



North Tyneside Council

Housing Sub Committee

Friday, 11 November 2022

Monday, 21 November 2022 Quadrant, The Silverlink North, Cobalt Business Park,
North Tyneside **commencing at 6.00 pm.**

Agenda Item	Page
<p>1. Apologies for Absence</p> <p>To receive any apologies for absence.</p>	
<p>2. Appointment of Substitute Members</p> <p>To be notified of the appointment of any Substitute Members.</p>	
<p>3. Declarations of Interest</p> <p>You are invited to declare any registerable and/or non-registerable interests in matters appearing on the agenda, and the nature of that interest.</p> <p>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.</p> <p>Please complete the Declarations of Interests card available at the meeting and return it to the Democratic Services Officer before leaving the meeting.</p>	
<p>4. Minutes</p> <p>To consider the minutes of the meeting held on 26 September 2022.</p>	5 - 10
<p>5. Refreshed Approach to Tenant Engagement</p> <p>To receive a brief verbal update on the refreshed approach to tenant engagement.</p>	
<p>6. Cost of Living - Impact on Rent Collections</p>	11 - 26

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 in relation to the cost of living and the impact on rent collections.

7. Homes for Ukraine

To receive a presentation in relation to Homes for Ukraine support.

8. Victim Support Sub Group

27 - 28

To consider the establishment of a sub-group to look at the support available to victims of anti-social behaviour.

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, 26 September 2022

Present:

Councillors A Percy, M Thirlaway, J Walker, E Parker-Leonard, L Bartoli, L Ferasin, M Fox, G Madden, R O'Keefe and O Scargill

Apologies: Councillors John Hunter and A Newman

HO8/22 Appointment of Substitute Members

Pursuant to the Council's Constitution the appointment of the following substitute members was reported:

Councillor T Mulvenna for Councillor A Newman

HO9/22 Declarations of Interest

Councillor Matthew Thirlaway declared a non-registerable interest in Item 6, Empty and Derelict Properties, as his father works for North Tyneside Council and a registerable personal interest in Item 7, Consultation on the Emerging Housing Strategy and Homelessness Strategy 2022, as he is employed by Parkside Care Ltd.

HO10/22 Minutes

RESOLVED that the minutes of the meeting on 4 July 2022 be agreed as a correct record subject to the addition of apologies from Councillor Matthew Thirlaway.

HO11/22 Affordable Homes Programme - Update

The sub-committee received a report providing an update on the delivery of Phase One of the Affordable Homes Programme (AHP) 2022/23 and identifying emerging opportunities for Phase Two.

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

The Our North Tyneside Plan, approved by Council on 23 September 2021, increased the affordable homes delivery target to 5,000. To meet this challenging target, the programme would be delivered in two phases. Phase One would see delivery of a further 2,000 affordable homes bringing the Phase One total to 4,000 by 2032. This included the delivery of a ten-year Housing Revenue Account plan that would aim to deliver at least 350 new

Council homes, utilising new technology to reduce carbon emissions. The indicative programme for Phase One was appended to the report.

In 2022/23, it was forecast that 215 new affordable homes would be delivered. A full breakdown of the delivery programme was appended to the report.

The Authority had continued to bring back derelict and empty homes for use as affordable homes. This included targeting long-term empty properties and working with owners who may struggle to maintain rental properties. Phase One of the AHP would see at least 60 derelict homes targeted with further plans being developed to increase this number significantly.

It was explained that the Authority worked in partnership with Registered Providers to provide affordable homes. Schemes due to be completed later in the year included West Chirton Industrial Estate South Phase 2 – 33 new homes expected to be completed at Riverside's development of Norham Road – and Action Building Maintenance, Oswin Road – 16 affordable homes for vulnerable clients with mental health issues.

The largest volume of homes within Phase One of the AHP would be delivered by private developers who were subject to ever changing market conditions. The Authority worked proactively with Private Developers to facilitate bringing sites within the Local Plan forward and ensuring that planning applications were submitted with the maximum level of S106 affordable homes that met the needs of the area. It was expected that private developers would contribute around 1,500 homes in Phase One of the AHP.

The report detailed emerging plan for Phase Two of the Affordable Homes Programme. These included:

- 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 increasing the delivery of affordable homes through the North Tyneside Trading Company Limited

Members were informed of emerging opportunities for new housing sites at the former West Farm Public House, Killingworth and the former landfill site at Howdon. Both sites had significant known constraints and were subject to a North of Tyne Combined Authority bid for brownfield funding to support further site investigations and potential remediation work.

The report outlined key challenges to the delivery of the AHP. It was noted that housing and construction industries continued to deal with market volatility due to several factors arising from the legacy of the global pandemic and the current war in Ukraine. Whilst sale prices and demand for homes remained strong, there was a risk that higher inflation and interest rates may lead to developers slowing activity, reducing the provision of affordable homes.

It was **agreed** to note the update on affordable homes.

The sub-committee received a presentation updating on the Council's approach to tackling empty and derelict properties. The Our North Tyneside Plan 2021-25 included a priority to reduce the number of derelict properties across the borough.

Members were informed of how many long-term empty properties there were across the borough by ward. It was noted that an empty property would initially be left for around six months to allow the market to resolve the situation. After that timeframe, if a solution had not been identified, there would be a role for the Authority to play. There were different levels of assistance that could be provided by the Authority when dealing with an empty or derelict property including the NTC Empty Homes Leasing Scheme, an Empty Dwelling Management Order (EDMO), Council Tax Premium and support to landlords. In some instances a bespoke approach would be used. The homes at Charlotte Street were cited as an example of this.

