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Homes & Communities Agency

North Warwickshire Borough Council

Nuneaton & Bedworth

United to Achieve

The Warwickshire Local Investment Plan

Stratford-on-Avon District Council

Borough Rugby Council

Warwick District Council

Warwickshire County Council

The Warwickshire Local Investment Plan

Contents

1. Introduction

All the Local authorities in Warwickshire (all five District and Borough housing authorities and Warwickshire County Council) have agreed to work together in partnership with the Homes and Communities Agency (HCA) and other key local partners (e.g. Developers, Registered Housing Providers) to produce this Local Investment Plan (LIP). The Warwickshire Local authorities will work together to meet local housing needs and enable the HCA to deliver its national regeneration delivery targets through planning and agreement at Local Authority level and to ensure the effective delivery of new and improved housing, infrastructure and regeneration and community activities, fully embracing the new 'localism' agenda. This local housing partnership sees appropriate housing provision and economic development being intrinsically linked, to deliver effective placemaking for Warwickshire and ensure the best quality of life for all Warwickshire communities.

In Warwickshire, the LIP will draw on the priorities for the area, as set out in key local and regional plans, building on work already done by Local Strategic Partnerships (LSPs) for the Local Area Agreement (LAA), when this was in place, as the research work and statistics compiled for that are still valid. The LIP will also draw on the Local Authority Core Strategies, part of the Local Development Frameworks (LDFs), which have set out priorities for housing and regeneration investment, as well as key economic development issues going forward. The Local Economic Assessment (LEA) for the Coventry and Warwickshire Sub-Region will be important for informing the need and demand projections for particular types of housing, as will the impact of the proposed Birmingham to London high-speed rail link (High Speed 2 - HS2). The LIP will be reviewed in the light of emerging information on the LEA and HS2, as well as the newly agreed Coventry and Warwickshire Local Enterprise Partnership (LEP). The aim of all partners is to work in partnership to produce a single LIP for Warwickshire. The LIP contains the most up to date available responses to national, regional and sub-regional changes in policy/structures. However, as the details on some of these (e.g. new "affordable rent" initiative, Housing Revenue Account (HRA) changes, Coventry and Warwickshire Local Enterprise Partnership (CW LEP)), there will be a review of the appendices in the LIP and these will be updated in April 2011 and the full LIP document will be refreshed in December 2011.

In addition, because of the need to take account of neighbouring housing markets and economic development, the LIP document will be underpinned by and closely aligned to the Coventry, Solihull and Warwickshire (CSW) Sub Regional Housing Growth Strategy and the emerging Single Integrated Sub Regional Strategy (SISRS), which is expected to be produced to draft stage during 2011. The SISRS document will bring together and reconcile the Sub-Region's Economic, Housing, Transport and Spatial Planning Strategies as well as wider infrastructure priorities and will inform any future reviews of the Warwickshire LIP.

The Warwickshire-wide LIP will provide a detailed investment framework covering the next medium term 3-5 year period, as well as some indicators on a longer term strategic framework for investment covering 15 years. This is in line with the SISRS, which it is anticipated will run to 2026. This will be the case, if the SISRS programme adopts the same timeline as the Regional Spatial Strategy (RSS), although the Coalition Government has signalled its intention to revoke the RSS. The LIP will focus on local housing need to demonstrate how the HCA and Warwickshire LAs have jointly defined and prioritised the County's Thematic and Spatial Priorities for planned growth. This will set out the principles and priorities for joint investment by all Warwickshire Local authorities and the HCA, in cash and/or in kind, to deliver shared local visions in a way that integrates with investment from other funding streams such as education, health and transport and which influence cross cutting priorities such as worklessness and climate change. The documents will be regularly updated to take account of changing economic circumstances and any changes in Central Government Policy.

It is to be noted that due to the scale and diversity of the County, it will be difficult to capture a comprehensive evidence base within a single document, although the Appendices to the LIP do attempt to give some details. It is, therefore, proposed that the initial LIP document will provide an outline of the scope and depth of priorities and a more detailed picture of local housing market conditions and a comprehensive evidence base for need and investment decisions will be encapsulated within the emerging Local Authority Core Strategies and Local Development Framework documents.

Any project that secures funding as a result of this plan will be required to have appropriate project management and governance arrangements in place that include active and detailed risk management. Risks to the LIP as a whole (e.g. national/regional/local policy changes, changing economic circumstances etc) will be managed and monitored through the adoption of a strategic risk log that will be regularly scrutinised, reviewed and updated by the LIP Steering Group.

2. LIP Aims and Objectives

1. To identify thematic regeneration priorities within each local authority considering the needs of vulnerable groups and the rural community.
2. To agree spatial priorities across each local authority including large scale transformational programmes.
3. To establish short-term investment priorities to support delivery of local housing plans.
4. To establish principles for shared investment decisions and alignment of priorities with other sectors to maximise resource allocation and to adopt Total Place and Total Capital approach to regeneration.
5. Ensure high quality standards of delivery in line with the HCA's minimum standards in design and sustainability.
6. Ensure that the LIP takes account of current and future economic drivers (e.g. priority issues emerging from the LEA, SISRS, LEP and HS2).

3. Warwickshire's Vision

The LIP will contribute to achieving the Warwickshire County's vision as outlined in both the countywide Sustainable Communities Strategy (SCS) and the individual District and Borough priorities in their own Sustainable Communities Strategies to create a Warwickshire-wide partnership that will:

1. Tackle inequality
2. Improve access to services and to
3. Provide sustainable solutions to enhance the physical and natural environment for People, Places and Prosperity.

The key strands around housing issues that underpin this vision in the Countywide SCS are

1. Access - ensure that there are good support and advice services accessible to those struggling to remain in their accommodation or seeking a new home. Ensure that people are better able to access housing appropriate to their needs
2. Growth - Securing the delivery of housing growth to meet local and CSW Sub-Regional housing and economic development needs.
3. Affordability - Securing the delivery of new affordable homes and ensuring existing stock is decent.

4. Renewal - Supporting the regeneration of underperforming areas and renewal of deteriorating estates, particularly seeking to tackle the problem of worklessness.
5. Sustainability - Delivering high standards of design in buildings, public spaces and places, and creating sustainable communities.

The key Outcomes countywide for housing from the Warwickshire SCS are as follows:

<u>Key Housing Outcomes for Warwickshire</u>

What needs to be done?

1- Tackling Inequality: Ensuring that there is an adequate supply of land for affordable housing. Ensure that those experiencing fuel poverty, living in non-decent, unsafe or insecure accommodation are identified and where appropriate assisted.

2- Access: Ensure that there are good support and advice services accessible to those struggling to remain in their accommodation or seeking a new home. Ensure that people are better able to access housing appropriate to their needs.

3- Sustainability: Seek favourable grant rates from national and regional sources. Work with our regional partners to ensure there is a co-ordinated approach to housing growth, infrastructure and the provision of services. Make sure that new housing is well designed, creates a distinct sense of place and is supported by a range of facilities and services that makes the new areas desirable places to live. (Warwickshire SCS)

The overall vision for the CSW Housing Growth Strategy is to "increase the supply of housing within the CSW sub-region to enhance economic development, meet diverse needs and support the creation of sustainable, inclusive and mixed communities". This vision implies an appropriate balance in the distribution, location and type of development that meets the needs of existing and future households.

Each District and Borough in the County has its own set of Corporate Priorities and these are very similar to the priorities in the Countywide SCS. **Appendix 1** sets out the Corporate Priorities for each District/Borough.

4. Overview of Warwickshire

The Warwickshire LIP covers the five local authorities within the Warwickshire County Council area, namely

- North Warwickshire Borough Council (NWBC)
- Nuneaton and Bedworth Borough Council (NBBC)
- Rugby Borough Council (RBC)
- Warwick District Council (WDC)
- Stratford on Avon District Council (SDC)

Warwickshire has a two tier local authority structure with the majority of its population of 530,700 (ONS estimate in 2009) in its main towns although a significant portion of the County is rural in nature. The County is well connected with other parts of the country, both north and south, in terms of transport offering commuting opportunities regionally and to London and has attracted industrial growth in recent years. It has a strong economic link with Coventry, which is at the heart of the sub region. However, access to services and affordable housing is a key issue for all areas in the County, particularly in Stratford and Warwick where house prices are among the highest in the West Midlands.

One of the main reasons for high house prices in the south of the county is the relative lack of supply of the type of homes purchased by first time buyers, namely flats and terraced properties. Only 14.3% of the County's housing stock is social housing (20.6% across the region), while demand for social housing is increasing at a much higher rate than the region average. This gap between supply and demand is greatest in Stratford District. Owner occupation levels are high at 75.6% and private renting (around 7%) is also a valuable supply to the housing stock – remaining 3% listed as "Other" in Census data (Census 2001). In addition, as 85% of the people living in Coventry and Warwickshire actually work in Coventry and Warwickshire, it is crucial to recognise the importance of good quality homes in attracting, supporting and retaining the workforce, and the associated economic benefits of this.

Unemployment levels in the County are low at 3% (NOMIS June 2010); educational attainment levels are above the region's average. Despite general prosperity in the County, there remain areas of challenge where concentrations of unemployment and economic inactivity persist, particularly in Nuneaton and Bedworth. There are six Super Output Areas (SOAs) in Warwickshire that are ranked within the top 10% most deprived SOAs nationally. They are all in Nuneaton and Bedworth. However, when looking at individual multiple deprivation indices, like access to housing, there are more rural areas in Warwickshire that are deprived, than would be evidenced by looking solely at the SOAs.

Average earning levels are similar across the County at around £26,500, compared to the West Midlands average of £23,780. However, the more affluent areas of Stratford and Warwick have higher average earnings of around £28,000. The average house price across the County is £210,000 with significant variance whereby in Stratford it is much higher at £255,000 and much lower in Nuneaton and Bedworth at £136,000. The affordability ratio (average house price/ earnings) across the County shows a similar pattern of variance with the County average at 7.95, Stratford at 9.16 and Nuneaton and Bedworth at 5.64 (www.home.co.uk April 2010).

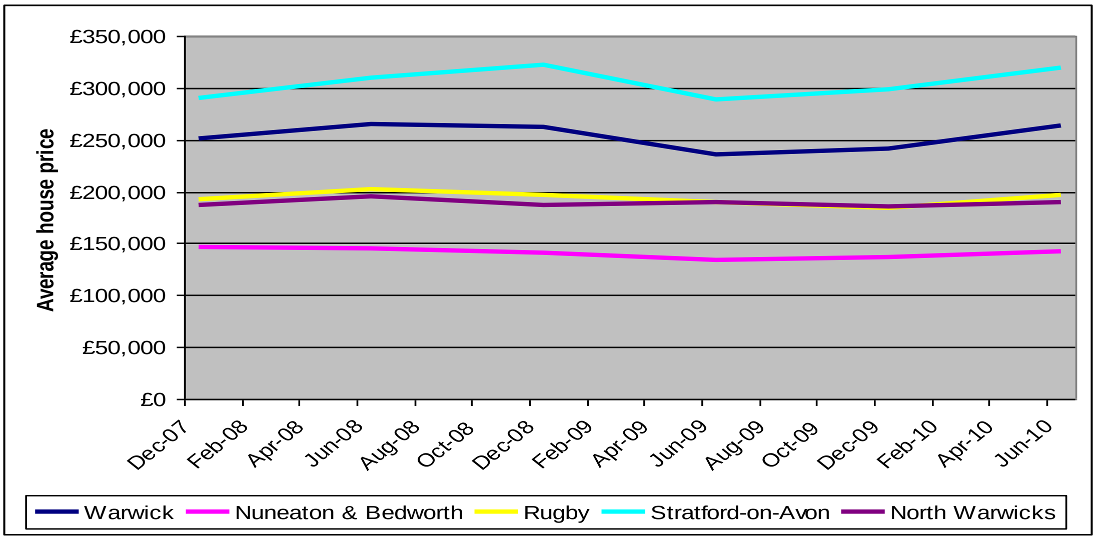
Warwickshire has not been uniformly affected by the housing downturn and partial recovery. There has been a marked difference between the south of the county and the north – with much more volatility Stratford-on-Avon[1] District in particular. This partly reflects historic trends, notably the attractiveness of much of the area to many of those working in Coventry and Birmingham. There has also been a moratorium on new housing planning approvals in Stratford District. The highest house prices in the whole county are still found in the B94/B95 postcodes to the immediate south of Solihull (Tanworth-in-Arden and Henley-in-Arden).

However, this divide is becoming more pronounced as a result of the growing importance of the links between the southern parts of the county and London and Oxford. The upgrade of the Chiltern line, which will bring Warwick and Leamington Spa, along with Rugby, within roughly an hour of London, will make this area even more attractive to those commuting to the capital. The graph below shows the gap in pricing between the districts, and how the recovery has been more marked in Warwick and Stratford.

[1] Stratford-on-Avon is one of the geographically largest district councils in the country, and as such has an extremely diverse housing market. To the west, it is more closely linked to Birmingham, Solihull and/or Redditch than to Coventry or central Warwickshire. Its rural south also has more in common with the bordering parts of Oxfordshire, Gloucestershire and Worcestershire than with the M40 corridor.

5. Housing Market Analysis

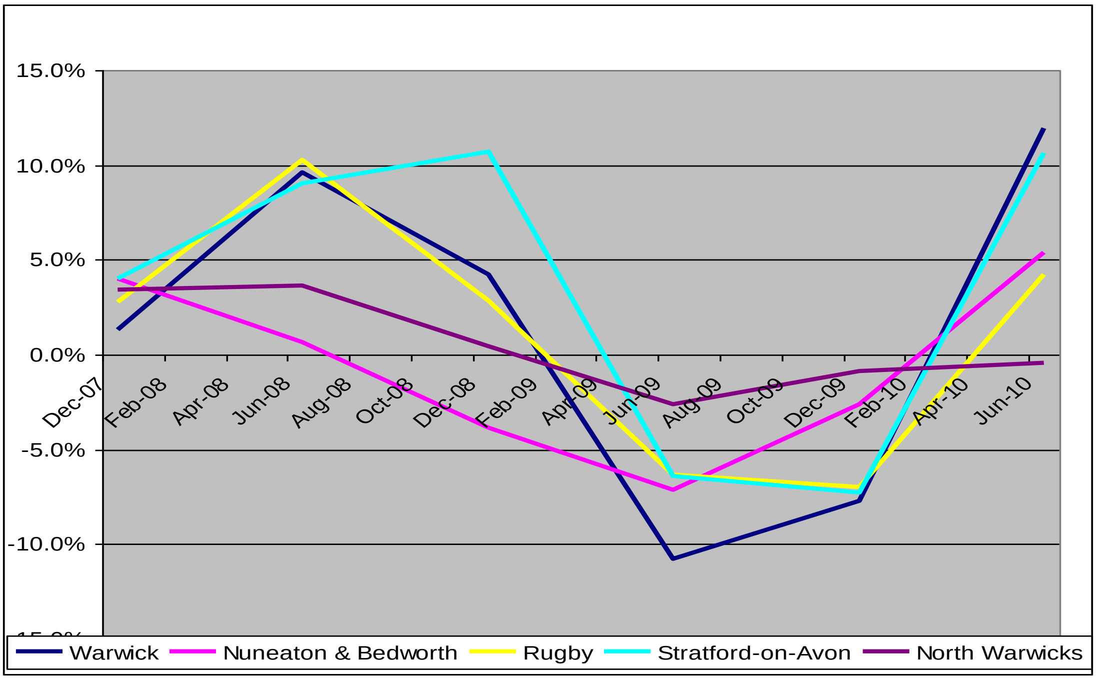
House prices, Warwickshire Districts and Boroughs



Source: Hometrack (Transactions and valuations)

According to Hometrack, prices have risen by 11.9% and 10.7% in Warwick and Stratford-upon-Avon respectively over the past year, but by only 5.4% and 4.2% in Nuneaton & Bedworth and Rugby, as the graph below shows. In contrast, prices have fallen by 0.4% in North Warwickshire. The pattern is even more pronounced for transaction levels. In the year to March 2010, 53.5% and 48.8% fewer property sales took place in Nuneaton and Bedworth and North Warwickshire respectively than in the year to March 2008. The drop in Warwick and Stratford-upon-Avon was just 32.2% and 35.0% respectively. This demonstrates that, irrespective of pricing, the demand for property in the south of the county is much more resilient than in the north.

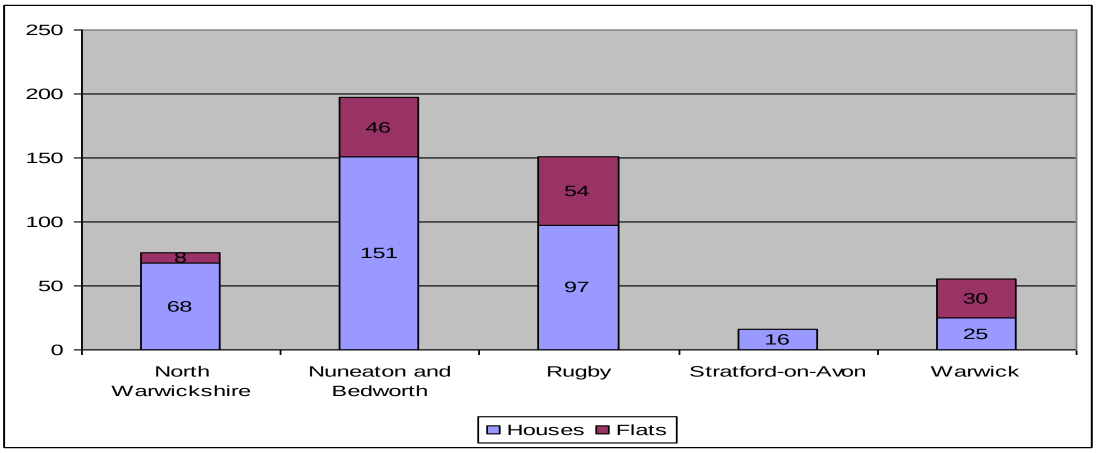
Annual price change, Warwickshire Districts and Boroughs



Source: Hometrack (Transactions and valuations)

Data on new housing supply in Warwickshire over the past year, however, shows that there are more starts in the northern districts, where demand is relatively restrained, than in the south. According to the National House Building Council (NHBC), there were just 16 starts in Stratford-on-Avon and 55 in Warwick in the 12 months to August 2010, compared to 197 in Nuneaton and Bedworth, 151 in Rugby and 76 in North Warwickshire. This may be due generally to the current pressures in the market and, in Stratford, to the current planning moratorium. However, this low level of supply in the south will further intensify the divide in pricing between the two halves of the county, although the pricing situation would suggest that development would be more than viable in districts such as Warwick and Stratford-on-Avon.

Housing Starts, Warwickshire Districts and Boroughs



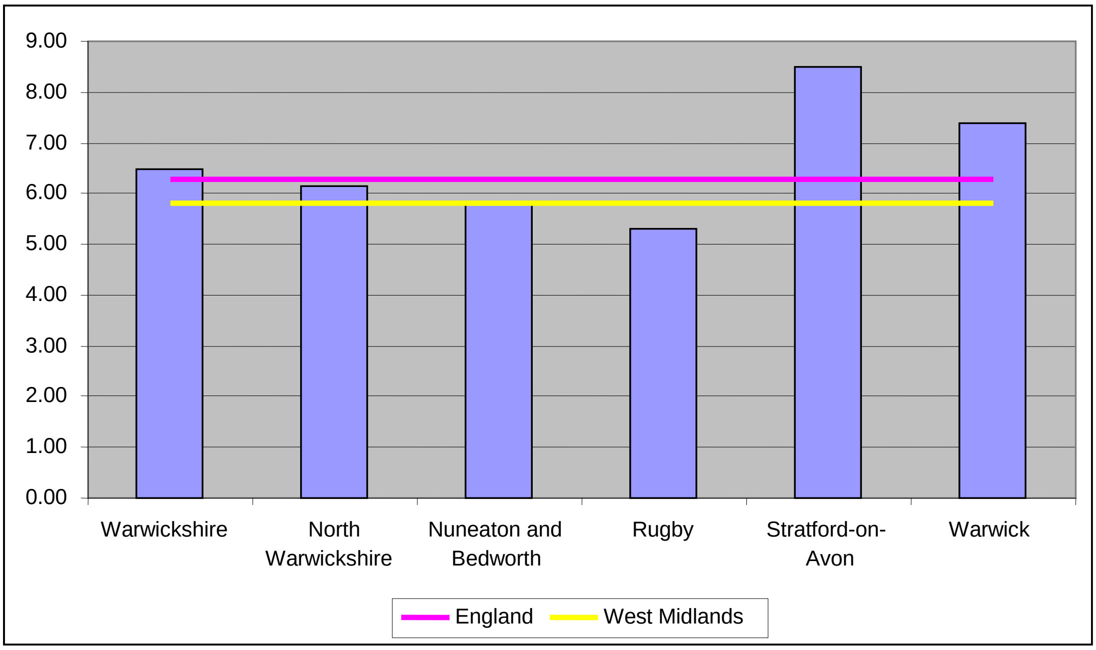
Source: NHBC

N.B. NHBC figures only include properties where the NHBC have undertaken the Building Control function. Therefore, where local authorities have undertaken the Building Control function, a degree of underreporting may be observed (e.g. Stratford-on-Avon District Council starts for the 12 months to August 2010 are 66).

