



# Housing Sub Committee

**North Tyneside Council**

Friday, 16 September 2022

**Monday, 26 September 2022** 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>	
To be notified of the appointment of any Substitute Members.	
<b>3. Declarations of Interest</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>4. Minutes</b>	<b>5 - 10</b>
To consider the minutes of the meeting held on 4 July 2022.	
<b>5. Affordable Homes Programme - Update</b>	<b>11 - 18</b>
To provide Housing Sub-committee with an update on the delivery of Phase One of the Affordable Homes Programme 2022/23 and identify emerging opportunities for Phase 2.	
<b>6. Empty and Derelict Properties</b>	<b>19 - 30</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 presentation on the Our North Tyneside Plan 2021-25  
priority to reduce the number of derelict properties across the borough.

7. **Consultation on the Emerging Housing Strategy and  
Homelessness Strategy 2022**

**31 - 46**

To receive a presentation in relation to the emerging Housing Strategy  
and Homelessness Prevention Strategy 2022.

**Circulation overleaf ...**

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

Councillor John Hunter  
Councillor Alan Percy  
Councillor Joan Walker

Councillor Lewis Bartoli  
Councillor Michelle Fox  
Councillor Rebecca O'Keefe

Councillor Andy Newman (Chair)  
Councillor Matthew Thirlaway  
Councillor Erin Parker-Leonard (Deputy  
Chair)  
Councillor Lisa Ferasin  
Councillor Gary Madden  
Councillor Olly Scargill

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## Housing Sub Committee

**Monday, 4 July 2022**

Present: Councillor A Newman (Chair)  
Councillors A Percy, J Walker, E Parker-Leonard,  
L Bartoli, L Ferasin, M Fox, G Madden, R O'Keefe and  
O Scargill

### **HO1/22 Appointment of Substitute Members**

There were no substitute members reported.

### **HO2/22 Declarations of Interest**

There were no declarations of interest reported.

### **HO3/22 Minutes**

**RESOLVED** that the minutes of the meeting on 21 March 2022 be agreed as a correct record.

### **HO4/22 Overview of Housing and Property Services and Cabinet Member Discussion**

The Director of Housing and Property Services and the Cabinet Member for Housing were in attendance at the meeting to provide an overview of housing related services and current priorities. It was noted that the Cabinet Member for Housing has responsibility for Housing Strategy, Housing Management, Housing Investment and the Affordable Homes Programme.

Members were informed that Housing and Property Services had a service plan which was linked to the Our North Tyneside plan. The plan contained a number of priorities and actions needed for delivery. This included responding to the Housing White Paper, which included a clear drive from central government to engage with and listen to tenants. It was acknowledged that the Housing Sub-committee formed part of the governance arrangements around tenant engagement. Another key priority area related to protecting and supporting the most vulnerable residents. This would be achieved through a new Homelessness Action Plan as part of the Housing Strategy and re-establishment of the homelessness forum.

A further priority was to have a fit for purpose housing stock which supports a thriving, secure and green borough. This priority was designed to ensure that Council homes were maintained to Decent Homes Standard and meet tenants' priorities. During 2022/23 various works would be undertaken to help meet this priority, including the external redecoration of 2,114 properties and 971 boundary wall or fence replacements.

Councillor John Harrison, Cabinet Member for Housing, set out his priorities for his portfolio area. These included providing homes with affordable rent; developing the Council's housing stock and working closely with tenants on the management of homes. Councillor Harrison highlighted that he was keen to work with the sub-committee in addressing key challenges going forward.

It was **agreed** to note the information provided.

## **HO5/22          Housing White Paper**

The sub-committee received a presentation in relation to the Housing White Paper. Members were informed that the white paper was in response to the Grenfell Tower tragedy in June 2017. An inquiry was launched to understand the circumstances leading up to and surrounding the fire. Whilst the full findings of the inquiry are yet to be published, there was a strong narrative that tenant voices were ignored. In 2020 the UK Government published *The Charter for Social Housing Residents: Social Housing White Paper*, setting out its proposals for change.

The white paper set out 7 themes for improvement and presented proposals for how the sector will continue to be regulated. The 7 themes were:

- Theme 1: To be safe in your home
- Theme 2: To know how your landlord is performing
- Theme 3: To have your complaints dealt with promptly and fairly
- Theme 4: To be treated with respect
- Theme 5: To have your voice heard by your landlord
- Theme 6: To have a good quality home and neighbourhood to live in
- Theme 7: To be supported to take your first step to ownership

The sub-committee was informed that a gap analysis had been undertaken to identify where the authority would expect to be compliant with the requirements to come out of the white paper and where further improvements may be needed. Tenant service development groups had been re-established and recruitment had commenced for an Engagement Manager to work directly with housing tenants. It was noted that the Customer First Office had been launched on 11 July 2022 as a primary contact for all complaint activity.

It was noted that early work was being undertaken to fill any gaps in meeting the requirements of the white paper. A revised Engagement Plan for tenants was being produced, as well as the roll out of carbon monoxide detectors to homes and the roll out of customer service training to all staff and involved tenants.

In relation to satisfaction, a member of the sub-committee asked when tenants are asked for feedback. It was explained that whenever any service was carried out in the tenants home, a satisfaction card is passed to the tenant in order for them to provide feedback. It was suggested that the data gathered from these feedback cards could be monitored by the sub-committee going forward. It was indicated that this could be included in the work programme going forward.

It was **agreed** that the contents of the presentation be noted.

**HO6/22 Cost of Living**

The sub-committee received a report which provided an overview of the support available or planned for residents and tenants to help address the current cost of living increase.

The sub-committee was informed that, in North Tyneside, around 1 in 10 residents live in areas ranked the most deprived in England. The southern areas of the borough had the highest levels of deprivation, however there were pockets of deprivation in many wards. There were 7,300 children or young people in the borough entitled to free school meals.

Since June 2020, the Poverty Intervention Fund and other grant funding from Government had helped to alleviate the financial, social and health impacts of poverty for families and individuals across the borough. This had included providing supermarket vouchers directly to families eligible for free school meals during the school holidays and support for school uniform or clothing.

Since Easter 2021, the Holiday Activities and Food Programme had supported children and young people eligible for income related free school meals to have access to meals and different activities delivered through a broad range of voluntary and community sector partners. Work had been done to tackle digital exclusion through the provision of devices such as laptops and access to wi-fi for schools, children and young people to ensure ongoing learning throughout the lockdown periods of the pandemic.

The sub-committee was informed of direct financial support available to people struggling to pay bills and ways in which support could be accessed through Adult and Children's Services for those facing financial hardship or crisis.

Members were informed that the Bread-and-Butter Thing was launched in April 2022 as a way to tackle food poverty and food insecurity and was delivered through local community hubs. This provided a new way for people to have easy access in their local area to affordable food and help reduce reliance on food banks.

