

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

LOCAL INVESTMENT PLAN 2011-2015



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1. INTRODUCTION

The Local Investment Plan business model, established by the Homes and Communities Agency, has been developed to align major public sector investment where the private sector alone will not deliver the Local Authority's desired outcomes. Whilst public, private and voluntary agencies in the Staffordshire Moorlands have worked together for many years the Local Investment Plan creates a formal partnership that brings together the main bodies responsible for providing new homes and regenerating neighbourhoods and communities.

The vision for the Local Investment Plan is that Staffordshire Moorlands will be a distinctive, high quality environment with a strong economy, homes which are affordable and decent, communities that are healthy and safe with sustainable settlements within a protected environment. This compliments the vision set out in the Peak District National Park Management Plan in that the area will be conserved and enhanced, with its landscapes, biodiversity, tranquillity, cultural heritage and settlements valued for their diversity and richness.

The authority faces real challenges in creating the homes and places in which local people want to live and can afford. The quality of the local rural environment is high with protected landscapes, green belt and conservation areas. The cost of building new homes can often be expensive in comparison to larger towns and cities and the turnover of the existing social and private rented homes is slow.

Local people on low wages face real difficulties in buying homes on the open market and this is exacerbated by wealthier people moving into the Staffordshire Moorlands area, attracted by the countryside and ease of access to cities like Stoke-on-Trent. Demographic changes are also taking place with older people comprising a growing proportion of the population across the Staffordshire Moorlands area. The council's principal intervention measure in the housing market to tackle these issues has been to establish Ascent Housing LLP as a joint venture between the authority and Harvest Housing Group.

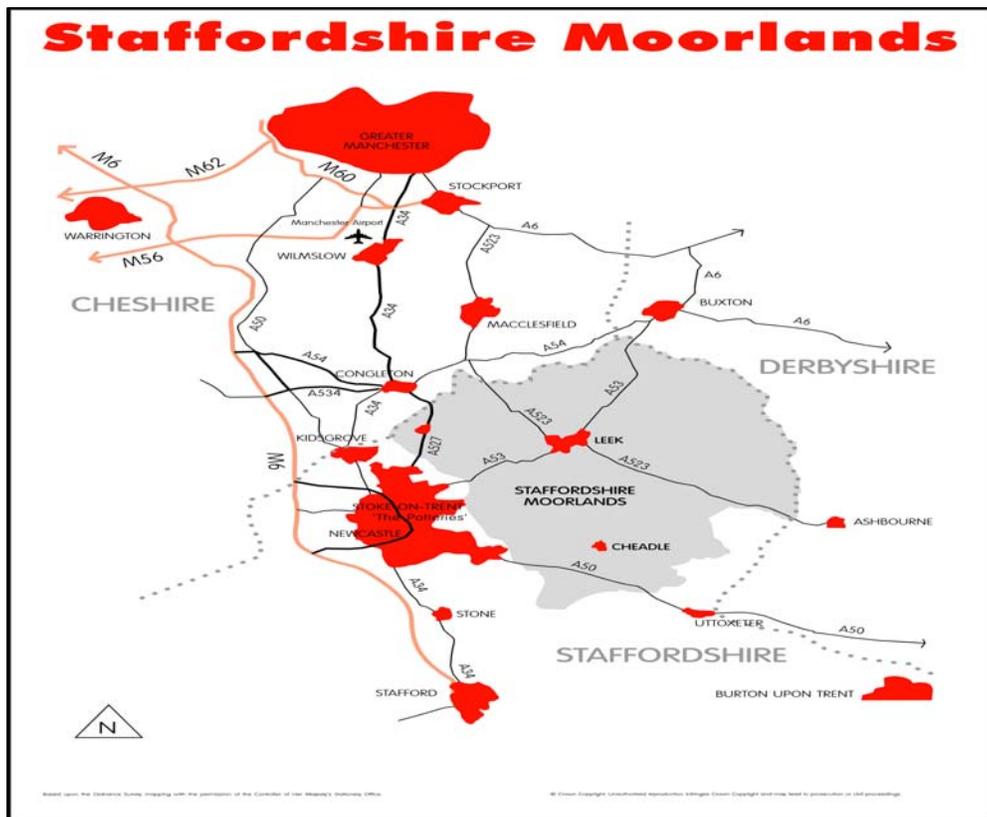
The rural landscapes are recognised for their attractiveness but this disguises the very real difficulty of helping villages to remain viable. Local shops and services such as schools are under threat as younger households move away due to the lack of affordable and decent homes. Building new homes can support villages to remain viable and give people hope for the future.

This Local Investment Plan sets out ambitious but deliverable plans for providing new affordable homes and regenerating sites which have the potential to provide jobs and homes. It intends to make effective use of resources and explore new opportunities to attract inward investment and not rely on the HCA to contribute to funding all of the new homes needed.

2. THE STAFFORDSHIRE MOORLANDS AREA

This Local Investment Plan covers the administrative area of Staffordshire Moorlands District Council.

Staffordshire Moorlands is in northeast Staffordshire, bordered by Cheshire to the northwest, Derbyshire to the east and Stoke-on-Trent to the southwest. The district covers an area of 57,624 hectares and has a population of 95,400 (2007 mid-year estimate).



Around 53% of the population is based in the three towns of Leek, Biddulph and Cheddle; around 22% of the population lives in the larger settlements of Cheddleton, Endon, Werrington & Cellarhead and Blythe Bridge located in the west of the district. The remainder are divided among 34 rural parishes.

2.1 Spatial Characteristics of the Staffordshire Moorlands Area

A third of the district lies inside the Peak District National Park - the Peak District National Park Authority represents the special interests here. Of the remainder of the Moorlands, around 30 per cent is designated as Green Belt.

The district has close links to parts of Cheshire, as well as to the City of Stoke-on-Trent, which exerts a strong influence on the west of the district in particular, and provides significant employment opportunities and services for many people in the district. The success of the economy of Stoke-on-Trent is fundamental to the health of the Staffordshire Moorlands economy. However the physical barrier of the Peak District limits the housing market interaction with the adjacent High Peak local authority area.

The Strategic Housing Market Assessment identifies the District as part of the North Housing Market Area. In terms of migration flows, it is closely tied to Stoke-on-Trent and of the five North Housing Market Area districts in North Staffordshire (Stoke-on-Trent, Newcastle-under-Lyme, East Staffordshire and Stafford) is most influenced by its partners. In essence it comprises two housing market areas.

The three towns of Leek, Biddulph and Cheadle take in the bulk of Staffordshire Moorlands outside the Peak District National Park. Although there are these three market towns which share a lot of common characteristics, the central rural area presents a high priced, rural market with some commonality with Peak National Park to the east. The other housing market area sector consists of the Peak National Park in Staffordshire Moorlands along with other wards in the Staffordshire Moorlands district (Alton, Churnet, Dane, Hamps Valley, Ipstones, Manifold) and the East Staffordshire district ward of Weaver. This sector is a highly dispersed rural area characterised by small villages and hamlets where many of the residents work in the farming and tourism industries or in low paid or middle income jobs in the market towns.

2.2 Economic Profile

The Council is updating its Economic Strategy that sets out the economic rationale for the strategic direction that the District Council would follow in its aim of achieving 'A Strong Economy'.

In developing the strategy, the Council has identified a framework of interventions including:

- Land and premises
- Skills
- Investment

- Infrastructure and accessibility
- Technology and communication
- Leadership and partnership working
- Image and marketing

This analysis forms the basis for the identification of the key strategic priorities and how action to delivery against these strategic priorities will support the economic development of the District over the coming years. The economic future of the area will be to develop an economy that will:

- increase new business formation and growth
- have an increased supply of quality employment land
- have an enhanced quality skills base within the district
- have better performing town centres through increased floor space, consumer choice and attractiveness
- have a high performing tourism product with a higher economic impact.

2.3 A District Economy?

It is essential that the functional economic relationship between the Staffordshire Moorlands and neighbouring areas, particularly Stoke-on-Trent and other areas around North Staffordshire, is recognised and understood. An analysis of Travel to Work Areas (TTWAs) calculated for 1991 and 2001. This shows that, whilst a Leek-based TTWA existed in 1991, showing a relatively strong level of self-containment, this had disappeared by 2001 when an expanded Stoke-on-Trent TTWA demonstrated the conurbation's increasingly important influence over the Staffordshire Moorlands.

This pattern of economic activity demonstrates that there is no stand-alone 'District economy', but rather a wider set of functional economic linkages with neighbouring areas. This should be borne in mind when considering the District-level analysis below.

The development of the **Stoke-on-Trent in Staffordshire Local Enterprise Partnership** will seek to represent the geography of the real local economy, across local boundaries.

2.4 Economic Growth and Productivity

Productivity is a key indicator of future business performance and can be measured by Gross Value Added (GVA). GVA is a measure of the value of the goods and services of each individual producer, industry or sector within the United Kingdom to determine an area's overall economic well-being.

In terms of manufacturing productivity, Staffordshire Moorlands has a relatively low productivity economy when examining GVA per head. The Local Futures audit showed the District as being one of the lowest ranked areas in the comparator group for GVA, with only Tamworth, Derbyshire Dales and Newcastle-under-Lyme scoring lower.

2.5 Business Structure

Whilst there is the continued presence of large nationally recognised employers, the business structure of Staffordshire Moorlands is dominated by micro businesses of between 1 and 10 employees. In 2006 they accounted for over 85% of all business units and this trend has remained in place. In particular, the District is dominated by businesses of up to 5 employees. Collectively micro and small businesses accounted for over 92 per cent of all businesses in 2006 and this position is unlikely to change.

2.6 Business Sectors

The Staffordshire Moorlands has a varied business base with the highest proportion of enterprises in the Distribution, hotels and restaurants sectors and Banking, Finance, Insurance and business services sectors.

Staffordshire Moorlands Workplace analysis (2006)

Industry	number	%
1 : Agriculture and fishing (SIC A,B)	*	*
2 : Energy and water (SIC C,E)	*	*
3 : Manufacturing (SIC D)	300	8.6
4 : Construction (SIC F)	500	14.3
5 : Distribution, hotels and restaurants (SIC G,H)	1,000	28.6
6 : Transport and communications (SIC I)	300	8.6
7 : Banking, finance and insurance, etc (SIC J,K)	700	20.0
8 : Public administration, education & health (SIC L,M,N)	300	8.6
9 : Other services (SIC O,P,Q)	300	8.6
Total	3,500	100.0

Source: Annual Business Inquiry (nomis)

* Data suppressed on confidentiality grounds

Data rounded to 100 to comply with confidentiality requirements

2.7 Tourism

Tourism plays an important role in supporting the local economy through both its job creation (providing diverse employment opportunities that support about 3000 jobs in the District) and direct/indirect visitor spend. The value of tourism within the Staffordshire Moorlands is estimated to generate over £122 million.

The most obvious potential for the growth of service sector businesses and employment in Staffordshire Moorlands is tourism - building on the core attraction of Alton Towers, Froghall Wharf and the Churnet Valley corridor, Biddulph Grange, Peak Park, and the wider countryside and Town Centres. These assets could provide us with the opportunities for further modest growth in employment and business opportunities. These key attractions provide opportunities for the District to exploit nationally recognised 'local' brands to achieve its tourism potential. However, care would be needed to ensure that we are not simply adding to the Districts stock of low paid and low skilled jobs.

