

Safe and well-maintained homes in Hartlepool - meeting notes

What do we know about the problem?	What help or solutions are already out there?	What opportunities are there?	What are the next actions?
<p>Safe well-maintained homes are a vital need for life and health: People die early due to cold or unsafe homes & homelessness. Children's education & future is affected by cold/ unsuitable homes and moving home /school. Housing affects physical health (e.g. asthma, heart attacks, strokes, infections, falls), mental health and life chances. Needs can change e.g. mobility</p> <p>But there is a lack of good choice: 100+ applicants for one house. Housing available doesn't meet needs/desires. All terraced & not big enough for families but too expensive for single person (“bedroom tax”). Some people have high aspirations for very nice house, gardens & area that is not immediately affordable. Effects of having to move away from family/friends & difficulty getting to or changing school</p> <p>Often due to “bad” areas, tenants & landlords: Bad areas with many “unsavoury” people housed in same area. Homes repeatedly ransacked by bad tenants. Tenants lack pride in home because they are moving on in a few weeks. Landlords not fixing problems – refusing rent may work with council but could make things worse with private landlord. Past investment helped improve houses/areas but they then worsened (needs maintenance/sustainability)</p>	<p>Current support we could communicate: Stay Safe & Warm service. Utilita. “Good” landlords letting services. Housing & Energy pages on Council Hardship Page, Condensation & Damp leaflet, Housing team & advice pages, Advice Services, Community Hubs. Paper bonds to help with deposit.</p> <p>Ongoing work/partnerships Housing Strategy meeting last year. Responding to new housing development planning applications. Antisocial behaviour hotspot patrols. Victoria Ward Partnership, Poverty Truth Commission. Learn from existing Community Development (e.g. Thirteen, Dyke House, Let's Connect). Councillors & others interested in Hartlepool Housing/Homes Partnership (including landlords) and selective licensing</p>	<p>Involve willing doers: Consider community /residents (including families, older/ disabled /single people, asylum seekers, care leavers, students), council departments (e.g. children's & adults social care, public health, planning, data, welfare, environmental health), councillors, VCS, potential funders, housing associations, landlords</p> <p>To consider opportunities to address needs of different people with and problems including: Private/ social renters & homeowners. New build /existing /vacant housing. Cold/ damp/ mould, poor maintenance/ energy efficiency. Learn from what has worked /failed before here or elsewhere and new ideas. Start with the biggest achievable impact and quick wins. Plan in long term sustainability. Make it happen. Evaluate, learn and improve more.</p> <p>With ideas such as: Communicating support. Improving & using vacant homes. Get people on housing ladder if appropriate. Improve processes to protect landlords & tenants (follow up “bad” behaviour). Building & empowering communities so change is sustainable. improving areas & green spaces.</p>	<ol style="list-style-type: none"> 1. Juli to add housing to the action plan (within the voice priority?) 2. All to share relevant people who should be involved in this housing work with Tracey 3. Progress this work at future Victoria Ward Partnership meeting 4. Karen/Tracey/All to develop Hartlepool Housing Partnership with residents' voices included 5. All to share relevant ideas, experience (what has/hasn't worked before), time or other support to improve homes/ housing in Hartlepool