



# Housing Sub Committee

**North Tyneside Council**

Friday, 12 July 2019

**Monday, 22 July 2019** Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside **commencing at 6.00 pm.**

<b>Agenda Item</b>	<b>Page</b>
<b>1. Apologies for Absence</b>	
To receive any apologies for absence	
<b>2. Appointment of Substitute Members</b>	
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 and/or non-registerable interests that have been granted to you in respect of any matters appearing on the agenda.	
Please complete the Declarations of Interests card available at the meeting and return it to the Democratic Services Officer before leaving the meeting.	
<b>3. Declarations of Interest</b>	
To be notified of the appointment of any Substitute Members.	
<b>4. Minutes</b>	
To consider the minutes of the meeting held on 25 March 2019.	
<b>5. Affordable Homes Programme</b>	<b>1 - 6</b>
To receive an update on the delivery of the Affordable Homes Programme.	
<b>6. Work Programme 2019/20</b>	<b>7 - 8</b>

Members of the public are entitled to attend this meeting and receive information about it. North Tyneside Council wants to make it easier for you to get hold of the information you need. We are able to provide our documents in alternative formats including Braille, audiotape, large print and alternative languages.

To receive a report inviting members of the sub-committee to put forward and discuss items for the 2019/20 work programme.

**Circulation overleaf ...**

## **Members of the Housing Sub Committee**

Councillor Linda Darke  
Councillor Andy Newman (Chair)  
Councillor Margaret Reynolds (Deputy Chair)  
Councillor Joan Walker  
Councillor Pam McIntyre  
Councillor Frances Weetman

Councillor John Hunter  
Councillor Alan Percy  
Councillor Matthew Thirlaway  
Councillor Linda Bell  
Councillor Erin Parker-Leonard  
Councillor Matt Wilson

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## Housing Sub-Committee

**25 March 2019**

Present: Councillor A Newman (Chair)  
Councillors K Bolger, L Darke, John Hunter, J  
Kirwin, P Oliver, J O'Shea, A Percy, M  
Thirlaway and J Walker

In attendance:

Clr Carole Burdis – Cabinet Member for  
Community Safety and Engagement

### **HO28/03/19 Apologies**

Apologies for absence were received from Councillors P Mason, S Phillips and M Reynolds.

### **HO29/03/19 Substitute Members**

Pursuant to the Council's constitution the following substitute member was appointed:

Councillor J O'Shea for Councillor S Phillips

### **HO30/03/19 Declarations of Interest**

There were no declarations of interest reported.

### **HO31/03/19 Minutes**

It was **agreed** that the minutes of the meetings held on 28 January 2019 and 11 February 2019 be confirmed and signed by the Chair.

### **HO32/03/19 Community Safety Strategy**

The sub-committee received a report which provided Members with an update on the work of the Safer North Tyneside Partnership, in particular the Safer North Tyneside Strategy. The report focused on two key issues: an update on the current Strategy which expired on 31<sup>st</sup> March 2019 and the new strategy due to begin on 1 April 2019. Members were invited to note the contents of the report and agree to receive an annual report on the delivery of the work plan.

Members were informed that it was a statutory requirement for Community Safety Partnerships to prepare an annual strategic assessment of crime and disorder activities and for this assessment to shape how the Partnership responds to emerging issues. This process informed the Community Safety Strategy. The current strategy covered the period April 2014 to 31 March 2019. The actions set out in the five year plan were achieved with many of the items continually being delivered over the course of the five year strategy lifespan. Successes for the work Partnership included: supporting the introduction of a new Victim Support Scheme by the Police and Crime Commissioner; setting up a Hate Crime task and finish group; coordinated and facilitated two Project Argus counter terrorism events for local businesses; and introduced the Volunteer Flood Warden Scheme.