Despite the obvious benefits derived from tourism, the Staffordshire Moorlands appears to suffer from a somewhat fragmented tourism offer. The town centres are developing their own distinctive 'brands' but there still remains an issue surrounding the actual visitor product that the Staffordshire Moorlands has to offer.

Recent visitor audits for Leek and Cheadle to measure visitor profiles (commissioned through the Better Welcome Programme) have highlighted a number of priorities that will need addressing to improve the towns profile, visitor offers and associated economic benefits -

Cheadle is developing its visitor offer around Pugin and the St Giles Church whilst Biddulph with its links to the Grange Gardens is promoting a Garden Town of Staffordshire theme, although further work needs to be undertaken to reinforce this brand message. Leek provides a number of branding opportunities with its antique shops and industrial heritage buildings but has a relatively poor retail offer (as do the other market towns) and has not yet identified its tourism focus.

There is a need to maintain and strengthen linkages to both the Visit Peak District and Staffordshire Destination Management Partnerships in order to foster economic success for the tourism sector strategically, benefiting the whole of Staffordshire.

The **Churnet Valley Tourism Corridor Master Plan** is a key element of the Council's emerging Local Development Framework. This area is one of the District's key and most treasured resources with a mosaic of established attractions and features. It is an area where sensitive development can provide a strong focus for rural regeneration and a significant sub-regional asset, but which requires sensitive and innovative planning to ensure that its special qualities are protected and enhanced. Currently the plan is at public consultation stage and is expected to be completed by October 2011.

2.8 Employment

The District has seen a growth in jobs over recent years – lower than national rates but higher than Staffordshire and West Midlands averages. However, 63.3% of the workforce is in full-time employment, lower than Regional and national averages, with more part time workers. Female workers in particular are much more likely to be part time. Casual and seasonal work is also important, particularly in the agricultural and tourism industries.

Unemployment is low in the District and the percentage of the working age population claiming unemployment benefit has fallen to a low of 1.0% in 2007. Unemployment rates have begun to climb in line with wider trends in the national and global economy.

Although the working age economic activity and employment rates in the District as a whole tend to be slightly higher than national averages, there are certain pockets of the District with economic activity rates well below the national average. The areas of Biddulph East, Leek North and Cheadle North East all have low economic activity rates. These areas also tend to display a range of other socio-economic deprivation issues and Biddulph East has consistently been identified as having multiple deprivation issues.

The low rate of unemployment and high economic activity rates indicate that the labour market in the Staffordshire Moorlands has been running at close to full capacity. However it is principally low pay employment when compared to the national average and there are issues in relation to the growth of new businesses and attracting mobile businesses

2.9 Skills and Worklessness

Skills are a key lever in achieving improved productivity through the upskilling and training of the workforce.

The skill level of the workforce needs improving to attract higher-level employment and as a result increase the access to higher wages and employment opportunities in the longer term. However in terms of key G.C.S.E. measures for Key Stage 4 pupils achieving 5+ A-C 's Staffordshire Moorlands consistently is placed at the top of Staffordshire Authorities and above regional and national averages.

The District has a workforce characterised by low and medium skill levels but lower graduate level workers. Workplace wages are low compared to resident based wages, implying that there is a high percentage of out-commuting from the Staffordshire Moorlands to better paid jobs elsewhere.

Potential employees have the necessary qualifications but not the skills that employers need, however, the Staffordshire Moorlands presents many

opportunities for new industries and enterprise which, with the right level of support and intervention, will allow the District to play a positive role in the Region's economic growth and prosperity. Also given the district's proximity to Staffordshire University and to some extent Keele University the issue this may assist graduate retention in North Staffordshire.

2.10 Housing Affordability

In terms of affordability, as with all areas in the North Housing Market Assessment, the District has experienced rapid house price growth since 2001 well in excess of both the regional and national average growth, but a significant levelling off or slowing of price in creases since 2005. The greatest increases in average property prices in the District have been in terraced and semi-detached properties suggesting a greater demand and lower available supply of these properties.

The current housing market, however, has seen a continued fall in house prices with an underlying trend downwards over the last 6 months. Mortgage lending has also fallen sharply since July, fuelling concerns that the banks are turning away first time buyers and preventing a recovery in the property market. Although the Government's Comprehensive Spending review has now been publicised, concerns over the economy and talk of impending spending cuts have clearly taken their toll on market confidence and levels of demand.

Despite this agents are marking prices lower as they see rising supply and faltering demand putting prices under downward pressure over the remainder of 2011.

Currently (January 2011) the average house price in Staffordshire Moorlands is **£189,700** (based on sales and valuations over the last 3 months), compared to a regional average of **£190,000**. The lower quartile house price (which equates to an entry level property) in the District is currently **£121,000**, compared to a regional average of **£110,700**. The average price of a new build house in the District is currently **£173,900**, compared to a regional average of **£202,700**

The degree to which households can afford market housing is based upon the ratio between household incomes and housing costs. A household is considered unlikely to be able to afford to buy a home that costs more than 3.5 times the gross household income for a single income household and 2.9 times the gross household income for a 2 income household.

In 2007 the average house price to earnings ratio in Staffordshire Moorlands was **7.04:1**, which was higher than the West Midlands ratio of 6.46:1. Currently (January 2011), however, the house price to earnings ratio in Staffordshire Moorlands is **6.1:1** based on data from the latest Annual Survey of Hours and Earnings and sales and valuations over the last 12 months. The regional house

price to earnings is **6.3:1**. This suggests that housing is becoming more affordable than across the region. The lower quartile (entry level) house price to earnings ratio in the District is currently **6.5:1** based on data from the latest Annual Survey of Hours and Earnings and sales and valuations over the last 12 months. The regional (entry level) house price to earnings is **6.4:1**.

Earnings data relates to a single person in full time employment. Unlike in adjacent Stoke-on-Trent the majority of households have more than one earner. Affordability in Staffordshire Moorlands based on household disposable incomes is **5:1**, which is the same as the regional ratio.

Whilst affordability ratios have improved recently, there is nonetheless a high proportion of households which remain priced out of the market, particularly first time buyers (FTB). The reductions in house prices is not necessarily resulting in housing becoming more affordable because of a tightening of lending criteria, less availability of mortgage products, restrained or falling incomes and other impacts on household budgets. Evidence from Hometrack indicates that a large number of households in the District are still priced out of the housing market.

Category	Percentage of households priced out of market
FTB households - Flats	30.00%
FTB households - Terraced houses	42.43%
FTB households - Semi-detached houses	53.72%
FTB households - Detached houses	77.58%
Owner occupier - Flats	17.72%
Owner occupier - Terraced houses	30.00%
Owner occupier - Semi-detached houses	42.43%
Owner occupier - Detached houses	71.25%

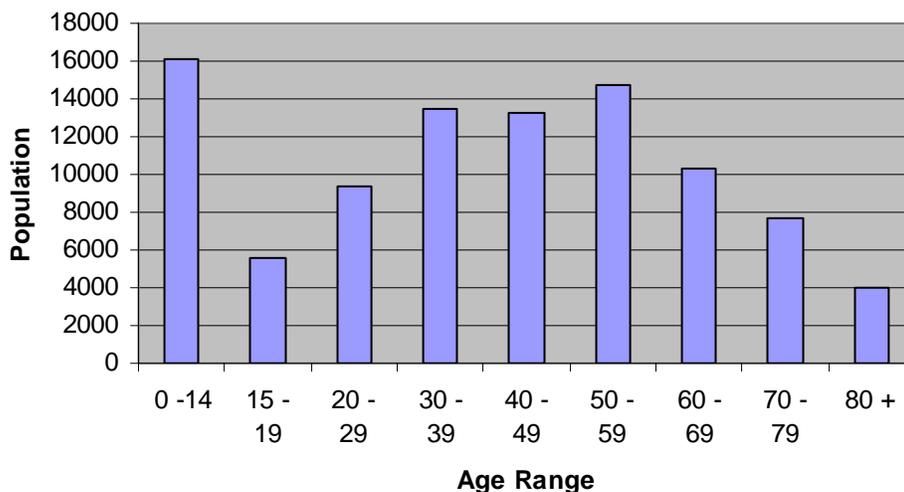
(Source Hometrack, FTB=first time buyers regardless of income)

There is also evidence from the Strategic Housing Market Assessment that affordability constraints and proportionate housing need are more acute in the rural areas of the District, echoing the findings of the 2008 Taylor review that the high cost of homes coupled with the low wages of rural workers are creating unsustainable affordability pressures that threaten the future of rural communities. A key theme of the Taylor Review is that housing supply in many rural areas should be expanded to relieve affordability pressures and ensure the long term survival of rural communities. These factors mean that Staffordshire Moorlands has acute affordability issues greater than adjacent local authority areas. This is a key driver in the demand for affordable houses.

2.11 Demographic and Housing Profile

In 2009 it was estimated that the resident population of the Staffordshire Moorlands had reached 95,400 (Office of National Statistics). Around half of the population is based in the three market towns of Leek (pop. 19,880), Biddulph (pop. 19,512) and Cheadle (pop. 12,166); around 21% of the population lives in the larger settlements of Cheddleton, Endon, Werrington/Cellarhead and Blythe Bridge, located to the west of the district. The remainder is divided among the 34 rural parishes.

The graph below indicates that the population comprised 17% 0-14 year olds and 60% 15-59 year olds. Those aged 60 plus represent 23% of the population the highest percentage of total population aged over 60 within the NHMA.



(Source: Census 2001)

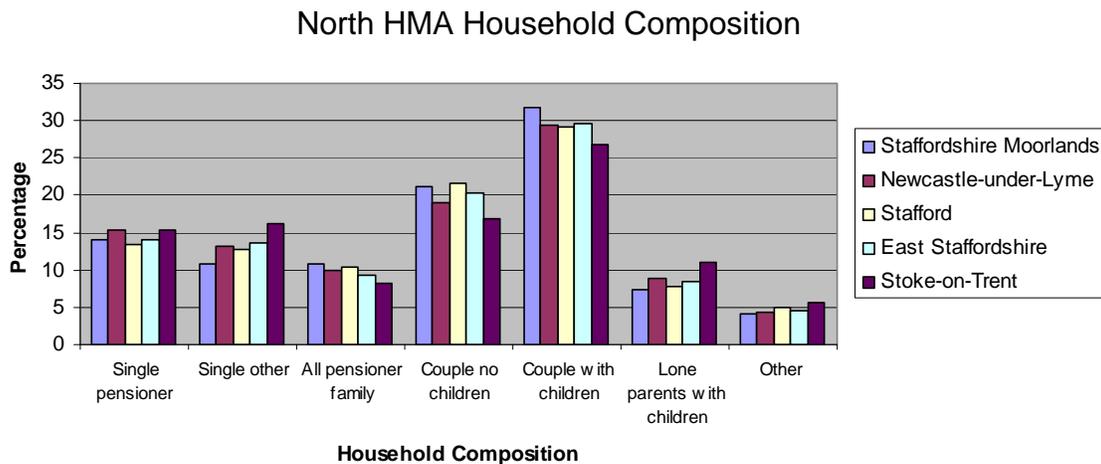
The total number of households in the West Midlands is predicted to grow by a fifth, by 20.6% between 2001 and 2026 (West Midlands Regional Assembly 2007). Predicted growth in Staffordshire Moorlands is comparable to the regional growth at 19.1%, with an additional 7,406 households. In comparison Newcastle-under-Lyme households are predicted to grow by 13.4% and Stoke-on-Trent has a small growth in households expected with 4.6%.