Lack of supply of new affordable housing is likely to contribute further to the affordability problem in areas such as Warwick and Stratford-on-Avon, which is already on a par with that found in parts of the South of England[2]. The graph below gives the affordability ratios for the districts.

[2] Stratford-on-Avon is more unaffordable than Poole, Buckinghamshire or Reigate and Banstead; Warwick is more unaffordable than Reading, Cheltenham and Kent.

Ratio of lower quartile house prices to lower quartile incomes, Warwickshire districts

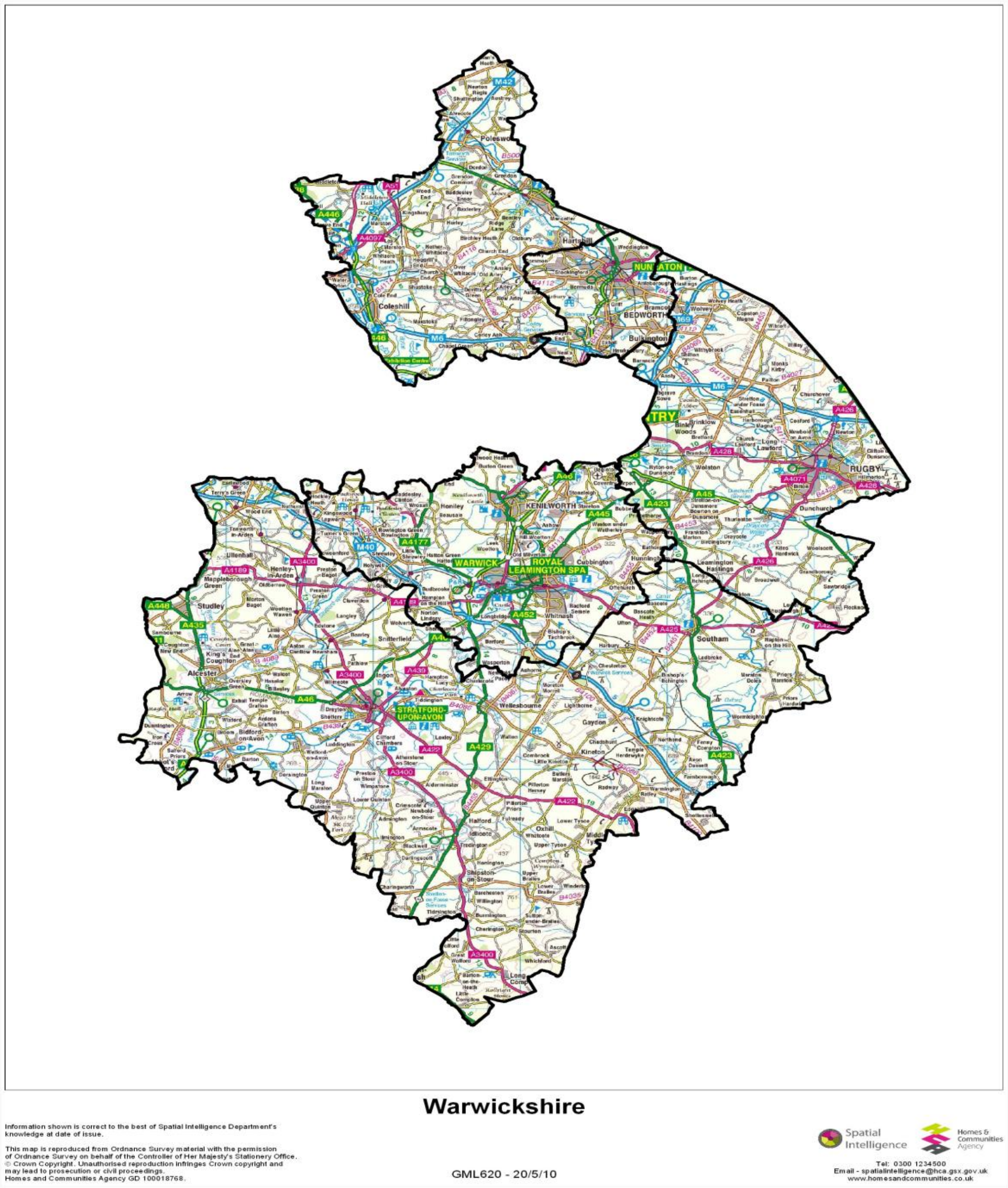


Source: CLG

It should be noted, however, that the higher incomes associated with the south of the district may mean that affordability, availability of credit and saving for a deposit – all currently barriers to homeownership – could be easier here than elsewhere in the county. As incomes are forecast to rise quicker here than in the West Midlands as a whole, this may further add to the north/south divide within the county.

Appendix 2 gives more detailed local housing market analysis information for each District and Borough in Warwickshire, including information on the private sector.

The map below shows the County and its constituent local authority districts.



6. Local Demographic and other Key Indicators.

6.1. Population and Demographics

The overall population of Warwickshire is expected to increase from 530,000 in 2009 to almost 600,000 by 2026 – an increase of 14%, a rate of increase that is twice the expected regional growth rate. In particular, the South of the County is expected to experience the highest population growth rates with Warwick District expected to grow by 31% over the same period. Population growth is also expected to be significant in Rugby (21%) and Stratford (24%).

A further challenge is presented by the changing dynamics of the population profile. In line with other parts of the country, there is a significant increase in the elderly population, which is matched by a decline in the number of births and the very young. This clearly brings challenges in terms of service provision particularly with regard to health, adult social care, supported housing and extra care housing provision. The impact will also be the need for smaller homes. Nationally the CLG predicts that single person households will account for two thirds of the increase in households by 2031.

Across Warwickshire, the highest rates of projected population growth are among the age groups 65 and over. The rate of growth at these older ages increases with age, with the eldest age group, those aged 85 and over, projected to increase by over 190% between 2008 and 2033. The population of those aged over 65 accounted for just over 17% of the total population in 2008. This is projected to increase to over a quarter of the population (26%) in 2033. Population projections help inform the planning of services and decisions about the future allocation of resources.

An ageing population has implications for the future of many services linked to older people. Interestingly, North Warwickshire Borough is projected to experience negative population growth for all groups up to 65 during the period 2008 to 2033. However, it should also be noted that there is also the positive growth in the older age groups within North Warwickshire. Nuneaton & Bedworth is projected to experience negative population growth for those aged between 50-64 years, a fall of 900 people or 3.8% by 2033. This may have implications for the local labour market and local economy.

Dependency ratios consider the proportion of the population who are dependent (those aged 0-15 years and 65+ years) relative to the working age population. Warwickshire's dependency ratio is projected to increase by over 21 percentage points to 0.85 by 2033. Effectively this means there are 8.5 dependents for every ten people of working age. This is higher than the equivalent regional (0.82) and national ratios (0.77).

The dependency ratio is particularly high in Stratford-on-Avon District, which is projected to have a ratio of 1.05 by 2033, a 32-percentage point increase in the 25 year period. This means that the District is projected to have more people who are dependent than are economically active. As the dependent population grows, this is likely to have implications for future service delivery. It may also be useful to note that North Warwickshire is only just behind Stratford in regards to the dependency ratio.

6.2. Transport

The CSW Sub Regional Transport Strategy highlights that transport as a cross cutting theme has wide ranging implications for a number of policy areas including supporting sustainable housing, retail and employment growth as well as helping to tackle climate change.

In Warwickshire, a key issue will be the provision of improved transport infrastructure (including public transport, traffic management and, where justified, new roads), to meet the needs of any large-scale development that may take place in the main towns of the County. In rural areas, a key transport challenge will be to improve public transport between the market towns and surrounding villages in order to make services more accessible. This would include improvements to bus and rapid transport services as well as investment in rail networks on the following corridors:

- Nuneaton/Coventry/Leamington
- Leamington/Warwick/Solihull/Birmingham
- Rugby/Coventry/Birmingham; Stratford/Henley/Shirley/Birmingham.

These issues will be addressed and prioritised through the LDF process.

Warwickshire's Third Local Transport Plan (LTP3), currently out to consultation, will set out a range of local transport improvements for implementation from April 2011. Travel patterns from Warwickshire to London and Birmingham, for leisure as well as employment, and the likely local impacts of HS2 will inform and influence the need and provision of housing going forward. HS2 will have significant positive impact on housing demand, mobility patterns by promoting a commuter belt and a boost to local economies as well as presenting new challenges such as adding to affordability pressure.

6.3. Health

The health of the people of Warwickshire is generally better than the average for England. However, the rate for road injuries and deaths is higher than the England average. However, this needs to be viewed in the context of Warwickshire having a significant motorway and trunk road network, which carries high traffic volumes through the County. This affects road casualty levels, resulting in a high casualty rate when compared to Warwickshire's resident population. When casualty rates are compared in terms of the number of people killed or seriously injured (KSI) per million vehicle kilometres (a method used by the Department for Transport (DfT) to compare Local Authority areas) Warwickshire's casualty rate is actually better than average (Source: A Safer Way: Consultation on Making Britain's Roads the Safest in the World – DfT 2009).

Life expectancy for males and females is longer than the England average. Death rates from smoking related causes are lower than the England average, but the estimated proportion of adult smokers is closer to the average.

The proportion of people living in deprived areas varies between the districts of the county. The percentage living in deprived areas is highest in Nuneaton and Bedworth and lowest in Stratford upon Avon. Life expectancy is lowest in Nuneaton and Bedworth and greatest in Warwick and Stratford-on-Avon.

6.4. Unemployment

At June 2010, The Job Seekers Allowance (JSA) claimant count level was 9,688 in Warwickshire, which was a fall of 511 claimants from the previous month. Each district and borough has seen reductions in the number of JSA claimants from May 2010. Rugby Borough has seen the largest percentage fall with a reduction of 6.4% while Nuneaton and Bedworth has seen a 4% reduction. The numbers have clearly fallen over the past year, as shown by the table below. However, there is variation within the County; Stratford on Avon's has seen a 26.8% fall in JSA claimants over the last year whereas Nuneaton and Bedworth has seen a 14.1% reduction over the same period. This suggests that parts of Warwickshire may be recovering more quickly than others.

	June 2010		Monthly Change May – June 2010*		Year-on-Year Change June 09 – June 10	
	Count	Rate	Count	% Change	Count	% Change
UK	1,444,096	3.8	-58,059	-3.9%	-109,160	-7.0%
West Midlands	158,104	4.8	-6,339	-3.9%	-18,521	-10.5%
Coventry	10,374	5.3	-371	-3.5%	-778	-7.0%
Solihull	4,645	3.8	-200	-4.1%	-640	-12.1%
Warwickshire	9,688	3.0	-511	-5.0%	-2,260	-18.9%
North Warwickshire	1,146	3.0	-69	-5.7%	-363	-24.1%
Nuneaton & Bedworth	3,341	4.5	-141	-4.0%	-548	-14.1%
Rugby	1,869	3.4	-128	-6.4%	-369	-16.5%
Stratford-on-Avon	1,236	1.8	-63	-4.8%	-452	-26.8%
Warwick	2,096	2.4	-110	-5.0%	-528	-20.1%

Notes: *Claimant count figures are not seasonally adjusted. Care is needed in interpreting monthly changes in the District counts, which will be affected

6.5. Education
There are 249 schools throughout Warwickshire with 75,901 pupils between them. In regards to pupils gaining qualifications of 5 or more A*-C grades including English and Maths, North Warwickshire has the lowest attainment rate of pupils gaining qualifications at 38.7% and Stratford On Avon has the highest at 61%. (Nomis)

According to the "Knowledge and Information Management Service – Children, Young People and Families Directorate, Warwickshire County Council" found that North Warwickshire had the highest percentage in the county (15.3%) of 16-74 year olds with no qualifications compared to the lowest percentage (7.3%) in Stratford On Avon. It should be noted that the education results are based on school location, not pupil residence.

6.6 Housing Need
Back in 2007, Warwickshire was split into two different housing markets with North Warwickshire, Nuneaton and Bedworth and Rugby being in the Central Housing Market and Stratford and Warwick being in the South Housing Market. The Central Housing Market Area carried out a Strategic Housing Market Assessment and Warwick and Stratford Districts completed a Joint Housing Assessment to determine their affordable housing need on an annual basis and the results are as follows:

Local Authority	North Warwickshire	Nuneaton and Bedworth	Rugby	Stratford On Avon	Warwick
Net Annual Housing Need	281	306	245	532	821

Sustainability
Ensuring that all new homes provided meet the highest standards possible of sustainability, as well as a strong programme of retro-fitting for existing dwellings, will be key to delivering not just sustainable homes, but also sustainable communities, by delivering ways to reduce fuel bills. More details on developing sustainable homes, both from the point of view of communities, but also from the position of improving energy efficiency and reducing carbon footprint, can be found in the Warwickshire SCS (Section 7 – Key Outcomes: Places, as mentioned on page 6 above. There is also more detail in Section 10 (D) below and in Appendix 1, where each District/Borough sets out its priorities.

Economic Drivers
The Warwickshire economy, with Coventry located within its heart, forms a strong local functional economic area in terms of commuting, housing, business, retail and leisure. The economy is relatively prosperous with relatively high employment, above average skill levels and strong business start up levels. Economic output (GVA) in the Coventry and Warwickshire sub-region has grown by 5.25% pa over the last 10 years.

The area has a diverse business base with a strong history of creating wealth. Traditional economic drivers such as the car industry, which have declined in size and importance, have required restructuring towards new growth areas. The local automotive and precision engineering heritage is being applied to new low carbon vehicles and our history in power production is now being taken forward by Rugby's new Power Academy and there is cutting edge research being undertaken at Warwick and Coventry Universities.

The total economic output of the sub-region (measured in terms of Gross Value Added – GVA) was £16.1bn in 2007. Total sub-regional output between 1995 and 2007 grew by

79%, compared to a rise of 92% for England over the period – but Warwickshire saw much stronger growth (+95%) than Coventry (+56%).

Comparative economic performance of areas is generally measured through GVA per head of population. The latest data (2007) shows that the sub-region has a GVA per head figure of £19,414 – 5.5% lower than the average for England (£20,458). There is, however significant variation across the sub-region. Warwickshire as a whole has a slightly higher rate (£19,623), and Coventry slightly lower (£18,848). Official data is not available below this level, but modelled data suggests significant variation across the county – with rates well above the national average in Warwick District (£22,217) and well below average in Nuneaton & Bedworth Borough (£13,033).

GVA per head data can be affected by relative levels of commuting and economic activity rates within an area. It is therefore often felt that GVA per employee is a better measure of the performance of an economy, providing crucial information on relative levels of productivity. On this measure, the sub-region performs worse, with a figure 9% lower than the England average (£41,333 compared to £45,436). Warwickshire has slightly lower levels than Coventry (£41,181 and £41,608 respectively). Modelled data below this level suggests that variation is much lower on this measure, with all areas experiencing below average productivity (Figure a). Of perhaps greatest concern is that sub-regional productivity (GVA per employee) has fallen relative to England over the past seven years (in 2000, the sub-region had figures comparable to the national average, but by 2007 it had fallen to 9% below).

The number of businesses within the sub-region has grown strongly over the past 10 years – increasing by 7,464 to a total of 35,760 in 2008. This is an increase of 26%, which compares to growth of 19% for England as a whole. Three-quarters of this growth occurred in Warwickshire – and mainly in the south of the county.

Coventry and Warwickshire have also now joined together to create the Coventry and Warwickshire Local Enterprise Partnership. This has now been approved by Government and a board is being established. This will be a key influence in future economic work in the sub region. More detail on economic development issues are given is section 8.2 below.

The table below provides a summary of housing indicators for each local authority.

Warwickshire Housing Data Summaries (Source: CLG Live)

Key Housing Indicator	N Warwicks	Nuneaton & Bedworth	Rugby	Warwick	Stratford	Warwickshire Total
Household growth projections (2006-26)	5,000	10,000	9,000	19,000	14,000	58,000
Average House Price (Dec 2008)	£184,500	£136,600	£171,400	£219,500	£255,600	£210,900
Average Earnings (Dec 2009 ASHE)	£25,700	£24,200	£26,800	£28,600	£27,900	£26,500
Affordability Ratio (Apr 2009)	6.13	5.82	5.31	7.38	8.48	6.49
Average RSL Rents (per week for 3 Bed house) (Apr 2009)	£75.29	£74.09	£75.19	£76.35	£81.74	78.62
RSL Stock (2008/09)	900	1,657	1,947	2,546	6,792	13,842
LA Stock (CLG April 2010)	2,723	5,954	3,925	5,622	nil	18,224
Number of LA owned homes not meeting Decent Homes Standard (CLG April 2010)	14 (0.5%)	141 (2.3%)	0	376 (6.6%)	0	531 (2.9%)
Households on LA waiting lists (2009)	1,426	2,760	2,042	3,305	2,553	12,086
Net New Home Completions (2008/09 WMRA)	106	301	376	410	194	1,387
Net Annual affordable housing need (SMHA)	281	306	245	785	532	2,149
Indicative Annual Growth Target (Former RSS Ph 2)	150	540	540	540	280	2,050

7. HCA NAHP Investment in Warwickshire during 2008/11 Budget Periods

Local Authority	Housing Completions 2008/09	Housing Completions 2009/10	Housing Completions 2010/11 (Forecast)	Total Housing Completions 2008/11 (Forecast)	Total HCA Funding	Main Schemes of >10 units
Rugby BC	69	204	52	325	£18.8m	Boughton Road; Coton Park; St Peters Back Lane, Long Lawford; Rugby Cattle Market Willans Green; Avon Mews; Butterfield Road
Nuneaton & Bedworth BC	90	121	107	318	£21.1m	Camp Hill; Marshall Rd; Jodrell St; Leyland Rd, Garage Sites, Bucks Hill; Poachers Pocket; Bloors Nuneaton; Park Road; St Marys Rd P&R funding £1m: Camp Hill Ph 3 (Barratts): Kickstart (Rd 1) funding £1m: Camp Hill Ph 2 (Lovells)
North Warwickshire BC	61	24	100	185	£8.2m	Hill Top, Gun Hill; Rectory Rd, Arley Gate Hill, Dordon LANB schemes (25 units): Eastlang Rd, Fillongley; Bromage Ave, Kingsbury Sycamore Cres, N Arley; George Rd, W Orton
Warwick DC	142	43	5	190	£4.6m	Dalehouse Lane, Kenilworth; Abbey End Kenilworth, Open Market Homebuy, Mortgage Rescue HOLD
Stratford DC	50	69	74	193	£12.4m	Tilemans Lane; Briar Croft; Wattons Lane; Fenny Compton; Farmhouse, Kineton Curlieu Ln, Norton Lindsay; Bush Heath, Harbury Shipston on Stour; Glebe Rd Kickstart (Rd 2) funding: Cattle Market (Redrow)
WCC Total	**412**	**461**	**338**	**1211**	**£65.1m**	

8. Policy Context

8.1 West Midlands and Sub Regional Context

The West Midlands Joint Strategy and Investment Board has agreed that economic, housing, regeneration and investment planning in the West Midlands will now focus in 6 current sub-regional local authority groupings of which Coventry, Solihull and Warwickshire (CSW) will be one. This arrangement replaces the previous Housing Market Area Partnerships. The map below shows the proposed new subregions in the West Midlands, but these may change, as future policy areas are developed.