An EDMO allowed the Authority to take over the management of a property to get it back to use. The Council Tax Premium allowed the Authority to issue an increase in Council Tax for properties that stood empty for in excess of 2 years. Local authorities could charge a premium of 300% on properties that had been empty for 10 years or more. The money from such premiums was used to support schemes to bring empty properties back in to use.

The sub-committee was informed of regional and national performance in relation to empty properties. There were currently 2,733 empty properties in North Tyneside from a total of 100,611 dwellings. This represented 2.7% of all properties. It was considered that there was only an issue with empty properties in a Local Authority area when this figure was above 3%.

It was noted that legal proceedings in relation to empty properties could be lengthy and complicated. For some properties this related to the process of probate. Members of the sub-committee were advised to contact the housing team if they were aware of any long-term empty properties in their wards.

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

HO13/22 Consultation on the Emerging Housing Strategy and Homelessness Strategy 2022

The sub-committee received a presentation in relation to the emerging Housing Strategy and Homelessness Strategy 2022. The presentation set out the background to the strategies, information on the profile of the borough and housing context, emerging themes and priorities for inclusion, and a timeline with next steps.

It was explained that national, regional and local frameworks and strategies needed to be taken into consideration and combined when developing a new Housing Strategy and Homelessness Prevention Strategy.

Members were presented with information related to the population of the borough and the make-up of housing stock. The population of the borough had increased by 4% since 2011, from 200,800 to 209,000 in 2021. The number of residents aged over 65 had increased by 21% since 2011 to 42,800. The working population (15 to 64 years) had fallen by 1% to

131,000 over the last 10 years. The total number of homes in the borough in 2015 was 95,730; this had increased to 99,500 in 2021.

The sub-committee was informed that there was a high demand for all types of housing in the borough, particularly for affordable housing, with over 5,000 households on the Housing Register (for Council Housing).

In relation to homelessness, figures presented to the sub-committee demonstrated that homeless applications had increased since 2019/20, along with the number of temporary accommodation placements made. Homeless applications in relation to domestic abuse had increased during the Covid 19 pandemic and had continued to do so. This continuation in the increase of cases was attributed to more people being aware of how to report instances of domestic abuse and greater knowledge of recording the information.

Members asked officers how people are informed that they are able to present as being at risk of homelessness. It was explained that information was available on the Council's website and on social media and that anyone could contact the housing team via phone or email. Information was also available via the Customer Service Centres and referrals could also be made by nurses or GPs.

It was highlighted that the Housing Strategy for North Tyneside would support the Authority's ambition to Build a Better North Tyneside by delivering the following key priorities:

- 5,000 affordable homes
- Support the 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

In relation to the theme of delivering more affordable homes and supporting regeneration, it was noted that proposed actions included increasing delivery through the North Tyneside Trading Company and an Affordability Plan to increase low-cost home ownership. In relation to preventing homelessness and a specialist housing offer, proposed actions included a review of night shelter provision in the borough, further work with private sector landlords and increased support for the mental health and well-being of residents.

In relation to improving the private rented sector and tackling derelict and empty properties, actions included continuing to work with private landlords to drive up quality in the private rented sector and exploring options for a new Landlord Accreditation and Licensing Schemes. In order to support carbon zero by 2030 some of the actions proposed were to improve the energy efficiency of the Council's housing stock and maximise grant funding to deliver energy efficiency measures in homes across the borough. In relation to supporting residents and improving communities, it was noted that support and advice would be provided to tackle fuel poverty and the cost-of-living crisis.

Consultation on the emerging themes contained within the presentation would be undertaken between September and November 2022. It was noted that the consultation would be pushed as wide as possible and would largely be online. It would not just be

council tenants but all residents that the consultation would be aimed at, as the strategy related to all housing need. The aim was for final drafts of the new Housing Strategy and Homelessness Prevention Strategy to be completed by December 2022. The strategies would be considered by Housing Sub-committee prior to approval from Cabinet.

It was **agreed** to note the information delivered in the presentation.

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Cost Inflation & Cost of Living – Impacts

November 2022

Page 11

Agenda Item 6



Cost Inflation & Cost of Living

- Impacts to the Housing Revenue Account
- Impacts on our tenants
- External intelligence
- What are we doing to support our tenants



Housing Revenue Account Current and Future Budget Issues



Housing Revenue Account 2023-53 Business Plan

Policy priorities

- Maintaining Decent Homes standard of our existing stock
- Climate Change Emergency - installation of Solar PV etc
- Affordable Homes
- Apprenticeships – looking to ensure future business need met with proper succession planning
- Maintaining improved Empty Homes standards to meet tenant priorities
- Maximising income collection whilst supporting tenants to avoid falling into arrears

Potential risks

- Rent Increase – Government consulting on between 3–7% - well below current inflation
- Increased tabled Pay Award 2022-23 – future pay awards? Pressure on cost base
- Increase material and Sub-Contractor Costs – further pressures on the plan
- Impact on Repairs Budget and Investment Plan – less scope re Major works and likely reduced resource available for new build affordable homes
- Backlog of Disabled Adaptation OT assessed works in Council homes
- Increased energy and utility costs – potential impact on service charges faced by most vulnerable tenants ie those in North Tyneside Living PFI Accommodation
- Recruitment and retention of qualified trade staff – reliance on sub-contractors, agency etc
- Rent Collection Rates – direct impact on plan if arrears rise above budgeted bad debt provision
- Water Rates Commission issue
- Current review of Craft Agreement – potential additional costs further down the line
- White Paper responsibilities arising from Grenfell ie CO detectors and increased Electrical testing



