

Housing Strategy 2018 to 2028



WARRINGTON
Borough Council



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1. Foreword

I am pleased to introduce Warrington's Housing Strategy for 2018 to 2028 which sets our plans for the next 10 years.

Our overall vision is **to provide homes that meet your needs where you want to live and that enable a decent quality of life.**

Housing is essential for everyone and a basic need in a modern society - the right to live in adequate housing is enshrined in article 25 of the Universal declaration of Human Rights. What we need from housing may differ from person to person and can change throughout our lives. What doesn't change is the need to live in a healthy environment in a home which is affordable, safe, secure and warm, with support when we need it.

This Housing Strategy aims to be ambitious to raise standards to support residents and communities with a focus on housing that:

- Is safe, clean, affordable, healthy, secure and sustainable
- Meets the varying needs and aspirations
- Meets standards that reduce fuel poverty, combat climate change and reduce pollution
- Supports community cohesion



Nationally we are going through a substantial period of change and challenges that we have never seen before. The impact of changes in legislation and financial challenges within the context of the government's austerity measures is requiring the Council to make very difficult decisions and choices. Since 2010 the Council has had £121 million cut from its revenue budget (budget cut of one third) and will have to save another £38m by March 2022. This strategy sets out the framework to ensure that we are focused on the right priorities for Warrington and make the best use of the limited resources that we have.

There are major changes to housing and welfare policies which we need to consider as we develop plans. On a national level we are in a state of continuous change which will see further legislative

and social change. Together with the uncertainty of the impact that some of the changes in legislation will have this makes it difficult for us to plan locally. It means that we will need to keep the strategy under review so that we can respond to these changes and take advantage of new opportunities as they arise.

Reflecting on our achievements over the last few years, some of our key successes have been achieved through partnership working and innovation.

- **Loans to Housing Associations:** these have provided an opportunity to stimulate housing regeneration and help mitigate the housing shortage that exists nationally and locally. This stimulus to house building has also provided wider economic growth through employment. This approach also provides the Council with an opportunity to re-invest in front line services which has reduced the scale of cuts needed providing a valuable income stream in these times of austerity.
- **Local Authority Mortgage Scheme:** the Council has also shown its commitment to finding alternative and innovative solutions such as the Local Authority Mortgage Scheme which has assisted first time buyers to purchase a home in Warrington following the credit crunch.
- **Reducing Long Term Empty Homes:** empty homes are a wasted resource that should be used to provide housing and often cause problems in our neighbourhoods. Reducing



- **Reducing Fuel Poverty:** many residents are struggling with the cost of living and have faced substantial increases in their energy bills. Working in partnership with Golden Gates Housing Trust we have installed solar panels on almost 2,200 social homes to reduce fuel poverty through lower energy bills. Innovative projects like this are making a big difference to residents and at no overall cost to the Council because they are self-financing due to the income we receive from the feed in tariffs.

Since the 1970s on average 160,000 new homes each year have been built in England whilst the consensus is that 225,000 to 275,000 per year are required. This

has meant that nationally and locally there are not enough homes being built to meet housing needs. In response to one of the major housing challenges facing Warrington the Council piloted building again with 32 two bed bungalows across the borough and 54 apartments for older people built in Penketh. The Council has considered the role it should play in housing development to complement the work of our partners.



2 Bed Bungalow in Culcheth



54 apartments at Penketh Court, Penketh

The Council and our partners recognise that the reason for this strategy is not just about bricks and mortar - it is also to improve health, wellbeing and quality of life for local residents. A person's home is the foundation to enable someone to achieve their potential in terms of health, wellbeing, education, employment and participation in the community.

This strategy has been developed to help inform the future direction of housing in the Borough over the next 10 years. There are substantial challenges that require more innovative and different approaches particularly in this period of government austerity. The success of the strategy is dependent on partnership working and the support of all involved in contributing to its delivery.

I would like to thank everyone involved in the development of this Housing Strategy.



**Councillor Maureen McLaughlin
Executive Board Member
Public Health and Wellbeing**

2. Vision

Our vision for housing is:

“to provide homes that meet your needs where you want to live and that enable a decent quality of life”.

Growing a Strong Warrington

3. Summary

This strategy sets out the key housing issues facing Warrington and provides a framework within which investment priorities will be made up to 2028.

We face a housing crisis in which there are insufficient homes to meet current and future housing needs. This is set in a context of government national austerity combined with a rising cost of living and job insecurity.

Significant expansion and change has been a feature of life in Warrington over the past forty years. Based on the mid-year 2015 population estimate the resident population in Warrington is 207,400. By 2027 the total population is projected to grow to by more than 15,500 and by a further 9,200 by 2037.

Warrington was designated a ‘New Town’ in 1968 which led to a rapid, planned expansion in the number of residents, homes and jobs accommodating migration from Liverpool and Manchester.

Warrington’s central position within the Manchester and Merseyside corridor provides an excellent location for housing, business and leisure. This position at the heart of one of the busiest transport systems in Europe is key to the economic prosperity developed through the planned expansion of Warrington during the 1970’s and 1980’s which established new housing and commercial areas at the periphery of the town. Warrington has replaced many of its traditional industries with knowledge, high technology and service based businesses.

To develop this strategy we reviewed evidence that we already know about Warrington and the key findings included:

- Lack of housing for current and future needs with an increasing population
- Lack of housing for specific needs for different sectors of the population such as those on low incomes, ageing population, disabilities (physical, mental and learning) and young people
- An increasing proportion of older people who are living longer and may be living with long term health conditions and disability
- Changes in housing tenure
- Substantial government policy changes in housing and welfare reform
- A need to improve property standards and safety
- Increasing energy costs and a need to tackle fuel poverty
- A need to reduce pollution
- Affordability of housing for young people and those under 35 who are unemployed, on apprenticeships or in low paid work
- Increase in complex needs for many vulnerable people
- Impact of the rising cost of living and job security
- Extremes of wealth and poverty co-existing within the Borough

Good quality housing is needed to attract and retain workers of all skill levels to improve social and economic inclusion. At the same time it is important that new homes are built to a high standard using environmentally sustainable materials to minimise the use of energy and its impact on the climate. Alongside affordable housing there is also a need to provide open market housing and to support a potential role for private rented in creating mixed tenure housing.

The provision of more good quality housing and the regeneration of existing housing are critical to the economic development of the Borough and Warrington’s contribution to the wider economy of the region. The Warrington Means Business growth & regeneration programme 2017 and the Town Centre Masterplan sets out the transformational change in Warrington.

The ageing population in Warrington will require the development of new housing that meets these needs combined with services that promote people’s independence and wellbeing.

Alongside new housing it is essential that new infrastructure for transport, schools, health etc is provided.

Key Housing Priorities

In producing the Housing Strategy 4 key strategic housing priorities have been developed which can be summarised as follows:

HOUSING PRIORITY 1:

To provide new sustainable homes in places where people want to live

Reason for this priority:

- Increased population to 227,847 by 2041 (increase of 18,874)
- New homes to support Warrington's needs for the future
- Annual shortfall of affordable housing of 288 affordable homes per year
- 2,283 households registered and seeking social housing June 2018
- 45,500 people aged over 65 by 2026 increasing to 58,700 by 2041
- Reduction in social housing by 405 homes between Census in 2011 and 2001
- Reduction in homeownership from 75.2% in 2001 to 71.6% in 2011
- 105.1% increase in the private rented sector from 5,263 properties in 2001 to 10,270 in

Actions:

- Provide more homes to increase the choice of housing within the Borough
- Ensure a balanced housing market
- Promote custom and self-build new homes by identifying plots and developing a register
- Developing a register of brownfield housing sites to promote brownfield development
- Proactively promoting the Town Centre as a real focus for new homes
- Prioritise the use of surplus public sector land (including the Council's) for the development of new homes
- In partnership with Homes England and Government deliver accelerated construction on council owned sites
- Work with modular housing providers and small building companies to help diversify the housing construction market and explore new ways of construction
- Provide homes for an ageing population
- Increase the rate of housing delivery
- Set out the standards for new housing and actively monitor annual delivery and performance
- Explore a 'Housing Deal' with Government

HOUSING PRIORITY 2:

To help people live at home, improve their independence, health and quality of life

Reason for this priority:

- Ageing population with those aged 65 and over forecast to increase by 7,900 by 2026 and further 13,200 by 2041
- Established link between poor quality housing and poor health e.g. cold and damp housing can contribute to respiratory disease, heart attacks and strokes

Actions:

- Develop proposals to meet the needs of an ageing population
- Reduce the impact of poor housing on health
- Reduce health problems arising through housing related problems such as anxiety about debt or eviction

HOUSING PRIORITY 3:

To make better use and improve the standards of existing housing stock so it is decent & safe

Reason for this priority:

- 6,793 properties in the private sector that have solid walls and require energy efficiency improvements
- 8.4% of households living in fuel poverty (2014)
- Private sector stock condition survey identified almost 18,000 non-decent dwellings occupied by people aged over 60
- 624 (0.7%) long term empty properties October 2017

Actions:

- Identify and pilot innovative ways to tackle solid wall homes
- Improve the energy efficiency of homes and reduce fuel poverty
- Bring long term empty homes back into use
- Implement the review of the housing allocations policy
- Promote landlord self-regulation in the private rented sector through the Cheshire Landlord Accreditation Scheme and the Landlord Forum
- When appropriate use statutory enforcement powers to improve housing standards
- Reduce under occupation

HOUSING PRIORITY 4:

To provide housing advice, information and a preventative service

Reason for this priority:

- 2,923 presenting to Housing Plus in 2016/17
- 268 homeless applications and 153 statutory homeless acceptances in 2016/17
- 696 homelessness preventions in 2016/17
- Changes in legislation and welfare reform
- Increase in homelessness
- Increased expenditure on temporary accommodation and B&B
- Homelessness Reduction Act 2017

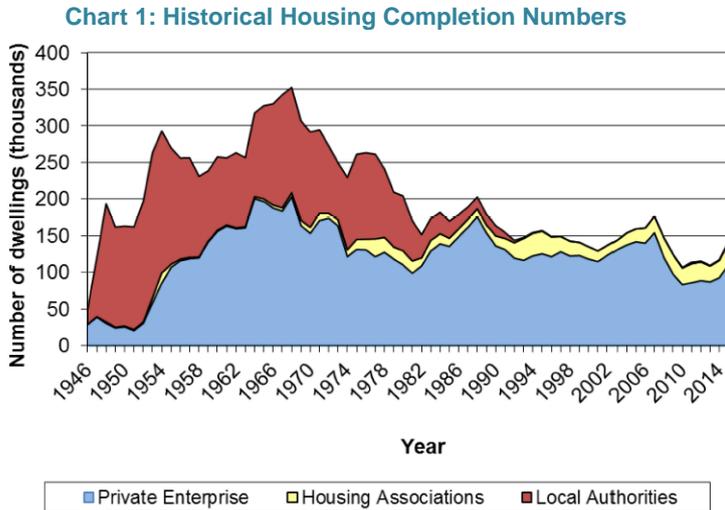
Actions:

- Prevent people from becoming homeless
- Review of commissioning arrangements
- Develop enhanced housing options services
- Implement a new housing allocations policy
- End rough sleeping
- Review how households are supported to sustain tenancies

4. National & Regional Context

National Perspective

Nationally the number of homes being built is insufficient to meet existing and future needs. Since the 1970s on average 160,000 new homes each year have been built whilst the consensus is that we need 225,000 to 275,000 per year.



National housing policy is changing fast and at a scale that we have never seen before. Reforms in national housing and welfare policies are resulting in substantial changes within the housing sector. Some of these legislative changes are then amended which is creating uncertainty on the potential impact and is making it difficult in planning our response.

It is not possible to list every piece of new legislation and all the changes made so we have summarised a number of key changes.



Laying the Foundations: A Housing Strategy for England

In November 2011 the government published its housing strategy for England. The main focus of the strategy was to deliver new house building and their

assessment of the housing market is set out in the table below:

- **Buyers can't buy** – with the average age of an unassisted first time buyer continuing to rise and families struggling to “trade up”
- **Lenders are not lending enough** – with high deposit requirements excluding young people and families from home ownership
- **Builders are not building** – without consumers ready to buy and without enough land for development or access to finance
- **Investors are not investing** – without the right framework or incentives in place
- **Affordable housing can do more** – to deliver new homes and support the social mobility and aspirations of tenants and communities
- **Tenants are struggling** – as pressures increase in the private rented sector

The government identified the following priorities for action:

- Support to deliver new homes and support aspiration
- Supporting choice and quality for tenants
- Tackling empty homes
- A thriving private rented sector
- Better quality homes, places and housing support

Welfare Reform Act 2012

The government is introducing the following changes:

- **Universal Credit:** brings together a range of working age benefits into a single payment
- **Personal Independence Payments:** replacement of Disability Living Allowance
- **Jobseeker's Allowance Claimant Commitment:** which outlines what jobseeking actions a claimant must carry out while receiving this allowance
- **Cap on the Amount of Benefits Working Age People Can Receive:** introduce a cap on the total amount of benefit that people aged 16 to 64 can receive
- **Employment and Support Allowance:** replacement of a range of incapacity benefits with Employment and Support Allowance
- **Work Capability Assessment:** anyone claiming Employment and Support Allowance will have a work capacity assessment to assess their capability for work

Since the 1970s on average 160,000 new homes each year have been built whilst the consensus is that we need 225,000 to 275,000 per year.

The paper sets out 4 key themes which are as follows:

- Planning for the right homes in the right places
- Building homes faster
- Diversifying the market
- Helping people now

Homelessness Reduction Act 2017

In April 2017 the Homelessness Reduction Act received Royal Assent and this became operation on 3rd April 2018.

The Act gives the Council new duties with a focus on prevention of homelessness and those already experiencing homelessness are able to access help regardless of whether they have a priority need. With these new duties nationally the government will be providing £72.7 million to local authorities to meet the requirements of this Act.

The new Act requires major changes in the way local authorities deal with homelessness which are summarised as follows:

- Forecast increase in applications of between 25% to 40%
- Increased statutory duties
- More statutory decisions
- Increased opportunities to challenge the Council's decision
- Focus on prevention and relief of homelessness
- Likely to reduce statutory homelessness applications
- Changes in the performance reporting to the government
- New government team of Regional Advisors who will visit local authorities

In light of these new homelessness duties the Council will no longer be able to deliver its vision as set out by the Homelessness Commission of no homelessness by 2018.

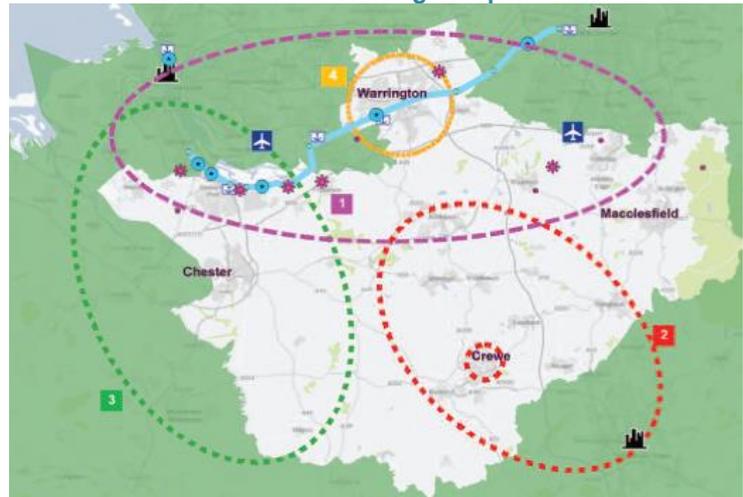
Regional Perspective

The Cheshire and Warrington Local Enterprise Partnership refreshed its Strategic Economic Plan (SEP) in July 2017. This plan confirms the revised growth ambition shared across the Cheshire and Warrington sub-region with the aim to grow our economy's Gross Value Added (GVA) to £50 billion per annum by 2040.

The SEP sets out the key opportunities that will drive our growth ambitions:

- The world class science, technology and innovation assets within the Cheshire Science Corridor
- The once in a generation opportunity that HS2 will bring to the Constellation Partnership area and wider region
- The unique cross border opportunity within the Mersey Dee Economic Axis and the potential to create Warrington New City

Chart 2: Cheshire and Warrington Spatial Priorities



(See page 55)

Key:

1. Cheshire Science Corridor
2. Constellation Partnership
3. Mersey Dee Economic Axis
4. Warrington Means Business

The programme will deliver growth outputs for Warrington by 2040:

- 27,000 new homes
- 6,000+ affordable homes
- 16,000+ on brownfield land and in the urban area
- 31,000 jobs

The SEP is intended to be a high level, strategic road map to achieving our growth ambition. The strategy has been designed to be flexible and provide a broad framework within which different areas and groups can align their activities. The more detailed practical thinking of how the SEP priorities will be delivered will be detailed in a series of supporting delivery plans and strategies to be produced over during 2017 and 2018 covering:

Transport

Developing a strategy setting out the priority transport investment at a local and strategic level which we believe will be required to support the needs of a £50

billion a year economy. This includes improvements and additions to road and rail network and better, more coordinated public transport services



Skills and Education

Setting out plans for working with businesses and skills providers to make sure that our workforce has the skills needed to remain productive and is connected to opportunities. This includes encouraging employers to work with young people to inspire them about career opportunities so they understand what skills and education they need to progress in the careers they choose.

Energy

Provide a roadmap for the LEP and its partners to capitalise on the area's strengths in the Energy sector, address the challenges of transitioning successfully to a low carbon economy and put Cheshire and Warrington at the forefront of the efforts to deliver affordable energy and clean growth as identified in the Government's Industrial Strategy Green Paper.

Quality of Place

To ensure that our strengths in terms of quality of place – including high quality public services - are used to attract and retain the inward investment, skilled workers and visitors that we need to grow our economy, whilst maintaining and enhancing the area's built and natural environment. This will include a Place Marketing Strategy which will set out the benefits of locating in Cheshire and Warrington.



Digital

To ensure that the sub-region has access to the digital infrastructure (superfast fibre broadband, 4G / 5G, etc) and the skills needed to use them.

Housing

Setting out the role of housing in future economic development including increased provision of smaller homes in urban areas to attract younger population, and opportunities for new, high quality, sustainable housing developments aligned to local need and national policy priorities.