It is envisaged that each subregion will produce its own investment strategy relating to Business, the Economy, Transport and Housing, ensuring that housing and regeneration is integrated with economic planning and emerging Total Capital thinking.

The CSW Housing Growth Strategy 2010 was developed in recognition of the economic, social and transport connectivity within the sub region and the need for housing development to respond to this connection. Large parts of Warwick, Stratford, North Warwickshire and Rugby consist of rural settlements where the population has commuter links to local towns such as Southam, Leamington and Atherstone as well as across the Region.

The sub-regional economy is a strong performer in the West Midlands contributing over 22% to the total regional economic output with generally high levels of employment as well as high workforce earnings in the region. However the areas prosperity is not equally distributed and there are many significant pockets of deprivation on top of rural deprivation. To address this, the region recognises that housing growth needs to be linked to economic and social interventions to tackle worklessness and access to services.

The CSW Housing Growth Strategy recognises that the sub region will be required to provide considerable development in the future. The Phase 2 Review of the RSS set a target of 87,500 new homes in the 20 years to 2026, of which 43,500 were planned to be in Warwickshire. The CSW Housing Growth Strategy stated that this growth needs to be employment led with an appropriate balance of type, tenure and quality of housing to meet the needs of a full spectrum of income levels. This will now look to inform the work on the Single Integrated Sub-Regional Strategy (SISRS) and increases in housing demand and need from improving commuter links to London.

Housing growth in the sub region is likely to be focussed on the North South Corridor (Nuneaton to Warwick through Coventry) and around Rugby town: locations where there is existing supporting infrastructure to accommodate this growth.

Now that the Government has signalled its intention to abolish Regional Spatial Strategies (RSS), the targets in this document for four of the five districts and boroughs are for information only and will be updated as new policies and strategies emerge. Rugby is unaffected, as it will retain the targets in the strategy. The other local housing authorities are working on revised illustrative numbers for new housing based on local needs, as identified by the Strategic Housing Market Assessment and, where applicable, local Housing Needs Surveys. As these are aspirational figures, it is accepted that this level of housing supply may not be achieved in full, due to the constraints of funding, infrastructure, environment, and market delivery. These figures will be used to help inform a localised “bottom up” means of establishing a housing requirement for four individual local authority areas in the absence of the RSS. In addition to the scale of local housing need identified, there may be other components of a housing requirement that should be assessed and provided for. The situation will be reviewed once planning policy has been clarified for each particular local authority through its Local Development Framework.

The Regional Spatial Strategy (RSS) (now likely to be revoked) indicated housing growth targets at local authority level to support the population growth estimates. Over 75% of this growth was expected to be in Warwick, Rugby and Nuneaton and Bedworth. The target split at LA level against forecast HCA funded completions for 2009/11 is shown in Table below:

Area	RSS Phase Two Revision Housing Provision Recommended by EIP Panel (2006/26)	RSS Phased Annual Target (2009/11)	Total Completions (2009/11)	Section 106 Units Delivered (2009/11)	HCA Funded Completions 2009/11 (*)
North Warwickshire	3,000	150	124	0	124
Nuneaton & Bedworth	11,000	540	747	51	228
Rugby	11,000	540	412	123	256
Warwick	11,000	540	63	46	48
Stratford	7,500	375	147	31	143
Warwickshire CC Total	43,500	2,145	1493	251	799

(*) Includes NAHP, HBD, LANB round 1 & 2 and P&R completions forecast as at 26.11.10

Within the sub region it was recognised that some local authorities such as Coventry, which had a growth target of 33,500 would have had difficulties in accommodating this growth and that there would need to be flexibility with adjoining boundaries such as Warwick or Nuneaton and Bedworth.

The focus of West Midlands investment in regeneration is currently in the 20 large scale Impact Investment Locations (IILs) – areas identified by Advantage West Midlands and the former Regional Assembly as key major project areas for housing and economic development. Three of these are in Warwickshire: Camp Hill in Nuneaton, Ansty Business Park in Rugby District (non-housing) and the Rural Affordable Housing programme across the County. Given the likely scarcity of public funding support going forward, it is suggested that we retain this approach of focusing resources in 20 key IILs.

8.2 Coventry and Warwickshire Local Enterprise Partnership (CW LEP)

The CW LEP key priorities are:

- ✓ Facilitate the growth of the local business base by improving the connectivity of the subregion
- ✓ Stimulate new and sustainable employment
- ✓ Strengthen and support innovation
- ✓ Secure economic diversity and sustainability.

The CW LEP:

- Will develop a strong and robust partnership with the ability – and focus - to create the conditions for businesses to grow and prosper and to deal with actual or potential barriers to growth. Thereby, improving the performance of the locality in terms of competitiveness, wealth creation and jobs.

- Recognises that the economy, although already relatively strong, can do better and be more resilient and more sustainable given the right package of leadership, authority and public/private sector investment.

- Will have the flexibility and vision to work co-operatively and collaboratively with neighbouring LEPs on issues and strategies that are relevant. Conversations are already occurring between business organisations and local authorities beyond Coventry and Warwickshire such as the wider Midlands including Leicestershire, Northamptonshire, Worcestershire, Oxfordshire, Birmingham and Solihull. The CW LEP acknowledges that the private sector does not recognise 'administrative boundaries' and it is committed to the concept of porous boundaries working with other LEPs and national agencies in a commonsense way relative to the bigger issues that need to be faced collectively.

- Will actively develop local priorities and cross boundary working and work in a way that is business focused, making the best use of the resources available and avoiding duplication of effort.

The CW LEP will ensure that strategic plans being developed within the SISRS in the area relating to employment, housing growth, economic development, transport and infrastructure are joined up. The aim will be to maximise resources and investment impact, taking into account any future demand and needs of the area. This will be done by developing innovative ways to pool together private and public funding, aligning individual departmental budgets to LEP priorities and promoting inward investment. The Local Investment Plan will provide a balance to and influence on the LEP by emphasising the importance of development in rural areas.

The Warwickshire LIP, along with the Coventry LIP, has been developed to demonstrate the priorities for delivery that will accommodate and facilitate these investment and growth plans and in doing so will act as a delivery document to the CW LEP. The CW LEP Board is expected to be in place by April 2011.

8.3 HCA Business Plan Priorities

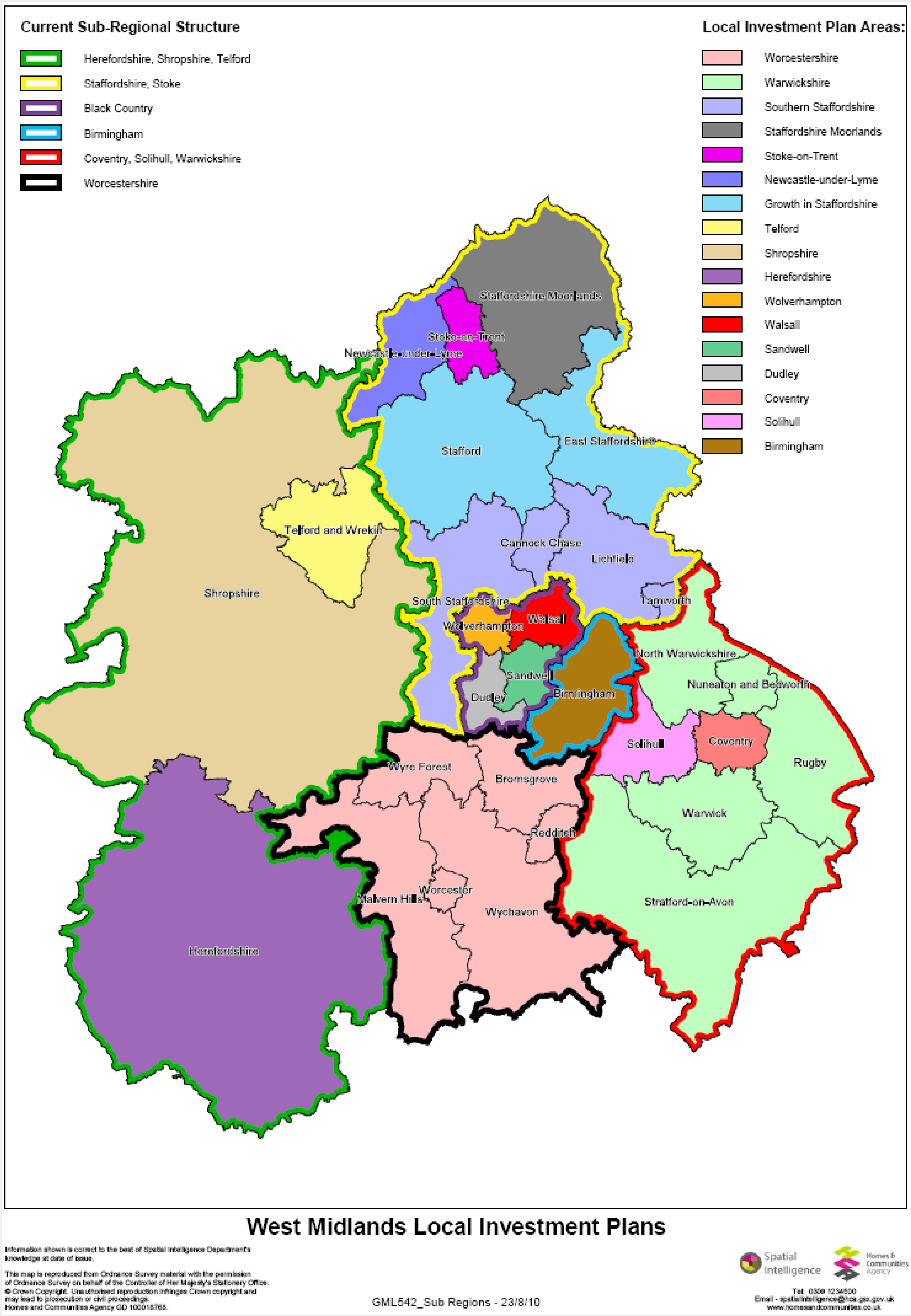
Regionally the LIP will be consistent with and support other current regional strategies, and will be consistent with their urban and rural housing objectives. The LIP will also support the HCA's Corporate Plan objectives to:

- ✓ Increase the supply of new housing and new affordable homes and contribute to the housing targets of each local authority
- ✓ To deliver more rural affordable homes and improve accessibility to housing in the rural areas of most acute need
- ✓ To deliver a comprehensive place making approach and maximize the impact of public and private expenditure in local authority priority areas and

✓ To contribute to the well being of the local economy.

HCA investment will concentrate on three key programme areas:

- Housing growth and affordability
- Placemaking and regeneration and
- Existing stock.



8.4 Local Authority Context

Currently to inform their delivery plans each local authority has undertaken a Strategic Housing Land Availability Assessment (SHLAA) to identify the level of development that could be undertaken. This information has been used to produce a Local Development Framework (LDF) to guide future development. The LDF is underpinned by a range of strategic documents covering linked strands including worklessness, sustainability, Supporting People, homelessness and energy efficiency, which all combine to provide part of the evidence base. Within each LDF is a Core Strategy Document, which outlines spatial delivery plans for housing.

The Core Strategy documents for each local authority are currently moving towards the consultation stage and are expected to be approved and adopted over the next year or two, as noted for each LA in the panels below, and may be further reviewed following the abolition of the RSS.

8.5 Summary of Core Strategy Positions

Rugby	Rugby's "preferred strategy" sees the Rugby urban area as the main focus for all development, making up at least 90% of the Borough total. Smaller scale development is to be permitted in the main rural settlements, with identified local needs given priority over market-led development. Within the countryside, all new development will be resisted to preserve existing character and resources. Rugby has ambitious housing and business growth plans including the mixed use development of three major brownfield sites around the train station, a sustainable community development of 1,300 homes and 2,000 new jobs at the Sustainable Urban Extension to the north of the town know as Gateway Rugby. In addition, the Rugby Radio Station Sustainable Urban Extension will provide 6,200 homes and 3,000 jobs to the east of the town. This site is of national significance and will provide the link between Rugby and the expanding DIRFT strategic rail freight terminal. There are major business growth plans on the 39 hectare ex-Peugeot site at Ryton as well as regionally significant plans to develop a technology centre on the 100 acre Ansty Park site at junction 2 of the M6. Renewable energy has become a growth sector locally on the back of the ongoing expansion of companies such as Alstom and Converteam. The new campus for Warwickshire College and the Power Academy near the railway station will fuel the education and skills needs of the local economy into the future. Rugby Borough Council has published its Core Strategy, completed the Examination in Public and aims to see the Core Strategy adopted during 2011.
Stratford-on-Avon	Stratford's draft preferred strategy published in February 2010 is to focus development at specific locations within Stratford and the main rural centres through a dispersed development approach. The latter are seen as Service Village Centres providing improved shopping and community facilities to meet the day-to-day needs of local people. The Cattle Market site will provide a gateway mixed use development. Proposals for an eco-town have been formally withdrawn. However,

	outline planning permission for a new residential village, near Long Marston, of up to 500 homes has been granted. A S.106 Agreement secures delivery of 35% affordable housing on a nil public subsidy basis. In the rural areas of Stratford the main issue relates to access to services and shortage of affordable housing. To address this, a rural package programme will be developed via the Rural Enabler based on local Housing Need Surveys. A further draft of Stratford's Consultation Core Strategy will be published in Autumn 2011 with final adoption anticipated in late 2012.
Nuneaton and Bedworth	"Issues and Options" were published in June 2009. Options range between focussing growth in the main urban centres; along a north-south corridor; either side of the M6 Motorway; and as small urban extensions. The LA is committed to the long-term regeneration of the Camp Hill area, which is an Impact Investment Location that will see the wholesale transformation of the former coalfield estate with the development of around 1500 new homes by 2019. The North West area of Nuneaton is also identified for strategic development and has earmarked Bermuda Village as a priority area for development. The preferred option will be out for consultation by February 2011, with submission in May 2011 and final adoption early in 2013.
North Warwickshire	Issues and Options were published in June 2009. There are five options, which range from directing growth to main settlements to dispersing developments around the Borough. The preferred option being progressed. North Warwickshire suffers from rural deprivation, which is focused on the former coalfields areas, where access to employment and services is prevalent as issues. In addition, health inequalities and low educational attainment are key issues to be tackled. The results of the Issues and options consultation supported the dispersed development option throughout the borough. Nevertheless, it is expected a significant proportion of development needs will be met in the three main settlements, which are Atherstone, Coleshill and Polesworth/Dordon.
Warwick	Following the Government's decision to revoke Regional Spatial Strategies, the Council has decided to review the growth levels for Warwick District. Further consultation will take place on the issues and options in early 2011 following the publication of the Localism Bill and details on the New Homes Bonus. The Council will aim to consult on a draft Core Strategy in early 2012 and to submit to the Secretary of State in April 2012. In the meantime, the Council will be working with developers to bring forward the remaining phases of the allocated housing land at South West Warwick; the brownfield site at the former Pottertons in Warwick and the strategically important mixed use site at Station Approach, Leamington Spa. Urban windfall development has a significant role to play in delivering new housing in the District and a number of new

	windfall sites are expected to come forward over the period to 2014. In the rural areas, the Council is actively encouraging Parish Councils to complete Housing Needs Assessments in order to assist in the delivery of rural affordable housing. Links between housing and employment opportunities will be key when bringing sites forward. Housing developments will aim to focus on suitable locations, which offer a range of community facilities and with good access to jobs, key services and infrastructure. Employment and training opportunities will also be maximised on the various schemes that come forward.

9. Key Issues and Opportunities for Warwickshire

Key Issues	Key Opportunities
Reduced Funding: With reduced funding levels, new investment models will be explored to maximise HCA investment impact (e.g. release of WCC land holdings, funding through any local benefits arising from any Housing Revenue Account (HRA) reform, and closer working with WCC on educational and highways issues). The impact of reduced funding and reduced grant levels on housing delivery is a recognised risk to this LIP	**Alignment of Investment** The Local Investment Plan and partnership working can make a significant contribution to delivering local priorities through alignment of investment to maximize impact. This is consistent with the Government's austerity drive and devolution approach to enable local authorities to establish their own priorities. The Districts and Boroughs will continue their policy of providing land at less than best value for affordable housing, wherever possible, and WCC has also agreed, in principle, to provide land at less than best value for affordable housing, wherever possible. Some Districts and Boroughs may look to build new homes themselves.
Reduced Funding: The issue of reduced funding levels is particularly pressing in relation to rural affordable housing schemes, which tend to be more grant intensive than more conventional urban schemes. Therefore, the Warwickshire Districts and Boroughs will seek to develop an innovative new county-wide approach and appraisal process to support rural growth needs and deliver economies of scale, building on the good practice from the work between Stratford District Council and the Warwickshire Rural Housing Association.	**Rural Growth**: The Districts and Boroughs will work with the HCA to use the National Affordable Housing Programme (NAHP) to provide affordable housing in small rural settlements and market towns to increase supply and choice for local people. New intermediary products that are less grant intensive and which promote owner occupation can be promoted on rural sites through NAHP
RSS Targets: The government has announced its decision to replace existing RSS targets and to introduce new delivery measures and priorities that are locally driven. This Warwickshire-wide LIP will provide a new, more localised means of arriving at likely future housing needs.	**Local Land**: The HCA will work with LAs to identify developable public sector land and to explore co-investment approaches as a way to deliver more affordable homes with reduced funding levels. The use of the HCA's Delivery Partner Panel (DPP) will be encouraged to speed up procurement processes. More detail on sites identified to date is set out in **Appendix 7**. However, we are still mapping out public land opportunities across the county and, therefore, **Appendix 7** represents the position as at the time of writing.

RSS Targets: The RSS suggested the need to deliver 43,500 new homes in the County by 2026. This would have been extremely challenging particularly in the current economic climate. In addition, there was an expectation of a negotiation to assimilate a portion of Coventry's growth target within Nuneaton and Bedworth and Warwick. As the RSS is now likely to be revoked and new LA growth plans are to be confirmed, there may be uncertainty on cross boundary arrangements.	**The CSW Housing Growth strategy** has identified housing growth to focus in North Solihull and Rugby town and the north south corridor along Nuneaton, Bedworth, Coventry and Warwick. Future growth in Rugby around the Radio Mast Site and the north Rugby Gateway site will be key in meeting future housing need and demand.
Rural affordability: All rural areas in the County face rising housing affordability pressure, particularly in Stratford and Warwick, which is coupled with a shortage of affordable housing provision, partly due to the SDC housing moratorium.	**Rural Package Programme**: A package rural programme can be developed through the partnership working across the County, including working with the Warwickshire Rural Enabler, to provide a framework for strategic development in rural areas and to achieve economies of scale as well as to provide more clarity on delivery and funding timescales.
Housing Demand: The demand for affordable housing continues to increase yearly with rising waiting lists and housing demand.	**Commissioning Approach**: Explore opportunity to develop a joint commissioning approach to improve value for money in delivering priority targets. The Districts and Boroughs in Warwickshire will work with key partners to build into the LIP any likely benefits/opportunities arising from the emergence of new models of delivery, such as Community Land Trusts (CLTs)/Local Housing Trusts (LHTs).
Ageing Population: There is an increasing need to address the requirements of an ageing population, particularly in the more remote rural areas. This is highlighted in the countywide strategic review of sheltered housing and the Warwickshire Extra Care Housing Strategy.	**WCC Extra Care Strategy**: Opportunity for further joint working across LA boundaries to meet the needs of Older People and to support Warwickshire's countywide Extra Care strategy
Existing Stock: A number of Warwickshire's Local Housing Authorities have a track record in delivering Do It Yourself Shared Ownership, Purchase and Repair and Empty Property schemes locally. The capacity to fund such schemes has reduced for many local authorities and many smaller district Councils, in rural areas, traditionally have limited capital resources for housing investment.	**Shared Ownership**: Home ownership and promotion of shared ownership products is a key priority for the new government. The HCA could consider directly funding some local authorities to deliver affordable housing through local partnerships with registered providers, a process that could be managed or controlled through the setting of grant limits and/or delivery targets.