Housing Revenue Account 2023-53 Business Plan

Current Position and Way Ahead

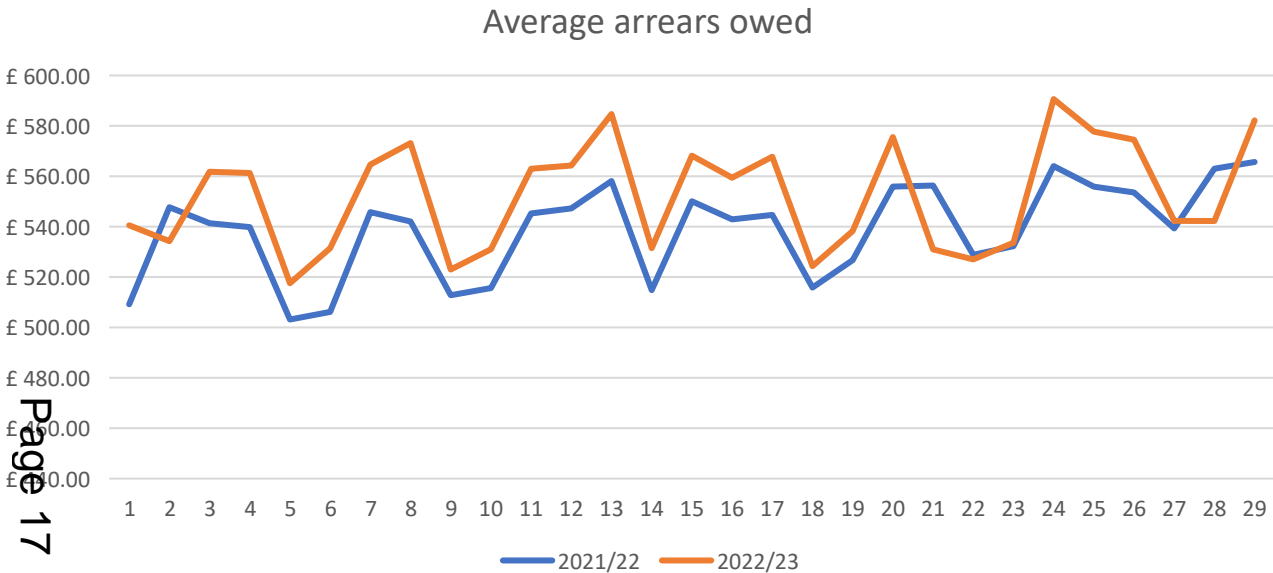
- Taking into account the above priorities and risks
- Modelling a number of scenarios
- Rent increases of 3%, 5% and 7% to model different positions
- Building in all of the known increased pressures at this stage
- Monitoring closely for further potential pressures
- Rent position – Scotland have announced will legislate to freeze social and private housing rents
- Pressure for Westminster to follow suit? Could be faced with more draconian option to model
- Hence at this stage undertaking work to develop these models
- Asset Management Plan refresh critical building block for this
- Following slide sets out current revenue Business Plan as per 2022-23 approved budget
- Refreshed plan versions and options as above currently being developed
- Waiting for Government to declare proposed rent increase and any outcomes from the Government's Fiscal Event planned for the 17th November 2022 (verbal update)
- Key decisions awaited re Pensions Triple-lock and policy re increases in benefits

Current 4 year plan for HRA 2022-26

	2021/22 Forecast Outturn	2022/23 Draft Budget	2023/24 Draft Budget	2024/25 Draft Budget	2025/26 Draft Budget
	£m	£m	£m	£m	£m
Rent, Garages and Service Charge Income	(61.091)	(62.891)	(64.498)	(66.191)	(67.982)
PFI Credits - North Tyneside Living	(7.693)	(7.693)	(7.693)	(7.693)	(7.693)
Rent from Shops, Offices etc.	(0.403)	(0.355)	(0.355)	(0.362)	(0.362)
Interest on Balances	(0.050)	(0.050)	(0.050)	(0.050)	(0.050)
Contribution from Balances	(1.562)	(0.371)	(0.232)	(0.270)	0.000
Total Income	(70.799)	(71.360)	(72.828)	(74.566)	(76.087)
Capital Financing Charges	12.969	12.514	12.262	10.628	10.756
Management Costs	10.829	11.251	11.470	11.593	11.570
Repair and Maintenance	12.345	12.799	12.998	13.220	13.449
PFI Contract Costs – North Tyneside Living	10.037	9.786	9.836	9.887	9.941
Revenue Support to Strategic Investment	10.551	10.281	10.185	12.632	13.160
Depreciation / Major Repairs Account (MRA)	13.276	13.739	14.220	14.719	15.232
Bad Debt Provision	0.728	0.750	0.773	0.796	0.820
Transitional Protection	0.050	0.040	0.030	0.020	0.010
Management Contingency	0.015	0.200	0.200	0.200	0.200
Pension Fund Deficit Funding	0.000	0.000	0.855	0.871	0.890
Contribution to Balances	0.000	0.000	0.000	0.000	0.059
Total Expenditure	70.799	71.360	72.828	74.566	76.087
HRA Balances B/Fwd	(5.002)	(3.440)	(3.069)	(2.837)	(2.568)
Contribution To/From Balances	1.562	0.371	0.232	0.270	(0.059)
HRA Balances C/Fwd	(3.440)	(3.069)	(2.837)	(2.568)	(2.627)

