



Building Altogether Better Lives: Housing Strategy Issues and Options Paper

Consultation Response of Coxhoe Parish Council

This document as agreed by the Coxhoe Parish Council County Durham Plan Working Group on 22nd July 2010 and formed the basis of recommendations to the Full Council meeting on 28th July 2010. This response document was formally approved at that meeting.

July 2010

Building Altogether Better Lives: Housing Strategy Issues and Options Paper

Introduction

The County Council are consulting on the development of a Housing Strategy for County Durham. This is a summary paper to help Members of Coxhoe Parish Council to submit a response to the County Council.

The document starts with a description of County Durham followed by a 'spatial' Vision of how different parts of the County might look in 2030 together with a set of objectives for getting there. The document picks up the threads of the County Durham Sustainable Communities Strategy (County Durham Partnership, 2010) and Regeneration Statement (Durham County Council, 2009) and weaves them into the framework of three Housing Objectives around which the new Housing Strategy for County Durham will be built. The Issues and Options Paper is the second stage of preparing a new Housing Strategy for Durham County Council following its formation as a new Unitary Authority in April 2009. This Issues and Options Paper is intended to enable a debate on the key Housing issues to consider for County Durham, in the context of the delivery of the Vision and Outcomes of the County's Sustainable Communities Strategy and Regeneration Statement. At the end of the consultation the County Council will combine this Issues & Options Paper with an 'Action and Investment Plan' that sets out how they intend to deliver on the preferred Options for each of the issues (subject to feedback from the consultation on this paper) alongside an Investment Plan that sets out how we will align our resources, and those of our partners, to deliver these Actions. They will then produce a final draft Housing Strategy Delivery Plan which will summarise the previous three stages and establish how the Housing Strategy will be delivered. The Delivery Plan will be owned and managed by the County Durham Housing Forum, ensuring that our key Partners are very much part of our Strategic Housing Authority role.

The County Durham Partnership has, through the development of the Sustainable Communities Strategy, identified a vision for County Durham which is challenging and ambitious but which is, now more than ever, needed to ensure that the county is able to move forward in difficult economic times. In doing so it is essential that the County also ensure that we enhance and protect the environment in which we live and that our decisions are sustainable and long lasting. The County Durham Plan, for the first time in many years provides the opportunity to look at the County as one and to develop a strategy which works for the whole area, where we can focus and prioritise to ensure that we maximise the economic potential within the region, whilst still able to maintain and enhance

the environment which makes County Durham so unique. This strategy seeks to identify what is needed and where; identifying those areas which will attract new and long lasting investment whilst also understanding what each settlement needs to ensure that services, opportunities and choice are maintained. There are some challenging options within

the document each of which has been developed through consultation and evidence and which the County Council feel achieves what is set out in the community strategy and which is right for the County. It sets out a strategy of attracting people to the most accessible areas but also encouraging local growth in jobs and housing elsewhere.

The Plan looks at ways of increasing those areas where we as a County have been falling behind; for instance there is no national headquarters located here, why? Because at present we just do not have the right sites. Attracting national companies to the area brings profile but also many more jobs and suppliers to the area. We have a fantastic coast, countryside and heritage and yet tourism is not a major employer, we need to look at the offer we provide to visitors; the hotels and infrastructure required to get more people to come and stay longer.

The County Council feel we need to get the right housing in the right locations. Getting on the housing ladder has never been harder; we need to look at a range of solutions to ensure everyone has the opportunity and choice of getting started. Equally by building more large executive homes it has been shown that we will be able to attract more businesses and jobs to the area as people relocate. More population brings more spending therefore more shops and facilities and helps keep our essential services going and improving. It also brings issues around traffic generation and again the County Council feel that we must look at ensuring that whatever development we attract provides ways to not only cope with extra demand but also to alleviate existing problems and provide more sustainable options. The County Council consider that this is a fantastic opportunity for County Durham to set out a bold new direction which will lead to a more sustainable future, working alongside partners, communities and stakeholders it will provide a long lasting legacy that we can all benefit from. The County Council is seeking views on how, together, we can make this a reality. Comments should be received by no later than **4.30pm on Friday 6th August 2010**. Please note that these will be made publicly available. This summary paper is aimed at seeking Coxhoe Parish Council's views on how it might best respond. Members have been provided with access to the full document.

Links to other key documents

The Housing Strategy is linked to the following key documents:

- County Durham Sustainable community Strategy;
- County Durham Regeneration Statement;
- County Durham Health Improvement Plan;
- The Local Investment Plan; and
- The review of Older Persons Accommodations and related Housing related Support Services.