Throughout the delivery of the 2014-19 Strategy, there were some significant developments in the Community Safety landscape. Some themes that emerged were substantial cross cutting work areas, such as Child Sexual Exploitation, Modern Day Slavery and an increase in crime and disorder. The Safer North Tyneside Partnership Board (the Board) agreed a more flexible approach was needed to encompass more of these emerging issues and to help the Partnership take a wider view of community safety issues. The Community Safety Strategy 2019-2024 had been developed with the multi-agency Board. The Strategy had links to the Police and Crime Plan, developed by the Northumbria Police and Crime Commissioner.

The Partnership had identified four key priorities in setting the Strategy: Safeguarding, Public Protection, Alcohol and Drugs and Crime and Disorder. For each priority identified, the Partnership had considered what current service provision existed, current data sets and intelligence available, along with existing resource levels and awareness/communication strategies. This information would help shape the annual work plan and identify what actions needed to be taken to support the delivery of the Strategy. By developing a work plan on an annual basis, the Board would be able to refresh information about emerging themes and trends to ensure that all the good work of the Partnership was captured. It was noted that performance would be reported quarterly to the Board, with an annual report on progress against the work plan being presented to Cabinet. An annual report would also be provided to Housing sub-committee, in its role in scrutinising community safety matters.

The sub-committee had been informed that North Tyneside continued to be one of the safest metropolitan boroughs in the country. Members indicated that they would like to see some supporting statistical evidence in order to back this up and for the public to be able to see this information. Officers undertook to provide some relevant statistics to Members. A member of the sub-committee commented on the consultation that took place as part of the process for setting the strategy and highlighted that those consulted were part of formal groups and that it was disenfranchised and vulnerable groups that needed to be engaged. It was noted that there was also a wider public consultation available online and with hard copies available in libraries/customer service centres. This resulted in 47 responses which, in line with the Council's engagement strategy, were seen as sufficient public consultation. The officers stated that they would take on board the comments that more youth groups and community groups needed to be engaged.

Members highlighted that, when dealing with instances of low level anti-social behaviour, there were reoccurring issues reported by residents in relation to engagement and communication. It was recognised that this could cause frustration but that sometimes there would be issues with confidentiality that would limited the information that could be provided to individuals. It was also noted that the Council had a new senior manager for communications and work to improve the customer journey was ongoing.

The Chair thanked the Cabinet Member and officers for their presentation of the report.

It was **agreed** to 1) note the report and 2) receive an annual update on the delivery of the work plan.

### **HO33/03/19 Domestic Abuse Policy**

The sub-committee received a report on the proposed Housing Services Domestic Abuse Policy and the rationale for its implementation. The sub-committee was consulted on the content of the policy and was recommended to support the implementation of the 'stand alone' Housing Services Domestic Abuse Policy. A copy of the draft strategy was

appended to the report.

Housing Services current Domestic Abuse Policy was part of the Anti-Social Behaviour Policy. The aim was to achieve accreditation from the Domestic Abuse Housing Alliance (DAHA) in the autumn of 2019. One of the DAHA's national service standards related to policies and procedures and required housing organisations to create a 'stand alone' Domestic Abuse Policy. It was explained that the DAHA was a partnership between three agencies: Standing Together; Peabody; and Gentoo.

In March 2016 the Government had published the new 'Ending Violence against Women and Girls Strategy'. The strategy committed to ongoing reductions in the prevalence of domestic abuse by:

- Breaking the intergenerational cycle of abuse
- Giving greater attention to the risk of becoming a perpetrator
- Challenging attitudes and beliefs about abuse
- Improving awareness among children and young people about healthy relationships

On a regional level, three Domestic and Sexual Violence Champions Networks operated in Newcastle, North Tyneside and Northumberland. These networks were supported by a steering group comprised of the Domestic and Sexual Violence leads in each of the areas, and other relevant partners from both the statutory and voluntary sector. The aim of the champions network was to improve community and organisations response to domestic and sexual violence.