Comparisons made in the Strategic Housing Market Assessment (2008) of projected population changes shows a trend for older people to form an increasing proportion of the population. This is particularly noticeable in the group aged 75 or over, over the years 2007-2022. In the age group 75-79 a population increase of 63.9% from 2007-2027 is projected in Staffordshire Moorlands. In the age group 85+, very high rates of increase are projected for Staffordshire Moorlands.

With a significant decrease in the number of younger people and people in 'working age' groups and an increase in older age groups, changes in growth patterns will have a significant impact upon the housing markets, increasing pressure to meet the needs of both existing and increasing populations.

2.12 Household Composition

The composition of households in Staffordshire Moorlands and the North Housing Market Area (Staffordshire Moorlands, Stoke-on-Trent, Newcastle-under-Lyme, East Staffordshire and Stafford) is set out below. This shows that at the time of the 2001 Census the local authority had a relatively high proportion (24.9%) of pensioner households, which has implications for care and support services for older people. Staffordshire Moorlands has the highest proportions of households consisting of couples with children (31.8%), with a further (21.2%) of couples having no dependent children.



2.13 Tenure Composition

The tenure profile of the Staffordshire Moorlands indicates that approximately 83% of households owned their own dwelling and approximately 0.7% of the housing stock was second/holiday homes and another 3.7% were vacant (Census 2001). The average household size is currently estimated to be 2.4 persons per household

The predominant type of housing in Staffordshire Moorlands is detached - the level of terraced stock, which represents the main supply of first entry level homes is particularly low at 16.7%, against a regional level of 23.9%.

The proportion of social rented households (9%) and private-rented households (7.6%) in Staffordshire Moorlands is also the lowest in the North HMA.

The Census 2001 information indicates that within the North HMA, Staffordshire Moorlands has the highest proportion of owner-occupied pensioner households (19.9%) and the lowest proportion of social rented pensioner households (3.2%). High home ownership levels in the district, coupled with increasing numbers of single pensioner households, will present challenges in providing housing choice for large numbers of older people with equity in their homes.

2.14 Housing Stock Condition

A Housing Stock Condition Survey was carried out in 2009, involving a sample of over 1000 homes from across the district, across all tenures.

The key findings are:

- 13,474 of dwellings within the district failed the decent homes standard. This is equivalent to 31% of the whole housing stock, which is lower than the national average of 36.8% as identified from the English House Condition Survey 2006.
- A total of 14,695 properties have been identified as having a vulnerable household (in receipt of at least one of the principal means tested or disability related benefits).
- The former Public Service Agreement 7 target for private sector housing was to increase the proportion of vulnerable households living in decent housing to 70% by 2010. This means of the 14,695 vulnerable households 10,287 should be in Decent Homes. The survey has found that of vulnerable households 67.3% (9,895) live in Decent Housing, some 2.7% below the target, which is equivalent to 392 households.
- Thermal efficiency of properties is measured using the Standard Assessment Procedure (SAP) rating system. The average SAP rating across the private sector housing stock is 57. A SAP rating of 35 or less is considered to be a proxy measure for failure against Decent Homes and 4,084 properties (some 9.5%) have a SAP rating of less than 35. 1,263 of these properties are classed as having a vulnerable occupant (30.9%).
- The theoretical cost to rectify the Decent Homes failures is £90,295,311. This includes allowances for remedying incidences of Category 1 Housing Health and Safety Rating System hazards.

The survey found decent homes failure to be spread across the district with no particular locations having a concentration of poor housing. As anticipated the non decent housing in the district is located almost exclusively in the private sector given the major investment from all social landlords.

Area	Number of decent homes failures	% decent homes failures
Biddulph	2,400	17.8
Cheadle	842	6.3
Leek	3,537	26.3
Peak Park	716	5.3
Rural	4,168	30.9
Western	1,811	13.4
Total	13,474	100

The comparison with the Council's last stock condition survey in 2003, and the English House Condition Survey (EHCS) 2006 is summarised below

Result	SMDC 2003	EHCS 2006	SMDC 2009
Fail Decent Homes Standard	31.4%	36.5%	31.5%
Vulnerable Households in non-decent housing	n/a	41.2%	32.7%
Average SAP rating	51	47	57

Between 2003 & 2008 the level of decent homes failure across the District has remained static. The implication from this survey is that whilst recent investment has addressed the issues arising from the 2003 survey the introduction of the Housing Health and Safety Rating System in lieu of the Fitness Standard and the ageing of key components within properties have resulted in failure remedy being matched by newly arising property failures.

This assessment is underpinned by a significant increase in the average SAP rating which demonstrates the efficiency of insulation and energy-efficiency strategies.

To mitigate the extent of non-decent housing the authority has spent over £400,000 per annum in the form of grants and loans and with a high degree of investment targeted at empty properties. However following the outcome of the Comprehensive Spending Review in 2010 and the associated 100% cut in external funding the authority is facing a major challenge in maintaining these interventions.

2.15 Housing Needs

A Study undertaken in 2007 by the Cambridge Centre for Housing and Planning Research estimated unconstrained figures for housing demand and newly arising need across the West Midlands. This study indicated a need for 5,700 dwellings in Staffordshire Moorlands between 2006 and 2026), of which 1,900 should be affordable housing (intermediate and social sector).

The Strategic Housing Market Assessment 2008 also provides indications of future affordable housing needs for each District. These are based both on newly arising need and current or backlog need. For Staffordshire Moorlands the Assessment indicates a net annual housing need of **429 dwellings**. This represents 1.1% of the total households which is the highest in the North Housing Market area. Based on the overall demand and need for affordable housing the housing needs model implies a section 106 agreement affordable housing target of 100% on all developments. However, this is purely an indication of the ultimate need rather than what is deliverable.

Work undertaken for the Strategic Housing Market Assessment looking at future household types, indicated that the most significant increase between 2006 and 2026 in the District would be in one-person households.

The downturn in the economy and changes in the housing market will also have an effect on future household formation and the need for affordable housing. There is a widespread perception that as demand and need for homes continue to grow, but mortgage finance remains difficult, the contribution of intermediate housing and the private rented sector will become more important.

Through Ascent Housing LLP the authority has access to sufficient land to build 400 affordable homes over the next four years.

2.16 Vulnerable Households

The Council played an active role in the Supporting People Commissioning Body in its production of the County's emerging draft five-year 'Support and Independence People' Strategy 2011

The Strategy outlines a framework for continuous improvement of the Supporting People Programme, which was previously assessed by the Audit Commission as "good" with promising prospects for improvement.

The strategy's priorities are

- Tackling the shortage of move-on accommodation
- Ensuring services are needs led
- Continue to use value for money analysis to inform commissioning decisions
- Maintaining the link between capital and revenue funding streams

The strategy identifies development priorities for funding as:

- Frail older people – particularly very sheltered housing
- Vulnerable young people
- People fleeing domestic violence

The strategy aims to fund development of secondary priority services for:

- People with mental health problems
- Ex-offenders
- People with physical or sensory disabilities
- People with substance misuse issues

The strategy also identifies a range of services where it does not expect to fund new services until it has reviewed existing provision and the scope for remodelling services to better meet client's needs. These are

- Homelessness services
- Generic floating support
- Learning disability

The Council has played an active part in the strategic reviews looking at remodelling and re-providing for the latter groups, and has been successful in securing funding for new services for younger people, frail older people and women suffering domestic abuse. A new strategy is currently being developed through a process of research and consultation and engagement with a wide range of partners and stakeholders through focus groups, and a final Support and Independence Strategy will be published in 2011. In addition the county has a draft 'Flexi-Care strategy to look at how improved services around the care and support for the elderly across the county will be delivered

Staffordshire Moorlands Council is represented on the County Housing and Support Partnership Board by the Cabinet Portfolio holder for Housing and the Head of Housing Services. This allows the Council to be influential in developing the Supporting People agenda in Staffordshire Moorlands.

2.17 Gypsies and Travellers

Staffordshire Moorlands District Council carried out an assessment of the accommodation needs of Gypsies and Travellers along with neighbouring authorities Stoke on Trent City Council, Newcastle under Lyme Borough Council, East Staffordshire Borough Council, and Stafford Borough Council, in 2007. The assessment identified a need for two permanent and two transit pitches within the Staffordshire Moorlands District. These findings will be considered as part of the Local Development Framework process. Also in order to identify future sites for permanent and transit pitches in the Local Development Framework that meet with assessed needs the Council has recently issued a consultation paper. The consultation period of the 'Gypsy and Traveller Issues and Options Consultation Paper' closes on the 11th March 2011. The paper highlights the characteristics and issues affecting gypsy/ traveller groups in the Staffordshire Moorlands and sets out the issues relating to gypsy and traveller sites affecting the District. It also outlines a number of different possible 'approach' options, for identifying both permanent and transit pitches, and seeks views on these. Any sites subsequently identified as a result of any approach in this paper will be put forward as proposed allocations in a future Site Allocations Development Plan Document. The Council is in the process of preparing the Site Allocations Development Plan Document and intends to consult with the public on draft site allocations towards the end of 2011.

The area within the Peak District National Park was considered as part of the Derbyshire Gypsy and Traveller Accommodation Assessment 2008. No requirement was identified for pitches within the National Park.

2.18 Homelessness

The level of homelessness in the district remained high for the past 3 years, with 140 households presenting as homeless in 2009/10, and 78 of these being owed a full housing duty by the Council. This is slightly higher than the England average, of 1.9 per 1,000 households, but lower than the West Midlands average, of 3.2 per thousand households. This means that homelessness has remained at a similar level to 2008/9 and 2007/8, and is significantly higher than 2006/7.

Households approaching the Council as homeless during the last three years can be summarised as follows:

Outcome	2007/8	2008/9	2009/10
Eligible, unintentionally homeless and in priority need	94	86	78

Eligible, homeless, in priority need but intentionally homeless	4	5	5
Eligible, homeless but not in priority need	13	16	19
Eligible but not homeless	36	48	37
Not eligible	-	-	1
Total	147	155	140

The main causes of homelessness have not changed significantly in the past 2 years except in loss of accommodation. This is due in the main to rising debt and rising rent arrears.

Reason for homelessness	2008/9	2009/10
Parents no longer willing to accommodate	14	11
Other relatives unwilling to accommodate	5	3
Loss of rented accommodated	7	24
Non violent breakdown with partner	7	12
Violent breakdown with partner	30	28
Mortgage repossession	4	4

In response to rising homeless during 2009/10, the Council reviewed key elements of its Homelessness Strategy, and focusing resources on reducing homelessness in the private rented sector; increasing access to the private rented sector as a source of affordable housing; and preventing homelessness from mortgage repossession.