Impact on Council Tenancies

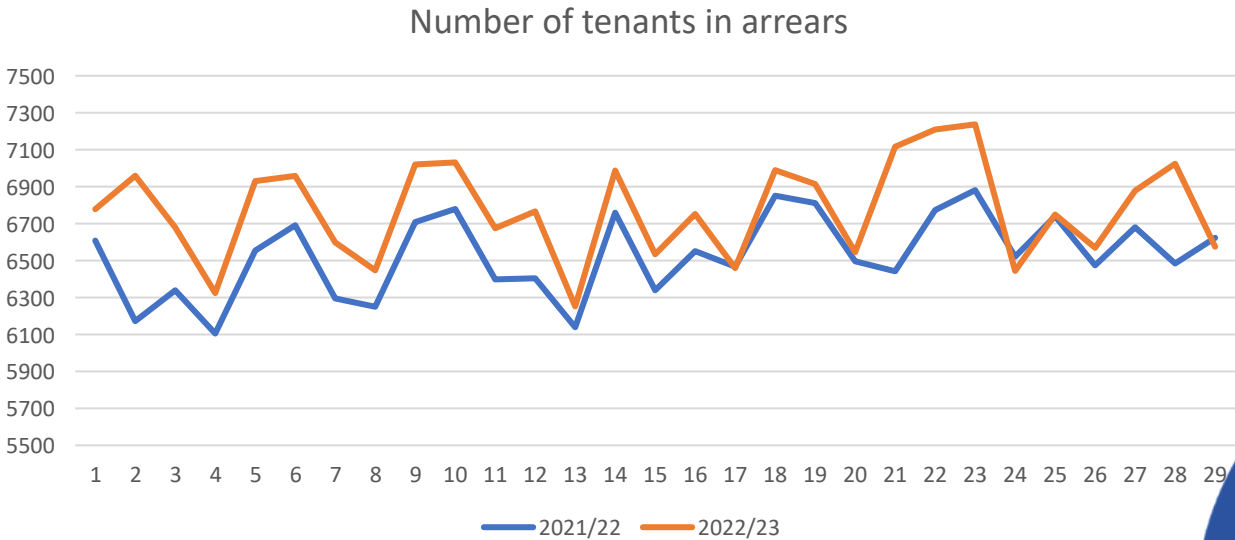
No significant increase in overall arrears or in the number of tenants in arrears...



Overall arrears for Council Tenants is currently £88,651 higher than this time last year.
This is less than the projected target figure

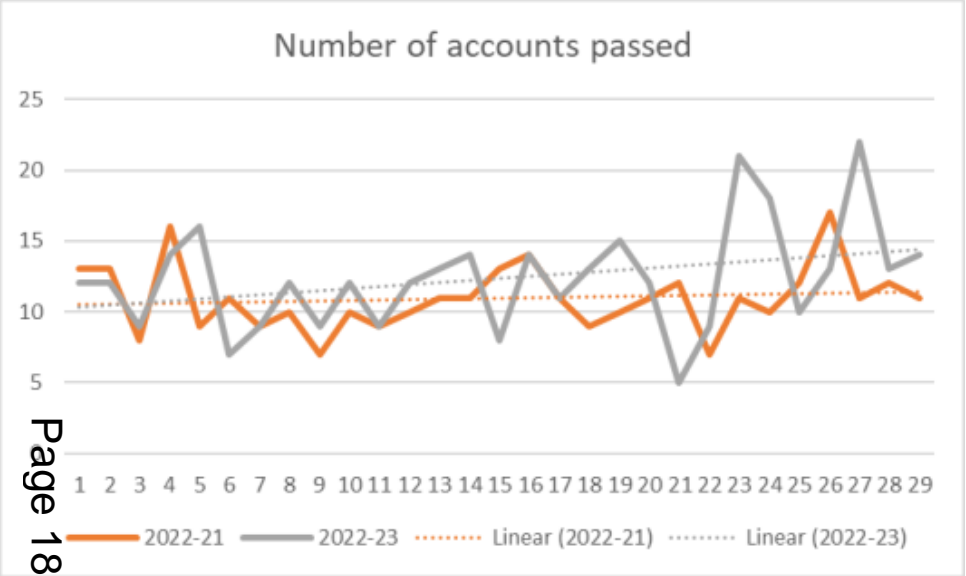
There are 48 less tenants in arrears now than there were this time last year.

The average arrears per tenant is £16.50 higher than it was last year.