The North Tyneside Domestic Abuse Partnership co-ordinated strategy and resources to afford protection, provision and prevention to people exposed to domestic abuse in North Tyneside. There was an action plan with 4 priorities: preventions, provision, partnership working and risk reduction. The Housing Services Domestic Abuse Policy set out how North Tyneside Council's housing service will assist and support any person experiencing or threatened with domestic abuse. The policy aimed to ensure that customers should not live in fear of violence, abuse or harassment from a partner, former partner, or any member of their family.

Members were informed that the aims of the policy included to raise awareness of domestic abuse; ensure that employees of North Tyneside Council understood the role they could play in tackling domestic abuse and to develop a consistent approach across the borough; to support victims to take appropriate legal measures to protect themselves and their families; to make appropriate safeguarding referrals if it was believed a child, or a vulnerable adult, was at risk due to an abusive relationship; and support victims to make decisions around their housing needs, whether they wish to remain in their home or move to a new home.

A member of the sub-committee referred to the process for accessing Universal Credit, in that it was paid to one person within the household. It was asked how the services and support for victims would be promoted and what support would be available for people needing to reapply for Universal Credit. It was noted that officers were trying to get the message out that people could approach the housing team for help, regardless of whether they were a Council tenant. The support offered would be tailored to meet the individual circumstances of the case and what action the victim wanted to take. Assistance would be provided in accessing temporary accommodation and the authority worked closely with Harbour to achieve this. It was recognised that there were difficulties surrounding Universal Credit and that it could be a barrier to people leaving relationships. It was noted that the authority worked closely with the Department for Working Pensions to try and raise

awareness and that it was hoped Universal Credit officers could be employed in the future, whose role would include helping those suffering domestic abuse.

Members thanked the officer for the presentation and supported the policy and steps to get accreditation. It was highlighted that the draft policy did not contain any reference to female genital mutilation and the support that would be offered to those reporting instances. It was agreed to look at this area when further drafting of the policy was undertaken.

It was **agreed** to note report and support the contents of the draft policy.



## Meeting: Housing Sub-Committee

Date: 22<sup>nd</sup> July 2019

## Title: Progress Update on the Affordable Homes Programme

Author: Richard Brook, Housing Growth Manager

Tel: 07540 182 225

Service: Environment, Housing & Leisure

Wards affected: All

### 1. Purpose of Report

To provide the Housing Sub-Committee with a summary of the delivery of affordable homes in 2018/19 and provide an update on the plans for 2019/20.

### 2. Recommendations

- To note the progress to date and anticipated delivery going forward.

### 3. Details

The Mayor and Cabinet clearly stated their policy intention in the Our North Tyneside Plan that the Authority will deliver “more quality affordable homes.”

In the 10 years to 2013, a total of 789 new affordable homes were delivered within the Borough. In October 2013, Cabinet agreed an ambitious target to increase the pace and scale of the Affordable Homes Programme within North Tyneside through the delivery of 3,000 affordable homes over the next 10 years. This includes new Council housing as well as delivery through the Authority’s strategic and enabling role, working with Homes England, Registered Providers (RPs) and developers to meet a range of housing needs including the needs of vulnerable groups. The Authority is also bringing empty properties back into use as affordable housing.

The Housing Strategy 2016-2021: a Great Place to Live was adopted at Cabinet in January 2017 and sets out the aspirations for housing, including affordable housing, in the borough over a 5 year period.

The need for affordable housing is further supported by the Strategic Housing Market Assessment (SHMA) 2014; this provides a clear evidence base on the level of housing need within the Borough, including the need for affordable housing. A Market Position Statement for Specialist Housing has also been developed by Housing Services with support from Adult Social Care and Children’s Services. This sets out the type and number of specialist homes needed in the future in the borough.

In addition, an Affordable Housing Needs Assessment tool has been developed. This brings together a range of information (e.g. SHMA, Census data, Market Position Statement, demand from our housing register) and is used to assess the type and size of affordable housing needed on individual sites.

