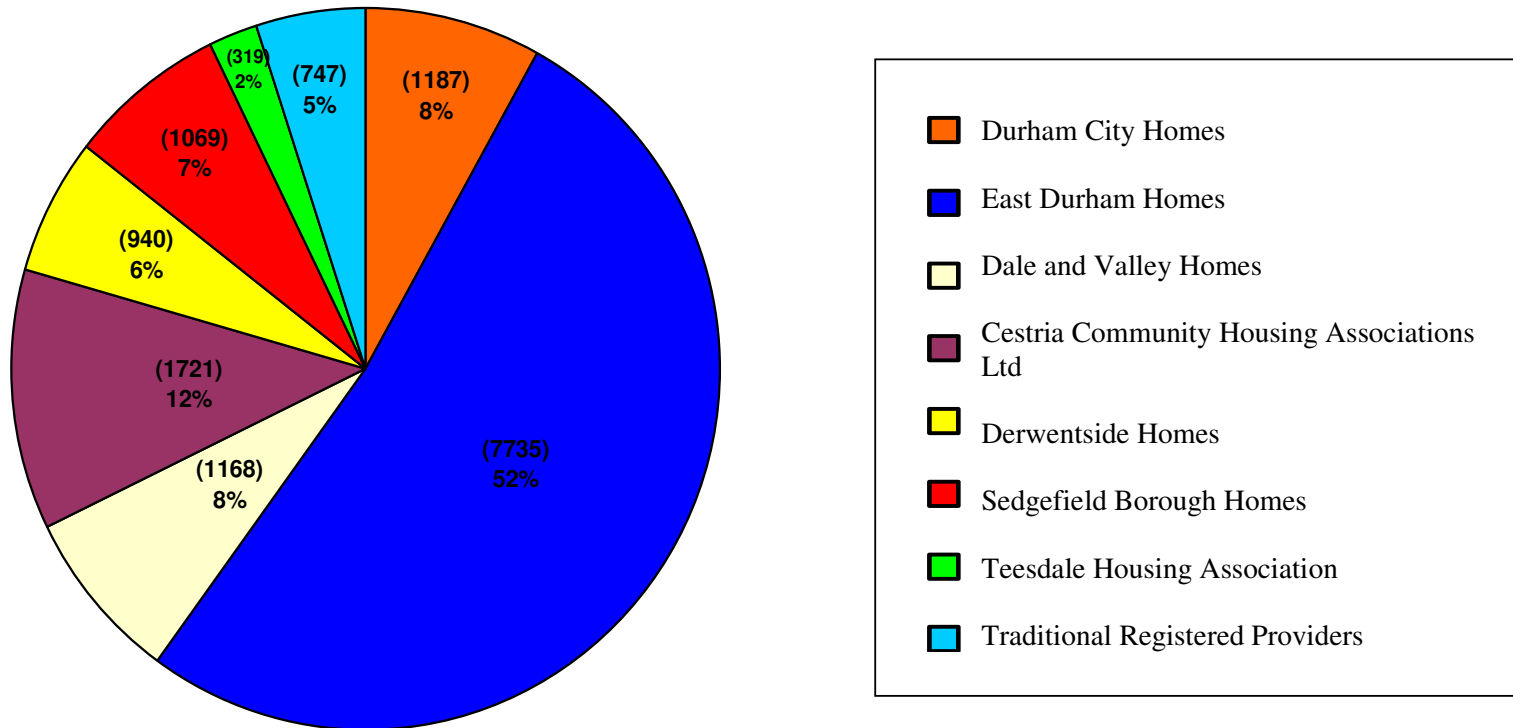
- I Partnership Structure**
- II Non Decency in the social sector**
- III Special Needs details**
- IV Regeneration Statement structure**
- V Local Indicators**
- VI SHLAA Planning Status**
- VI Abbreviations**
- VIII Bibliography**

APPENDIX I – Partnership Structure



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APPENDIX II – Non Decency in the social sector



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APPENDIX III – SPECIAL NEEDS

OLDER PERSONS

The housing needs of older people have always been a high priority for the County. But although older persons services have been relatively well resourced (compared with national indicators) much more can be done. The demographic changes which will occur in Durham will have profound consequences for housing and social care.