The impact of this has been:

- Increased access to private rented sector

Work began in October 2008 to engage local private landlords and build better working relationships with them. This has resulted in significant increase in new tenancies being granted to Housing Advice Team customers, supported by the Council's tenancy bond guarantee.

- Increase in new private sector tenancies supported by bond guarantee.
- Levels of homelessness have not increased despite the difficult economic situation.
- Mortgage repossession as a cause of homelessness has remained low.
- Further work will be required to tackle issues facing the under 25's with the proposed Housing Benefit changes.

The uncertain prospects for national economic recovery and the potential for high unemployment mean that increasing homelessness related to mortgage or rent arrears is a significant risk.

2.19 Black and Minority Ethnic Population

The black and minority ethnic population is relatively small in the Staffordshire Moorlands, 0.8% of the total population, as compared to 11.3% in the West Midlands and 5.2% in Stoke-on-Trent (2001 Census).

The findings of recent housing intelligence research do not indicate any specific housing need in respect of black and ethnic groups. Further to this there is no evidence to suggest that people from these groups are concentrated in areas of decline or in poorer housing, or that they fall specifically into lower income groups which would make them particularly vulnerable in terms of finding affordable housing, or that they are failing, or unable, to access services which they may require.

At the current time, there is no emphasis on specific provision for black and minority ethnic groups in the Local Investment Plan. That said the potential need is recognised and monitored accordingly, forming part of the strategy review process.

The Local Investment Plan and associated documents will have had an Equality Impact Assessment undertaken to determine any potential iniquitous impact

3. STRATEGIC CONTEXT

This section of the plan highlights the strategy framework in which the Local Investment Plan is based and provides an overview of the main issues facing the Staffordshire Moorlands area.

3.1 National Context

The recent formation of a new Coalition government heralded significant changes in planning which will have major implications for future housing and planning policy. The Coalition Government believes that it is time for to provide new powers to local councils, communities, neighbourhoods and individuals to bring local control to national and regional housing and regeneration issues. The programme of reform includes the abolition of Regional Spatial Strategies and more local control in determining future housing requirements; providing incentives for local authorities to deliver sustainable development, including for new homes and businesses; creating new trusts that will make it simpler for communities to provide homes for local people; promoting 'Home on the Farm' schemes that encourage farmers to convert existing buildings into affordable housing; exploring a range of measures to bring empty homes into use; and, maintaining the Green Belt, SSSIs and other environmental protections including National Parks. Much of this has been consolidated in the publication of the White Paper: Local Growth: realising every place's potential. Many of the current government's initiatives are being brought forward in the Localism Bill that is due to be passed through Parliament in October 2011.

Notwithstanding that national policy may change further with the introduction of a consolidated national planning framework, the current situation with regard to national planning guidance on housing remains still largely within PPS1, PPS3 (as amended) and PPS12, additional guidance for the National Park in the English National Parks and the Broads UK Government Vision and Circular 2010.

PPS1 – promotes sustainable development by making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life; promoting development that creates socially inclusive communities, including suitable mixes of housing; addressing accessibility (both in terms of location and physical access) for all members of the community to housing; ensuring the provision of sufficient, good quality, new homes (including an appropriate mix of housing and adequate levels of affordable housing); and bringing forward sufficient land of a suitable quality in appropriate locations to meet the expected needs for housing.

PPS3 – includes the aims of providing sufficient housing taking account of need and demand; providing housing in suitable locations which offer a good range of

community facilities and with good access to jobs, key services and infrastructure; providing an appropriate mix of housing; and having a flexible, responsive supply of land. Recent changes by the Coalition government has resulted in the removal of a minimum 30 dwellings/hectare target for housing developments and the re-classification of private garden land as greenfield. Also provides the basis for affordable housing and for housing in rural areas on sites that would not usually be given planning permission (rural exception sites).

PPS12 – outlines the need for Core Strategies to have an overall vision setting out how the area and places should develop; having strategic objectives focusing on key issues to be addressed; having a delivery strategy setting out how much development is intended to happen where, when and by what means it will be delivered; and, having clear arrangements for managing and monitoring the delivery of the strategy. It stresses that it is essential that the Core Strategy makes clear choices about where developments should go in broad terms and be supported by evidence of what infrastructure is needed to enable the amount of development proposed.

English National Parks and the Broads UK Government Vision and Circular 2010 – recognises the importance of responding to local needs for affordable housing in particular. Affirms that National Parks are not suitable locations for unrestricted housing and that affordable housing should remain affordable in the longer term.

Following the October 2010 Comprehensive Spending Review the Government made a number of announcements regarding proposed changes to national housing policy:

- Changes to social housing rent and tenancy regime – scope for landlords to use different tenancies and set higher rents
- Reform of Housing Revenue Account system
- Continued commitment to Decent Homes
- Commitment to supporting people and homelessness prevention
- Financial incentives where local authorities deliver more homes
- Financial incentives to return empty homes to use

3.2 Planning Policy and Local Development Frameworks

Both Staffordshire Moorlands District Council and Peak District National Park Authority are preparing a Local Development Framework, involving the production of a number of documents which will replace the Local Plans and those matters covered in the former Regional Spatial Strategies and earlier Structure Plans.

As a key part of this process, both authorities are currently producing their Core Strategies: plans which will influence how and where Staffordshire Moorlands will develop in the future. They will broadly set out what type of development is required and appropriate in the district up to 2026.

The Core Strategies will provide the framework for future LDF documents which can then include detail about specific sites for development. It is intended that these are submitted to the Secretary of State in December 2011 and approved in November 2012.

3.3 Staffordshire Moorlands Core Strategy

Staffordshire Moorlands Core Strategy aims to ensure sustainable and balanced urban and rural communities with access to appropriate and affordable housing, suitable local jobs, a range of recreational, cultural and leisure opportunities, and high quality public services and facilities.

It recognises the importance of tourism to the economy, the importance of ensuring that development is sustainable, and aims to better meet the needs of all sectors of the community, particularly younger and older people.

Following public consultation, the Council considers that the preferred development approach should be one that focuses development on the 3 market towns of Leek, Biddulph and Cheadle and, to a lesser extent the larger villages, but also allows for some development in other settlements to meet local needs and targets areas in need of regeneration.

The development approach limits growth in Biddulph and parts of the rural areas nearest to Stoke on Trent to avoid undermining regeneration in the conurbation, and increases growth in Cheadle in order to address past underinvestment in the town and strengthen its role as a market town.

Key proposals for Leek - include major regeneration of Cornhill – redevelopment for a mixture of uses including employment and tourism; major regeneration of Churnet Works for mixed use including employment and housing, and a master plan for Leek town centre.

Key proposals for Cheadle - include five broad locations for housing, although dwelling numbers have yet to be confirmed following a review period. A master plan for the town centre has identified eleven opportunity sites which can contribute to the regeneration of the centre, where a mixture of employment, residential and community/leisure uses are possible.

Key proposals for Biddulph - broad locations for housing are proposed within the urban area, with a potential for additional housing numbers. Biddulph Town

Centre Area Action Plan includes plans for regeneration of the centre and provision of improved employment, environment and residential uses. While there are opportunities for provision of housing outside of the primary and secondary retail frontages, and in infill sites, a priority is to maximise employment use of land assets.

Sustainable Development

The Core Strategy includes policies to achieve sustainable development by:

- Giving preference to development on previously developed land
- Supporting proposals that remediate brownfield sites
- Supporting renewable energy schemes on new and existing developments
- Requiring that development is located and designed to minimise energy needs
- Requiring that new development complies with renewable energy targets and energy efficiency standards set out in national guidance.
- Requiring that new development be designed so as to incorporate the best environmental practice and sustainable construction techniques appropriate to the type and size of development.
- Consideration will also be given as to how any new developments will mitigate the effect of climate change

The Code for Sustainable Homes, and the Government emerging proposals for more flexibility for developers and local authorities in meeting the 2016 zero carbon emissions for new homes, will guide local housing development. In addition the authority will be developing its response to the emerging Standards framework in line with the government's timetable and are currently awaiting further national guidelines.

3.4 Peak District National Park Core Strategy

The Peak District National Park Core Strategy covers the whole of the National Park. It reflects the vision of both the National Park Management Plan and the Sustainable Community Strategy. The Core strategy will be subject to an independent examination in the first quarter of 2011.

3.5 Current Affordable Housing Planning Requirements

	Affordable Housing Policy	Suggested Affordable Housing Mix	Rural Exceptions Policy
Staffordshire Moorlands District Council	Policy H16 (+supplementary guidance) – 33% on sites of 15 or more dwellings or sites greater than 0.5 hectares.	Preference for rented. Intermediate housing by negotiation	Policy H15 – based on proven local need outside development boundary 100% affordable housing
Peak District National Park	Local Plan para 4.8 mostly provided on rural exception sites. A proportion of affordable housing is also negotiated on conservation and enhancement projects	Percentage in enhancement sites is mixed based on parish needs surveys	Policy LH1 and LH2 100 % affordable housing

The above requirements are being reviewed within the new Core Strategies.

3.6 Employment Land Review

The Employment Land Study conducted 2006 and updated in 2008 provides a review of commercial property and existing employment land across the District and identifies future business needs and employment forecasts until 2023, with a view to identifying a portfolio of future sites suitable for employment use.

The main findings and recommendations of the Employment Land Study that are capable of being addressed or implemented are:

- The District has a localised and static property market and is behind in terms of providing employment facilities.
- There is a need for the District to expand from its manufacturing base (silks, fabrics, furniture, and antiques) to allow the economy to modernise, particularly in design, ICT, management, sales and service industries.

- There is potential to develop serviced centres for creative individuals living in the District.
- Policies should be developed to encourage further farm diversification and the provision of grants should be explored.
- The District needs to continue to support its major employers whilst at the same time diversifying its economic base with more office and distribution land uses.
- The District is also over-dependent on the public sector and should encourage the growth of the private sector by providing suitable sites.
- There is a shortage of small sized premises suitable for smaller businesses.
- There is an identified future employment land requirement equivalent 22.2ha of land.
- Existing employment land with high suitability for future employment uses should be protected but the Council should not retain existing employment sites unnecessarily that could be more appropriate for other land uses. This offers scope for change of use or mix use redevelopment on some sites.
- Although there is a sufficient supply of land in quantitative terms some enabling work is required to increase some qualitative aspects

It is recommended that initiatives aim to create employment growth and that these should be considered in light of an ageing population. The district continues to have much higher resident to workplace wages, which confirms the high out-commuting levels from Staffordshire Moorlands to better paid jobs outside the district. Housing affordability has implications for employment initiatives that focus on measures to attract people of working age to the district and create job opportunities for the local population in order to ensure sufficient labour market capacity to meet future recruitment needs. The creation of job and housing generating opportunities will play an important factor in encouraging young people and other participants in the labour market to be retained in, or to be attracted to, the district. Also the provision of affordable housing in the district is strongly linked to retaining the 18-44 years household group In Staffordshire Moorlands.