Gypsy and Traveller Needs: Growing demand for sites to meet the needs of the Gypsy and Traveller community and reduced G&T funding levels. Please see Section 10 (C) (2) for more detail on this.	**Gypsy and Traveller Provision**: Opportunity for joint working, across LA boundaries, to meet the needs of the Gypsy and Traveller community and to explore alternative funding streams.
Growing Extra Care Need: Growing demand for sites to provide Extra Care Housing suitable to meet the needs of Older People.	**Countywide Strategy**: Opportunity for further joint working across LA boundaries to meet the needs of older people and adults with disabilities.
Supported Living; Growing demand for sites to provide Supported Living as an alternative to residential care by providing support and accommodation to people who are assessed as eligible for services under Warwickshire County Council's Fairer Access to Care Policy (FACS), e.g. Adults with Physical and/or Learning Disabilities.	**Extra Care Provision**: Opportunity for further joint working across LA boundaries to meet the needs of older people and adults with disabilities to ensure that sufficient homes are in place to meet the need
Prioritisation: There has been increasing dependency on public funding to deliver regeneration projects. With the public sector and future funding expected to shrink, at least in the medium term, projects will need to be prioritised. The LIP, drawing on strong local evidence base and developed through a local partnership approach, will provide an excellent tool for doing this and ensuring that HCA priorities are addressed.	**Sub Regional Investment**: The agreed Impact Investment Locations (IILs) enable targeting investment in priority areas. Investment in Warwickshire can be considered more closely within the sub-region by aligning the Warwickshire LIP with the emerging Single Integrated Sub Regional Strategy (SISRS) and with potential Local Enterprise Partnerships (LEPs). There may also be an opportunity for the LIP to have a role in highlighting the importance of infrastructure investment (whether delivered via Community Infrastructure Levy or any new version of this) as a precondition for housing delivery.
Narrowing the Gaps: The CSW sub region is characterised by polarisation of both the housing market and economy with very different drivers for housing growth and with varying economic characteristics, particularly between the south and the north and so real attention will need to be paid to narrowing the gaps across the sub-region. This is already a key area for partnership working across Coventry and Warwickshire, with Narrowing the Gaps (NTGs) seen as a major cross-cutting theme.	**Cost efficiencies and targeting to meet local needs**: Local Investment Plans can be tailored to achieve shared goals and to develop common effort to create efficiencies across public sector bodies through the new sub regional structures. CSW have appointed AECOM to progress an infrastructure study for the sub-region. This will support the development of a comprehensive aligned investment approach and identify infrastructure investment and sources of funding for major projects and will be used to update this LIP when the study is completed.

Employment and Skills: The Region's unemployment rate is currently the highest in the country, with some Super Output Areas (SOAs) in Warwickshire among the highest in the Region, highlighting the need to align HCA resources with the jobs and skills sectors. In particular, there is a significant concentration of unemployment and economic inactivity in Nuneaton and Bedworth.	**Employment and Skills Plans**: The HCA and its partners can address worklessness by integrating local employment and training targets and Employment and Skills Plans (ESPs) within their scheme proposals.
Empty Homes: Recent privately developed new-build properties remaining empty may be difficult to convert to affordable rented units through HCA funding, as they do not meet Sustainability Code Level 2 or eco-'good' ratings.	**Existing Stock**: There is an opportunity to achieve improvements to energy efficiency on new and existing housing and to introduce a pilot retrofit programme that complements existing investment. A flexible approach to funding during this challenging economic period, which enables registered providers to determine for themselves whether properties are worth adding to their stock, would support some delivery.
Empty Homes: Older empty homes may also benefit from HCA funding, if some funds could be set aside to build on existing and developing empty homes strategies from the Districts and Boroughs.	**Existing Stock**: Opportunities exist for joint working on tackling the problems in existing stock, both public and private, e.g. energy efficiency programmes, empty homes strategies, etc.
Shared Ownership: A number of Registered Social Landlords are holding off development at present on account of funding tied-up in unsold shared-ownership units.	**Shared Ownership**: HCA funding options exist which would enable registered providers to convert unoccupied shared-ownership properties to rented units, thus releasing tied-up capital to support new programmes.
Existing Stock: There will be a growing need for existing housing to be adapted to meet the needs of those requiring Supported Housing. Work is underway across all Warwickshire Districts and Boroughs to understand the degree to which sheltered housing is meeting need. Investment will be needed to adapt, update or demolish existing homes in response to this.	**Existing Stock**: Opportunity to support the Government's Decent Homes target. Some sites may be released for development in the medium term as a result of this work, although subsidy for demolition and remediation may be required in order to make the sites viable.
HS2: the proposed High Speed 2 project could exacerbate existing affordability issues in Warwickshire by encouraging housing demand from outside the area	**HS2:** The proposed HS2 will provide an impetus to the local economy and boost local housing demand.

10. LIP Thematic Priorities

(A) Meet Affordable Housing Growth Needs

The need for affordable housing is critical within all local authority areas to meet local need. Currently this need is met either through the local authorities planning framework or through HCA investment. Individual local authority policies for affordable housing are as follows:

LA	Annual affordable housing need (Net)*	Proportion of affordable housing on site (%)	Description of housing required
Rugby	245 (SHMA 2008)	In urban areas 33.3% of new units to be affordable in developments between 15-30 dwellings. On larger sites, 40% is required. In rural areas, provision varies in relation to the relevant settlement and the level of available services. In smaller villages, development is restricted to that which meets an identified local need.	Priority is for 2/3 bedroom properties with a significant need for housing for single people under retirement age.
N. Warks	281 (SHMA 2008/09)	40% housing requirement on all sites of 15 dwellings or more in market towns, 5 houses or more in selected villages/service centres. Elsewhere (small rural villages and countryside) 100% affordable housing for all developments.	Primarily rental tenure required with 97% social rental and 3% shared ownership (although some flexibility applies). Normally housing type is determined by waiting list data.
N & B	306 (SHMA 2008/09)	25% of new units to be affordable in developments of 15 or more new dwellings.	Mix of social rented and low cost home ownership, with larger homes for families and housing that meets the needs of older people.
Warwick	785 (SHMA 2008/09)	40% affordable housing provision within towns on sites of 10+ dwellings, and within rural areas on sites of 3+ dwellings. Development of affordable housing in rural areas to meet local identified needs.	Mix of social rented and low cost homeownership split as: 80% Social rented units 20% Low Cost Home Ownership/Intermediate tenure. Priority for 2, 3, 4 bedroom houses.
Stratford	532 (SHMA 2009)	Minimum 35% affordable by floor space on mainstream sites (10+ dwellings). 100% affordable or local market housing on rural sites.	Affordability and market considerations indicate a strong preference for social rented housing. Sustainability considerations indicate predominant need for 2, 3 and 4 bedroom houses suitable for families.

**The Annual Affordable Housing Need is based on the Strategic Housing Market Assessment (SHMA) and also on Joint Housing Assessments carried out.*

Appendix 3 shows a development schedule of potential strategic housing sites, where known and available, both urban and rural, currently being considered by the local authorities in Warwickshire, with Appendix 4 giving more detail on rural schemes.

(B) Address Rural Housing Growth and Affordability
Warwickshire faces a diverse range of issues in terms of maintaining sustainable rural communities. The former coalfield areas in North Warwickshire face employment issues, while in the south in Stratford and Warwick issues include high housing and land prices and high overall demand for housing leading to acute affordability issues. Both North and South face the withdrawal of rural services and the challenges this brings.

Extensive rural enabling programmes including tailored planning policies, LANB and prudential borrowing funded schemes are underway independently in Stratford-on-Avon, Rugby, North Warwickshire and Warwick. Alongside this, the creation of a single rural housing approach is being considered across all the boroughs and districts. A county-wide approach on delivering new rural homes, as part of one procurement package, in larger volumes is likely to create more financially viable proposals through economies of scale, improved deliverability through the ability to create accountable 'delivery chains' and greater security for the community capacity building arrangements that need to be in place.

The Rural Housing Enabler approach is well established having worked well in Stratford and Warwick but also with many communities across the County. Whilst North Warwickshire Borough Council does not have a rural enabler post, it will be expanding its capacity to deliver rural schemes and work with local communities, following the site starts on four LA New Build schemes in rural areas within the Borough during 2010. Housing and Planning teams are supportive of the preparation of Parish Plans, with Stratford providing dedicated grants to support this exercise.

Community Land Trusts are being explored by Parishes within Warwickshire and the Local Housing Trusts proposed recently are welcomed, which may provide another delivery mechanism.

The provision of rural affordable housing is a key priority within the HCA's West Midland Business Plan.

Rural affordable homes enabled between 2005 and 2010:

Local Authority	Rented	Low Cost Home Ownership	Total
N Warwickshire BC	166	37	203
Nuneaton & Bedworth BC*	0	0	0
Rugby BC	23	8	31
Warwick DC	23	10	33
Stratford DC	88	85	173
Warwickshire Total	300	140	440

(*) Nuneaton and Bedworth Borough Council have no rural parishes.

Appendix 3 provides a pipeline development schedule of potential rural schemes to be developed.

(C) Meet Housing Needs of Vulnerable Groups

(1) Supported Housing
The Warwickshire Housing Support Partnership (previously the Supporting People Commissioning Body) provides a strategic overview to addressing the supported housing needs in the County. The Supporting People strategy was approved in 2008 and reflected housing needs at that time. Over the last 12 months, work has been undertaken to refresh this information by undertaking a series of comprehensive strategic reviews and by developing a Care and Choice accommodation programme for older people and adults with disabilities.

Housing-related support to vulnerable people is provided in a range of settings. This includes supported housing for those who have higher needs and are temporarily unable to live in or access more permanent independent accommodation. Supported housing is a critical service to many vulnerable people as it provides accommodation with support to enable people to achieve longer-term independent living within their community. The Supporting People strategic reviews are largely completed and have made recommendations for the future commissioning of housing-related support services for vulnerable people in Warwickshire. This may involve remodelling or construction of new 'bricks and mortar' if it is to be fully realised.

In response to an ageing population in the County, the demand for a range of care and choice accommodation is expected to increase significantly. An Extra Care Housing Strategy has been developed jointly in the County as part of the Care and Choice Accommodation Programme (CACAP) to meet the changing housing and support needs of Warwickshire's growing population of older and frailer people. By 2013, the Strategy aims to provide a minimum of 500 'affordable' Extra Care homes, forming part of a target to have 20 planned schemes completed by around 2014. One method of delivering these homes will be through a preferred partnership framework with named developer partnerships, to speed up the delivery of new homes.

The strategic reviews have been carried out for people fleeing domestic abuse, young people at risk and leaving care, young families, people with mental ill-health, people with a learning disability, older people, offenders, substance mis-users, homeless people and people with complex needs. The reviews have evidenced gaps in the provision of supported housing in some areas of the County, which is resulting in unmet need. This is particularly evident for some client groups, including young people and young families, people fleeing domestic abuse, people with mental ill health and for people with complex needs (i.e. those who are homeless, with substance misuse problems and often an offending history). The challenge for the Partnership is to meet identified needs and gaps in service provision for accommodation and support. There will clearly be challenges ahead in commissioning new supported housing schemes and HCA gap funding is likely to be required to support this programme, to ensure the accommodation provided matches the Partnership's strategic priorities.

Whereas the Government has published in its comprehensive spending review £6.5 billion for the Supporting People programme between 2011 and 2015, this funding is no longer ring-fenced. The county council, as the administrative body, may decide to reduce this budget as part of its wider approach to making savings, if it considers that other public services have a higher priority.

Home improvement Agency work is seen as a key area of activity for Warwickshire as a means of helping people to live independently for longer and so reduce pressure created by a growing population of older people on care homes, as well as providing people with a choice as to how they will continue to live independently. Overseen by the Warwickshire Housing and Support Partnership, a multi-agency review of these services started on 1 December 2010. The review team includes representatives of all the districts and boroughs, the county council, the NHS and all the providers across Warwickshire.

The Government's announcement in the Comprehensive Spending Review that Disabled Facilities Grant will rise in line with inflation provides some optimism that this review may be able to help to spend that money more effectively, as a prelude to wider-reaching changes in these services to help people remain independently at home for longer.

Appendix 5 sets out a detailed list of schemes.

(2) Gypsy and Traveller Housing Strategy

There is a shortage of authorised sites for Gypsies and Travellers and, as a result, one in five families living in caravans has no authorised site on which to reside. This disconnection from services can create health and educational inequalities and the Gypsy and Traveller community are recognised as one of the most disadvantaged ethnic groups. Within Warwickshire numerous unauthorised encampments, often on land owned by the Gypsy or Traveller community have sprung up.

Local authorities are required to undertake Gypsy and Traveller Accommodation Assessments (GTAAs) in their areas to identify the gap between pitch supply and need. The table below shows the level of need established across Warwickshire through the GTAA exercises:

Local Authority	No of Existing Authorised G&T Pitches	No of New G&T Pitches Required (2007/17)
N Warwickshire BC	*24*	*17*
Nuneaton & Bedworth BC	*37*	*27*
Rugby BC	*66*	*67* **
Warwick DC	*0*	*26* **
Stratford DC	*41*	*44* **
Warwickshire CC Total	173	148 **

(**) Includes the need to deliver temporary/transit sites.

The HCA currently provides investment support to local authorities and registered providers through the National Gypsy and Traveller Site Grant programme. Within the sub region Rugby (Woodside Park) and Coventry (Siskin Drive) submitted applications in the 2010/11 G&T Grant Programme. However, this programme was cancelled as part of the Government's austerity drive. Stratford-on-Avon District is developing its approach to the provision of sites and a corporate group is working to ensure these are delivered in sustainable locations and that pre-application advice is accessible.

With the removal of the regional requirements and the weakening of the evidence base within the current GTAA, Warwick District Council will be reviewing evidence of local need and demand before it can set out and plan for its future Gypsy and Traveller requirements through the new local plan (core strategy) and/or subsequent site allocations document. This evidence will be used to inform the issues and options stage of consultation as part of the preparation of the draft local plan.

D) Improve Existing Housing Stock

Public and Private-Sector Housing Stock and Empty Properties

Whereas all five district and borough councils have responsibility for improving the condition of the private-sector housing in their areas, only four have retained their council housing. Stratford-on-Avon District Council transferred its housing stock to the housing-association sector in 1996, and Orbit Heart of England now owns this.

Stock condition surveys are used to understand both sectors, inform future priorities and target vulnerable households more effectively, whilst strategic housing market assessments, which all five have undertaken, assess the need for housing across the county.

Work is underway across all districts and boroughs, in partnership with the county council and the Institute of Public Care, to understand the degree to which sheltered housing is meeting need. Options appraisals have been carried out on sheltered housing schemes across the county to establish the long-term future for schemes. These appraisals are being evaluated: however, it seems certain that investment will be needed to adapt, update or demolish existing homes and to consider whether some should be converted to extra-care housing.

More details for each local authority are given below.

Rugby Borough Council

A private-sector house condition and energy survey was carried out in 2009, the results of which indicated that levels of disrepair in some of the 34,000 private-sector homes in Rugby (of which an estimated 4,400 are privately rented) are significant. Although 83% of the properties in the Borough met the decent-homes standard, there remain high levels of non-decent homes in the Newbold and New Bilton wards (35 and 53% respectively): the priority areas for the private-sector housing strategy.

As of May 2009, 517 properties within the borough were empty. The national average for long-term empty properties in March 2008 was 1.4%. Rugby performed slightly better than the national average in 2008 with only 1.2% of its total stock empty.

New Bilton ward has both the highest number, and the greatest concentration, of empty properties in the Borough. Empty properties here are 1.73% higher than the national average, and 1.93% higher than average for Rugby. Caldecott and Benn wards also contribute significantly to a large proportion of the borough's long-term empty properties.

In addition to prioritising New Bilton and Newbold wards, the Empty Property Strategy will prioritise Caldecott Ward for bringing long-term empty properties back into use.

The council has a housing stock of 3,934 (2,491 general-needs properties and 1,443 sheltered), all of which met the decent-homes standard by the end of March 2010. However, meeting this national standard does not mean that the public housing stock is fit for purpose as it is for tenants locally to articulate whether their homes are fit, and work for them. Lean-systems reviews of the housing service have, as one aim, the objective of establishing what is needed locally to bring the stock closer to local people's expectations.

Work to adapt existing homes to meet current standards and the housing need of local people will require capital investment. There is a mismatch between the existing stock and the needs profile, so that single people under retirement age are present in disproportionate numbers on the housing register, not least as a result of only 8% of the stock being available to this group.

North Warwickshire Borough Council

North Warwickshire is a rural borough with a number of villages, which developed housing stock to serve mineworkers. Some of the issues in its private sector housing stock are directly related to the legacy of that stock being sold on to private landlords.

In some areas, there are small numbers of stock, which need intervention: however, in a few the legacy is significant enough to be blighting the area and need addressing. Whilst the condition of private sector housing in North Warwickshire is generally above national averages, it contains areas of local deprivation and problems with system-built 'PRC' ex coal-board houses along with older solid-walled properties typical of rural areas with agricultural and coal-mining heritage.

It also has the aggravating factors of isolation and an elderly population without adequate financial resources for home maintenance. The private-rented sector also lags behind owner-occupied and council/housing association stock as regards condition and energy efficiency, with enforcement activity a frequent occurrence despite some tenants' reluctance to complain about their circumstances or landlord.

The number of long-term vacant properties fluctuates with the housing market, and North Warwickshire has restarted a project to investigate ownership and reasons for vacancy on a proactive basis, including greater use of enforcement powers. Certain estates and certain landlords remain particularly challenging.

Data on the condition of local private-sector stock is reaching the end of its useful life there are plans to undertake some affordable stock modelling alongside the development of a database to specifically include energy efficiency for the purposes of targeting interventions and tracking impacts.

Our most up to date information on levels of decency in the private sector indicates a level of 24% of the stock not meeting the Decent Homes Standard. The lack of energy efficiency in many homes is a significant factor. The Council uses existing funding to help owners address the thermal comfort criteria both directly with grants, with loans and through access to the Kick Start equity release scheme and Warm Front. A reduction in funding will impact on these schemes, which are not mandatory and rely on pro-active work with owners to help them find the type of financial help, which is most suitable for them. Properties that do not meet the Decent Homes Standard also can have a direct relationship to the level of empty homes in some areas. For this reason, the Council is keen to continue with its pro-active engagement with owners and landlords to find out the reason for long term empty homes and address them in order to bring properties back into use.

Enabling people in the private sector to remain in their own homes by providing adaptations is a priority service for the Council. The demand currently requires a commitment of around £250,000 per annum. However, an ageing population is likely to mean an increasing demand on the service with a need for more complex adaptations to be undertaken.

North Warwickshire is a stock holding authority and has just over 2700 homes. Energy efficiency work has been undertaken as part of the improvement schemes to achieve the

Decent Homes Standard. This has included providing new energy efficiency heating systems (which meant bringing gas mains to many estates which did not previously have access to this fuel) external insulation, replacement windows and external doors. Further work is planned to improve loft insulation where required. There are no hard to let properties in the stock. However, as part of its overall asset management plan the Council will consider taking any necessary action to change the designation of its stock in order to meet the demands of its housing register. The decency rate for the public sector within North Warwickshire currently stands at 99.486%.

Nuneaton and Bedworth Borough Council

24% of houses in the private sector in Nuneaton and Bedworth were built pre-1919, with only 19% being built post 1974. The privately rented sector of the private-sector stock has a much higher proportion of pre-1919 dwellings at 37.7%, compared to 14% overall, taking into account the public sector stock

The last information on decency levels from a local survey (2005) assessed the level of decent homes in the private sector at 78.73% for owner-occupiers and 31.82% for privately rented homes.

NBBC is a stock holding authority and has just fewer than 6,000 units (1300 of which are supported sheltered housing units). The Council has 98 4-bed houses, just under 2,000 3-bed houses, and 873 2-bed houses. The vast majority of the Council's own stock now has Gas central heating, with only 49 properties with no central heating at all but programmed to be installed. In terms of energy efficiency, the council has completed 99% of its programme to provide a minimum of 250mm of loft insulation and cavity wall, wherever feasible, in the remaining properties will be addressed through the voids process. The current average SAP rating on its own stock is 69.3. 46% of the Council owned stock was built between 1945 and 1964, with an additional 17% built pre-1944 but post-1919.