Science and Innovation

Setting out how we work with local businesses, FE and HE providers, Innovate UK and the Department for Business, Energy and Industrial Strategy to capitalise on our science and innovation assets and strengths, especially in the Cheshire Science Corridor.



5. Corporate Context

Vision for 2020:

We will work together with our residents, businesses and partners to create a place that works for all

Our challenges

The major challenge we face is managing significant reductions in our funding whilst facing increasing demand for our services.

The money available to the council to deliver hundreds of services has and continues to be severely reduced. Since 2010 the council has had to cut £121 million from our budgeted revenue spend and will have to save another £38m by March 2022. We have tried to limit changes so that the impacts on residents are minimised, however, demands for the services we provide are increasing:

- Growing number of families and individuals who are struggling and in need of help and advice
- The number of frail older people needing support is greater in Warrington than many other similar sized boroughs
- We face many increased costs, similar to our residents, for example the cost of fuel, transport and the general cost of living
- We must respond to the impact of bad winters on highways and other older infrastructure that needs investment

Our focus for the future will be

- **Opportunities for the most vulnerable**
- **Grow a strong economy for all**
- **Build strong, active and resilient communities**
- **Create a place to be proud of**



Opportunities for the most vulnerable

Priorities



Ensure the safety and wellbeing of our vulnerable adults and children



Support people to live as independently as possible



Provide access to quality care, support, education and learning provision

Grow a strong economy for all

Priorities



Invest in, maintain and build the town's economic, cultural and environmental infrastructure



Ensure the borough is well connected and accessible



Build strong, active and resilient communities



Create a place to be proud of



Delivering our vision

- Set the example as an employer that values fairness and diversity
- Listen to our residents and help shape services based on their feedback
- Make it easier for residents to access services digitally
- Continue to be a modern, forward-thinking and financially sustainable council
- Continue to invest in Warrington's infrastructure
- Make better use of technology, improving customer interaction and more effective working practices

Warrington Means Business

Warrington Means Business Regeneration programme sets out the Council's economic growth and regeneration programme. With the right support, this

presents an opportunity to significantly accelerate housing delivery at sites across the borough to meet the town's local needs and to support Warrington's successful economy.

As part of this proposed housing growth there is a unique opportunity to address the severe congestion that impacts on the town, unlock major brownfield development sites and improve the quality of life for existing residents as well as enabling the creation of new sustainable communities. Planning for the proposed level of growth will require the Council to work proactively with the public and private sector to ensure infrastructure required is delivered.

Warrington Town Centre

The Warrington Town Centre Masterplan aims to achieve a vibrant, dynamic and colourful Town Centre – a heart of the place by 2040. This Masterplan sets out a programme of work for public sector partners and a portfolio of investment and business opportunities for the private sector. Enhancing the transportation network and its connectivity will be an essential element.

Enabling higher density living and brownfield development is a key priority for the Town Centre Masterplan. The provision of new homes in the Warrington Waterfront development area will create an exciting new opportunity not only providing some 3,000 new homes, but also opening up Warrington's neglected riverfront.

A 'Housing Deal'

The Housing White Paper floated the concept of Housing Deals. This is yet to be fleshed out, however it is envisaged the Housing Deal would be a partnership between Councils and Government to support new home delivery and give Warrington priority access to funding and government support. The Council will explore with the Government the provision of such a Housing Deal for Warrington.

Warrington Local Plan

The Council is currently reviewing its Local Plan to plan for the new homes and jobs that are required to meet Warrington's future housing and economic needs.

This review of the Local Plan provides an opportunity to update the Council's planning policies to ensure the location, type, tenure and quality of homes meets Warrington's needs. It will also provide an opportunity for the Council to work with Registered Providers to update the Council's affordable housing policy.

6. Warrington: The Local Context

Census 2011

The main findings from the 2011 Census are as follows:

Table 1: Comparison of Census 2011 and 2001

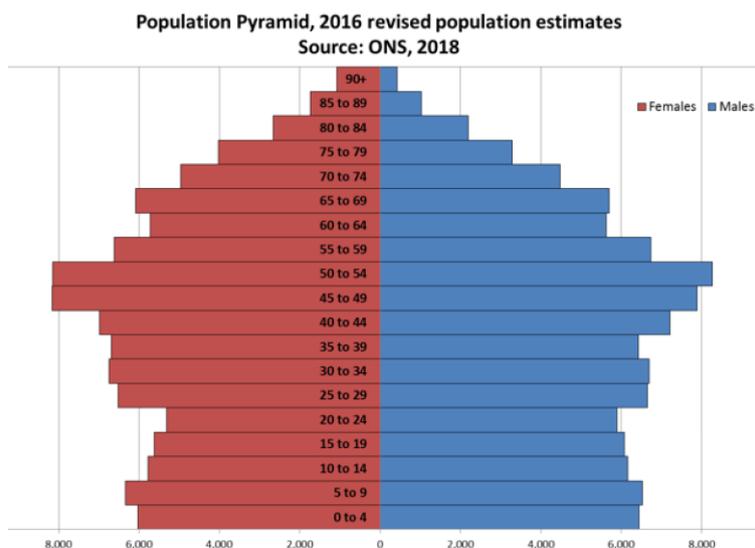
- Increase in population by 11,026 (5.8%) since 2001
- Resident population of 202,228 in 2011
- The largest increase has been in the number of those aged 40 to 49 years old with 31.1% followed by those over 85 years old which have increased by 27.9%.
- The largest decrease in population between 2001 and 2011 Census has been in the number of 30 to 34 year olds, which have decreased by 19.8%.
- 95.9% of Warrington residents in 2011 were from white ethnic groups which is a reduction of 4.7% since 2001
- Average household size decreased from 2.4 residents in 2001 to 2.3 in 2011
- 17.6% increase in the number of household who own their own home outright with no mortgage (now 27,206 or 32%)
- Reduction in homeownership from 75.2% in 2001 to 71.6% in 2011
- 105.1% increase in the private rented sector from 5,263 properties in 2001 to 10,270 in 2011
- 97.8% of Warrington households had central heating in 2011 compared to 90.6% in 2001
- The number of occupied households without central heating decreased between censuses by 5,412 representing a reduction of 73.9%
- The number of single person households increased between 2001 and 2011 by 3,080 a growth of 14.4%
- 72.1% of households were economically active compared to 68.9% in 2001
- In 2011 the largest proportion of employed residents aged 16 to 74 years old travelled to work by car or van (45.3% compared to 43.4% in 2001). This represents 7,257 more commuters on Warrington's roads compared to 2001

Source: 2011 Census tables

Population Forecasts

The following information is taken from the mid-year population estimates for 2016 from the Office for National Statistics:

- Warrington's resident population estimate for mid-2016 was 208,973
- 17.8% aged under 15 in 2016 compared to 20.4% in 2004
- 64.2% aged 16 to 64 in 2016 compared to 64.8% in 2004
- 18% aged 65 and over in 2016 compared to 14.8% in 2004



In 2011 Warrington's resident population was 202,228 and this has been estimated at mid-2016 to now be 208,973. By mid-2026 Warrington's population is projected to increase by 4.7%

Population Trends (2016 to 2041)

- Warrington's population is projected to increase by 8.3% equivalent to an extra 18,874 people
- Largest percentage increase are expected in those aged 65 and over with an overall increase of 21,100 people
- Those aged 90+ are forecast to increase by 3,000

Strategic Housing Market Assessment

Warrington, together with St Helens and Halton - the other authorities which comprise the Mid-Mersey Housing Market Area - commissioned a Strategic Housing Market Assessment (SHMA) which was completed in January 2016. The Warrington elements of the SHMA were subsequently updated in May 2017 in support of the Preferred Development Option for the Local Plan. The SHMA sets out the amount of new homes that are needed in Warrington over the next 20 years as well as the need for different types of homes, including affordable housing.

The SHMA confirms that Warrington's 'Objectively Assessed Need' for new homes over the next 20 years equates to 955 per year, with a requirement to increase this number to 1,113 in order to meet the Council's growth aspirations. Of this new housing there is a need for 288 new affordable homes each year.

Housing Tenure Profile

Table 2 below provides a comparison of the housing tenure in Warrington with the North West and England & Wales.

Table 2: Housing Tenure Comparison

Tenure	Warrington	North West	England & Wales
Owner occupied	71.6%	65%	64.3%
Public sector	15.6%	18.3%	17.6%
Private rented	11.2%	15.4%	16.7%

Source: 2011 Census tables

The private rented sector has increased by 105.1% since 2001 and the number of homeowners has reduced from 75.2% to 71.5%.

There is the stark economic reality of renting over buying with private rents rising at a slower rate of inflation than the capital appreciation of owner occupied properties in the current economy. This issue is exacerbated by marginal wage inflation, decrease in disposable income and potential future interest rate increases by the Bank of England. As a result many analysts believe that if current trends continue the private rented sector will double in size over the next 30 years. Savills forecast that almost 30% of households will be privately renting by 2030 (DCLG, Savills Move With Us). This change has been so pronounced that the UK now has a lower rate of homeownership than the EU average.

Employment

In March 2016 80.7% of economically active people in Warrington were in employment based on the ONS annual population survey March 2016. This is an increase of 2.8% since December 2014 (77.9%). The economically active people in Warrington compares well with the rest of the North West (75.5%) and Great Britain (77.8%). Unemployment levels at 4% are also lower than the North West (5.3%) and Great Britain (5.1%).

Average Weekly Pay

The average weekly pay for Warrington is higher than the North West and Great Britain.

Table 3: Gross Weekly Pay 2015

Gross Weekly Pay	Warrington	North West	Great Britain
Full time workers	£511	£492	£529
Male full time workers	£536	£529	£570
Female full time workers	£455	£441	£471

Source: ONS annual survey of hours and earnings 2015

Housing Market Information

The spare room subsidy reduction ("bedroom tax") has been applied to claimants and as at June 2016 there were 1,074 under occupying their home with reduced housing benefit. Whilst this has reduced from 1,866 in April 2013 there are concerns on the availability to find alternative housing to allow households to downsize due to the mismatch in housing supply.

House price data for Warrington, from the Land Registry, shows that house prices have followed the national trend and grew strongly between 2002 and 2007. There was particularly large growth between 2002 and 2004. The national housing market downturn by the realisation of the scale of bad debt that banks had created brought about the "credit crunch." As a result prices have fallen with the lowest prices being recorded in Warrington in early 2009. House prices then remained relatively static before increasing. In December 2015 the annual change in house prices was 6.4%. In August 2016 the average house price in Warrington was £175,968.

Table 4: Average House Price Comparison

	Average House Price
Warrington	£175,968
North West	£151,489
England	£235,573

Source: HM Land Registry (House Price Index August 2016)

Affordability for Young People

In 2013 an assessment was carried out on the affordability of housing for young people and issues with sustaining a tenancy due to financial reasons. This assessment illustrated the financial challenges facing young people and realistically a young person under 25 years old is unable to live independently with the level of benefits that they receive. There are also financial challenges for young people aged 16 to 20 who are on the national minimum wage.

Table 5: Job Seekers Allowance

Age	Weekly Amount
16 to 24 (single)	£56.25
25 or over	£71.00

Source: Affordability assessment for young people 2013

Table 6: National Minimum Wage

Age	Amount per Hour
16 and 17	£3.68
18 to 20	£4.98
21 and over	£6.19

Source: Affordability assessment for young people 2013

Table 7: Income and Running Costs of a Home

National Minimum Wage		
	After Tax Per Day	After Tax Per Week
16 and 17 year olds	£19.40	£135.80
18 to 20 year olds	£25.85	£180.95
21 and over	£31.28	£218.96
Job Seekers Allowance, Housing Benefit and Council Tax		
16 to 24 year olds	£19.39	£135.73
25 year olds and over	£21.49	£150.43
Estimated Weekly Running Costs of a Home		£135.88

Source: Affordability assessment for young people 2013

Income and Employment

On average those who live in Warrington and work full time (either in Warrington or outside of the Borough) earn £511 per week before tax. (Source: ONS Annual Survey of Hours and Earnings 2015).

Employment levels within Warrington have increased slightly since 2015. In 2016 Warrington has 108,000 (80.7%) people as “economically active” compared to 106,700 (80.8%) and compares favourably with the North West (75.5%) and Great Britain (77.8%).



Housing Demand

On 15th March 2018 Choosehome was replaced with Under One Roof. Instead of having to bid for any vacancy applicants will be matched by priority to properties in the areas they have told us they want to live.

The number of live applications as at June 2018 is broken down as follows:

Table 8: Under One Roof Live Applications

Breakdown by Group	Number
Families	1,046
Single and Couples	1,237
Total	2,283

Source: GGHT Under One Roof

Housing Demand Trends and Waiting Times

The demand for 2 bed houses is reasonably high due to the changes in welfare benefits for social housing and the introduction of the size criteria from April 2013. There is a mismatch in the social housing stock with 1,814 two bed houses compared to 4,473 three bed houses.

Table 9: Social Housing Waiting Times

Property Type	Average Bids	Waiting Time
1 Bed Flats	15	Up to 6 months
2 Bed Flats	10	Up to 3 months
1 & 2 Bed Bungalow	12	From immediate up to 3 years (often longer for adapted bungalows)
2 Bed Houses	60 to 70	6 months to 2 years
3 Bed Houses	40 to 50	Dependent on area

Source: GGHT Statistics

The demand for 1 and 2 bed flats is low as these are unaffordable solutions for most single people on low incomes or those on welfare benefits, particularly young people (see tables 5, 6, and 7).

Applicants with medical needs may have to wait up to 3 years and even longer to be allocated a bungalow based on Choosehome statistics.

Social Housing Stock

The 2011 Census identified 13,318 social homes in Warrington which compares with 13,723 in 2001 which equates to a reduction of 3% or 405 properties. This contrasts with 1,511 new affordable homes built over a 7 year period. The overall reduction was due to the number of social homes purchased under the Right to Buy scheme.

Housing Supply

The properties available for letting by GGHT have continued to reduce each year.

Table 10: GGHT Lettings

	2014/15	2015/16	2016/17	2017/18
Bedsits	4	3	2	4
1 Bungalow	65	98	85	89
2 Bungalow	24	17	22	20
3 Bungalow	1	0	1	0
1 Flat	440	364	319	285
2 Flat	83	57	46	29
1 House	0	1	0	0
2 House	80	93	74	67
3 House	119	143	111	117
4 House	9	10	9	13
5 House	0	0	0	0
6 House	0	0	1	0
2 Maisonette	26	23	18	15
Total	851	809	688	639

Source: GGHT Statistics

The supply of new homes has been significant particularly at the height of the development boom. In 2007/08 this boom in development hit its peak with 1,565 new homes completed. With the credit crunch this reduced to 633 in 2008/09 with a further drop to 388 in 2009/10. This has subsequently increased with 693 in 2013/14, 687 in 2014/15 and 611 in 2015/16 before reducing to 492 in 2016/17.

Table 11: Affordable Housing Completions

Year	Completions
2011/12	187
2012/13	227
2013/14	202
2014/15	101
2015/16	162
2016/17	72

Source: Housing Strategy Performance Monitoring

Dwelling Mix

Analysis of the Census data 2011 reveals that there is a higher level of detached and semi-detached dwellings within Warrington than regional and national levels. This can be partly explained by the higher proportion of owner-occupied housing in the tenure profile and reflects the suburban market led growth when Warrington was previously designated as a New Town. Conversely the proportion of terrace housing in Warrington is below the regional and national averages and there are also significantly fewer flats.

Table 12: Dwelling Mix

Type	No. 2011	% 2011	No. 2001	% 2001
Detached	20,826	23.7%	19,465	24.3%
Semi detached	36,023	41.0%	34,172	42.7%
Terraced	21,162	24.1%	19,496	24.4%
Flat	9,870	11.1%	6,705	8.4%
Other	81	0.1%	142	0.2%

Source: 2011 Census tables

Table 12 above sets out a comparison of the dwelling mix from the 2001 Census and 2011 Census. The biggest change during this period is that the number of flats has increased by 47.2%.

Sales under the Right to Buy (RTB) Scheme

Between 2001 and 2011 there were 1,916 RTB sales which explains the overall reduction in social housing.

From a high level of 463 RTB sales in 2003/04 this had reduced to their lowest of 14 in 2010/11 and has since increased following the increase in discount. Table 13 outlines the RTB sales over the last few years:

Table 13: Right to Buy Sales

Year	No. of Sales
2011/12	16
2012/13	17
2013/14	33
2014/15	53
2015/16	60
2016/17	71

Source: Housing Strategy Performance Monitoring

It is important to note that whilst the Council transferred its housing stock in November 2010 existing tenants retained their ability to purchase under the RTB scheme.

Homelessness

The Homelessness Act 2002 extended homelessness duties and, consistent with the national picture, the number of people presenting as homeless increased following this. Back in 2002/03 there were 1,511 homeless presentations and 790 statutory homeless acceptances. This peaked in 2003/04 when there were 1,933 homeless applications and 1,053 homeless presentations.

Table 14 sets out the number of presentations and acceptances:

Table 14: Homelessness Presentations

Year	Applications	Acceptances
2011/12	161	144
2012/13	127	83
2013/14	260	113
2014/15	168	86
2015/16	162	86
2016/17	268	153

Source: P1E Government Statistical Returns

The main reasons for statutory homelessness acceptances in Warrington are as follows:

- Loss of an assured short hold tenancy
- Violent breakdown of relationship involving partner

- Parents, relatives or friends no longer willing to accommodate

A number of years ago the Council introduced a Housing Options approach. Housing Options is a process which starts when someone approaches a local authority with a housing problem and looks at an individual's options and choices in the widest sense. This approach features early intervention and explores all possible tenure options, including social housing, supported housing and the private rented sector.

The table below sets out the number of homeless preventions achieved over the last few years through partnership work:

Table 15: Homelessness Prevention

Year	Preventions
2012/13	498
2013/14	698
2014/15	1,978
2015/16	2,626

Source: Housing Strategy Performance Monitoring



Temporary Accommodation

The Council has 48 units for use as short term temporary accommodation consisting of a mix of one and two bedroom accommodation. This accommodation assists in reducing the demand for unsuitable expensive bed & breakfast accommodation.

Trends in Homelessness

Homelessness continues to rise nationally and Warrington is also facing an increase, although we have had some success in tackling the number of rough sleepers. Levels of statutory homelessness acceptances were falling after reaching a peak in 2003/04 until after 2010 when levels began to rise again.

