

Peterborough Housing Strategy 2008 - 2011

*To be at the heart of growth and regeneration
in Peterborough, creating sustainable homes for the
future, raising housing standards and delivering
high quality housing services.*

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Introduction

Peterborough City Council is a unitary authority. The city is situated in the east of England, bordering the regional areas of both the East of England and East Midlands. A study by DTZ Pbeda carried out on behalf of the East Midlands Regional Assembly identified Peterborough at the heart of a housing market sub region which includes Rutland, South Kesteven, South Holland as well as parts of Northamptonshire, Fenland and Huntingdonshire.

The population of the city, currently around 164,000, is set to grow over the next 15 years. Peterborough is set to expand by 25,000 new homes and 20,000 new jobs by 2021. The city has major redevelopment planned for the city centre providing new shopping, leisure and residential facilities, and improved travel links.

The city will face some major challenges as a result of this growth. This strategy aims to address those challenges, and demonstrate how Peterborough will prioritise its housing strategy over the next three years. Peterborough has robust corporate priorities and this strategy aims to link its objectives and priorities closely with those of the city.

The objectives for this strategy are:

- **Availability of quality housing**
- **Planning for the growth of the city**
- **Development of balanced and mixed communities**
- **Ensuring service delivery is effective and efficient**
- **Promoting and implementing environmental and energy efficient standards**

In 2007 a major study, the sub-regional Strategic Housing Market Assessment, was commissioned for Peterborough's sub -region. Initial findings have been incorporated into this strategy, and more information from the study will be incorporated as the strategy develops.

1. Context

In 2004 Peterborough was designated part of the London, Stansted, Cambridge, Peterborough Growth Corridor, and as such the Regional Spatial Strategy requires that Peterborough delivers a minimum of 25,000 new homes and 20,000 new jobs during the period between 2001 - 2021.

The Peterborough Integrated Growth Study Interim Report describes Peterborough as

'A district renowned for its quality and choice of housing, where marketability, progress and social integration are promoted through the provision of a broad range of housing types in both the rural and urban areas that match the needs and aspirations of existing and future residents in terms of affordability, sustainability, size, type and location, whilst also meeting the highest standards of design quality and environmental sustainability.'

It is important that growth is managed appropriately to ensure sustainability. To ensure the delivery of growth in Peterborough strong policy is needed as well as a delivery strategy to co-ordinate all the elements. New development must be accompanied by the delivery of a sufficient infrastructure, and it is essential to work with communities to drive forward regeneration of existing areas. Neighbourhood Investment plans for the city will be at the forefront of this community working. More information about Neighbourhood Investment can be found in Priority 5 of this strategy.

Peterborough's Community Strategy has four priorities setting out the vision and priorities for Peterborough, 2008 - 2021

- creating opportunities - tackling inequalities
- creating strong and supportive communities
- creating the UK's environment capital
- delivering substantial and truly sustainable growth

The Housing Strategy contributes to all the priorities in the Community Strategy and actions from its Action Plan will be reflected in the Local Area Agreement 2008/11.

This strategy will need to focus on meeting the needs and aspirations of both the existing and future population of Peterborough. It will be essential to have a balanced mix of housing tenures and sizes throughout the district, including provision of executive, young professional and live/work homes in order to attract and retain more highly skilled workers. It must also work to ensure sufficient provision of affordable housing, including intermediate tenure, to encourage social integration throughout the rural and urban areas.

In order to improve the overall quality of Peterborough's housing stock there is a need to ensure that all new and regenerated housing meets the highest environmental, sustainability and design standards.

With the increase of housing and jobs will come increased challenges for support services. The strategy needs to ensure that plans are in place to provide efficient and effective housing advice and support services to Peterborough's growing population. It is essential that consideration is given to the provision of better quality public transport, and preserving valuable open spaces and areas of biodiversity value.

2. Key Issues for Peterborough

Peterborough faces a range of challenges over the next three years, and the key ones are outlined in this section. The Priorities for Peterborough chapter shows how Peterborough City Council intends to meet these challenges.

Population Growth

The population of Peterborough has been growing steadily over the last ten years to 163,300 in 2006, according to Office of National Statistics (ONS) data, although a study considering the impact of population change in Peterborough estimates the mid 2006 total to be 166,000. It is expected that the population will continue to grow over the next ten to fifteen years reaching an estimated 203,000 by 2021, creating the need for more housing for new families as well as meeting the housing needs of existing residents in the city.

Affordable Housing

Information from the Housing Needs Survey 2007 shows that current need for new affordable housing is 230 per year. This figure is set to grow by 578 per year to include newly emerging households, bringing the total of new affordable homes required each year to 808. One of the issues facing Peterborough will be the provision of enough affordable housing to meet the needs of groups who are not able to access open market housing. The proportion of affordable housing as part of new developments is a key factor in solving this issue, with the emerging East of England Regional Spatial Strategy recommending an average of 35% affordable housing. Just as important is the tenure split of that proportion - Peterborough currently seeks a 70/30 split between social rented (70%) and intermediate tenure - a tenure split supported by the Integrated Growth Study for Peterborough. Peterborough also needs to build the most appropriate mix of property size and type, and information from the Strategic Housing Market Assessment will play a key role in informing this.

Migration

Peterborough has for a long time had a more ethnically diverse population than most of the East of England. Since 2001 Peterborough has seen a significant increase in migrants. From 2004 the majority of migrants have come from Eastern European countries which joined the European Union. These are often referred to as A8 countries (described in appendix 2), and primarily migrants are from Poland, Lithuania, Slovakia and the Czech Republic. A report by the Cambridgeshire County Council Research Group on the impact of population change published in November 2007 has found that at present there is no data providing an accurate measure of the number of international migrants currently resident in Peterborough. The data sources that do exist provide information on flows of people into the UK, but do not measure the number of people who return to their home countries each year. Population estimates and forecasts are based on the resident population; this includes all people who have lived, or are planning to live, in the UK for one year or more. Under this definition, a significant proportion of people coming to the UK would not be counted as part of the population. It is likely that a fairly high proportion of people who have migrated to Peterborough for work purposes have already returned to their home country.

Compared to 2001, there may be between 4,700 and 10,900 additional migrant workers living in the city, though it is most likely (based on patterns of migration in different continents) that there are around 6000 additional migrants in Peterborough compared to 2001.

The increase in migration into the city provides unique challenges in housing, particularly around affordable housing, Houses in Multiple Occupation (HMO) and accessibility. There are also impacts on homelessness and the number of rough sleepers in the city.

Decent Homes

The Government has set targets for achieving Decent Homes Standards in both public and private sector accommodation covering energy efficiency and amenities such as modern bathrooms and kitchens. The Government expects 70% of vulnerable households in the private sector to be living in decent homes by 2010.

Peterborough City Council transferred its housing stock to Cross Keys Homes via a Large Scale Voluntary Transfer (LSVT) in 2004. Cross Keys Homes is the largest Registered Social Landlord (RSL) in Peterborough, and along with Axiom Housing Association, Accent Nene and Minster Housing Association are the major providers of social rented accommodation. Axiom HA have already met the Decent Homes standard, Accent Nene have 97.8% of their stock to standard, Minster HA 89.6% and Cross Keys 78%. All expect to meet the Decent Homes standard by 2010. Peterborough City Council is committed to achieving the Government's Decent Homes Standard target of 70% of Private Sector Homes by 2010.

Empty Homes

There are a number of privately owned homes in the city that have been empty for some time. Peterborough City Council is dedicated to reducing the number of homes that are left empty. The Council currently targets bringing around 80 empty homes per year back into use, with this rising to 95 a year by 2011.

Deprivation

Some areas in the city are amongst the most deprived in the country according to the latest CLG Indices of Multiple Deprivation (IMD) scores released in December 2007. Parts of Dogsthorpe, Central, Paston and Ravensthorpe wards are in the top 10% of deprived areas. Peterborough City Council is committed to improving these areas, and its strategic priorities reflect this. This Housing Strategy should focus on meeting the Decent Homes standards, reducing the number of empty homes, and improving the surrounding environment. For new build, the focus needs to be on sustainability, community safety and community partnership.

Neighbourhood Investment

Peterborough City Council is at the forefront in the development of Neighbourhood Investment. The city has been divided into five Neighbourhood Investment areas, which other parts of the Council have adopted, and which are co-terminus with the Police, Primary Care Trust and ward boundaries. The Neighbourhood Investment team will focus on the creation of Community Partnerships. These partnerships will develop Community Action Plans for their area, setting out both short and long term plans for their communities including

- identifying and shaping the priorities for the Local Area Agreement
- influencing the way mainstream budgets are spent in the communities
- enabling more effective prioritisation of S106 money

The development of these plans will contribute to the improvement of the areas, making the more deprived areas more desirable to live in.

Supported Housing

Data from the Housing Needs Survey 2007 estimates that almost 19% of households in Peterborough have a supported housing need. This includes households with a medical condition (the predominant group); with physical disabilities, learning disabilities, and frail elderly. Around 50% of the supported housing households live in owner occupied accommodation, and currently there are 19% of supported housing households in unsuitable accommodation. Peterborough faces a challenge here to provide the necessary support to these households and is continuing to develop ways to meet this challenge.

Gypsies, Travellers and Travelling Showpeople

Peterborough currently has two sites for travellers, each with 62 pitches, and a further seven private sites also with a total of 62 pitches. Research by the East of England Regional Assembly shows that a further fifteen pitches are needed in Peterborough by 2011 to meet the minimum needs of these households. Peterborough City Council needs to engage and consult with Gypsies, Travellers and Travelling Showpeople to establish their specific needs and preferences, including the provision of housing related support services.

Rural Housing

The Strategic Housing Market Assessment has identified a need for more affordable housing in Peterborough's rural areas. It also identified that for 20% of those households currently living in rural areas, public transport was inadequate. As the city attracts new businesses, the need to identify sites for building houses increases. Rural areas will become more significant and the need to establish robust transport and services links is essential. The Greater Peterborough Partnership has, as part of the Community Strategy developed the Rural Vision and Strategy. A Rural Housing Strategy will follow.

Homelessness

Peterborough City Council has statutory targets to reduce homelessness and the number of people living in temporary accommodation in the city by 2010. Peterborough City Council has a separate Homelessness Strategy detailing the plans to address homeless issues in Peterborough.

3. Strategic Housing Market Assessment

In 2006, in accordance with emerging new guidance from central Government, Peterborough City Council formed a partnership with neighbouring authorities to create a Housing Market Area (HMA). The following local authorities are part of the partnership, based on a sub region identified by DTZ Pieda:

Peterborough City Council	East Northamptonshire Council
South Kesteven District Council	Fenland District Council
South Holland District Council	Huntingdonshire District Council
Rutland County Council	

Peterborough is at the geographical heart of the area covered by this HMA and is the main population centre, but there are many other towns and villages in the wider area with diverse populations and economic profiles. The area includes pockets of high house prices, high incomes and prosperous communities but also includes pockets of lower house prices, lower incomes and areas of considerable deprivation.

The group commissioned Fordham Research to carry out a Strategic Housing Market Assessment (SHMA) in 2007. The main objectives of the SHMA are to:

- put the Peterborough Sub-Regional Housing Market Area in a wider policy context
- give a thorough analysis and interpretation of the Peterborough Sub-Regional Housing Market Assessment region
- provide an overview of the demographic and migratory characteristics of the population, housing supply and conditions, and housing market segments
- describe housing demand and cost in the Peterborough Sub-Regional Housing Market Assessment area and the local income profiles
- assess the likely affordability of local housing by tenure
- outline geographical aspects of the housing market
- carry out a housing market diagnostic to check 'balance' in the sub-region
- inform each individual local authority of housing needs in its area
- assist local authorities to make informed decisions about the targeting of housing resources and specifically to determine spending priorities
- assist local authorities in developing their approach to flexible tenure arrangements, including the development of intermediate affordable housing and the range of home ownership programmes
- provide to each local authority within the HMA area a robust assessment of the annual need for affordable housing in its area split by tenure
- provide each local authority targets for need for housing in the upper end of the market
- provide an assessment of market needs of each relevant 'travel to work' area within the Peterborough Sub-Regional Housing Market Assessment area
- inform the development of Supporting People programmes and priorities within each local authority
- support the development of Planning documents including the Core Strategy and Local Development Frameworks

Peterborough also commissioned a separate Housing Needs Survey for our local authority area. This report stands alone as a source of housing needs data, as well as forming a major part of the Strategic Housing Market Assessment.