#### **4. Affordable Homes Programme Overview**

Since the inception of the Affordable Homes Programme, the total number of new affordable homes delivered stands at 1,430. To date this year, 50 new affordable homes have been delivered and we remain on target to achieve 200 new homes this financial year. A breakdown of the overall delivery programme is given in Appendix 1.

##### **4.1 Housing Revenue Account (HRA)**

The Council directly delivered 26 affordable homes in 2018/19 with 20 new build homes delivered at the site of the former Dudley and Weetslade Club and the conversion of the council building at Perth Gardens into 6 flats.

The Council has already completed 22 new affordable homes in 2019/20 on the former sites of Bonchester Court and Beadnell Court with substantial preparation work also undertaken to bring forward a range of sites for future development by the Authority. Details of proposed HRA schemes that were approved by Cabinet on the 28<sup>th</sup> May 2019 include:

**Former Bonchester Court** - The construction phase is now complete on 13 homes consisting of 5 x 2 bed bungalows and 8 x 1 bed apartments.



**Former Beadnell Court** - 9 properties are now complete at the site of the former Beadnell Court. The development consists of 3 x 2 bed bungalows and 6 x 1 bed apartments.

**Site of former care home 'The Cedars', Morwick Road (12 homes)** – Following Cabinet approval for the scheme to progress, the design team are working up the detailed plans. Civil and structural design services are in the process of being procured to complete the studies required for the mineshaft mitigation and enabling works on the access road leading to the site. This project remains on programme to begin work on site in early in 2020.

**Edwin Grove, Wallsend (3 homes)** – A Pre-Planning Consultation Event was held on 10th June with local residents along with staff from the Commissioning Team with the plans well received. The Design Team have begun to progress with detailed design stages and this project remains on programme to begin work on site in early in 2020.

**Bawtry Court, Battle Hill (10 homes)** – Pre-Planning Application comments have been sought in relation to this scheme, with early design work suggesting that a 10, 2-bed general needs scheme could be brought forward.

**Wellington Avenue, Wellfield (2 homes)** – The Council is currently awaiting for a Compulsory Purchase Order (CPO) to be signed-off to bring the long-term empty property into Council ownership. Currently plans for this would see the demolition of the existing buildings and the construction of 2 new council dwellings.

**Murton West (100 homes)** – Design work for this scheme will be completed this year and will it is proposed that a 100 affordable homes will be provided on the site. This will include a new 45-bed extra care scheme and 55 new bungalows of which 26 will be specialist. The planning application for our site will be submitted as part of the hybrid planning application for the whole of the Murton site led by Persimmon later this year.

## 4.2 Working with Registered Providers (RPs)

RPs delivered 10 affordable homes in 2018/19 including 6 new build homes at Glebe Crescent, Forest Hall, and 4 at Western Terrace, Dudley.

In 2019/20 13 new homes for clients with learning disabilities will be delivered by Home Housing at Charlton Court, Monkseaton this will be completed in July 2019. The Authority continues to work closely with RPs to identify opportunities and funding to meet housing need in the Borough.

The Authority is working with Bernicia to assess the feasibility of developing affordable homes at Castle Square in Backworth. The potential scheme would see Bernicia deliver 30 new affordable homes and improved open green space.

Registered Providers remain keen to develop homes in North Tyneside and are looking to source their own land in order to provide new homes. Bernicia has recently submitted a request for planning permission to build 11 affordable homes on the site of the former Miners Welfare Club in Dudley.

## 4.3 Empty Homes

In 2018/19, the team dealt with issues relating to 25 long-term problematic empty homes, 4 of which were returned to use as affordable housing units. In addition over 860 owners were contacted directly to offer assistance in dealing with their empty homes with assistance provided to the owners of 50 long term empty properties to help return them to occupation.

