

Thriving Sub-Committee

Tuesday, 19 March 2024

Present: Councillor M Wilson (Chair)
Councillors G Bell, L Bell, D Drummond, V Jamieson,
J Kirwin, I McAlpine, P McIntyre, A Newman,
B Pickard, A Spowart and J Walker

In attendance:
Councillors L Marshall

TS25/23 Apologies for Absence

There were no apologies given.

TS26/23 Appointment of Substitute Members

There were no substitute members reported.

TS27/23 Declarations of Interest and Dispensations

There were no declarations of interest recorded.

TS28/23 Minutes

The minutes of the meeting held on 30 January 2024 were agreed as a correct record and signed by the Chair.

TS29/23 Employment opportunities and Brownfield Investment

The Director of Housing and Property Services gave a presentation on the economic benefits of house building in order to give members information on the

importance of house building for North Tyneside's economy, its impact and how we can identify future opportunities for the Council.

The Sub-Committee were advised that North Tyneside was an area of high population and high demand, and there were direct measurable benefits that for every £1 invested in the construction of new houses in the North East, £2.84 was generated in local spending.

The social value of Housing was embedded within the supply chain, giving opportunities for local work, training and development. The director discussed future opportunities that would likely come from the Devolution deal as well as the idea of co-commissioning of affordable homes and services.

Members asked a question about whether Brownfield sites were also developed for industry as well as Housing. It was explained that the majority of funding opportunities to date had been specifically tied to land usage for Housing, and that the Council (specifically the regeneration directorate) were always looking at sites and their possible potential.

The Director stated that he was not aware of any landbanking in the borough, saying that the high demand led to higher prices and therefore there was little incentive for landlords to sit on land. The Council were able sometimes to step in and make CPOs on sites that had stalled for a period of time, though negotiation with landlords was the preferable option.

It was also stressed that the authority was aware of both the importance of smaller developments and how they could positively affect towns and of having different price points of entry in the local housing market.

In terms of ten years ahead, the Director told the committee that the Local Plan was designed to look to the future in terms of housing. The authority was trying to identify housing within town centres too, as there was currently a strong appeal of town living, and an integration of new housing projects into communities with strong walking/cycling/transport links.

A discussion took place about having a continuity of employment in the borough and expanding in training opportunities, and the possibility of formalizing of local industry relationships as well as talks at schools.

A question was asked about social housing compliance, and the Director stated that the borough does provide over 25% overall but this may dip and rise within particular developments.

Members asked that the presentation was sent out to all attendees.

TS30/23 Work Programme

As this was the last meeting of the year, the Chair encouraged those members with an interest in Thriving Sub matters to pass any suggestions for the work programme onto the new Chair when appointed.

TS31/23 Date and Time of next meeting

The Chair thanked the committee members and officers for their input and assistance over the municipal year, and noted that the next meeting would be on 23 July 2024 in Room 0.01.