In the private sector, NBBC has established a pilot carbon reduction project with the Energy Savings Trust (EST), which the Council will monitor with a view to rolling out as part of a desire to embed carbon reduction, energy efficiency and fuel poverty work across the housing market. The current average SAP rating for the private sector in the borough is around 58. 24% of houses in the private sector in Nuneaton and Bedworth were built pre-1919, with only 19% being built post-1974. It should be noted that the private rented sector of the private sector stock has a much higher proportion of pre-1919 dwellings at 37.7%, compared to 14% overall taking into account public sector stock(which includes NBBC's 6,000 and a further 1600 RP properties.

Stratford-on-Avon District Council

The Council has an Empty Homes Strategy that has resulted in 46 empty homes being brought back into use between April 2006 and September 2010. The homes are let to people on affordable rents. Additional grant funding is required.

The Council's private-sector stock condition survey (Nov 2009) uses the Housing Health and Safety Rating System and has identified incidents of the highest level of risks ("Category 1" failures) in owner-occupied, privately rented housing and in park mobile homes. The primary cause of these hazard failures is excess cold and almost 10,000 households (21% of all households) are in fuel poverty. Many of these are older dwellings that are occupied by people of pensionable age, people with disabilities and/or people on low incomes. The Council's "Signposting to Healthier Homes" seeks to address these issues but requires capital funding for energy efficiency improvements.

Warwick District Council

Warwick district contains the highest number and proportion of privately rented accommodation in the county. As of September 2009, there were 5,599 privately rented homes, accounting for 10.5% of the housing stock. This level of private renting is in large part due to the high number of students who live in the district whilst studying at Warwick University. There are approximately 1,250 student houses in multiple occupation (HMO), and 367 applications for HMO licensing have been processed since 2006.

There are areas of deprivation, notably in the wards of Willes, Brunswick, Warwick North and Whitnash. Decent-homes grant work is targeted at wards with the highest deprivation. The Council is in the process of commissioning a new private-sector stock condition survey: anticipated to be completed by March 2011.

Energy efficiency issues are dealt with through decent homes as well as through grants offered by the council and top ups to support warm front grants. The 2009 NI187 fuel poverty survey confirmed there were still 8.85% of homes with a SAP rating below 35 across all tenures. 32.5% of these were in the private sector stock. Analysis shows that the Brunswick ward continues to show highest level of fuel poverty with 31% of those households below SAP35 arising from that particular ward.

As at 31st August 2010, there were 1,028 dwellings that were long-term empty (excluding second homes). Of these, 292 (28.4%) have been empty for at least 5 years. The Council has recently been awarded a grant from the CLG for a 12-month period to kick start empty homes work in the District. All parts of the district are affected, with obvious concentrations in the main urban centres of Leamington, Warwick and Kenilworth. This funding will allow us to take a dedicated and proactive approach to tackling empty homes. Not only will this help to improve neighbourhoods but also increase housing options and opportunities to those in housing need. It is the Council's intention to bid for the additional empty homes funding, which has recently been announced, in order to sustain this dedicated approach.

Council Stock Existing Stock/Energy Efficiency

- 92% of the stock is decent at this point and it is anticipated that 100% decency will be achieved by 31st December 2010.
- Post decent homes, the programme will continue and the council will look to develop WDC decent homes plus target.
- Energy efficiency programmes include the ongoing solar hot water, PV panels, and biomass boilers. Warwick DC is continuing to check the insulation of properties and programming the insulation of our solid brick dwellings. This may be affected by what grants are available as to how many are undertaken.

11. Major Spatial Development Priorities in Warwickshire

Local Authority	Priority Intervention Area	Notes
North Warwickshire	SP1: North Warwickshire Rural Area	These will be continuous sites throughout the Borough to meet general and specialised housing need. The schemes will be small rural sites aimed at addressing rural affordability and providing local choice to enable people to stay within their villages. Intervention is through the Parish Councils and the work will be based on local need assessments. The schemes will be mostly RP led and some will require HCA investment. The biggest schemes in the area currently on site are Hill Top, New Arley (33 units) through Waterloo and Rectory Cottages in Old Arley (16 units) through Midland Heart and the Local Authority New Build that is taking place across the Borough to develop 25 new Council properties. These are at the following areas: Water Orton (9 units), Kingsbury (6 units), New Arley (6 units) and Fillongley (4 units). **Appendix 3** gives more details on potential pipeline sites with an indication of number of units that could be delivered on each site
Nuneaton & Bedworth	SP1: Camp Hill, Nuneaton (1,550 houses, Priority A)	Phased major regeneration programme involving housing, environment and community regeneration initiatives coordinated by Pride in Camp Hill. This is one of 20 Impact Investment Locations identified in the West Midlands by the RFA and is a priority investment area for the HCA and the local authority. The redevelopment started in 2003 and is to be delivered in 4 phases with mixed tenure. Phase 1 was completed by developer Lovells in 2006 and involved 172 new homes. Phase 2 involves 232 new homes as well as 7 retail units and a community centre in a Village Centre. The new homes are being built by Lovells during the economic downturn and some have received HCA Kickstart funding. Phase 3 commenced on site in November 2009 and is the largest residential area that will provide around 840 new homes in a staggered 6 year programme being developed by Barratts. Phase 4 will be developed by Redrow Homes and will provide around 350 homes as well as business space units on the former Midland Quarry site. In addition further small sites on the outskirts of

		Camp Hill will be identified for development
Nuneaton & Bedworth	SP2: Borough wide Affordable Housing Sites	These are on going development sites across the Borough to meet housing need. Currently 317 units have been identified for development on cleared and ready sites some of which will be on former garage sites. Some of the sites will be transferred by the LA to Registered Provider partners at nil cost. **Appendix 3** gives more details on potential sites.
Nuneaton & Bedworth	SP3: North West Nuneaton	There are proposals for the major redevelopment of an area to the North West of Nuneaton (Judkins Quarry and some adjoining sites) which could see the provision of some 3,000 homes and some mixed use employment development. This is only a proposal and the position on the outcome of the preferred option through the Core Strategy is being awaited before any further details are provided.
Nuneaton & Bedworth	SP4: Bermuda Village	The final phase of the development of this locality is the provision of 400 new homes, a new health/GP centre, new community centre, club and local shops. The development has already seen the construction of 800 homes, and an industrial estate that has brought new jobs to the area. This final phase will provide the rest of the infrastructure and amenities to create a truly sustainable community.
Rugby	SP1: Rugby Station Area (Cattle Market) (900 new houses, Priority A)	Key priority area for the local authority and HCA investment to provide a mixed-use development to connect the gateway area between the town centre and the local rail station linking Rugby to the sub region. The site is adjacent to the Leicester Road site, currently being developed as part of a new campus for Warwickshire College. The site is a strategic priority within the RSS. The site has been masterplanned and will develop over 900 homes by 2015. (Orbit HA is currently on site to develop 40 new homes). The site will also provide a large retail outlet, a hotel, supported housing provision (Housing 21 are currently on site to provide 45 extra-care units), a supported housing facility and open public space
Rugby	SP2: Radio Mast Site, Rugby (6,200 new houses)	Large site owned by British Telecom currently being masterplanned by Locks to provide housing led development opportunity requiring major infrastructure investment. The southern part of the site, which falls within Rugby BC, was proposed in the former Regional Spatial Strategy as a sustainable urban extension to Rugby with the potential to accommodate up to

		6,200 homes along with commercial, retail, leisure and community facilities The proposals for the site provide a rare opportunity to create a new community with careful planning and to influence the regional economy. The challenge is to adopt and deliver a Total Place and Total Capital approach to avoid the mistakes of other developments and to provide an aspirational high quality sustainable development. This is a potential 20 year phased development. Phase 1 to deliver around 1200 units is earmarked from 2013 at around 400 units per year. The HCA will work with Rugby to develop a programme management approach to bring the site forward for development. The site is currently at outline planning application stage. The northern wedge of the site between the A5 and M1, which falls within the Daventry District, is earmarked for the expansion of the DIRFT site and the creation of a new national Rail Freight Interchange.
Rugby	SP3: Rugby Gateway, Leicester Road	The area along the A426 Leicester Road between Rugby and the M6 has been identified in the RSS as a Sustainable Urban Extension that can accommodate Rugby's growth targets. The area will be masterplanned and is expected to produce around 1300 homes as well as 35ha of employment land by 2021. The HCA will work with Rugby to identify areas for joint working and investment.
Rugby	SP4: Rugby Urban Area	These are ongoing development sites throughout the town to meet general and specialised need. These are sites outside the station-area allocation but include the nearby former GEC site which will be part of Warwickshire College and which will provide 180 new homes. Some of these schemes will require HCA funding for the affordable homes, while others will be delivered through S106 obligations. **Appendix 3** gives more details on potential sites.
Rugby	SP5: Rugby Rural Area	These are ongoing development of small parish sites across the area identified by the rural enabler and based on local need assessments. Most of the schemes will be RP-led and some will require HCA investment. Potential rural settlement growth villages include Binley Woods, Brinklow, Dunchurch, Long Lawford, Stretton, Ryton, Clifton, Wolston and Wolvey. These are main settlement areas that have existing service provision to accommodate development. This does not preclude the possibility of sites in other villages coming forward for which HCA funding might be sought, if there is a demonstrable housing need.

Warwick	SP1: District Wide Strategic Sites	Development of designated strategic sites when then are identified in emerging local plan. Delivery is expected to be developer led and most of affordable provision on each site will be delivered via s106 obligations. HCA intervention is minimal but will be required on specialist provision. A significant portion of this development will be on s106 sites identified in the built up areas of the District (Warwick, Leamington, Kenilworth, and Whitnash). **Appendix 3** gives more details on potential sites.
Warwick	SP2: District Wide Rural Schemes	Delivery of small-scale rural exception sites identified by housing needs surveys and Parish Plans via Warwickshire Rural Community Council. This is a key priority for WDC and is identified in its Corporate Strategy
Warwick	SP3: Station Area, Leamington	Regeneration of this significant brownfield site sees real potential for revitalising the area both economically and environmentally by enhancing the image and character of the area as a functional gateway point for Leamington Spa. This will be achieved by encouraging good integration and linkages between different land uses; promoting a sense of place with buildings and spaces of a high standard of urban design and townscape quality; and delivering sustainable development that contributes towards a low-carbon economy and is designed to accommodate the expected effects of climate change. The area is expected to produce around 150 new homes, a percentage of which will be affordable.
Stratford	SP1: Rural Package Programme	Ongoing development of package of small rural sites identified in small rural villages through local housing needs surveys and developed through Rural enabler. This is a HCA investment priority and a key corporate priority for SDC. The schemes are to be developed as packages to achieve economies of scale and provide greater clarity while consultation and local engagement takes place. Phase 1 received HCA support, to supplement SDC funding, to deliver 37 units over 3 sites. SDC grant investment will be provided to bring sites forward and HCA investment will be required to make schemes financially viable. One of the larger schemes receiving HCA funding is currently on site at Tilemans Lane (45 affordable homes), while a major extra care scheme was completed by Orbit Housing at Briar Croft.

		More details in **Appendix 3**.
	SP2: Strategic Affordable Housing Sites (3,000 new houses)	Development of around 1,000 affordable homes identified in the Consultation Core Strategy and located in Stratford and “Main Rural Centres” reflecting the Council’s draft preferred approach of dispersing rather than concentrating growth. Most sites will be developer led and secured through s106. HCA investment would only be required on some sites to address affordability issues and to support development of specialist housing provision. Some sites may require front funding to facilitate delivery
	SP3: Cattle Market, Town centre (Priority A)	This is a mixed use development site next to the railway station providing a gateway to the town centre. Redrow Homes have planning permission for the site, although the local authority is currently looking to review the scheme mix to provide more family houses and fewer apartments.
	SP4: Long Marston Depot, Stratford	Proposals for an eco-town on this site have been formally withdrawn. However, outline planning permission for a new residential village of up to 500 homes has been granted. The site is now likely to be progressed in line with a masterplan blueprint, to provide a mixed development village for industrial, leisure and residential use. The site will have a significant impact on the local economy and local service provision and is included in Stratford’s Local Plan. A S.106 Agreement secures delivery of 35% affordable housing on a nil public subsidy basis.

Source: CSW Housing Growth Strategy 2010

12. Enabling Role of HCA

As the public sector shrinks over the coming years grant funds will be less readily available, new ways of working and funding mechanisms for housing programmes will be critical, if the serious housing needs of Warwickshire are to be fully addressed. Over the past few years, the District and Borough Councils in Warwickshire have had a strong track record in making land available for affordable housing either at nil cost or well below market value – and they intend to continue with this, whenever possible. Indeed, SDC has funding earmarked to support/enable local affordable housing projects.

More recently, WCC has agreed, in principle, to make land available for affordable housing at less than best value – and land currently or soon likely to be available has been shared with the Warwickshire Heads of Housing, for them to indicate which would be priority sites for development. The Housing Strategy Lead at WCC is also in discussions with private Developers about ways of extending partnership working to include cross-subsidy across different sites and possibly even across LA boundaries.

The role of the HCA will also be crucial in bridging any gap in funding to deliver real affordability and in consultancy, advice and support. WCC is also working, in close partnership with the Districts and Boroughs and a range of registered providers and private Developers on an innovative approach on providing Extra Care housing.

The HCA's role will be to work with local authorities and provide investment support, over and above what the local authorities can provide for themselves, to add value to that LA investment - but only where there is little likelihood of private sector investment – to achieve the best value possible for the HCA investment.

The HCA's new enabling role will focus on helping local areas to achieve their own objectives, by combining investment with specialist skills and expertise. They will provide a range of expertise to fit local needs, but examples could include arranging partnerships with the public sector as well as between sectors, making judgements on complex infrastructure needs and advice on achieving high quality design.

13. Investment

The availability of investment will be a key issue in the future and certainly over the lifetime of this plan. In recent years, Social Housing Grant has been a significant source of funding to deliver affordable housing. However, the Comprehensive Spending Review 2010 reduced the level of funding available and the HCA has reconsidered its priority areas moving forward.

HCA investment will be focused on three key programme areas

- housing growth and affordability
- existing stock and
- place making and regeneration.

A major issue facing District and Borough Councils over the next few years will be how to respond to the proposed changes in funding for Council housing. All of Warwickshire's District and Borough Councils, except for Stratford-on-Avon District Council, have retained ownership of their housing stock. The running of these council homes has been supported by a centralised system of council housing finance, called the Housing Revenue Account (HRA). Under the HRA subsidy system, councils are required to pay a proportion of council house rents, and the majority of receipts from any sales of land or homes, to central government. It is then redistributed to local authorities based on a complex formula designed to assess need.

The coalition government has announced that this will be abolished and local authorities will move to a self-financing model, keeping their rents as well as receipts from sales on the proviso that they will use the headroom created to build and or facilitate new affordable homes. The freedom for councils to manage their own housing finances is, however, in exchange for taking on a significant portion of debt.

This new system will be introduced as part of the new Localism Bill due to be issued in the autumn of 2010, with proposed implementation of the new system in 2012.

All of Warwickshire's stock-holding councils have modelled the number of homes they may be able to build as a result of this new freedom. However, although the overall debt figure has been estimated at around £25 billion, the amount of debt to be allocated to councils nationally has not yet been confirmed and access to social housing grant needs clarification. Therefore, these figures are estimates based on the councils' replies to the previous government's consultation and cover the period over the life of the next parliament:

- North Warwickshire Borough Council: indicated that the initial surplus offered as part of the proposal would be enough to build 50 properties if social housing grant was available: 25 if not. In future years, positive consideration would be given to using council housing funding to build new homes whilst balancing that priority against the needs of the current stock.
- Rugby Borough Council: the council would look favourably at building 30 homes without further grant funding (more if funding becomes available)
- Nuneaton and Bedworth Borough Council: the initial priority is significant capital works to existing stock, particularly related to communal areas which may limit the ability to undertake a new-build programme early on.
- Warwick District Council: assuming a settlement of 7% the council would have the headroom to build approximately 90 new homes, assuming some level of social housing grant.

14. Governance and Delivery Arrangements

It is proposed that the LIP will be developed and reviewed through a new Steering Group comprised of the Heads of Housing from the five local authorities in Warwickshire as well as the Housing Strategy Lead from the County. A key principle for the Group will be to ensure that Housing investment will be agreed on the basis that it adds value to and links with the individual local housing authority's and the County's wider economic regeneration and community investment activity. Investment should also meet the aims and objectives of the Sub Regional strategies, including the housing impacts of future LEP proposals.

The purpose of the Steering Group will be to agree delivery priorities, align resources, evaluate impacts and undertake regular review of the LIP as well as to explore new delivery and investment models including:

- Registered Provider commissioning approach, whereby the HCA will commission Registered Providers to deliver a range of affordable housing products within agreed spatial and thematic priority areas
- Where necessary to utilise the HCA Delivery Partner Panel to procure and deliver strategic sites

- Equity Funding to deliver infrastructure where the HCA provides upfront funding investment in return for an equity stake or future return through overage
- Tackle Worklessness and create new jobs by ensuring that employment opportunities for local people are integrated within the HCA investment and procurement models
- Efforts will be made to achieve maximum impact and return by aligning public sector investments.

It is proposed that this Steering Group will report directly into the Warwickshire Heads of Housing meetings and, through that Group, to the Local Strategic Partnership for each local authority and within existing LA political and hierarchy reporting structures.

It is expected that the Warwickshire LIP will be closely linked with future sub-regional and LEP proposals to provide alignment and cohesion with future investment and delivery plans. Governance and delivery arrangements will be reviewed at that point.

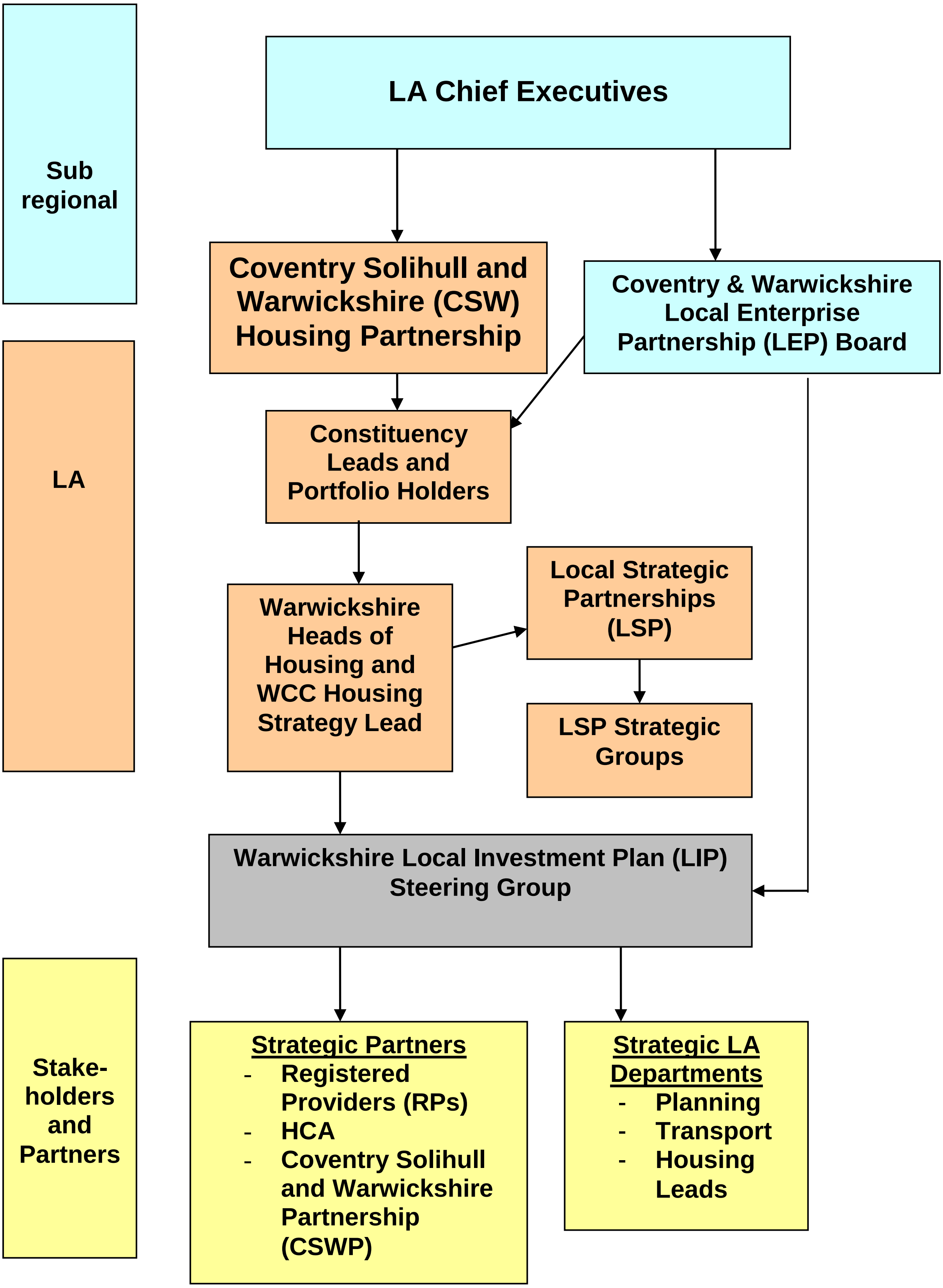
The work of the Steering Group will be underpinned by information from and consultation with key strategic partners operating across the County including Registered Providers and private Developers. **Diagram 1** below shows the proposed governance approach

15. Next Steps and Timescales

Once approved by the Warwickshire Heads of Housing at end of November, the LIP will go to the Chief Executives of all partner Districts/Boroughs for approval and taken through the Cabinets of all partner authorities and also through the CSWP and Coventry and Warwickshire LEP processes. The LIP will also be reviewed against the SISRS and any priorities arising from the Coventry and Warwickshire LEP, to ensure effective alignment through all sub-regional partnership working. The LA review and approval process should complete early in 2011, with the CSWP/SISRS/LEP review and alignment following on from that.