The National Policy picture is captured in the document 'Lifetime Homes, Life Time Neighbourhoods :A National Strategy for Housing in an Ageing Society'. The report is based on the central tenet that there are inextricable links between good health; availability of social networking and care; and enabling housing and environments to ensure older people maintain their dignity and independence in later life. The document sets out a range of new or revised strategic priorities and policy directions relating to housing social care and health services for older people based on “active ageing and independence with choice” which constitutes the new housing offer for older people.

It is known that significant numbers of older people live in non-decent or poor quality accommodation and experience isolation and social exclusion. There are particular problems with regard to good quality move-on accommodation impacting on individuals health and well –being; there is a lack of appropriate housing related care and support services that promote independence and well being ,such as Extra Care Housing, Disabled Facilities Grants and Equipment Services. The delivery of telecare solutions to support the retention of independence, reduce risk and future hospital admissions, and limit dependency on care services is reliant upon an appropriate housing offer. These issues are mirrored at the local level here in Durham hence the recent commission of HQN to undertake a review of Older Persons Accommodation and Housing Related Support Services.

PHYSICALLY DISABLED AND PEOPLE WITH SENSORY IMPAIRMENT

County Durham has a disproportionate number of residents with disabilities. As well as conditions linked to old age there are those suffering from chronic medical conditions, especially in the old former coalfield communities, that severely impact on their quality of life. Physical disability is often identified as a ‘secondary need’ for Supporting People clients whose primary needs may be associated, for instance, with old age or learning disabilities.

The needs of the majority of residents with physical disabilities and/or sensory impairment (PDSI) will usually be addressed through adaptations of existing accommodation. This can range from grab rails and other minor aids through to major improvement and alterations (e.g. ground floor extensions). Exceptionally new specialist accommodation is required either as part of a scheme devoted to those in need of PDSI services or as ‘one off’ units of accommodation.

Deaf people often have other needs that together require a housing solution. A recent study for the Durham and District Supporting People Partnership in conjunction with the Council and the PCT has shown a need for mixed gender provision for Deaf mental health service user supported accommodation (including for substance use and dual diagnosis service users) for six beds (existing service user need plus respite) in Durham preferably in partnership with a housing association.

PEOPLE WITH LEARNING DISABILITIES

There are currently around 2300 adults with a learning disability living in County Durham, who are known to the County Council. The majority of these people live in supported housing, adult placements, group living schemes, or with ageing carers. 290 persons live in residential care homes.

The County recognises that there is still too great a reliance on residential care and other traditional services, when promoting independence and supporting people in their own homes should now be a well established priority. Whilst some revenue support is available, it is insufficient to provide floating support

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across the whole sub-region. There is also a need to access capital for the provision of new schemes that can meet the housing and support needs of this group.

The movement towards giving people with learning disabilities their own tenancy agreements and the skills, opportunities and choice to live more independently needs to be accelerated. There is a need for more level access/bungalow accommodation. Some of the local authority stock is sub-standard and needs improving.

Home ownership amongst people with learning disabilities is very low and there is a need to explore alternative tenure options, particularly models linked to shared ownership.

The distribution of services is heavily skewed towards the former districts of Derwentside and Easington and there is a particular need for core and cluster developments in South Durham – with perhaps between 8 and 12 persons per scheme.

GYPSY, ROMA AND TRAVELLERS

Gypsies and Travellers form one of the largest minority ethnic groups in Durham.

Gypsies & Travellers of Irish Descent have clearly defined ethnic status and are protected under Race Relations legislation. Other Travellers, including Scottish Travellers, Circus Families and Showpeople, are not protected by Race legislation but by Human Rights legislation.

