



North Tyneside Council

Secure Sub- committee

Tuesday, 19 March 2024

Monday, 25 March 2024 0.01 Chamber – Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY commencing at 6.00 pm.

Agenda Item	Page
1. Apologies for Absence	
To receive any apologies for absence.	
2. Appointment of Substitute Members	
To be notified of the appointment of any substitute members.	
3. Declarations of Interest	
You are invited to declare any registerable and/or non-registerable interests in matters appearing on the agenda, and the nature of that interest.	
You are also invited to disclose any dispensation in relation to any registerable interest that have been granted to you in respect of any matters appearing on the agenda.	
You are also requested to complete the Declarations of Interests card at the meeting and return it to the Democratic	

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**Agenda
Item**

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Services Officer before leaving the meeting.

4. Minutes

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The Committee is asked to confirm the minutes of the meeting held on 7 February 2024.

5. Affordable Homes Programme Update

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The Our North Tyneside Plan was approved at full Council on 23 September 2021 and included a target of delivering 5,000 affordable homes and a commitment to reduce the number of derelict properties in the borough. To meet this ambitious target Cabinet approved a two-phased delivery approach to the Affordable Homes Programme (AHP) on 21 February 2022.

Circulation overleaf ...

Members of the Secure Sub-committee

Councillor Andy Newman (Chair)

Councillor Gary Bell

Councillor Debbie Cox

Councillor John Johnsson

Councillor Josephine Mudzingwa

Councillor Joan Walker

Councillor Rebecca O'Keefe (Deputy Chair)

Councillor Linda Bell

Councillor Julie Cruddas

Councillor Joe Kirwin

Councillor Olly Scargill

Councillor Matt Wilson

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Secure Sub-committee

Wednesday, 7 February 2024

Present: Councillor A Newman (Chair)
Councillors R O'Keefe, G Bell, D Cox, J Cruddas,
J Johnsson, J Kirwin, J Mudzingwa, O Scargill,
J Walker and M Wilson

Apologies: Councillors L Bell

20/23 Apologies for Absence

Apologies received from Councillor L Bell.

21/23 Appointment of Substitute Members

There were no substitute members reported.

23/23 Declarations of Interest and Dispensations

Councillor O'Keefe declared a non-registerable personal interest in Item 5: as she has a family member who works for North Tyneside Council.

24/23 Minutes

Resolved that the minutes of the meeting held on 20 November 2024 be agreed and signed by the Chair.

25/23 Anti Social Behaviour

The Secure Sub-committee received a joint update from the Director of Public Health, the Head of Environment and Safer Neighbourhoods and the Team Leader Community & Public Space Protection on Anti-Social Behaviour (ASB) in North

Tyneside Council.

The sub-committee was informed that whilst North Tyneside is one of the safest places, residents are informing the council that they are feeling less safe and crime, including anti-social behaviour, is one of the most important issues and in most need of improvement.

Officers highlighted that the Council is only able to deal with ASB and not criminal behaviour, and that this distinction was sometimes confusing for those not working directly with ASB. The committee stressed that it hoped that work on tackling ASB would lead to stopping individual acts becoming criminal behaviour.

That while ASB reported to the police has decreased, low-level anti-social behaviour reported to the Community and Public Spaces Protection Team has increased by 23% in the last 5 years.

Officers mentioned that there did appear to be some disparity between what the reality of the figures were showing and the perception of rising ASB. Officers talked about how the Council was reshaping how it approached ASB with Multi Agency working, co-location of partners agencies and the Mayor's ASB taskforce.

A question was asked about how Operation VITA decided which areas to concentrate their work in. the geographical location was intelligence led and moved to where the crime / ASB figures directed the joint NTC and Police led project.

A discussion took place about resident and member expectations about ASB case reviews. Officers stated that sometimes there could be a discrepancy between what residents would like to see happen and what was possible. Officers were aware that this was a case of expectations not being in line with what officers were able to do and in within what timescales. ASB cases often involved multi-agency coordination and extensive data / evidence gathering before action can be taken. This combined with what data protection allowed in terms of sharing, could lead to the view that cases were not progressing, and officers always attempted to manage expectations were possible.

Officers shared with members that they often act as mediators between residents, but there is an external mediation service that has been using a small

number of times.

In terms of where grants were used, officers said that the locations that were led by both ASB / crime data / intelligence and any relevant conditions set by the grant provider (e.g. for use only in preventative, youth, location etc projects).

A question was asked regarding retail crime / shoplifting and the increase in groups of kids and officers responded that the Police were now doing more to tackle this issue. Members stated that this was not their experience.

