

Appendix 1: Priority Action Plan

Appendix 1 sets out the detailed delivery plan required to implement the 23 Actions. For each Action we explain the rationale, set out the milestones and explain exactly what we will do to ensure delivery.

Objective 1 Increase the supply of housing to meet the needs

Action 1 Work with residential developers and landowners to increase the number of houses

Private house building is close to an all time low (there were only about 180 new houses built in 2010/11 compared with over 550 in 2007/08). Sales data for December 2011 indicated that there were only 39 new dwellings available for sale in the Borough. This is compared with over 500 at the height of the market in 2007/08, and a current average annual requirement of about 350.

The emerging Making and Growing Places Development Plan Document will allocate sufficient land to meet the forecast housing requirement set out in the Core Strategy. However, the Council is also keen to work with developers and landowners to kick-start stalled sites and reconsider conditions attached to planning permissions.

The Core Strategy also requires up to 30% of Affordable Housing, on appropriate housing sites, to be provided through Section 106 Agreements. The Planning Obligations SPD addresses the detailed implementation of this policy.

y 2015

y 2015

Action 1


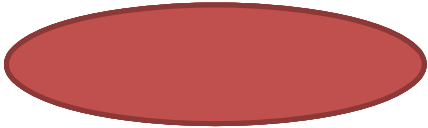
Work with residential developers and landowners to increase the number of houses

How will we do this?

	Lead	Key Partner	Date
1.1 Invite developers to submit Viability Assessments with planning applications to reduce their planning obligations.	DBC Development Management Team		Ongoing
1.2 Consider approaching developers/landowners with extant planning permissions to review and possibly reduce their planning obligations.	DBC Development Management Team		Ongoing
1.3 Consider alternative ways of increasing the supply of Affordable Housing elsewhere in the Borough, in lieu of on-site provision.	DBC Planning Policy Team		Ongoing
1.4 Complete a review of the potential developable housing land opportunities in Darlington	DBC Planning Policy Team		Spring 2014
1.5 The Making and Growing Places DPD has been adopted.	DBC Planning Policy Team		Feb 2015

Objective 1 Increase the supply of housing to meet the needs

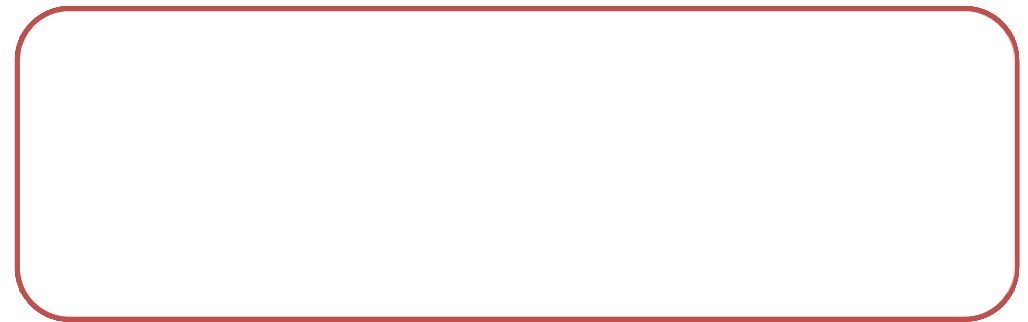
Action 2 Work in partnership with Registered Providers to increase the number of affordable houses



Affordable housing needs far exceed the amount of new affordable housing that can be provided. Needs are greater than the total amount of all housing planned in the Borough.

The Local Development Framework sets floor targets of 35 additional affordable homes per annum, up to 2016, and at least 50 pa, thereafter.

Government funding for affordable housing has significantly reduced. The Affordable Housing Programme allocation is sufficient to support the construction of approximately 240 dwellings in Darlington between 2011 and 2015.




Action 2

Work in partnership with Registered Providers to increase the number of affordable houses

How will we do this?	Lead	Key Partner	Date
2.1 Consider Joint Ventures with other Registered Providers	DBC Programmes and Projects		Ongoing
2.2 Deliver 35 new affordable units per annum.	DBC Planning Policy		2012-2016
2.3 Housing Summit meeting to explore land opportunities and delivery vehicles.	DBC Programmes and Projects	Private sector and Registered Provider delivery partners	November 2013
2.4 Develop a framework to procure new affordable homes directly from preferred delivery partners.	DBC Programmes and Projects	Delivery partners	January 2014

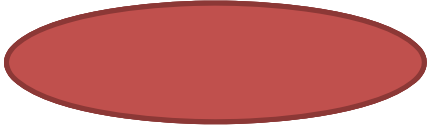
Objective 1 Increase the supply of housing to meet the needs

Action 3 Increase the number of council houses



The changing demands within the housing market are creating significant impacts on the demand for social housing and in particular the Council's retained stock. Demand for family housing is increasing while changes that are being introduced through the Welfare reforms are likely to see, either, increased demand for smaller accommodation or young people remaining at their parents' home longer with the potential for overcrowding.

In April 2012, the self financing of the Council's retained housing stock was implemented. It is intended that this will give stock retaining Councils additional freedom to manage and develop their stock. A 30 year business plan has been produced to support self financing. Although the early years of the plan presents a number of challenges, the Council retains the ambition to regenerate its own stock and develop new accommodation.



September 2013

March 2014


Action 3

Increase the number of council houses



Objective 1 Increase the supply of housing to meet the needs

Action 4 Increase the number of pitches for gypsies and travellers



The Housing Act 2004 requires local authorities to include Gypsies and Travellers in their accommodation assessments. The 2009 Tees Valley Gypsy and Traveller Accommodation Needs Assessment (GTAA) assesses need and identifies pitch requirements across the sub-region.

Darlington Council has undertaken work based on trends and local circumstances, which concludes that 35 additional Gypsy and Traveller pitches in Darlington are required in the 15 years to 2026.

The emerging Making and Growing Places DPD will identify a range and choice of sites to meet identified needs.