Officers informed Members of progress with the administration of the £150 Council Tax Energy Rebate, which an estimated 91,000 households were eligible for. As of 20 June 2022, automated payments had been made to the majority of direct debit payers. For households that do not pay Council Tax via direct debit, an online application process had been launched. The closing deadline for applications was 31 July 2022. To support people to make claims, there was an assisted claim appointments in the customer service centres, drop in sessions in libraries, as well as telephone appointments.

It was explained that on 31 March 2022 North Tyneside received notification that it had been awarded £1.6 million in government funding to support vulnerable households. This had to be used by 30 September 2022 and the grant was very similar to the Household Support Fund in that it had to be used to support financially vulnerable households with food and fuel and expenses linked to these.

A member of the sub-committee highlighted that school uniforms, especially where schools required items to be bought from one supplier, could be very expensive and asked how this could be overcome. It was explained that, for those families eligible for support with uniform

costs through the Poverty Intervention Fund, the £45 provided (per child) would be split, with £20 to the uniform supplier and the rest for spending on uniform items available in supermarkets. It was noted that new statutory government guidance on uniform meant that, from the Autumn 2022, schools need to take steps to make uniform more affordable, including keeping the use of branded items to a minimum. The local authority was working with a number of schools to re-write uniform policies in line with the guidance.

The Chair of the sub-committee thanked the officers for all the hard work that was being undertaken to support vulnerable residents.

It was **agreed** that the report be noted.

## **HO7/22 Work Programme Report**

Members received a report which presented suggestions received for inclusion in the 2022/23 Housing sub-committee work programme. Members were invited to submit any further ideas they had for topics that the sub-committee could investigate.

Members were reminded that the role of Overview and Scrutiny, as described in the Council's Constitution, was as follows:

“Overview, Scrutiny and Policy Development involves councillors of all political parties, as leaders of their communities, examining the delivery of services and influencing decision makers to ensure that they meet the needs, and improve the lives, of people in North Tyneside.

It does this by:

- a) reviewing and challenging the impact of decisions and actions taken by the Elected Mayor, Cabinet and partner organisations;
- b) carrying out investigations into services and policy areas of interest and concern to communities in North Tyneside;
- c) involving communities in its work and reflecting their views and concerns; and
- d) supporting and assisting the Elected Mayor, Cabinet and partner organisations in the formulation of their future plans, strategies and their decision making by making evidence-based recommendations to them on how services can be improved.”

The Housing sub-committee had responsibility to perform these roles in relation to the following areas:

- Housing
- Community Safety

All Elected Members and senior officers had been invited to submit ideas for inclusion in the 2022/23 work programmes. The suggestions received in relation to the remit of Housing sub-committee were as follows:

- Carbon reduction and green policies within the Housing Service
- The impact of the cost of living on Council tenants
- Update on the work of the Police and Crime Commissioner
- To review the Tenancy Agreement

- To examine the Homeless policy and front of house support
- To look at how the authority engages with developers
- Updates on Rechargeable Repairs; Communal Area Cleaning project; Empty Home Waste Removals; Customer Satisfaction for New Tenants
- Housing White Paper
- Domestic Abuse Policy
- Asylum and Migration including Homes for Ukraine
- Tenant Involvement
- Unified ICT system

Members of the sub-committee were invited to raise any other topics that they felt should be included in the work programme. It was noted that topics would be scheduled accordingly in consultation with the Chair and Deputy Chair.

The Domestic Abuse Policy, long term voids, tenant satisfaction, tenant engagement and rent arrears were identified as priority areas for the sub-committee to focus on.

It was **agreed** to note the report and for the Chair and Deputy Chair to finalise and schedule work programme items.

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## Meeting: Housing Sub-Committee

**Date: 26 September 2022**

## **Title: Affordable Homes Programme Update and Emerging Opportunities**

**Author: Richard Brook, Housing Growth Manager**

**Tel: 07540 182 225**

**Service: Housing & Property Services**

**Wards affected: All**

### **1. Purpose of Report**

To provide the Housing Sub-Committee with an update on the delivery of Phase One of the Affordable Homes Programme (AHP) 2022/23 and identify emerging opportunities for Phase 2.

### **2. Recommendations**

- To note the progress to date.

### **3. Details**

The Affordable Homes Programme was launched in 2013, and has delivered 1,934 affordable homes to date, including 573 homes new Council homes. This performance represents a 145% improvement on the ten years prior to the programme starting. Our work to support private landlords and tackle empty and derelict properties continues to improve our communities and since 2019 the number of empty homes in the borough has reduced by 39%.

The Our North Tyneside Plan was approved at full Council on 23 September 2021 increased the affordable homes delivery target to 5,000 and confirmed a commitment to reduce the number of derelict properties across the borough.

This new, ambitious target increased the previous delivery target by 1,000 affordable homes whilst remaining within the Authority's objectively assessed housing need and in line with the North Tyneside Local Plan that was adopted in July 2017. To meet this challenge, the target of 5,000 homes will be delivered in two phases.

Phase One will see the delivery of a further 2,000 affordable homes bringing the Phase One total to 4,000 by 2032. This will include the delivery of a ten-year HRA plan that will aim to deliver at least 350 new Council homes, utilising new technology to reduce carbon emissions, supporting the Authority's work in response to the climate emergency declaration. The indicative programme for Phase One is included in Appendix 2.

Phase Two of the programme will include work to identify new opportunities to deliver affordable homes. This will include assessing brownfield sites in the borough and actively seeking 'windfall' opportunities for homes that are currently not within the plan.

## 4. Affordable Homes Programme Phase One Update

In 2022/23, we are forecasting that 215 new affordable homes will be delivered, and a full breakdown of the delivery programme is given in Appendix 1.

### 4.1 Council Housing

The Ten-Year Delivery Plan for the Housing Revenue Account was approved by Cabinet in January 2021 and aims to significantly increase the number of Authority owned homes. The plan includes further investment of circa £50m and will deliver around 350 new affordable homes by 2032 including at least 300 new Authority homes. This plan is reviewed and adjusted on an annual basis and the current ten-year programme is provided in Appendix 2.

The Authority, through the Housing Revenue Account, is currently nearing completion on the innovative HUSK scheme on the former garages at Falmouth Road. The scheme will deliver 9 new affordable homes and is due to complete in October 2022.

### 4.2 Reducing the Number of Derelict Properties

The Authority has continued to bring back derelict and empty homes for use as affordable homes. This includes targeting long-term empty properties and working with owners who may be struggling to maintain their rental properties.

Phase One of the AHP will see at least 60 derelict homes targeted with further plans being developed to increase this number significantly.

At the end of quarter 1 2022/23, the team has successfully brought back two, long-term empty or derelict properties into use as affordable in the Howdon Ward. There are also 4 further properties that are being considered and are currently with the legal team to progress.