From April 2017 to March 2018 the number of homelessness acceptances has increased to 278 from 153 in the previous year.



Rough Sleepers

The Department for Communities and Local Government requires the Council to carry out an official count of rough sleepers each autumn, providing guidance on how this is conducted. The number for Warrington is as follows:

Table 16: Rough Sleeper Count

Year	No. of Rough Sleepers
2011/12	11
2012/13	7
2013/14	11
2014/15	5
2015/16	5
2016/17	4

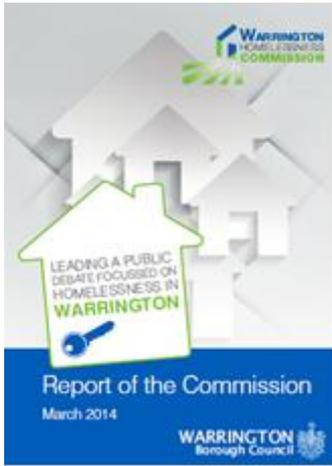
Source: Warrington Borough Council



Nationally there was an increase of 16% from 2015 to 2016 whilst since 2010 rough sleeper estimates show an increase of 134%. Warrington has been successful in reducing the level of rough sleeping since 2010 and maintaining this whilst others have seen increases.

Warrington Homelessness Commission

The Warrington Homelessness Commission was set up with the aim of objectively leading a public debate focussed on homelessness involving partners from the public, voluntary and business sectors.



In March 2014 the Commission reported on its findings with 10 recommendations which are as follows:

1

Vision for Warrington



2

Partnership Borough Wide Strategy

A partnership borough wide strategy is developed to prevent homelessness in Warrington. It is recommended that the strategy be owned by Warrington Partnership Board. The strategy will define how the shared vision for Warrington will be achieved and build on the work of the Homelessness Commission. It is recommended that the voluntary and faith sectors be closely involved in its development. A medium term delivery plan (3-5 years) will be developed to support the partnership borough wide strategy.

3

Multi-Agency Governance Group

A strategic multi-agency group is developed by the Warrington Partnership Board to govern and lead the

4

Strategic Review of Commissioning, Management and Delivery of Homelessness Services

A Warrington wide strategic review should be conducted to determine the way in which homelessness services are commissioned, managed and delivered in the future, based on levels of need and evidence of what works. This review should identify options for the future commissioning and delivery of services to ensure that future resources follow the priorities.

5

Single Central Gateway Approach

Future commissioning of all homelessness services should be undertaken at borough wide level. It should be focused on achieving outcomes on prevention and should support the provision of holistic, psychologically informed services¹ delivered through a single central gateway approach.

6

Homeless Young People

There should be a particular focus in commissioning and delivery activity on ensuring that the needs of young people are met, from early intervention to assisting and supporting those at risk of or experiencing homelessness.

7

Monitoring the Impact of Welfare Reform

The impact of welfare reform on household budgets is closely monitored to assess the potential impact on levels of homelessness. This should involve close working with the private rented and social housing sectors as well as mortgage lenders. Preventative and early intervention initiatives should be further developed to assist people who are at risk of losing their home. All partner agencies in Warrington should support prevention and early intervention activity.

8

Review of Homelessness and Housing Statistics

That an in-depth review of all homelessness and housing statistics be undertaken to measure trends and levels of need. Following this action partnership wide performance indicators are developed to improve the future quality of data in order to effectively measure outcomes.

9

Peer Review

The Department for Communities and Local Government Gold Standard Peer Review be undertaken to review council housing advice and homelessness services in Warrington. The review should build on the work of the Commission and review outcomes and how best value for money can be achieved.

10

Preventative Approach

Warrington's future approach to rough sleeping should be on the prevention of rough sleeping. In order to achieve this objective a consistent reconnection policy should be developed and implemented throughout the town by all stakeholders. In the transition from current practice to a preventative approach appropriate intermediate solutions should be put in place.

Early intervention and prevention provide better outcomes for people vulnerable to homelessness.

Private Sector Empty Properties

For the purposes of this strategy an empty home is defined as a property which has remained vacant for more than 6 months.

The Local Government Finance Act 2012 gave local authorities the power to reduce certain discounts and

exemptions as well as set higher Council Tax charges for long term empty properties.

The Act abolished the exemptions for 12 months for properties which require or undergoing major repair or structural alterations (known as Class A) and exemptions for 6 months for properties which are unoccupied and unfurnished (known as Class C) with effect from 1st April 2013. From April 2014 the Council now applies the following discounts, exemptions and empty homes premium set out in Table 17.

Table 17: Changes to Council Tax for Empty Properties

Description	2014/15
Requires or is undergoing major repair work or structural alternation	100% discount for 12 months followed by a 25% discount
Unoccupied and unfurnished	100% discount for 3 months followed by 25% discount
Unoccupied and unfurnished for more than 3 months and less than 2 years	25% discount
Unoccupied and unfurnished for a continuous period of 2 years or more	50% premium (150% to pay)
Unoccupied but furnished	No discount (100% to pay)

Source: Warrington Borough Council



In April 2007 1,309 dwellings (1.8%) of the housing stock had been vacant for more than 6 months. Over the last few years the Council has been focusing on bringing long term empty properties back into use as they are considered a wasted housing resource and can often have a negative impact on the local area.

Empty property lists from Council Tax records are used to focus the activities of the Private Sector Housing Team. As at October 2017 there were 624 empty properties which equates to 0.67%.



Index of Multiple Deprivation 2015

The latest English Indices of Deprivation have retained the basic methodology as the previous three Indices (2004, 2007 and 2010), although there have been changes to the underlying geography used.

Overall deprivation appears to have increased slightly since 2010. With an average score of 19.3 compared to 18.5 in 2010. Warrington now ranks 147th out of 326 local authorities on the “average Super Output Areas (SOAs) score” compared to 153rd in 2010. This places Warrington within the 45th centile meaning that 55% of local authorities within England are less deprived than Warrington.

Analysis of the ‘Local Concentration’ and ‘Extent’ measures confirms that extreme deprivation affects a concentrated section of the population in Warrington and levels are not evenly spread across the borough.

Warrington is ranked 90th worst out of 326 local authorities on the percentage of Lower Super Output Areas (LSOA) falling into the most deprived 10% nationally. This means that Warrington falls within the worst 28% of local authorities nationally.

At LSOA level for the overall Index of Multiple Deprivation 24 of Warrington’s 127 LSOAs now fall in the most 20% deprived in England. This means that 18.9% of all LSOAs in Warrington are ranked within the most deprived quintile nationally. This is an increase on 2010 when 16% were in the most deprived 20%. This equates to around 18% of Warrington’s total population.

Looking at more severe deprivation there are 12 LSOAs that fall within the most deprived 10% nationally. These areas are within the following wards

- Bewsey & Whitecross
- Orford
- Fairfield and Howley
- Poulton North
- Poplars and Hulme
- Latchford East

For example, at the other end of the scale there are 36 LSOAs ranked amongst the 20% least deprived nationally. These areas have a total population of 60,700 which is around 30% of Warrington’s population.

The barriers to Housing and Services domain seeks to measure the accessibility of housing and key local services such as GP premises, a food shop, a primary school and a Post Office. The distribution of the highest ranking areas differs greatly from other domains. In fact the picture of deprivation is almost inverted with the more economically deprived central areas having better access to affordable housing and key local services. It is the outer areas that suffer greater levels to deprivation in terms of access to services and affordable housing. Within Warrington only 4 LSOAs (3.1%) fall within the 20% most deprived increasing from 1.6% in 2010. These are within the wards of:

- Burtonwood and Winwick
- Culcheth, Glazebury and Croft
- Fairfield and Howley
- Whittle Hall

The Living Environment focuses on both “indoors” living environment measuring housing in poor condition and without central heating as well as “outdoors” living environment which includes air quality and road traffic accidents. Results show that 15 LSOAs are included within the most deprived quintile nationally. However, this has reduced from 20.8% in 2010 to 11.8% in 2015. At neighbourhood level it includes 12 LSOAs in Central Neighbourhood and 3 in the South (2 in Latchford West and 1 in Stockton Heath).

For more detailed information see the attached link:

https://www.warrington.gov.uk/info/201120/population_facts_and_figures/890/indices_of_deprivation

Private Sector Stock Condition

The quality of housing is as equally important as access to it. It is important for both physical health and wellbeing in its widest sense that a home is safe, appropriate for the occupants and a reasonable state of repair, free from those physical defects which are proven to contribute to ill health such as damp, which can contribute to respiratory health problems.

There are significantly marked differences between the national figures in terms of age and building type profiles and those within Warrington. At the national level problems of dwelling disrepair and unfitness are associated with a range of issues. Of all the physical

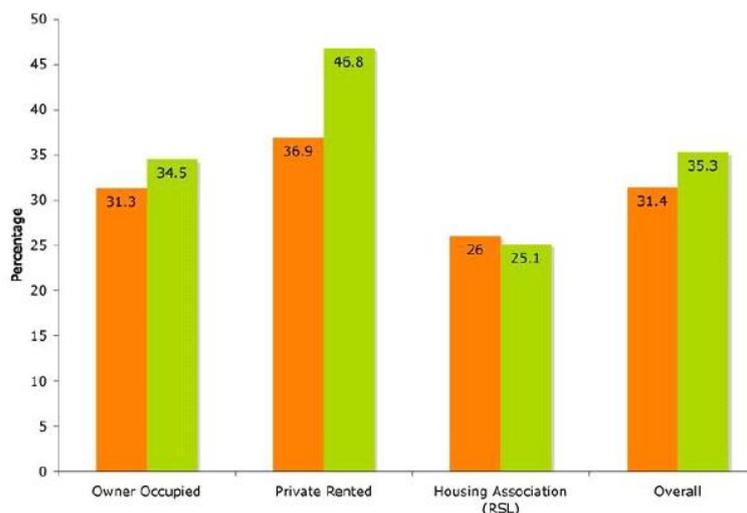
factors the age of stock has the strongest association with dwellings in poor condition. In general the stock in Warrington is more modern, which normally leads to fewer problems of disrepair and unfitness.

The Council commissioned consultants to carry out a stock condition survey as a means of obtaining a detailed picture of housing conditions in the private sector. Information from this survey has been analysed, and subsequently compared to the position for England, to identify specific issues. Comprehensive analysis, information on the issues identified, and definitions of the standards used are available from the Council's Private Sector House Condition Survey 2008 Final Report (Warrington Borough Council, 2008).

The Council's Private Sector House Condition Survey concluded that there are 24,000 non decent homes within the Borough. Comparison against the English Housing Condition Survey of 2006 identifies that, despite this significant number, Warrington has a lower percentage of non-decent homes than the national average. From a tenure profile perspective, both the number of non-decent homes in the owner-occupied and private rented sectors are below the national averages but the non-decency rate in housing association stock (which includes social rented properties) is slightly higher (see Chart 5).

Chart 5: Non-Decent Home Analysis by Tenure Profile

Non decent dwellings by tenure profile

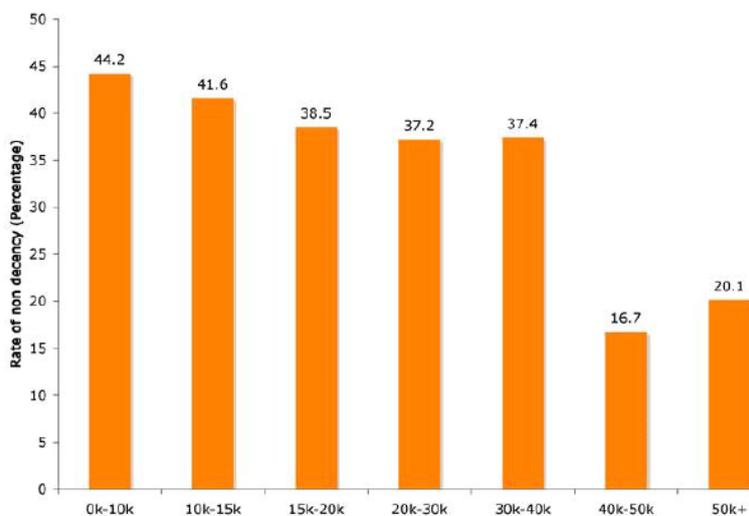


Source: Warrington Housing Condition Survey 2008 (first column); English Housing Conditions Survey 2006 (second column)

When non-decency is compared against household income, as in Chart 6, it is evident that there is a clear correlation between the two elements and that those on the lowest incomes are more likely to be in non-decent housing.

Chart 6: Non-Decent Home Analysis by Household Income

Non decency by annual household income band



Source: Warrington Housing Condition Survey 2008



A summary of the key findings from the stock condition survey are as follows:

- 24,000 or 31.4% private sector and Registered Provider non-decent homes compares with 35.3% in England
- Pre-1919 dwellings had the highest failure rate accounting for 53.8%
- Estimated cost of £80.2m to repair
- 16,800 or 21.9% failed the thermal comfort criterion compared to the national average of 16.7%
- Estimated 7,100 (9.3%) dwellings which contain households in fuel poverty and the national average is 13.9%

Given that thermal comfort at 21.9% was the largest reason for failing the Decent Homes Standard further research was carried out in 2013/14. This research focused on the location of solid wall properties. The number of solid wall properties in Warrington are as follows:

Table 18: Solid Wall Properties

North Parliamentary Constituency	
Ward	No of Properties
Burtonwood & Winwick	266
Culcheth, Glazebury & Croft	209
Fairfield & Howley	2,516
Orford	369
Poplars & Hulme	123
Rixton & Woolston	33
Sub total	3,516
South Parliamentary Constituency	
Ward	No of Properties
Appleton	50
Bewsey & Whitecross	995
Grappenhall & Thewall	118
Great Sankey South	152
Hatton, Stretton & Walton	45
Latchford East	442
Latchford West	1,114
Lymm	198
Penketh & Cuerdley	163
Sub total	3,277
TOTAL	6,793

Source: Solid wall research 2013



Certain types of heating such as oil or electric can cost households more to run increasing energy bills. The 2011 Census provided the following information on central heating for the 85,140 households in Warrington. There are 1,910 who have heating, but do not have central heating:

Table 19: Central Heating

None	Gas	Electric	Oil	Solid Fuel	Other	Two or more
1,910	76,020	3,435	530	180	597	2,468
2.24%	89.29%	4.03%	0.62%	0.21%	0.70%	2.90%

Source: Census 2011

Disabled Facilities Grants

A Disabled Facilities Grant (DFG) is a mandatory means tested grant to help towards the costs of adapting a person’s home to enable them to continue to live there. A grant is paid when the Council considers that changes are necessary to meet a person’s needs and that the work is reasonable and practical.

Under the provisions of the Regulatory Reform Order 2002 the Council is obliged to develop a private sector housing policy which is appropriate to the needs of residents in their area, offering financial support to those on low incomes, as appropriate.



Over the last few years the Council has provided the following grants:

Table 20: Disabled Facilities Grant (DFGs)

Year	DFG	Amount
2011/12	135	£ 895,044
2012/13	127	£ 935,844
2013/14	141	£1,017,402
2014/15	165	£1,027,132
2015/16	142	£ 980,575
2016/17	169	£1,468,756

Source: Warrington Borough Council

Fuel Poverty

To be in fuel poverty the following criteria has to be met:

- Household must spend more than the UK median on its energy bills **and**
- That expenditure must push it below the poverty line

At borough level 2014 data indicates that 8.4% of Warrington households are in fuel poverty. This places Warrington second lowest out of 39 North West local authorities and joint 78th out of 326 local authorities.

Fire Safety Standards

The Council has a statutory role under the Housing Act 2004 for housing conditions and standards. When we visit properties we will use the government's Health and Safety Standards Rating System. Officers inspecting a dwelling will look for any risk of harm to an actual or potential occupier which could give rise to a hazard. Officers will judge the severity of the risk by thinking about the likelihood of an occurrence that could cause harm over the next twelve months, and the range of harms that could result. With any issues relating to potential fire risk officers will liaise closely with the Cheshire Fire and Rescue Service.

7. Older People, Learning Disability & Mental Health

Nationally by 2031 the number of people aged over 65 is expected to rise to 15.8 million. One in five children today can expect to live to 100 years of age (Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing 2008).

By 2037 it is expected that 66% of all people living in single person households will be over 65 and 'there are projected that 1.42 million more households headed by someone aged 85 or over' (Foresight Future of an Ageing Population 2016).

On 3rd January 2012 the Housing Minister said, "As we get older the last thing we want is for our properties to become our prisons. We want to be able to enjoy the comfort of our own homes in later years. But with nearly a fifth of our population expected to be over 65 by 2020 radical and urgent change is needed to ensure that the UK nations' housing provision meets the growing and changing demands that this is bringing and will bring in the future."

There isn't a commonly accepted definition of 'old age' or older people. The majority of this section relates to the population aged 65 and over. Warrington's older population is growing quickly and at a faster rate than both nationally and regionally.

Key Issues and Gaps

Population statistics from the Office of National Statistics estimate that:

- In 2016 18% of Warrington's population were aged 65+ similar to England (17.9%) and the North West at 18.3%
- Warrington's population aged 65+ is projected to rise from 37,650 in 2016 to 45,500 by 2026 and to 58,700 by 2041.
- Warrington's population aged 80+ is projected to rise from 9,100 in 2016 to 13,000 by 2026 and 19,500 by 2041. This is an increase of more than 10,000 by 2041
- As the size of the older population increases, so will the demand for care. This will place pressure on all care providing services, whether this be health care or social care, as well as demands on formal and informal carers
- It is estimated that the number of people in Warrington with dementia will grow rapidly

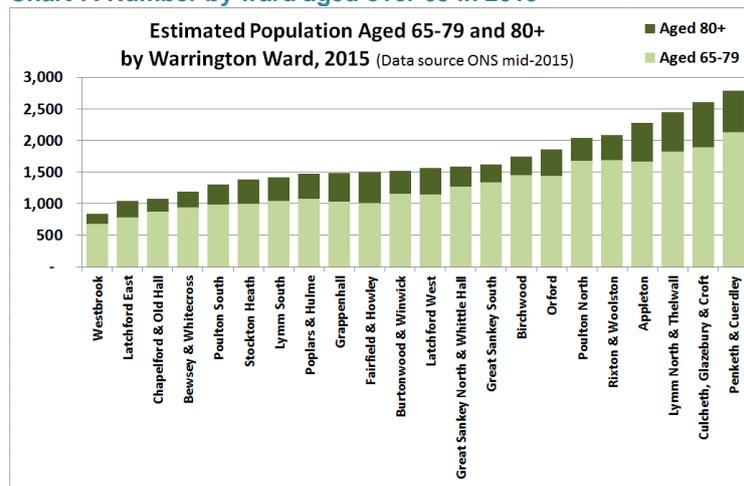
Population by Ward

The over 65 population is not evenly spread across Warrington. There are 6 wards in which there are more than 2,000 people aged 65+:

- Penketh and Cuardley 2,800
- Culcheth, Glazebury & Croft 2,600
- Lymm North & Thelwall 2,400
- Appleton 2,300
- Rixton & Woolston 2,100
- Poulton North 2,000

Chart 7 shows the total number of people aged 65+ by ward.