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March 2015

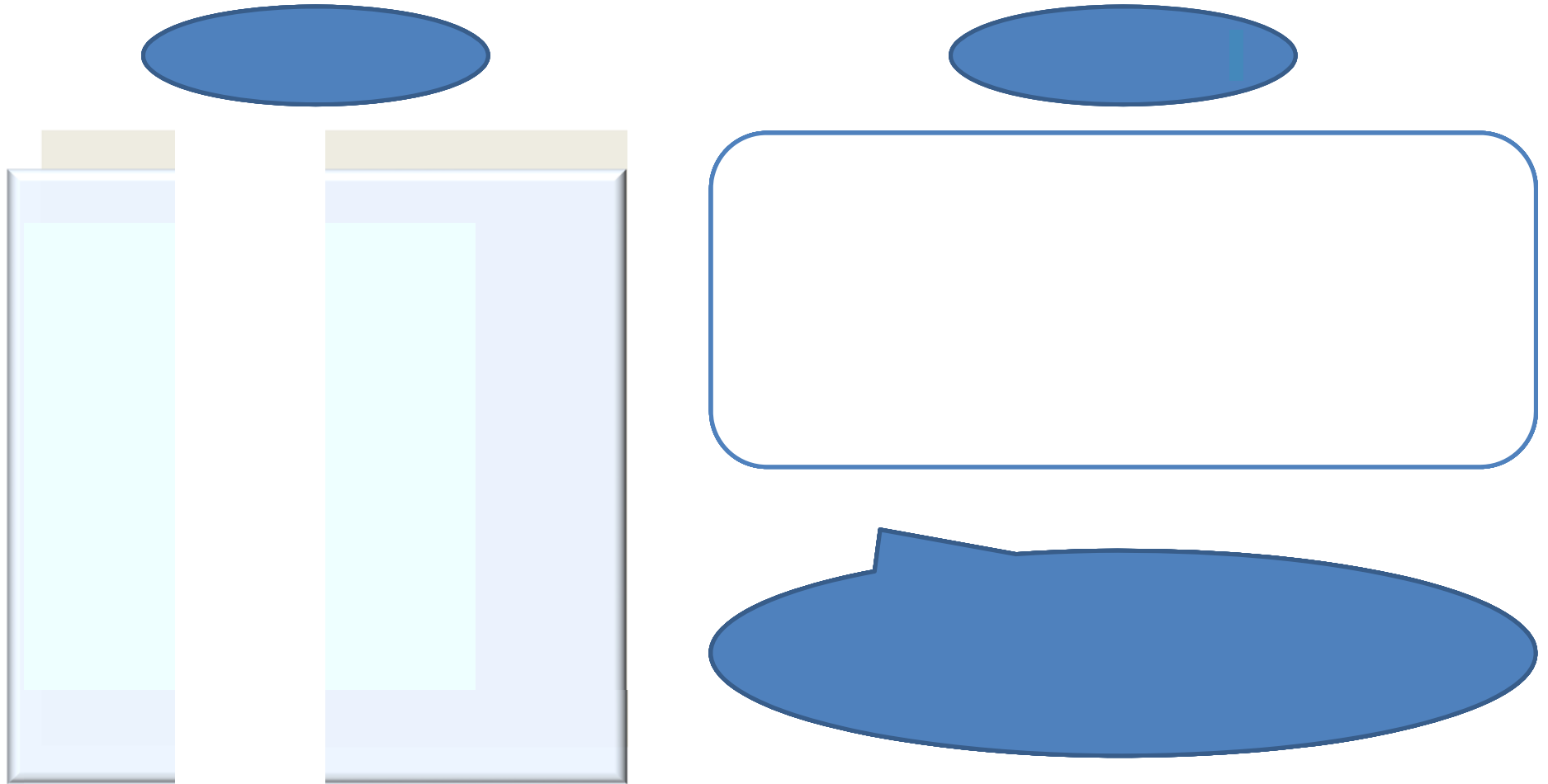
Action 4 Increase the number of pitches for gypsies and travellers