The Strategic Housing Market Assessment (SHMA) is in the final stages of completion, and is expected to be adopted by Peterborough City Council and the partners of the Housing Market Area in March 2008.

A 'Balancing Housing Markets' assessment has been carried out as part of the SHMA, looking at the local housing market and considering the extent to which supply and demand for housing are balanced across both tenure and property size. It establishes the likely demand for housing of particular types by the expected supply arising from vacancies in existing stock, and so provides a broad indication of both shortages and surpluses of particular types of dwelling.

The SHMA then goes on to consider particular household groups and their needs, including Black and Minority Ethnic households, keyworker households, migrant worker households, families, Gypsy and Traveller accommodation, households with specific needs, and older person households. There is also an analysis of rural households.

Fordham Research has analysed the data and provided a comprehensive assessment of housing need and the housing market in the sub region. The assessment has shown details of housing across the region as a whole and within each part of the Housing Market Area. It compares needs in Peterborough with the needs in the neighbouring areas. It considers not only housing, but the implications of travel, transport, and changing demographics.

The assessment considers the provision of affordable housing, of meeting Government aims for a 'housing ladder' and provides a Housing Market Gaps analysis showing where the focus will need to be to ensure housing is available. It provides for the first time in Peterborough a comprehensive picture of the whole housing market - social rented, intermediate housing, affordable housing, and open market housing.

It will take some time to review all the findings from the Strategic Housing Market Assessment, and although some results from the survey have been included in the Housing Strategy, it is anticipated that the assessment will form a major part of the annual review of this strategy.

4. Vision for Housing

Peterborough City Council's vision for Peterborough is

A bigger and better Peterborough, the centre of a thriving community of villages and market towns. A city that grows substantially and is sustainable, building on its heritage and environmental city status. A city that is acknowledged internationally as a model of how to deliver truly sustainable growth in order to improve the overall quality of life of its people, communities and environment.

To deliver this vision the Council has four strategic priorities -

- plan and deliver a safe, attractive and environmentally friendly city
- achieve the best possible health and well being
- make Peterborough a better place in which to live and work
- provide high quality opportunities for learning and ensuring children are healthy and safe

The City Council's vision for housing in Peterborough is

To be at the heart of growth and regeneration in Peterborough, creating sustainable homes for the future, raising housing standards and delivering high quality housing services.

To help deliver this vision five key housing objectives have been developed:

Objective 1	Availability of quality housing
Objective 2	Planning for the growth of the city
Objective 3	Development of balanced and mixed communities
Objective 4	Ensuring service delivery is effective and efficient
Objective 5	Promote and implement environmental and energy efficient standards

Objective 1 - centres on the delivery of quality housing for everyone, across all tenures and types, and ensuring decent homes standards are met.

Objective 2 - aims to ensure that new housing will meet the needs of newly emerging households, align with the plans for bringing new business to the city, and ensure support infrastructures are in place.

Objective 3 - about the development of balanced and mixed communities, aims to ensure a cross section of tenure, type and size of new build, and the regeneration of existing communities through neighbourhood investment

Objective 4 - will ensure that service delivery continues to develop and improve, that housing advice is effective and efficient and available to everyone who needs to access it, particularly homeless, new arrivals and vulnerable households.

Objective 5 - aims to promote carbon-zero new build, to provide energy efficient homes, to ensure good use of land, and the provision of green space

The diagram on the following page illustrates the housing priorities, how they link to the housing strategy objectives and to the strategic priorities for Peterborough.

Linking the Vision for Housing in Peterborough

Housing Priority 1
Housing Standards

Housing Priority 2
Regeneration and Renewal of Existing Housing

Housing Priority 3
Reducing Homelessness

Housing Priority 4
Housing Advice and Support Services

Housing Priority 5
Providing for the future



Objective 1
Availability of quality housing

Objective 2
Planning for the growth of the city

Objective 3
Development of balanced and mixed communities

Objective 4
Ensuring service delivery is effective and efficient

Objective 5
Promoting and implementing environmental and energy efficient standards



Strategic Priority
Make Peterborough a better place in which to live and work

Strategic Priority
Plan and deliver a safe, attractive and environmentally friendly city

Strategic Priority
Provide high quality opportunities for learning and ensuring children are healthy and safe

Strategic Priority
Achieve the best possible health and well being

5. Priorities for Peterborough

This section identifies the housing priorities for Peterborough City Council over the next three years. Each of the priorities has its own key action points linking to the 'vision for housing' objectives. The priorities centre around housing standards, regeneration and renewal of existing housing stock, delivery of quality housing, and ensuring adequate, affordable housing for Peterborough's existing and new emerging households. There is also focus on delivering effective support services for those seeking housing in the city, and particularly for vulnerable households.

Housing Standards - Priority 1

A key theme of the Regional Housing Strategy 2005-10 is quality homes and environments. In December 2007 Communities and Local Government (CLG) announced the regional allocation for the 2008-11 investment period. CLG expects local authorities to ensure that assistance provided to homeowners uses resources efficiently and effectively reducing reliance on public funding. There is continuing commitment to tackle non - decent private sector homes occupied by vulnerable households, and the CLG will continue to monitor the proportion of vulnerable households living in decent homes in the private sector. This commitment is reflected in the new National Indicators introduced by the Government commencing in April 2008.

The Investment Plan 2008-11 states that from 2009 allocation of funding will change. It is proposed that a regional loan/equity release scheme will be used by all Local Authorities in the region. Part of the programme will be bid-based, focussing on the wider 'decent homes plus' agenda. Peterborough City Council is one of the local authorities currently working in partnership with EERA to develop a regional loan/equity release product.

Decent Homes

In 2007 a report on the housing stock condition in Peterborough was produced by the Building Research Establishment. The report highlighted that 17% of Peterborough's households are vulnerable (for the purpose of non decent homes). The report also highlighted that Peterborough City Council is on target for achieving the Government Decent Homes Standard target of 70% of vulnerable households living in decent homes in the private sector by 2010. The report estimates the Council is currently achieving 69%. The report also estimates that 9,104 homes in the City have a category 1 hazard under the Housing Health and Safety Rating System.

Peterborough City Council is commissioning a Private Sector House Condition survey in 2008 to provide robust data on empty homes, households in fuel poverty, houses in multiple occupation and homes with category 1 hazards to enable a continued increase in the number of private sector homes meeting the Decent Homes standard.

The Council's Renewal Policy offers financial assistance to owner occupiers to reduce hazards identified under the Housing Health & Safety Rating System (HHSRS) (a new regime of inspecting properties under the Housing Act 2004) and so meet the Decent Homes Standard. The standard applies to both the social and private housing sectors. To meet the standard, a property must:

- be free of health and safety hazards assessed at category 1 under the Housing Health & Safety Rating System
- be in a reasonable state of repair
- have reasonably modern facilities (i.e. kitchen, bathroom) and
- provide a reasonable degree of thermal comfort (i.e. adequate heating and insulation)

The Government has set a national target to ensure 70% of all vulnerable households are living in a decent home by 2010.

Disabled Facility Grants

In the last eight years over £13million in Disabled Facility Grants has been spent in the city. Demand for adaptations to residents' homes is ever increasing in the city, and an estimated £2million is needed each year to meet needs (based on an assessment carried out by the Adult Social Care team.) Peterborough City Council is committed to continuing to support residents to live independently in their own homes through the following services - disabled facility grant funding, the Care and Repair Home Improvement Agency and the Accommodation and Housing Related Support Strategy for Older People.

Care and Repair Home Improvement Agency

Peterborough has a successful home improvement agency delivering services to vulnerable, disabled and elderly residents helping them to live independently in their own homes. Peterborough City Council is committed to continuing to develop and improve this service in Peterborough.

Tackling Fuel Poverty

Peterborough City Council's Affordable Warmth Strategy identifies the issues of fuel poverty and affordable warmth. A household in fuel poverty can be described as one which needs to spend more than 10% of its income in order to achieve temperatures of between 18°C and 21°C in all main living areas. Affordable Warmth is defined as the ability for householders to heat their home to a comfortable, healthy standard.

The main causes of fuel poverty are poor housing conditions – particularly energy inefficient houses; low income; under occupancy; and high fuel prices.

The Strategy has five key aims

- To raise awareness of fuel poverty
- To improve the housing stock
- To reduce fuel spend
- To maximise income
- To provide energy efficiency advice

Fuel poverty has serious consequences. Health inequalities are exacerbated by poor housing standards, high fuel costs and energy inefficiency. Fuel poverty causes severe health problems, misery and poor quality of life. Peterborough City Council is committed to addressing these problems and takes a coordinated approach with key partners to make a difference to those people who live in deprivation and help to reduce the effects of fuel poverty.

Over the next three years the Council will tackle fuel poverty by:

- establishing an effective multi-agency partnership to oversee and implement the Affordable Warmth Strategy
- establishing a referral network and train the key partners who visit people in their homes to identify vulnerable people who are potentially in fuel poverty
- promoting the take up of benefits and grants to enable vulnerable households to maximise income
- improving the energy efficiency of homes in Peterborough
- raising awareness of Affordable Warmth amongst the public and key agencies

The Private Sector Housing team signposts residents to the Government's Warm Front Scheme - the main programme for improving the energy efficiency of private households in England. The scheme provides grants for insulation and heating improvements to people receiving income-related benefits as well as to householders in receipt of disability related benefits.

Of all the houses failing the Government's Decent Homes Standard, 70% fail on thermal comfort alone. Achievement of the decent homes target will contribute to the reduction of fuel poverty through the installation of fuel efficient heating systems and insulation measures.

Over the next year the Private Sector Housing Team intend to develop a database to enable the identification of households likely to be in Fuel Poverty in order to effectively target financial assistance for energy efficiency measures.

Peterborough City Council is working in partnership with the Energy Saving Trust Advice Centre Anglia (ESTACA) to promote and raise awareness of Renewable Energy through roadshows and seminars in the city.