Chart 7: Number by ward aged over 65 in 2015



(See page 55)

Population by Ethnic Group

Warrington has a very small over 65 BME population. Based on the 2011 Census 96.8% of Warrington's 65+ population classified themselves as White.

Population Projections

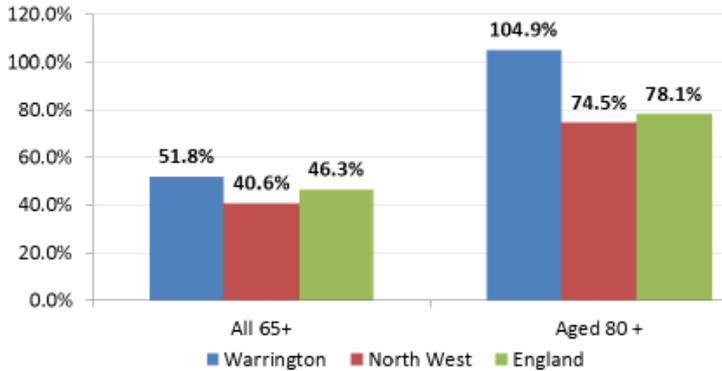
The number of people aged 65 and over is projected to increase from 37,600 in 2016 to 58,700 in 2041 which is an **increase of 56%**.

The number of those aged 80 and over is projected to more than double from 9,100 in 2016 to 19,500 in 2041 and **increase of 114%**

Whilst the increase in older people in Warrington reflects what is happening regionally and nationally the projected increase in Warrington is at a faster rate.

Chart 8: Regional and National Comparison

Projected percentage changes in older populations between 2012 and 2030
Data Source: POPPI, ONS



Type of Housing

The Census data does not separate out housing specifically suitable for older people such as bungalows and sheltered housing. This information is available for social housing, although additional work is required to collate other types of provision and compare this on a ward basis against demand.

Nationally there are only 5% of all older people living in specialist retirement housing and not all the stock is fit for purpose (Clifford 2011).

Nationally it has been estimated that 65% of older people live in houses, 20% live in bungalows and 16% live in flats. (New Policy Institute, Market Assessment of Housing Options for Older People, 2012)

Extra Care Housing

There are 435 Extra Care units in Warrington which the Council has an annual contract. All of this accommodation is for rent except for 70 leaseholder units at Ryfields Retirement Village which are shared ownership or owned by the residents. The accommodation is as follows:

Table 21: Extra Care Housing

Scheme	Flats	Bungalows	Total
Broomfields	20	37	57
Mosslands	0	49	49
Sankey Manor	24	29	53
Ryfields	226	17	243
Woolston Hall	27	6	33

Source: Warrington Borough Council Statistics

To maintain the current ratio of Extra Care places it is estimated that an additional minimum of 115 places will be required over the next 10 years.

Sheltered Housing

There are currently 18 sheltered schemes providing 607 units with the Council funding eligible individuals.

Residential and Nursing Framework

There are 29 homes party to the Residential and Nursing Framework in Warrington 17 of which offer nursing. The total cost to the Council in 2015/16 was £20.8 million.

Leaseholder Provision

Warrington has experienced a significant increase in Private Leaseholder development schemes. These developments are often developed by McCarthy and Stone with apartments to purchase with onsite scheme management and access to 24 hour advice & assistance through a community alarm service. These schemes do not attract Council funding for individuals, although they may have individual care packages in place.

Age and Companionship

Table 22 provides information on the living arrangements of those aged 65 and over.

Table 22: Living Arrangements by Age

Age	Living in a Couple		Not Living in a Couple	
	No.	%	No.	%
85+	753	25%	2,274	75%
80 – 84	1,721	43%	2,277	57%
75 – 79	3,441	59%	2,406	41%
70 – 74	5,570	69%	2,541	31%
65 – 69	7,350	74%	2,565	26%

Source: Census 2011

As partners pass away the informal care, support and companionship provided by them disappears. With this loss the potential risks to health from bereavement increase (see Martikainen and Valkonen 1996, Strobe et al 2007). In addition single person households today may find informal support and companionship more difficult to access. For example, McNeil and Hunter (2014) show that compared to previous generations:

- Older generations now are less likely to have children to care for them
- Children are now more likely to live further away from their parents
- The community assets that once helped to support older people such as libraries and post offices are disappearing.

Health

Age is a risk factor for most diseases with prevalence rates of most conditions rising with increasing age.

Most chronic or long term conditions are more prevalent amongst older people and mobility issues associated with arthritis put older people at a greater risk of falls. Some mental health problems, such as dementia, are most common among older people.

There is evidence that some people are in hospitals and care homes unnecessarily. Hip fractures are the event that prompts entry to residential care in up to 10% of cases (Stirling 2011). Professor Cliver Ballard has said “In care homes in the 1980s about 20% to 25% of people had dementia. Ten years ago it was two thirds and now it is probably greater than 80%”. Institutional care is expensive with one study showing that, where appropriate, postponing entry into residential care for 1 year saves an average of £28,000 a year (Stirling 2011).

Dementia

Findings from the 2012 Alzheimer’s Society report ‘Home truths’ found that individuals with dementia and their carers had differing requirements of their housing needs. Some wanted to be supported in their current homes, whilst others preferred the option of extra care housing. The ‘Home truths’ report asserts that extra care housing can potentially fill a gap between mainstream homes and care homes for some people with dementia.

Dementia Care (2015) highlights the issue of there being too few specialist housing for people with dementia, research has highlighted that most local authorities have no or very low number of specialist housing units, either in existence or planned. Dementia Care has suggested that there should be six units of specialist housing for people with dementia per 1,000 population aged 75 or older. The ONS has projected that number of people in 2030 that will be aged 75 or above is 26,000 (11.4% of projected population). Based on this it would suggest that Warrington should plan for 150 specialist housing units for older people with dementia by 2030.

It has been estimated that by the year 2030, the number of people with dementia is likely to increase by 77%, whilst those with COPD, CVD and hypertension will increase by over 40%.

Health and Housing

The relationship between housing and health is complex and there is strong evidence to support the suggestion that access to and the quality of housing is a key determinant of an individual’s health (Barton and Tsourou, 2000).

At the current time owing to significant financial and socio-economic changes at the global and national level access to housing can be difficult. There are a reduced number of homes being built and the volume of sales across the wider housing market is significantly lower than levels in previous years.



The quality of housing is as equally as important as access to it. It is important for both physical health and wellbeing in its widest sense that a home is safe, appropriate for the occupants, in a reasonable state of repair, and free from those physical defects which are proven to contribute to ill health such as damp, which can contribute to respiratory health problems.

The World Health Organisation (WHO 2014) have stated that poor quality, inappropriate housing can drive accidents in the home, cause hospital admissions and at worst lead to shorter lives.

Older people are more at risk of poor quality housing. Homes might be a safe place providing good insulation and heating, safe stairs, and high levels of natural and artificial light. These conditions have a positive impact in mental and physical health. It could also contribute to NHS savings preventing falls [Ed Harding – International Longevity Centre UK. (2008). Sustainable planning for housing in an ageing population: A guide for regional-level strategies]. This report stated that "Suitable housing can significantly improve life in older age, while unsuitable housing can be the source of multiple problems and costs. Poor quality housing costs the NHS an estimated £2.5 billion per year (across all ages). Homes will be increasingly used as places of work and care. Appropriately designed

housing, that can adapt to people's changing needs as they age, has a number of benefits. These benefits include reducing demand on health and care services, and enabling individuals to work more flexibly in later life."

Falls cost the NHS upwards of £600 million a year according to Government Office for Science. Foresight: Future of an Ageing Population. July 2016. A reduction of approximately £26,000 per person could be achieved by delaying entry into residential care by 1 year. Interventions support independency, (i.e housing based adaptations or domiciliary care) can also produce important savings.

For people with dementia some elements of the spatial configuration and design might have a positive impact on different important outcomes and improve their quality of life. For example, common rooms which are easy to differentiate and with fewer decision points. Homelike environments with neutral design and colours, daylight levels of environmental light also support spatial orientation and reduce behavioural disturbances.

The gap between these policy realms becomes more visible and more important as people age. Older people spend more time in their home than other age groups (HAA 2013), are more at risk of poor health and consume over three fifths of all social care spending (NAO 2014). It is, therefore, essential to ensure that the place they live in supports them in maintaining good health.

Increased Prevalence of Long Term Conditions

A long term condition (LTC) has been defined by the Department of Health (DH) in Long Term Conditions Compendium of Information (DH, 2012a) as 'a condition that cannot, at present, be cured but is controlled by medication and/or other treatment/therapies'. The report states that people with these conditions account, among other things, for 50% of all GP appointments, 64% of all outpatients appointments, 70% of all inpatient bed days and that this 30% of the population account for 70% of the spend. They go on to show the rise in these conditions. For example, between 2006/07 and 2010/11 the numbers affected by cancer rose by 79%, chronic kidney diseases rose by 45% and diabetes and dementia by 25%. In addition having a long term condition usually reduces people's quality of life, particularly through having chronic pain.

Unpaid Care

The number of Warrington's usual residents providing unpaid care increased by 1,867 or 9.3% between 2001 and 2011 Census. At the same time the number of

residents who provide unpaid care for over 50 hours per week increased by 1,034 or 25.2%. The data does not identify who is being cared for, although it is considered more likely that this relates to older people.

Fuel Poverty

Fuel poverty has damaging effects on health and quality of life. Research identifies that certain groups, including older people, are particularly vulnerable to fuel poverty and the adverse effects of cold housing (The Eurowinter Group, 1997; Wilkinson et al., 2004; Kinsella, 2009).

One study published in 2015 assessed the relation between fuel poverty and people with disabilities. This study highlighted that the current indicator to measure fuel poverty (Low Income High Cost –LIHC measure) introduced in 2013 does not reflect the special needs of people with disabilities because:

- a) the indicator is not considering the increased energy needs they have
- b) includes disability benefits as general income in the fuel poverty calculations, artificially elevating the household income. (Snell C, Bevan M, Thomson H. Welfare reform, disabled people and fuel poverty. Journal of Poverty and Social Justice. 2015;23(3):229-44)

There is no specific data just for older people, although as Warrington's population increases with age it is more likely that the number of older people in fuel poverty will increase.

A healthy indoor temperature is around 21°C, although cold is not generally perceived until the temperature falls below 18°C. With an increase in age the vulnerability to temperature variations increase. This is due to physiological changes and the concomitance with other chronic conditions (including loss of cognitive abilities) related with the age. These conditions make older people more susceptible to the effects of thermal variations.

The impact on health starts at around 18°C with the effects more profound in older people than younger adults. Serious health risks occur below 16°C with a substantially increased risk of respiratory and cardiovascular conditions. Below 10°C the risk of hypothermia becomes appreciable. Cold housing is, therefore, a health risk and the health effects of cold, damp homes include the following:

- **Mild Hypothermia:** a study showed peaks in incidence of hypothermia in accident & emergency patients over 65 from relatively deprived postcodes

coinciding with periods of cold weather. Of the 5% showing core temperature below 35°C, 34% subsequently died

- **Cardio-Vascular Disease:** circulatory diseases is a general term for conditions affecting the heart or blood vessels and are responsible for just under 10% of excess winter deaths in 2015/16
- **Increased Blood Pressure:** one study showed a 1°C lowering of living room temperature is associated with a rise of 1.3mmHg blood pressure. A rise in blood pressure during the cold increases the risk of heart attacks and strokes
- **Respiratory Illness:** is known to be one of the main causes at 62%. The cold lowers resistance to respiratory infections. Coldness impairs lung function and can trigger broncho-constriction in asthma and chronic obstructive pulmonary disease
- **Mobility:** cold homes affect mobility and increase falls and non-intentional injuries. Symptoms of arthritis become worse in cold and damp homes. Strength and dexterity decrease as temperatures drop, increasing the risk of non-intentional injuries.
- **Mental and Social Health:** damp, cold housing is associated with an increase in mental health problems. Some people become socially isolated as they are reluctant to invite friends round to a cold home.

Cold is believed to be the main explanation for the Excess Winter Deaths (EWD) occurring between December and March and EWD caused by the cold can be prevented. Other countries in Scandinavia where the winter temperatures are much more extreme than in the UK have levels of EWD that are much lower.

Local analysis has highlighted that Warrington has similar levels of EWD to England and the North West. As is the case nationally older people (ages 75 and above) are at greater risk of winter mortality when compared to the rest of the population.

In Warrington the largest disease specific cause of EWD was respiratory disease which is a pattern observed at national levels. Whilst the influenza virus is only partially associated with EWD (Kinsella 2009) ensuring high rates of annual influenza vaccine uptake among people aged over 65 years is an important public health measure.

Fuel Efficiency of Dwellings

A key factor affecting fuel poverty is the energy efficiency of a person's home. The Housing, Health and Safety Rating System (HHSRS) evaluates potential risks to health and safety arising from deficiencies identified in dwellings. It is based on the

evaluation of the likelihood of an occurrence that can cause harm and the probable severity of the outcomes of such an occurrence. There are 29 hazards which can be identified by the system including excess cold which covers threats to health from sub-optimal indoor temperatures. The 65+ age range is the most vulnerable group.

If the application of HHSRS to dwellings results in a category 1 hazards being found then the Council is obliged to take action to remedy these.

The percentage rise in deaths in winter is greater in dwellings with low energy efficiency ratings with the risk being greatest in dwellings built before 1850 and the least risk in more energy efficient buildings constructed after 1980. The energy efficiency of a dwelling depends on the thermal insulation of the structure, the fuel type and the size and design of the means of heating and ventilation. Any disrepair or dampness to the building may affect its efficiency.

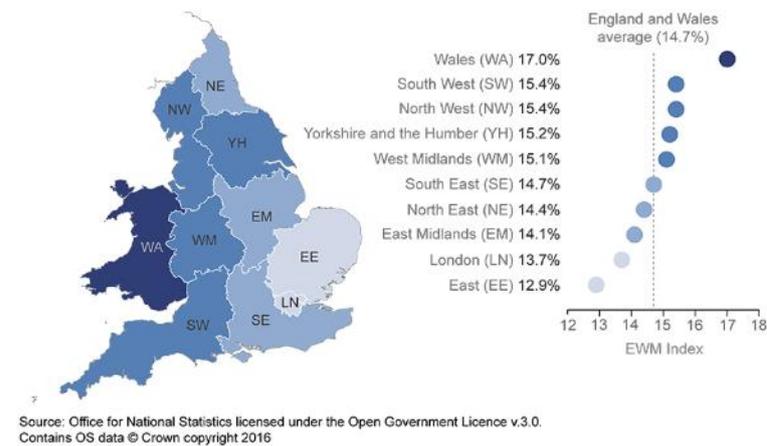
The Private Sector Stock Condition Survey 2008 (WBC 2008) showed 10.3% of dwellings with a category 1 hazard of which 45.1% were identified to be excess cold. For category 2 hazards this proportion rose to 91.4%.

Excess Winter Mortality

Excess winter mortality is defined as the number of extra deaths in winter compared to the rest of the year. This is the average number of deaths per month that occur between December and March minus the average number of deaths per month that occurred in the previous August to November and the following April to July.

In 2015/16 there were 52 excess winter deaths resulting in an excess winter mortality index of 8.4%. This is substantially lower than the North West at 15.4% and England 14.6%. Respiratory disease was the largest contributor to excess winter deaths at 62%.

With 52 excess winter deaths this is substantially lower than the 140 (22.5%) excess winter deaths in 2014/15 and 110 (19.1%) in 213/14.



(See page 56)

Technology to sustain self-care and support older people to remain independent

The use of technologies to help people with long term conditions (and their carers) to stay independent and self-manage their own conditions will play an important role in the alleviation of the increasing pressure on health and social care services we are currently facing. In contexts like dementia, the use of technologies might benefit safety at home, improving night-time care and carer burden as well as reducing cost of dementia care at homes. Smart technologies, as per example tailored internet programs, could have an important role in improving social connectedness, reducing isolation and loneliness and increasing social connectedness.

In Warrington, we will develop and amplify an approach using interconnected community based technologies. The approach will drive a radical shift towards prevention as set out in the Five Year Forward View, where people are empowered to take on self-care, shifting the balance away from the medical workforce. This will be achieved by using an array of community based health technologies (e.g. community kiosks/interconnected blood pressure machines) that can detect high blood pressures and will be able to link into the new shared care record portal once that has been developed.

Age-friendly Communities

'Age-friendly communities, liveable communities, communities for all ages, and communities aging initiatives' are different names used to define initiatives developed in a community level to improve and adapt social and physical environments to an more ageing population. The aim of the initiatives is to enhance health and well-being of these populations. Age-friendly communities initiatives could be developed by different institutions, systems or people (i.e. local authorities, third sector, transport services, housing provider, private citizens, etc.) and include a range of

interventions that could have an impact on social environment (i.e. improving networking and relationships among community members, social institutions and initiatives) and physical environment (i.e. improving housing and neighbourhoods).

In 2007, the World Health Organisation (WHO) published recommendations to 'engage cities to become more age-friendly'. As a concept 'an age-friendly city encourages active ageing by optimizing opportunities for health, participation and security in order to enhance quality of life as people age'.