As a group they have attracted considerable and largely negative attention in recent years. Gypsies would appear to be 'the last ethnic minority group where openly racist views can still be acceptably expressed' (Council of Europe, 2005). The CRE, in their consultation document 'Gypsies and Travellers – A Strategy' states: "The harsh reality is that Gypsies and Travellers face disadvantage in almost all walks of life - including in key public areas such as accommodation provision and planning, education, health, employment and criminal justice."

Historically there has been no inclusion of Gypsy & Traveller accommodation needs in the Local Authority process of assessing housing need. The Housing Act 2004 introduced a statutory duty to undertake an assessment of Gypsy & Traveller accommodation needs. The Durham Housing and Neighbourhood Partnership Board commissioned a countywide Gypsy & Traveller accommodation and support needs assessment. In 2007 which paved the way for an action plan that set out key objectives for action and implementation.

A refresh of the accommodation assessment is being undertaken (along with a health needs assessment) and these pieces of work are due for completion in April 2010.

VULNERABLE SINGLE PERSONS

Many single people may not find themselves in priority need for housing as defined by s189 of the Housing Act 1996. Whilst there needs may be varied, these needs as a composite test against that of vulnerability may lead to single people being outside of statutory assistance for housing. As such for those single people, of whatever age, the housing choices available are greatly reduced.

Single people under the age of 25 face barriers to accessing housing from the benefits system which restrict access to Local Housing Allowance to that of the cost of a single room. The housing stock across County Durham in areas where private sector housing is located does not lend itself to a unit cost which would make it affordable to those under the age of 25.

The Socially Excluded Adults Public Service Agreement (PSA 16) is one of only 30 agreed across the whole of Government, and is the first agreement that has focused specifically on the needs of the most vulnerable adults. It recognises that some people suffer from a combination of problems and circumstances, such as poor mental and physical health, limited skills, unsettled housing or an offending history, which makes it very difficult for them to participate in society. For this group social exclusion is about more than just poverty; it is about lacking the personal capacity, self-confidence and aspiration to make the most of opportunities, choices and options in everyday life. It is also about lacking the core foundations, such as a settled home and a job, which the majority of people take for granted.

PSA 16 aims to ensure that excluded adults have the resources and foundations to live a more stable and successful life, by increasing the proportion of four at-risk client groups in settled accommodation and in employment, education or training, measured through the PSA indicators. These client groups are:

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- offenders under probation supervision;
- care leavers aged 19;
- adults with moderate to severe learning difficulties; and
- adults in contact with secondary mental health services

PSA 16 will be delivered in partnership, with responsibility for the achievement of outcomes spread across a range of different departments and delivery agencies. Within central government, Cabinet Office leads this PSA with other government departments including Communities and Local Government, Department for Work and Pensions, Department of Health and Department for Children, Schools and Families and Ministry of Justice.

The Housing Solutions Service is working with partners to develop an action plan to meet the needs of PSA 16 groups across the County.