Carbon Emissions

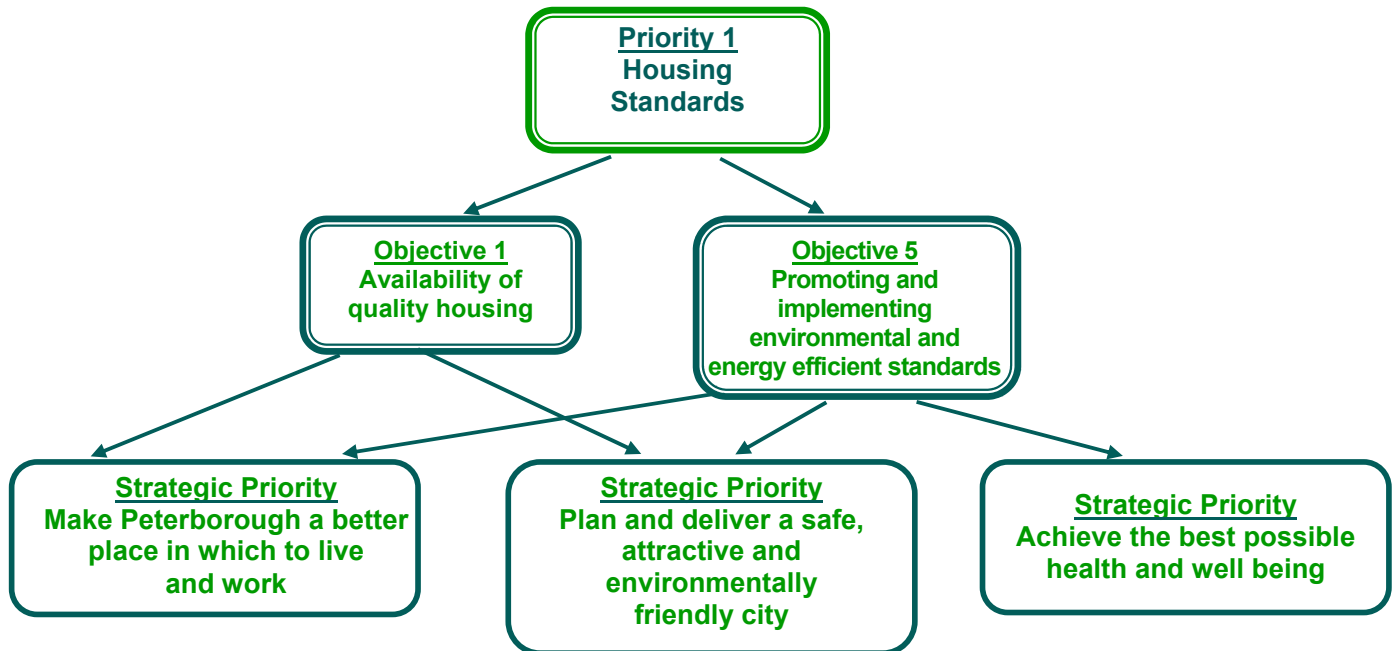
The Carbon Emissions Reduction Target is an obligation on all larger utility companies to encourage the take-up of energy efficiency measures among domestic customers.

Peterborough City Council is working with local insulation companies who can access funding to provide free loft and cavity wall insulation to priority vulnerable groups on low incomes who do not qualify for assistance from the Warm Front Scheme.

Carbon Challenge Site

Peterborough has identified a carbon challenge site on which it is planned to build 450 new homes. All the new homes built on this site will be built to level 6 of the Code for Sustainable homes. This is the highest standard in the Code.

Key Actions for Priority 1	Housing Strategy Objective	Action Plan Ref.
Carry out a House Condition Survey	Objective 1, 5	AP18
Meet the Decent Homes Standard targets	Objective 1, 5	AP5
Reduce Fuel Poverty	Objective 1, 5	AP2
Reduce Carbon Emissions	Objective 5	AP19



Regeneration and Renewal of Existing Housing - Priority 2

Houses in Multiple Occupation

Houses in Multiple Occupation (HMOs) are an essential part of the provision of housing in Peterborough. This type of accommodation, however, does provide the Council with a range of challenges, mainly centred on poor management of the properties, poor levels of repair and tenant behaviour. Peterborough City Council has operated a registration scheme for HMOs since 1998. In 2006 this was superseded by an Additional Licensing Scheme for Houses in Multiple Occupation.

Changes in the demographics of Peterborough have seen a significant increase in HMOs and rented properties. In order to improve standards in the sector, and with the current Additional Licensing Scheme due to expire in April 2009, Peterborough City Council is currently investigating a combination of initiatives including

- a city wide voluntary accreditation scheme for rented properties/landlords to promote all the well managed rented accommodation in the city
- continuation of a city wide Additional HMO Licensing Scheme from 2009
- a selective licensing scheme for all rented properties not subject to HMO licensing in specified areas of the city

Peterborough City Council is committed to providing a Tenancy Relations Service.

Empty Homes

There are over 600 homes in Peterborough that are privately owned and have been empty for more than six months. Peterborough City Council is dedicated to reducing the number of wasted homes across the city and has a robust Empty Homes Strategy to tackle the problem, offering assistance and, where necessary, enforcement measures.

Ensuring that empty homes become occupied can result in improved environmental and social conditions and a reduction in the level of crime and anti-social behaviour often associated with empty, derelict properties and the surrounding neighbourhoods.

Peterborough City Council's Empty Homes Strategy sets out how the Council intends to identify and tackle the problem via a combination of partnership working, media publicity, and private and public funding. The strategy aims to provide a framework within which the Council can work with other organisations and private individuals to bring empty properties back into use. The principal aims of this strategy are to:

- support the sustainable regeneration and growth of the city
- reduce the number of empty properties within the city.
- deal effectively with any problems associated with empty properties.
- improve the existing built environment.
- work in partnership with other organisations involved with empty properties.
- be proactive in the identification of empty homes.
- raise awareness of empty home issues.

The strategy offers a range of options that will enable owners and landlords to bring their properties back into use. These options include a Rent Deposit Scheme, a Private Sector Leasing Scheme, Empty Property Grants, Property Assessments, and Empty Dwelling Management Orders.

Private Sector Leasing Scheme

The Private Sector Leasing Scheme offers owners the option to lease their properties to a private letting agency that let the property to tenants. This removes the day to day management and risk for the owner and guarantees them monthly rent for a pre-determined length of time, irrespective of whether the property is occupied or not.

Empty Property Grants

These are available through Peterborough City Council's Renewals Policy and are linked to the Private Sector Leasing Scheme to assist Landlords to bring their properties and spaces over shops back into use.

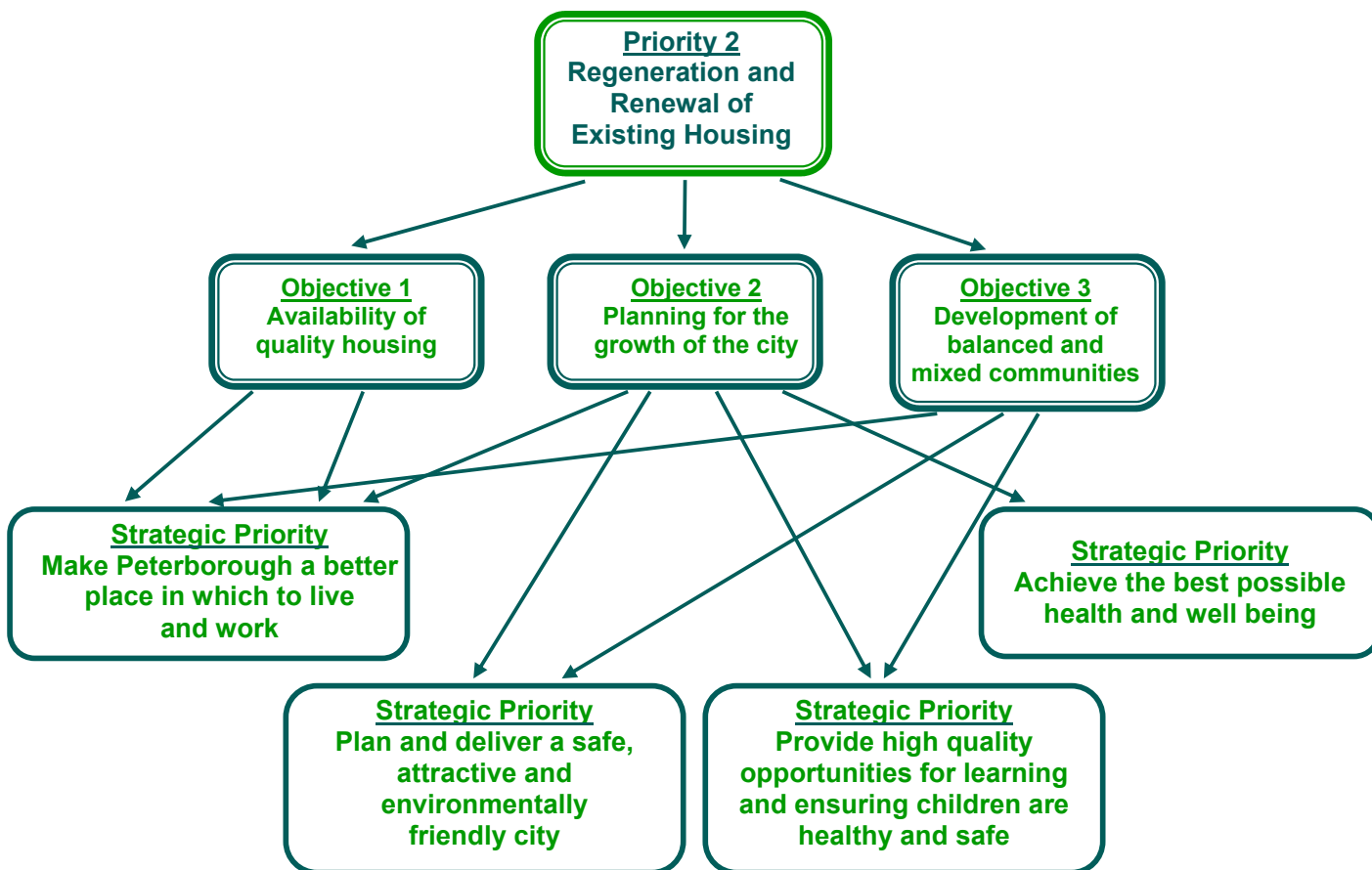
Property Assessments

This initiative involves surveying the property to assess if it would be of an acceptable standard for the purpose of renting in the private housing market.

Empty Dwelling Management Orders

The Housing Act 2004 introduced empty dwelling management orders which enable the local authority to take steps for the purpose of securing that a dwelling becomes and continues to be occupied. Peterborough City Council has been among the first to utilise this option.

Key Actions for Priority 2	Housing Strategy Objective	Action Plan Ref.
Develop and implement a selective licensing scheme	Objective 2	AP16
Provide a Tenancy Relations Service	Objective 2, 3	AP17
Meet targets for bringing Empty Homes back into use	Objective 1, 2	AP4



Reducing Homelessness - Priority 3

There are a number of homelessness issues affecting Peterborough and, given the changing demographics and the growth agenda for the city it will need robust measures in place to control homelessness and to actively reduce it.

The key aims of Peterborough City Council's new Homelessness Strategy are to:

- ensure the availability of appropriate accommodation in line with current and future levels of demand
- promote the provision, development and review of support services and advice to ensure that it is accessible and fit for purpose
- prevent homelessness and reduce levels of homelessness
- increase the proportion of homeless households who have access to education, training and employment
- offer a range of housing options and advice for people seeking accommodation in the Peterborough area and improve access to the advice available