The Housing Strategy will provide the housing expression on the County's **Sustainable Community Strategy (SCS)**. The County Durham Partnership published the SCS in March 2010, introducing the Vision for an '*Altogether Better Durham*', the key priorities for change and how we plan to deliver them over the 20 years to 2030.

The SCS is organised into 5 key objectives:

- Altogether Wealthier- focused on creating a vibrant economy and putting regeneration and economic development at the heart of the SCS;
- Altogether Better for Children and Young People - enabling children and young people to develop and achieve their aspirations, and to maximise their potential in line with Every Child Matters;
- Altogether Healthier - improving health and wellbeing;
- Altogether Greener - ensuring an attractive and 'liveable' local environment, and contributing to tackling global environmental challenges;
- Altogether Safer - creating a safer and more cohesive county.

The SCS also five main objectives which are mirrored in the County Durham **Regeneration Statement**:

- A thriving Durham City to exploit its potential as a major retail, business and residential centre, academic and cultural hub and visitor destination;
- Vibrant and successful towns to unlock the potential of our network of major centres;
- Competitive and Successful People;
- Sustainable Neighbourhoods and Rural Communities where there is a choice of quality and affordable housing and schools fit for the future; and
- A Top Location for Businesses to locate and develop.

The County Durham Regeneration Statement provides an 'economic narrative' and a 'Place based approach' to the delivery of the SCS and is another key influence on the Housing Strategy. The Regeneration Statement includes an overview of where County Durham is now and what is needed to make County Durham a better place to live, work, invest and visit and outlines the spatial, social and economic priorities for the coming years. It sets out how the future might look in County Durham and what the broad priorities are across the County to drive the regeneration and economic prosperity of County Durham for its places, its people and its businesses. The Regeneration Statement started a dialogue about the role of some of the major residential centres across the County, and identifies four spatial 'zones' (referred to 'areas of opportunity') into which County Durham can be usefully divided when considering economic and spatial policy development and investment: Durham City, North and East Durham, South Durham and West Durham. The new Housing Strategy will adopt the same 'areas of opportunity' in describing the future roles of our City, towns and villages and the critical importance of the provision of good quality housing and housing-related services to achieving growth and sustainability.

The County Durham **Health Improvement Plan**, published in March 2010, sets a broad thematic direction of travel for the Council and its partners to improve the health & wellbeing of the County's residents. The plan reflects feedback from the Local Area

Agreement, the Regional Health Strategy, Better Health Fairer Health, Local Area Agreement targets and local priorities directed by the County Durham Partnership's Health & Well-being Partnership and NHS County Durham's Public Health Delivery Plan for 2010-12 (currently in final draft format as at April 2010).

Adopted in April 2010, the **Local Investment Plan (LIP)** was developed with the Government's Homes & Communities Agency as a product of the 'Single Conversation' process between the County Council, key partners and the Agency.

The LIP proposes a series of priority actions for housing and regeneration in each of the 'areas of opportunity' identified in the Regeneration Statement. The LIP is currently going through a period of consultation with key stakeholders including ONE North East (The Regional Development Agency), Government Office North East, the County Durham Housing Forum and County Durham Economic Partnership, and others. This will be followed up with the development of Durham's Local Investment Agreement later in 2010.

The Housing Quality Network commenced a **review of older persons accommodation and support services** in County Durham in February 2010 with a completion date for the review in June 2010. The early findings of the review have identified the following issues:

- Making best use of the conventional stock by tackling poor housing conditions and through the development of an under occupation strategy.
- Making best use of the designated older persons stock as low demand properties are likely to increase.
- The potential of new supply is very limited.
- Meeting the housing and support needs of the rural community is emerging as a priority.

A Vision for County Durham

In relating the vision set out in the Sustainable Community Strategy and that set out in the County Durham Plan Core Strategy Issues and Options Paper, the Housing Strategy Issues and options paper reaches the following conclusions on the impact of the recession;

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

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

The impact on housing has been dramatic.

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

The Paper then sets out the spatial pattern for County Durham. Coxhoe is located in the Central Durham area which focuses development towards Durham City. The commentary on central Durham is as follows:

The ‘opportunity area’ of Central Durham is defined as Durham City and the adjacent settlements with strong links to the City. The City’s retail catchment area (i.e. the area from which a high percentage of people travel to shop in the City) provides a good indicator of the locality. Research (Donaldsons, 1997 & GVA Grimley, 2009) has shown this area covers some 30 settlements from Lanchester in the west to Ludworth in the east to Sacriston in the north and to Coxhoe in the south (with a population of about 100,000 - 20% of the County figure).

