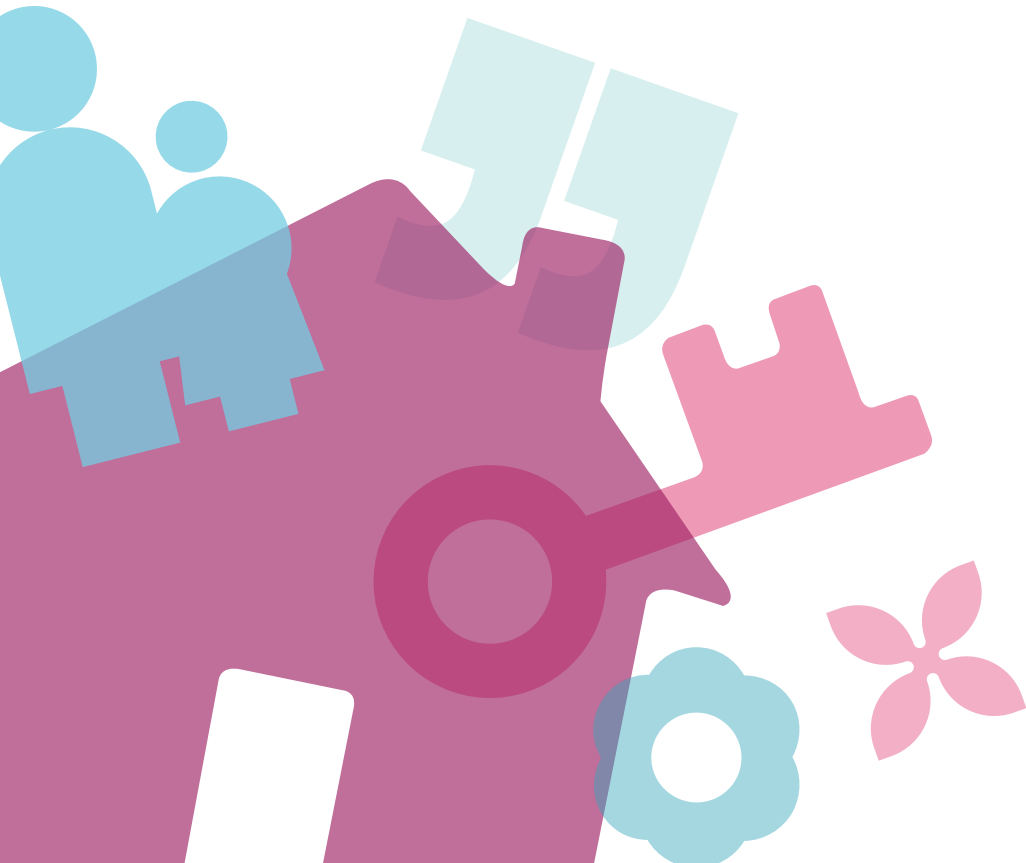


**MAKING HOUSING COUNT  
IN CARLISLE**

**TODAY AND TOMORROW**



**CARLISLE  
CITY COUNCIL**



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# INTRODUCTION

This brochure highlights the important role of housing for Carlisle's residents, both now and in the future.

We aim to:

- provide an update on the service areas covered by our housing team, especially the work we do in helping the most vulnerable people in society;
- highlight the major housing projects we are currently delivering, as well as projects being planned and the amount of revenue we have been able to bring in from external funding bodies to support important housing initiatives in Carlisle;

- demonstrate how we meet our key priorities through our strategic partnerships with other agencies;
- show how we are responding to changing populations and economic factors;
- explain our role in community development as well as how people can get involved; and
- share our vision for housing in the future.

## DID YOU KNOW?

"Homes are the building blocks of our communities. They affect our health, our wealth, and our opportunities for happiness. Everyone should have access to a decent home at a price they can afford, in a place where they want to live and work."

Cumbria Vision<sup>1</sup>

<sup>1</sup> Source: Cumbria Economic strategy 2008-28, Strategy Action Plan No.8 'Delivering the strategy'



# HOMES

Despite the recession, **15%** of all new homes built in 2008/09, in Carlisle, were affordable homes (53 in total).

**207** new, affordable and extra care homes are due to be provided by March 2011. 70% will be for rent and 30% will be for low cost home ownership.



Over **£10million** has been secured, from the government, for affordable and extra care homes in the two-year period to March 2011. This is in addition to the value of land contributed by the City Council, housing association investment, and contributions from developers as part of planning applications. Developer contributions alone came to almost **£2.8million** in the two years to March 2009. A further **£1.1million** has also been made available to help people into low cost home ownership through **HomeBuy Direct**, a joint initiative between the Homes and Communities Agency and private developers.