A discussion took place around tenancy agreements and what council officers could do in terms of reported ASB and breaches of tenancy agreements. Officers stated that a Secure tenancy more strongly protects tenants against eviction, and that officers always encourage reports of ASB to come in as early as possible in order to gather evidence in any case of breach of tenancy. It was stressed that eviction is never to first option, and officers work with other internal teams and external agencies to try and solve ASB issues. Officers also discussed that the process of eviction can be lengthy, and they are limited with what they can share due to information governance.

A hub for Businesses was discussed where advice could be given, and officers agreed to send out more information on the hub to all members.

Members agreed that ASB and crime did not exist in a bubble, and that drivers such as poverty existed to create and exacerbate issues in areas of North Tyneside. Officers accepted their role in addressing ASB and preventing the escalation into criminal behaviour. Mention and weight was also given to the issue of ASB created by private properties, and officers stated that Environmental health also had scope for addressing problems with private landlords and tenants if necessary.

The Chair and committee thanked the officers present, and their teams for the work carried out in the borough.

26/23 Work Programme

The Chair encouraged Members of the sub-committee to put forward any ideas

they may have for suggested topics for inclusion in the work programme.

27/23 Date and Time of Next Meeting

The next meeting will take place on 18 March 2024 6.00 pm in room 4.01.



North Tyneside
Council

Briefing Notes

To: Secure Sub
Committee

Author: Richard Brook, Housing
Growth Manager

Date: 25 March 2024

Title of Briefing: Affordable Homes Programme Update Report

1. Executive Summary

The Our North Tyneside Plan was approved at full Council on 23 September 2021 and included a target of delivering 5,000 affordable homes and a commitment to reduce the number of derelict properties in the borough. To meet this ambitious target, Cabinet approved a two-phased delivery approach to the Affordable Homes Programme (AHP) on 21 February 2022.

Phase one of the AHP will see 4,000 affordable homes delivered by 2032 and an indicative programme for delivery is provided in Appendix A. This Phase will be delivered across several workstreams including directly delivered homes by the Authority, tackling derelict properties, and working in partnership with Aurora Affordable Homes and Registered Providers.

This Report provides the sub-committee with an update on the overall progress to deliver 5,000 affordable homes and highlight the work completed in 2023/24.

2. Information

2.1 AHP Progress Overview

The Affordable Homes Programme (AHP) was approved by Cabinet on the 14 May 2013 and by the end of 2023-2024 will have delivered nearly 2,300 new affordable homes including over 600 new council homes in 10 years. This constitutes a 182% improvement on the ten years prior to the programme starting.

The Cabinet also approved a new five-year Housing Strategy on the 27 March 2023 that outlined plans to Build a Better North Tyneside. To meet the ambitious target of delivering 5,000 affordable homes, Cabinet, in February 2022, approved a two-phase approach to delivering the AHP. This approach included firm plans for the delivery of Phase One that will achieve the delivery of 4,000 homes by 2032 and identified workstreams that would be explored to deliver the additional 1,000 homes in Phase Two.

2.2 2023/24 Overview

The Affordable Homes Programme has delivered 105 affordable homes in 2023-24 and is forecasting to deliver a further 11 homes in Q4 bringing the total to 116. This figure is below the planned 187 as a result in a significant slowdown of activity by developers on the larger sites. Construction has started on the majority of the 71 homes that will not be delivered by April 2024, and we expect these to be delivered in 2024-25. A list of affordable homes delivered in 2023-24 can be found in Appendix A.

3. 2023-24 Programme Detail

3.1 New Council Housing

The Authority has continued to prioritise building new homes and has undertaken the following work in 2023/24:

Blackhill Avenue & Belshill Close, Battle Hill – The second phase of HUSK properties at underused garage sites in Blackhill Avenue and Bellshill Close, Battle Hill are now complete with nine new affordable bungalows developed.

Conversion of recreation rooms – Work is ongoing converting six former Recreation Rooms. Works on bungalows at Richmond Gardens, Lynholm Grove, and Holystone Drive have now been completed. The remaining properties at Forest Hall Drive, Elizabeth Drive, and Morpeth Avenue will be complete in 2024/25.

Acquiring Homes for temporary accommodation – Two homes have been acquired for the use of temporary accommodation for people presenting as homeless. The homes are managed within the Housing Revenue Account and are used as dispersed properties.

Brownfield Housing Fund – The Authority has successfully bid for £1.4m of Brownfield Housing Funding to unlock 67 affordable new homes in Wallsend and Longbenton. The money will be used to remediate land on three derelict sites that have been attracting

anti-social behaviour. Sites of the former Rosehill Social Club and Parkside House were purchased with plans to demolish the existing buildings in progress.