### 4.3 Working with Registered/Care Providers

The Authority works in partnership with Registered Providers and to date we have delivered 2 affordable homes with a further 80 homes due to complete later this year. These include:

- **West Chirton Industrial Estate South phase 2** – 33 new homes are expected to be completed at Riverside's development of Norham Road North Shields.
- **Castle Square, Backworth** – 32 new affordable homes at the former HRA site at Castle Square will be completed by Bernicia in 2022.
- **Action Building Maintenance, Oswin Road** – 16 affordable homes for vulnerable clients with mental health issues are expected to be completed by Mersten Limited.

### 4.4 Private Developers

The largest volume of homes within Phase One of the programme will be delivered by private developers who are subject to ever changing market conditions. We work proactively with Private Developers to facilitate bringing sites within the Local Plan forward and ensuring that planning applications are submitted with the maximum level of S106 affordable homes that meet the needs of the area. We also assess pipeline developments and contact developers to



understand timescales for delivery. It is expected that private developers will contribute circa 1,500 homes in Phase One of the AHP

This year, a total of 8 new homes have been delivered across North Tyneside by private developers. This number only represents one quarter of the year and will increase significantly over the year with a further 95 homes expected to complete on sites across the borough.

#### **4.5 Aurora Affordable Homes**

The North Tyneside Trading Company Limited through its subsidiary Aurora Affordable Homes, currently has plans in place to increase its asset base to 100 affordable homes in 2022/2023 as part of Phase One of the AHP.

The Company currently owns 78 affordable homes and has a further 3 under offer. The homes include a mixture of houses and flats and they have also recently completed the purchase of a derelict property in Wallsend. By the end of this financial year the Company aims to own 100 homes which are spread across the Borough in areas of high demand for homes and supporting existing and emerging regeneration plans of the Authority.

### **5. Emerging Plans for Phase Two of the Affordable Homes Programme**

Phase two of the AHP consists of several workstreams to deliver the additional 1,000 homes. These include:

- Identifying potential 'windfall' opportunities for both the Authority and private developers
- Exploring the potential of brownfield sites that could be used to provide new affordable homes
- Increasing the number of derelict properties that are brought back as affordable homes
- And further increase the delivery of affordable homes through the North Tyneside Trading Company Limited

Work has already begun to identify opportunities and take advantage of new opportunities for delivery, with details provided below.

#### **5.1 Phase Two - Emerging Opportunities**

**Former West Farm Public House, Killingworth** – The identification of new sites suitable for development is a key part of Phase Two. The Authority has recently been able to purchase a brownfield site in Killingworth that has been derelict for several years, causing an eye sore for residents. Designs for the site are being prepared for planning and it is expected that 22 new Council homes will be delivered.

**Complete Growth Site and adjacent Brownfield Land, Riverside Ward** – The Former Landfill site at Howdon has been identified as a potential Brownfield site that maybe suitable for residential homes. The site adjoins the site that housed the former Complete Growth Nursery that has already been identified as a potential site for new homes.

Both sites have significant known constraints and are subject of a North of Tyne Combined Authority bid for brownfield funding to support further site investigations and potential remediation work.

**North Tyneside Trading Company** – The Cabinet requested that the Company consider options to go beyond the 100 homes currently forecast and provide more homes. The Company has undertaken some work to explore the possibility of this and believes that it can increase their delivery by another 100 homes by 2025. This will be subject to further work and due diligence which will require Cabinet approval as part of the Company’s Business Plan in quarter 4 of this year.

**Empty & Derelict Properties** – The current volatility in the housing and construction market may present opportunities for the Council to look to purchase homes or empty derelict properties for the use of affordable homes.

## 6. Key Challenges and Opportunities

Housing and construction industries continue to deal with market volatility due to several factors arising from the legacy of the global pandemic and the current War in Ukraine. Whilst sales prices and demand for homes remains strong, a risk that higher inflation and interest rates may lead to developers slowing their activity and therefore reducing sales and the provision of affordable homes. The current cost-of-living crisis may also add further pressure on social tenants, private renters, and private landlords.

These risks may lead to a slowdown in new homes being built that could impact on the ability to deliver our targets, however there may be opportunities for the Authority to look at purchasing more homes either from developers or private landlords and tackling more empty and derelict properties to ensure that affordable homes continue to be delivered.

## 7. 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) [Housing Sub Report March 2022: Housing Sub Affordable Homes Update Report](#)
- (2) [Cabinet Paper February 21 2022 ITEM TITLE: “Delivering 5000 Affordable Homes and Reducing Derelict Properties in North Tyneside”](#)
- (3) [Cabinet Paper January 25 2021 ITEM title: “Supporting the Ambition for North Tyneside through Housing Growth”](#)
- (4) [Appendix 4 January 25 2021 ITEM title: “A 10-year Affordable Homes Delivery Plan for North Tyneside Council](#)
- (5) [Planning for the Future – White Paper August 2020](#)
- (6) [Cabinet Paper May 28 2019 ITEM title: “Delivering the Affordable Homes Programme”](#)
- (7) [Cabinet Paper April 9 2018 ITEM title: “Delivering the Affordable Homes Programme”](#)
- (8) [Cabinet Paper March 13 2017 ITEM title: “Delivering the Affordable Homes Programme”](#)

- (9) [Cabinet Paper September 14 2015 ITEM title: "Delivering Affordable Homes - Update" ../.../Business Devpt/Affordable Homes/BOARDS and Cabinet/Cabinet/October 2013/7k Delivering Affordable Homes FINAL.doc](#)
- (10) [Cabinet Paper March 9 2015 ITEM title: "Delivering Affordable Homes - Update" ../.../Business Devpt/Affordable Homes/BOARDS and Cabinet/Cabinet/October 2013/7k Delivering Affordable Homes FINAL.doc](#)
- (11) [Cabinet Paper March 10 2014 ITEM title: "Delivering Affordable Homes - Update"](#)
- (12) [Cabinet Paper October 14 2013 ITEM title: "Delivering Affordable Homes"](#)
- (13) [Local Plan 2015-2030](#)