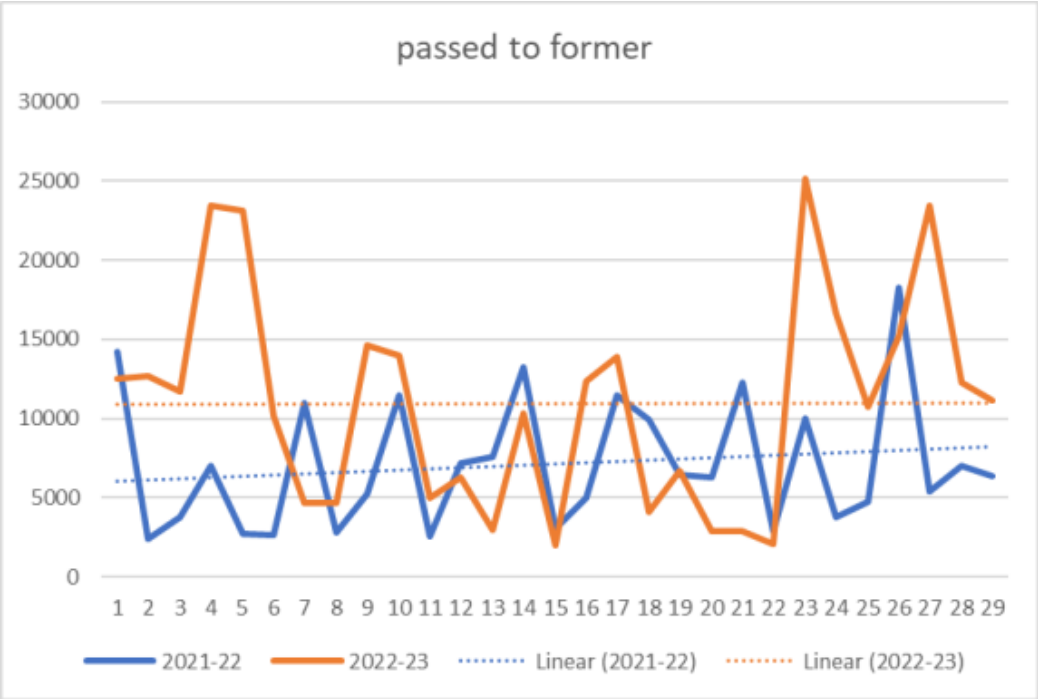
Impact on Council Tenancies

However, we are seeing an increase in the number of tenants who are ending their tenancy...



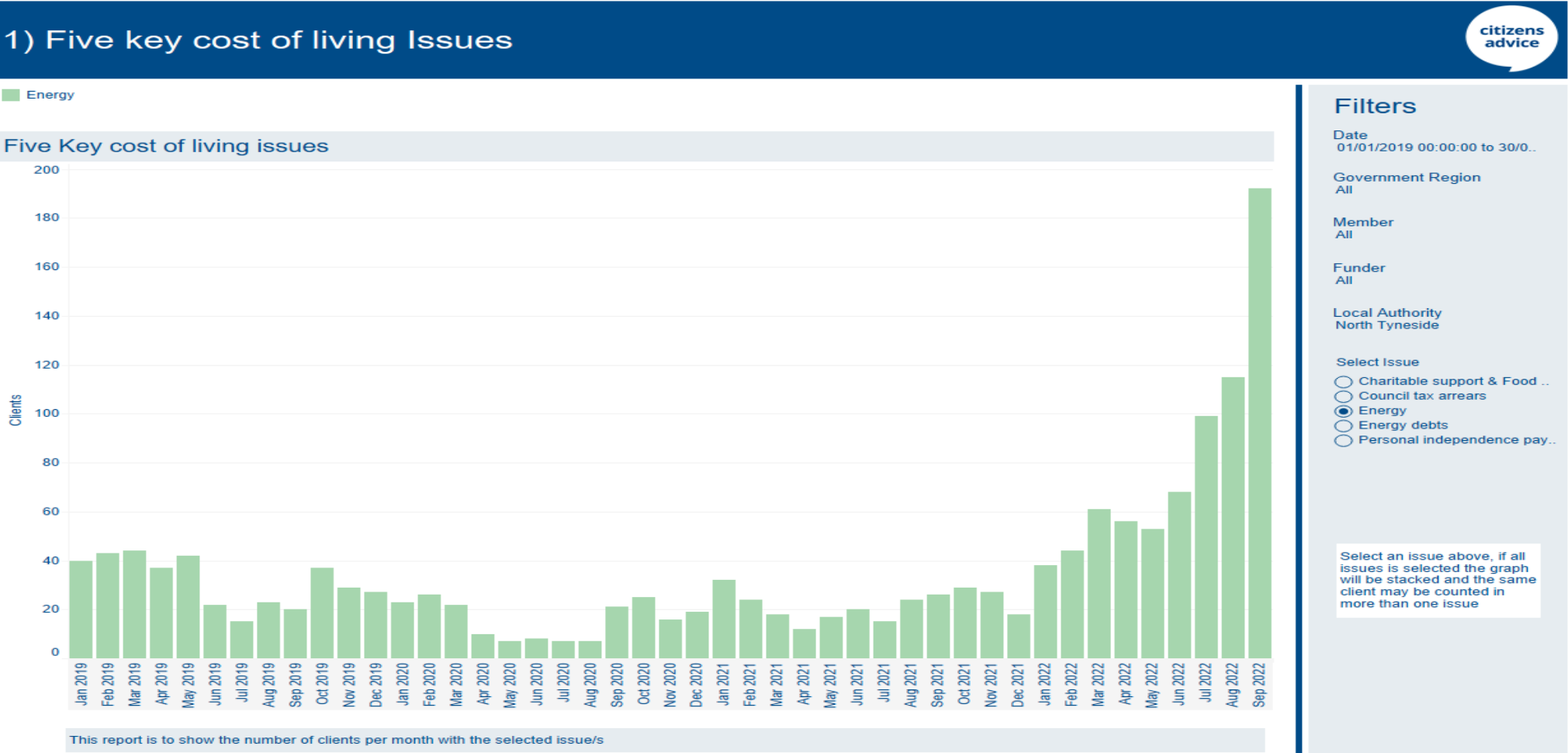
The number of accounts passed from current to former tenancies has increased by 12.58% over the last year.

