

The average house price in Hartlepool was £128,000 in April 2024. Private rents rose to an average of £535 in May 2024, an annual increase of 3.3% from £518 in May 2023. The average price paid by first-time buyers was £108,000 in April 2024.

There are more than 1,000 derelict properties in Hartlepool and over 1,000 people homeless, theoretically there are enough empty properties to eradicate homelessness within Hartlepool.

The number of people renting in the private sector is rising, the supply of social housing cannot meet the demand.

You used to be able to rent comfortably a two bedroom house in Hartlepool for around £440 a month just over two years ago, now it's around £600 a month to rent in the private sector.

“Living in inappropriate and poor housing in area where anti-social behaviour is prevalent is a common theme and is raised more significantly by single people who feel like they have very little choice concerning housing”

“People live in bad conditions without getting repairs done”

“I don't have much choice, where I live there are very few properties for single people in nice areas, I've been stuck in a flat with people around me who sell drugs, have problems of their own or start bringing all sorts of people round”

“The criteria for certain housing isn't fair”

“Waiting lists are too long”

“My home is my castle, but that changes when I open my door”

“I have no security, I'm not sure if my tenancy will be renewed.”

“My house is damp and needs so many repairs,”

In Hartlepool:

House price

£128,000

Monthly rent

£535

First-time buyers

£108,000

Mortgage buyers

£138,000

*2024 average

Lack of choice

Residents feel trapped and forced into unsuitable housing and people find it hard to get a move or find somewhere better.

Poor Landlord practices

Tenants in poverty are more vulnerable to landlords who fail to meet basic housing standards or delay essential repairs, leaving them stuck in substandard conditions.

Barriers to Social Housing:

While social housing may offer more affordable options, long waiting lists and eligibility restrictions can prevent people in poverty from accessing the housing they require.

Unsafe and Unfit Housing:

Some homes in Hartlepool may be structurally unsafe, damp, or poorly maintained, impacting residents' physical and mental health. For low-income families, moving to better housing is not always feasible.

High Private Rental Costs:

Many people are forced to turn to the private rental market, where costs can be disproportionately high compared to income, causing financial stress and sometimes leading to eviction.

Homelessness Risk:

Insecure housing situations increase the risk of homelessness, which is especially hard to escape for those living in poverty.

Impact on Well-being:

Poor housing conditions, including overcrowding and unsafe environments, have a direct effect on both mental and physical well-being, exacerbating the challenges of poverty.

Energy/Utility Costs:

Many homes in Hartlepool are poorly insulated or lack up to date energy-efficient systems. As a result, residents face disproportionately high energy bills, exacerbating financial hardship and increasing the risk of fuel poverty, especially during colder months.



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Greater Housing Choice and Mobility:

Individuals and families should have more options to choose from a range of homes in different areas. More diverse and affordable housing would allow residents to live in communities that suit their needs, with access to employment opportunities and support networks.

Affordable and Fair Private Rentals

The private rental market would be fair and regulated, with affordable rents that reflect local wages. Tenants would have greater security, and fair practices from landlords would ensure that rent is reasonable and homes are maintained to a high standard.

Better Landlord practices:

Landlords should be held accountable, adhering to strict housing regulations and maintenance requirements. Tenants could expect responsive services and timely repairs, contributing to a better standard of living.

Prevention of Homelessness:

With more secure and affordable housing options, homelessness should reduce. There would be robust safety nets and early intervention services to help people stay in their homes, with rapid rehousing available for those who need it.

Streamlined Access to Social Housing:

The social housing system should be accessible and responsive, with reduced waiting times and more efficient processes. People would be able to access affordable housing quickly, without bureaucratic delays.

Housing Where we want to be

Homes that Promote Well-Being:

Homes should be maintained to support physical and mental health, offering residents a safe and comfortable environment. Communities could flourish, with less stress, improved mental health, and a better overall quality of life.

Safe and Well-Maintained Homes:

Every resident should live in structurally sound, well-maintained properties free from damp, mould, or hazards. Regular inspections and enforcement of housing standards would ensure all homes are safe, healthy, and fit for living.

Energy Efficient Homes:

Homes in Hartlepool should be energy efficient, with modern insulation and heating systems to reduce energy bills. This would make homes more affordable to run, and fuel poverty would be alleviated.

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