The Central Durham Delivery Area includes Durham City, the county town and its largest settlement, with a population of 42,000, 8.5% of the County’s resident population. However, the City’s unique character and setting, supporting the internationally renowned Cathedral and Castle World Heritage Site, combined with Durham City’s importance as an administrative, educational, employment, service and tourist centre, belies its relatively small size. Its importance to the region is recognised in the Regional Spatial Strategy ⁽⁵⁾ (RSS), where it is defined as the Main Settlement outside the conurbation in the Tyne and Wear City-Region, and its links to the Tees Valley City-Region are also noted. The RSS also identifies the City as one of five Strategic Public Transport Hubs in the north-east.

It then sets out a vision for County Durham which is the same as set out in the County Durham Plan Core Strategy Issues and Options Paper. Finally the Housing Strategy Options and Issues Paper sets out the settlement hierarchy set out in the Durham Plan Core Strategy Issues and Options Paper.

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Question 1: In terms of the wider context for the development of the Housing Strategy, is there anything else that we need to take into account?

Response of Coxhoe Parish Council:

Coxhoe Parish Council would not wish to raise any further issues for the County Council to take into account in setting the wider context for the development of the Housing Strategy.

Housing Strategy Objectives and Outcomes

The *Altogether Better* County Durham Vision, the two main aims of *Altogether Better Place* and *Altogether Better for People* and the complementary ambition to create **sustainable places where people want to live, work, visit and invest** sets the context for the development of the County Council's new Housing Strategy for County Durham. A strapline is drawn from this for the new housing Strategy:

Building *Altogether Better* Lives: A Housing Strategy for County Durham 2010-2015

The County Council feel that this strapline reflects both the *Altogether Better* vision of the Council and County Durham Partnership and also the 2009 *Building Better Lives* report by the Audit Commission ⁽⁸⁾ which sets out the importance of the Local Authority Strategic Housing role as a key enabler of Sustainable Community Strategies.

The County Council have established three key objectives for the Housing Strategy, reflecting what we consider to be the key components of Building *Altogether Better* Lives through Housing:

- '*Altogether Better* Housing Markets';
- '*Altogether Better* Housing Standards'; and,
- '*Altogether Better* at Housing People'



The Following outcomes are set out for achieving the objectives:

Objectives	Outcomes
<i>Altogether Better</i> Housing Markets	<p>More new housing built, with a range of housing types and tenures to meet the economic and social needs of our County</p> <p>More joined-up approach to regeneration and delivery providing more 'bang for buck'</p>
<i>Altogether Better</i> Housing Standards	<p>More Decent Homes</p> <p>Fewer Empty Homes</p> <p>Improved management standards in the private rented sector</p> <p>Enforcement taken against problem landlords</p> <p>Warmer Homes</p> <p>Safer Homes</p>
<i>Altogether Better</i> at Housing People	<p>More & better Homes for vulnerable groups</p> <p>More & better support services for vulnerable groups</p> <p>Higher quality Housing Services in the public and private sectors</p>

Question 2: Do the strapline and three key objectives cover the full range of issues that the Housing Strategy needs to address?

Response of Coxhoe Parish Council:

Coxhoe Parish Council would not wish to raise any further issues for the County Council to take into account in setting the strapline and key issues. It further supports the stated objectives.

Question 3: Are there any other high level outcomes that we need to identify at this stage, and if so which of the three objectives would they come under?

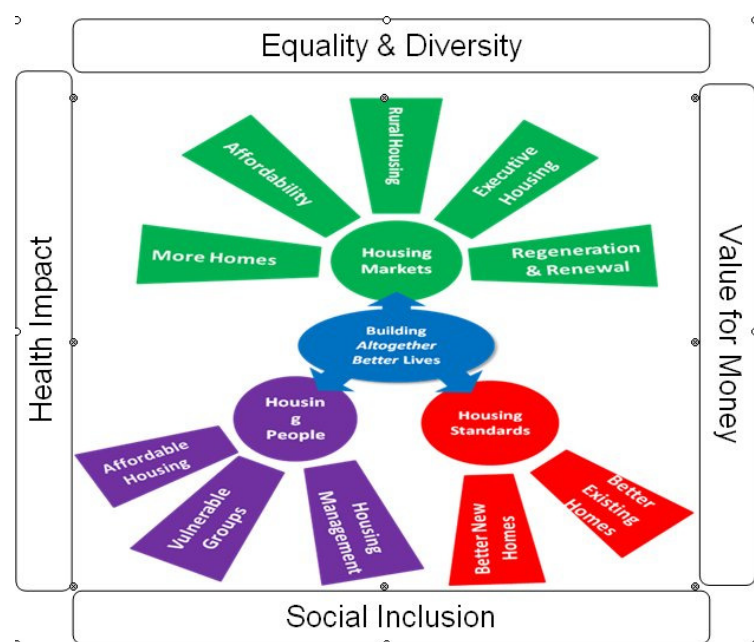
Response of Coxhoe Parish Council:

Coxhoe Parish Council supports the intended outcomes and feels that they are reasonably comprehensive. It suggests that a further outcome under Altogether Better housing ought to be:

Housing is directed to the most sustainable locations

Housing Strategy Issues and Options

The County Council have identified 14 key issues to be addressed in the delivery of the Objectives and Outcomes of the Housing Strategy. The first ten relate to the three objectives, with the additional four cross-cutting issues of Equality & Diversity, Value for Money, Health Impact and Social Inclusion:



Issue 1 Housing Growth More Homes

The Strategy sets out the housing numbers required as set out In the County Durham Plan Core Strategy issues and Options Paper

Question 4: Do the proposals from the LDF Issues & Options paper (4a – 4j) properly reflect the range of options for housing development in the key settlements under Option A?

Response of Coxhoe Parish Council:

Coxhoe Parish Council has submitted its views on the County Durham Plan and asks for these views to be taken into account. It considers that the proposals in the the LDF Issues & Options paper do reflect the range of options for housing development in the key settlements under Option A.

In respect of 4a the Parish Council has submitted specific views about option choice. In respect of 4b-j it feels that the County Council ought to consider the views of the communities concerned in establishing the range of and choice of options under the County Councils Preferred Option A.

Question 5: Do the proposals from the LDF Issues and Options paper (Issues 5a - 5j) properly reflect the range of options for housing development in the key settlements under Option B?

Response of Coxhoe Parish Council:

Coxhoe Parish Council has submitted its views on the County Durham Plan and asks for these views to be taken into account. It considers that the proposals in the the LDF Issues & Options paper do reflect the range of options for housing development in the key settlements under Option B.

In respect of 5a the Parish Council has submitted specific views about option choice. In respect of 5b-j it feels that the County Council ought to consider the views of the communities concerned in establishing the range of and choice of options under the County Councils Option B.

Question 6: In terms of the proposals on Options from the LDF Issues and Options paper which do you think most clearly align with our ambition for County Durham?

- A. Option A - Promoting Economic Development
- B. Option B - Targeted Regeneration
- C. A combination of the two

Response of Coxhoe Parish Council:

The County Council are urged to take fully into account views received before determining which option they ought to follow. The Parish Council would support the County Council's ultimate decision if it can subsequently demonstrate that it has fully taken account of the views of people in the County.

Question 7: Are there any other options that we should consider in developing for growth and change?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make on this issue.

Issue 2: New Affordable Housing – tackling affordability ‘hotspots’

Question 8: Is the principle of an overall Countywide target of 20% of affordable housing, with specific targets for individual sites based on an Economic Viability study and local affordability/housing market intelligence a sound one?

Response of Coxhoe Parish Council

Coxhoe Parish Council agree to the proposed approach to affordable Housing

Question 9: If not what should the appropriate target be?

- A. 10%
- B. 20%
- C. 30%
- D. 40%

Response of Coxhoe Parish Council

Coxhoe Parish Council supports Option B as it feels that if implemented within Coxhoe would achieve the needs of the communities and accord with the Coxhoe Parish Plan.

Question 10: Should the aspiration for a mixed provision of affordable homes, including low cost ownership and intermediate rent, remain despite current housing and mortgage market conditions?

Response of Coxhoe Parish Council

Coxhoe Parish Council agrees that the aspiration for a mixed provision of affordable homes should remain.

Question 11: Which is the most appropriate type for County Durham?

- A. Rented from a social housing provider such as the Council or Housing Association.
- B. Intermediate housing such as shared ownership, shared equity, Homebuy etc.
- C. Low cost market housing provided by a house builder

Response of Coxhoe Parish Council

Coxhoe Parish Council considers that a mix related to local need would provide more choice.