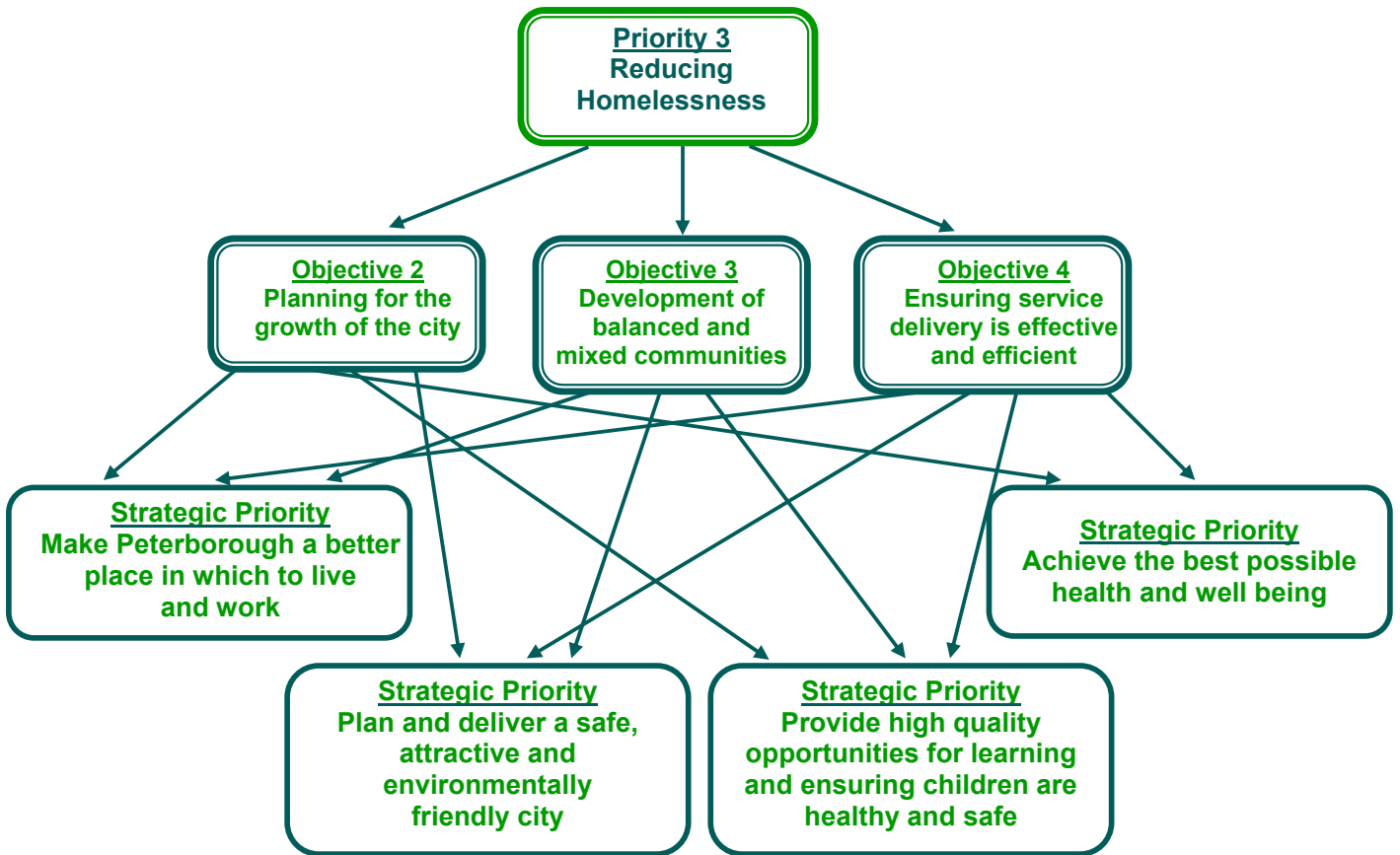
Peterborough City Council's Housing Options Service is embarking on a targeted campaign to reduce the numbers of people who are finding themselves homeless and placed in Temporary Accommodation. By analysing the causes of homeless among people currently in temporary accommodation, Housing Options will seek to address these issues when they first present themselves through timely referrals to both statutory and voluntary organisations offering assistance and expert advice. The Council's Temporary Accommodation Strategy 2008-2010 will detail innovative ways to prevent people from becoming homeless and move towards achieving the Communities and Local Government's (CLG) 2010 Temporary Accommodation target.

Peterborough City Council is committed to the prevention of homelessness, particularly in the 16-24 age range. The Housing Options team are developing a number of ways to tackle this issue including plans to develop and deliver a homelessness prevention education programme in Peterborough's secondary schools and places of alternative education, and to work with Children's Services to minimise disruption to education for children and young people affected by homelessness. Part of this programme will use the CAF process to identify young people at risk of homelessness in the future by monitoring trigger points such as truancy. The team will integrate this work into the Young People's Service, develop partnership working with Floating Support and Children's Services to sustain an effective referral process. The team will also focus on developing mediation and counselling services for young people threatened with homelessness.

Rent Deposit Scheme (RDS)

Peterborough City Council operates a Rent Deposit Guarantee Scheme, which assists households in gaining access to suitable accommodation by guaranteeing the landlord the rent deposit.

Key Actions for Priority 3	Housing Strategy Objective	Action Plan Ref.
Adopt the new Homelessness Strategy	Objective 4	AP14
Reduce the number of people in temporary accommodation by 50%	Objective 3, 4	AP8
Develop and deliver the Homelessness Prevention Education programme	Objective 2, 3, 4	AP15



Advice and Support Services - Priority 4

Healthy Homes Advice Service

The Healthy Homes Advice Service has been established following a successful five year Healthy Living Partnership Project - The House Doctor project - which was concentrated in the Central ward of the City.

Supporting People funding means that this service can now be provided across the city. The scheme aims to support residents in taking responsibility for maintaining their homes and give them the skills and knowledge they need. The service also includes floating support for all vulnerable residents/groups across the city.

The Healthy Homes Advisor provides a central reference point where residents can obtain up to date leaflets and current information on such issues as benefits, accident prevention, fire safety, gas safety, repairs assistance, disabled facility grants and energy grants.

The benefits of this scheme will include well maintained homes resulting in a warmer, healthier environment for the occupants and safer homes. It also contributes to the sustainability of existing homes.

In 2008 activity is being concentrated in the wards neighbouring the Central ward - Park, East, North, Ravensthorpe and Fletton wards. In 2009/10 this will be extended and the Healthy Homes Advisor scheme will be available across the city.

Housing Advice

Peterborough City Council recently became the primary service provider for housing advice throughout Peterborough.

Housing advice plays a key role in improving people's housing conditions and preventing homelessness, so it is vital that a good provision of accessible and quality advice is available to all residents of Peterborough. The Housing Options Service is developing a proactive approach to housing advice to ensure that its aims and objectives are met. The main aims are to:

- provide a high quality housing advice service accessible to all clients throughout the city
- provide a value for money service which is reflected by customers choosing to use the service
- reduce the numbers of households on the housing register
- help prevent homelessness by accessing clients before the 'point of crisis'
- protect and educate tenant rights
- promote the wide range of Housing Options available in the city
- encourage a high level of partnership working with all agencies involved in giving housing advice
- develop a robust monitoring system
- ensure that the Housing Advice service is sustainable and meets the needs of the community

The main objectives over the next few years are to audit the current level of housing advice, identify any gaps and establish robust methods of feedback to ensure effectiveness of delivery of housing advice; and to develop outreach housing advice for rough sleepers to reduce the numbers of people sleeping rough in the city.

Other objectives for delivery of Housing Advice in Peterborough by the Housing Options team are to:

- contribute to the development of the landlord accreditation scheme
- produce high quality leaflets on all areas of housing advice
- ensure external partner agencies services integrate effectively with those provided by the Housing Options team
- gain the Quality Mark through the Legal Services Commission
- apply for Crystal Mark for all literature via the 'Plain English Campaign

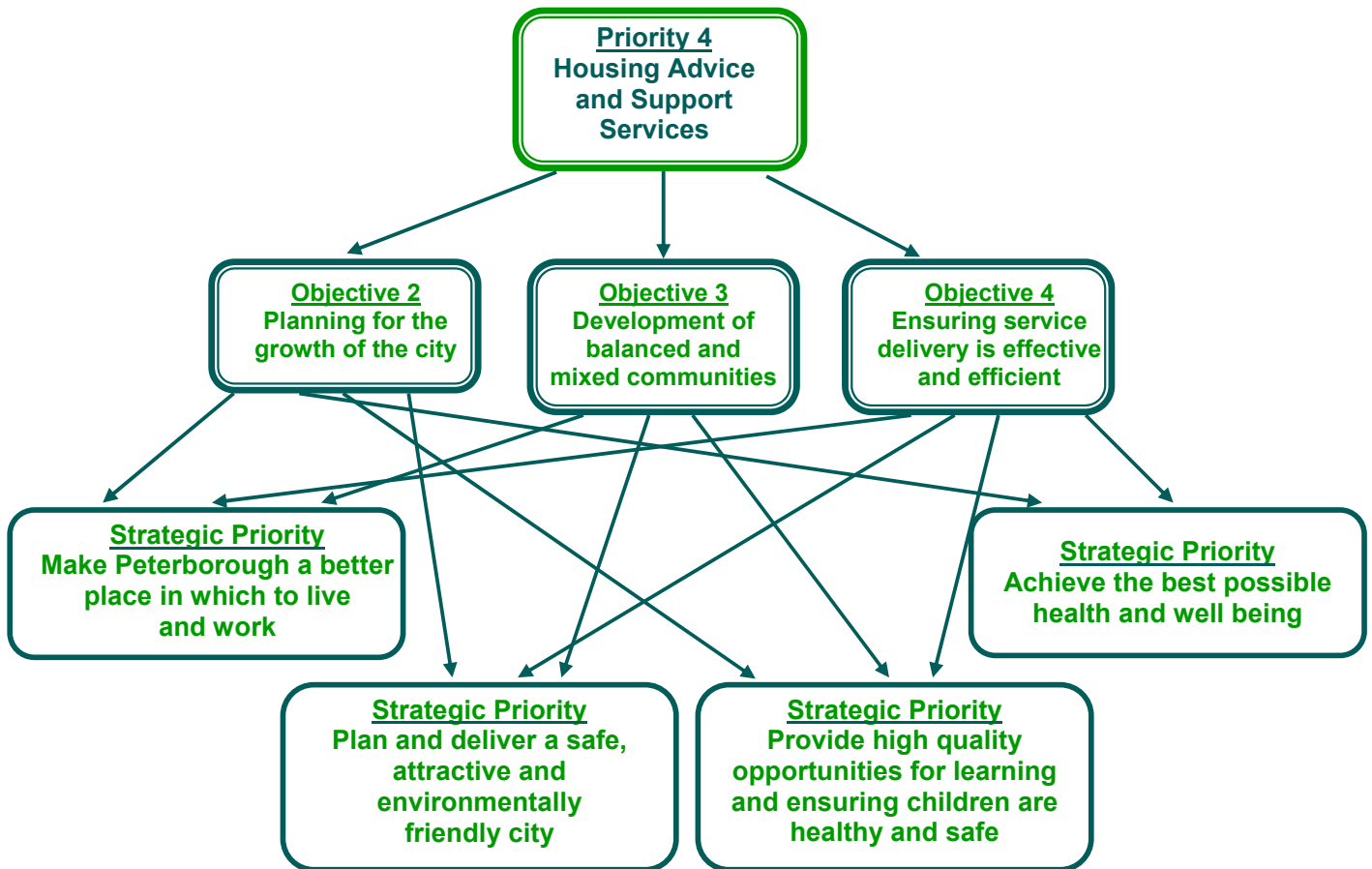
Supporting People Services

The Supporting People programme provides housing related support services to support vulnerable people to acquire the life and social skills necessary to access and maintain independent accommodation.

Over the next three years the programme will develop to provide more services on a floating support, tenure neutral basis. This will be delivered by the Independent Living Support Service which will lead to the joint commissioning of Supporting People and Adult Social Care services for all vulnerable people over the age of 18. The project will combine funding and services where a person has a disability, such as mental health and learning disabilities, where both Supporting People and Adult Social Care currently fund services separately. To deliver the service effectively and ensure services are tailored to people's needs, the Independent Living Support Service will move towards service provision on a visiting/floating support basis, thereby releasing resources to support people in their own homes to maintain their independence.

To complement this service the Supporting People programme will review the accommodation and support provided to young people, aiming to support more young people in independent accommodation through the provision of floating support via young people's service.

Key Actions for Priority 4	Housing Strategy Objective	Action Plan Ref.
Promote the Healthy Homes Advisor Scheme	Objective 4	AP11
Gain a Quality Mark for Housing Advice	Objective 2, 4	AP12
Provide floating support for young people in independent accommodation	Objective 3, 4	AP13



Providing for the Future - Priority 5

Local Development Framework

The Regional Spatial Strategy (RSS) for the East of England requires Peterborough to deliver at least 25,000 new homes by 2021, of which 35% must be affordable.