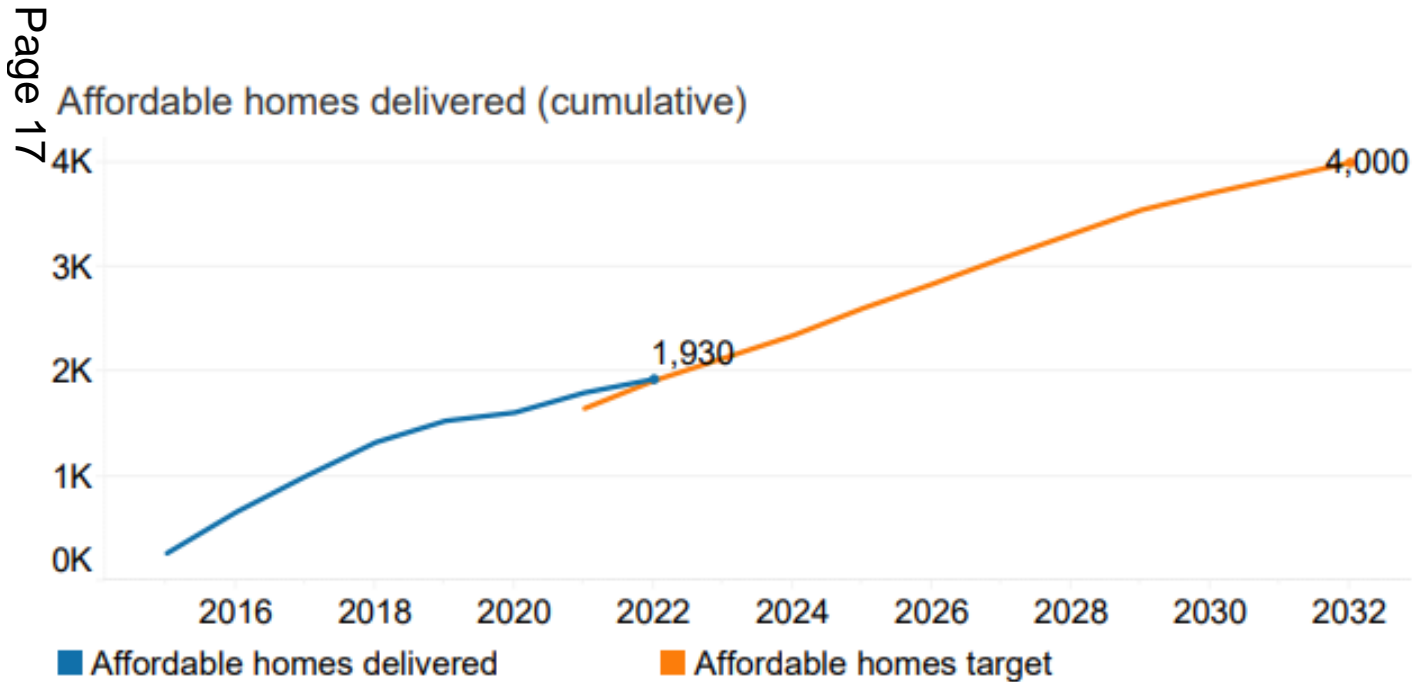
## Appendix 1

### Phase One 2022/23 Delivery Programme

<b>DEVELOPMENT</b>	<b>DELIVERY METHOD</b>	<b>HOMES</b>
Land East of Salters Lane	Private Developers	27
Moorhouses Reservoir, Billy Mill, North Shields	Private Developers	19
Land to The West of Station Road North and Land South of East Benton Farm Cottages	Private Developers	44
West Chirton Industrial Estate South phase 1	Private Developers	8
Howdon Green, Willington Quay	Private Developers	5
Husk / Falmouth Road garages	Council Housing	9
West Chirton Industrial Estate South phase 2	Registered / Care Providers	33
Castle Square	Registered / Care Providers	32
Action Building Maintenance, Oswin Road	Registered / Care Providers	16
Chirton Lodge Ex Warden Flat	Registered / Care Providers	1
TBA	Empty Homes Various	6
TBA	Aurora Affordable Homes Various	15
<b>Total (homes due for completion by 31 March 2023)</b>		<b>215</b>

## Appendix 2 – Indicative Affordable Homes Delivery Programme 2014-2032 (Phase one)

Delivery Method	2014 -15	2015 -16	2016 -17	2017 -18	2018 -19	2019 -20	2020 -21	2021 -22	2022 -23	2023 -24	2024 -25	2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	2030 -31	2031 -32	Total
Council Housing	110	171	201	12	26	22	12	24	9	42	27	50	63	50	50	0	0	0	869
Registered / Care Providers	87	18	52	112	10	23	0	181	82	20	10	10	10	10	10	10	0	0	645
Private Developers	55	41	77	146	197	114	58	48	103	135	196	145	145	145	145	145	140	139	2174
Aurora Homes	0	0	13	9	13	13	14	10	15	13	20	20	20	20	20	0	0	0	200
Empty Homes	13	8	4	1	4	8	6	3	6	7	7	7	7	7	6	6	6	6	112
<b>Total</b>	265	238	347	280	250	180	90	266	215	217	260	232	245	232	231	161	146	145	4000
<b>Cumulative Total</b>	265	503	850	1130	1380	1560	1650	1916	2131	2348	2608	2840	3085	3317	3548	3709	3855	4000	4000





# Empty & Derelict Properties

**26 September 2022**

**Rob Peach, Housing Strategy Programme Manager (Renewal)**



# Our North Tyneside Plan 2021-25

We will reduce the number of derelict properties across the borough





# Charlotte Street, Wallsend

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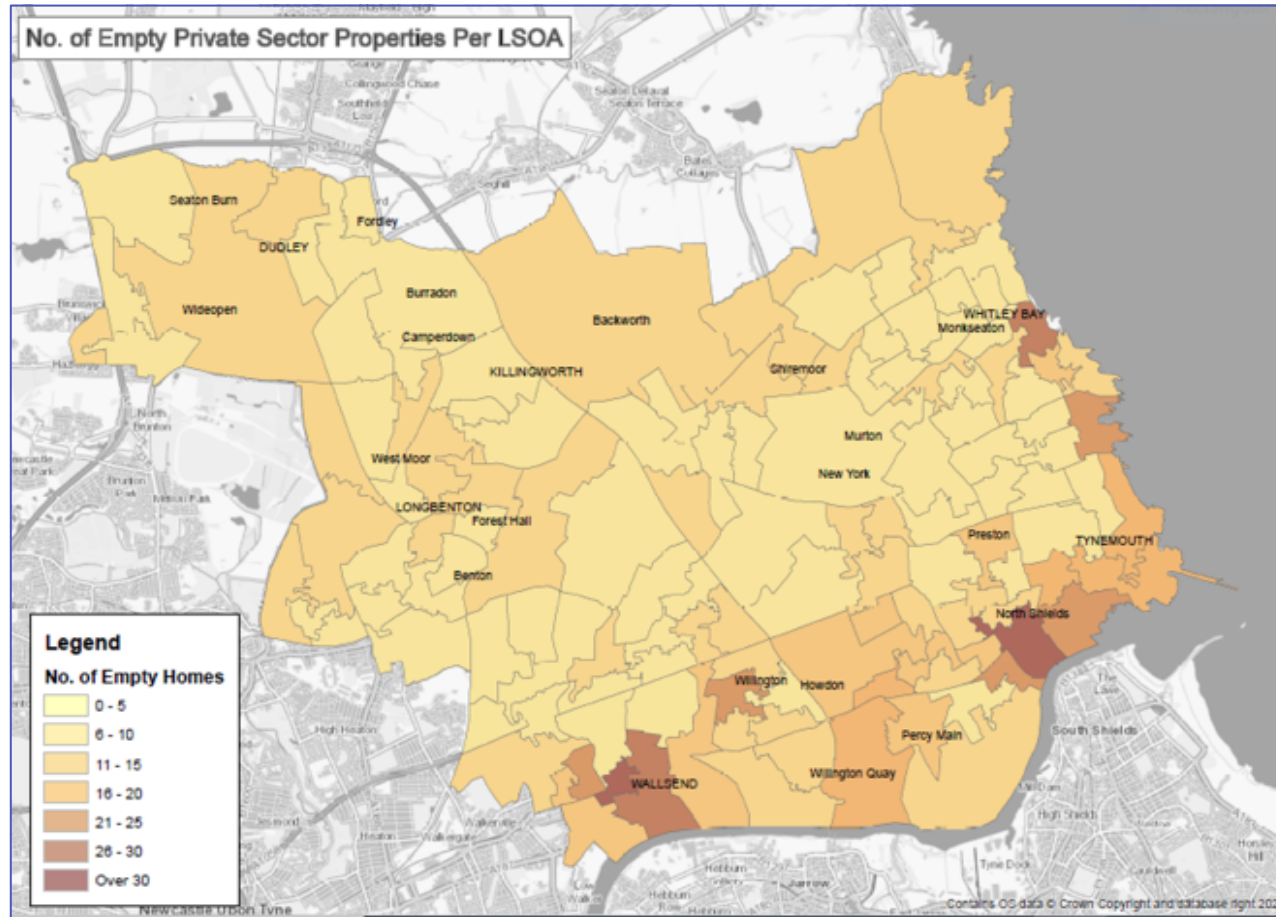