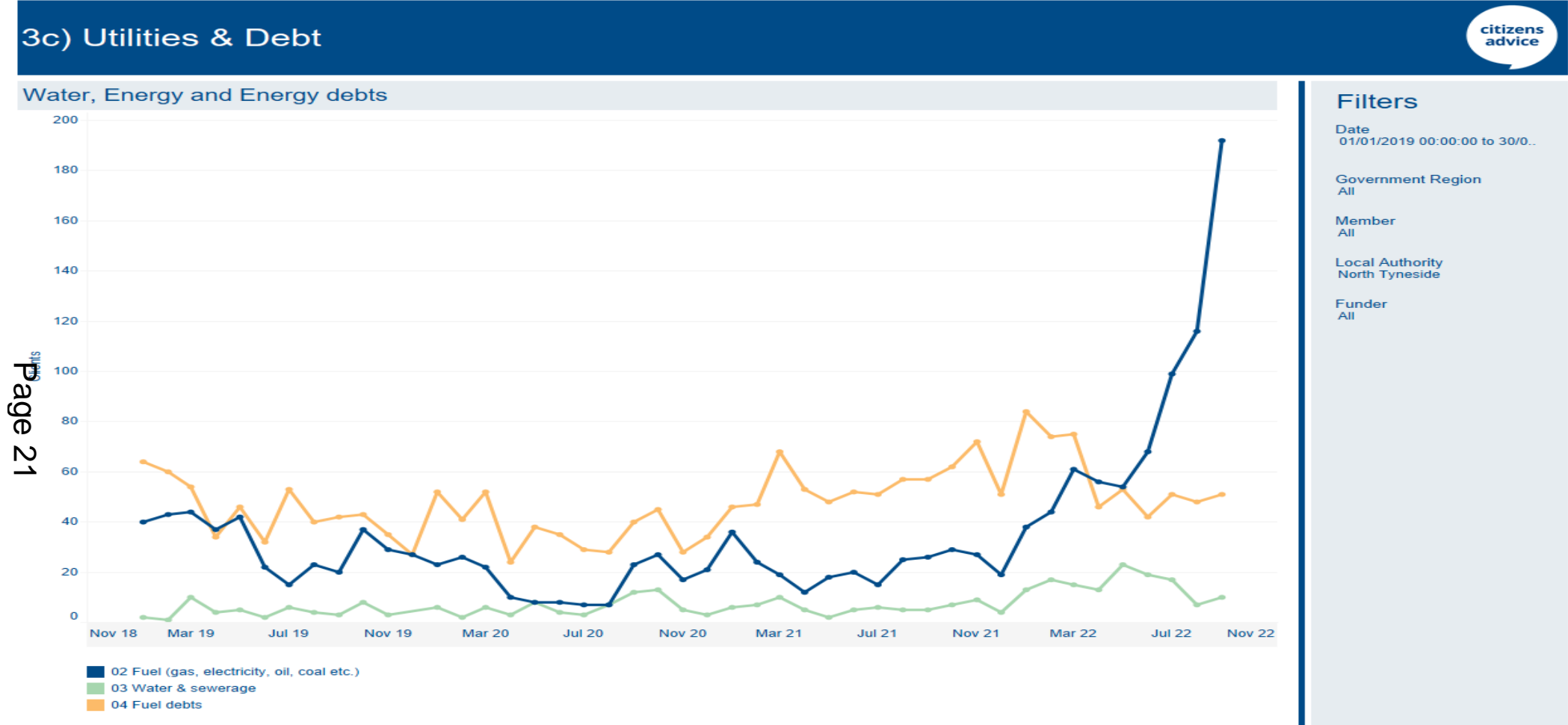
The value of the debt for former tenancies has increased by 53.73% over the same period.
Average former tenant debt has increased by £237.57 to £887.49



Housing Data

- The number of terminations where the reason the tenant has given us is 'financial difficulties' has doubled from 2020/21 to 2021/22. This year the number has remained relatively steady
- Bankruptcy amongst council tenants is increasing significantly – already more this year than whole of the previous 2 years.
- Projecting an increase of 77% compared the average number over the last 3 years
- Average bankruptcy debt has increased 16.06% since last year