Objective 2 Improve the sustainability of housing

Action 5

Continue to effectively manage the Council's retained stock

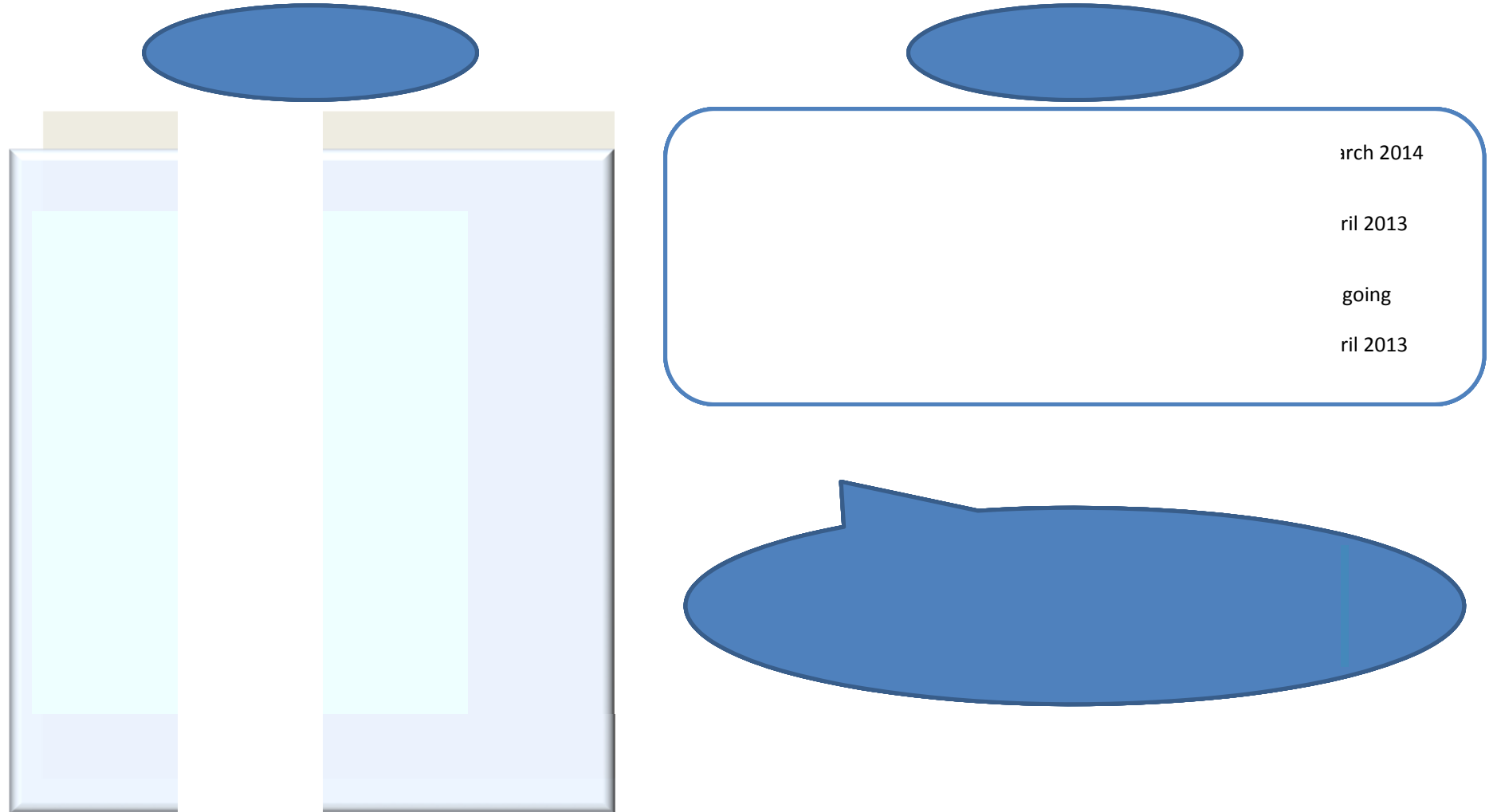


Action 5

Continue to effectively manage the Council's retained stock

Objective 2 Improve the sustainability of housing

Action 6 Implement the Asset Management Strategy



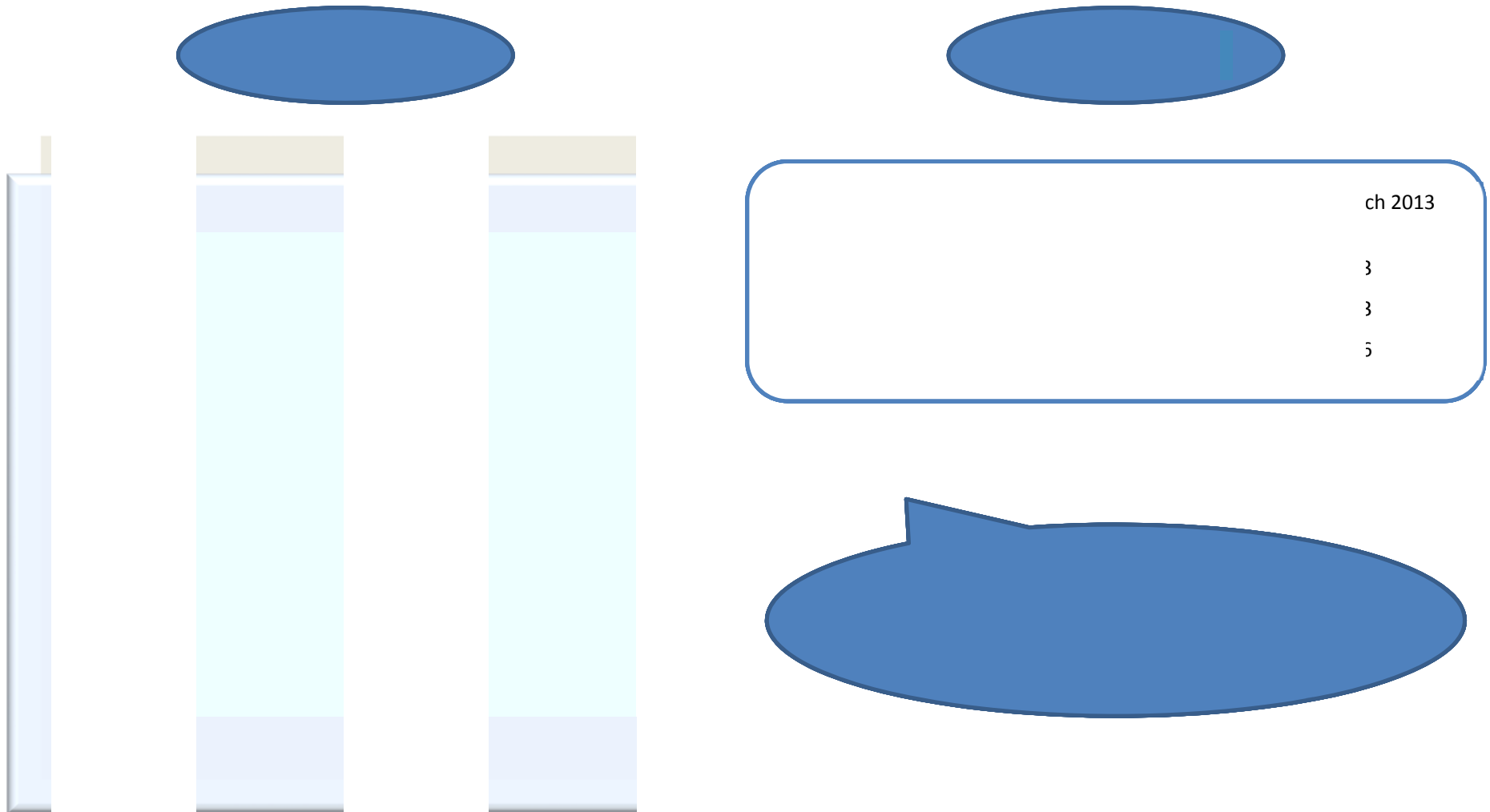
Action 6

Implement the Asset Management Strategy

Objective 2 Improve the sustainability of housing

Action 7

Work in partnership to deliver energy efficiency measures as part of the Green Deal from 2013.



Action 7

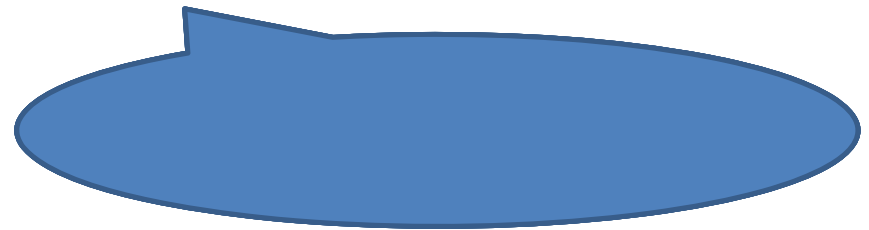
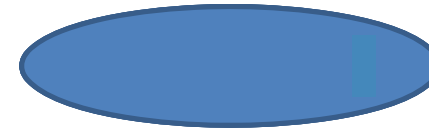
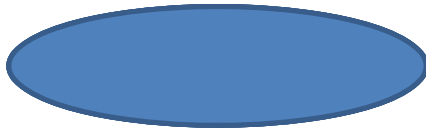
Work in partnership to deliver energy efficiency measures as part of the Green Deal from 2013.

Objective 2

Improve the sustainability of housing

Action 8

Ensure new housing meets sustainable building standards as set out in the Local Plan to be resilient to climate change



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Ensure new housing meets sustainable building standards as set out in the Local Plan to be resilient to climate change

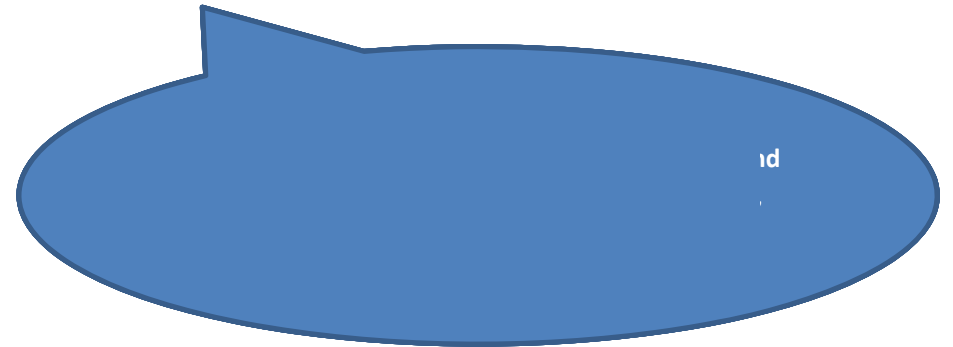
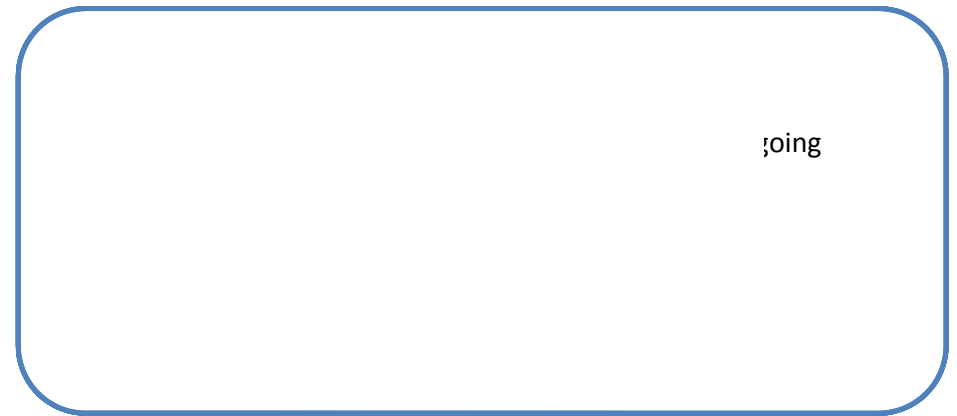
How will we do this?	Lead	Key Partner	Date
8.1 Implement Renewable Energy Policy in Making and Growing Places DPD	DBC Development Management Team	Developers	2015

Objective 2

Improve the sustainability of housing

Action 9

Prepare and adopt a Tenancy Strategy and a Tenancy Policy for the Council's own stock