WE LISTEN | WE CARE | WE ARE AMBITIOUS | WE ARE GOOD VALUE FOR MONEY



North Tyneside Council

# Where are the Empty Homes ?



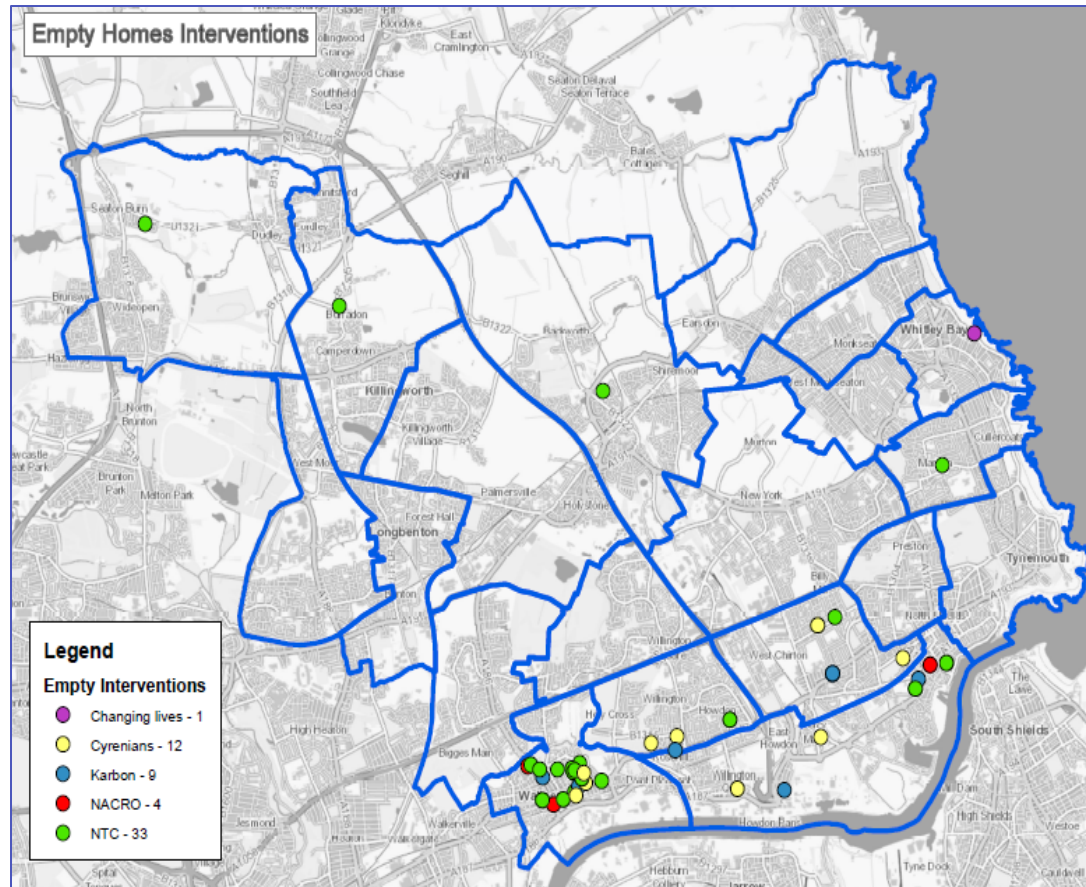
# Empty Properties by Ward

Ward	P/S long-term empties	% empty
Battle Hill	18	0.5%
Benton	25	0.6%
Camperdown	27	0.8%
Chirton	65	1.7%
Collingwood	33	0.9%
Cullercoats	29	0.7%
Howdon	30	1.0%
Killingworth	17	0.4%
Longbenton	31	0.8%
Monkseaton North	21	0.6%
Monkseaton South	25	0.6%
Northumberland	18	0.5%
Preston	40	1.0%
Riverside	88	2.2%
St. Mary's	25	0.7%
Tynemouth	90	1.9%
Valley	28	0.6%
Wallsend	101	2.1%
Weetslade	31	0.7%
Whitley Bay	68	1.6%
Total	810	1.0%