VULNERABLE FAMILIES

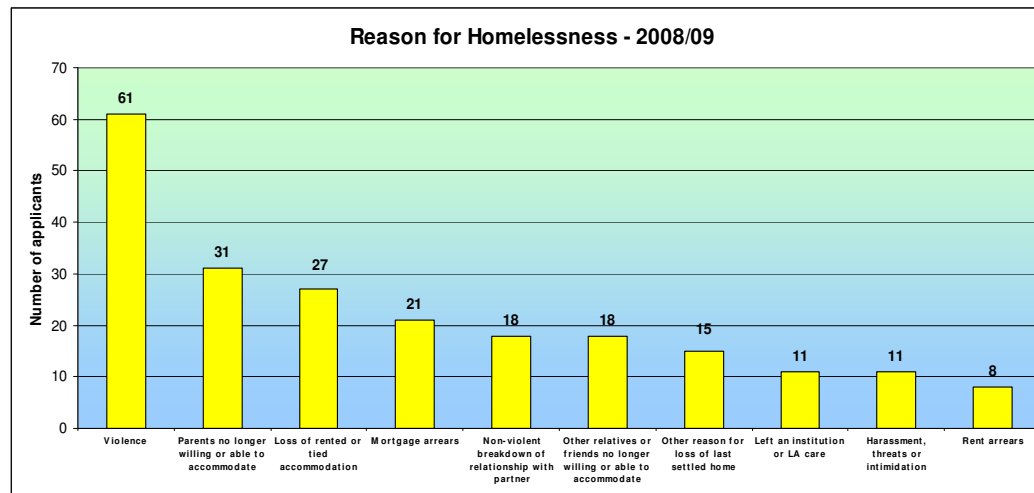
From April to December 2009 221 people were found to be homeless. This is a 33% reduction on the same period last year as can be seen from the graph below.

For these applications, 109 were from loan parent households and 30 from households with couples.

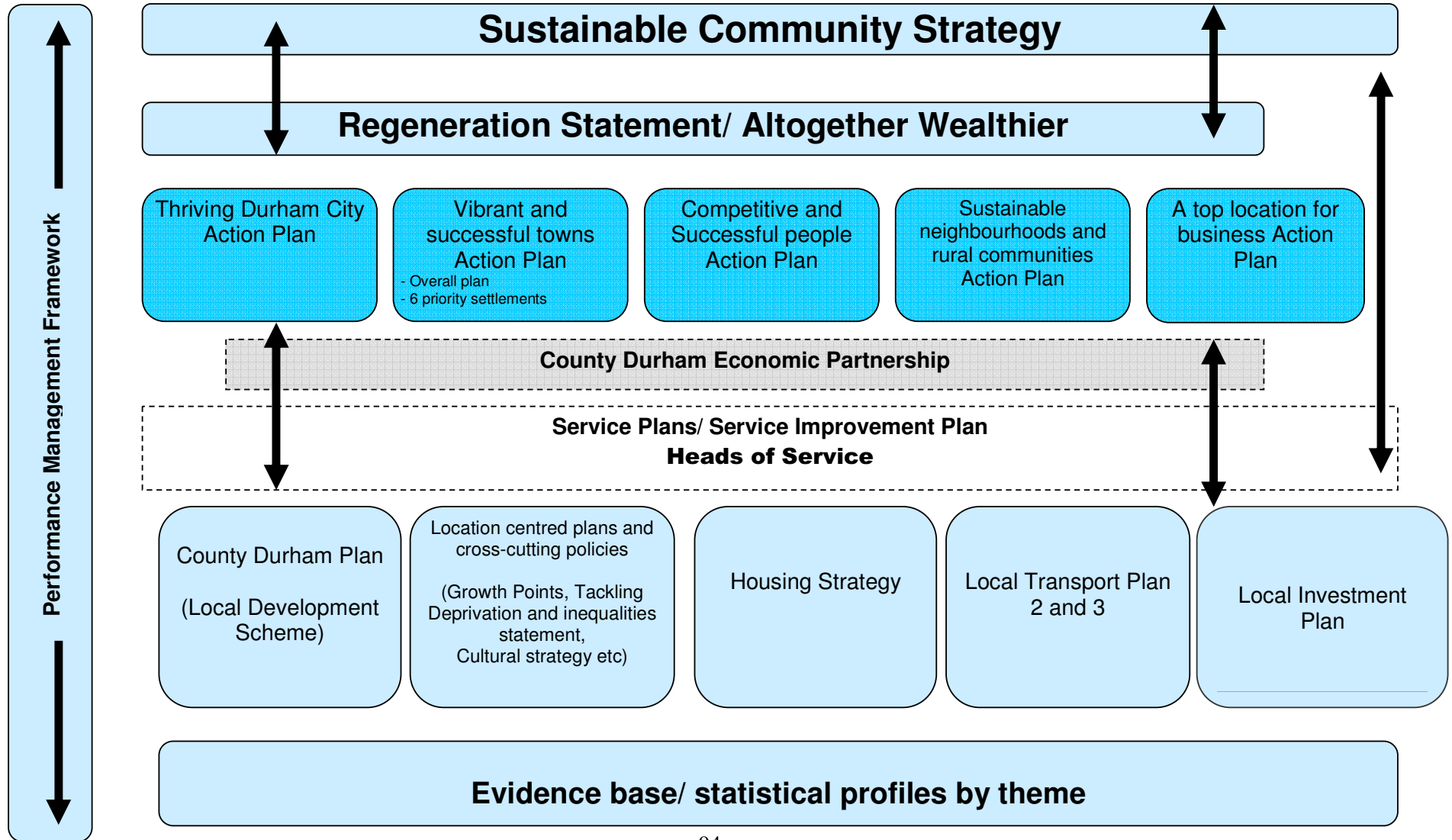
At the same time the Housing Solutions Service has seen an increase in the number of customers seeking help due to mortgage or rent arrears due reduced income or redundancy. Of the 2028 approaches for assistance to Housing Solutions Service, 240 have been for rent arrears and 200 for mortgage arrears. Homelessness acceptances have also seen an increase resulting from economic decline linked to customers' inability to meet housing costs as can be seen from the graph below.