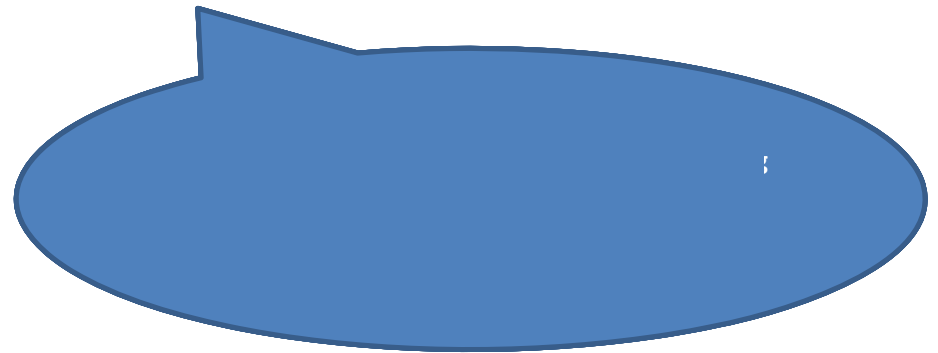
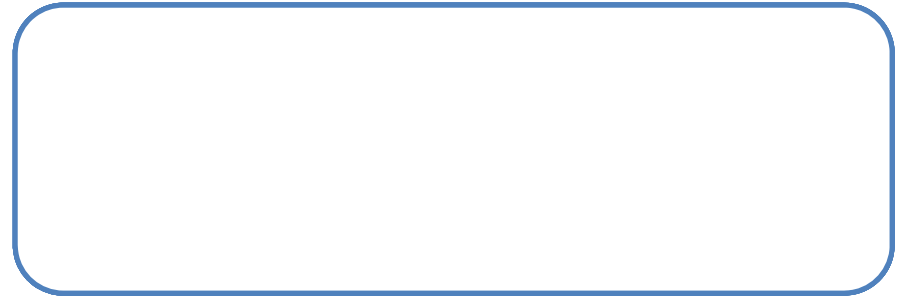
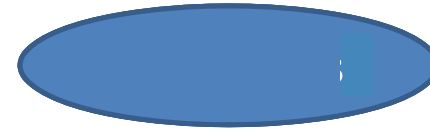
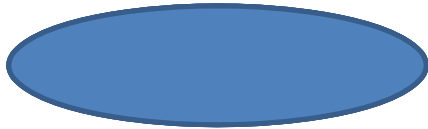
Action 9

Prepare and adopt a Tenancy Strategy and a Tenancy Policy for the Council's own stock

Objective 2
Action 10

Improve the sustainability of housing

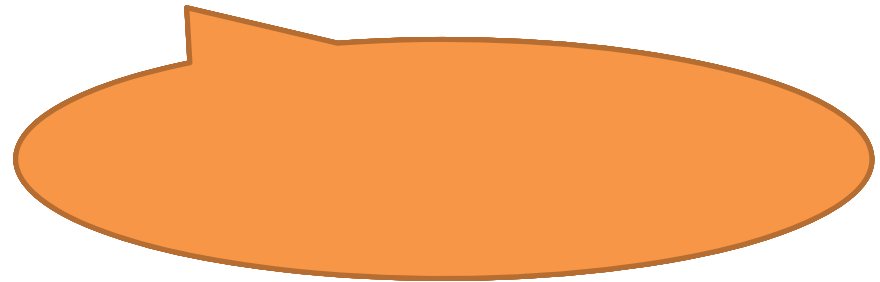
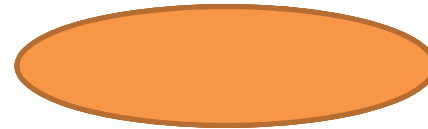
Introduce enhanced role of tenant engagement



Action 10 Introduce enhanced role of tenant engagement

Objective 3 **Improve conditions in the private housing sector**

Action 11 **Increase the number of Accredited Landlords**



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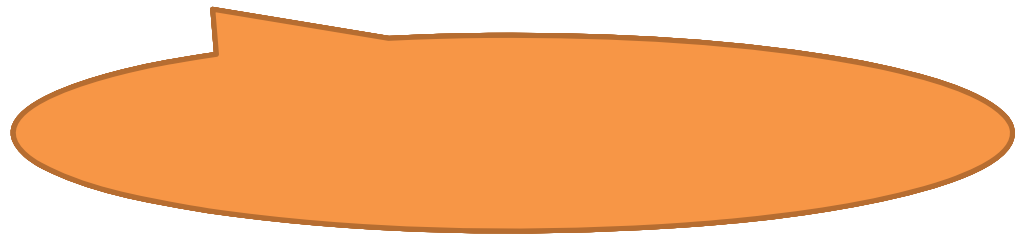
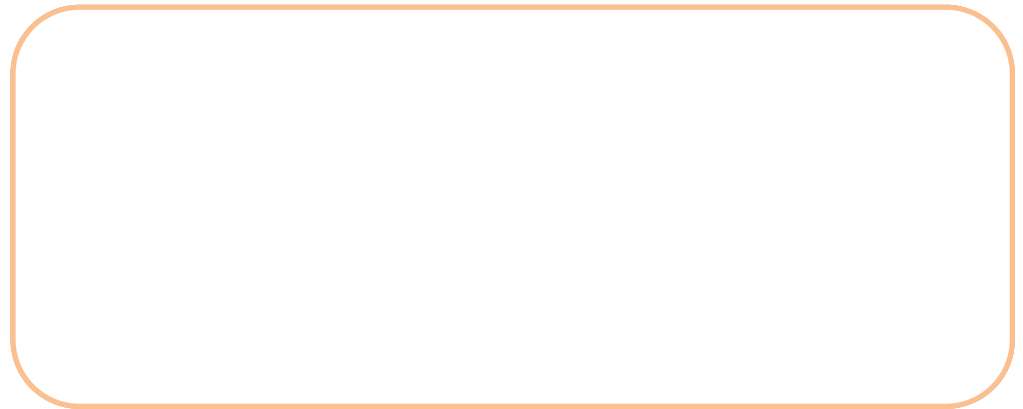
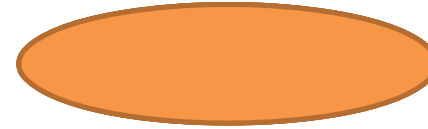
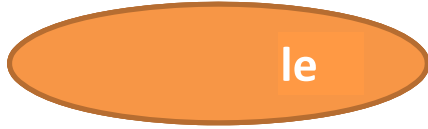


Objective 3

Improve conditions in the private housing sector

Action 12

Increase the number of houses in multiple occupation which are free from Category 1 Hazards



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Increase the number of houses in multiple occupation which are free from Category 1 Hazards