Former West Farm Public House, Killingworth – A planning application for 22 new Council homes was approved in 2023/24 on the former pub site in Killingworth that was purchased by the Authority. Procurement of a contractor is well advanced with work expected to begin on site in the Summer of 2024.

Former Children's Home, Wellington Avenue – Following a successful Compulsory Purchase Order, the Authority took control of a former Childrens home in Wellington Avenue on the Wellfield Estate. The property is currently being refurbished into new affordable homes with work due to be complete in the next few months.

3.2 Aurora Affordable Homes

The Authority's wholly owned subsidiary company, Aurora Affordable Homes, currently owns 111 properties with a further 6 in the purchasing process. This will take the company's stock number to 117.

The Company has continued to work with the Adults and Childrens Care teams and now provides specialist accommodation for 14 individuals reducing care costs for the Authority.

3.3 Tackling Empty and Derelict Properties

The refurbishment of two, 2-bed flats has been completed in North Shields. Formal offers remain on the table for a further three homeowners to refurbish their empty properties through the Lease and Repair scheme. One of those properties will be escalated for Empty Dwelling Management Orders (EDMO) action in addition to the two properties in North Shields and Camperdown which have been served notification of the authority's intention to pursue and EDMO.

Work is also underway to demolish a long-term empty property on Seymour Street in North Shields. The property was acquired by the Authority to help regenerate the area and remove the risk to residents due to the property attracting significant anti-social behaviour.

A new Private Sector Housing Improvement Plan has been developed and was approved by Cabinet on the 18 March 2024. The plan outlines a range of interventions to drive up standards across the private rented sector, including an innovative purchase and repair solution targeting Wallsend Town Centre, a new leasing scheme and a revamped landlord forum.

3.4 Private Developers

Thirty-seven affordable homes have been delivered by private developers so far this year. It is forecast that a further 11 new affordable homes will be delivered through planning obligations in 2023/24.

3.5 Registered Providers

Bernicia completed the acquisition of 4 additional affordable homes at Howdon Green, Willington Quay, at the end of December. All 4 homes are currently in the process of the being allocated.

Places for People have submitted planning permission for the Phase 3 development of Smith's Dock. This phase will see 136 properties offered as affordable homes (82 shared ownership and 54 affordable rented homes which is significantly higher than the original 30 affordable homes that was planned. The additional 106 windfall affordable homes that will contribute towards phase two of the affordable homes programme.

Following the completion of the sale of the former Unicorn House site in North Shields to Karbon Homes, work has begun to deliver the scheme that will provide 28 new affordable homes in North Shields town centre.

Appendix A – Phase One Affordable Homes Programme- 2014/32

Developer	2014- 23	2023- 24	2024- 25	2025- 26	2026- 27	2027- 28	2028- 29	2029- 30	2030- 31	2031- 32	Total
Council Housing	587	20	4	73	70	20	25	64	10	10	883
Registered / Care Providers	575	21	142	50	104	10	10	3	-	-	915
Private Developers	831	48	82	120	140	140	132	128	125	125	1,871
Aurora Homes	87	24	28	20	20	20	20	-	-	-	219
Empty Homes	51	3	11	7	7	7	7	7	6	6	112
Total	2,131	116	267	270	341	197	194	202	141	141	4,000
Cumulative Total	2,131	2,247	2,514	2,784	3,125	3,322	3,516	3,718	3,859	4,000	

Appendix B – Phase One Delivery Programme – 2023/24

DEVELOPMENT	DELIVERY METHOD	HOMES
Land to The West of Station Road North and Land South of East Benton Farm Cottages	Private Developers	20 (16 complete)
Land Adjacent To, Rake House Farm, Rake Lane	Private Developers	20 (16 complete)
Howdon Green, Willington Quay	Private Developers	5 complete
Land East of Salters Lane	Private Developers	3
Husk (Blackhill Ave & Belshill Close)	Council Housing	9 complete
Recreation Rooms 12A Lynholm Grove	Council Housing	1 complete
Recreation Rooms Richmond Gardens	Council Housing	1 complete
Holystone Drive, Holystone	Council Housing	1 complete
M.O.D Properties	Council Housing	6 complete
Coquet Avenue, Whitley Bay	Registered / Care Providers	17 complete
Howdon Green	Registered / Care Providers	4 complete
TBA	Empty Homes Various	3 complete
TEA properties	Council Housing	2 complete
TBA	Aurora Affordable Homes Various	24 acquired
Total (forecast for 31 March 2024)		116