Work is well underway on the production of the Council's Local Development Framework (LDF) which will replace the current Local Plan. The LDF will form the statutory planning document for the city and will set the planning policy until 2021. It is made up of a number of different documents which will include the:

- Core Strategy – which will set the strategic vision for the city, and long term vision and objectives. It will identify the broad location and direction for growth. This document will also include policies relating to housing mix and affordable housing
- Site Specific Allocations Document – will identify suitable sites for housing development and other uses across the city.
- Development Control Policies – This document will set out detailed policies for dealing with planning applications, it will identify required housing mix to meet current demand and future need. This document could also include policies which address specific housing needs in certain areas.
- Supplementary Planning Document (SPD) – The LDF will also include a number of documents of various topics which further supplement policies. This will include the introduction of a Planning Obligations Strategy which will set out how the affordable housing provision will be delivered through the use of Planning Obligations.

The LDF will help in the implementation and delivery of many of the objectives of the Housing Strategy including the provision of affordable housing.

S106 Planning Obligations

The Council is developing a Planning Obligation Strategy setting out its approach to the calculation and negotiation of planning obligation in order to make the process of agreeing and documenting obligations more certain, transparent and quicker.

Planning Obligations allow the Council to ensure that the impact of development can be mitigated by making it a requirement for the developer to make a contribution towards infrastructure and services required as a result of the development.

The current draft Strategy stresses that developers should, wherever possible, meet the infrastructure needs arising from development directly (on-site). However, this will not always be possible and so all financial contributions are likely to be based on a 'standard contribution per dwelling' approach.

In determining the extent of the standard contribution, officers are aware of the following factors:

- an increase in the level of affordable housing from 30% to 35% together with an increase in the number of social rented properties to be provided.
- reduced thresholds for the provision of affordable housing to 15 units.
- additional costs associated with building all affordable units to Code Level 4 (Code for Sustainable Homes)

In order to ensure that the Strategy delivers the appropriate level of infrastructure across the city, without having a negative impact on growth, it will be reviewed and updated regularly.

The Council recognises the benefits of using Cascade Agreements in order to improve the delivery of affordable housing by making planning obligations more responsive and to achieve greater clarity, transparency and certainty. A cascade agreement is a mechanism to vary the quantity, tenure and mix of affordable housing.

Design Quality

In April 2007, the Housing Corporation published a document entitled 'Design and Quality Standards' which sets out the Corporation's minimum requirements and recommendations for all new homes which receive Social Housing Grant (SHG). The prime expectation is that affordable housing providers should provide well designed, good quality housing to meet identified needs in places where people want to live. Three core performance standards underpin the achievement of this prime expectation:

- internal environment including size, layout and service provision
- sustainability, based on the Code for Sustainable Homes
- external environment - Building for Life

Peterborough City Council is also encouraging quality design of affordable housing where SHG is not required, and on private developments.

Peterborough Residential Design Guide

The purpose of the Peterborough Residential Design guide is to ensure delivery of appropriately designed sustainable developments. It sets out guidelines that should be adopted by all those involved in housing development in the Peterborough area, including landowners, housing associations, developers, housing co-operatives, designers and builders. Fundamental to the guide is the emphasis on an integrated design process where all elements - siting, design of buildings, infrastructure and landscape - are considered as one. The guide sets out a series of development principles based on recognised good planning practice and design standards appropriate for Peterborough.

Code for Sustainable Homes

In October 2006, Sir Nicholas Stern, Head of the Government Economic Service published his report on The Economics of Climate Change. Sir Nicholas commented

“The conclusion of the Review is essentially optimistic. There is still time to avoid the worst impacts of climate change, if we act now and act internationally. Governments, businesses and individuals all need to work together to respond to the challenge. Strong, deliberate policy choices by governments are essential to motivate change.”

The report found that in 2004, more than a quarter of the UK’s carbon dioxide emissions came from the energy used to heat, light and run homes.

In April 2007 the Code for Sustainable Homes was introduced by the Government to enable a step change in sustainable building practice for new homes. The Code is intended as a single national standard to guide industry in the design and construction of sustainable homes. It is a means of driving continuous improvement, greater innovation and exemplary achievement in sustainable home building.

The Code measures the sustainability of a home against design categories, rating the ‘whole home’ as a complete package. The design categories included within the Code are energy, water, materials, surface water run-off, waste, pollution, health and well-being, management and ecology. A sustainability rating of between 1–6 stars is used to measure each unit. One star is the entry level (above the level of building regulations) and six stars is the highest level (reflecting exemplar development in sustainability terms).

In the short term, compliance with the Code is voluntary for private home builders, although the Government is considering making assessment under Code standards mandatory in the future with an aim for all new residential development to achieve a zero carbon rating – level 6 of the Code from 2016 and a mandatory requirement for all new housing to meet Level 3 of the Code from 2010. For affordable housing providers, all units which are granted funding from the Housing Corporation’s 2008-11 National Affordable Housing Programme will be required to meet Level 3 of the code as a minimum.

Peterborough, as an Environment City, has aspirations to transform into the UK’s Environment Capital. All housing providers, whether affordable or private, are being encouraged to meet at least Level 3 of the Code. The South Bank site in Peterborough has already been earmarked as a Carbon Challenge site and will deliver approximately 450 housing units which will meet Level 6 of the Code. Peterborough has ambitions to achieve Level 6 of the Code on all new homes by 2015, one year ahead of the national target.

Climate Change

Climate change is a global issue, but its effects are ultimately experienced locally. Scientists are predicting dramatic changes to the weather in the next 100 years and action is necessary to reduce the impact of these changes. As one of only four Environment Cities in the UK, Peterborough is well placed to take the lead to ensure that the effects of climate change in the East of England are reduced to within tolerable levels.

A climate change strategy for Peterborough was adopted in 2007 and provides a framework for action against climate change within Peterborough City Council's own areas of operation taking in to account the plans for the future growth of the city.

Actions proposed within the Climate Change Strategy include:

- achieve a 30% improvement in energy efficiency in residential accommodation across tenure throughout the city as required by the Home Energy conservation Act 1995
- identify opportunities for combined heat and power (CHP), solar hot water heating and district heating schemes in Peterborough's key growth areas, and encourage developers to conduct feasibility studies where appropriate in to the provision of such initiatives
- ensure new developments obtain at least 10% of their energy needs from renewable sources on site through the application of the Council Planning Obligation Strategy
- promote and encourage passive heating and cooling on all new large-scale building developments
- eradicate fuel poverty in vulnerable households by 2010
- eradicate fuel poverty in all households by 2018
- continue to promote/enable energy efficiency in private sector households
- develop a sustainable energy project in partnership with a sustainable energy contractor to provide low cost sustainable energy (e.g. solar panels) to private sector households
- promote energy efficiency and sustainable/renewable energy with householders across the city
- ensure that areas of new and re-development have an adequate walking, cycling and public transport infrastructure
- ensure that all new developments incorporate sufficient capacity for the storage of waste and recycling containers

Affordable Housing

Planning Policy Statement 3: Housing (PPS3) sets out the national planning policy framework for delivering the Government's housing objectives and improving the supply of affordable housing and provides a new definition of affordable housing.

'Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.*
- include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative housing provision.'*

Social rented housing is defined as:

'Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime... It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements...'

Intermediate affordable housing is housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.

Keyhomes East (Khe), which is the intermediate housing arm of Bedfordshire Pilgrims Housing Association (bpha), is the HomeBuy Agent appointed by the Government to provide a 'one-stop-shop' for all home ownership schemes in Peterborough. Housing Options works closely with Khe.

Peterborough's target for building affordable housing as identified by the Housing Needs Survey 2007 is set to grow from 230 currently to 808 to include newly emerging households - estimated at 578 per year. Various policies and strategies impact on the level of affordable housing which should be achieved as a result of private developer contributions:

- Policy H21 of the Peterborough Local Plan (First Replacement) 2005 advises that an element of affordable housing equivalent to 30% of all dwellings will be sought on sites of 25 dwellings or more in the urban area or 15 or more in the rural area
- Planning Policy Statement 3 (PPS3) states that the national indicative minimum site size threshold for affordable housing is 15 units
- the draft Regional Spatial Strategy (East of England Plan) suggests that Local Authorities should expect 35% of housing coming forward through planning permissions to be affordable housing

Consequently, Peterborough City Council will seek 35% affordable housing on all sites granted planning permission of 15 or more units (s106 sites). On sites of fewer than 15 units some affordable housing will be sought if it is deemed to be viable.

According to the findings from the Peterborough Housing Needs Analysis for the Strategic Housing Market Assessment, to meet future need in Peterborough the requirement for affordable housing should show a tenure split of 78.8% social rented and 21.2% intermediate tenure. However, this would impact adversely on the viability of developments in Peterborough, and the scope for shared equity and other low cost solutions would also be restricted. Therefore the breakdown for affordable housing in the city has been set at 70% social rented and 30% intermediate tenure. This mix will be sought on all S106 sites to ensure the delivery of balanced communities.

Unit Types

With the rise in density levels being sought on new developments, developers are increasing the level of smaller units in both the private and affordable sector. Although there is a considerable demand for small units it is essential that an appropriate range of unit types is provided to ensure new housing schemes are sustainable. The Strategic Housing Market Assessment provides a breakdown of the appropriate affordable housing unit mix which should be sought to meet housing need.

1 bedroom	34%
2 bedroom	33%
3 bedroom	14%
4+ bedroom	19%

Lifetime Homes

Policy H23 of the Peterborough Local Plan (First Replacement) 2005 advises that the City Council will seek to negotiate the provision of lifetime homes and wheelchair housing. A lifetime home is a unit which can be easily adapted to suit changing circumstances. Building a home to lifetime homes standard increases initial build costs but will help to ensure that residents can continue to live in their own property rather than seek rehousing. It is essential to ensure that new housing meets future need and so until such time as the construction of all dwellings to Lifetime Homes standards becomes a mandatory part of the national Code for Sustainable Homes Peterborough City Council will ensure 20% of new build housing meets lifetime homes standard. The largest Registered Social Landlord in the city, Cross Keys Homes, aims to provide over 400 lifetime homes in the next three years.

Adapted Homes

The Housing Needs Survey 2007 identified over 9% of households with a physical disability Policy H23 of the Peterborough Local Plan (First Replacement) 2005 requires 2% wheelchair housing on all sites that have over 50 units. Peterborough needs to build new specially adapted units to meet needs alongside to meet the needs of disabled people in the city, alongside the Council's programme of providing grants to meet the costs associated with adapting existing units.

Extra Care Housing

The vision of the Strategy for Older People's Accommodation and Housing Related Support Services for Peterborough is about increasing the choices available for older people, including investing in extra-care housing.

In 2006 Axiom Housing Association opened an extra care/assisted living scheme. Friary Court consists of 40 ground, first and second floor flats, including six intermediate care flats. A further scheme within a mixed-use development is scheduled to be opened by Axiom in Peterborough in the summer of 2008. Alma Road extra care scheme will provide 40 one and two bedroom flats, six for Older People with dementia.

A 250 unit ExtraCare Village, with a mixture of houses and flats with options to buy, rent and share ownership and extensive social and leisure facilities is planned for Peterborough by the ExtraCare Charitable Trust.

Provision has been made in S106 agreements for further extra care schemes within future housing developments. The anticipated outcome is that additional housing will be provided for vulnerable older person households whilst releasing family homes for households who require this type of accommodation.

Neighbourhood Investment

The Neighbourhood Investment Plan has been developed in Peterborough with the aim of ensuring that both growth and regeneration are managed in a sustainable way. The plan is not a physical document - more an approach which enables key decision makers and stakeholders to identify the needs and desires of the communities. Primarily these are

- what existing communities need
- what emerging communities need
- what preferences residents have
- what investment is being made, and
- how investment – whether new or existing – can be used to improve quality of life.