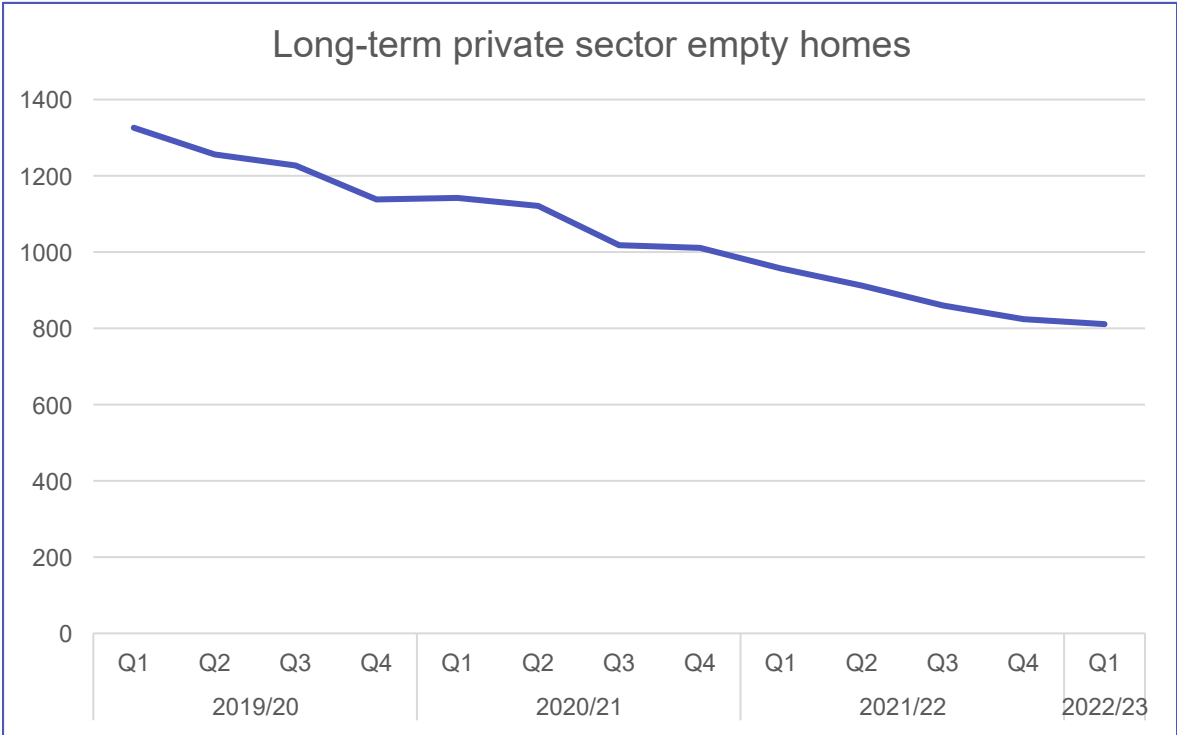
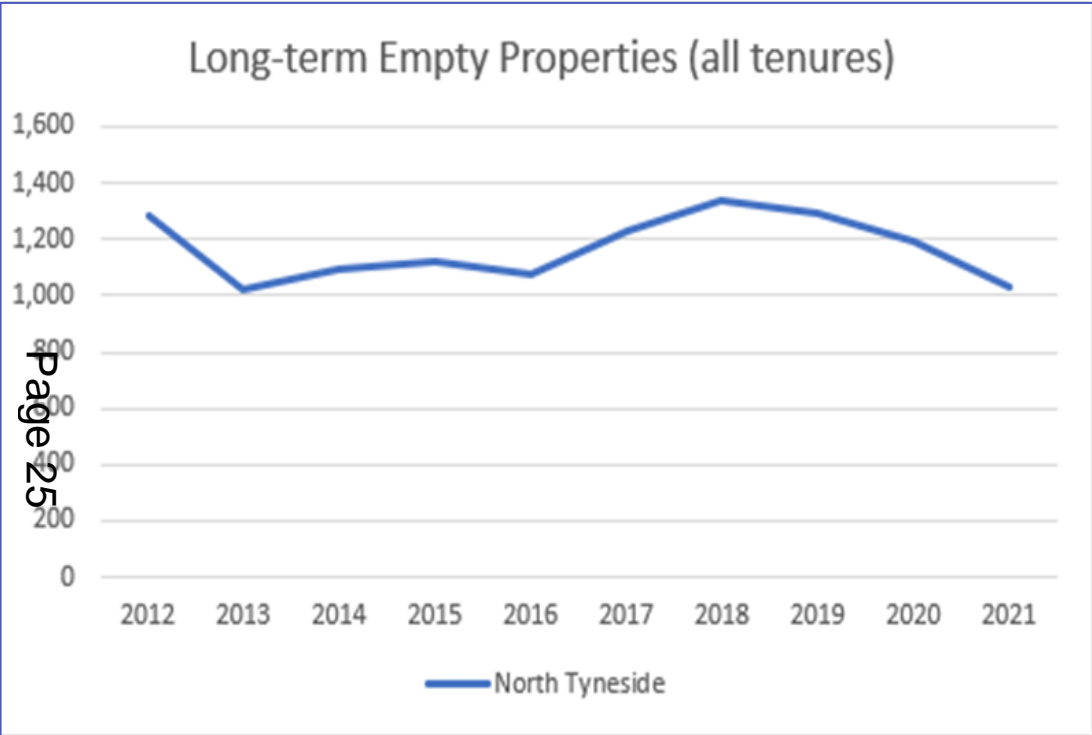


# Hierarchy of Assistance



- Advice and Assistance
- NTC Empty Homes Leasing Scheme
- Bespoke GF/HRA Purchase (Charlotte Street)
- EDMO
- Council Tax Premium
- Private Leasing (Mears etc)
- Sale to Investors
- Support to landlords
- Developing Grant Scheme

# Empty Homes Data & Assistance



# Regional and National Performance

Region	All Vacants	Dwellings	% Empty
England	653,025	24,873,320	2.6%
North East	40,899	1,254,229	3.3%
Tyne & Wear	16,549	532,443	3.1%
Gateshead	3,069	94,950	3.2%
Newcastle upon Tyne	4,159	134,325	3.1%
North Tyneside	2,733	100,611	2.7%
South Tyneside	2,050	72,535	2.8%
Sunderland	4,538	130,022	3.5%