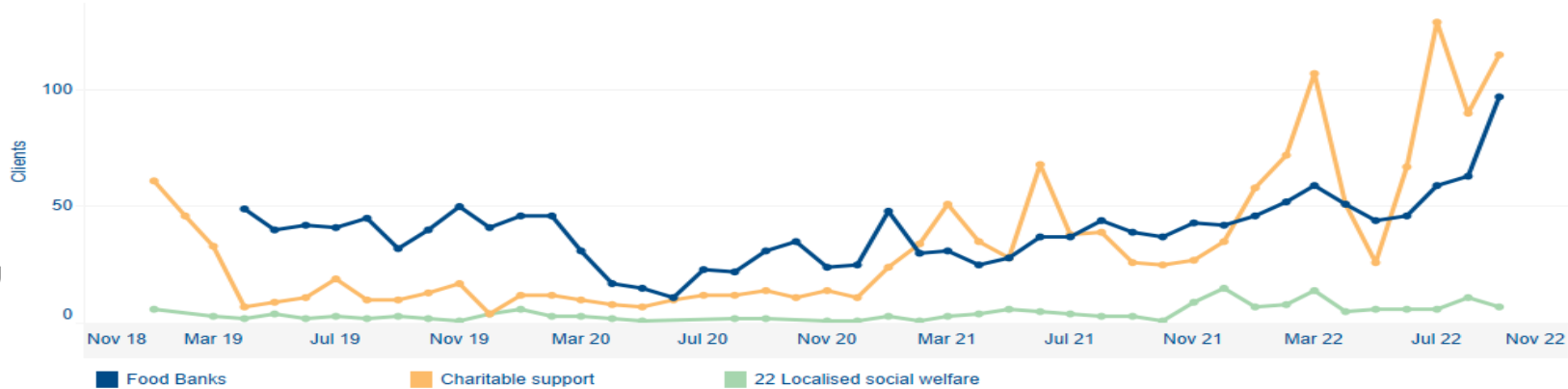




4) Crisis Support & Food bank profiles



Crisis Support



Filters

Date
01/01/2019 00:00:00 to 30/01/2022 00:00:00

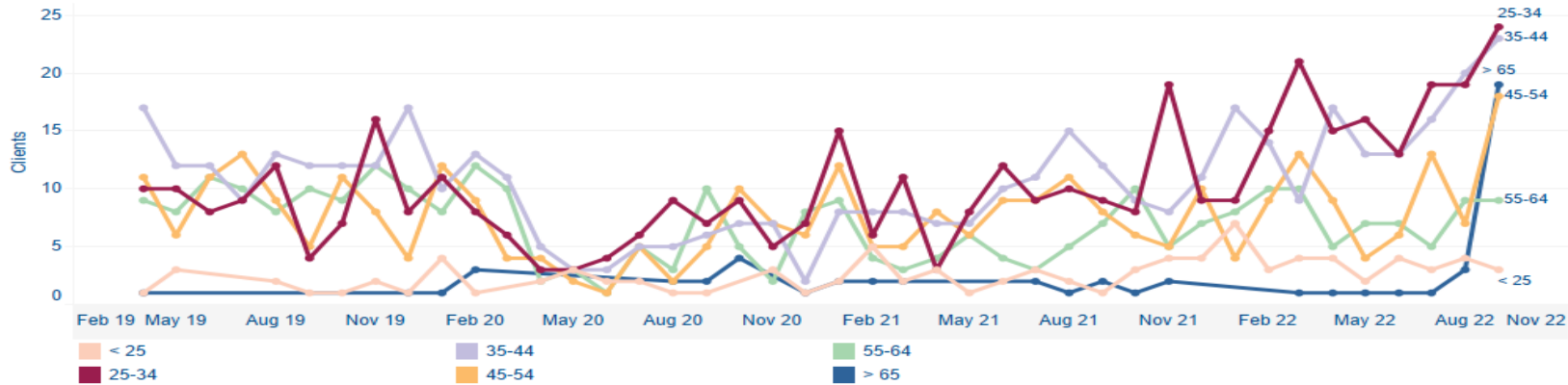
Government Region
All

Member
All

Local Authority
North Tyneside

Funder
All

Food Banks Profile



- Demographics Profiles
- ☐ All
 - ☒ Age
 - ☐ Disability LTH
 - ☐ Ethnicity
 - ☐ Gender
 - ☐ Housing Tenure
 - ☐ Household Type

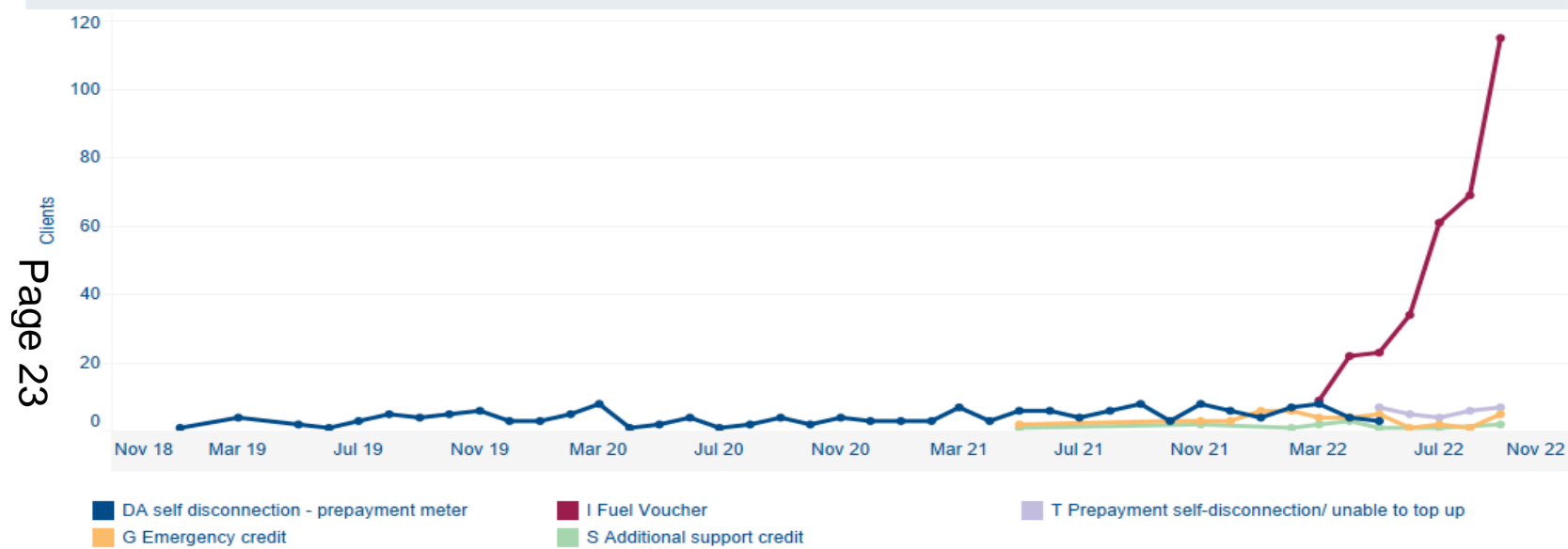
Note: Totals may vary across these charts as the same demographic information is not disclosed for all people we help



5) PPM Disconnect



PPM Disconnect



Filters

Date
01/01/2019 00:00:00 to 30/0..