The development of an age-friendly city or town should follow an integrated approach by coordinating different initiatives, policies and services. The WHO guide identified some important actions in this area:

- To consider the connection between housing and outdoors spaces: safe environment, close to services that promotes social interaction and integration of older people with the community.
- To establish a link between transportation services and infrastructures with opportunities for social, civic and economic participation guaranteeing access to health services.
- To encourage social inclusion of older people in activities and roles that have an important value in the society, including decision-making process in civil life, employment, and media programming.
- Information access as an empowerment tool: guaranteeing accessibility to information about all aspects of city living in a timely manner.

In the UK context, The Foundation for Lifetime Homes and Neighbourhoods recommends design criteria for Lifetime Home and Life Time Neighbourhoods characteristics.

In line with WHO key actions, The Foundation for Lifetime Homes and Neighbourhoods define Life Time Neighbourhoods as those that have:

- *An environment that is accessible and inclusive, aesthetically pleasing and safe (in terms of both traffic and crime)*
- *A community that offers plenty of services, facilities and open space*
- *A strong social and civic fabric, including volunteering and informal networks*
- *A culture of consultation and user empowerment amongst decision makers*
- *A strong local identity and sense of place*

The criteria for Lifetime Homes includes generally include specifications about accessibility and/or characteristics of parking, house entrance, corridors and communal areas, bathrooms and bedrooms,

glazing and windows, and location of service controls that make them more accessible and inclusive.

Autism

Autism Spectrum Disorder (ASD) is a “lifelong, development disability that affects how a person communicates with and relates to other people, and how they experience the world around them.” National Autistic Society. ASD is a condition that affects social interaction, social communication and social imagination.

Autism is a ‘spectrum’ condition which means that while all people with autism share certain difficulties, their condition will affect them in different ways. Some people with autism are able to live relatively independent lives whilst others may have accompanying learning disabilities and need a lifetime of specialist support.

Asperger’s Syndrome is a form of autism and people with Asperger’s syndrome often have average or above average intelligence (IQ of 80 or above). They have fewer problems with speech, but may have problems processing and understanding language (The National Autistic Society, 2014).

Autistic Spectrum Conditions

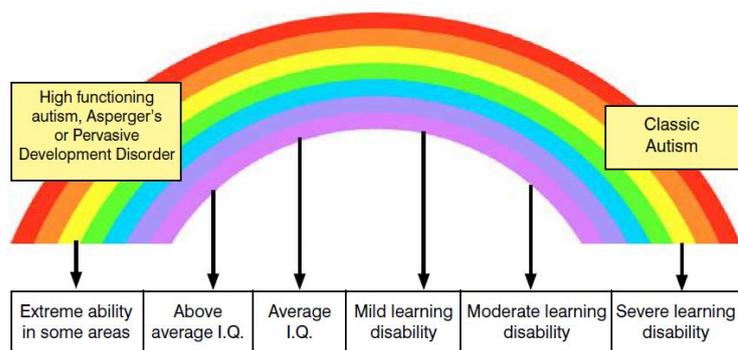


Image Source: myaspergerschild.com

In the United Kingdom it is estimated that 1% of the population have autism (Baird et al, 2006), this equates to approximately 700,000 people nationally (The National Autistic Society, 2014). Numerous studies have found that autism is more prevalent in males than females (The National Autistic Society, 2014). Data presented by the Health and Social Care Information Centre (HSCIC, 2009) estimate that the prevalence of autism in males is 1.8% compared to 0.2% in females. There is no way of knowing the actual number of people in Warrington with autism, because many are undiagnosed. The best estimate that can be made is to apply these prevalence’s to the Warrington male and female population estimates (2013 mid-year population estimates sourced from the Office of

National Statistics); this gives an estimate of 2,038 people (1,831 males and 207 females). When applying the estimated prevalence to broad age groups, there are approximately 500 people with autism aged under 19; 1,216 people aged 20 to 64 and 322 people aged 65 and over.

As at May 2014 the number of people registered with a Warrington GP and have been diagnosed with autism were 695. Of these 695 by broad age band 455 were aged 0 to 19, 235 were aged 20 to 64 and 5 were aged 65 years and over.

The Warrington Autism Strategy for Adults 2014/17 sets out 5 strategic goals which are as follows:

1. Increasing awareness and understanding of autism among frontline professionals.
2. Developing a clear and consistent pathway for diagnosis in every area, which is followed by the offer of a personalised needs assessment.
3. Improving access to the services and support which adults with autism need to live
4. Helping adults with autism to work
5. Enabling local partners to plan and develop relevant services for adults with autism to meet identified needs and priorities.

Mental Health

Good mental health is critical for the wellbeing and effective functioning of individuals, families, communities and society. Its absence has implications far beyond individuals. In other words, although mental health is very personal, the quality of the population’s mental health affects every aspect of the shared life of the community.

Mental health is described by the World Health Organization (WHO, 2014a) as:

“A state of well-being in which the individual realizes his or her own potential, can cope with the normal stresses of life, can work productively and fruitfully, and is able to make a contribution to her or his community.”

Based on national prevalence rates applied to local population estimates there are approximately 28,600 adults in Warrington who will be experiencing a common mental health disorder.

Between 2012 and 2014 there were 64 deaths due to suicide or injury undetermined of Warrington residents.

47.1% of employment and support allowance claimants were recorded as having a 'mental and behaviour disorder.' This is lower than the England proportion of 48.1% (ONS, 2015b).

A Health Needs Audit (Homeless Link, 2014), conducted across England, found that homeless people suffer from high levels of stress, anxiety, and other signs of poor mental health, with 45% of homeless having diagnosed mental health problems compared to approximately 25% of the general population.

Homeless people can often experience obstacles which prevent them from getting the help and support they need for their mental health (Homeless Link, n.d. cited in Savage, 2016 p.17).

The Health Needs Audit found that 12% of participants diagnosed with mental health issues also suffered from drug and alcohol issues, meaning that homeless people may experience even more difficulty accessing support if services are unable or unwilling to offer support for mental health while an individual is still using drugs or alcohol (Homeless Link, 2014).

A Homeless Health Needs Audit undertaken in Warrington (Brighter Futures, 2014) found that 89% of respondents (36 out of 40) reported having a mental health issue, with the most common being stress, anxiety and panic attacks.

Of those with a mental health need, 18% reported receiving treatment which met their needs; however 58% reported "self-medicating" using drugs or alcohol.

Supported Accommodation

In autumn 2016 the Council undertook a review of all learning disability supported accommodation. As at January 2017 the overall number of properties were as follows:

No of rooms	201
No of individual properties	63
No of service users	185

This review identified a significant gap in the provision for young people and suitability of accommodation as existing people with disabilities grow older. Work is now underway to identify suitable housing options to meet these needs.

8. Resources

Revenue Funding

For the services that the Council provides 51% of the funding is from local Council Tax. Whilst the Council collects over £100 million in business rates, central government only allows the Council to retain £27 million. The remainder of our funding comes from grants from central government.

Since 2010 and including 2017/18 the government has cut funding by £121m million. The budget has been cut by around a third. Over the next few years to March 2022 it is estimated that the Council will need to save at least another £38 million. At the same time demand for services are growing as people live longer and the borough's population continues to grow.

Gross Expenditure 2016/17

Families & Wellbeing £141.6m	Economic Regeneration, Growth & Environment £34.5m
	Resources & Strategic Commissioning £17.1m
	Corporate Financing £25.4m

Source: Warrington BC Budget Consultation 2017

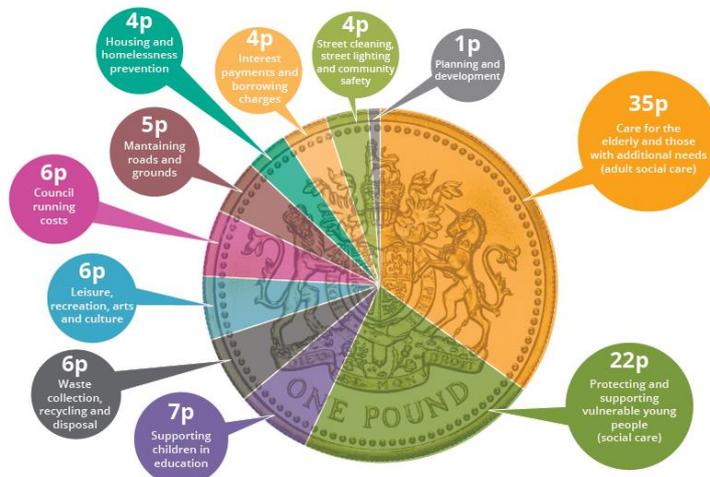
Gross Income 2016/17

Council Tax £83.2m	Fees & Charges £37.1m	Business Rates £24.9m
		Revenue Support Grant £17.2m
		Other Unringfenced Grants £8.7m
	Other Grants & Contributions £33.3m	Other Government Grants £7.7m
		Interest & Investment Income £6.5m

Source: Warrington BC Budget Consultation 2017

As the Council faces reductions in funding difficult decisions will need to be made on how and what services can be provided in the future.

Chart 9: Where the Warrington £ Goes



Source: Warrington BC Budget Consultation 2017 (See page 56)

Revenue Funding

This is money that we can only use for day to day spending such as running services, staff costs and paying bills. The money is from council tax, business rates, fees we charge for services and money we make from our assets. It is revenue funding which has been affected by government cuts and the Council is not allowed to borrow money to fund day to day services.

Capital Funding

This is money that we can only use to invest in long term projects or to buy assets which will generate income in the future and comes from specific grants and low interest loans.

The capital programme 2017/18 to 2019/20 is £1,179m. This reflects the Council's drive and ambition focusing on regeneration, housing and investments. A large proportion of this expenditure is on "invest to save" schemes, which involves borrowing that will be repaid by the project or investment such as the loans to Housing Associations.

Prudential Borrowing

The Local Government Act 2003 introduced new freedoms and flexibilities for local authorities. One of the new powers allowed local authorities to borrow to invest in capital works and assets as long as the cost of that borrowing was affordable and could be repaid.

The Council will consider projects based on the business case submitted outlining how it meets the Council key strategic priorities and our ability to repay

back the borrowing. Given the current revenue financial challenges it will be difficult for new projects to receive financial support unless they are “self-financing” and any borrowing can be repaid.

Affordable Housing

The government has refocused funding towards supporting more people to get onto the property ladder or to buy their own home making £4.7 billion of capital grant funding available between 2016 and 2021 to deliver:

- 135,000 homes for Help to Buy: Shared Ownership
- 10,000 homes for Rent to Buy
- 8,000 homes for specialised housing

The Autumn Statement 2016 provided additional grant funding of £1.4 billion and introduced flexibility to allow affordable rent to receive grant funding. The government has allocated £1.3 billion from the existing programme leaving over £3.4 billion and the additional £1.4 billion (total £4.8 billion) available for continuous market engagement between now and 2021.

Section 106 Commuted Sums

Affordable housing is sought on planning applications for 11 or more dwellings. Government guidance states that in order to create mixed and balanced communities affordable housing should be provided on-site and integrated with the market housing wherever possible. However, on some new developments this may not be possible and there may be reasons in which off site delivery can be robustly justified. When this happens the developer must pay the Council money to enable the equivalent affordable housing to be built on another site. This payment is known as a commuted sum and it is agreed and secured via a planning permission obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

Loans to Housing Associations

Since 2009 the Council has been providing commercial loan facilities to Housing Associations (HAs) to stimulate affordable housing development, following the withdrawal of banks from providing long term finance to HAs after the 2008 banking crisis. The Council borrows the funding under something called Prudential Borrowing and this loan is repaid by the HAs from the rental income they receive.

To date the Council has provided loan facilities of £275 million to enable HAs to deliver affordable housing in Warrington and the surrounding Cheshire area. Warrington is considered to have a key role in the region’s strategic hierarchy as a driver for economic

growth as housing construction not only meets a housing need it also stimulates growth in the economy. This approach provides the Council with the opportunity to stimulate housing regeneration and wider economic regeneration not only in Warrington but also in our neighbouring boroughs, together with stimulating employment, growth and delivering one of the Governments key objectives of building affordable housing to help mitigate the housing shortage that nationally and locally currently exists. Getting house building moving again is crucial for economic growth because housing has a direct impact on economic output, averaging 3 per cent of GDP in the last decade. For every new home built, up to two new jobs are created for a year.

Local Authority Mortgage Scheme

Since August 2011 the Council has been assisting first time buyers who could afford mortgage repayments to purchase a property with a 5% deposit. The Council has provided a guarantee/indemnity for 20% that has assisted over 160 first time buyers with £3 million available. The Council will continue to evaluate alternative self-financing options to assist first time buyers.

Local Authority New Build

Local authority new build has been funded by prudential borrowing which will be repaid by the rental income and Section 106 affordable housing commuted sums.



Housing Companies

A report on the housing development options was considered by the Executive Board in January 2018 which agreed to establish two Housing Companies to support the development of new homes.

Help to Buy

The government has launched the Help to Buy initiative which aims to assist first time buyers to purchase a property and existing homeowners to move

home. The government has provided £9.7 billion to help 194,000 home buyers following its launch in March 2013.

Disabled Facilities Grants

In June 2013 the government announced new funding arrangements under the Better Care Fund to ensure a transformation in integrated health and social care.

From the Better Care Fund allocated to Warrington for 2018/19 the Council has a budget of £1.6m to spend on providing Disabled Facilities Grants (DFGs). It is anticipated that the amount of funding for DFGs is likely to increase over the next few years as the Better Care Fund increases.

Renewals Assistance and Other Financial Assistance to Homeowners

Since 2004 the Council has provided £2,442,607 loans to homeowners and private landlords to improve housing conditions and bring private sector housing up to the Decent Homes Standard. Over this 10 year period the Council has received £445,695 back, and this has been recycled to provide further loans.

Vacant Homes Loan

The Empty Homes Agency's National Homes Loan Fund has been withdrawn. To tackle long term empty properties (empty more than 6 months) the Council has established a revolving loan funding pot of £70,000. The Council will provide a low cost loan of up to £10,000 to assist in bringing a property back into use in the private rented market. The loan will be repayable over 5 or 7 years depending on the size of the loan. Loans repaid will then be recycled to provide new loans to bring other long term empty properties back into use.



Commissioned and Voluntary Sector Services

The Council commissions the following services:

- James Lee House: 54 units of supported accommodation for adult men with proposals being developed for the creation of an additional 6 bedrooms

- Verve Place: 38 units of accommodation for young people aged 16 to 24 years old
- Warrington Women's Aid: 13 units of supported accommodation for women and children fleeing domestic violence
- Floating Support Service for Vulnerable tenants



Non-Commissioned Voluntary Sector Services

The Council provides a £36,000 contribution in the form of a grant to a local voluntary organisation called Room at the Inn and is under review.

Energy Company Obligation

In 2013 the government launched the Green Deal with the aim to provide energy efficiency improvements with no upfront costs. Savings in energy costs would pay for the improvement works.

Some homes may require more expensive works such as solid wall insulation which would not meet the "Golden Rule" (repayment costs are below the energy savings made by carrying out the improvements). This will require extra funding to make the improvements affordable. In addition there are many low income and vulnerable households who cannot afford to heat their homes. As a result improvements such as new heating systems will not save them money on their energy bills, but will make their home warmer. To help the poorest and most vulnerable households extra financial support will be required. This extra financial support will come from the Energy Company Obligation (ECO).

ECO creates a legal obligation on larger energy suppliers to improve the energy efficiency of households through 3 targets:

- a. Carbon Emissions Reduction Obligation target (60% of the programme) Focusing on primary measures including solid wall insulation and hard to treat cavity wall insulation for all private and social households.
- b. Carbon Savings Community Obligation target (15% of the programme) Focusing on the provision of insulation measures to all private and social households in areas of deprivation (according to the Indices of Multiple

Deprivation). At least 15% of the target must be achieved in low income and vulnerable households located in rural areas.

- c. Home Heating Cost Reduction Obligation target (25% of the programme) Focusing on measures that improve the ability of low income and vulnerable households (the 'Affordable Warmth Group') to affordably heat their homes, including the replacement or repair of a qualifying boiler.

In March 2015 the Carbon Emissions Reduction Obligation (CERO) target of £1.56 billion was reduced by 33% and the deadline for achieving this extended to March 2017. This is resulting in a reduction in funding as the expenditure target should have been delivered by March 2015.

The March 2015 Carbon Saving Community Obligation (CSCO) has remained the same at £0.39 billion, although the deadline has been extended to March 2017.

The government announced in July 2015 that funding would end for the flagship insulation programme known as Green Deal. Then in February 2017 the government also announced that the Energy Company Obligation is to focus on fuel poverty and the inclusion of E to G rated social housing in the Affordable Warmth funding stream. The key changes are as follows:

- The extension phase will run from April 2017 to September 2018
- £640m will be allocated per year
- The scheme will focus on fuel poverty and the Affordable warmth obligation of ECO will be increased
- The Carbon Savings Community Obligation funding stream will come to an end
- There will be a focus on insulation and a maximum cap on boiler replacements

9. Priorities for Action

HOUSING PRIORITY 1:

To provide new sustainable homes in places where people want to live

Warrington Means Business Programme

The Warrington Means Business programme is not just about growth it is about transformational change in how Warrington is developed, used, financed and managed. The availability of land, lack of infrastructure and congestion are limiting Warrington's growth potential. The key principles supporting this approach are as follows:

- The quality of the place
- Technology and 'smart' people
- Sustainable transportation
- Supporting businesses to grow and thrive
- Equipping people to take part in Warrington's future
- Future ways of getting around, dealing with waste, generating energy etc together with municipal self-financing
- New ways of people interacting with the town and the town interacting with them and each other
- Combining the best in management and leadership with the potential of bottom up technologies and the citizens that power them

Warrington Town Centre

Residential development and more people living in Warrington Town Centre is fundamental to the masterplan. The Masterplan was agreed by the Executive Board of the Council in 2016. This will drive vitality, activity and foot-flow to reinforce Warrington's sense of place, enable regeneration and provide new homes. By 2040 over 8,000 new homes will be provided in the Town Centre. The priorities will be:

- Residential development in and around the rail stations: Bank Quay Gateway, Waterfront, Stadium Quarter and Eastern Gateway
- Living Over the Shop: Bridge Street, Sankey Street, Buttermarket Street and Horsemarket Street
- Maximising the reuse of brownfield land for new homes

Land Supply

In preparing the Preferred Development Option for the Local Plan, the Council has sought to maximise the capacity of the existing urban area to accommodate

new homes. It has done this through the preparation of a Strategic Housing Land Availability Assessment (SHLAA) and through working with the Council's regeneration partnership Warrington & Co in their masterplanning work across inner Warrington. It is important the Council keeps an up to date assessment of available land in the urban area. In future years this will be done through a Brownfield Register.