The reality for many in housing need who are unable to access social housing, is reliance upon the private rented sector. Rents across the private sector are often more than the equivalent property would cost to buy given the current pressures to keep interest rates low. This increased housing cost forces vulnerable families to remain in a cycle of insecure, unaffordable housing with poor employment prospects which would offer an income to meet housing and other costs.

The key challenge for County Durham is therefore to develop an affordable housing programme which will meet the needs and aspirations of vulnerable families and enable tenure security and housing affordability to be of a level which will enable economic activity to be a viable option to improve the outcomes for families across the County.



APPENDIX IV – Regeneration Statement Structure



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Appendix V – Local Indicators

Thriving Durham City	Vibrant and Successful Towns	Competitive and Successful People	Sustainable Neighbourhoods	A Top Location for Business
Indicator	Indicator	Indicator	Indicator	Indicator
Visitor numbers to the City of Durham staying one night or more	Employment rate	18–24 year olds not in employment	NI 175 Access to services and facilities by public transport, walking and cycling (for those areas classed as 'remote rural')	New businesses (registration rate-deregistration rate)
Average daily expenditure in the City	Proportion of 'top 20 retailers' ¹ located in town centre	NI 151 Overall employment rate (resident)	Implementation of Transit 15 programme	Business survival rates (at 3 years)
Modern business floorspace (m2)	NI 167 Congestion – average journey time per mile during the morning peak	NI 152 Working age people on out of work benefits	Increased satisfaction with passenger transport	M ² of modern business floorspace
Participation in cultural events	NI 175 Access to services and facilities by public transport, walking and cycling (from surrounding area)	NI 164 Proportion aged 19-64 for males and 19-59 for females qualified to at least Level 3	NI 155 Number of affordable homes provided as a proportion of the total net homes completed	Number of businesses accessing R&D facilities at NETPark
Completion of Durham University Gateway Project	Vacant floorspace	Proportion of the population economically active	NI 154 Net New Housing Supply (inc. at Growth point sites)	% of businesses with access to broadband
Number of new homes (total homes) in Durham City	% A1 uses in town centre	Job seekers allowance claimants – claiming over one year	NI 187 Tackling fuel poverty	Employment growth in 'industrial growth sectors' as a proportion of the total growth in employment
Increased workforce	Trade retention	Recipients of employment	Homes (social) made	Satisfaction of local