Question 12: How else could we look to maximise provision of new affordable housing in County Durham?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make on this issue

Issue 3: Rural affordable housing

Question 13: What is the best way to secure affordable housing within the rural areas of the County, particularly within the West Durham sub area?

- A. Apply the same policy that is used within the rest of the County i.e. Delivered as part of a mixed tenure open market development.
- B. Apply a rural exception policy to meet the needs identified in local housing needs surveys.

Response of Coxhoe Parish Council

Coxhoe Parish Council supports Option A

Question 14: Are there any other options to consider

Response of Coxhoe Parish Council

Coxhoe Parish Council has no further options to suggest.

Issue 4: Executive Housing

Question 15: Given the disparity with the national average, what target proportion of total new housing should be developed as 'executive' housing?

- A. 0.5% of the total annual housing requirement i.e.145 homes
- B. 0.75% of the total annual housing requirement i.e.217 homes
- C. 1% of the total annual housing requirement i.e 290 homes?

Response of Coxhoe Parish Council

Coxhoe Parish Council does not have the information available or expertise to comment on such a specialist issue. Should numbers not be based on need rather than a restrictive percentage?

Question 16: In terms of provision of Executive Homes are there other options to consider?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no further options to suggest.

Question 17 Where should new Executive Housing be developed?

- A. Dispersed distribution with additional executive housing in a large number of locations meeting sustainability criteria.
- B. Allocate executive housing in a small number of locations which meet sustainability criteria and are in close proximity to high quality employment sites.
- C. Allocate executive housing in only one or two select locations which meet sustainability criteria and in proximity to the most prestigious employment locations such as NetPark or Durham City.

Response of Coxhoe Parish Council

Coxhoe Parish Council supports Option A as it would provide more flexibility and wider choice.

Question 18: Are there any other issues to consider in the location of new Executive Housing in the future?

Response of Coxhoe Parish Council

Coxhoe Parish Council does not feel that there are any other options to consider.

Issue 5: Better Balanced housing markets - regeneration & renewal

Question 19: In considering future housing market renewal activity, how should the Council target its resources?

- A. Continue to target previous priority areas for housing renewal
- B. Review previous priorities with a view to targeting settlements that are relatively 'sustainable' through the settlement sustainability assessment
- C. Review previous priorities with a view to targeting areas with the most substantial housing market failure issues e.g. empty homes, low house values, tenure in balances, etc

Response of Coxhoe Parish Council

Coxhoe Parish Council would support Option B

Question 20: Are there any other issues to consider in the targeting of future housing market renewal activity?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make.

Issue 6: Better Existing Homes

Question 21: Apart from investigating the potential for Rationalisation of social housing providers and undergoing a formal Stock Options Appraisal for the Council's 19,000 homes, is there anything else that we could do to improve the condition of social housing in County Durham?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make

Question 22: Thinking about future use of the Financial Assistance Policy should we:

- A. Target the policy into those economic and regeneration settlements as outlined in 'options A and B as outlined within issue 1.
- B. Prioritise those settlements where investment schemes are planned by Social Landlords?
- C. Continue to use the current data order system?

Response of Coxhoe Parish Council

Coxhoe Parish Council does not have the information available or expertise to comment on such a specialist issue.

Question 23: When considering how to tackle empty homes across County Durham should we:

- A. Prioritise the main economic development settlements as outlined in the 'option A' scenario discussed in Issue 1
- B. Prioritise the main regeneration settlements as outlined in the 'option B' scenario discussed in Issue 1
- C. Prioritise properties on a worst-first basis

Response of Coxhoe Parish Council

Coxhoe Parish Council supports Option C

Question 24: Is there anything else that we should take into consideration when considering how we deal with Empty Properties in County Durham?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make.

Question 25: Do you agree with our approach to a move towards a single system for adaptations?

Response of Coxhoe Parish Council

Coxhoe Parish Council agrees with the proposed approach to adaptations

Question 26: In order to help with the climate change agenda for existing homes, for example lower fuel bills and fuel poverty, should we:

- A. Concentrate on tackling fuel poverty only for example continue to promote access to grants for insulation and heating
- B. Concentrate on making homes totally energy efficient by introducing a range of measures
- C. A combination of both

Response of Coxhoe Parish Council

Coxhoe Parish Council support Option C

Issue 7: Better New Homes

Question 27: How should we treat the Lifetime Homes standard in County Durham?