3.7 Stoke-on-Trent in Staffordshire Local Enterprise Partnership

The Council is part of the new Stoke-on-Trent in Staffordshire Local Enterprise Partnership comprising the City of Stoke-on Trent and the eight District and Borough Councils of Staffordshire. The aim of the Local Enterprise Partnership is to provide strategic leadership in an area to set out local economic priorities and work to create the right environment for business and growth.

The Local Enterprise Partnership recognises the need to transform the local economy, which has comparatively low growth, has low skill levels, poor retention of private sector jobs, and low levels of business start-ups.

The Local Enterprise Partnership aims to deliver initiatives which are proven to:

- Drive enterprise and innovation
- Generate fast returns at low unit cost
- Engage with and gain leverage from the private sector

The key attributes of the Local Enterprise Partnership area are:

- Strong manufacturing sector
- Competitive costs of land and labour
- Flexible workforce with low attrition rates
- 13,300 graduates a year
- Excellent transport links across UK and beyond
- Strong highly specialist sectors e.g. ceramics and automotives
- Growing rural economy
- Universities that are a part of our ability to innovate and boost enterprise.

3.8 Summary of Sub Regional and Local Strategies

Sub - Regional Level	Staffordshire Moorlands Local Level
Stoke –on-Trent and Staffordshire Economic Appraisal	Sustainable Communities Strategy
North Staffordshire Housing Market Renewal Assessment	Homelessness Strategy
North Staffordshire Gypsy and Traveller Accommodation Assessment	Housing Strategy
North Staffordshire Strategic Housing Market Assessment	Economic Strategy
Staffordshire County Council Support and Independence strategy 2011-15	Local Development Framework Core Strategy
Renew Business Plan 2010-11	Supplementary Planning Guidance-affordable housing
Local Economic Partnership Plan	Peak District National Park Core Strategy

4. ISSUES AND OPPORTUNITIES

Having regard to housing need, affordability and demand, economic issues, housing stock condition, and supported housing needs and also considering the views of stakeholders, partners, the community and taking account of national political priorities the authority has identified eight key issues and opportunities. This along with the current strategic context (section 3) and consultation (section 5) leads to the interventions and priorities set out in section 6 and 7.

4.1 Key Issues and Opportunities

Key Issue 1

Lack of affordable homes in the district - Requirement for 427 new affordable homes per annum. Increasing number of households on housing register. Homelessness likely to increase due to economic climate. In addition many rural communities have little affordable housing and few opportunities to develop.

Key Issue 2

Housing market pressure - Price increase in recent years means owner occupation beyond 42.43% of new households. This affects affordability in the private rented sector.

Key Issue 3

Housing in the private sector needs investment – 31% of dwellings in this sector fail the decent homes standard

Key Issue 4

The changing population profile means there is ***a need for accommodation and housing support services for older and vulnerable people.***

Key Issue 5

Staffordshire Moorlands has ***a low business start up rate and lack of economic enterprise***

Key Issue 6

The ***three principal town centres need strengthening to reflect their economic role as market towns***

Key Issue 7

A number of neighbourhoods score highly on deprivation particularly around employability and skills indicators - the Biddulph East, Haregate and Hammersley Hayes neighbourhoods

Key Issue 8

The ***need to maximise Brownfield land opportunities*** particularly with regard to Cornhill, Anzio Camp, and Bolton Copper works

5. CONSULTATION

Staffordshire Moorlands District Council Local Strategic Partnership (LSP) has recently prepared a Sustainable Community Strategy (SCS) for the period 2009-2014. This has been prepared following extensive consultation with local communities, key stakeholders, and having regard to an extensive evidence base.

The Local Investment Plan draws together the objectives and priorities from the Sustainable Community Strategy and the authority's Corporate Plan, and links with the emerging Local Development Framework Core Strategy. Ascent housing LLP, the joint venture with Harvest Housing, is seen as the principle delivery vehicle for the affordable housing element of the Local Development Framework and consultation has taken place on that basis.

The draft Local Investment Plan which underpins the Local Investment Plan was subject to consultation with key stakeholders, Housing Associations, third sector organisations, partner local authorities, and other statutory partners. The authority has also specifically consulted individually on the Local investment Plan with Staffordshire Housing Association, Peak District Rural Housing Association, Plus Dane Housing, Beth Johnson Housing Association and Moorlands Housing who are the principal associations who operate in the district. In order to ensure that these organisations can assist in delivering the Council and the Homes and Communities Agency's priorities the Local investment Plan is currently being used to inform any future bids for investment from the Homes and Communities Agency.

For the Peak District National Park, consultation on the Core Strategy involved a wide range of consultation over a 5 year period.

While the Local Investment Plan was being considered through the Council's Scrutiny Panel and Cabinet processes at open meetings to which the public and press could attend it was also made publicly available. Contributions from the Peak District National Park Authority and housing association partners have been incorporated into the plan.

Out with economic issues consultation with Staffordshire County Council and their response has principally around the interface with Health and Social Care. An agreement has been reached to focus the provision of Ascent housing's Extra Care facilities in Leek as the priority form 2011-15

Consultation on developing the Council's Economy Strategy which underpins the Local investment Plan was carried out using targeted face to face interviews, consultees included:

- Advantage West Midlands

- Business initiative
- Business Innovation Centre
- Business Link West Midlands
- Groundwork
- High Peak Borough Council
- Job Centre Plus
- Learning and Skills Council
- Leek College
- Staffordshire County Council
- Staffordshire Destination management Partnership
- Stoke-on-Trent City Council
- Visit Peak District and Derbyshire
- Women in Rural Enterprise (Wire)

The main issues arising from the consultation were:

- Overall support for the Strategic objectives, although the strategic direction should be described more clearly
- More analysis required in some areas – in particular relating to tourism, town centres and skills
- The need to take a long term perspective whilst delivering some improvements in the short term
- Addressing more strongly the impacts associated with the continued contraction of manufacturing sectors
- The need to more clearly articulate the Council's approach to the skills and worklessness agendas

These issues will be taken forward through the emerging economic strategy, the emerging master plans for Leek, Cheadle and the Churnet Valley the regeneration outcomes of the Local Investment Plan and potentially through support from the Regional Development Fund.

6. DELIVERING THE LOCAL INVESTMENT PLAN

To implement the Local Investment Plan's Vision and to deliver against the key issues and opportunities the council has identified four Strategic Objectives and Options. These are set out in the following tables, along with Interventions and Priorities and Key Partners. Currently the timescales for delivering these are subject to the availability of external and internal funding and will be clarified subsequently but the intention at this stage is to deliver them within the lifetime of the plan.

6.1 Theme One: Developing a Strong Economy

Strategic Objective	Strategic Options	Interventions and Priorities	Key Partners
Facilitate the development of an appropriate amount of quality employment land to support local businesses, attract inward investment and facilitate the growth of new firms	Mixed use developments on employment sites Make the most of potential tourism opportunities	Biddulph Area Action Plan Cheadle Master Plan Leek Master Plan Churnet Valley Tourism Corridor Master plan Explore and identify opportunities through the emerging LDF Develop live/work units	Planning Authorities Chamber of Commerce HCA Job Centre Plus National Apprenticeships Service Responsible Futures SCC SMDC
Maximise employment and skills training opportunities	Ensure training opportunities arising from new developments are maximised Training opportunities secured through Apprenticeship	Target Biddulph East, Haregate and Hammersley Hayes	Chamber of Commerce Local Businesses Developers/Investors DWP

Strategic Objective	Strategic Options	Interventions and Priorities	Key Partners
	schemes.		
Improve the economic performance of the Town Centres	<p>Maximising use of vacant land and buildings</p> <p>Development of Area Action Plans as appropriate</p>	<p>Biddulph Area Action Plan</p> <p>Cheadle Master Plan</p> <p>Leek Master Plan</p> <p>Churnet Valley Master plan</p> <p>Explore and identify opportunities through the emerging LDF</p>	<p>Chamber of Commerce</p> <p>Local Businesses</p> <p>Developers/Investors</p> <p>Planning Authorities</p> <p>Economic Development partners</p> <p>SCC</p>
Facilitate development that will support the continued growth and diversification of the local economy.	<p>LEP</p> <p>Employment Land Review</p> <p>SHLAA</p> <p>LDF</p> <p>LEP</p>	<p>Explore options from employment land review and emerging LDF's</p>	<p>Chamber of Commerce</p> <p>Local Businesses</p> <p>Developers/Investors</p> <p>Planning Authorities</p> <p>SCC</p> <p>Neighbouring Authorities</p> <p>SMDC</p>

6.2 Theme Two: Providing Affordable and Decent Homes

Strategic Objective	Strategic Options	Interventions and Priorities	Key Partners
Increase supply of affordable housing	<p>Use of SMDC land and capital resources.</p> <p>Use of RSL land and capital resources.</p> <p>HCA investment</p>	<p>Ascent Housing LLP - Joint Venture between SMDC and Harvest Housing Group</p> <p>To support and enable affordable homes on sites</p>	<p>Harvest Housing Group</p> <p>SCC</p> <p>PDNPA</p> <p>HCA</p> <p>RSLs</p> <p>Private sector</p> <p>SMDC</p>

Strategic Objective	Strategic Options	Interventions and Priorities	Key Partners
	<p>Private Sector Investment</p> <p>Bring empty homes back into use</p>	<ul style="list-style-type: none"> • developed by RSL's • Exceptions sites • Additional affordable housing over viability thresholds on s106 sites <p>Local Development Framework allocation of new sites S106 Negotiations Rural Exceptions Sites Conservation and enhancement projects NP and elsewhere</p> <p>Empty Homes Strategy</p> <p>The purchase of existing stock and empty homes for affordable use.</p>	
<p>Ensure that there is an adequate mix of housing types, sizes and tenures to meet the needs of all sectors of the community</p>	<p>Provision of new homes</p> <p>Develop and deliver British Trimmings Extra Care scheme</p> <p>Better use of existing stock</p> <p>Develop cross tenure approaches to meeting housing need</p>	<p>Continued development of robust needs information to support investment</p> <p>Support for under occupying households to downsize</p> <p>Increasing private sector lets, encouraging landlords and supporting tenants</p>	<p>Ascent Housing HCA PDNPA SCC RSL's Private Developers Landlord Forum SMDC</p>

Strategic Objective	Strategic Options	Interventions and Priorities	Key Partners
	Implement move-on protocol	Ensuring the efficient use of Supported accommodation	
Improve housing standards in the private sector	Grants and loans/equity release products Private investment by homeowners/landlords Funding from energy suppliers Renovate and bring empty homes back into use HCA funding	Continue Home Improvement Agency (HIA) delivered schemes. Information and advice through HIA and energy efficiency organisations. Green Deal Empty Homes Strategy HCA Empty property programme, and Joint Venture with Harvest Housing	Revival HIA HCA RSL's

6.3 Theme Three: Improved Health and Community Safety

Strategic Objective	Strategic Options	Interventions and Priorities	Key Partners
Ensure that the social and community infrastructure is provided to meet the needs of the area	LA land to support community infrastructure Working with developers to maximise contributions to community	Maximise S 106 contributions and PPP's to bring forward private finance for community infrastructure Develop strategies for older people and	Private sector developers Care providers RSLs SCC Primary Care Trust Charities Land Owners HCA PDNPA