There is a clear and tangible link between the Neighbourhood Investment Plan and Peterborough's Housing Strategy. As part of its role in facilitating strategic alignment, the Neighbourhood Investment Plan will work closely with and make constant reference to other key strategic documents and policies, including the Housing Strategy itself, the Local Area Agreement, and the Core Strategy.

This close inter-policy working will ensure that as Neighbourhood Investment delivers community planning, the needs and aspirations of residents in relation to future housing are well balanced and set against the evidence base and strategic recommendations contained within appropriate linked policy documents.

Ultimately the Neighbourhood Investment Plan will provide information and data from neighbourhoods that can be used to influence how and where new housing development should take place, and will help to ensure that new housing developments are identified by communities themselves as being required to manage the future growth of the city, thereby reducing tension and creating sustainable, inclusive communities with services provided to support them that are of an appropriate standard and frequency to meet demand. In the long term this will reduce potential tension or conflict arising through growth, will help to balance out the relative standards and quality of neighbourhoods across Peterborough, and will help the city to achieve its ambitious delivery targets.

Greater Dogsthorpe Partnership

The Greater Dogsthorpe Partnership (GDP) is a primary example of the Neighbourhood Investment Plan. It was created on 1 April 2006 with £1.6m of Government Neighbourhood Renewal Fund – Safer and Stronger Communities funding. After consultation with stakeholders from the statutory sector, voluntary & community sector, local community groups, service providers and local councillors it was agreed that the area would comprise of four identifiable areas or estates, Welland, Old Dogsthorpe, Bluebell and part of New England.

GDP's work is based around understanding local needs via consultation, and ensuring local people have opportunities to influence the shape of the activities which will be delivered in their neighbourhood.

One of the key successes within the GDP area has been the successful introduction of a volunteer scheme called Street Leaders. These resident champions are the eyes and ears of the GDP Environment Enforcement Officer. They identify and report issues such as flytipping, litter, empty/poor condition of houses, homelessness and graffiti as they go about their daily activities. They also act as a point of contact for local residents to report issues and offer support. The successful pilot exercise was undertaken in parts of North Ward and residents in this area have reported a marked improvement in the physical environment. The scheme is being introduced across the whole of the GDP area with 25 volunteers signed up and more to follow. Work with local schools to introduce Junior Street Leaders is an innovative scheme which aims to raise awareness of environmental issues with young people and enable schools to achieve Eco-school status.

Cross Keys Homes (CKH) is the major supplier of social rented housing in the GDP area, and is involved with GDP at strategic and local levels. Future plans include developing the links between the CKH Area Panel and GDP objectives to achieve common goals and provide wider benefits for local people, and CKH playing a key role in the development and delivery of multi-agency street surgeries.

There are plans to develop the Housing Advice surgeries scheme in the area to include improving energy efficiency and how residents can access home improvement grants. Other aims include supporting relevant households to move them away from fuel poverty.

In 2008 GDP will become a development trust. Amongst the plans being pursued to enable the trust to be sustainable is the identification of appropriate land for purchase and development to provide a range of benefits including quality houses. The trust will continue to offer a range of activities aimed at engaging local people to help improve their economic and physical wellbeing and ultimately achieve the goal of moving the area out of deprivation.

The Respect Standard for Housing Management

The Respect Agenda is a cross-Government strategy tackling anti-social behaviour (ASB) and its causes. Perceptions of anti-social behaviour are more common in deprived areas. To reflect this, the Respect Standard for Housing Management has been developed to provide a voluntary benchmark of the key elements that make up an effective landlord service in tackling anti-social behaviour. The Standard has six core elements:

- accountability, leadership and commitment
- empowering and reassuring residents
- prevention and early intervention
- tailored services for residents and provision of support for victims and witnesses
- protecting communities through swift enforcement
- support to tackle the causes of anti social behaviour

All Registered Social Landlords in Peterborough are being encouraged to sign up to the Standard.

Housing Options

Choice Based Lettings

Peterborough Housing Options service currently operates a very successful choice based lettings system which has attracted interest from 10 registered social landlords with housing in Peterborough. Income is generated for the Council through the services it provides for landlords that have signed up to the Peterborough Homes Partnership. As registered social landlords who are part of the partnership pay for this service they expect it to be a high quality, dynamic and responsive one. With this in mind there are enhancements to the scheme that will need to be put in place over the next three to five years:

- implementation of the latest software updates to give an even more efficient system which allows greater customer accessibility and interaction,
- an automated telephone bidding system which will allow greater customer interaction and self service.
- integration with digital television services will enable the properties let through the choice based lettings scheme to be advertised on digital television services with customers accessing information via their remote control and bidding for properties in the same way. Having this facility will allow greater customer accessibility particularly for applicants who are unable to use other methods of bidding and will save on costly press advertising.
- extending the scheme to allow private landlords to become part of the partnership. This is in line with DCLG recommendations and will generate further income for the Council

Medical Assessment of Housing Applications

Applicants who believe their application should be given additional priority because of medical issues currently have their medical problems assessed by a medical advisor to the Council. This service has been in existence for the last 10 years and is outdated and no longer meets the needs of the service. The integration of an Occupational Therapist into the team will provide a more 'fit for purpose' service allowing a more flexible, efficient and relevant approach. Key components to the assessment service will be to provide a service which is flexible and sensitive to the needs of the applicant, and to provide a holistic assessment which has a casework element and assists the applicant through the bidding process for choice based lettings as required.

Vulnerable People

The Housing Options Service is continuously developing to meet the needs of vulnerable people in the city including people with physical disabilities, mental health issues, learning disabilities, younger persons, older persons and those from BME backgrounds.

Promoting equality of opportunity is of paramount importance when assessing housing needs and the Housing Options Service has recently appointed an Occupational Therapist to ensure that no-one is disadvantaged by the systems used to assess need. In addition to the 'access for all' approach which is embedded in the Housing Options Service, training on Housing Options procedures is available to organisations specialising in assisting vulnerable groups and specific services are provided and/or are being developed.

Representatives from the Housing Options service regularly attend Circles Networks meeting to ensure that people with physical disabilities are adequately represented in both service planning and project delivery

The Housing Options Service, through the Homelessness Strategy 2008-2011, has committed to itself regular involvement and consultation with disabled service users.

Representatives from the Housing Options service regularly attend the Learning Disabilities Partnership Board to ensure that people with learning disabilities are adequately represented in both service planning and project delivery. This board is attended by both professionals and service users. A Housing sub-group of the board has been established to ensure that housing issues are adequately addressed and kept on the agenda for the board.

The Housing Options Service assists older people with housing needs by operating drop-ins and open days at Sheltered Schemes. There are also close links with Adult Social Care and we actively promote extra care schemes such as the Friary.

Younger people (16-25) represent a large proportion of the clients who are seen by the Housing Options Service, many of whom wish to make homelessness presentations. Supporting People funding has been secured to provide homelessness prevention workshops in schools and places of alternative education so that young people are well informed about their rights and responsibilities.

The Housing Options service has used the locally developed Weeks Of Action to target specific client groups, one such group being Black and Minority Ethnic people and faith groups. Outreach surgeries are being set up in communities and at New Link to ensure that people can access services if they are in housing need.

In 2004 the Audit Commission commended the Housing Options service on its use of interpreters and having dual phones. The service is also part of a data monitoring pilot which is looking at national data collection for housing authorities and is part of the pilot group which will be leading the way for England and Wales.

Housing Options staff have received training from the Peterborough Safeguarding Children's Board and are fully committed to contributing to each of the five Every Child Matters outcomes.

Funding

Peterborough's designation as a growth area since 2004 has led to a significant increase in the amount of subsidy available for the delivery of affordable housing. In March 2006, the Housing Corporation announced funding of more than £23 million for the delivery of 752 new affordable homes to be built in Peterborough during 2006-2008. Since March 2006, a further £1.3 million of grant has been allocated for an additional 30 units.

Funding of approximately £28.7 million could be available for affordable housing projects in Peterborough from the National Affordable Housing Programme 2008/11. Although this funding has not yet been allocated to specific projects, it is likely to significantly increase the number of affordable homes delivered during this timeframe.

Following the transfer of council stock to Cross Keys Homes, Peterborough City Council receives a percentage of the Right to Buy receipts which are generated from the sale of Cross Keys Homes' properties to their tenants. This money is ring-fenced to affordable housing projects and will go some way to increasing the number or the quality of new affordable homes.

Alongside opportunities to secure funding from the Housing Corporation, all other opportunities to secure funding for affordable housing projects will be explored. Historically, funding has been achieved through various initiatives including Growth Area Funding from EEDA and Extra Care Funding from the Department of Health.

Employment

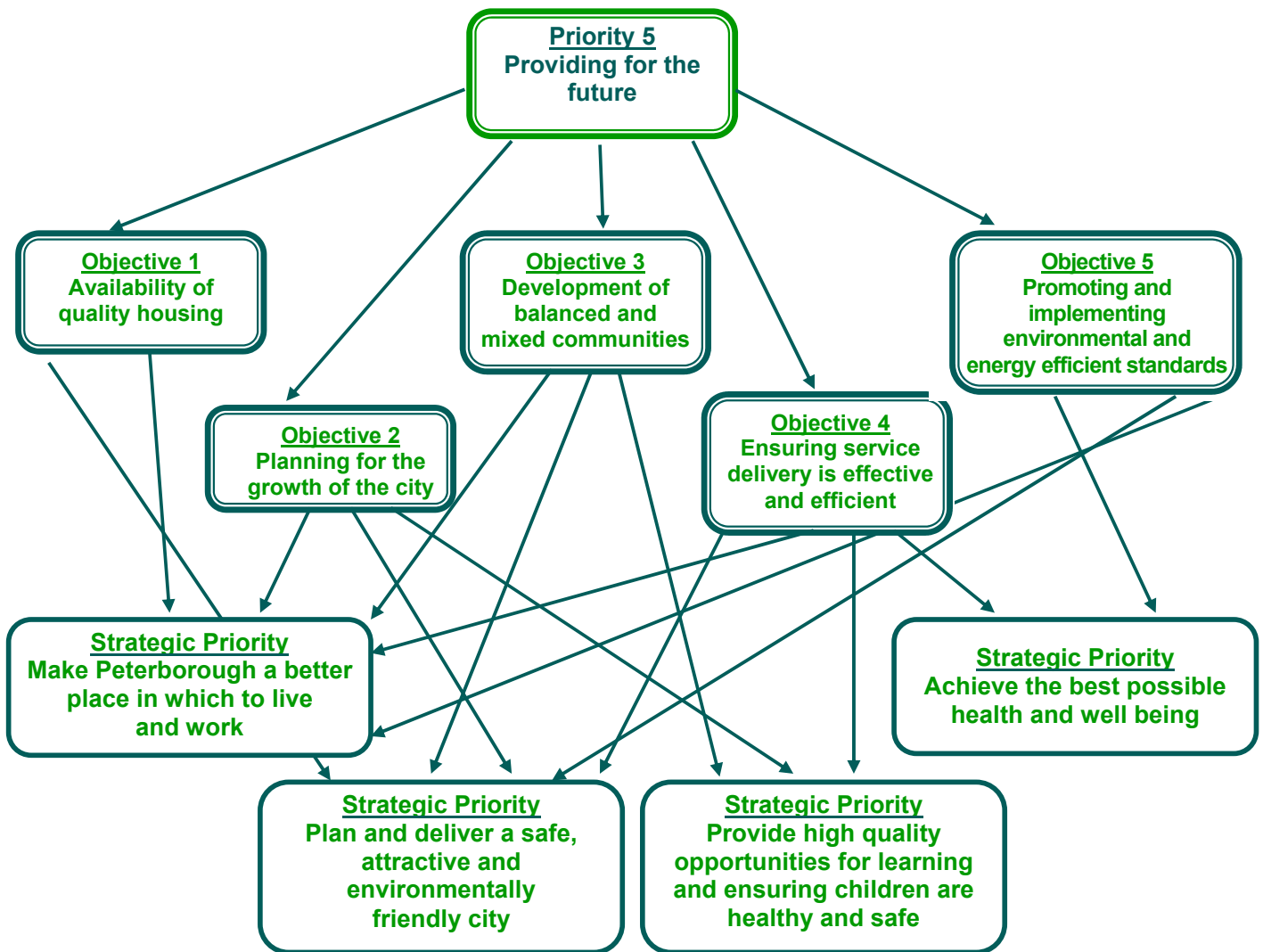
The Regional Spatial Strategy (RSS) requirement for the delivery of a minimum of 20,000 jobs in Peterborough between 2001 and 2021 is a target set along side the requirement for the delivery of 25,000 new homes in the same period. The need to develop balanced and mixed communities that meet the needs and aspirations of Peterborough's existing and future population is reflected in these targets. Currently, Peterborough's job market is weighted in favour of lower skilled and lower paid jobs.