- A. Align with the national proposals to apply the Lifetime Homes standard to all new social housing by 2011 and private sector housing by 2013.
- B. Align with the national proposals but encourage earlier adoption of the Lifetime Homes standard on land in public ownership.

Response of Coxhoe Parish Council

Coxhoe Parish Council supports Option A in view of the current restraint on public spending.

Question 28: Is there anything else to be taken into consideration when considering the standard of accommodation for older and/or disabled people?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to put forward

Question 29: Please rank the following options for 'planning gain' on new housing sites, from 5 = most important to 1 = least improvement:

- A. Provide or improve open space, sport and recreational facilities
- B. Community centres or other community buildings
- C. Address Climate Change by making homes more sustainable i.e using less energy or waste
- D. Education facilities and young people's services
- E. Affordable housing
- F. Health facilities
- G. Improved accessibility, including new roads
- H. Higher quality design
- I. Facilities or alternations to buildings for elderly
- J. Improvements to existing housing stock in the locality

Response of Coxhoe Parish Council

Coxhoe Parish Council feel that this must be assessed on a case by case basis and do not feel that proritising this at a strategic level is valuable. Developer contributions ought to be based on local need. Decisions on allocation of developer contributions ought to be taken at grassroots level.

Question 30: Is there anything else that we should take into consideration when considering the quality of new homes built in County Durham?

Response of Coxhoe Parish Council

Coxhoe Parish Council feel that this is a local issue and must be assessed on a case by case basis and do not feel that proritising this at a strategic level is valuable.

Issue 8: Better Housing Management

Question 31: Apart from investigating the potential for Rationalisation of social housing providers and undergoing a formal Stock Options Appraisal for the Council's 19,000 homes, is there anything else that we could do to improve the quality of social Housing Management in County Durham?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make.

Question 32: If you are a social housing tenant, are you aware of proposals by your landlord to consult you on agreeing your 'local housing offer'?

Response of Coxhoe Parish Council

Not applicable for Parish Councils

Question 33: Do you think that landlord accreditation schemes and selective licensing is the right approach to improving housing management in the Private Rented Sector?

Response of Coxhoe Parish Council

Coxhoe Parish Council considers that landlord accreditation schemes and selective licensing is the right approach to improving housing management in the Private Rented Sector but that this needs to be backed up by appropriate and effective enforcement of planning, environmental and housing powers where landlords fail to meet their responsibilities.

Question 34: Are there any other issues you would like us to consider in relation to housing management in the Private Rented Sector?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make.

Issue 9: Better at Housing Vulnerable Groups

Question 35: When considering housing and housing support services for Older People, are there any other options to consider?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make.

Question 36 When considering housing and housing support services for adults with learning disabilities, are there any other options to consider?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make.

Question 37 When considering housing and housing support services for Older People with Mental Health conditions, are there any other options to consider?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make.

Question 38 When considering housing and housing support services for Adults with Mental Health Needs, are there any other options to consider?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make.

Question 39 When considering housing and housing support services for Young Single Homeless People, are there any other options to consider?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make.

Question 40 When considering housing and housing support services for people suffering from Domestic Abuse, are there any other options to consider?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make.

Question 41 When considering housing and housing support services for Young/Teenage Parents, are there any other options to consider?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make.

Question 42 When considering housing and housing support services for Offenders, are there any other options to consider?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make.

Question 43 When considering housing and housing support services for Care Leavers, are there any other options to consider?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make.

Question 44 When considering housing and housing support services for Gypsy, Roma & Travellers, are there any other options to consider?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make.

Question 45 When considering the ten Vulnerable Groups identified as particularly affected by housing and housing related support issues, are there any other groups that we should include and, if so, on what grounds?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make.

Issue 10: Better access to affordable housing

Question 46 In considering future options for intermediate housing solutions between social and market levels, should we focus on:

- A. Rent to Buy schemes to encourage people into home ownership.
- B. Intermediate rent that bridges the gap between social rent and market rent.
- C. Any other forms of intermediate rent options.

Response of Coxhoe Parish Council

Coxhoe Parish Council support Option C

Issue 11: Health Impact

Question 47 Pending the completion of a full Health Impact Assessment, are there any other issues for us to consider in terms of the Health Impact of housing and housing related services?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make.

Issue 12: Equality and Diversity

Question 48 Pending the completion of a full Equality Impact Assessment, are there any other issues for us to consider in terms of the Equality & Diversity impact of housing and housing related services?

Response of Coxhoe Parish Council

Coxhoe Parish Council has no suggestions to make.