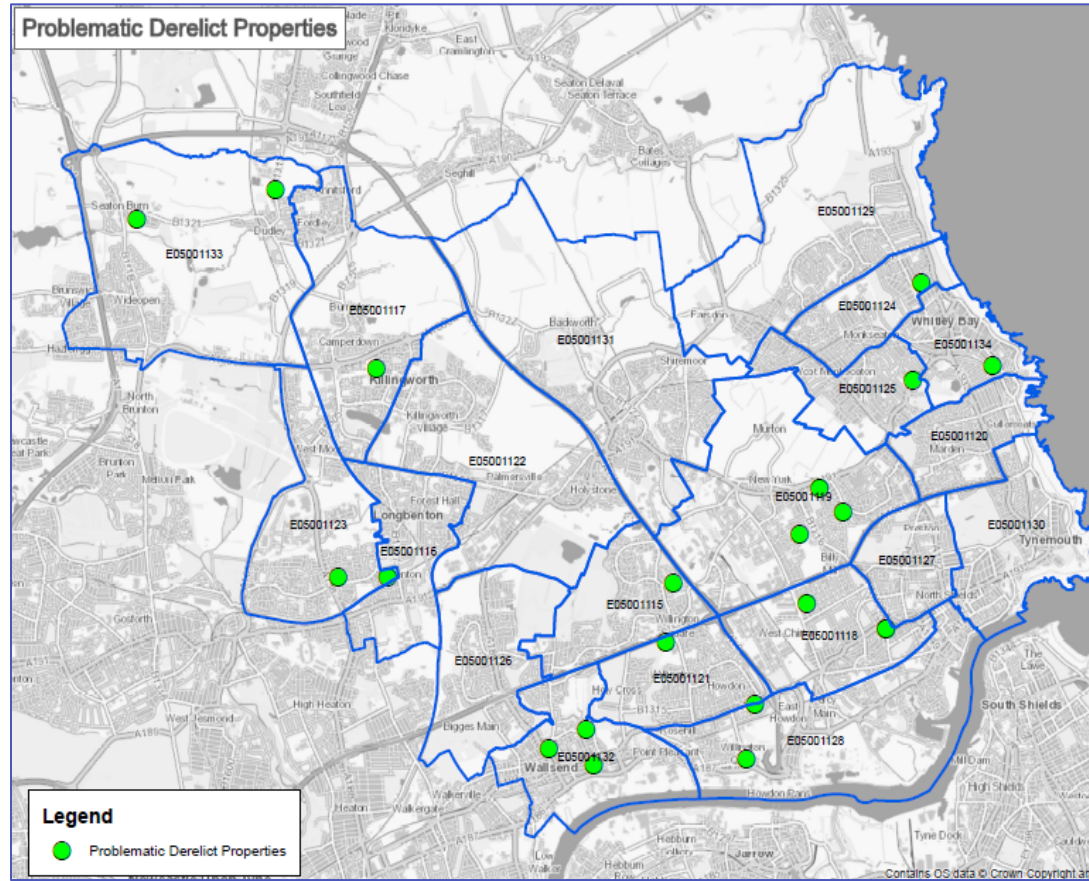


# Council Owned Empty Homes

Type	Number Empty	Relet Time (days)
General Needs	68	37.83
NT Living	11	34.43
All properties	79	37.28



# Derelict Homes – Different Challenge, Different Solutions?



- Town and Country Planning Act
- Building Act Notices
- Enforced Sale
- Compulsory Purchase Orders
- Aurora Affordable Homes
- Bespoke Solutions





# Reporting an Empty and Derelict Property

[privatesector.emptyhomes@northtyneside.gov.uk](mailto:privatesector.emptyhomes@northtyneside.gov.uk)



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# Consultation on the Emerging Housing Strategy & Homelessness Strategy 2022

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26 September 2022

Richard Brook, Housing Growth Manager  
Nicola Ross, Interim Housing Options Manager



North Tyneside Council

Agenda Item 7

# To Cover

1. Background – Making the Links
2. Achievements
3. Profile of our Borough
4. Emerging Themes
5. Questions for the Sub-Committee
6. Timeline and next steps

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# 1. Background – Making the Links



# 2. Achievements

Registered Providers

Aurora Affordable Homes



New Council Homes

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Specialist



Rough Sleeper Accommodation



Empty/Derelict Homes





# 3. Profile of the Borough – Population & Stock

## Profile of our Population:

- Population of the borough has increased by 4% since 2011 from 200,800 to 209,000 in 2021
- The number of residents aged over 65 years and over has increased by 21% since 2011 to 42,800
- The working age population (aged 15 to 64 years) has fallen by 1% to 131,000 over the last 10 years



## Housing Stock:

Tenure	2015		2021	
	Number of homes	%	Number of homes	%
Owner Occupier	62,800	66%	69,000	69%
Council Housing	15,430	16%	14,500	15%
Private Rented	12,000	12%	10,000	10%
Registered Provider	5,500	6%	6,000	6%
<b>TOTAL</b>	<b>95,730</b>	<b>100%</b>	<b>99,500</b>	<b>100%</b>