After successfully securing a grant commitment from Homes England of £0.347m work continues to achieve the target of 10 properties for 2019-20. Currently 9 properties from across the borough have been surveyed and instruction given to the Councils legal team to negotiate and enter into appropriate leases. Refurbishments will start on site on 2 properties in Park Road, Wallsend (pictured) in August.



Further opportunities are being explored to tackle rogue landlords and work is underway to assess the feasibility of dealing with a number of long-term empty properties owned by a single “rogue” landlord in Charlotte Street in Wallsend.

The Empty Homes Programme will continue to target the properties which have the greatest impact on communities within North Tyneside and which support vulnerable housing markets. The aim is to recycle as much of the capital investment in our schemes as possible to allow sustainable on-going support for empty homes work.

#### 4.4 Volume Builders

Delivering affordable housing through planning obligations is central to meeting the need for affordable housing in the Borough. Section 106 Town and Country Planning Act 1991 Agreements (S106 agreements) are used by the Authority to secure 25% affordable housing on the majority of relevant sites (developments with 11 or more units).

197 new affordable homes were delivered through S106 agreements in 2018/19 and in quarter 1 of 2019/20, 12 S106 affordable homes have been secured against a target of 124. The market for housing remains strong across North Tyneside and the delivery of affordable homes should increase once the strategic sites at Murton and Killingworth commence development.

#### 4.5 North Tyneside Development Company

In October 2013, Cabinet acknowledged that there were gaps in the Affordable Homes Delivery Programme and that the Authority needed to act to create capacity and capability to fill those gaps. It was also recognised that new creative models for the development of affordable homes were emerging in response to the difficult market and that these should be investigated and tested to explore whether they would be applicable in North Tyneside. This Committee played a key role in option appraisal of this.

Cabinet agreed in March 2015 to the establishment of a wholly owned subsidiary of the North Tyneside Trading Company, North Tyneside Trading Company (Development) Limited, to deliver affordable homes within existing resources.

To increase the pace of delivery, the Company has since pursued an acquisition strategy buying homes from the open market across the borough. This has been very successful and the Company purchased 13 homes in 2018/19 bringing the total number of homes owned up to 35. The Company's Business Plan will see a further 15 homes purchased by 31<sup>st</sup> March 2020. So far this year the Company has already purchased 3 homes and has had offers accepted on a further 3 more. These properties are all for affordable rent.



#### 4.6 Specialist Housing

To date, good progress is being made delivering specialist homes through the Specialist Housing Project.

Planning permission has been granted at Oswin Road, Forest Hall for two residential buildings comprising a total of 16 supported living apartments. The site will be developed by Mersten Limited for clients with mental health issues.

Planning permission has also been granted for 32 specialist homes on land north west of Briardene Way in Backworth. 28 extra care apartments will be provided specialising in clients with dementia and 4 bungalows for clients with autism.

Karbon Homes are working in partnership with the Percy Hedley Foundation to provide 32 homes for persons with cerebral palsy, communication impairments, sensory impairments and complex learning, social care and therapeutic needs. The site is currently going through planning permission.

## 5. Summary

Delivery of affordable homes continues to be a success in North Tyneside and we remain on course to achieve the target of 200 new homes this year within the Affordable Homes Programme and remain confident that the programme will deliver the target of 3,000 much needed new affordable homes by 2024.

## 6. Background Information

The following documents have been used in the compilation of this report and may be inspected at the offices of the author.

- (1) [Cabinet Paper May 28 2019 ITEM 5d title: "Delivering Affordable Homes"](#)
- (2) [Cabinet Paper April 9 2019 ITEM 6b title: "Delivering the Affordable Homes Programme"](#)
- (3) [Cabinet Paper February 13 2017 ITEM title: "North Tyneside Council's Housing Strategy - 2016-2021: A Great Place to Live"](#)
- (4) [Cabinet Paper November 2016 ITEM title: "Delivering Housing Growth through the North Tyneside Trading Company"](#)
- (5) [Cabinet Paper September 14 2015 ITEM title: "Delivering Affordable Homes"](#)
- (6) [Core Strategy Preferred Options 2010](#)