The Peterborough Integrated Growth Study (IGS), to be published early 2008, is a key strategic document proposing options and recommendations for delivering growth in an integrated and sustainable manner. A priority for Peterborough and a key theme that emerged from public and stakeholder consultation during the development of the IGS was the need to increase the number of high skilled/high paid jobs in Peterborough, whilst at the same time ensuring equality of access to a wide range of jobs for all residents.

The IGS emphasises the importance of growing Peterborough's environmental employment sector, where there is the greatest potential for higher skill and therefore higher salary employment. Peterborough is building momentum in this sector through the current carbon challenge site on the south bank, and the plans for the development of the Station Quarter which will have a green office quarter and aim to attract employers from the environmental sector.

Ensuring a balance of housing in Peterborough that delivers a variety of housing in terms of size type and tenure, and meeting the needs and aspirations of a full range of households in Peterborough including executive households is essential to the growth of the city.

Key Actions for Priority 5	Housing Strategy Objective	Action Plan Ref.
Meet affordable housing targets	Objective 1, 2, 3	AP7
Complete the Local Development Framework	Objective 2	AP6
Implement a digital television service for Choice Based Lettings	Objective 2, 4	AP9
Ensure that data on housing development is included in the Neighbourhood Investment approach	Objective 2, 5	AP20



6. Partnerships

Greater Peterborough Partnership

The local strategic partnership in Peterborough is the Greater Peterborough Partnership. This organisation is tasked with bringing together public, private, voluntary and community organisations to plan and develop services to meet community needs, and to guide the city's development over the next few years.

The role of the GPP is to develop, communicate and achieve the community vision for the transformation of Peterborough into an ambitious, prosperous, exciting environment city - the centre of a thriving community of villages and market towns.

Peterborough Homes Partnership

The Peterborough Homes Partnership is made up of Registered Social Landlords in the city. Peterborough City Council operates a Choice Based Lettings scheme which allows people on the Peterborough Housing Register to bid for vacant properties advertised each week. Peterborough Homes Partnership members supply the Housing Options team with details of available properties. The partnership is well established and will be reviewed and renewed in November 2008. Registered Social Landlord partners will need to seek the permission of their respective boards to continue with the partnership and consequently the scheme will need to be considered fit for purpose. Registered Social Landlords who are part of the partnership expect it to be a high quality, dynamic and responsive one.

Neighbourhood Investment

Housing staff are working very closely with the Neighbourhood Investment team to deliver the Neighbourhood Investment Plan. Housing teams have adopted the five neighbourhood areas, and are providing services in the areas.

Housing Market Area

Peterborough City Council will continue to work closely with its sub-regional partners following the adoption of the Strategic Housing Market Assessment.

Sanctuary Scheme

The Sanctuary Scheme is an innovative approach to homelessness prevention. It provides professionally installed security measures to allow those experiencing domestic violence to remain in their own accommodation where it is safe for them to do so, where it is their choice and where the perpetrator no longer lives within the accommodation. The sanctuary project is only suitable in certain circumstances and information sharing between agencies is required to ensure the safety of victims of domestic violence and their children. Peterborough City Council launched the Sanctuary Scheme Partnership in April 2007 forming close links with Cambridgeshire Constabulary, Cambridgeshire & Peterborough Fire and Rescue Service and Cross Keys Homes.

It is the effectiveness of this partnership that makes the sanctuary model successful. Early indications have produced such encouraging results that the scheme will be developed further and extended over the next 3 years and it is hoped that the scheme will become part of a regional multi agency partnership.

7. Key Achievements from the Housing Strategy 2004 - 07

Action	Commentary
Monitor delivery of services and Promises of Cross Keys Homes.	Regular quarterly monitoring meetings initiated June 2006.
Implement the findings of the Best Value Review for Children in relation to DFGs.	Reviewed handbook on DFGs for Children in December 2005. Joint assessments now undertaken between Grant Officers and Occupational Therapists.
Introduce the Housing Health and Safety Rating system when it comes in to force.	Implemented on time in April 2006.
Promote the Affordable Warmth Strategy.	£400,000 annual budget allocated to support the Strategy.
Achieve the Quality Mark for Home Improvement Agencies.	Achieved in December 2005.
Promote the House Doctor Scheme to ensure that at least 40 Homeowners participate in the scheme each year	Funding secured from Supporting People until 2011. Scheme consolidated and expanded in November 2007.
Implements the revised Empty Homes Strategy and associated literature and promote initiatives.	Officer and budget allocated to bringing Empty Homes back in to use. Private Sector Leasing scheme launched in April 2007.
Monitor the Homeless Strategy & Action Plan.	Monitored by the Homeless Prevention Officer appointed in June 2006. Iterations of the policy produced annually over the life of the Strategy.
Introduce a Choice Based Lettings Scheme.	The scheme introduced in March 2004 for Cross Keys Homes (LSVT), November 2005 for a 3 further RSLs, and a further 7 RSLs joined the scheme in October 2006. The scheme has run through the life of the Strategy.
Establish a Common Housing Register.	Established in November 2005, and has run through the life of the Strategy.
Monitor levels of Rough Sleeping in the City.	Official counts conducted twice a year. Rough Sleeper Action Group formed May 2007.
Restrict the use of B&B for homeless families with children to short term emergencies (< 6 weeks).	B&B no longer used for families unless an emergency requires it.
Co-ordinate improved access to services for BME groups.	Improved interpretation and translation services. Key information in 7 most relevant languages for the people of Peterborough. Presentations and surgeries conducted at local community groups.
Provide proactive advice and information on Homelessness issues and access to housing.	Service Level Agreements set and maintained with local voluntary groups whilst Welfare Benefits Advice and Housing Advice moved in house over the life of the Strategy.

Undertake a Service Review of all supported housing provision funded by Supporting People.	Completed by March 2006.
Provide regular updates on performance and monitoring returns from providers to the Supporting People Commissioning Body.	Completed over the life of the Strategy
Provide regular performance information on returns to ODPM [CLG].	Completed over the life of the Strategy
Develop a 5 year strategy for Supporting People.	Completed. Strategy runs from April 2005 to March 2010
Participate and progress the work of the Cross Authority Group.	Completed over the life of the Strategy
Work with local communities to identify support issues for older people from BME communities for inclusion in the Supporting People Strategy.	Fieldwork and consultation completed in October 2004. Report produced in November 2004
Improve access to Housing Options Service for BME groups.	Improved interpretation and translation services. Key information in 7 most relevant languages for the people of Peterborough. Presentations and surgeries conducted at local community groups
Conduct Equality Impact Assessments.	Completed by August 2005
Promote and extend the 'Open Out' scheme.	Scheme reviewed in June 2006
Establish reliable sources of housing needs information.	Realdemand Housing Market GIS System purchased
Report on the findings of the study into Peterborough's Housing Market.	Report completed in October 2004 and presented to stakeholders and partners in March 2005
Negotiate S106 agreements that deliver 30% Affordable Housing on each development.	Section 106 agreements now being negotiated at the rate of 30%, where applicable, for Affordable Housing for developments over the size of 14 units
Ensure delivery of a range of tenure options on affordable housing sites.	Current Strategy delivers tenure mix of 70% rented and 30% intermediate on Housing Corporation and S106 funded sites
Regularly monitor RSLs affordable housing development programme.	RSLs affordable housing development programme is robustly monitored on a quarterly basis using a corporate project management tool
Annually increase the number of new affordable homes funded.	During 2004 to 2005, 57 units per year were delivered. 2006 to 2007, 296 units are due to be completed per year

8. Monitoring the Housing Strategy

Performance across Peterborough City Council is closely monitored to ensure effective delivery, best value and best practice.

This Housing Strategy will be monitored in accordance with this and alongside the monitoring of Peterborough Corporate priorities.

Some of the actions in the action plan are linked to those in the Strategic Growth & Development Business Plan which has robust monitoring processes.

The action plan itself will be monitored annually, and targets reviewed. The Council has incorporated the new National Indicators set by the Government to monitor progress and performance into its internal business planning processes.

The Housing Strategy will be aligned with other emerging strategies, and the Strategic Growth and Development unit within the Chief Executive's department has clear targets for achieving aligned strategies across the Council.

Appendix 1

Action Plan

Ref No.	Action	Responsible Officer	Target/Milestone	Business Plan Ref.	Housing Strategy Objectives
AP1	Increase the % of new homes built to lifetime homes standards	Strategic Planning & Enabling Manager	20% in 10/11	SGPE 007	2 and 3
AP2	Develop a Fuel Poverty Strategy	Private Sector Housing Manager	Complete strategy in 2008/09 and implement		1, 2 and 5
AP3	Increase the number of new homes built	Strategic Planning & Enabling Manager	1400 new homes per year by 2010	SGPE 013	1, 2 and 3
AP4	Implement the Empty Homes Strategy	Private Sector Housing Manager			1 and 2
AP5	Meet Decent Homes Standards for private sector housing	Private Sector Housing Manager	70% by 2010 of private sector homes meeting standard	SGPH 002	1 and 5
AP6	Monitor the number of documents adopted as part of the Local Development Framework	Strategic Planning & Enabling Manager	6 documents incorporated by 2010	SGPE 006	2 and 5
AP7	Affordable Homes Built	Strategic Planning & Enabling Manager	200 per year by 2010	SGHS 002	1 and 2
AP8	Reduce the number of people in Temporary Accommodation	Housing Options Manager	57 by 2010	SGHO 002	1 and 4
AP9	Implement a digital television service for Choice Based Lettings	Housing Options Manager	Implement system by 2011		2 and 4

Action Plan (continued)

Ref No.	Action	Responsible Officer	Target/Milestone	Business Plan Ref.	Housing Strategy Objectives
AP10	Implement an automated telephone bidding system for Choice Based Lettings	Housing Options Manager	Implement system by 2009		2 and 4
AP11	Promote the Healthy Homes Advisor Scheme	Private Sector Housing Manager	Implement across city by March 2010		4
AP12	Gain a Quality Mark for Housing Advice	Housing Options Manager			4
AP13	Provide floating support for young people in independent accommodation	Supporting People Manager			3 and 4
AP14	Implement the Homelessness Strategy	Housing Options Manager	Implement by end 2008. Continue to review and develop		2, 3 and 4
AP15	Develop and deliver the Homelessness Prevention Education programme	Housing Options Manager			2, 3 and 4
AP16	Develop and implement a Selective Licensing Scheme	Private Sector Housing Manager			2
AP17	Provide a Tenancy Relations Service	Private Sector Housing Manager			2
AP18	Carry out a House Condition Survey	Private Sector Housing Manager			1 and 5

Action Plan (continued)

Ref No.	Action	Responsible Officer	Target/Milestone	Business Plan Ref.	Housing Strategy Objectives
AP19	Reduce Carbon Emissions	Private Sector Housing Manager			5
AP20	Ensure that data on housing development is included in the Neighbourhood Investment approach	Neighbourhood Investment Manager			2 and 3
AP21	The provision of 35% affordable homes on all S106 sites of 15 or more units	Strategic Planning & Enabling Manager			1, 2 and 3
AP22	Carry out a survey into the needs of migrant households.	Strategic Planning & Enabling Manager	Complete study in 2008/09		1, 2 and 3
AP23	Undertake consultation and engagement with Gypsies and Travellers including housing needs	Strategic Planning & Enabling Manager	Complete by July 2008		2 and 3
AP24	Develop housing related support services to meet the RSS growth targets for Gypsy and Traveller accommodation	Supporting People Manager	Completed by December 2011		2, 3 and 4
AP25	Completion of a Rural Housing Strategy	Strategic Planning & Enabling Manager	Complete strategy in 2008/09		2 and 5
AP26	Measure the % of people who feel they can influence decisions in their locality	Consultation and Engagement Officer	50% by 2011		3
AP27	Tackle fuel poverty - people receiving income based benefits living in homes with a low energy efficiency rating	Private Sector Housing Manager	Decrease by 7% of baseline by 2011		1 and 5

Appendix 2

A8 Countries

The A8 countries are 8 countries from Eastern Europe who all joined the EU in 2004 as part of the largest single expansion of the EU since 1957.