The Preferred Development Option proposes to release further land currently within the Green Belt to provide the additional capacity to meet Warrington's needs and the Council's growth aspirations. The areas of Green Belt release will be confirmed through the Local Plan process.

In identifying land to meet Warrington's need for housing the Council has first sought to maximise capacity of the existing urban area to accommodate development. This has identified significant additional capacity that can be delivered through the regeneration plans for the Town Centre.

To work with landowners and developers to ensure that sites identified secure planning permission and are built out in a timely manner. In addition to ensure that new developments fund the new infrastructure of schools, transport, health etc that will be required as part of the delivery of new housing and mitigate the impact on existing communities.

To advance planning policies that create the right planning conditions for new housing alongside the provision of new infrastructure and jobs.



To work with public and private landowners, developers and housing association partners to maintain a pipeline of delivered affordable housing developments that matches and then exceeds past delivery.

Housing Companies

On 15th January 2018 the Council agreed to establish two housing companies with the aim to deliver high quality mixed tenure housing across the borough to offer a genuine choice of tenure to local people.

The principal aim of the Housing Companies will be to maximise revenue income through the delivery of high quality mixed tenure housing across the borough to meet local housing needs and to offer a genuine choice of tenure to local people. It is proposed that the Housing Companies could develop affordable rent, open market rent, shared ownership/equity and open market sale. The Housing Companies will not replace development carried out by housing developers and housing associations, rather these proposals will provide additional house building capacity and more homes.

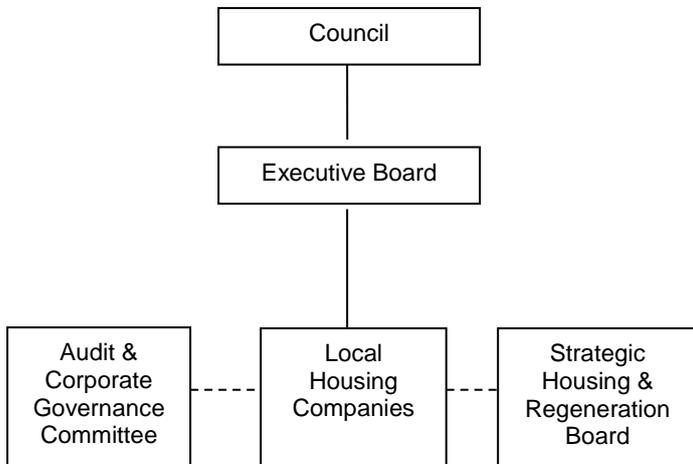
Rental housing will be let under assured shorthold tenancies providing high quality homes at affordable rents and open market rents.

Establishing the Local Housing Companies will help contribute towards the delivery of new homes and jobs. Developing on Council owned land provides an opportunity to build high quality energy efficient homes that meets local need and provides a revenue income.

Building new homes will directly create jobs and support supply chains that will contribute to economic growth. In addition, housing is an important feature of the sub-regional economy in that it provides some of the place capacity necessary to support sustainable economic growth.



The governance structure for the companies will be as follows:



Housing Delivery

If Warrington is to deliver the number of new homes set out in the Preferred Development Option for the Local Plan, the Council will need to work with the private sector and Housing Associations in order to increase current rates of housing delivery.

As a landowner and enabler of housing in Warrington the Council will maximise its opportunities to provide new homes including new affordable homes. This includes work on the feasibility of using prudential borrowing and commuted sums from section 106 agreements to provide new housing, bring back into use empty properties or purchase existing properties.

The Council will work with landowners and developers to ensure that sites identified secure planning permission and are built out in a timely manner.

Warrington & Co will have a key leadership role in enabling and supporting the delivery of new housing schemes in the Borough. As part of our support of new housing delivery the Council and Warrington & Co will enable and support the following:

- Brownfield development through the production of a Brownfield Register and actively promoting and supporting the development of brownfield land
- Custom and self-build by developing and maintaining a Custom Build Register of both land and applicants
- Small and medium sized local house builders – to help diversify the industry and enable a greater variety of provision and design. The Warrington Redwood Bank could be a useful support for this activity
- Accelerated Construction in particular modular housing and working with modular housing providers to pilot new forms of construction
- Work with Warrington Skills Forum and local colleges to enable and rebuild the local skills in the construction industry lost during the last recession
- The direct commissioning by the council of new homes. The Council is well advanced in exploring the creating of the Warrington Housing Company - the main aim of which is to build more new homes primarily on Council owned land. We will also positively explore the opportunity to create new council houses as recently announced by the Government.

The Government and the Homes England have developed new programmes and funding to enable and support new housing development. The key programmes are the Housing Infrastructure Fund (HIF) and Accelerated Construction Programme. The

Council has bid into the HIF and has been successful in accessing the Accelerated Delivery Programme. The Council and Warrington & Co will continue to work with Government and Homes England endeavouring to access these programmes to enable new housing delivery.

In addition to ensure that new developments fund the new infrastructure of schools, transport, health etc that will be required as part of the delivery of new housing and mitigate the impact on existing communities.

This will require the Council to advance planning policies that create the right planning conditions for new housing alongside the provision of new infrastructure and jobs.

To reflect the changes in government housing policy the current affordable housing planning policy will require significant revision. This will involve the Council working with Housing Associations to understand their future business models in the context of changes to Government policy and the commercial realities of development viability.

Similarly the Council needs to give greater consideration to the mix of housing needs, including older and disabled people, families with children, self-build and custom build housing, young people and private sector rented housing.

There are particular challenges to ensure that a range of housing types and tenures is provided within the higher density development proposed for inner Warrington and in high value areas on the edge of the town.

Presumption will be for affordable housing to be provided on the application site unless the type of housing proposed does not accord with priority needs, or the nature of the site is deemed unsuitable for affordable housing. In these cases a commuted sum in lieu of on-site provision will be required. The commuted sum will require the developer to pay to the Council funding to enable the equivalent affordable housing to be built on another site.

The Government's Housing White paper is particularly keen to ensure that council's deliver their annual minimum new homes targets and considers taking sanctions where targets are not met. The Council will, therefore, formally and regularly monitor the rate of new home delivery and intervene where appropriate.

Construction Skills

The Warrington Skills Forum and the Cheshire & Warrington LEP have identified a problem in the supply of skilled labour in the construction sector and are developing plans and actions to tackle this issue, in traditional construction methods and in more modern delivery models. Warrington & Co will lead on this in Warrington.

Affordable Housing Programme

The Council is working in partnership with Homes England and local Housing Associations to provide affordable housing funded under the Affordable Housing Programme. A key priority for the Council will be to maximise the provision of affordable housing through this programme and this will be achieved by regular engagement with the Homes and Communities Agency and local Housing Associations.

Under the government's Shared Ownership and Affordable Homes 2016 to 2021 programme £4.8 billion has been allocated. The government has allocated £1.3 billion from the existing 2016/21 programme leaving over £3.4 billion available for continuous market engagement. From the initial bids submitted under this programme Cheshire & Warrington there are 694 shared ownership units (£19m), 66 units of specialist (£1.3m) and 253 rent to buy (£8.4m).

The Autumn Statement 2016 provided additional grant funding for affordable housing of £1.4 billion and introduced flexibility to allow affordable rent to receive grant funding. With this funding of £1.4 billion and the £3.4 billion from the existing programme this leaves over £4.8 billion grant funding available for continuous market engagement between now and 2021. At the Conservative Party Conference an additional £2 billion in grant funding was announced.

The Council will also seek to deliver supported housing using funding such as the Care and Support Specialised Housing Fund.

Loans to Housing Associations

Since 2009 the Council has been providing commercial loans to Housing Associations to deliver affordable housing in Warrington. The Council will continue to support Housing Associations by providing loans and as part of our role in the Local Enterprise Partnership this will include those operating within Cheshire.

Local Authority Partnership Purchase Scheme

The Council is evaluating the role shared ownership can play as an alternative housing solution to those on low incomes. A pilot project will be considered by the Council for implementation in 2018/19.

Local Authority Mortgage Scheme

The turmoil in the financial and banking market has had a severe impact on both the local economy and on local housing. As a result of banking crisis most mortgage lenders are typically only prepared to lend a maximum of 75% to 80% loan to value even if a person can afford a 95% mortgage.

First time buyers purchasing a property valued at £100,000 would need a deposit in the region of £25,000 for which many first time buyers do not have the funds. The Council does not have the staffing resources and expertise to provide direct mortgages. So rather than entering the residential mortgage market the Council has entered in a partnership with two banks to provide the Local Authority Mortgage Scheme (LAMS). The banking partners carry out their usual process for consideration as to whether to provide a mortgage with the Council providing a guarantee/indemnity of 20% for a 5 year period.

Local Authority Mortgage Scheme Case Study

Debbie said: 'We had been living at my dad's house, trying to save enough of a deposit to purchase our first home. We heard about the scheme through my cousin who was also looking to get on the ladder, and rang our local branch to make an appointment. We really didn't think we would be able to get a mortgage, and once we were told that we could qualify for the scheme we jumped at the chance.'



"We now have a great house that is perfect for us, and as the mortgage rates are lower than we would normally be able to get with the deposit we had, it means our mortgage is more affordable. None of this would have been possible without this scheme."

The government has launched a similar scheme called Help to Buy (see below) which has reduced the interest by our existing partners to use LAMS. However, the Council will continue to work with banks and other financial institutions to provide this option into home ownership.

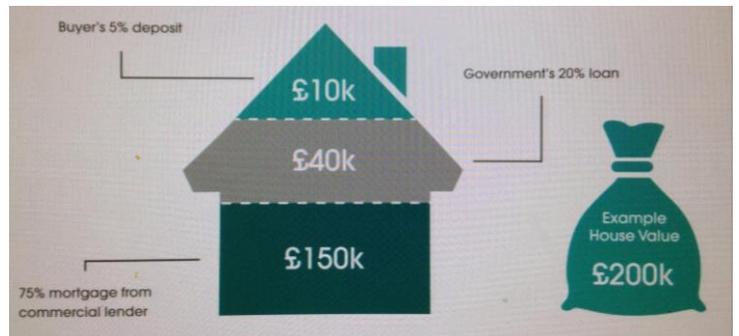
Help to Buy

The government has created the Help to Buy initiative to help people take a step to buy their own home as well as existing homeowners move. This scheme will run from 1st April 2013 until 31st March 2020.

Help to Buy makes it possible to buy a new or existing home priced up to £600,000 with a 5% deposit. The scheme consists of two different options which are as follows:

- **Help to Buy: Equity Loan**

The government lends up to 20% of the cost of the new home with the new homeowner providing a 5% deposit and the remaining 75% is provided through a mortgage. There is no charge for the 20% loan for the first 5 years and after that a fee of 1.75% is paid which increases each year with the Retail Price Index plus 1%.



The equity loan must be repaid after 25 years or earlier if the home is sold. The same percentage of the proceeds of the sale as the initial equity loan is repaid. There are eligibility criteria to this initiative which are set out at www.helptobuy.org.uk

- **Help to Buy: Shared Ownership**

This initiative offers households a chance to buy a share in a home of between 25% and 75% of the home's value whilst paying rent on the remaining share. To be eligible your household must earn £80,000 a year or less and you are a first time buyer or used to own a home and can't afford to buy one now or are an existing shared owner looking to move.

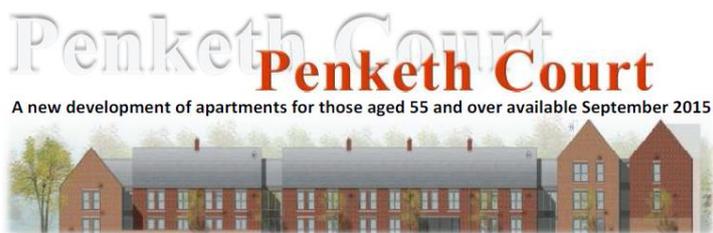
This scheme is eligible for a newly built home or an existing one through resale programme from housing associations. More details are available from www.helptobuy.org.uk

Home ownership for People with Long Term Disabilities (HOLD) can help you buy any home for sale on a shared ownership basis if you have a long term disability. You can only apply for HOLD if the properties available through the other home ownership

schemes don't meet your needs e.g. you need a ground floor property.

Homes for Older People

Development programmes for new housing which take into account the needs of an ageing population within the borough will be a priority. Housing provision will also need to meet the needs of those with dementia.



The Council completed in October 2015 a new development of apartments for those aged 55 and over known as Penketh Court. The scheme was built by Warrington based contractor Cruden Construction. The sheltered housing scheme consists of 25 one bed apartments and 29 two bed apartments.



Several energy efficiency initiatives have been included in the new build such as triple glazing, solar photovoltaic panels, high levels of insulation and water meters. All of these measures will assist in reducing the resident's energy bills as well as lowering the carbon footprint.

Autism

There are 3 key actions in relation to housing and accommodation which are as follows:

- The needs of adults with autism should be taken into account in local housing planning, design and allocation
- Support should be available for adults with autism who want to, or have to, live independently both on an ongoing basis and during the transition period to a new home

- Ensure that a range of housing and accommodation options are available to meet the broad needs of people with autism

As part of housing developments and ongoing housing management the housing strategy will aim to identify opportunities for supported employment.

Lifetime Homes

Warrington has an ageing population and the Council will encourage the development of new homes that are built to the Lifetime Homes Standard. This standard seeks to provide housing, either at the outset or through simple cost effective adaptation and design solutions that meet the existing and changing needs of diverse households. The aim is to provide additional functionality and accessibility to help everyone in their daily living.

Gypsies and Showpeople

To respond to the needs of the whole community, there is a need to ensure adequate provision is made within the Borough to meet the accommodation needs of Gypsies and Showpeople.

Through the preparation of its Local Plan, the Council needs to set pitch targets for Gypsies and plot targets for Showpeople which address the likely permanent and transit site accommodation needs.

The 2014 Gypsy and Traveller Accommodation Assessment (GTAA), jointly commissioned by Warrington Borough Council, Cheshire West & Chester Council, Cheshire East Borough Council, Halton Borough Council and Cheshire Police, is the most up to date evidence available to establish the level of accommodation need and provision across the Borough.

Using the 2014 assessment the borough has a shortfall up to 2028 of 30 pitches for Gypsy and 14 plots for Showpeople and up to 10 pitches for transit provision.

An updated GTAA has been jointly commissioned in April 2017 by all the previous stakeholders included in the 2014 assessment, to provide an update on provision and need across the Cheshire wide area, for a 15 year period, up to 2032.

HOUSING STANDARDS AND DESIGN

In August 2013 the government consulted on proposals to replace the Code for Sustainable Homes with just a building regulations approach. Whilst the Council cannot specify housing standards, particularly those related to the energy performance of a new

home, we will encourage partners to build homes to high energy efficiency standards. This is considered important to mitigate the impact of rising energy costs.

The Council will review the planning design housing guidance and development charter.



Additionally the council is committed to improving the design of new homes and in ensuring housing schemes and areas created attractive, sustainable and safe places to live. Place-making is key to the council's approach.

HOUSING TENURE

The Council will encourage partners to develop a mix of housing tenures to provide sustainable homes that provide a balance for local communities.

With the reduction in homeownership and the substantial increase in the private rented sector the Council will encourage partners to consider the role private rented housing could play in meeting housing needs.

The Council will also explore the options by which we can delivery new high quality purpose built private rented accommodation for the long term by investigating new sources of investment in housing.

HOUSING PRIORITY 2:

To help people live at home, improve their independence, health and quality of life

1. Disabled Persons Adaptations

Warrington has an ageing population and projections indicate that the greatest need for assistance is from people who live in their own home in the community, but whose accommodation fails to meet their needs. This also applies to people who are disabled at a young age and people whose disabilities are

deteriorating. A priority system for dealing with enquiries is in place following an assessment of need. This complements the provision of adaptations for disabled people, facilitating hospital discharge and the handy person service.

The Council assists clients by offering a Disabled Facilities Grant Agency service which draws plans, obtains any building consents, organises tenders on behalf of the client as well as supervising the work carried out.

This will be achieved by:

- Provision of mandatory disabled facilities grants
- Discretionary disabled facilities safe and secure grants for stairlifts for qualifying applicants
- Other discretionary disabled facilities loans and relocation assistance

2. Access to Advice and Support

The provision of advice and assistance is a key element to help people live at home, particularly the elderly or those with a disability.

Warrington Home Information and Improvement Agency (WHIA) has been established to provide a wide range of advice, support and develop new services particularly for older people and those with a disability. This service builds on the previous Care & Repair (Warrington) service which provided help and assistance to the elderly and disabled to maintain and repair their home. This assistance includes help in getting a builder, identifying what works are required and supervising the works. These works ranged from small jobs such as fixing a dripping tap to larger works such as replacing the roof.



They provide a garden maintenance and handy person service. WHIA provide a free handy person service to help with jobs which can keep you healthy, safe and secure in your own home and includes the following:

- Fitting grab rails and removing trip hazards such as re-fixing carpets
- Repairing locks and fitting door chains
- Replacing internal light bulbs
- Fitting draught proofing to doors

For those who require help with general repairs and other minor jobs around the house there is a paid handyman service for:

- Moving furniture
- Easing and refitting doors
- Putting up or changing curtains
- Putting up shelves and pictures
- Arranging specialist input for plumbing and electrics from trusted contractors who can prepare a quote for the work required

3. Private Sector Housing

It is recognised that poor housing can be a problem for older and disabled people contributing to immobility, social exclusion, ill health and depression.

The Council will carry out a review of the current Housing Renewals Policy with the aim of maximising opportunities to bring private sector housing up to the Decent Homes standard. This will be achieved by:

- Providing financial and other assistance to homeowners and landlords under the renewals policy
- Enforcement of housing conditions
- Landlord self-regulation
- Encouraging and promoting home energy efficiency through interest free loans and grants
- Safe and Well checks by Cheshire Fire Service

4. Addressing Major Hazards in the Homes of the Vulnerable

Certain types of housing defect can create serious health and safety hazards to the occupants. Around 2.8 million non-fatal accidents occur in the home each year, many caused by falls and fires. The cost to society of home accidents in the UK was estimated in 1996 as £26 billion every year. Vulnerable people are likely to be at greater risk where potential hazards exist.