¹ From nationally established list

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Thriving Durham City	Vibrant and Successful Towns	Competitive and Successful People	Sustainable Neighbourhoods	A Top Location for Business
Indicator	Indicator	Indicator	Indicator	Indicator
employment rate in Durham City <i>(Increased no of jobs)</i>		support moving two stages forward within the REF model	decent <i>East Durham Homes Dale and Valley Durham City Homes</i>	businesses with business support provided (by any provider)
Delivery of Durham City Vision (by phase)	Better local environment (from Place survey)	Graduate retention	Proportion of homes meeting the decent homes standard	Self employment in areas of low employment
Travel to work in Durham City other than by car	Footfall	Take up of Apprenticeship places	Average number of days for properties to be re-let <i>East Durham Homes Dale and Valley Durham City Homes</i>	Major planning applications approved where 10 or more jobs will be created
Footfall	Town centre condition survey (index?)		Reduction in the number of wards in the 10% most deprived LSOAs	Development of the Durham Gate site
Resident satisfaction (% change)	Town centre user satisfaction		Reduction in people killed or seriously injured (Road Traffic Accidents)	Development of Seaham Film studios project
Aykley Heads Site (performance by stages)			No of households in Rural West Durham without access to Broadband	
Durham City Homes rating			Access to employment for those living in areas of high unemployment	

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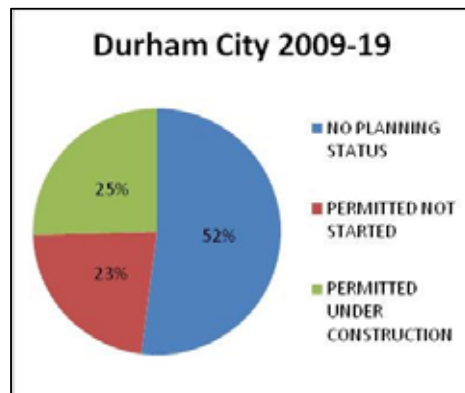
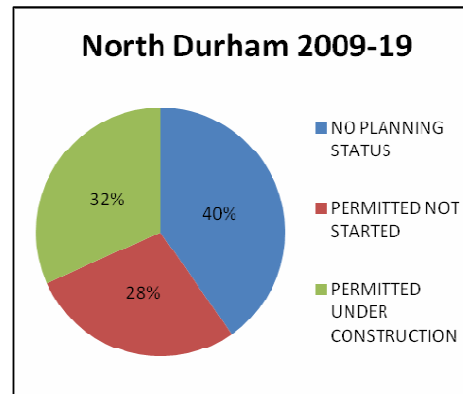
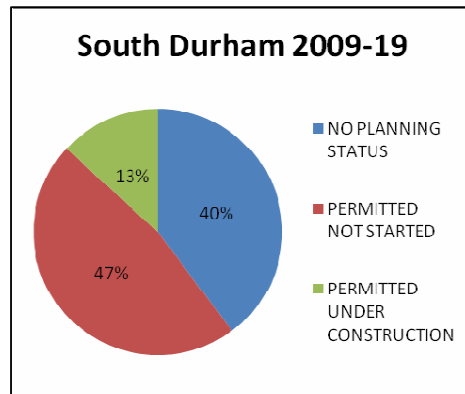
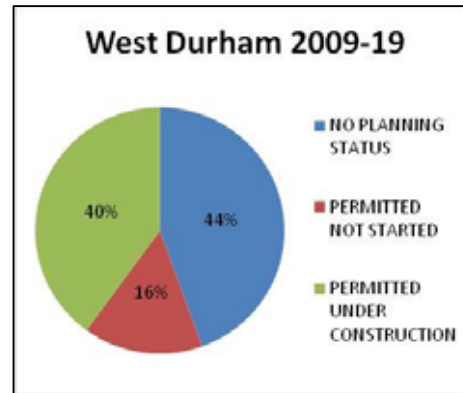
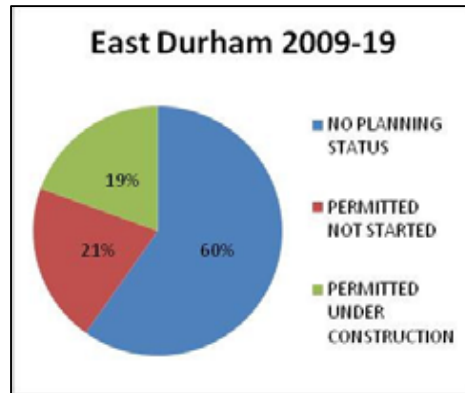
APPENDIX VI - SHLAA units