An Equality Impact Assessment (EIA) will be carried out by all the local authorities as part of the formal cabinet approval process of this Local Investment Plan. **Appendix 6** sets out a detailed project plan timetable

Diagram 1: Warwickshire LIP Delivery Arrangement



Appendix 1: District and Borough Corporate priorities

1. North Warwickshire Borough Council:

- Enhancing community involvement and access to services
- Improving housing in the Borough by delivering more affordable housing and achieving the Decent Homes Standard for our own stock
- Protecting and improving our environment
- Defending and improving our countryside and rural heritage
- Tackling health inequalities through improving well-being and providing leisure opportunities for all our citizens
- Working with partners to tackle crime, the fear of crime and anti-social behaviour
- Making best use of resources through achieving a balanced budget and developing our workforce.

2. Rugby Borough Council:

Rugby Borough Council has set up strategic objectives to be "Clean, Green and Safe". The 5 key priorities that reflect these targets are.

1. Ensure all the Borough's residents are aware of our services and can access and influence them.
2. Meet the housing needs of our residents now and in the future.
3. Enable our residents, visitors and enterprises to enjoy, achieve and prosper.
4. Enable and sustain an environment which our residents can take pride in and which impress our visitors.
5. Enable the delivery of excellent Value For Money services in line with our corporate plans.

Vision
Rugby in 2026 will be a place where all sections of the community have worked together to create a Borough where people are proud to live, work and visit.

It will be a Borough where:

- **All sections** of the community are able to **access the services** they need and are able to **influence** and **be involved** in community life.
- People are **safe** and also **feel safe**
- People are able to maintain a **healthy** lifestyle but also have access to excellent health and welfare services should they require them.
- **Children & young people** are able to enjoy their youth while contributing positively to community life.
- The **local economy** is prosperous and everyone is able to achieve a good quality of life.
- The **local environment** is attractive and clean and the Borough's impact on the **global environment** has been significantly reduced.
- **Suitable housing** is available for all sections of the community.
- The Borough's **priority neighbourhoods** have been significantly improved and there are no significant areas of deprivation.
- A suitable and integrated **transport network** is in place that supports the local economy, meets the needs of all sections of the community and minimises damage to the environment.

Rugby has also agreed a new regeneration strategy, developed by the Rugby Local Strategic Partnership (LSP), which underpins the work of partners across the borough. Its purpose is to provide a framework for local agencies and communities to work together to make improvements to the parts of Rugby that are experiencing significantly poorer quality of life than the rest of the Borough. The strategy is broad as well as deep in that it examines a range of issues in respect of indices of deprivation and communities of interest across Rugby. The report recognises that deprivation issues will exist within the rural areas of the Borough and that not all geographical areas can be prioritised and it may be the case that targeting of resources in some areas is necessary to address specific issues but has agreed four priority super-output areas in the urban areas. Based on an assessment of the levels of deprivation experienced across the Borough, these are: Brownsover South Lake District North; Town Central [tier-one priorities]; New Bilton East and Newbold on Avon [tier-two priorities]. This strategy is key to the local investment plan as a key objective of the regeneration strategy is to influence agencies' service planning and resource allocation to address deprivation issues.

3. Nuneaton and Bedworth:

The Vision of the Sustainable Communities Plan (SCP) is that, by 2021, Nuneaton and Bedworth will be a place with strong, vibrant communities where everyone has access to opportunities, choices and high quality services. Within the SCP the 'stronger borough' theme (theme 1 of 3) aims to "Give everyone the opportunity of living in a decent, affordable home".

4. Stratford on Avon

Stratford District Partnership's *Improving the Quality of Life for everyone – a 2026 Vision for Stratford District* is the Sustainable Community Strategy for the District. It sets out a long-term vision for the area and provides the context for the Housing Strategy. *Improving the Quality of Life* identifies 10 'housing' goals (as well as many more that are more loosely related to housing):

Children and Young People

- Improving vulnerable young people's wellbeing and independence through enhancing their accommodation and support options.

Stronger Communities

- Giving everyone 'anytime anywhere' access to services and facilities through digital and other technologies.
- Helping communities identify sites for affordable housing.
- Extending the local choice scheme.
- Making more accommodation available by bringing more empty homes into use and encouraging older people who want to do so to move to smaller properties.

Healthier Communities and Older People

- Improving, expanding and extending at-home services, and adapting more properties to meet the needs of older people and people with disabilities.
- Delivering more accessible homes.

Climate Change and Environment

- Supporting and setting standards for home energy efficiency and the supply and use of renewable energy.
- Promoting and supporting home working.

Ensuring new development meets strict design quality standards.

5. Warwick

Warwick District's Overall Vision for their Sustainable Communities Strategy is:

Warwick District, a great place to live, work and visit, where we aspire to build sustainable, safer, stronger and healthier communities

Whilst work on other issues will continue, Warwick Partnership has decided that over the next 3 years it will prioritise collaborative activity on those issues where it needs to make significant improvements, and they fall within these 4 priority themes:-

1. Safer Communities – Protecting our communities from harm with an emphasis on the prevention of incidents whilst focusing on the most vulnerable to make them feel safer
2. Housing – Building communities – providing sustainable, affordable, quality housing for everyone who wishes to live and work in the District
3. Health and Well Being – A healthier community - encouraging a rounded and active view of lifestyles including exercise and healthy eating to minimise preventable deaths and illnesses
4. Economy, Skills and Employment – An economically vibrant and creative community – low carbon based, focusing on the development of the knowledge economy/creative/high value engineering and design industries, the health of its own town centres and rural areas and promoting continuous learning and innovation in our educational economic, tourism sporting and cultural activates.

In terms of the Housing priority, the strategic aim is to meet everyone's housing needs by 2026. This is broken down into the following five priorities:

- Meet housing need in accordance with government guidance, legislation and local need
- Meet the Decent Homes Standard
- Reduce and prevent homelessness
- Make homes sustainable
- Support independent living for older and more vulnerable people

To achieve our priorities we intend to:

- Ensure sufficient suitable land for housing is available and able to be developed to meet future requirements and that new housing development is of the right type, size and tenure
- Manage the impacts of housing growth effectively
- Implement Section 106 agreements effectively to ensure new residential developments have the necessary infrastructure to meet the needs of the community
- Develop a more integrated partnership approach to meeting housing demand e.g. jointly lobbying for funding, freeing up public land, public/private sector ventures
- Design in sustainability to new developments e.g. homes for life, energy efficiency, renewable energy sources, minimising carbon emissions, recycling provision
- Work closely with community forums/neighbourhood groups to maintain a good quality of life for residents and ensure a clean, green and safe environment in which to live.

Appendix 2: Local housing market analysis for each District and Borough

1. North Warwickshire Borough Council:

Local Housing Trends
Within the private rented sector, there has been an increase of just over 43% in the amount of people renting in 2001(1594) to 2008 (2283) which is not in line with the projection of the population for the same time period which rose by 0.97% from 25174 to 26000. Figures also show that 44.4% of households in private rented properties are under occupying the properties. The impact of housing benefit changes come in during 2013 which will reduce the housing benefit for working age claimants to what they should be using e.g. 2 people should live in 2 bed house, not 4.

Shared ownership has not taken off in a big way within North Warwickshire and between the period of 01/02 and 08/09, there has been 43 properties built within North Warwickshire before the recession hit and shared ownership came off the market. Developers are now relooking at shared ownership, but none have built within the last couple of years within North Warwickshire.

Changes in housing transactions
We have been looking at the housing sales that have taken place within North Warwickshire and the effect that it has been having on the housing market. In order to try to see how different areas have been affected, the Council split North Warwickshire into four areas, which were North, South, East and West. The study has shown that the North area has had a slight decrease in house prices, with an average of 0.77% being lost per property. The South has seen bigger decrease in house prices, with the average drop being 0.82% per property. The East has averaged out at a decrease of 0.65% per property, whilst the West, which has more affluent areas, appears to have not suffered a decrease at all with house prices actually rising in the more expensive properties. **(Source: Up My Street Website)**

Viability of developments
The Council has seen a decrease in the amount of developments that are coming through which may be due to the viability of sites in the current market. We have also had approaches from a couple of developers being asked to be released from their obligations in regards to affordable housing as they are having difficulty making the development stack up financially.

Impact of recession
North Warwickshire has not seen any major repercussions in regards to homelessness and repossessions in line with the recession and there has not been any increase in the amount of enquiries coming through the door in relation to this. In regards to more people coming in for housing advice, there has been a slight increase in the numbers over the last year, but nothing of any significance that would show in the footfall.

In regards to businesses within North Warwickshire, there has been an increase in shops and businesses closing down due to lack of trade and people having less spending power.

Unemployment did rise during the recession period, but the figures are now starting to decline again and stabilise out.

2. Rugby:

The Rugby Borough covers an area of 138 square miles and consists of the town of Rugby in the east and 41 rural parishes to the north, south and west of the town. There are around 42,000 dwellings in the borough of which 14% are in the social sector and 86% are in the private sector[3]. Up to date figures are not available for how much of the private stock is rented but as at the 2001census private renting accounted for 9% of the total stock.

Housing conditions are relatively good although there are pockets of poorer quality stock. All of the council stock met the Decent Homes Standard as at 1st April 2010 while just 1.1% of housing association stock failed the standard at that time. A stock condition survey in September 2009 found that while 83% of private properties met the Decent Homes Standard the estimated cost of repair required in private sector housing across the borough over the next 5 years was £37 million. It also showed that there were two wards in the borough with much higher decent homes failure rates, of 35% and 54%, and that £21.6 million was required in those wards alone.

Empty properties do not present a significant problem at around 1.2% of the stock. However, the two wards with high failure rates on decency also have a proportion of empty properties significantly higher than the borough average.

Rugby's housing market profile

The urban and rural areas are quite different in market terms in that, generally (although this is not true in every case) the rural areas are more expensive than the town. However, there are also differences within the rural area and within the urban area.

The rural housing market is clearly differentiated in geographic terms: the parishes to the south of the town have the highest property prices followed by the northern area, then the western parishes. The cheapest part of the rural area is in the centre of the borough adjoining the town of Rugby.

In the urban area, there is a north/south divide with the southern side being the more expensive, although it is still cheaper than three of the four rural areas.

Housing market trends[4]

The whole market has been badly affected by the recession in terms of turnover. In the ten years up to and including 2007, there was an average of around 2,300 sales per year but, in 2008, there were just over 1,300 sales (a 48% year-on-year fall). Sales fell by a further 2% in 2009 and, while numbers rose slightly in the first half of 2010, they were still below the (very low) volume of sales in the corresponding half of 2008.

The impact upon house prices was less marked. The average sale price in the borough increased from £74,300 in 1998 to £185,800 in 2007. The average price actually increased slightly in 2008 to £186,800 before falling in 2009 to £171,100.

The affordability ratio in the borough (lower quartile house price to lower quartile earnings) had been 3.2 in 1998 and increased to a peak of 7.16 in 2006 but this has fallen in each of the three years since, standing at 5.3 in 2009.

Development viability[5]

[3] Source: CLG live table 100.
[4] Figures taken from CLG live tables 576, 584, 585 and 588.
[5] Figures taken from Rugby Borough Council Annual Monitoring Reports 2004 and 2009.

The number of dwellings completed inevitably fluctuates from year to year. However looking at long term trends the recession does not appear to have done much damage to construction levels in Rugby. In the ten years up to and including 2005/06 completions averaged around 380 per year and the biggest variances over that period were +39% in 2003/04 and -28% in 2004/05.

Output increased massively in 2006/07 with over 1,400 completions and a further 700 in 2007/08. However, the subsequent fall in activity in 2008/09 to 360 completions was only 6% below the long-term average prior to 2006/07 and output increased again in 2009/10 to over 400.

Housing needs
Over the five years from April 2004 to April 2009, the number of applicants on the council's housing register doubled from around 1,000 to just over 2,000. Numbers fell markedly over 2009/2010 back to around 1,000. However, this was attributable to a re-registration exercise in preparation for the introduction of a new lettings system and numbers rose again rapidly to in excess of 2,000 over the first six months of 2010/11.

The Strategic Housing Market Assessment (SHMA) carried out in 2007/08 assessed the borough as:

- One of the less affordable markets in the sub-region with high house prices and corresponding affordability pressures;
- Suffering from a relative under-supply of private rented housing and of medium-sized properties;
- Needing a net additional 245 affordable homes per year over the following five years.

The SHMA identified potential future needs arising in Rugby from demographic change as:

- Increased requirement for support to help older people to stay in their own home;
- Increased need for specialist accommodation for older people;
- Continuing strong demand for family housing;
- A huge increase in the number of single-person households.

3. Nuneaton and Bedworth:

The Nuneaton and Bedworth Housing Market operates through three sub-markets overlapping with adjacent districts:

- Nuneaton
- North Coventry and Bedworth, and
- Hinckley and Bosworth.

There is a lack of affordable housing and evidence suggests that it is only with a shared equity home at 30% of the market value that a household on the lower quartile income could afford to buy in the borough. An estimated shortfall of 495 units of affordable housing p.a. was identified through the HNS in 2009.

There is an imbalanced housing market in Nuneaton in respect of:

- A relative under supply of private rented housing and social housing
- An over supply of larger properties
- An under supply of terraces and apartments, and
- High numbers of long term empty dwellings.

There is an unbalanced housing market in Bedworth in respect of:

- low rates of owner occupation, but a strong private rented sector
- An undersupply of large detached houses
- A strong supply of apartments.

There are strong patterns of migration between the borough and its neighbours. Coventry as a centre of employment has a strong pull for outward migration due to house prices in our borough being cheaper making commuting attractive.

In terms of the Housing Stock in Nuneaton and Bedworth, 84% of the stock is privately owned (77% owner occupied). 14% of the stock is social rented stock, with approximately 6,000 Borough homes and 1600 Registered Provider homes for rent. 51% of the total housing stock in the borough was built post 1964. The privately rented sector has a much larger proportion of pre 1919 dwellings with 37% built before that date, compared to 14.% overall in the total stock.

Since the onset of the recession, the numbers of new dwelling completions has reduced significantly year on year, with only 146 total completions in 2009/10, of which 90 were Registered Provider affordable dwellings. 2007/08 saw 303 completions of which 60 were affordable homes, and 2008/09 saw 301 completions, of which 120 were affordable homes.

4. Stratford on Avon

Local Housing Issues
Stratford-on-Avon District is an attractive place to live. Residents, many of whom have chosen to move into the District, generally enjoy a high quality of life. However, the District's Housing Strategy 2009-2014 identifies some significant housing problems:

- Ensuring that everyone has equal access to services is important. The District is large (979 square km) with a dispersed settlement pattern: almost four-fifths of the population live in rural areas. Some people face reduced accessibility to services due to the limited public transport available in some parts of the District.
- The population of the District is projected to grow by 25% between 2007 and 2031 from 117,800 to 145,600. This increase is far higher than projected regional and national (England) population growth rates of 13.9% and 19% respectively.
- Currently 23.5% of residents are over pensionable age; this compares to 20.3% for Warwickshire and 18.9% across England. This is the age group that is projected to grow fastest by 2031, with particularly big increases in the number of people aged over 84.
- As most people want to live independently and stay in their own homes for as long as possible, it is essential that steps be taken to ensure existing housing is up to the job.
- The local housing market remains generally stable and buoyant. 'Market' housing in the District is the least affordable to buy in Warwickshire. This particularly affects households looking to buy their first home, and obliges more people to seek private rented or affordable housing.
- Most privately rented accommodation is of good quality but expensive. This restricts who can afford to rent a home of the appropriate size. Bringing empty homes back into use and letting them at affordable rents is one solution.

- There is a need to improve substantially the energy efficiency of much of the existing housing in the District. Reducing waste will allow more people to afford to heat their homes properly, and will contribute to a reduction in CO_2 emissions.

- There is a shortage of affordable housing. The latest assessment of District-wide housing needs points to an annual shortfall of 532 affordable homes.
- One of the main reasons for young people leaving the District is the lack of affordable accommodation.
- There is inadequate provision of housing and support for people who are vulnerable or at risk of homelessness.

5. Warwick

Warwick District has three main towns, Leamington Spa, Warwick and Kenilworth as well as rural settlements of varying sizes. The total population of the district is 135,700 with 17.5% living in the rural areas. Warwick has a total of 59,356 households in the District of which:

- 73.2% are owner occupiers
- 10.5% are privately renting
- 14.2% are occupying affordable housing
- 2.1% are occupying other forms of housing

Warwick has the best mix house types while Leamington Spa has over half of the District's flats/maisonettes. In terms of tenures, Leamington Spa has the highest proportion of rented accommodation both private and social.

The total affordable stock within the district is 7717 dwellings. The District Council is the largest social landlord with 5662 dwellings and registered providers own a further 2055. 56% of the affordable housing stock is within Leamington Spa, 27% in Warwick, 8% in Kenilworth and 8% in the rural areas.

Warwick district has a severe affordability issue in terms of incomes and house prices. The Housing Needs Survey 2006 identified the need to provide 821 new affordable dwellings per year to meet unmet need.

The 08/09 lower quartile (or entry level) house price was £148,000. A single income household would need to earn £42,286 and a joint household would need to earn £51,034 in order to afford this. The lower quartile income level for the district is £20,622 giving an affordability ratio of 7.18 to lower quartile prices.

In 2006, the average house price was £213,988; this has remained fairly constant despite the economic downturn. The average house price peaked at 246,000 in 2007.

The number of house sales has also remained constant over recent years, with the exception of the 4th quarter of 2008/09 which saw a significant fall where the number of sales reduced by half the usual amount, however this seems to have been a one-off dip as the number has increased again to the usual level.

Despite the economic downturn, there is still a demand for shared ownership houses. However, demand has decreased significantly for shared ownership flats, as they are perceived to be too high risk by lenders. This has resulted in a shortage of suitable mortgage products for shared ownership flats.

Warwick District had a moratorium against new residential developments in place from September 2005 to February 2009. The number of planning applications has therefore been minimal during this period, affecting the number of completions. However, there are signs of improvements as new applications are now being received. Sites that had already been granted planning permission continued on site even during the economic downturn with some developers reporting a slowdown in the number of sales achieved.