We have also secured around **£2million** to develop our new gypsy and traveller site which is due to open in early 2010. There is also a further **£2million** for our new 'Centre of Excellence', providing learning opportunities and healthy lifestyle initiatives for residents using our temporary accommodation, as well as activities to benefit the whole community.

# PEOPLE

In the last year, up to 31 March 2009, over **2,000 people** made a housing related enquiry to our Housing Services team.

## These enquiries came from people who:

- needed help to allow them to stay in their home, for example from people who needed their home to be adapted, or who were unfairly threatened with eviction;
- wanted to find a home, for example from young people who wanted to move into their own place or from people who wanted to buy for the first time; or
- wanted to improve their home, for example from home owners who wanted to reduce their energy bills.



## Our services:

- allowed almost 200 people who were homeless to access a suitable home;
- supported around 500 people, including families, in temporary accommodation while they were seeking a permanent home;
- inspected 400 homes to make sure they were of a good quality, safe and secure;
- awarded over 300 grants to people with a disability or long-term health problem so they could stay in their own home; and
- helped almost 30 people to buy their first, affordable home.



## WHY DOES HOUSING MATTER NOW?

Housing is a basic necessity for everyone, but there are some things that can make it difficult for people to find a home, or to be able to live there for as long as they want.

### The credit crunch and recession means that people:

- are losing their jobs and cannot afford to pay their rent or mortgage; or to pay their bills. Eviction and repossession can lead to homelessness. Across Cumbria, over 2,000 jobs were lost in the year to March 2009, with a quarter of businesses in a recent survey indicating they intended to axe further jobs over the following three months.<sup>2</sup>
- who want to buy a home cannot get a mortgage, people who want to sell their home cannot get anyone to buy it and house prices have dropped leaving people in negative equity. Developers are building fewer new homes, including affordable homes. House sales in Carlisle have fallen from 655 (July to September 2007) to 279 (July to September 2008).<sup>3</sup>
- who are already facing difficulties in finding a home and do not have the ability to live there, for example because they have health issues or are vulnerable for other reasons such as age, lack of education and behaviour, are in danger of becoming more excluded from society unless they are supported.

### Our communities are changing

- The number of older people in Carlisle's communities is increasing. People who are over the age of 65 are predicted to rise to 27% of the Carlisle population by 2029, compared to 22% for the rest of England and Wales.<sup>4</sup> Despite an increased life expectancy, there has not been an equivalent increase in people benefiting from a similar level of extra years in good health in many of our wards. As people get older their housing needs change. Adaptations may be needed so people can stay in their own home, or people may need to move to receive support and care.

### Our communities have said that housing is important to them.

- A recent survey of residents<sup>5</sup> in Carlisle, found that affordable decent housing is the third most important factor in making somewhere a good place to live (after crime and clean streets)
- The vast majority of people (91% of respondents) are satisfied with their home as a place to live but this leaves nearly 10% who are not.

<sup>2</sup> News and Star, 6 April 2009

<sup>3</sup> Land Registry Sales

<sup>4</sup> Cumbria Primary Care Trust

<sup>5</sup> Place Survey 2008

## HOW ELSE CAN HOUSING CONTRIBUTE TO OUR COMMUNITIES?

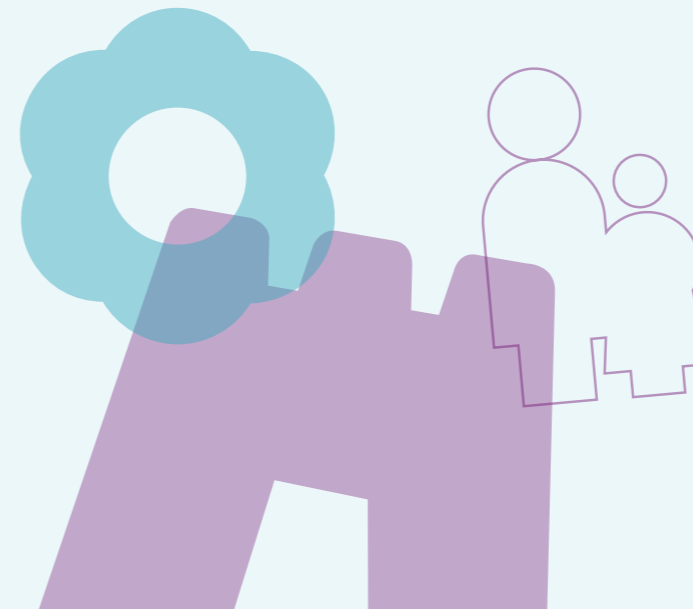
Housing is much more than bricks and mortar. The way in which housing is designed, managed and improved can have a major impact on health, wellbeing and economic prosperity. Our housing services can help people (often those who are in crisis or are vulnerable, such as older and disabled people or those who are homeless) to make informed choices, access other services and to live independently.