2009-14	STATUS				TOTAL
	NO PLANNING STATUS	PERMITTED NOT STARTED	PERMITTED UNDER CONSTRUCTION	OTHER	
EAST DURHAM	249	244	475	0	968
NORTH DURHAM	439	270	1322	0	2031
DURHAM CITY	76	323	551	0	950
WEST DURHAM	35	125	396	0	556
SOUTH DURHAM	226	1056	681	0	1963
TOTAL	1025	2018	3425	0	6468

2014-19	STATUS				TOTAL
	NO PLANNING STATUS	PERMITTED NOT STARTED	PERMITTED UNDER CONSTRUCTION	OTHER	
EAST DURHAM	1299	290	29	0	1618
NORTH DURHAM	1314	942	57	0	2313
DURHAM CITY	1053	167	0	0	1220
WEST DURHAM	478	55	65	0	598
SOUTH DURHAM	1877	1424	10	0	3311
TOTAL	6021	2878	161	0	9060

2009-19	STATUS				TOTAL
	NO PLANNING STATUS	PERMITTED NOT STARTED	PERMITTED UNDER CONSTRUCTION	OTHER	
EAST DURHAM	1548	534	504	0	2586
NORTH DURHAM	1753	1212	1379	0	4344
DURHAM CITY	1129	490	551	0	2170
WEST DURHAM	513	180	461	0	1154
SOUTH DURHAM	2103	2480	691	0	5274
TOTAL	7046	4896	3586	0	15528

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APPENDIX VII – ABBREVIATIONS

AAP	Area Action Partnership
ABC	Altogether Better Council
ABCYP	Altogether better for children and young people
ABG	Area Based Grant
AG	Altogether Greener
AH	Altogether Healthier
ALMO	Arms Length Management Organisation
AMP	Asset Management Plan
AS	Altogether Safer
AW	Altogether Wealthier
BSF	Building Schools for the Future
CBL	Choice Based Lettings
CDEA	County Durham Economic Assessment
CDEP	County Durham Economic Partnership
CIC	Community Interest Company
CSP	Competitive and Successful People
DaSTS	Delivering a Sustainable Transport System
DCC	Durham County Council
DCSF	Department for Children, Schools and Families

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DVRC	Durham Villages Regeneration Company
GI	Green Infrastructure
GVA	Gross Value Added
HA	Housing Association
HARP	Housing and Regeneration Partnership
HB	Housing Benefit
HCA	Homes and Communities Agency
LA	Local Authority
LAA	Local Area Agreement
LDF	Local Development Framework
LEGI	Local Employment Growth Initiative
LIP	Local Investment Plan
LSOA	Local Super Output Area
LSVT	Large Scale Voluntary Transfer
LTP	Local Transport Plan
NI	National Indicator
ONS	Office of National Statistics
PCT	Primary Care Trust
PSA 16	Public Service Agreement 16

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R&D	Research & Development
RED	Regeneration and Economic Development (department at DCC)
RES	Regional Economic Strategy
RSS	Regional Spatial Strategy
SCS	Sustainable Community Strategy
SEA	Sustainable Environmental Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SNRC	Sustainable Neighbourhoods and Rural Communities
SOA	Super Output Area
SPD	Supplementary Planning Document
TBC	To Be Confirmed
TDC	Thriving Durham City
TLB	Top Location for Business
VFM	Value For Money
VST	Vibrant and Successful Towns

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