These countries are:

Czech Republic	Lithuania
Estonia	Poland
Hungary	Slovakia
Latvia	Slovenia

A8 nationals coming to Britain were allowed to work as long as they registered under the new Worker Registration Scheme.

Appendix 3

Prior to producing this draft version of the Housing Strategy 2 consultation events were held in September and October 2007 to assist with producing a relevant draft for key stakeholders. The following consultees were invited to the events and given supporting documentation:

Mental Health and Learning Disabilities	Connexions
Peterborough PCT	Business Support Peterborough City Council
The Housing Corporation	Bedfordshire Pilgrims Housing Association
Environmental Health Peterborough City Council	Peterborough Housing Forum
Greater Peterborough Partnership	Optima Ltd
The Salvation Army	Supporting People Peterborough City Council
Peterborough Regional College	Floating Support and Hostels Management Cross
Twigden Homes	Keys Homes
Federation of Tenants & Residents Associations	Redrow Homes
Neighbourhood Investment Peterborough City Council	Bridgegate
Private Sector Housing Peterborough City Council	Programme Management Peterborough City Council
Planning Peterborough City Council	The New Haven
Age Concern	Supported Housing Management Fairview Court
Learning and Standards Peterborough City Council	Probation Accommodation Advice
Opportunity Peterborough	Gladstone Connect
Barker Storey Matthews	Community Safety Team leader Peterborough City Council
Minster (Hyde Group)	Peterborough Racial Equality Council
Legal Services Peterborough City Council	Capital Projects Peterborough City Council
Drink Sense	Housing Options Peterborough City Council
Home Group	Housing Advice Peterborough City Council
Larkfleet Homes	Ruddle Wilkinson Architects
Persimmon Homes	Youth Offending Service PCC
Axiom Housing Association	Dickens Watts and Dade
Universal Services Peterborough City Council	Timestop
Children's Specialist Service Peterborough City Council	YMCA
Axiom Homelessness Action	Architects Design Consortium
Accent Nene	Smiths Gore
Development Control and Enforcement	Strategic Growth and Development Peterborough City Council
Peterborough City Council	St Theresa's Day Centre for the Homeless
CAB	O & H Hampton Ltd
Housing Strategy and Enabling Peterborough City Council	EERA
Peterborough Red Cross	PDG Architects
Planning Policy Peterborough City Council	Homelessness Prevention Peterborough City Council
Cross Keys Homes	Older People and Emergency Care Peterborough PCT
Homebuy BPHA	Planning Obligations Peterborough City Council
Cabinet Member for Housing, Regeneration and Economic Development, Peterborough City Council	
Davis Langdon	

Consultation Event 29th September 2007

Notes of the first consultation event on 25th September 2007

Following a presentation from Errol St-John Smith on the issues relevant to the development and delivery of Peterborough's forthcoming Housing Strategy, the following queries and topics were raised for discussion.

How does PCC intend to achieve its target of 10,000 homes over the next 3 years described in the presentation?

A percentage of affordable homes will come through s.106 agreements with private developers. Sites for some significant and strategic developments have already been identified. A meeting with developers is due to take place on 28 September which to discuss their role in the development of the strategy.

Is there a prescribed timetable and process for developing the Housing Strategy?

Peterborough needs to have its new Housing Strategy approved and in place by April 2008. This means completing the strategy by the end of November 2007, in time to begin the adoption process via scrutiny panels and cabinet ready for Full Council on 9th April. Consultation with stakeholders on the Housing Strategy will continue during this period. While adoption of the strategy by Full Council is the last formal stage of approval, Peterborough will be looking to include Go-East and The Housing Corporation in the consultation process and ensure the strategy meets with their approval. It should be clear however, that approval will not secure any explicit commitment from them in terms of funding. The quality of the strategy will influence the levels of funding received by Peterborough and for this reason it is important that the Housing Corporation and Go-East are a part of the consultation process.

If Peterborough is planning to build 4,000 affordable homes over the next three years, has the split between shared ownership and social rented been determined and proportions of family housing and single persons units? How will this amount of affordable homes meet the need of the 9,000 applicants on the Housing Register?

While the Housing Register is one indicator of need, the sample from the recently conducted Housing Needs Survey provides a more accurate expression of the need in Peterborough. The Housing Needs Survey has been undertaken as part of the Peterborough Sub Regional Housing Market Assessment (HMA) and once all the data has been reported from this study we should be in a better position to determine property type, tenure and size required in Peterborough.

Is there a risk that Peterborough could go for growth and then find that there is not the demand for all these extra properties?

As part of the growth agenda, Peterborough needs to attract 20,000 new jobs to the city between 2001-2021. Our growth will need to track the market and the quality and size of new homes must meet the needs of the market. Developers will not be prepared to build properties unless they are satisfied that there is a demand.

How should Peterborough City Council and other organisations address the existing poorer quality housing that people are living in including our migrant population in houses in multiple occupation (HMO)?

It is important that there is a focus on the private rented sector, as it does provide an important contribution to the market – it is not just about home ownership.

The council is already aware of the issues regarding HMOs locally and they are being closely monitored and reported on. Cllr Holdich has asked for a particular focus on streets where there are a large number of HMOs.

While the planned growth for Peterborough should reduce the market for HMOs, the market for private rented accommodation is very buoyant at present and HMOs in particular, are meeting the demand from certain groups such as migrant workers, who want to live in particular locations in the city.

There seems to be debate on the demand for key worker housing in Peterborough, is there any clear indication regarding the level of demand?

In terms of current housing need the provision of key worker housing is not a particularly high priority, due to a low level of demand. However, once we have the results of the Integrated Growth Study (IGS) and the HMA, we should have a better indication of the impact of growth on the demand for key worker housing.

Will the Housing Strategy refer to planning obligations to deliver affordable housing?

Since it may be the case that affordable housing is outside the scope of the policy currently being developed on s.106 agreements, the Housing Strategy will play an important role in sorting out planning obligations. If the strategy does not provide robust evidence of housing need, then the council will not be able to successfully negotiate with land owners to ensure delivery. Historically, this has proved a problem. There are sites within Peterborough where s.106 agreements have already been signed agreeing to affordable housing provision well below a threshold of 30% of the total development. This will impact upon our ability to meet our affordable homes target over the next three years. To prevent further instances of similar compromise for affordable housing, we need to ensure political support for robust future negotiations on large developments that will have a big impact on Peterborough and its economy. The new guidance in PPS3 should help with securing adequate affordable housing on future sites.

While a strong bargaining position for the council is important, negotiations must ensure that it still affordable for Developers to build. In terms of land supply for future development, while land has been identified, not all sites yet have planning permission.

Does the discussion regarding negotiating s.106 agreements indicate that Peterborough is not confident that it can deliver the need identified and the growth planned?

The targets for Peterborough's growth are fantastic, particularly when compared to previous levels of delivery. Any city planning this level of growth, should expect to encounter some challenges to achieving their target.

The Housing Strategy will need to be sensitive to the market and flexible enough to respond to any changes or developments that will affect our targets for growth.

Notes of the Second Consultation Event, 31st October 2007

A presentation from Errol St-John Smith on the issues relevant to the development and delivery of Peterborough's forthcoming Housing Strategy provided some insight into the emerging outcomes of the Peterborough Housing Needs Survey (HNS) and the Strategic Housing Market Assessment (SHMA). The target for the number of new homes over the next 3 years outlined at the first consultation event in September was amended and Errol advised that the target over the three year life of the next strategy should be 6,000 new homes with 2,400 of these homes being affordable, in line with the outcomes of the HNS. The point was made that HNS indicators are not necessarily policy. The following queries and topics were raised for discussion.

Will stakeholders receive a copy of the draft Housing Strategy?

The draft strategy will be made available on line early in the New Year as part of the consultation process. There will be the opportunity to feedback your views on the document.

How will Peterborough achieve its delivery targets for housing in the absence of the Local Development Framework being in place and with the Local Plan being out of date?

The Local Plan is still in place and it includes land allocated for development which will ensure adequate provision for the coming years. There is sufficient land capacity with out line planning permission or planning permission to meet delivery targets. The problem will be issues of land provision from 2012.

Are Peterborough's targets deliverable in view of the fact that we have not achieved delivering this level of new homes in recent years?

Although there is no guarantee that the figures will be achieved in full, they do provide a useful target.

What will be the impact of regulations regarding Eco and carbon zero homes?

The following views were expressed in response to this question;

We need to have a balance of Eco homes over a period of time. If we try to move too quickly, properties will become too expensive and grind building to a halt.

The face of housing will have to change to accommodate Eco housing. People like traditional housing, the challenge will be getting them to want carbon zero housing and being able to afford. House builders are very conservative. Until they change their outlook, eco homes will not be mainstreamed. The introduction of eco homes has been successful in Europe.

If Peterborough achieved the tenure split for affordable housing of 85% social rented and 15% shared ownership described as desirable in the presentation, what would be the impact the housing register?

In reality the split is likely to be 70/30%. Shared ownership is going to be out of the reach of the financial capacity of most people in the private rented and social rented sector.

Are we learning from cities like Leeds where there has been a high level of new build flats which are now sitting empty?

There are three options for the development of the city in the Integrated Growth Study that is currently being consulted on, one of which involves high densities in the city centre. Peterborough needs to focus on what we need as a city as a whole and learn from others mistakes. There are examples where high densities work such as Luton and Bath.

Appendix 4

Reference

[Peterborough Integrated Growth Study](#) - the Integrated Growth Study (IGS) was commissioned to provide a framework through which anticipated future growth in Peterborough could be delivered in the most sustainable and appropriate manner. The document is not yet available for consultation.

[East of England Regional Spatial Strategy](#) - the East of England Regional Assembly has prepared a new Regional Spatial Strategy (RSS) for the East of England called the East of England Plan.

[Regional Housing Strategy](#) - the Regional Housing Strategy for the East of England sets out the strategic direction for the delivery of housing in the East of England - helping to meet the challenges of growth and regeneration in the Region, and more specifically to inform the recommendations for public investment in affordable housing.

[Code for Sustainable Homes](#) - the Code measures the sustainability of a new home against categories of sustainable design, rating the 'whole home' as a complete package. The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home.

[Planning Policy Statement 3: Housing \(PPS3\)](#) underpins the delivery of the Government's strategic housing policy objectives and our goal to ensure that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live.

[Housing Corporation Design Quality Strategy](#)

[Strategic Housing Market Assessment](#)

[Cambridgeshire County Council Research Group](#)

[Peterborough City Council Empty Homes Strategy](#)

[Supporting People Five Year Strategy \(2005-2010\)](#)

[GPP Rural Strategy](#)

[Climate Change Strategy](#)