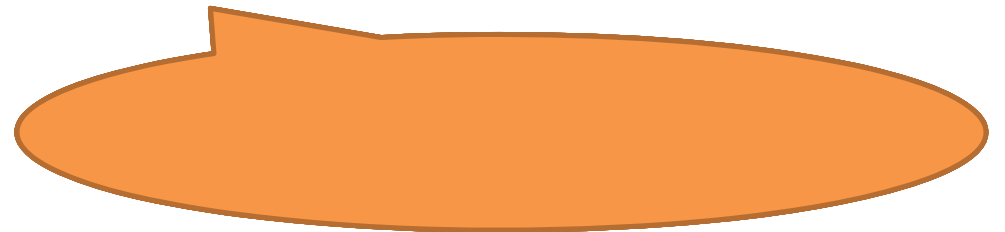
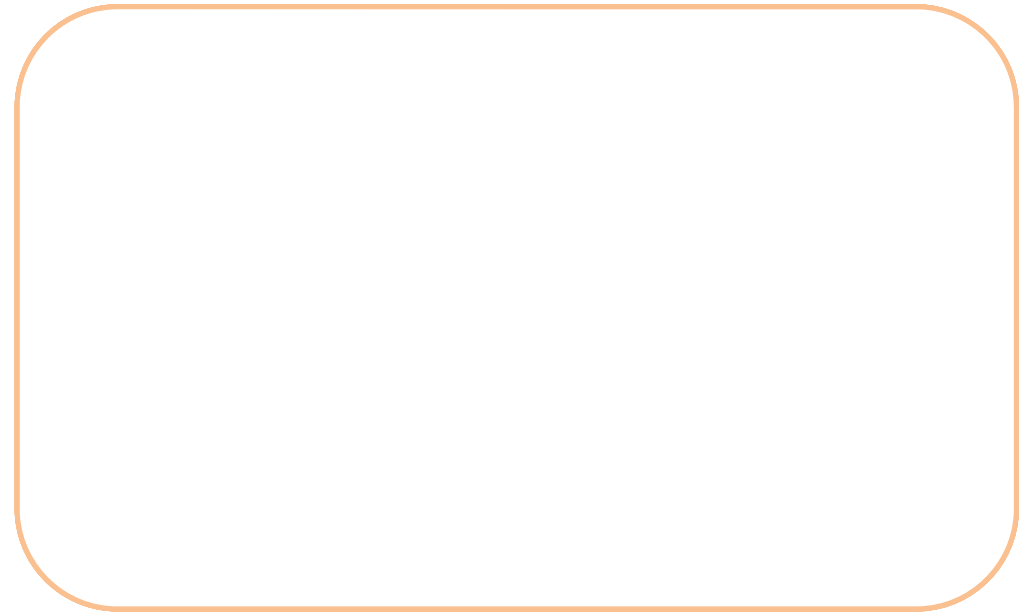
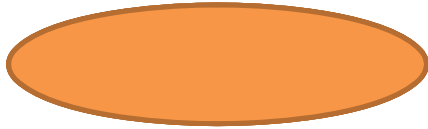


Objective 3

Improve conditions in the private housing sector

Action 13

Reduce the number of non-decent homes



Action 13 Reduce the number of non-decent homes

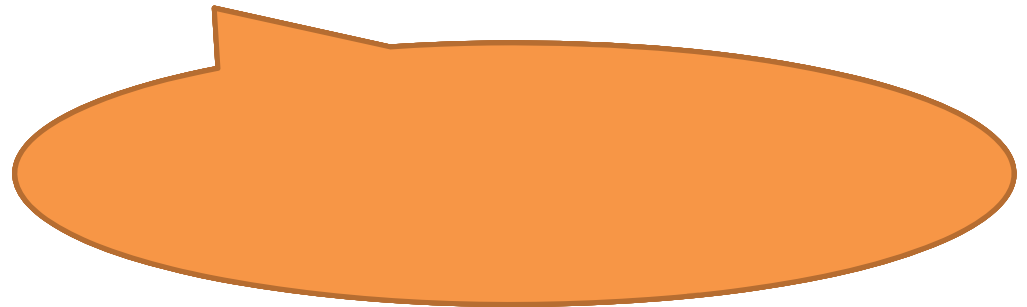
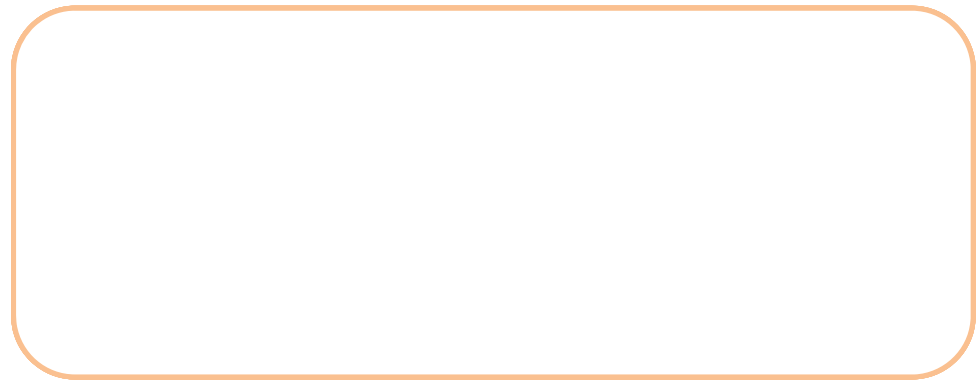
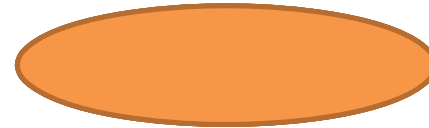
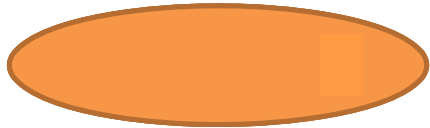


Objective 3

Improve conditions in the private housing sector

Action 14

Produce a Private Rented Sector Operation Plan



Action 14 Produce a Private Rented Sector Operation Plan

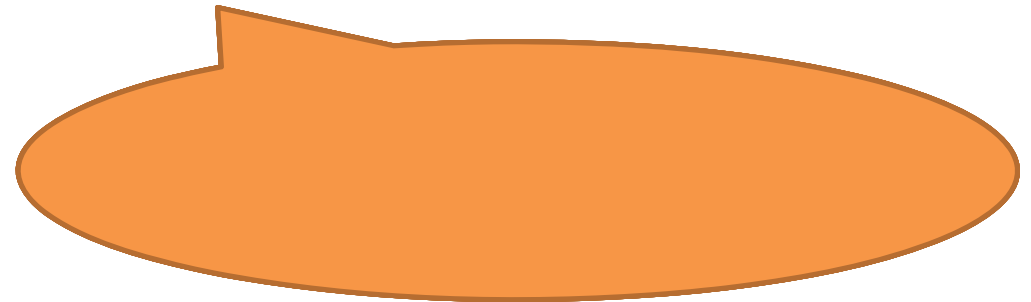
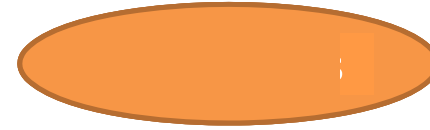
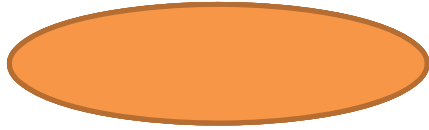