### Healthy communities and older people

- Our extra care housing scheme will promote independent living for older people and disabled residents, including young people.
- In partnership with Impact Housing Association, we have created a co-ordinator role to reduce homelessness, social exclusion, worklessness and improve health among people in supported housing in Carlisle.
- People living in our temporary accommodation will be able to access health services and other activities that promote healthy lifestyles through our Centre of Excellence. A HALO Co-ordinator (Healthy Aspirations & Learning Opportunities) has been appointed to develop this initiative.

### Economic development and enterprise

- Our plans for housing growth include providing homes for people who will contribute to economic growth.
- Our new temporary accommodation for single people who are homeless will provide an environment for learning and give people the life skills and confidence to move on into education, training and employment and contribute to the economy.
- With our partners, we are helping families and individuals who face repossession of their homes as a result of the economic downturn.



### Children and young people

- We are seeking funding for a foyer, with our partner, the YMCA, to provide accommodation and training opportunities for young, homeless people.
- With our partners, we work to safeguard children and young people who live in temporary and supported housing.
- Our new Gypsy and Travellers site will include community facilities that will allow children and young people to access education and participate in other activities.
- We have established a Young Persons' Housing Panel, providing a multi-agency platform to deliver housing and support packages meeting the individual needs of young people.

### Safer, stronger communities

- Our regeneration plans, for example at Raffles, will provide a choice of housing that will attract different people and diverse communities.
- Our new Gypsy and Traveller site will provide well-managed safe and secure modern accommodation for members of the travelling community.
- With our partners, we will be increasing access to a choice of housing through our choice based lettings scheme.
- All of our new housing projects meet 'Police Secured by Design' principles.

### Rural communities

- In partnership with Two Castles Housing Association, we are aiming to develop new affordable homes in the Brampton area, following our contribution to Two Castles' recent scheme at King Edward's Fauld, Burgh-by-Sands. Construction uses innovative and modern methods which reduces build time and shows consideration to existing communities.

### The environment

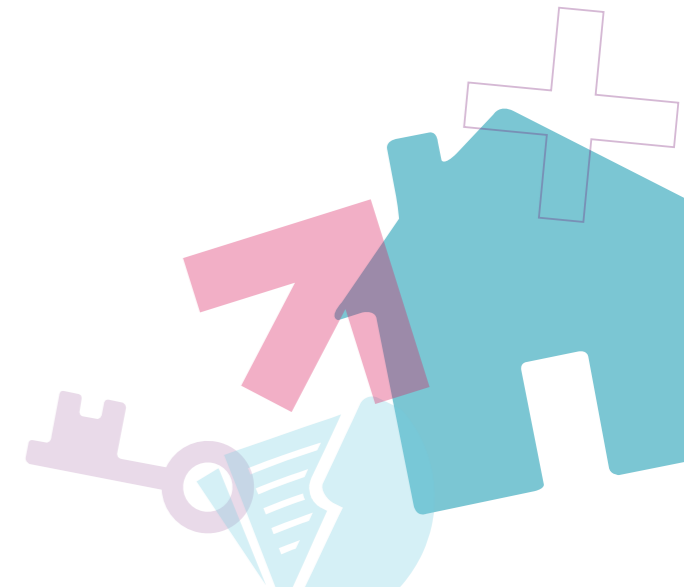
- All new affordable housing is designed to have a minimum impact on energy use and reduce harmful carbon emissions. Our Extra Care Scheme, being developed by Eden Housing Association, is a prime example - the core building will benefit from an eco-friendly green sedum roof, which helps with soak away and provides a habitat for wildlife.
- We have managed to achieve our Decent Homes target for 2010 by 2008, in respect of private sector properties.

# HOW DO WE DELIVER OUR HOUSING CONTRIBUTION NOW?



We are working with many partners from health, social care, education and employment, community safety and businesses to make sure that our considerable investment in homes and housing services makes a difference to people living in Carlisle.

With our housing provider partners, we are supporting partnerships to create new and existing homes and make sure that housing services are delivered, including our statutory services.





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