Appendix 1 - Indicative Affordable Homes Delivery Programme 2014-2024

<b>Delivery Method</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>Total</b>
<b>HRA</b>	14	99	6	6	26	22	36	35	35	35	<b>314</b>
<b>Registered Provider</b>	87	18	52	81	10	13	32	33	33	33	<b>392</b>
<b>Volume Builders</b>	55	41	77	146	197	124	181	227	209	191	<b>1,448</b>
<b>Empty Homes</b>	13	8	4	1	4	10	5	5	5	10	<b>65</b>
<b>NT Living</b>	96	72	195	0	0	0	0	0	0	0	<b>363</b>
<b>NTTC</b>	0	0	13	9	13	15	14	15	17	16	<b>112</b>
<b>Specialist Housing</b>	0	0	0	37	0	16	98	50	50	55	<b>306</b>
<b>Total</b>	<b>265</b>	<b>238</b>	<b>347</b>	<b>280</b>	<b>250</b>	<b>200</b>	<b>366</b>	<b>365</b>	<b>349</b>	<b>340</b>	<b>3,000</b>

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**Meeting: Housing Sub-committee**

**Date: 22 July 2019**

**Title: Overview and Scrutiny Work Programme 2019/20**

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**Author: Democratic Services**

**Service: Law and Governance**

**Wards affected: All**

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**1. Purpose of Report**

The purpose of the report is to present Members with potential topics for inclusion in the 2019/20 work programme.

**2. Recommendations**

The Sub-committee is recommended to consider the report and agree a work programme for 2019/20.

**3. Details**

**Background**

3.1 As part of the process for establishing the 2019-20 Overview and Scrutiny work programme, suggestions have been sought for potential topics that the sub-committee could look at. As in previous years, the focus of overview and scrutiny will be on contributing to policy development.

3.2 Ideas received so far have been shared and discussed with the Chair and Deputy Chair of the Sub-committee. Members of the sub-committee are invited to put their suggestions forward.

**Topics**

3.3 Following discussions with the Chair and Deputy Chair of Housing Sub-committee and senior officers, the topics below have been identified as possible areas for the Sub-committee to consider over the coming year.

### 3.4 Topics identified include:

- Sale of Council land
- Feedback from consultation on changes to the Lettings Policy
- Construction Project (with the potential for focusing on specific areas)
- Affordable Homes Project
- Operation of the Trading Company

3.5 During the meeting, members will have the opportunity to raise any others topics relevant to the remit of the Sub-committee for inclusion on the work programme, these topics will be scheduled accordingly in consultation with the Chair and the Deputy Chair of the Sub-committee.

3.6 Members are also asked to prioritise topics for inclusion in the work programme for the year ahead.

3.7 The remit of the sub-committee continues to include the statutory duty to scrutinise crime and disorder matters. In consultation with the Chair and Deputy Chair of the sub-committee, it is intended that this will be carried out via meetings with the Council's Community Safety team and the Police and Crime Commissioner.

### **In-depth studies**

3.8 As has been practice in previous years, the Sub-committee may set up a sub-group (of around 4/5 members) to carry out any topics that have been identified for in-depth investigation. The sub-groups operate in a more informal way and can consult with a wide range of witnesses in various settings, including service users, often over a shorter period of time. When dealing with a specific topic, this focused way of working is often more productive than trying to achieve the same in a formal committee setting.

3.9 There has been one suggestion put forward so far in relation to Housing sub-committee. This is as follows:

Sofa surfing – to look at ways to try and identify the level of hidden homelessness that exists from sofa surfing and how to address the housing need of single applicants, i.e. one bed properties.

3.10 The sub-committee is asked to decide whether it wishes to pursue the establishment of a sub-group into this area and/or to identify any other potential topics for in-depth investigation.

## **4. Appendices**

N/A