Strategic Objective	Strategic Options	Interventions and Priorities	Key Partners
	<p>infrastructure</p> <p>Working with public sector bodies e.g. County, Health</p> <p>Working with the 3rd Sector.</p> <p>Providing Housing Advice and Support to develop wider housing choices</p> <p>Effective partnership with local support agencies</p>	<p>vulnerable groups through reviews of housing and joint assets. Carry out options studies to provide land for extra care and other vulnerable groups and Extra Care provision</p> <p>Older persons housing strategy</p> <p>Accommodation and support/floating support</p> <p>Continued LA housing options, grant support to 3rd sector groups via Supporting People, Homelessness Directorate</p> <p>Homelessness prevention and PSA16</p>	<p>SMDC</p>
<p>Protect existing, and support the delivery of accessible services and facilities required to meet the needs of the community, particularly for key groups including elderly residents and younger people.</p>	<p>Extra Care Housing</p> <p>Continue specialist provision by agencies such as Revival, Brighter Futures.</p> <p>Work with SCC to ensure Supporting People services are in place to meet local needs</p> <p>Continue DFG provision and</p>	<p>Develop Extra Care housing as part of Joint Venture with Harvest Housing.</p> <p>Develop accommodation linked supported housing for young people.</p> <p>Joint review of DFG services with SCC improve service and seek additional funding from partner</p>	<p>Care providers</p> <p>RSLs</p> <p>SCC</p> <p>Land Owners</p> <p>Primary Care Trust</p> <p>Brighter Futures</p> <p>Revival</p> <p>Supporting People</p> <p>HCA</p> <p>SMDC</p>

Strategic Objective	Strategic Options	Interventions and Priorities	Key Partners
	maximise resources	agencies.	
Facilitate development which enhances safety for the local communities and reduces the perception and fear of crime	Achieve Secured by Design on all sites Maximise Building For Life score where sites allow	Secured by design principles in all new developments Advice to developers and RSL's on BFL criteria (included in Capacity Development Programme skills)	Police RSLs Developers/ Housebuilders Planning Authorities Architects HCA SMDC
Safeguard existing, and provide new opportunities for access to open space, leisure and sporting facilities to help increase participation in physical activities	Regeneration opportunities	Consider opportunities for new and re-provision in regeneration proposals	Private sector developers Sport England Schools PDNPA SMDC

6.4 Theme 4: Sustainable settlements and a protected environment

Strategic Objective	Strategic Options	Interventions and Priorities	Key Partners
Protect and enhance the character, appearance and setting of the towns and villages in the area	Bring empty properties back in to use Build new homes to high design	Action on Empty Properties by SMDC, HCA capital investment Sourcing local materials	HCA, RSL's Parish Councils Private Developers PDNPA SCC SMDC

Strategic Objective	Strategic Options	Interventions and Priorities	Key Partners
	<p>standards</p> <p>Effective use of Exception Sites</p>	<p>Ensure a Sequential Approach to site selection in support of Exception Sites</p> <p>Work with Parish Councils on Parish Plans and needs surveys</p>	
<p>Ensure that development adequately addresses the local distinctiveness of the towns and villages in the area</p>	<p>Good design</p> <p>Conservation and Character Appraisals</p>	<p>Sourcing local materials Building in accordance with BLF toolkits Parish Plans Master planning</p>	<p>Parish Council Conservation specialists PDNPA Planning Authorities HCA Private developers SMDC</p>
<p>Protect and enhance species habitats important for the biodiversity, landscape character, and cultural heritage assets.</p>	<p>Design and Landscaping supports wildlife.</p>	<p>Site appraisals reflect habitat issues through proper assessments</p>	<p>HCA RSLs PDNPA SMDC</p>

6.5 Ascent Housing LLP - Joint Venture with Harvest Housing Group

The Council has established a limited liability partnership with Harvest Housing Group, known as Ascent Housing, to focus land and capital resources to deliver affordable housing. This joint venture is capable of delivering over 450 homes for the period of the Local Investment Plan. This strategic decision was arrived at as having been identified as the best way forward to deliver affordable housing in the context of the long term lack of external resources targeted to the Staffordshire Moorlands. The Homes and Communities Agency is seen as a key partner and have previously indicated a willingness to deliver resources to this financial vehicle.

The programme will be founded on the joint resources of SMDC and Harvest Housing. Both organisations currently own a number of sites with residential development potential and have agreed to collaborate to bring forward the development of these sites in a co-ordinated programme. Each party will make land holdings valued at £5 million available and can commit up to £5 million capital finance to the process.

The formal limited liability partnership was established in December 2011 with a stand alone funding arrangement to facilitate delivery of the initial development programme. The capital projections will include an appropriate return on financial inputs to partners that may be re-invested in the partnership at their discretion. There is a potential for future extension of the initiative beyond the Staffordshire Moorlands and for the establishment of partnerships with developers and financial institutions.

Key Points

- 32 homes will start on site in March 2011 as a preliminary to HCA investment as a first phase of the project
- 87 units of extra care housing have Full Planning permission and can start on site this year subject to HCA investment availability
- A further 370 properties will be developed as the funding programme is agreed.

The housing numbers, tenure and location of all the potential schemes is shown in the Appendices at 9.1 and 9.2. The second and third phases of the project will require funding from investment with the HCA and will be sought in line with the new Framework bidding round currently being developed for 2011-15. Currently the Board of Ascent Housing is reviewing the details of the new affordable rent and flexible tenure opportunities to inform the funding proposals.

6.6 Other Public Sector Land and Investment

Outside of the Joint Venture opportunities for investment using public sector land will be explored principally with Staffordshire County Council. The County Council is currently reviewing its entire land portfolio in the district

Staffordshire County Council is reviewing its land portfolio, and may present further opportunities for development.

Following the outcomes of the Total Place Trailblazers pilot the authority will look to expand the bringing together of all funding in the district. At this point there is not sufficient commitment from external partners to bring this down to a district level.

6.7 Homes and Communities Agency

Following the Comprehensive Spending Review in October 2010, the Homes and Communities Agency has a number of key investment areas and capacity building tools which will run through the Agency's activities in Staffordshire Moorlands. These drivers are themed around;

- Localism- responding to the authority's ambition as stated in the Local Investment Plan and in the government's Localism Bill
- Investment-using government investment to assist delivery of national and local priorities
- Enabling-providing advice and support to assist the council in delivery of its local investment plan and working to increase delivery capacity
- Land and Property Assets-assisting the authority to coordinate the potential release public land to deliver its ambitions

In terms of Homes and Communities Agency investment in the Staffordshire Moorlands the Agency will focus on three key areas of activity but will only invest where there is an identifiable funding gap that cannot be met from other sources;

- Housing Growth and Affordability
- Making Best Use of Existing Stock
- Place-making and Regeneration

6.8 Private Sector Investment

Although it is likely to be limited over the life of the plan private sector investment will come through;

- Section 106 sites
- Investment in Regeneration and renewal sites
- Rural exception sites
- Developers contributions

6.9 New Affordable Rents Proposals

Announced in the Comprehensive Spending Review, and part of the November 2010 'Local decisions: a fairer future for social housing' consultation paper, is a new 'Affordable Rents' model where, from April 2011, housing associations can set rents at up to 80% of local market rent. The additional income generated can be used to provide more affordable homes.

A Local Authority Strategic Policy on tenancies will be developed jointly by the Council and housing providers, consistent with our allocation scheme and homelessness strategy, to set out how the Affordable Rent model will fit into the Local Investment Plan.

6.10 New Homes Bonus

In April 2011 the new homes bonus will be introduced, where the Government will match fund the Council Tax for all new homes for each of the following six years

The Council has estimated that this would result in £287,600 additional annual funding if the Council were, for example, to build 200 new dwellings per year, based on an average Band D council tax of £1,438.

The above estimate is based on the full council tax, which is comprised of tax precepts for the County Council, District Council and Parish Councils. It is not yet clear how the funding would be allocated to the respective Council's. Also in the current economic and planning climate delivery the maximum possible bonus will be challenging.

Consultation on the new homes bonus began in November 2010, after this the Council will be in a position to evaluate the potential impact of the new homes bonus on the Local Investment Plan. The consultation also includes a proposed enhancement for affordable homes, and that long term empty homes brought back into use by the Council are counted as new homes for the purposes of the new homes bonus.

6.11 Empty Homes

The Council has a successful track record of returning empty homes to use as affordable housing through the use of grant assistance to private landlords, as part of its Empty Property Strategy. The Council is also targeting empty properties as part of its detailed Joint Venture Proposals. In the 2010 Comprehensive Spending Review, the Government confirmed a national allocation of £100 million to bring empty properties back into use as part of the HCA approved development programme.

6.12 Mortgage Rescue

Mortgage Rescue has provided an opportunity for the Council to prevent homelessness while providing additional affordable housing in the district. As one of the original fast track authorities, the Council has developed strong links with Orbit Housing, mortgage lenders as well as local advice agencies. In 2010/11 10 mortgage rescues have been completed. The 2010 Comprehensive Spending Review confirmed a national allocation of £200 million for mortgage rescue. We will continue to utilise this source of funding in our Local investment Plan.

6.13 Innovation and Efficiency

The authority is committed to looking innovatively and creatively at opportunities to meet targets affectively and efficiently to:

- Explore alternative partnerships for procurement of affordable housing
- Seek opportunities for training and apprenticeship schemes
- Explore innovative ways of delivering schemes within the empty homes strategy
- Work with HCA and mortgage lenders to develop low cost home ownership products to suit local people
- Explore innovation that underpins delivery of the Investment Pan

6.14 Value for Money

The most appropriate interventions will be selected by assessing their fit with the strategic options outlined in the 'Interventions and Priorities' Tables, as part of a

robust options appraisal to deliver the objectives of the sub areas set out in Section 7.

Rural housing is especially costly to provide in the Peak District National Park and other rural areas of the district because of localised quality standards in relation to the natural and built environment. Previously through the National Affordable Housing Programme the HCA development partners review their site by site development appraisals to drive down costs on individual schemes and benchmark costs such as land, build and overheads. This discipline will continue as new funding programmes become available.

A rigorous procurement process will be followed for the delivery of the Joint Venture with Harvest Housing Group to achieve construction efficiencies.

Alongside limited Recycled Capital Grant Funds the new Affordable Rent model may provide an opportunity for investment to be generated (through switching from social rents to rents at up to 80% of market levels), potentially making affordable housing funds go further.

6.15 Risk and Uncertainty

There are potential risks that will hinder and have an impact upon the delivery of the LIP. These have been identified and some possible steps have been identified to mitigate against these risks. However, these risks must be continuously evaluated by the Council and discussed with partners.

Lack of funding

Due to the state of the economy, Government policy, as identified by the Comprehensive Spending Review is to reduce public expenditure. This has had an impact upon the availability of public subsidy for development. It is recognised that in the forthcoming years, public funding from the HCA for development will also be severely limited. It is for this reason that the LIP has identified clear thematic and spatial priorities that will make best use of limited public funding, directing this in development projects that are most appropriate. Furthermore, the principles of investment will ensure that the HCA will work with Local Authorities and provide investment support over and above what the Local Authorities can provide for themselves and only where there is little likelihood of private sector investment to achieve best value for public investment. The HCA will be an enabling and investment agency developing new ways of working, utilising innovative funding mechanisms to deliver more with reduced public sector investment.