Objective 3

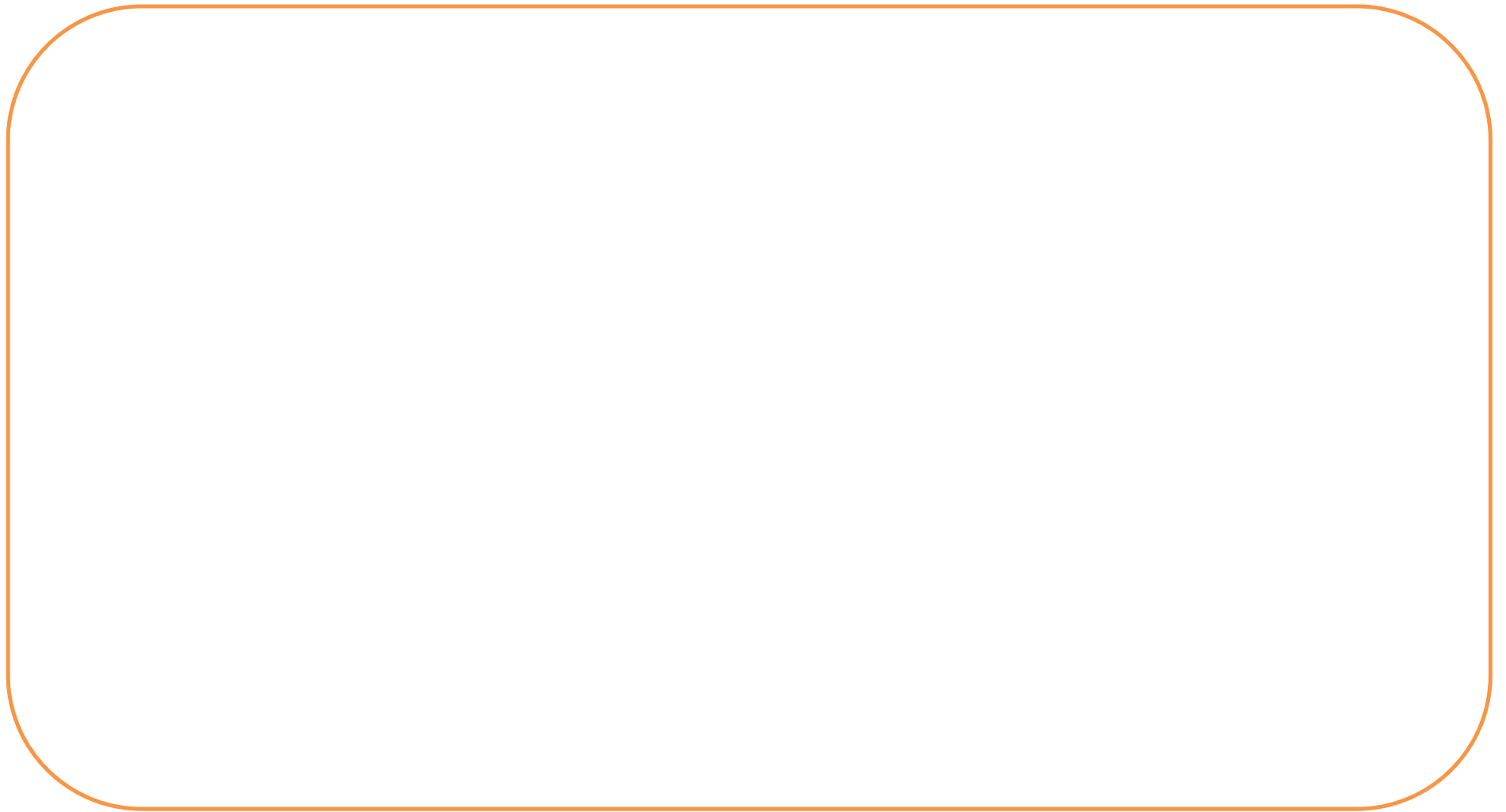
Improve conditions in the private housing sector

Action 15

Reduce the number of empty homes



Action 15 Reduce the number of empty homes

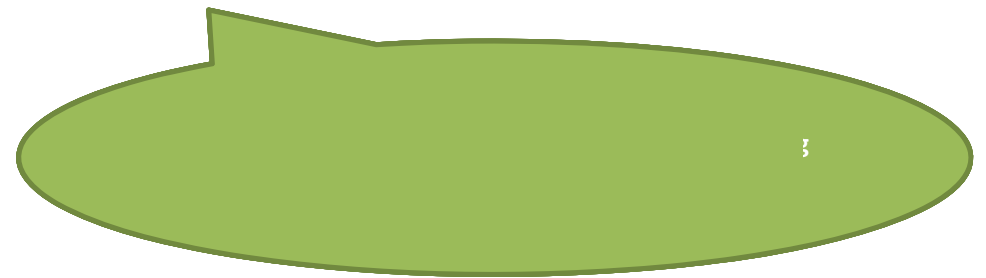
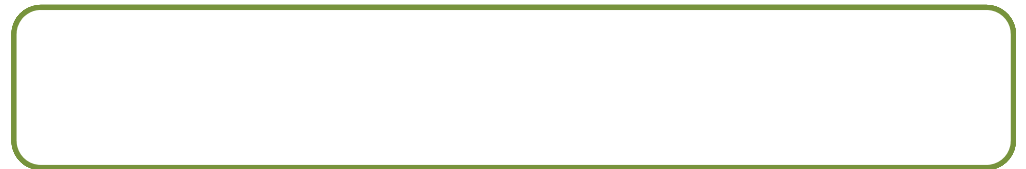


Objective 4

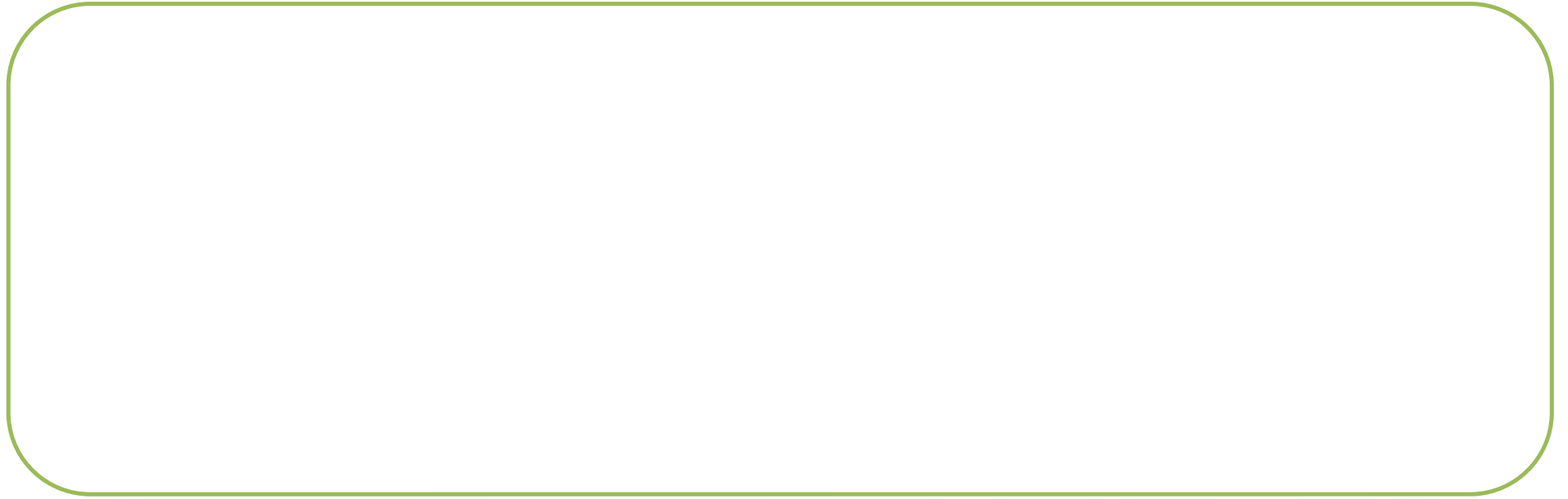
Invest in the regeneration of key locations