This will be achieved by:

- Surveys
- Advice, safe & secure grants to remedy hazards in the home
- Interest free loans scheme to tackle repairs and hazards in the homes of the vulnerable
- Investigate proposals for low interest loans and equity share

5. Holistic Prevention Service: Warrington Wellbeing

The Council has been working closely with its partners to develop a new more coordinated and holistic approach to prevention across the town. 'Warrington Wellbeing' is a new initiative to help support people to

achieve or maintain a good level of wellness and wellbeing. The service will be outreach with a central hub located in The Gateway. The aim is to support people to live well by addressing the factors that influence their health and wellbeing in a holistic way. This approach aims to build on a person's capability to be in control, independent, resilient and maintain good wellbeing for themselves and those around them. By co-ordinating and streamlining referral processes and pathways users will access timely support from the right service(s). Accessing early, 'preventative' support in this way will help people stay in better health for longer and therefore reduce demand for more intensive health and social care services at a later stage.

Discussions will take place with health partners to pilot a major and minor adaptations scheme which will aim to:

- Avoid any delays in discharge from hospitals that relate to adaptations
- Reduce any risk of repeat unplanned hospital admission
- Reduce the risk of unplanned hospital admission within 12 months

6. Life Time

Warrington Housing Association run Life Time in the Gateway. This is a network that aims to bring a wide range of services for older people together under one banner. Life Time offers age related advice, learning, social events and, can introduce customers to the right information and support about health issues.

HOUSING PRIORITY 3:

To make better use and improve the standards of existing housing stock so it is decent & safe

1. Providing Effective Help to Owners of Poor Quality Housing

The Government's view is that it is primarily the responsibility of homeowners to maintain their own property. However, the Council has an ongoing commitment and an important role in assisting the improvement of housing across all tenures. This includes the owner-occupied sector where it is accepted that some householders, particularly the elderly and vulnerable, do not have the necessary resources to keep their homes safe and in good repair. Renewals Assistance was developed to assist owners in need and who are living in poor housing conditions. This assistance is targeted at elderly and vulnerable

people on low incomes and living in lower Council Tax banded property. The assistance remains for the duration of the occupancy, however, when the beneficiary relinquishes occupation, then the award is repaid on disposal of the property and can be recycled for the benefit of other applicants.

2. Private Sector Empty Properties

In October 2014 there were 807 or 0.89% long term empty properties within the Borough. As at October 2017 this had reduced to 624 or 0.67%.

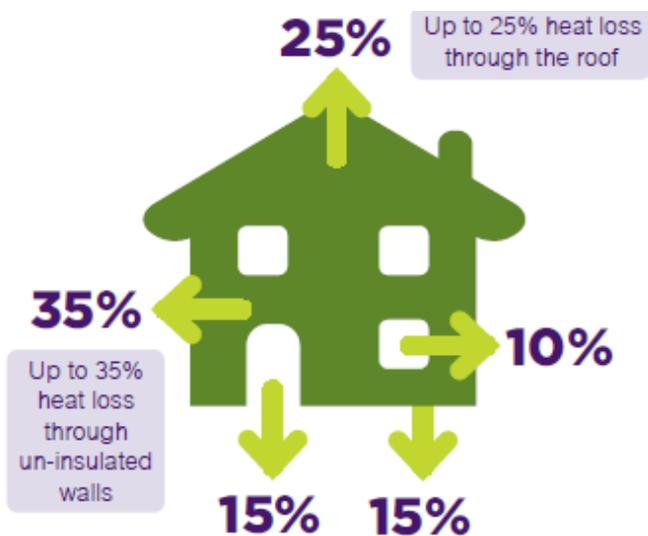
The Council will continue to proactively bring back into use long term vacant properties through the following options:

- Advice and assistance
- Enforcement action such as enforced sale and compulsory purchase order

The Council will review its approach to tackling long term empty properties and evaluate alternatives such as Community Protection Notices etc.

3. Affordable Warmth and Fuel Poverty

A key element of the Decent Homes standard is the efficiency of the heating and the effectiveness of the insulation in a dwelling.



The Council will promote “Save energy, save money” by providing the following:

- advice and assistance
- provide energy saving tips to reduce fuel bills by more than £300 per year

- energy education for schools and the Watt watchers school programme
- free awareness training

The Council will continue to provide information and assistance on the government’s Green Deal and Energy Company Obligation.

The feasibility of a pilot project will be developed to determine how various funding sources could be brought together to improve the 6,793 private sector housing stock that are solid wall and require energy efficiency improvements.

The Council will provide technical support to other Housing Associations to install solar PV and other forms of renewable energy.

4. Promoting A Healthy Private Rented Sector

The private rented sector has increased by 105.1% between 2001 and 2011 Census. This is presenting the Council with challenges as staffing resources have reduced with less funding available whilst the demand for services is increasing and forecast to rise further.

- A key priority for the Council is the promotion of a private rented sector, which is in a decent and safe standard of repair. A healthy private rented sector provides additional housing choices for people who do not want to, or are not ready to buy their own home. As well as supporting private landlords in managing and maintaining their homes we will aim to effectively tackle poor and illegal practices by landlords and letting agents
- In accordance with the Housing & Planning Act 2016 the Council will implement a policy for the introduction of civil penalties as an alternative to prosecution for certain offences
- To reduce illegal subletting the Council will investigate and inspect in liaison with the police, Trading Standards and HMRC
- From April 2018 in addition to require gas certificates private landlords will need to provide an energy performance certificate that is E or above

This policy will be achieved by:

- Advice
- Enforcement
- Encouraging self-regulation
- Landlords forum
- Mandatory HMO licensing scheme
- Cheshire landlord accreditation scheme
- Provision of vacant home loans to landlords

5. Environmental Improvements

Litter, fly tipping and dog fouling is a blight on our streets, green spaces and local environment. We will

work with public sector, housing associations, third sector and local communities to tackle litter, fly tipping and dog fouling.



6. Fire Safety Standards

In light of the tragic events that have taken place in North London the Cheshire Fire and Rescue Service have inspected 2 high rise blocks in Warrington which are not externally clad.

The Council working in partnership with the Cheshire Fire and Rescue Service have identified a number of medium and low rise blocks that we believe should also be reviewed from a fire safety perspective and joint visits will be made to these blocks.

As part of our assessment inspections Officers will continue to evaluate any hazard risks associated with fire and liaise with the Cheshire Fire and Rescue Service and take appropriate action.

HOUSING PRIORITY 4:

To provide housing advice, information and a preventative service

Housing Plus

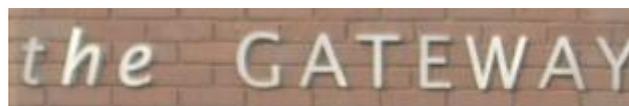
Housing Plus is the Council's service for people in housing need working in partnership with Housing Associations, the Citizens Advice Bureau and the third sector the priorities identified in the Homelessness Strategy are as follows:

1. Strategic Commitment to Ending Homelessness

- Homelessness Commission
- Homelessness Strategy
- Homelessness Priority Action Group

2. Effective Strategic Commissioning and Service Delivery

- Warrington wide strategic review on how homelessness services are commissioned, managed and delivered in the future
- Develop a single point of access for housing and homelessness services
- Commission an effective pathway of services for young people
- Develop a move on strategy to make best use of supported accommodation
- Monitor the impact of welfare reform
- Health needs audit for homeless
- Minimise the use of, and length of bed & breakfast
- Assess whether more domestic abuse victims can be supported to remain at home and whether more can be done in responding to perpetrators
- Develop interventions to help prevent youth homelessness and improve young people's access to supported housing
- Continue to seek opportunities to improve access to training and skills and to other services which can promote employability and self-esteem
- Work with private sector landlords to try to reduce the risk of eviction from the private rented sector
- Monitor move on rates from supported housing to assess how they can be improved



3. Effective Performance Management Framework

- Review of homelessness and housing statistics

4. Ending Rough Sleeping

- Review the approach to tackling rough sleeping
- Review of emergency provision and reconnection protocols

New Start

In June 2017 the Council launched the New Start initiative. This initiative provides shared accommodation and support from a range of services for adults who are rough sleeping. At present there are 19 units of shared housing with plans to increase this provision.

Rough Sleeper Action Group

Established in October 2014 a multi-agency membership of statutory and voluntary sector agencies meet every fortnight to respond to reports of rough sleeping.

Multi Agency Housing Panel

Established in 2016 the Multi Agency Housing Panel considers families and single people with no housing options open to them. The Panel consists of statutory agencies, commissioning services and the voluntary sector with an Independent Chair.



The government has introduced a wide range of welfare and benefit reform changes. Whilst we have adopted an approach with partners of early intervention to support affected tenants some have found they are facing rent arrears for the first time. With an insufficient supply of smaller affordable homes for under occupying tenants to downsize to we will continue to find ways of working with people affected to help mitigate the negative impact it has on their lives.

We will rethink our approach to providing a range of support, advice and tenancy support to respond to these changes in welfare reform.

For those households who are homeless or threatened with homelessness the Council has a legal duty to provide advice and assistance and in some cases accommodation. The supply of affordable housing within the borough is reducing at a time when we are facing rising demand. This is placing significant constraints on our ability to help homeless or potentially homeless families as well as provide suitable temporary accommodation.

The best way to deal with this housing crisis and homelessness is to prevent it. Our approach will be to refocus services on early intervention and prevention so that people are helped with housing problems in a way that enables them to remain settled or to be re-settled in a planned way without recourse to emergency assistance. This will be achieved by:

- Providing timely and effective housing advice to help those in crisis or threatened with crisis to sustain their existing accommodation if at all possible

- To review and commission homelessness services in light of the implications arising from the Homelessness Reduction Act 2017
- Act at all times to prevent homelessness but where current accommodation can't be sustained to provide advice on realistic options and assistance to secure suitable affordable accommodation
- To redesign services that move beyond reactive housing advice to enable early intervention and prevention
- Work with tenants to try and sustain their tenancies whenever possible in partnership with private landlords and housing associations to ensure the provision of the right advice and support
- Help people to access the widest possible range of options where it is not possible to avoid a person or family becoming homeless
- Develop relationships with local landlords and evaluate what range of packages and incentives will enable households to remain or move into the private rented sector
- Adopt a more collaborative approach expecting people who are homeless or at risk of becoming homeless to take an active role in the process taking responsibility for their situation and the options. As well as being realistic about the range of possible outcomes
- Work in partnership to provide a holistic service to households who are affected by welfare benefit changes including offering support to secure employment, advice on budgeting & debt and advice on affordable housing options
- Provide a holistic package of emotional and practical support for survivors of domestic violence including access to refuge accommodation or the Sanctuary home safety scheme
- Target interventions effectively by monitoring and acting on homelessness trends
- Undertake a review of temporary accommodation, supported and homelessness commissioned services with a refocus on quality and measured outcomes

Disabilities Housing Register

In order to improve the information and access to adapted properties it is proposed that a Disabilities Housing Register is established. The aim of the Disability Housing Register is to improve the use of a limited valuable resource, accessible housing. By accessible housing we mean accommodation which is either purpose built or adapted to meet the needs of disabled people. The register will improve the effectiveness of matching the housing needs of disabled people with available accommodation.

Promoting Mental Wellbeing

Housing Plus will promote mental wellbeing by increasing awareness with staff and referrals to the Wellbeing Service.

Befriending Scheme

The Befriending Service offers a wide range of support to people in our communities who are isolated and who are benefiting from befriending companionship.



- Oversee the development and review of the Housing Strategy
- Oversee the implementation of the strategies including monitoring performance against the action plan and targets
- Agree outcomes and targets
- Ensure that housing is reflected in all relevant local plans and strategies
- Influence commissioning decisions about housing services
- To be consulted on all aspects of housing policy and proposed amendments

10. Delivery and Monitoring

A range of outcome measures, performance indicators and targets have been established as part of the Housing Strategy Action Plan. The action plan will form the basis for monitoring and reviewing performance. These performance indicators can be summarised as follows:

- **National Indicators**
Example: the number of affordable homes delivered
- **Local Indicators:**
Example: Number of long term empty dwellings brought back into use
- **Housing Strategy Targets:**
Example: Completed study providing information on potential housing sites for a 15 year period

Warrington Housing and Homelessness Action Partnership

It is recognised that delivering the Housing Strategy and Homelessness Strategy is the responsibility of many organisations not just the Council. There are many organisations providing a range of housing services or involved in setting policies. The aim of the Partnership is to ensure that this work is co-ordinated in an effective way with all partners influencing and contributing to a coherent agreed strategy. The key objectives and responsibilities of this forum are as follows:

The Warrington Housing and Homelessness Action Partnership consists of a wide range of statutory, private and voluntary organisations and will feed into the Safer Stronger Communities Thematic Board. The Thematic Board will feed housing issues through to the Warrington Partnership.

The Housing Strategy Action Plan will be monitored by the Partnership with an annual review which will amend and update targets for the following year. The Partnership will also consider annual reports on the local housing market to inform whether a review of the Housing Strategy should be carried out before 2020.

On a quarterly basis the Councillors who attend the Executive Member meeting will receive a monitoring report to track progress of the action plan. In addition Members are able to investigate any aspect of performance as part of the Council's scrutiny arrangements.

11. Action Plan

Performance Targets for 2018 to 2028

ACTION	RESPONSIBILITY	RESOURCES	OUTCOME/SUCCESS MEASURES	TIMESCALES
Housing Priority 1: To provide new sustainable homes in places where people want to live				
To increase the provision of new homes within the Borough		Staff time Loan and Grant Funding Section 106	4,000 new homes 9000 new homes (subject to the figures agreed by the Local Plan)	March 2022 March 2027
To provide affordable housing within the Borough	Head of Service, Housing	Homes and Communities Agency (HCA) Section 106 Loan Funding	To provide 1,000 units of affordable housing To provide 2,250 units of affordable housing	March 2022 March 2027
	Head of Service, Housing	Staff time	Completed strategic review on the housing development options to deliver affordable housing targets and the role the Council should play in the provision of building new homes	January 2018
	Warrington & Co	Staff time	Both Housing Companies incorporated	October 2018
	Warrington & Co	Staff time	Design completed on 2 schemes for procurement	December 2018
	Warrington & Co	Loan funding	154 properties built and occupied	April 2020
	Head of Service, Housing	Staff time	Completed evaluation of Council land held for housing purposes and an assessment of its potential contribution to deliver new housing	January 2019
	Head of Service, Housing	Loan funding Section 106	Completed pilot initiative to build energy efficient homes	December 2019
Update the Local Plan's affordable housing policy to reflect current delivery models	Planning Policy & Programme Manager	Staff time	Completed principle of updated affordable housing policy included in the draft Local Plan	Winter 2018
To assess local housing land supply	Planning Policy & Programme Manager	Staff time	Completed Strategic Housing Land Availability Assessment/brownfield register providing information on potential housing sites for a 15 year period	Annually by June each year
To monitor the delivery of new homes built	Planning Policy & Programme Manager	Staff time	Completed annual monitoring report of housing completions, affordable housing completions and compliance with S106	Annually by June each year

ACTION	RESPONSIBILITY	RESOURCES	OUTCOME/SUCCESS MEASURES	TIMESCALES
To plan for the housing needs of an ageing population	Planning Policy & Programme Manager	Staff time	Completed audit comparing planning design guidance policy with Lifetime Homes standard	February 2019
Housing Priority 2: To help people live at home, improve their independence, health and quality of life				
To assess the potential impact of the new model to fund supported housing	Service Manager	Staff time	Complete provisional assessment on the potential financial impacts Completed report on government proposals	August 2018 Sept 2018
To provide new housing built to meet the needs of an ageing population and those with dementia	Head of Service, Housing	Staff time Capital Funding	To provide 500 homes for the elderly To provide 1,500 homes for the elderly To provide 150 specialist homes for older people with dementia	March 2022 March 2027 March 2030
To review role sheltered and Extra Care Housing can play in meeting the needs of those with dementia	Head of Integrated Commissioning	Staff time	Completed report	October 2018
Research the impact of sheltered and Extra Care Housing in reducing health care spending in admission to hospitals and falls	Head of Integrated Commissioning	Staff time	Completed report	October 2018
To identify the number of Extra Care Housing, enhanced and sheltered housing required	Head of Integrated Commissioning	Staff time	Commission and implementation plan for Extra Care, enhanced and sheltered housing covering the following: <ul style="list-style-type: none"> • Needs and demand profile • Service delivery • Capital and revenue funding • Procurement 	July 2018
To provide supported housing to meet the needs of young people and adults with a learning disability, mental health problem or autism	Head of Service, Housing	Staff time Capital Funding	To provide 500 homes of independent living schemes/supported housing	March 2027
To provide mandatory grant funding to help towards the cost of adapting a person's home for the benefit of a disabled person	Principal Private Sector Housing Officer	Better Care Fund Capital Programme	170 completed adaptations 180 completed adaptations 185 completed adaptations	March 2018 March 2019 March 2020

ACTION	RESPONSIBILITY	RESOURCES	OUTCOME/SUCCESS MEASURES	TIMESCALES
Digital inclusion strategy to support initiatives that used technology to improve self-care, promote health and wellbeing and reduce social isolation	Head of Care Management	Staff time	Completed digital inclusion and care technology strategy	March 2019
To identify opportunities for supported employment in housing for those with a disability	Head of Integrated Commissioning	Staff time	Completed review and established supported employment service	December 2018
Housing Priority 3: To make better use and improve the standards of existing housing stock so it is decent & safe				
To bring back into occupation long term empty properties	Empty Properties Officer	Staff time	Reduction in the percentage of empty properties from 0.67% to: 0.66% 0.64% 0.62% 0.60%	March 2019 March 2023 March 2025 March 2027
To encourage a healthy private rented sector	Principal Private Sector Housing Officer	Staff time	Twice yearly Landlord Forum to provide advice and assistance to private sector landlords	Annually
	Principal Private Sector Housing Officer	Staff time	To regulate and ensure that all relevant Houses in Multiple Occupation (HMOs) are licensed under the provisions of the Mandatory HMO Licensing Scheme	Annually
	Principal Private Sector Housing Officer	Staff time	Rogue landlord database established	October 2019
To review the Housing Renewals policy	Principal Private Sector Housing Officer	Staff time	Completed review of the Housing Renewals policy	December 2019
To encourage more landlords and lettings agents to join the Cheshire Landlord Accreditation scheme	Principal Private Sector Housing Officer	Staff time	Completed re-launch of the Cheshire Landlord Accreditation scheme	December 2018
To implement the new powers to impose civil penalties on landlords	Principal Private Sector Housing Officer	Staff time	Completed procedure and methodology for calculating civil penalties	January 2018
To provide an energy advice service	Home Energy Conservation Officer	Staff time	To offer energy advice to 500 residents through roadshows, talks to community groups and other special events	Annually