Over the past two years, there has been a change in the demand for housing and housing related services. There has been an increase in the number of households approaching for housing advice because of experiencing difficulty making rent and mortgage payments. Since November 2008, the District has seen the number of people claiming JSA increase by 39.28% with housing benefit claims increasing by 18.8% over the same period. For comparative purposes, over the same period across Warwickshire, the number of JSA claimants increased by 38.72% and housing benefit claims increased by 19.24%. Nationally, the number of JSA claimants increased by 43.76% with housing benefit claims increasing by 14.57%.

In terms of future need the District has the largest increase in population projections within the County of 31.6% from 2006 to 2031 and a 25% increase in the population of those aged 65 years and over in the next 25 years. Warwick therefore need to consider both the existing and future provision of housing for older people including extra care, retirement villages, sheltered accommodation and associated care and support across all tenures.

Appendix 3: Strategic Housing Sites for Warwickshire's Local Investment Plan

Note: The following tables show the development sites within Warwickshire that the five District and Borough Councils will be looking to develop within their area and which align with the Homes and Communities Agency three key programme priorities, namely:

- Housing Supply – to include new build (rural and urban)
- Place Making and Regeneration
- Existing Stock – to include empty homes (private and public).

All land identified within this section has been prioritised by the individual Local authorities as being of strategic importance within the next three to five years and therefore are expected to start within the lifespan of the Local Investment Plan. As such, it has been agreed that there is no need for any type of prioritisation of projects by or between each local authority. It is to be noted that windfall sites and new development opportunities will emerge over time and that this schedule will need to be updated regularly.

1. North Warwickshire

Local Authority	HCA Priority Grouping	Identified site	Description of site	Potential overall units.	Affordable Housing Element	Delivery Partner	Action Stage
North Warwickshire	Housing Supply	Arley Miners Welfare Hall, New Arley	This is a private site which is in a rural location	38	15	Waterloo Housing Group.	In for outline planning now.
North Warwickshire	Housing Supply Place making and Regeneration	Lister Road, Atherstone	This is a local authority owned site in a rural location that has the potential for delivering extra care.	45	18	Waterloo Housing Group	Currently at feasibility stage
North Warwickshire	Housing Supply	Nuthurst Crescent, Ansley Village	This is a private exception site in a rural location that	5	5	Warwickshire Rural Housing Association.	About to go in for full planning

			will be built to meet Code Level 5.				
North Warwickshire	Housing Supply	Sportsman's Arms, Piccadilly.	This is a private owned site in a rural location.	18	18	Waterloo Housing Group.	About to go in for full planning.
North Warwickshire	Housing Supply	Arley Working Men's Club, New Arley	This is a private owned rural exception site to provide 100% affordable housing.	12	12	To be determined	Currently at feasibility stage
North Warwickshire	Housing Supply	Sparrowdale School, Grendon	This is a County Council owned site in a rural location that is in the SHLAA for development within the next five years.	50	20	Jephson Housing	Currently at feasibility stage
North Warwickshire	Housing Supply	Michael Drayton School, Hartshill	County Council owned site in a rural location that is in the SHLAA for development within the next five years.	36	14	Bromford	Has out line planning
North Warwickshire	Place Making and Regeneration	Off Church Walk, Mancetter	LA owned rural site			Waterloo Housing Group.	Currently at feasibility stage.

Local Authority	HCA Priority Grouping	Identified site	Description of site	Potential overall units.	Affordable Housing Element	Delivery Partner	Action Stage
North Warwickshire	Place Making and Regeneration Housing Supply	Father Hudson's, Coleshill	Private site in a rural location that has been included in the SHLAA for development within the next five years.	150	60	Midland Heart	Currently at feasibility stage
North Warwickshire	Housing Supply	Land rear of Co-op, Browns Lane, Dordon	This is a private site in a rural location	12	12	Jephson	Currently at feasibility stage
North Warwickshire	Housing Supply	Land supply at Corley	This is a private site in a rural location				Currently at feasibility stage. Housing needs survey being conducted.
North Warwickshire	Housing Supply	Barn End Close, Warton	Private site in a rural location	8	8	Warwickshire Rural Housing Association	Currently at feasibility stage
North Warwickshire	Housing Supply	Old Farm Road, Mancetter	This is a local authority owned site in a rural location that is being assessed for development			North Warwickshire Borough Council	Currently at feasibility stage

Local Authority	HCA Priority Grouping	Identified site	Description of site	Potential overall units.	Affordable Housing Element	Delivery Partner	Action Stage
North Warwickshire	Housing Supply	Birmingham Road, Water Orton	Rural site owned by the Local authority			North Warwickshire Borough Council	Currently at feasibility stage
North Warwickshire	Housing Supply	Princess Road, Atherstone	Rural site owned by the Local authority			North Warwickshire Borough Council	Currently at feasibility stage
North Warwickshire	Housing Supply	St Georges Road, Atherstone	Rural site owned by the Local authority			North Warwickshire Borough Council	Currently at feasibility stage
North Warwickshire	Housing Supply	Piccadilly Crescent, Piccadilly	Rural site owned by the Local authority			North Warwickshire Borough Council	Currently at feasibility stage
North Warwickshire	Housing Supply	Lister Road Garages, Lister Road	local authority owned site being assessed for development			North Warwickshire Borough Council	Currently at feasibility stage
North Warwickshire	Existing Stock	Queensway, Hurley	Local authority owned site that is being assessed for development.			North Warwickshire Borough Council	Currently at feasibility stage.
North Warwickshire	Existing Stock	Ex coal board estate, Hurley	Existing rural properties in private ownership in disrepair.	100		North Warwickshire Borough Council	Currently at feasibility stage

North Warwickshire	Existing Stock	Ex coal board estate, Dordon	Existing rural properties in private ownership in disrepair.	10			Currently at feasibility stage

North Warwickshire – Priorities for improving existing housing.

Empty Homes		
The Council has an Empty Homes Strategy, which has resulted in 10 empty homes being brought back into use in 2009/10. The homes are let to people on affordable rents. Additional grant funding is urgently required for this work to continue.		
Year	NWBC Funding secured	Grant funding required
2010/11	£40,000	£0
2011/12	£40,000	£250,000
2012/13	£20,000	£50,000
2013/14	£0	£50,000
2014/15	£0	£0

2. Rugby

Local Authority	HCA Priority Grouping	Identified site	Description of site	Potential overall units.	Affordable Housing Element	Delivery Partner	Sources of funding including S106 monies.
Rugby	Housing supply	Rugby Radio Station	Major urban extension	6,200	TBC circa 40%		
Rugby	Housing Supply	Rugby gateway site	Major Urban extension	1300	520	Rugby	
Rugby	Place Making and Regeneration Housing Supply	College site	Urban college site which is to be vacated in Autumn 2010 ready for redevelopment	210	84 units	Rugby	
Rugby	Place Making and Regeneration Housing Supply	Bishop Wolstan School site	Urban brownfield site	76	22	Rugby	
Rugby	Place Making and Regeneration Housing Supply	Leicester Road West	Part of the masterplan site around the railway station		9 units		
		Calvestone Road	Identified in RBC SHLAA as available for the development	189	76		

			of 189 houses in the 1-5 year time frame.				
Rugby	Place Making and Regeneration Housing Supply	St Modwens site	Part of the masterplan site around the railway station	540	138 units	Rugby	
Rugby	Housing supply	Nicholas Everton Close, Brandon	rural exception site	3	3		
Rugby	Housing supply	Willoughby – site	rural exception site	4	4		
Rugby	Housing supply	Wolston	Part of the S106 for the Bloors development but will be part of a wider rural programme proposed for the borough				

Empty Homes		
Rugby Borough Council (RBC) developed a new Empty Homes Strategy in 2010 which prioritises working with partners to bring long-term empty properties back into use within the borough. Over the last 2 years, approximately 40 empty properties have benefited from this initiatives and are now occupied. The council is now developing a new initiative working with owners of empty properties to bring these back into use and up to the council's accreditation standard. Additional grant funding will be required to sustain this initiative and the sums required will be included in the LIP refresh in April 2011.		
Year	RBC funding secured.	Other Grant funding required.
To be confirmed at LIP refresh.		

3.1 Warwick (Urban Sites)

Local Authority	HCA Priority Grouping	Identified site	Description of site	Potential overall units.	Affordable Housing Element	Delivery Partner	Sources of funding including S106 monies.
Warwick District	Housing Supply	2-24 Kenilworth Street, Leamington	This is a private site within the urban area	30	12		
Warwick District	Housing Supply Place making & Regeneration	Pottertons – residential	This is a private site part of a wider scheme forming the redevelopment of a former factory site within the urban area.	251	34		
Warwick District	Housing Supply Place making & Regeneration	Pottertons – mixed use site	This is a private owned site part of a wider scheme forming the redevelopment of a former factory site within the urban area.	13	13		
Warwick District	Housing Supply	South West Warwick, Phase 9	This is a private owned site forming part of a large strategic site designated for development within the local plan within the urban area.	59	23		
Warwick	Housing	South West	This site is owned				

Local Authority	HCA Priority Grouping	Identified site	Description of site	Potential overall units.	Affordable Housing Element	Delivery Partner	Sources of funding including S106 monies.
District	Supply	Warwick, Area 3	by WCC and forms part of the large strategic site designated for development within the local plan within the urban area.	233	93		
Warwick District	Place making & Regeneration	Land at Station Approach, Leamington Spa	This is a private owned site forming part of the development brief for the station area, a significant brownfield site at the gateway of Leamington Spa.	150	60		
Warwick District	Place making & Regeneration	Former Ford Foundry, Old Warwick Road, Leamington Spa	This is a private owned site forming part of the development brief for the station area, a significant brownfield site at the gateway of Leamington Spa.	75	30		
Warwick District	Housing Supply	Edmonscote Manor, Warwick New Road, Leamington Spa	This is a private owned brownfield site within the urban area	35	14		
Warwick	Housing	North	This is a private				

Local Authority	HCA Priority Grouping	Identified site	Description of site	Potential overall units.	Affordable Housing Element	Delivery Partner	Sources of funding including S106 monies.
District	Supply	Leamington School Site, Leamington Spa	owned brownfield site within the urban area	58	23		
Warwick District	Housing Supply	Ridgeway School, Warwick	This site is owned by WCC and has the potential for development in the next five years	100	40		
Warwick District	Housing Supply Place making & Regeneration	Council Offices, Southbank Road, Kenilworth	Site owned by the District Council. Planning application received for extra care accommodation. Forms part of the relocation of the Public Service Centre	50	20		
Warwick District	Housing Supply	Cape Road, Lower Cape, Warwick	This site is a privately owned site within the urban area	16	6		
Warwick District	Housing Supply	Queens Square, Warwick	A district council owned site that will deliver 100% affordable housing within the urban area	6	6		
Warwick District	Housing Supply	Kingsway, Leamington Spa	District Council owned sites for	Approx 70	Approx 70	Waterloo Housing	

Local Authority	HCA Priority Grouping	Identified site	Description of site	Potential overall units.	Affordable Housing Element	Delivery Partner	Sources of funding including S106 monies.
		Edmonscote Road garage site, Leamington Spa Bath Place, Leamington Spa	affordable housing schemes. Will form part of a parcel of sites to be delivered by one provider			Group	
Warwick District	Housing Supply	Empty Homes within the District	To bring back into use long term empty properties to help meet housing need.	30 per annum.	15		
Warwick District	Place Making & Housing Supply	Current provision for rough sleepers	Refurbishment/New Build to develop and enhance existing provision through the Places of Change Programme.				
Warwick District	Housing Supply	Land at rear of 100-114 Greville Road	District Council owned sites for affordable housing schemes. Will form parcels of sites to	10	10	Waterloo Housing Group	
Warwick District	Housing Supply	Land adjacent to 1 St Michael's Close		1	1		
Warwick District	Housing Supply	Land r/o 125 Kinross Road, Lillington		2			
Warwick	Housing	Land adjacent		1	1		

Local Authority	HCA Priority Grouping	Identified site	Description of site	Potential overall units.	Affordable Housing Element	Delivery Partner	Sources of funding including S106 monies.
District	Supply	to 69 Northumberland Road, Leamington Spa	be delivered by one provider				
Warwick District	Housing Supply	Land at George Road, Warwick		1	1		
Warwick District	Housing Supply	Land adjacent to Rose Cottage, Warwick		3	3		
Warwick District	Housing Supply	Allotment land at Dobson Lane		50	50		
Warwick District	Housing Supply	44-46 Lillington Road, Leamington Spa		1	1		
Warwick District	Housing Supply	Land at Vicarage Lane, Lapworth		2	2		
Warwick District	Housing Supply	Land at rear of 113 Whitemoor Road, Kenilworth		10	10		
Warwick District	Housing Supply	Land at Valley Road, Lillington		5	5		
Warwick District	Housing Supply	Land at Eagle Lane, Leamington Spa					
Warwick District	Housing Supply	Former Art Gallery, Leamington Spa		30	30		

Local Authority	HCA Priority Grouping	Identified site	Description of site	Potential overall units.	Affordable Housing Element	Delivery Partner	Sources of funding including S106 monies.
Warwick District	Housing Supply	Land off Princes Street, Leamington Spa		2	2		
Warwick District	Housing Supply	Land adjacent to 39 High Street, Kenilworth		2	2		
Warwick District	Housing Supply	Talisman Theatre Site, Kenilworth		12	12		
Warwick District	Housing Supply	Chesford Crescent, Warwick		2	2		
Warwick District	Housing Supply	Packington Place, Leamington Spa		7	7		
Warwick District	Housing Supply	Station Approach, Leamington Spa		3	3		
Warwick District	Housing Supply	Court Street, Leamington Spa		5	5		

3.2 Warwick (Rural Sites)

Local Authority	HCA Priority	Identified Site	Description of site	Potential Overall Units	Affordable Housing Element	Delivery Partner	Sources of funding including s106 monies
Warwick District	Housing Supply	Barford	Rural exception site.	11	11	Orbit/WRHA	
Warwick District	Housing Supply	Bishops Tachbrook	Rural exception site	10	10		
Warwick District	Housing Supply	Budbrooke	Rural exception site	5	5		
Warwick District	Housing Supply	Cubbington	Rural exception site	6	6	Orbit/WRHA	
Warwick District	Housing Supply	Baginton	Rural exception site	17	17		
Warwick District	Housing Supply	Bubbenhall	Rural exception site.	4	4		
Warwick District	Housing Supply	Lapworth	Rural exception site.	5	5		

4. Nuneaton and Bedworth

Local Authority	HCA Priority Grouping	Identified site	Description of site	Potential overall units.	Affordable Housing Element	Delivery Partner	Sources of funding including S106 monies.
Nuneaton and Bedworth	Housing Supply	Armson Road	This is a local authority owned site that is being developed	12	12	Waterloo	
Nuneaton and Bedworth	Housing Supply	Grant Road	This is a local authority owned site that is being developed	6	6	Waterloo	
Nuneaton and Bedworth	Housing Supply	Acacia Crescent & Hazel Grove	This is a local authority owned site that is being developed. Part of the S106	24	24	Bromford	SHG
Nuneaton and Bedworth	Housing Supply	Bennetts Road		136	20	Barratts	
Nuneaton and Bedworth	Housing Supply	Camp Hill Phase 2	This is a local authority owned site that is being developed. Part of the S106	232	52	Bromford	SHG
Nuneaton and Bedworth	Housing Supply	Waddington Road		18	5	Cartwright	

Nuneaton and Bedworth	Housing Supply	Kingswood Road – Poachers Pocket		31	31	Orbit	SHG
Nuneaton and Bedworth	Housing Supply	Leyland Road		35	35	Orbit	SHG
Nuneaton and Bedworth	Housing Supply	Buck shill – The Bucks ford		20	20	Orbit	
Nuneaton and Bedworth	Housing Supply	Jodrell Street Phase 2		28	28	Orbit	SHG
Nuneaton and Bedworth	Housing Supply	Camp Hill Phase 3	This is a local authority owned site that is being developed. Part of the S106	813	206	Bromford	SHG
Nuneaton and Bedworth	Housing Supply	Bede Road	This is a local authority owned site that is being developed.	4	4	Waterloo	
Nuneaton and Bedworth	Housing Supply	Beachwood Road	This is a local authority owned site that is being developed.	14	14	Waterloo	
Nuneaton and Bedworth	Housing Supply	Acacia Road	This is a local authority owned site that is being developed.	3	3	Jephson	

Nuneaton and Bedworth	Housing Supply	Abraham Grove	This is a local authority owned site that is being developed.	7	7	Jephson	
Nuneaton and Bedworth	Housing Supply	Hingham Lane		4		Waterloo.	SHG
Nuneaton and Bedworth	Housing supply	Ryde Avenue Garage Site	local authority owned site being assessed for development	8			
Nuneaton and Bedworth	Housing Supply	Rectory Close Garage Sites- S1/S2/S3. Potential to incorporate adj land to S1	local authority owned site being assessed for development	Sites only: 8 Incorporating adj land: 14			
Nuneaton and Bedworth	Housing Supply	Marner Road Garage Sites- S1/S2/S3	local authority owned site being assessed for development	16			
Nuneaton and Bedworth	Housing Supply	George Eliot Avenue Garage S1/S2 Byron Avenue Garages S1	local authority owned site being assessed for development	12. Potential to incorporate land adj to site to increase number of units			
Nuneaton and Bedworth	Housing Supply	Furnace Road Garage S2 – incorporating adj land	local authority owned site being assessed for development	8			

Nuneaton and Bedworth	Housing Supply	Everard Court Garage Site	local authority owned site being assessed for development	18			
Nuneaton and Bedworth	Housing supply	Hawthorne Garage Site	local authority owned site being assessed for development	4			
Nuneaton and Bedworth	Housing Supply	Craddock Drive Garages S1/S3	local authority owned site being assessed for development	20			
Nuneaton and Bedworth	Housing Supply	Charles Eaton Road	local authority owned site being assessed for development	6			
Nuneaton and Bedworth	Housing Supply	Greenmoor Garage Site	local authority owned site being assessed for development	8			
Nuneaton and Bedworth	Housing Supply	Aviemore Close Garage S1	local authority owned site being assessed for development	14			

5.1 Stratford – Urban Sites

Local Authority	HCA Priority Grouping	Identified site	Description of site	Potential overall units.	Affordable Housing Element	Delivery Partner	Sources of funding including S106 monies.
Stratford-on-Avon	Housing Supply Place Making & Regeneration	Glebe Road, Stratford-upon-Avon.	HA-owned redevelopment site. Permission granted. Completion expected 2012.	57	57	Orbit Heart of England	NAHP
Stratford-on-Avon	Housing Supply Place Making & Regeneration	Cattle Market, Stratford-upon-Avon.	Privately owned urban regeneration site. Permission granted.	197	59	TBC	Kickstart
Stratford-on-Avon	Housing Supply	Egg Packing Station, Bishopton, Stratford-upon-Avon	Greenfield 'reserve' site in Local Plan. Permission granted	77	29	Jephson	S.106 site
Stratford-on-Avon	Housing Supply	Yeats Road, Stratford-upon-Avon	SDC-controlled site. Outline permission granted.	9	9	TBC	S.106 site
Stratford-on-Avon	Housing Supply	Bishopton Lane, Stratford-upon-Avon.	Local Plan allocation. SUA.T	25 – 30	9 – 11	TBC	S.106 site
Stratford-on-Avon	Housing Supply Place Making & Regeneration	Arden Street, Stratford-upon-Avon.	Local Plan allocation. SUA.J.	15 - 25	5 - 9	TBC	S.106 site

Stratford-on-Avon	Housing Supply Place Making & Regeneration	Arden Street/ Birmingham Road/ Wester Road, Stratford-upon-Avon.	Local Plan allocation. SUA.K.	25 – 30	9 – 12	TBC	S.106 site
Stratford-on-Avon	Housing Supply Place Making & Regeneration	Guild Street (south side), Stratford-upon-Avon.	Local Plan allocation. SUA.P.	10 – 15	4 – 5	TBC	S.106 site
Stratford-on-Avon	Housing Supply	205A & 207 Banbury Road, Stratford-upon-Avon.	Local Plan allocation (part) & SHLAA site.	75	26	TBC	S.106 site
Stratford-on-Avon	Housing Supply	Dudfields Nursery, Tavern Lane, Shottery	SHLAA site.	15	5	TBC	S.106 site
Stratford-on-Avon	Housing Supply	Guild Street (north side), Stratford-upon-Avon	Local Plan allocation (part) (SUA.O) & SHLAA site.	50	18	TBC	S.106 site
Stratford-on-Avon	Housing Supply	Land at Manor Road, Stratford-upon-Avon	Greenfield site. Proposed 'extra care' scheme. Planning decision pending.	60	TBC	TBC	S.106 site.
Stratford-on-Avon	Housing Supply Place Making & Regeneration	Phase 3, NCJ site, Birmingham Road, Stratford-upon-Avon	Brownfield site. Outline permission granted.	61	21	Waterloo	S.106 site.
Stratford-on-Avon	Housing Supply	Windsor Street	Local Plan allocation.	20	7	TBC	S.106 site

	Place Making & Regeneration		SUA.N				
Stratford-on-Avon	Housing Supply Place Making & Regeneration	Town Square	SHLAA site	14	5	TBC	S.106 site

5.1.1 Strategic Reserve Sites

There are two remaining Strategic Reserve Sites identified in the Stratford-on-Avon District Local Plan Review. These sites are not allocated for housing development but are identified in the Plan to be available should they be required in order to maintain a sufficient supply of housing in the District.