Action 16

Agree and implement a revised Master Plan for Central Park

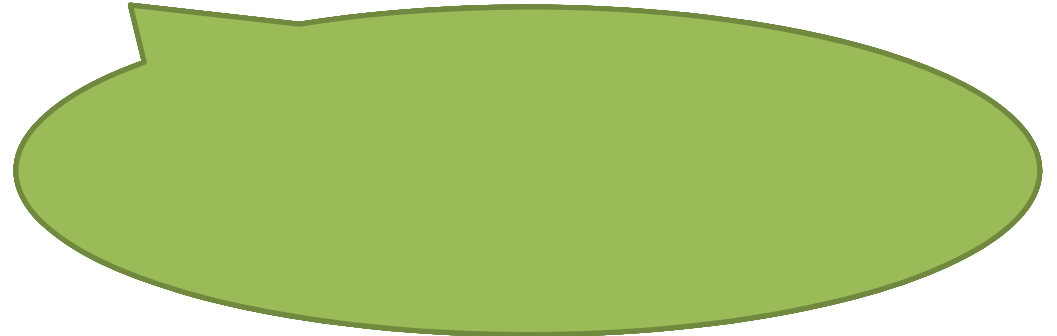
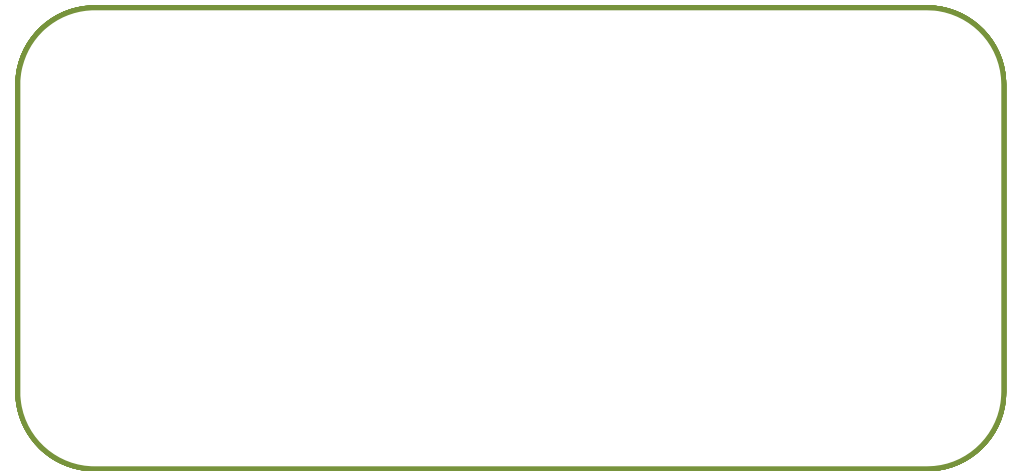


Action 16 Agree and implement a revised Master Plan for Central Park



Objective 4 Invest in the regeneration of key locations

Action 17 Implement the remodelling plans for Cockerton



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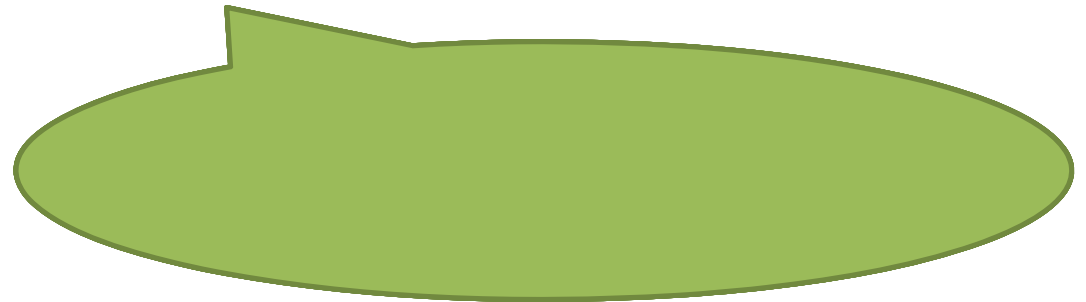
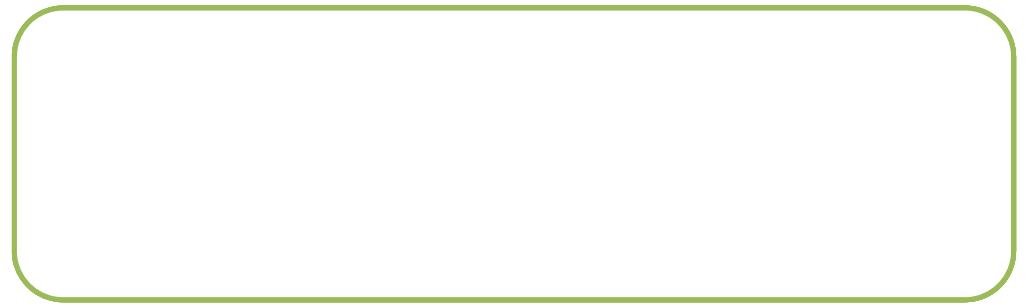


Objective 4

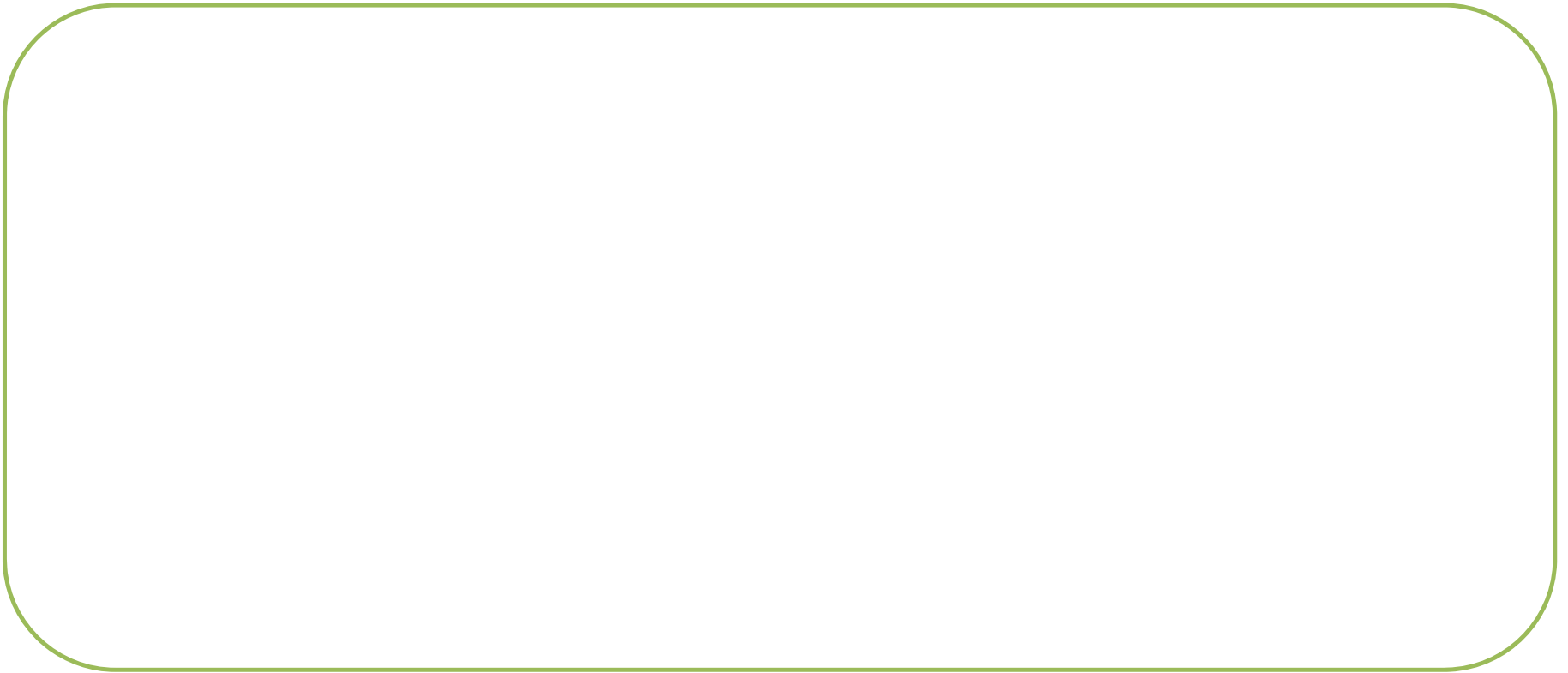
Invest in the regeneration of key locations