ACTION	RESPONSIBILITY	RESOURCES	OUTCOME/SUCCESS MEASURES	TIMESCALES
To undertake research on the rents charged in the private rented sector	Head of Service, Housing	Staff time	Completed report	December 2018
To investigate the potential of purchasing properties to let at Local Housing Allowance rates	Head of Service, Housing	Staff time	Completed business case	January 2019
To review the Tenancy Strategy	Homelessness & Housing Advice Manager	Staff time	Completed Tenancy Strategy approved by Executive Board	December 2019
To reduce under occupation particularly for older people	Head of Service, Housing	Staff time Loan and Grant Funding Section 106	Completed downsizing initiative with 200 moved into smaller more suitable accommodation freeing homes for families Completed downsizing initiative with 600 moved into smaller more suitable accommodation freeing homes for families	March 2022 March 2027
To review the implications of the Homelessness Prevention Act	Homelessness & Housing Advice Manager	Staff time Funding	Completed report with an implementation plan	October 2018
To consult on establishing clear quality standards for supported housing and temporary accommodation	Homelessness & Housing Advice Manager	Staff time	Agree standards for planning, support, commissioning and providing accommodation for homeless or those at risk of homelessness	October 2018
To review and commission homelessness services	Homelessness & Housing Advice Manager Service Manager	Staff time Existing resources	Standards agreed All homelessness services commissioned in accordance with agreed standards	July 2018 December 2020
To implement the revised Housing Allocations policy	Homelessness & Housing Advice Manager	Staff time	Fully operational Housing Allocations policy	March 2018
To work with all Housing Associations on a nominations agreement	Homelessness & Housing Advice Manager	Staff time	Nominations agreement signed by all Housing Associations	December 2018
To develop and maintain a register of affordable, adapted and accessible properties	Homelessness & Housing Advice Manager	Staff time	Completed database of affordable, adapted and accessible properties	March 2019

ACTION	RESPONSIBILITY	RESOURCES	OUTCOME/SUCCESS MEASURES	TIMESCALES
To research ideas for support and assistance to private landlords	Homelessness & Housing Advice Manager	Staff time Funding	Completed report on proposals and costings to prevent the ending private sector tenancies and encourage new private landlords to work with Housing Options	November 2018
To carry out a feasibility to tackle solid wall properties	Head of Service, Housing	Staff time Grant Funding Section 106	Completed feasibility Outcome of feasibility used to inform completed business case to tackle solid wall properties	December 2018 June 2019
Housing Priority 4: To provide housing advice, information and a preventative service				
To assess the resources required to deliver the Homelessness Reduction Act 2017	Homelessness & Housing Advice Manager	Staff time	Completed assessment and report	December 2018
To prevent homelessness	Homelessness & Housing Advice Manager	Staff time	To achieve annual 735 homeless preventions To achieve annual 800 homeless preventions To achieve annual 900 homeless preventions To achieve annual 1,000 homeless preventions	March 2019 March 2021 March 2024 March 2027
To reduce the number of rough sleepers	Homelessness & Housing Advice Manager	Commissioned services Staff time	To reduce from 4 to 3 the number of rough sleepers in Warrington To reduce from 3 to nil the number of rough sleepers in Warrington	November 2020 November 2023
To reduce the number of statutory homeless acceptances	Homelessness & Housing Advice Manager	Existing resources	Through homelessness prevention achieve a reduction of 40% statutory homeless acceptances	December 2024
Identify the number of repeat homelessness presentations	Homelessness & Housing Advice Manager	Existing resources	Completed research on the number of repeat homelessness presentations Implementation plan to increase tenancy sustainment and prevent repeat homelessness presentations	December 2018 March 2019
Develop an educational awareness package on homelessness	Homelessness & Housing Advice Manager	Existing resources	Completed homelessness educational awareness package which is implemented	December 2018

ACTION	RESPONSIBILITY	RESOURCES	OUTCOME/SUCCESS MEASURES	TIMESCALES
To work with and consult stakeholders	Homelessness & Housing Advice Manager	Staff time	Two Homelessness Forum meetings each year	Annually
Support those presenting as homeless or rough sleeping with their substance misuse	Head of Service, Substance Misuse and Commissioning Development	CGL Staff time	Numbers of people referred to CGL Number of people engaged with CGL	Review Sept 2018 March 2019

12. Glossary of Terms and Abbreviations

Affordable Housing

Social rented housing is owned by local authorities and registered providers (as defined in section 80 of the Housing and Regeneration Act 2008) with guideline target rents determined through the national rent regime.

Affordable rented housing is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges where applicable)

Intermediate housing includes homes for sale and rent at a cost above social rent but below market levels such as shared ownership, shared equity, other low cost for sale, intermediate rent and Starter Homes.

Please note that homes that do not meet the above definition of affordable housing such as “low cost market” housing may not be considered as affordable housing for planning purposes.

Carecall Service

Warrington Borough Council’s alarm service to help older and vulnerable people to remain living independently and safely in their own homes

Equity

Net wealth invested in residential property i.e. value of a property minus the owner’s outstanding mortgage balance

Extra Care Housing

Housing which has all the features of the sheltered housing but also includes other facilities such as hairdressing and 24 hour access to housing support and care

Fuel Poverty

A household is defined to be in fuel poverty if more than 10% of their income is spent on fuel use.

HA

Housing Association: a not for profit social housing provider registered with the Homes and Communities Agency

HCA

Homes and Communities Agency: regulates social housing providers in England

HMO

Houses in Multiple Occupation: a legal term to describe a property housing more than two related families and subject to licensing

Homelessness

The government has set out in legislation who can be considered as being homeless or threatened with homelessness and provided guidance on how the Council assesses this. People who present as homeless don’t have to be sleeping on the streets or not have a roof over their head at the time they apply for help. People are statutory homeless if:

- Have no home in the UK or elsewhere in the world
- Have no home where they can live with their immediate family
- Accommodation is provided on a temporary basis, without permission or withdrawn (e.g. eviction)
- Accommodation is not suitable to continue to use because of/threat of violence or abuse which are likely to be carried out
- No longer reasonable to remain because the property is in a poor or unsafe condition
- No longer able to afford the accommodation
- Lives in a caravan or boat with nowhere to legally put it

LHA

Local Housing Allowance: the mechanism for calculating and paying housing benefit for private tenants.

RTB

Right to buy: right for tenants to purchase their home at a discount

Rough Sleepers

The government define a rough sleeper as “people sleeping, or bedded down in the open air (such as on the street, doorways etc), in buildings or other places not designed for habitation (such as barns, sheds, car parks derelict boats or stations)”.

SAP

Standard Assessment Procedure: a government energy rating for homes

Sheltered Housing

Housing which gives people the independence of having their own flat within an associated warden service or Carecall Service with controlled entry and communal facilities

Supported Housing

Where people occupy their own single or shared tenancy and are supported to sustain their tenancy which can be for just a few hours up to 24 hours duration

Telecare

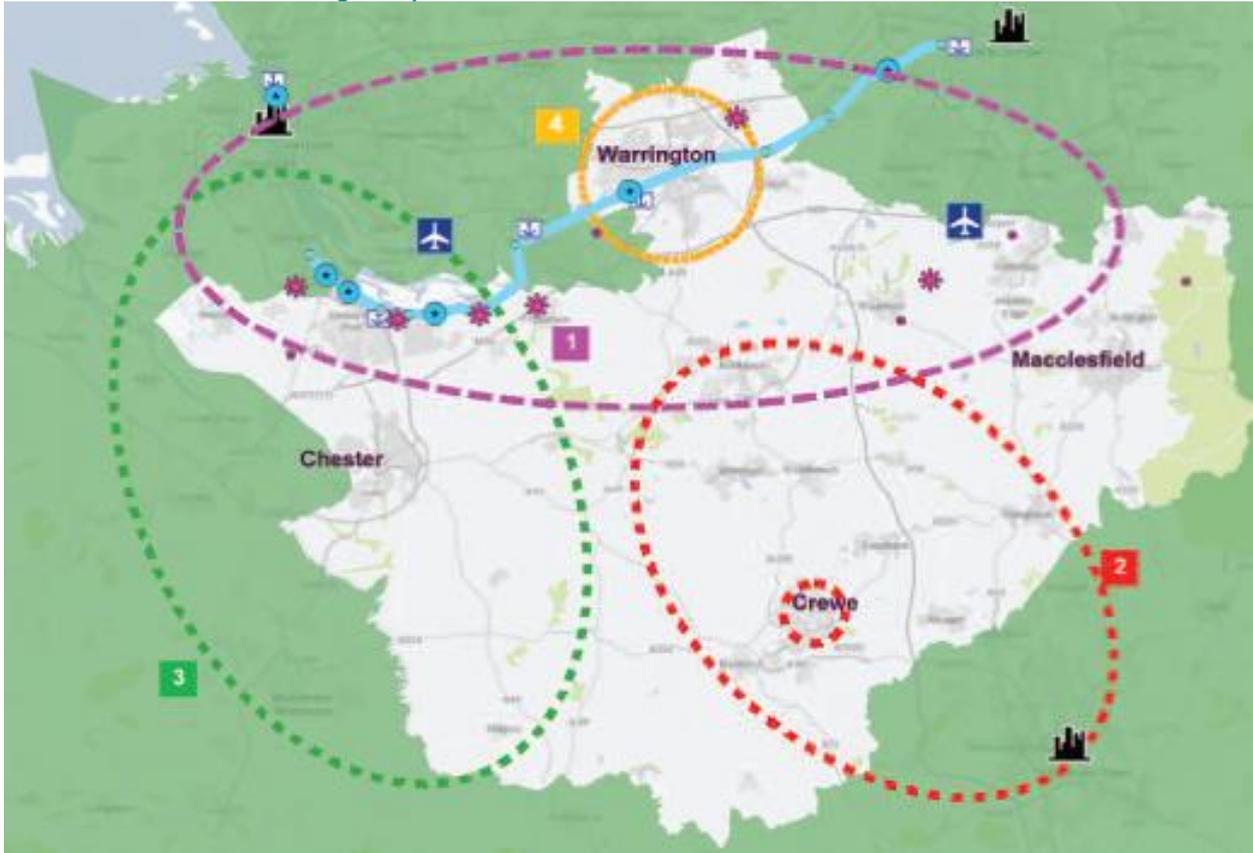
The range of equipment and services available to assist a person to remain safely in their own home. It includes things like movement and fall detectors, panic buttons and automatic medication management.

13. Homelessness Reduction Act 2017

A comparison and summary of the main changes are set out in the table below:

Current Legislation	Homelessness Reduction Act 2017
Triggers	
Homeless now or threatened with homelessness within 28 days	Homeless now or threatened with homelessness within 56 days
Criteria	
<ul style="list-style-type: none"> • Eligible for assistance • Homeless or threatened within 28 days • Have a priority need • Not be intentionally homeless • Have a local connection 	<ul style="list-style-type: none"> • Eligible for assistance • Homeless or threatened with homelessness within 56 days
Application	
<ul style="list-style-type: none"> • Application form • Interview 	<ul style="list-style-type: none"> • Full initial assessment <ul style="list-style-type: none"> ❖ Circumstances leading to current situation ❖ Housing needs ❖ Support needs • Personal Housing Plan (contract) <ul style="list-style-type: none"> ❖ Action by the Council ❖ Action by the Applicant
Timescales	
30 working days to process statutory homelessness applications, make enquiries and make a decision	<ul style="list-style-type: none"> • 56 days to actively demonstrate working to prevent homelessness by casework • 56 days to actively demonstrate working towards relief of homelessness by casework • 30 working days to process statutory homelessness application and make decisions

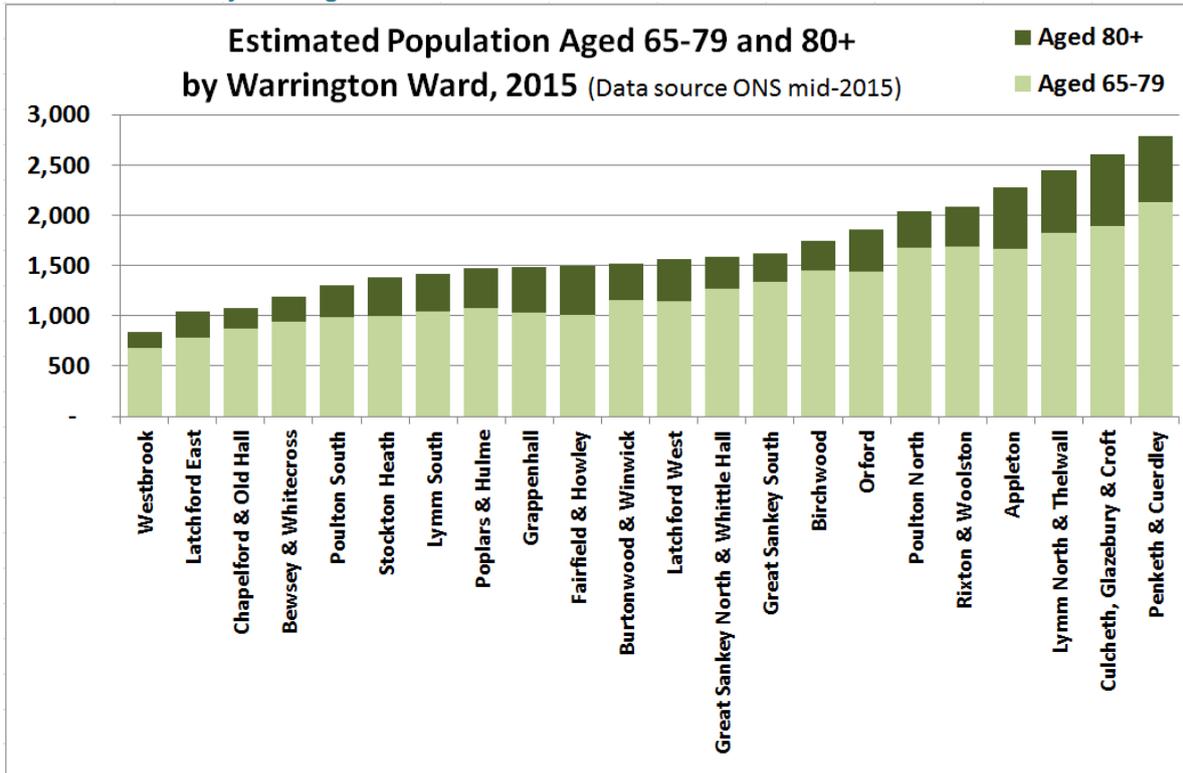
Chart 2: Cheshire and Warrington Spatial Priorities



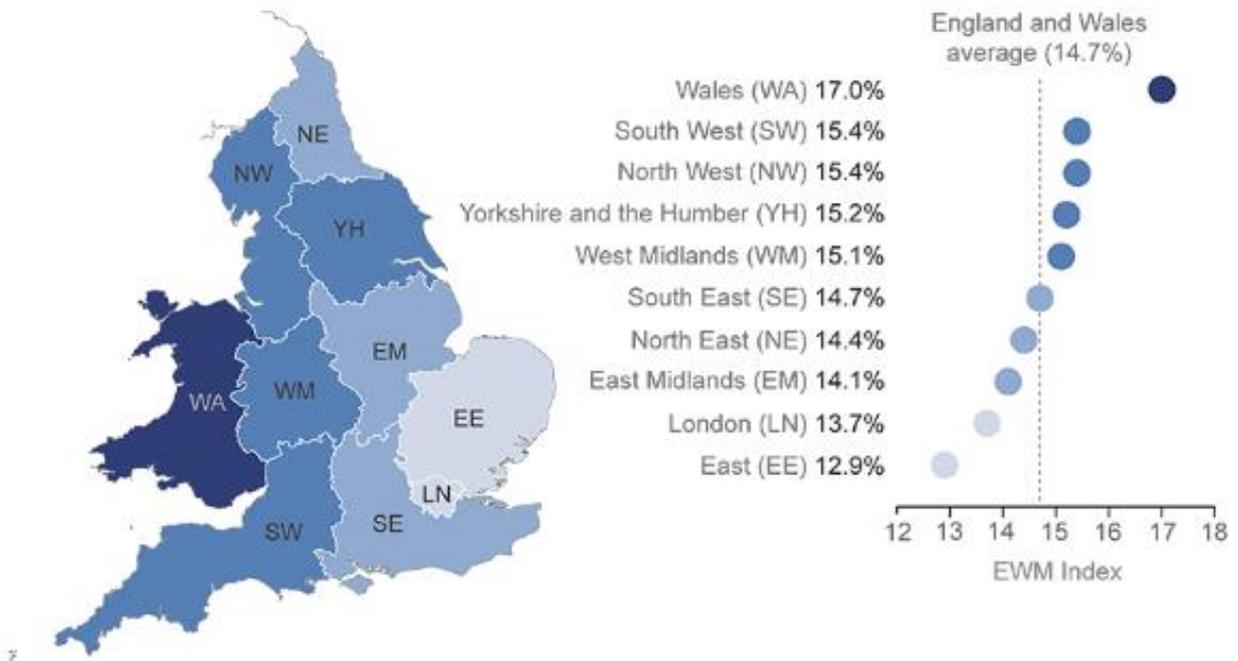
Key:

- 1. Cheshire Science Corridor
- 2. Constellation Partnership
- 3. Mersey Dee Economic Axis
- 4. Warrington Means Business

Chart 7: Number by ward aged over 65 in 2015



Excess Winter Mortality



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Warrington has an excess winter mortality index of 8.4% which is substantially lower than the North West at 15.4% and England 14.6%

Chart 9: Where the Warrington £ Goes