Lack of capacity

A consequence of the Comprehensive Spending Review has been that there have been significant changes within organisational structures, including the abolishment of regional spatial body and the restructuring of local organisations, dedicated to regeneration. It is acknowledged that this may have an impact on capacity. However, it is anticipated, that the partnership approach identified in the Local Investment Plan will bring together the necessary expertise and capacity to deliver the development priorities.

Lack of political support to the Local Investment Plan

The Local Investment Plan has been consulted upon and has been put before the political membership of the District Council for approval. The Local Investment Plan has been given the necessary local political approval for the priorities to be delivered.

7. SPATIAL SUB-AREA PORTRAITS AND INVESTMENT PRIORITIES

As it relates to the local communities the Local Investment Plan can be split into five areas: Leek, Cheadle, Biddulph, Western Staffordshire Moorlands, and Rural Staffordshire Moorlands.

A key principle of our priority interventions is where appropriate to make settlements more sustainable by supporting local people to remain in their towns and villages.

Within each sub area portrait, place qualities and key interventions and priorities for that area are identified. A table of interventions for 2011 to 2015 shows the partners involved in each intervention/project, primary outputs and the total funding required to be contributed by all partners.

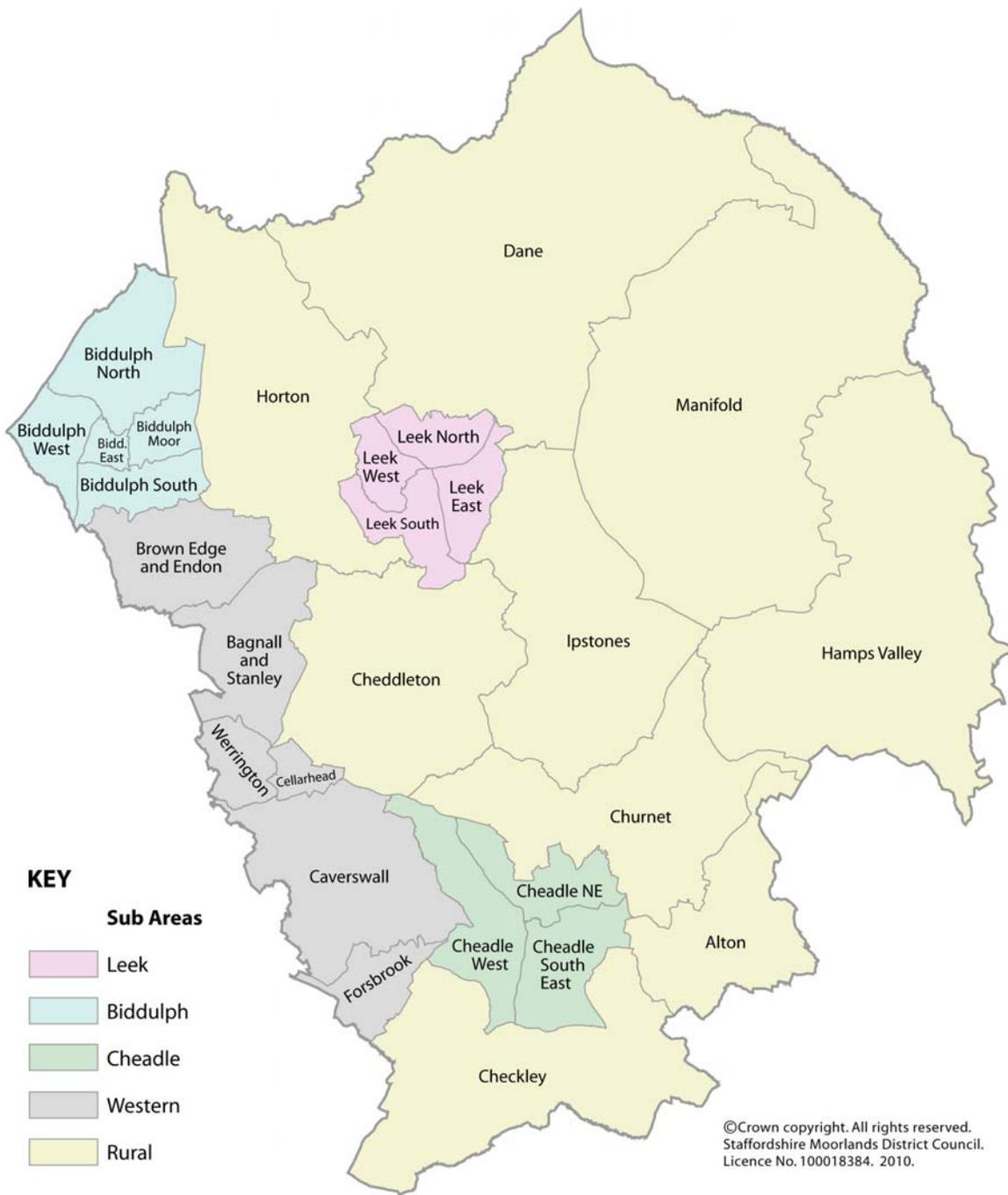
7.1 Prioritisation

The following criteria have been used to prioritise the interventions that will be used to deliver the plan:

- Fit with Local Strategic Partnership Sustainable Community Plan 2007-2020.
- Fit with Staffordshire Moorlands District Council Corporate Plan objectives
- Fit with Local Development Plan spatial priorities
- Fit with Local Enterprise Partnership strategy
- Links to Homes and Communities Agency investment
- Leverage of private/third sector finance
- Partners financial capacity and delivery capability
- Findings of relevant studies such as Strategic Housing Market Assessment and Strategic Housing Land Area Assessment
- Fit with the Economic and Housing Needs identified as Key Issues in Section 4.
- Deliverability
- Value for money
- Feedback from consultation exercises

Interventions have been ranked as A or B priority, dependant on the number of the above criteria that they meet. In Section 7 we have set out our Investment Priorities for each of the following Spatial Sub-Areas:

1. Leek
2. Biddulph
3. Cheadle
4. Western Staffordshire Moorlands
5. Rural Staffordshire Moorlands



Map of Spatial Sub Areas

7.2 Leek Sub Area Portrait

Place Qualities

- Historic market town with industrial heritage.
- Significant listed buildings, textile mills and streets of pre 1919 terraced housing.
- Principal town in District- serves as ‘service centre’ for large rural hinterland.
- Conservation Area.
- Revitalisation a key theme, including environmental improvement.
- A recognised national centre for antiques and fine arts.
- Independent economic identity with broad spread of economic activities.

Key Interventions and Priorities

- Affordable Housing Provision
- Regeneration and Employment opportunities
- Empty Properties
- Maximise Opportunities for investment through Section 106 agreements
- Housing for vulnerable groups

Leek Sub Area Interventions Summary 2011-2015

Intervention Area	Public Sector Funding Required £	Partners	Outputs	Priority
Affordable Housing Housing for vulnerable groups	£10.7m	HCA, RSL, private developers, tenants / residents SCC	179 homes for rent/LCHO 87 extra care homes for rent/LCHO 10 homes in Haregate and potential 87 extra care units at British Trimmings	A
Empty Homes	£150,000	Private developers/HCA/ RSL	10 homes for LCHO	B
Regeneration and employment	Master plan is still at early consultation stage	Private developers/HCA/ RSL/LEP	regeneration of Cornhill , regeneration of Leek	A

7.3 Biddulph Sub Area Portrait

Place Qualities

- Former manufacturing industry with coal mining, iron works and railway.
- High outward commuting to Potteries and lesser extent Congleton.
- Town Centre decline.
- Low demand in East-with specific problems arising from defective former Coal Board properties.
- Biddulph East ward is among top 10% most deprived wards nationally.

Key Interventions and Priorities

- Affordable Housing Provision
- Regeneration and Employment opportunities
- Empty Properties
- Maximise Opportunities for investment through Section 106 agreements
- Housing for vulnerable groups

Biddulph Sub Area Interventions Summary 2011-2015

Intervention Area	Public Sector Funding required £	Partners	Outputs	Priority
Affordable Housing	£6.8m	HCA, RSL, private developers, tenants / residents	170 homes for rent/LCHO	B
Regeneration and employment	Future funding needs to be confirmed after completion of Biddulph are action plan	Private developers/HCA/ RSL/LEP	Outcomes of area Action Plan, maximising employment use from land assets	A
Empty Homes	£150,000	Private developers/HCA/ RSL	10 homes for LCHO	B

7.4 Cheadle Sub Area Portrait

Place Qualities

- Former manufacturing industry, with textiles and mining.
- Conservation Area.
- Small market town in an attractive rural setting.
- Poor infrastructure

Key Interventions and Priorities

- Affordable Housing Provision
- Regeneration and Employment opportunities
- Empty Properties
- Maximise Opportunities for investment through Section 106 agreements
- Housing for vulnerable groups

Cheadle Sub Area Interventions Summary 2011-2015

Intervention Area	Public Sector Funding Required £	Partners	Outputs	Priority
Affordable Housing	£6m	HCA, RSL, private developers, tenants / residents	150 homes for rent/LCHO 22 homes in Allen Street	A
Empty Homes	£150,000	Private developers/HCA/RSL	10 homes for LCHO	B
Regeneration and employment	TBC	Private developers/HCA/RSL/LEP	Outcomes Of Cheadle master plan	A

7.5 Western Staffordshire Moorlands Sub Area Portrait

Place Qualities

- Predominantly rural and includes rural and semi-rural villages of differing sizes and characteristics.
- Relatively low levels of deprivation.
- Low unemployment levels and high proportions of professional workers.
- A higher number of detached and semi detached properties than District and County levels with lower amounts of terraces.
- Higher owner occupation limits choice for younger, particularly newly forming households.
- Less younger people and significantly older people and lone pensioner households.
- Variable house prices, Brown Edge, Endon, Bagnall, Stanley and Stockton Brook areas being significantly more expensive.
- Bagnall and Stanley have a price ratio of 7:1

Key Interventions and Priorities

- Affordable Housing Provision
- Empty Properties
- Maximise Opportunities for investment through Section 106 agreements

Western Staffordshire Moorlands Area Interventions Summary 2011-2015

Intervention Area	Public Sector Funding Required £	Partners	Outputs	Priority
Affordable Housing	£800,000	HCA, RSL, private developers, tenants / residents	20 homes for rent/LCHO	B
Empty Homes	£75,000	Private developers/HCA/ RSL	5 homes for LCHO	B

7.6 Rural Staffordshire Moorlands Sub Area Portrait

Place Qualities

- Range of large and small villages and hamlets dispersed across District.
- wards feature in top 20% most deprived in UK in terms of access to services.
- Includes Villages in more isolated locations away from the main 'A' roads and with little or no bus service.
- Variable house prices.