# 3. Profile of the Borough – Demand

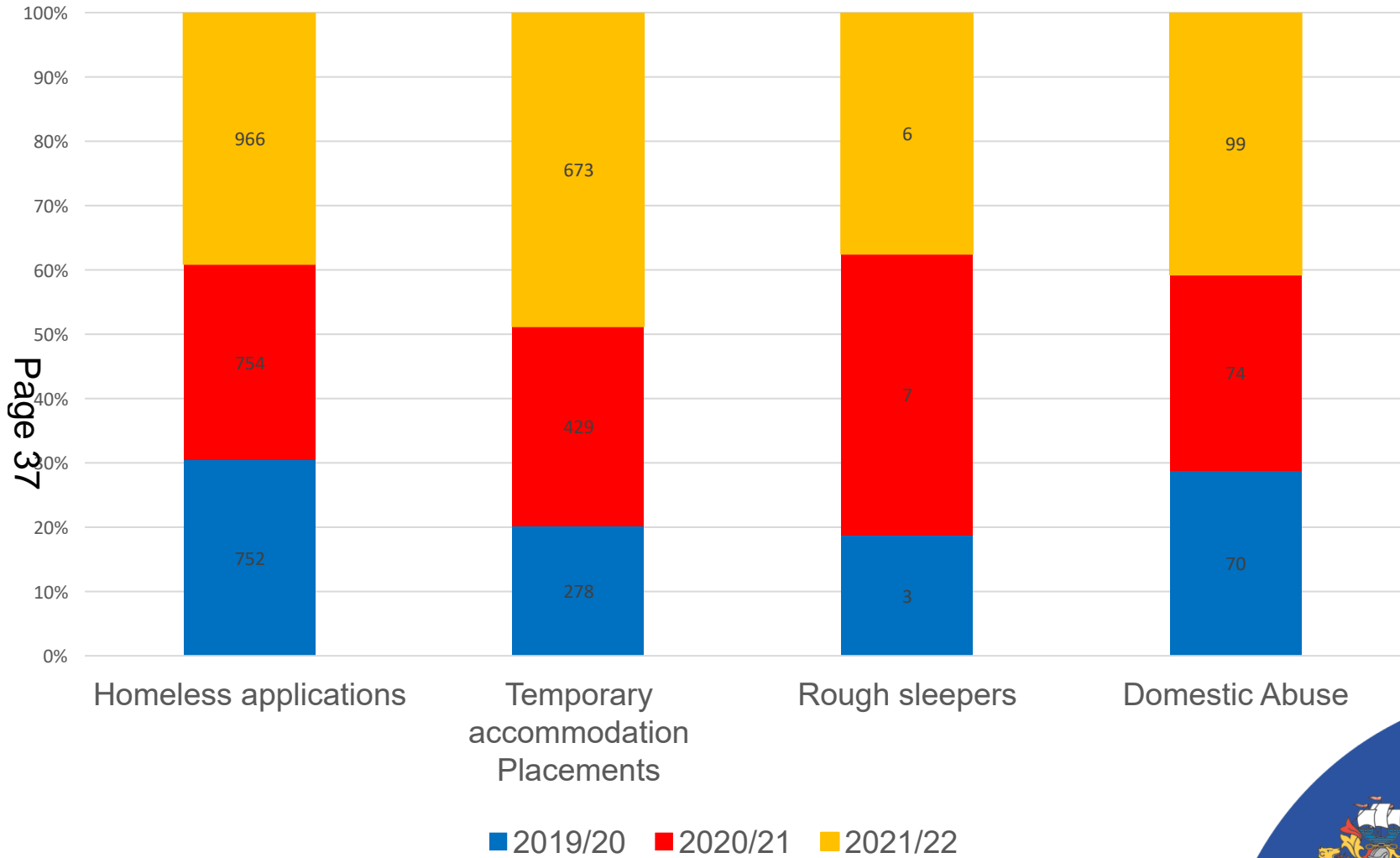
## Demand

- High demand for all types of housing in the borough
- Demand for affordable homes is particularly high with over 5,000 households on the Housing Register
- Objectively assessed need is for 799 additional homes each year (828 in 2015)
- Annual imbalance of 477 affordable which justifies need for robust affordable housing policy and delivery (490 in 2015)
- Affordable tenure mix of 70% rented and 30% affordable home ownership (75% rented and 25% affordable home ownership in 2015)
- 2,642 additional units of accommodation for older people by 2039





# 3. Profile of the Borough – Homelessness



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# 4. Emerging Themes

## Our North Tyneside Plan BUILDING A BETTER NORTH TYNESIDE

- A thriving North Tyneside
- A secure North Tyneside
- A caring North Tyneside
- A green North Tyneside

### A Housing Strategy for North Tyneside 2023-2028

Our housing strategy will support the council's ambition to **Build a Better North Tyneside** by delivering the following key priorities:

- 5,000 affordable homes
- Support regeneration of the borough
- Reduce derelict and empty properties
- Low carbon homes
- Continue to improve standards in the private rented sector
- Prevent homelessness and meet specialist housing needs
- Provide support and advice to tenants and residents
- Create safe and welcoming communities and tackle anti-social behaviour

#### Our themes and actions

##### Deliver more affordable homes and support regeneration plans

- Deliver 5,000 affordable homes
- An affordability plan to increase low-cost home ownership
- Increase delivery through the North Tyneside Trading Company
- Identify new opportunities and consider pipeline opportunities to accelerate delivery
- Work with our strategic partners to access Brownfield Funding and other grant opportunities to support the delivery of new homes
- Develop housing-led regeneration plans and focus on opportunities in our town centres

##### Prevent homelessness and improve our specialist housing offer

- Review our night shelter revision in the borough
- Continue to reduce rough sleeping in the borough
- Further work with private sector landlords
- Further work to meet the Domestic Abuse Act
- Increase support for mental health & wellbeing of our residents
- Refresh the market position statement to identify future specialist need

##### Improve the private rented sector and tackle derelict properties

- Continue to reduce the number of long-term empty homes
- Target derelict homes and commercial properties
- Continue to work with private landlords to drive up quality in the private rented sector
- Develop new, innovative solutions to reduce the number of derelict properties
- Explore options for a new Landlord Accreditation and Licensing Schemes

##### Lead the way - greener homes to support carbon zero by 2030

- Ensure all new council homes are built to 2025 standards and free from fossil fuel
- Improve energy efficiency of our existing stock
- Promote a fabric first approach and explore retrofit options for council homes
- Maximise grant funding to deliver energy efficiency measures in homes across the borough
- Work with NoTCA and NEPO to develop a framework for low carbon energy installers
- Explore the feasibility of green financing models
- Increase advice and support to tackle fuel poverty

##### Support our tenants and residents and improving our communities

- Provide support and advice to tackle fuel poverty and the cost-of-living crisis
- Continue to meet the decent homes standard in all council homes
- Ensure our communities are kept clean safe and welcoming
- Continue to target and tackle anti-social behaviour
- Support veterans of our Armed Forces
- Increase support and advice to residents to maintain their independence and remain in their homes
- Respond to the emerging Housing White Paper

## 4. Emerging Themes – Deliver More Affordable Homes and Support Regeneration

### Proposed Actions:

- Deliver 5,000 affordable homes
- An Affordability Plan to increase low-cost home ownership
- Increase delivery through the North Tyneside Trading Company
- Identify new opportunities and consider pipeline opportunities to accelerate delivery
- Work with our strategic partners to access Brownfield Funding and other grant opportunities to support the delivery of new homes
- Develop housing-led regeneration plans and focus on opportunities in our town centres

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## 4. Emerging Themes – Preventing Homelessness and Our Specialist Housing Offer

### Proposed Actions:

- Review our night shelter revision in the borough
- Continue to reduce rough sleeping in the borough
- Further work with private sector landlords
- Further work to meet the Domestic Abuse Act
- Increase support for Mental Health & Wellbeing of our residents
- Refresh the Market Position Statement to identify future specialist need

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## 4. Emerging Themes – Improve our Private Rented Sector and tackle Derelict & Empty Properties

### Proposed Actions:

- Continue to reduce the number of long-term empty homes
- Target derelict homes and commercial properties
- Continue to work with private landlords to drive up quality in the private rented sector
- Develop new, innovative solutions to reduce the number of derelict properties
- Explore options for a new Landlord Accreditation and Licensing Schemes

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## 4. Emerging Themes – Lead the Way – Greener Homes to Support Carbon Zero by 2030

### Proposed Actions:

- Ensure all new Council homes are built to 2025 standards and free from fossil fuel
- Improve energy efficiency of our existing stock
- Promote a fabric first approach and explore retrofit options for Council homes
- Maximise grant funding to deliver energy efficiency measures in homes across the borough
- Work with NoTCA and NEPO to develop a framework for low carbon energy installers
- Explore the feasibility of Green Financing models
- Increase advice and support to tackle fuel poverty

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## 4. Emerging Themes – Supporting our Residents and Improving our Communities

### Proposed Actions:

- Provide support and advice to tackle fuel poverty and the cost-of-living crisis
- Continue to meet the Decent Homes Standard in all Council homes
- Ensure our communities are kept clean safe and welcoming
- Continue to target and tackle anti-social behaviour
- Support Veterans of our Armed Forces
- Increase support and advice to residents to maintain their independence and remain in their homes
- Respond to the emerging Housing White Paper

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## 5. Questions for the Sub-Committee

1. Have we identified the right priorities?
2. Are there any specific actions that you would like us to consider including?
3. Who would you like us to engage and consult with?
4. What role would should the Sub-Committee have in monitoring progress?

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## 6. Timeline and Next Steps

Action	Timescales
Complete the review of the Homelessness Prevention Strategy	Sept 2022 – Nov 2022
Consultation on emerging themes	Sept 2022 – Nov 2022
Complete final drafts of the new Housing Strategy and Homelessness Prevention Strategy	Dec 2022
Present final version of the strategies to Housing Sub-Committee ahead of Cabinet approval	TBC



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