Action 18

Prepare and agree plans to regenerate Red Hall Estate



Action 18 Prepare and agree plans to remodel Red Hall Estate

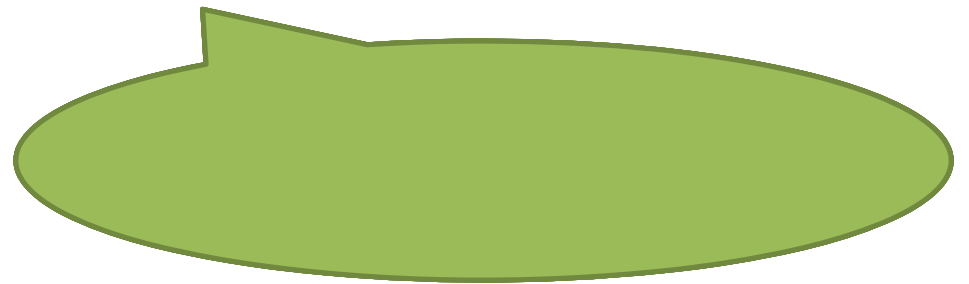
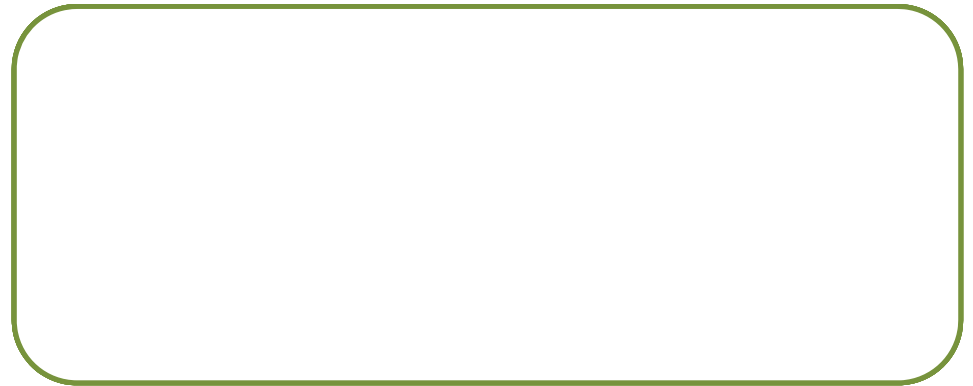


Objective 4

Invest in the regeneration of key locations

Action 19

Prepare a Town Centre Fringe Master Plan

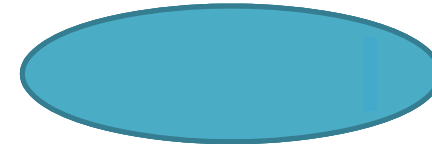


Action 19 Prepare a Town Centre Fringe Master Plan



Objective 5 Provide good quality and timely advice to prevent crisis, increase choice and enable access

Action 20 Integrate appropriate houses in multiple occupation into Key Point of Access System and maintain strong links with Bond Scheme to maximise the use of private sector housing.

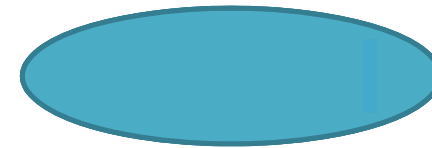
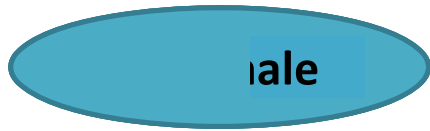


Action 20

Integrate appropriate houses in multiple occupation into Key Point of Access System and maintain strong links with Bond Scheme to maximise the use of private sector housing



Action 21 Offer support to all households adversely affected by the introduction of Universal Credit



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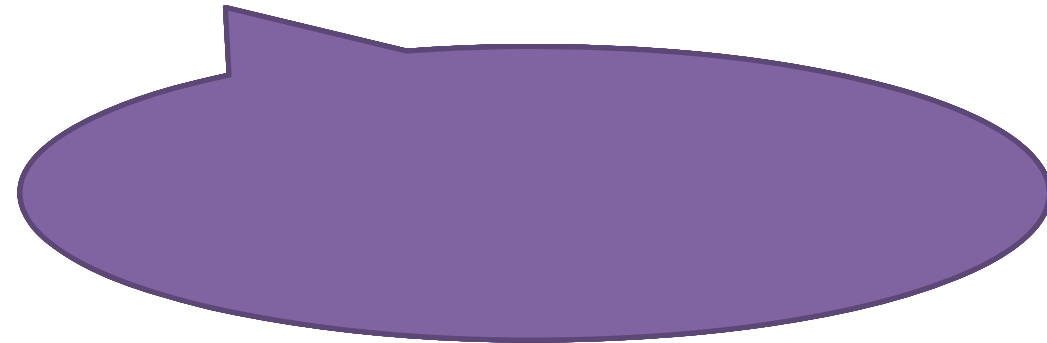
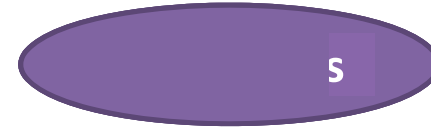
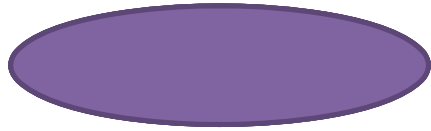


Objective 6

Provide effective support and opportunities for vulnerable groups

Action 22

Prepare and adopt a Supported Accommodation Strategy

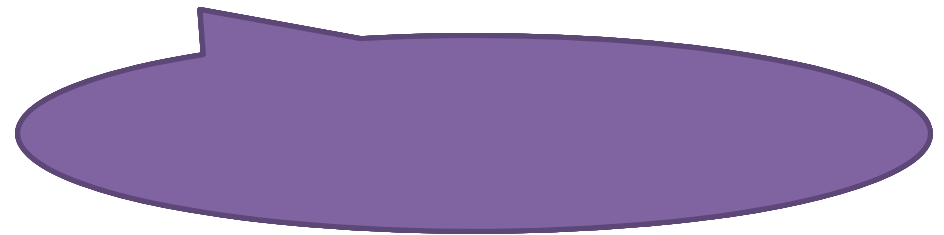
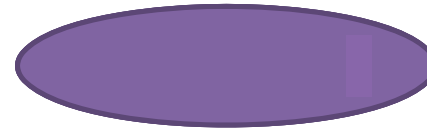


Action 22 Prepare and adopt a Supported Accommodation Strategy



Objective 6 Provide effective support and opportunities for vulnerable groups

Action 23 Update and adopt a Homelessness Strategy

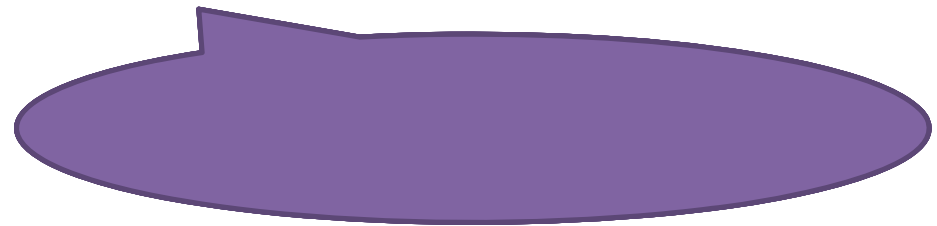
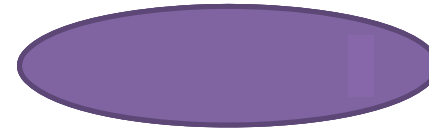


Action 23 Update and adopt a Homelessness Strategy



Objective 6 Provide effective support and opportunities for vulnerable groups

Action 24 Older People's Housing Position Statement



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