Key Interventions and Priorities

- Affordable Housing Provision
- Maximise Opportunities for investment through Section 106 agreements

Rural Staffordshire Moorlands Sub Area Interventions Summary 2011-2015

Intervention Area	Public Sector Funding Required £m	Partners	Outputs	Priority
Affordable Housing	£800,000	HCA, RSL, private developers, tenants / residents	20 homes for rent/LCHO Initial schemes at Longnor and Sheen	B
Empty Homes	£75,000	Private developers/HCA/RSL	5 homes for LCHO	B
Regeneration and employment	To be conformed on completion of Churnet Valley master plan	Private developers/HCA/RSL/LEP	Outcomes of Churnet Valley Corridor master plan, regeneration of Anzio Camp and Bolton Copper Works	A

8 GOVERNANCE AND MONITORING

The delivery element of the Local Investment Plan will be overseen by the Council's Better Staffordshire Moorlands Overview and Scrutiny panel, and through the Council's Corporate Performance Management system. The plan and associated corporate targets will be updated in line with ongoing research and intelligence and national and local policy changes on an annual basis. This will include any changes required for the equalities impact assessment.

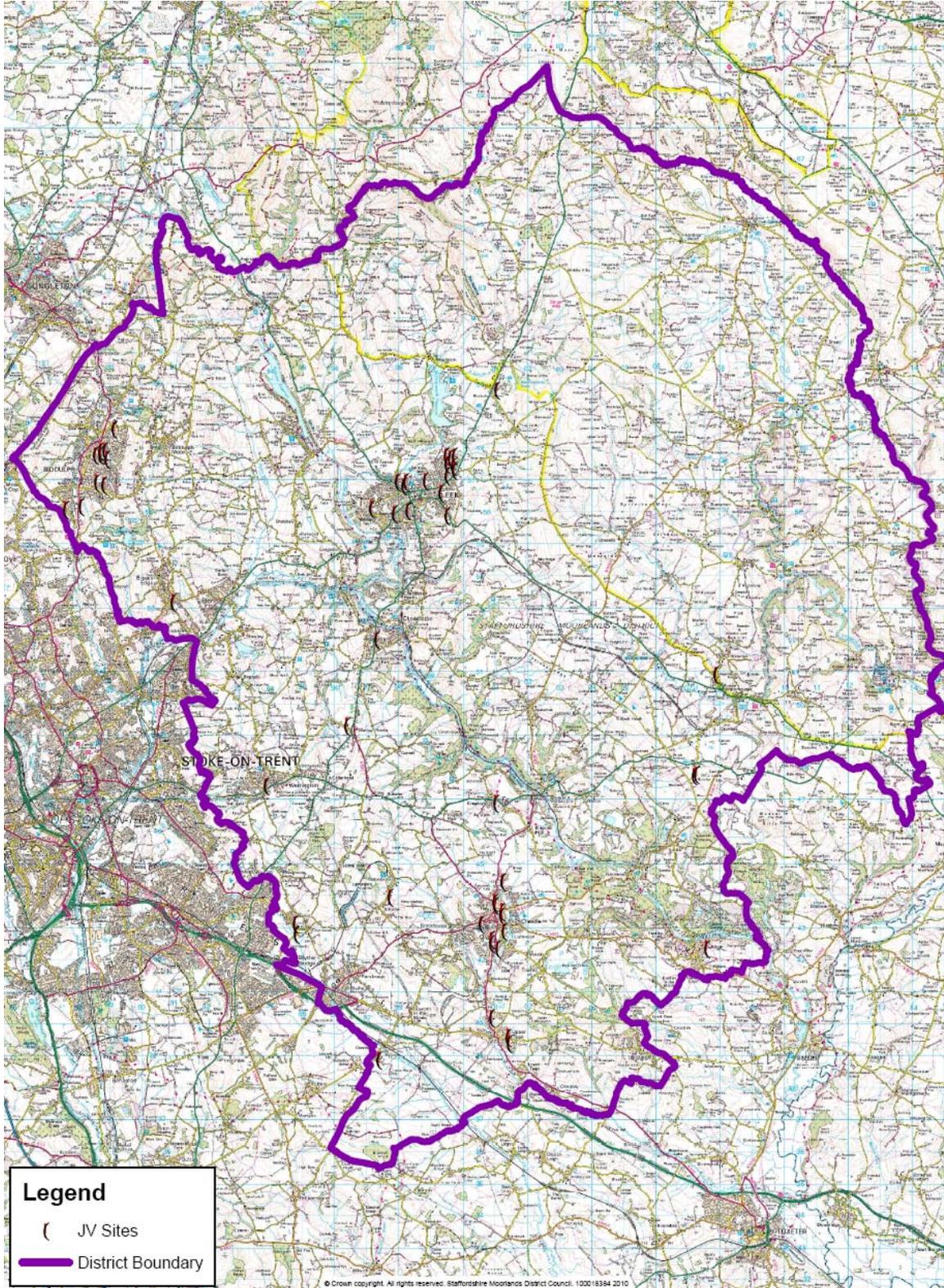
The Local Investment Plan will be an important vehicle for realising the outcomes of the Staffordshire Moorlands Sustainable Community Plan, and progress will be reported to the Local Strategic Partnership Executive.

In addition the existing Housing Association Liaison Group will be used to challenge and inform the housing elements of the Local Investment Plan.

Following the re-organisation of the Homes and Communities Agency into a single Midlands region the appropriate review structure will be agreed with monitoring meets held at a frequency to be agreed by the council and the Homes and Communities agency.

9 APPENDICES

9.1 Location of Ascent Housing affordable housing sites



9.2 Table of Ascent Housing affordable housing sites

Ref	Road	Town/Village	Post Code	Owner	Tenure				Total units
					Rented	Shared Ownership	Shared Equity	Low cost for sale	
JV01	O'Hare Place	LEEK	ST13 6HA	MH	100%				36
JV02	Tittesworth Estate	BLACKSHAW MOOR	ST13 8TS	MH			100%		3
JV02	Breech Close	WATERHOUSES	ST10 3JH	MH	100%				1
JV02	Ball Haye Road	LEEK	ST13 6AJ	MH	100%				3
JV02	Wallbridge Drive	LEEK	ST13 8JF	MH	100%				5
JV02	Fair View Road	LEEK	ST13 5B	MH			100%		3
JV02	Daisy Bank	LEEK	ST13 5HA	MH	100%				2
JV02	Hencroft	LEEK	ST13 8EZ	MH	100%				4
JV02	Beech Avenue	CHEDDLETON	ST13 7HZ	MH	100%				1
JV03	Thornccliffe View	LEEK	ST13 6QB	MH	100%				10
JV04	British Trimmings	LEEK	ST13 6AN	MH	50%	50%			87
JV06	Froghall Road	CHEADLE	ST10 2EA	MH	100%				1
JV06	Church House Farm	WETLEY ROCKS	ST9 0BN	MH	100%				1

Ref	Road	Town/Village	Post Code	Owner	Tenure				Total units
					Rented	Shared ownership	Shared Equity	Low Cost for sale	
JV06	Westfields	HOFTEN'S CROSS	ST10 3EF	MH/SMDC	100%				1
JV06	Johnson Crescent	KINGSLEY	ST10 2AG	MH	100%				2
JV06	Attlee Road	CHEADLE	ST10 1L	MH	100%				3
JV06	Froghall Road	CHEADLE	ST10 2EA	MH	100%				1
JV06	Froghall Road	CHEADLE	ST10 2EA	MH	100%				1
JV06	Queen Street	CHEADLE	ST10 1BW	MH	100%				1
JV06	Keeling Road	CHEADLE	ST10 1H	MH	100%				2
JV06	Headland Way	ALTON	ST10 4A	MH			100%		1
JV06	Rookery Crescent	CRESSWELL	ST11 9RA	MH	100%				1
JV06	Wentlows Avenue	TEAN	ST10 4DP	MH			100%		1
JV07	Brown Lees Road	BIDDULPH	ST8 6N	MH	100%				6
JV07	Albert Street	BIDDULPH	ST8 6DT	MH	100%				3
JV07	Trent Grove	BIDDULPH	ST8 6N	MH	100%				3
JV07	Trent Grove	BIDDULPH	ST8 6N	MH	100%				3

Ref	Road	Town/Village	Post Code	Owner	Tenure				Total units
					Rented	Shared ownership	Shared Equity	Low cost for sale	
JV07	Marshall Avenue	BROWN EDGE	ST6 8SD	MH	100%				1
JV08	Carlos Close	CHEADLE	ST10 1AX	MH	40%		20%	40%	24
JV09	Spencer Avenue	LEEK	ST13 5NL	MH	100%				6
JV20	Attlee Road	CHEADLE	ST10 1L	SMDC	100%				4
JV20	Greatwood Road	UPPER TEAN	ST10 4JZ	SMDC			100%		1
JV20	Froghall Road	CHEADLE	ST10 2EA	SMDC	100%				1
JV20	Mackenzie Crescent	CHEADLE	ST10 1LU	SMDC	100%				4
JV20	Rookery Crescent	CRESSWELL	ST11 9RA	SMDC		50%		50%	4
JV20	School Lane	DILHORNE	ST10 2QB	SMDC				100%	2
JV20	Vicarage Crescent	TEAN	ST10 4LF	SMDC		50%		50%	4
JV20	Greatwood Road	UPPER TEAN	ST10 4JZ	SMDC			100%		2
JV21	Moorland Road	BIDDULPH	ST8 6EW	SMDC		50%		50%	6
JV21	Lawton Crescent	BIDDULPH	ST8 6E	SMDC		50%		50%	6
JV21	Kingsfield Crescent	BIDDULPH	ST8 6DW	SMDC	100%				4

Ref	Road	Town/Village	Post Code	Owner	Tenure				Total units
					Rented	Shared Ownership	Shared Equity	Low cost for sale	
JV21	The Uplands	BIDDULPH	ST8 7EP	SMDC	100%				2
JV21	Moorfields Close	HOFTEN'S CROSS	ST10 3E	SMDC				100%	3
JV22	Tittesworth Estate	BLACKSHAW MOOR	ST13 8TS	SMDC			100%		2
JV22	Horsecroft Crescent	LEEK	ST13 6QL	SMDC	100%				22
JV22	Prince Charles Avenue	LEEK	ST13 6QD	SMDC	100%				8
JV22	Hamil Drive	LEEK	ST13 8EX	SMDC	40%		60%		6
JV22	Newcastle Road	LEEK	ST13 5RT	SMDC	100%				4
JV22	Springfield Road	LEEK	ST13 6LG	SMDC				100%	1
JV23	Moorland Road	BIDDULPH	ST8 7HL	SMDC	50%		50%		30
JV24	Stone House Road	WERRINGTON	ST9 0JX	SMDC			50%	50%	18
JV25	Woodland Street	BIDDULPH	ST8 6L	SMDC	60%		40%		45
JV26	Haregate Road	LEEK	ST13 6PX	SMDC	30%		30%	40%	24
JV27	Harbourne Road	CHEADLE	ST10 1J	SMDC	100%				20
JV28	Haregate Road	LEEK	ST13	SMDC			50%	50%	18

Ref	Road	Town/Village	Post Code	Owner	Tenure				Total units
					Rented	LCHO	SE	PFS	
JV30	Stone House Road	WERRINGTON	ST9 0JX	SMDC	100%				10
JV31	Allen Street	CHEADLE	ST10 1P	SMDC	50%		50%		22
Total									489