Government Region
All

Member
All

Local Authority
North Tyneside

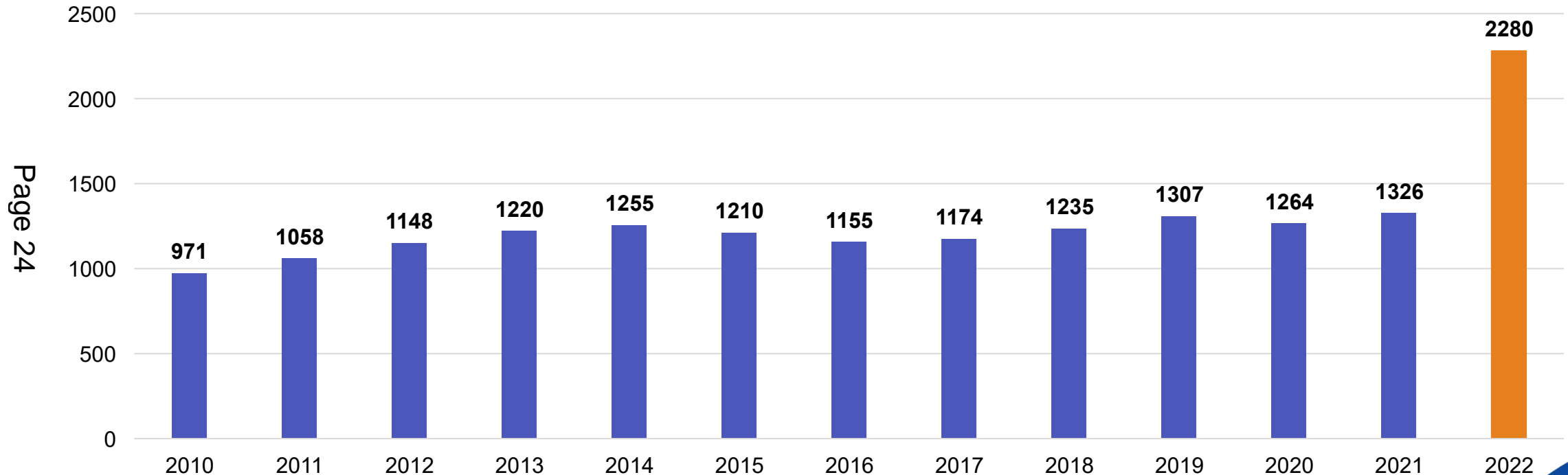
Funder
All



Household energy bills have increased by 36% since 2010 and are forecast to increase by 70% in 2022 from 2021

Average annual energy bills for typical consumption levels
UK, £ cash prices, Gas and Electricity combined

Source: BEIS (Department for Business, Energy and Industrial Strategy)



Support available to help with cost of living and rent

- £400 one-off discount on fuel bills for all households
- £650 one-off payment to low-income households on certain means tested benefits in two payments
- £150 one-off disability cost of living payment for people who receive certain disability benefits
- £300 one-off payment for pensioner households
- Additional Household Support Fund and Warm Home Discount scheme (which includes cost towards rent in exceptional circumstances)
- Discretionary Housing Payment (DHP)
- Referrals to Citizens Advice
- Water Rates Discount scheme (Northumberland Water)
- Welfare and Tenancy Support Team – to help look and review at income and expenditure (option to see benefit entitlement). Currently 1148 tenants in receipt of this benefit.
- Work alongside Employment & Skills – improving money matters, interview skills, job opportunities and many more techniques



Questions

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



North Tyneside Council

Meeting: Housing Sub-Committee

Date: 21 November 2022

Title: Victim Support Sub-Group

Author: Emma Fagan

Tel: (0191) 643 5313

Service: Law and Governance

Wards affected: All

1. Purpose of Report

- 1.1 The purpose of this report is to set out the intention for a sub-group of the sub-committee to be established to carry out a review in relation to the support provided to victims of anti-social behaviour.

2. Recommendations

- 2.1 To agree the establishment of a Victim Support sub-group and identify membership.

3. Details

Background

- 3.1 The Police and Justice Act 2006 requires local authorities to have one of its scrutiny committees dedicated to looking at crime and disorder. In accordance with the Council's Constitution, this requirement falls within the remit of Housing Sub-committee.
- 3.2 In accordance with its terms of reference, the sub-committee may carry out in-depth investigations into topics that fall within its remit that are of interest and concern to communities in North Tyneside. During the previous municipal year, a sub-group was established to undertake a piece of work in relation to anti-social behaviour. A small group of members volunteered to serve on the group and held meetings with key officers to look at reporting mechanisms and communication. Discussions with officers concluded that area of work and it was agreed that a new focus for an investigation be developed.
- 3.3 In consultation with the Chair of Housing Sub-committee, it is proposed that a short review takes place in relation to the support available to victims of anti-social behaviour. The intention would be for this review to take place over one day, rather than a series of shorter meetings. This would be split into a morning session looking at the number of people accessing victim support, the type of help available and best practice principles in relation to anti-social behaviour aimed to deliver the best possible outcomes for victims. An afternoon session would then be focused on hearing some case study examples of the support provided and identifying where any improvements could be made to processes and the support available.

- 3.4 The proposed date for this review to take place is Wednesday 25th January 2023. Members of the sub-committee are invited to indicate an interest in serving on this sub-group.

4. Appendices

N/A