It should not be assumed that either site will be allocated in the District Council's Local Development Framework.

The dwelling capacity given for the sites reflects the Local Plan Inspector's Report but is an indicative range only.

Local Authority	HCA Priority Grouping	Identified site	Description of site	Potential overall units.	Affordable Housing Element	Delivery Partner	Sources of funding including S106 monies.
Stratford-on-Avon	Housing Supply	Land west of Shottery, Stratford-upon-Avon.	Local Plan 'reserve' site (SUA.W). Planning decision pending.	630-700	220-245	TBC	S.106 site
Stratford-on-Avon	Housing Supply	Land south of Kipling Road, Stratford-upon-Avon	Local Plan 'reserve' site (SUA.Y). Planning permission refused; appeal lodged	95-130	33-46	TBC	S.106 site.

5.2 Stratford – Rural Sites

Local Authority	HCA Priority Grouping	Identified site	Description of site	Potential overall units.	Affordable Housing Element	Delivery Partner	Sources of funding including S106 monies.
Stratford-on-Avon	Housing Supply Place Making & Regeneration	Shipston House, Tilemans Lane, Shipston-on-Stour	Local Plan allocation (SHIP.C). Permission granted. Completion expected 2012.	45	45	Orbit Heart of England	NAHP
Stratford-on-Avon	Housing Supply Place Making & Regeneration	St Peter's Road, Kineton	HA-owned redevelopment site. Permission granted. Completion expected 2011.	11	11	Orbit Heart of England	NAHP
Stratford-on-Avon	Housing Supply Place Making & Regeneration	Long Marston Estate, Long Marston/Quinton	Privately owned redevelopment site. Permission granted.	500	175	TBC	S.106 site
Stratford-on-Avon	Housing Supply Place Making & Regeneration	Former School, Moorfield Road, Alcester	WCC-owned site. Potential for 'extra care' scheme	c.60	c.40	TBC	TBC
Stratford-	Housing	Land off Oaktree	Potential rural	c.5	c.5	Orbit Heart of	TBC

on-Avon	Supply	Close, Bearley	‘exception’ scheme. SDC & Orbit owned site.			England	
Stratford-on-Avon	Housing Supply	Land at Bidford Road, Broom (Bidford-on-Avon Parish)	Potential rural ‘exception’ scheme	4	4	Warwickshire Rural	TBC
Stratford-on-Avon	Housing Supply	Land at Tower Hill, Bidford-on-Avon.	Potential ‘Local Choice’ scheme. WCC owned site.	12	12	Warwickshire Rural	TBC
Stratford-on-Avon	Housing Supply	Land off Gaydon Road, Bishops Itchington	Potential ‘Local Choice’ scheme.	12	12	Warwickshire Rural	HCA: TBC. SDC: committed.
Stratford-on-Avon	Housing Supply	Sutton Lane, Brailes	Proposed ‘Local Choice’ scheme. Planning decision pending.	8	8	Warwickshire Rural	HCA: TBC. SDC: committed.
Stratford-on-Avon	Housing Supply	Maudslay Park, Great Alne	Brownfield site in Green Belt. PR.2 – IM 4.4. Planning decision pending on outline application for ‘extra care’ scheme	211	74 (TBC)	Housing21	S.106 site
Stratford-on-Avon	Housing Supply	Phases 2 & 3, Bush Heath Lane, Harbury	‘Local Choice’ site. Outline permission granted. Further needs	Up to 27	Up to 27	Warwickshire Rural	TBC

			survey required.				
Stratford-on-Avon	Housing Supply	Land at Armscote Road, Ilmington	Proposed 'Local Choice' scheme. WCC-owned site.	14	10	Warwickshire Rural	TBC
Stratford-on-Avon	Housing Supply	Banbury Road, Kineton.	Local Plan allocation (KIN.C)	30	11	Jephson	S.106 site
Stratford-on-Avon	Housing Supply	Land south of Stockton Road, Long Itchington	Potential 'Local Choice' scheme.	12	12	Warwickshire Rural	HCA: TBC. SDC: committed.
Stratford-on-Avon	Housing Supply Place Making & Regeneration	Napton Brickworks, Napton	Local Plan allocation (CTY.F). Planning decision pending on proposed 'live work' scheme.	TBC	TBC	TBC	S.106 site.
Stratford-on-Avon	Housing Supply	Land at Fells Lane, Napton	Potential 'Local Choice' scheme.	11	11	Jephson	TBC
Stratford-on-Avon	Housing Supply	Land at Stileman Close, Lower Quinton	Potential 'Local Choice' scheme.	8	8	Warwickshire Rural	TBC
Stratford-on-Avon	Housing Supply	Land at Tothall Lane, Salford Priors	Potential 'Local Choice' scheme. WCC-owned site.	6	6	Warwickshire Rural	TBC
Stratford-on-Avon	Housing Supply Place Making &	Victor Hodges House, Little Park, and land fronting High Street, Southam	Local Plan allocation (part) (SOU.B). Orbit and WCC-	c.80	TBC	Orbit Heart of England	S.106 site

	Regeneration		owned site. Potential 'extra care' and mixed use regeneration scheme under consideration.				
Stratford-on-Avon	Housing Supply	Land off Glebe Close, Southam	Proposed 'Local Choice' scheme. Planning decision pending.	12	12	Warwickshire Rural	HCA: TBC. SDC: committed.
Stratford-on-Avon	Housing Supply	Land south of Barton Road, Welford-on-Avon	Proposed 'Local Choice' scheme.	7	7	Jephson	TBC
Stratford-on-Avon	Housing Supply	Land at Elliott Drive, Wellesbourne	Potential 'Local Choice' scheme. HA-owned site.	c.5	c.5	Bromford	TBC
Stratford-on-Avon	Housing Supply Place Making & Regeneration	Cattle Market, Warwick Road, Henley-in-Arden	Local Plan allocation (HEN.C)	30	10	TBC	S.106 site
Stratford-on-Avon	Housing Supply Place Making & Regeneration	Alcester Road, Studley	Local Plan allocation (STUD.B)	20	7	TBC	S.106 site
Stratford-on-Avon	Housing Supply Place Making & Regeneration	United Carriers, Waterloo Road, Bidford-on-Avon	SHLAA site	18	6	TBC	S.106 site

Stratford-on-Avon	Housing Supply	Eagle Buildings, New Road, Studley	SHLAA site	18	6	TBC	S.106 site

5.3 Stratford - Priorities for improving existing housing

1. Empty Homes

The Council has a well developed Empty Homes Strategy, which has resulted in 46 empty homes being brought back into use between April 2006 and September 2010. The homes are let to people on affordable rents. Additional grant funding is urgently required.

Year	SDC Funding secured	Grant funding required
2010/11	£180,000	£0
2011/12	£180,000	£20,000
2012/13	£35,000	£165,000
2012/13	£0	£200,000
2014/15	£0	£200,000

2. Disrepair / fuel poverty

The Council's Private Stock House Condition Survey (Nov 2009) identifies Category 1 failures in owner occupied, privately rented housing and in park mobile homes. The primary cause of these hazard failures is excess cold and almost 10,000 households (21% of all households) are in fuel poverty. Many of these are older dwellings that are occupied by people of pensionable age, people with disabilities and or on people with low incomes. The Council's "Signposting to Healthier Homes" seeks to address these issues but urgently requires capital funding for energy efficiency improvements. Grant funding requirements are in the region of £100,000 p.a.

Appendix 4: Schedule of Pipeline Rural Housing Enabler Programme

SOS Year	Project	LA	Lead partner	Contra ctor	Rent Units	LCHO Units	Total Units	Total est. project cost	Rural Population	Planning y/n	Ownership
Yr1 2010/11	Glebe Close, Stockton	Stratford	Jephson	Tender	9	3	12	£1,700,000	0-3000	yes (Oct 09)	Private
	Brailes	Stratford	Jephson	Tender	5	3	8	£1,107,075	0-3000	Nov-10	private
	Ansley	N/Warks	Jephson	Logix	5	0	5	£654,734	0-3000	Dec-10	private
					19	6	25	£3,461,809			
Yr 2 2011/12	Snitterfield	Stratford	East Mids	White Rock	7	3	10	£1,374,330	0-3000	Dec-10	private
	Lower Quinton	Stratford	East Mids	Tender	6	2	8	£1,061,200	0-3000	Jan-11	private
	Long Itchington	Stratford	Jephson	Tender	9	3	12	£1,490,441	0-3000	Mar-11	private
	Bishops Itchington	Stratford	Jephson	Tender	9	3	12	£1,519,792	0-3000	Mar-11	private
	Willoughby	Rugby	TBC	Tender	2	1	3	£453,120	0-3000	2011	private
	Brandon	Rugby	TBC	Tender	3	0	3	£470,400	0-3000	2011	private
	Cubbington	Warwick	Orbit	Tender	5	1	6	£780,000	0-3000	2011	private
					41	13	54	£7,149,283			
Yr3 2012/13	Ilmington	Stratford	Jephson	Tender	6	4	10		0-3000	Jan-11	WCC
	Salford Priors	Stratford	Jephson	Tender	6	0	6		0-3000	2011	WCC
	Barford	Warwick	Orbit	Tender	11	1	12		0-3000		private
	Warton	N/Warks	Jephson	Tender	8	0	8		0-3000		private
	Wolston	Rugby	TBC	S106	8	0	8		0-3000		private
					39	5	44				
Yr 4 2013/14	Harbury Phase 2	Stratford	TBC	Linfoot			14		0-3000		private
	Bidford	Stratford	Jephson	Tender	9	3	12		0-3000		WCC
	Broom	Stratford	Jephson	Tender	4	0	0		0-3000		private
	Wolvey	Rugby	TBC	Tender	4	0	4		0-3000		TBC
	Brinklow	Rugby	TBC	Tender	6	0	6		0-3000		WCC
	Bishops Tachbrook	Warwick	TBC	TBC	10	0	10		0-3000		TBC
	Bubbenhall	Warwick	TBC	TBC	6	0	6		0-3000		TBC
							52				

Appendix 5

'Pipeline' Extra Care and Housing Related Support Schemes across Warwickshire eligible for submission for HCA funding, 2011 -15

LA	Scheme	Units
Stratford	**Briar Croft, Stratford-upon-Avon:** Extra care provision developed by Orbit with HCA funding. Completed in March 2010	**64***
Stratford	**Gt Alne:** An Urban Renaissance Village scheme with care element provided by Housing 21 - Planning application imminent	**50*/201**
Stratford	**Victor Hodges House, Southam:** redevelopment opportunity by Orbit currently at feasibility stage. There is an opportunity to integrate the adjoining police and library buildings into this development and to consider a high impact mini Total Place approach to the site - Planning application to be submitted following any contract award	**45*/85**
Stratford	**Bishopton:** pipeline development on former school playing fields – Sport England issues to be resolved prior to Planning application being submitted following any contract award	**50*/100**
Stratford	**a). St Nicholas School:** potential scheme in Alcester – Planning application to be submitted following any contract award	**50*/100**
Stratford	**b). Alcester Hospital:** alternative potential scheme in Alcester – Planning permission granted for Integrated Service building, but ECH would require a further submission - Planning application to be submitted following any contract award	**45*/60**
Stratford	**c). Alcester Town:** alternative potential scheme in Alcester – no imminent application - Planning application to be submitted following any contract award	**45*/60**
Stratford	**Bidford Village:** potential LD development due to be tendered early 2011 - Planning application to be submitted following any contract award	**15***
Stratford	**Shipston Town:** potential scheme(s) in Shipston - Planning application to be submitted following any contract award	**50*/100**
Stratford	**Harbury Village:** potential community-led scheme - Planning application to be submitted following any contract award	**15*/45**
Rugby	**Farmers Court, Rugby:** ECH provision being developed with HCA funding by Housing 21 in mixed use scheme. Currently on site with completion in March 2011	**45***
Rugby	**Bilton Village:** potential development on WCC land – Planning application submitted	**32*/64**

Rugby	**Hillmorton:** pipeline scheme in Rugby on former care home site - Planning application to be submitted following any contract award	**50*/100**
Warwick	**All Saints Road:** pipeline scheme in Warwick on former care home site, currently at tender stage - Planning application imminent	**46***
Warwick	**Wharf Street:** potential LD development due to be tendered early 2011 - Planning application to be submitted following any contract award	**15***
Warwick	**Warwick Town:** potential partnership scheme in Warwick - Planning application to be submitted following any contract award	**60*/120**
Warwick	**Leamington Town:** potential scheme in Leamington - Planning application to be submitted following any contract award	**85*/170**
Warwick	**North Leamington:** potential scheme in Leamington - Planning application to be submitted following any contract award	**45***
Nun'n & Bedworth	**Attleborough Grange**: pipeline ECH scheme on WCC owned land to be developed by Housing 21. Planning application to be submitted once Capital funding, e.g. SHG, confirmed	**21***
Nun'n & Bedworth	**a). Griff School (and/or adjacent WCC-owned former care home site):** pipeline ECH scheme in Bedworth - Planning application to be submitted following any contract award	**50*/100**
Nun'n & Bedworth	**b). Bedworth Town:** potential alternative pipeline scheme to above, inc 10 x LD units - partner bid being considered by liquidator. Planning application to be submitted following any contract award	**50***
Nun'n & Bedworth	**Camp Hill:** potential scheme on Camp Hill - Planning application to be submitted following any contract award	**60***
North Warwickshire	**Mancetter:** potential scheme in Atherstone - Planning application to be submitted following any contract award	**50*/100**
North Warwickshire	**Coleshill:** potential mixed tenure scheme	**50*/150**
Countywide	Further Learning Disability Supported Living schemes of approx. 10 - 15 units based on ECH model	**160**
	*Total Affordable Units on all schemes	**1248**
	Total Units inc. <u>all</u> potentials	**2076**

Those schemes in red type above are potential alternatives.

In addition to the above, it should be noted that there are a number of mono-tenure private-funded schemes that either have recently submitted planning applications or have recently received planning approval. Current schemes:

1. Limes Village extension at Dunchurch, Rugby – 59 ECH units

2. Manor Road, Stratford-upon-Avon – 60 ECH units

Furthermore, the remodelling of Sheltered Housing schemes provides another housing with care solution. With 51 schemes identified for possible upgrade, and one of the criteria being a minimum of 25 units, a fifth of these schemes - say 2 per District/Borough - would yield anoth

Appendix 6: LIP Project Plan and Approval Timescale

Milestone	Sub Task	Start	Complete
Initial Discussions (Stage 1)	High Level meeting with LA CEOs	17.5.10	21.5.10
	LIP Scoping Report to HCA RMB	29.7.10	29.7.10
LIP Planning (Stage 2)	LIP project plan to HoH for discussion	1.6.10	1.6.10
	Agree final project plan with HoH	25.6.10	25.6.10
Governance Structure	Establish SC Steering Group	24.5.10	24.5.10
	Steering Group meeting 1 and monthly thereafter	24.5.10	24.5.10
	LIP Planning Workshop	7.7.10	7.7.10
Preparation of LIP 2011-14 (Stage 3)	Confirm WCC vision and links to SISRS	14.6.10	29.6.10
	Draft Evidence Base report • Overview and demographics • District Housing data • Core Strategy positions Agree Report with HCA	 14.6.10 14.6.10 14.6.10 12.7.10	 9.7.10 9.7.10 9.7.10 19.7.10
	Draft Existing Funding Streams Report Prepare report Agree report with HCA	 14.6.10 5.7.10	 2.7.10 20.7.10
	Draft Report on Spatial and Thematic Priorities • Prepare and discuss draft reports • Housing, Development and Planning Workshop • Agree priorities with HoH	 28.6.10 12.7.10 16.8.10	 13.8.10 16.7.10 3.9.10
	Draft Report on Resource Plan and Governance Arrangements • Agree report with HoH	 6.9.10	 10.9.10
	Produce 1st draft of LIP document	13.9.10	13.9.10
Alignment of LIP with SISRS (Stage 4)	Draft Completion of SISRS	6.9.10	6.9.10
	Alignment of LIP with SISRS	Early 2011	Early-mid 2011
	Stakeholder Engagement Workshops	Early 2011	Early-mid 2011
Draft LIP (Stage 5)	Produce final draft LIP	23.09.10	08.12.10
Formal LIP Approvals (Stage 6)	Executive Board – N Warwicks Cabinet – N&B Cabinet – Rugby Executive – Warwick Cabinet – Stratford Management Board - HCA	23.12.10 23.12.10 23.12.10 23.12.10 23.12.10 15.01.11	7.2.11 24.2.11 17.1.11 9.2.11 7.2.11 15.01.11
Review of LIPs	Ongoing review and update of LIPs	Ongoing	Ongoing

Appendix 7

Warwickshire Public Land Sites

	Scheme	Owner	Local Authority	Usage	Estimated Outputs
1	Bilton Village	WCC	Rugby	Extra Care	32
2	Attleborough Grange	WCC	N&B	Extra Care	21
3	Victor Hodges, Southam	WCC/Orbit	Stratford	Mixed use	85
4	Ilmington	WCC	Stratford	Rural Exception	10
5	Salford Priors	WCC	Stratford	Rural Exception	6
6	Bidford	WCC	Stratford	Rural Exception	12
7	Brinklow	WCC	Rugby	Rural Exception	6
8	Station Approach Rd	Rail Board	Warwick	Affordable	60
9	Alcester Road	WCC	Stratford	Affordable	20
10	Bishopton	WCC	Stratford	Extra Care	60
11	St Nicholas School	WCC	Stratford	Extra Care	60
12	Alcester Hospital	PCT/WCC	Stratford	Extra Care	60
13	Cattle Market	RBC	Rugby	Mixed use	145
14	Avon Court	WCC	Warwick	Extra Care	45
15	Griff School	WCC	N&B	Extra Care	60
16	Wolf Street	WCC	Warwick	LDSL	14
17	Ro Fire Station, Bidford	WCC	Stratford	LDSL	14
18	Mancetter	WCC	NWBC	Extra Care	60
19	Lister Road	NWBC	NWBC	Affordable	45
20	Sparrowdale School, Grendon	WCC	NWBC	Affordable	50
21	Michael Drayton School, Hartshill	WCC	NWBC	Affordable	35
22	Old Farm Road, Mancetter	NWBC	NWBC	Affordable	6
23	Birmingham Road, Water Orton	NWBC	NWBC	Rural Exception	2
24	Princess Road, Atherstone	NWBC	NWBC	Affordable	6
25	St Georges Road, Atherstone	NWBC	NWBC	Affordable	6
26	Lister Road Garages	NWBC	NWBC	Affordable	3
27	Queensway, Hurley	NWBC	NWBC	Affordable	12
28	Watling Street, Atherstone	NWBC	NWBC	Affordable	15
29	Dunchurch	RBC	RBC	Affordable	11
	Total units				**961**