

North Tyneside Council

Report to Cabinet

Date: 28 November 2022

Title: Delivering New Council Homes and Tackling Derelict Properties

Portfolio(s): Housing

Cabinet Member(s): Councillor John Harrison

Report from Service

Area: Housing and Property

Responsible Officer: Peter Mennell, Director of Housing & Property (Tel: (0191) 643 6935)

Wards affected: Camperdown and Riverside Wards

PART 1

1.1 Executive Summary:

Delivering 5,000 affordable homes and reducing the number of derelict properties in North Tyneside are key priorities within the Our North Tyneside Plan approved at full Council on 23 September 2021.

As part of the ongoing work to meet this challenge, the Authority has recently purchased the former West House Public House site in the Camperdown Ward and a derelict property at 2 Seymour Street and 9 and 11 Waterville Road in the Riverside Ward. Both sites were causing considerable blight and were subject to anti-social behaviour and resident complaints.

This report seeks approval for the two sites to be developed, by the Authority through the Housing Revenue Account.

1.2 Recommendation(s):

It is recommended that Cabinet:

- (1) Approve the development of new Council Homes at the Former West House Public House site at Swindale Drive, Killingworth through the Housing Revenue Account;
- (2) Approve the demolition of the derelict property at 2 Seymour Street and 9 and 11 Waterville Road and re-provide a new Council home on the cleared site through the Housing Revenue Account; and
- (3) Authorise the Director of Housing and Property in consultation with the Cabinet Member for Housing, the Director of Resources and the Assistant Chief Executive to

undertake all necessary work to carry out and complete the two new affordable housing schemes.

1.3 Forward Plan:

Twenty-eight days' notice of this report has been given and it first appeared on the Forward Plan that was published on 28 October 2022.

1.4 Council Plan and Policy Framework

This report relates to the following priority(ies) in the 2020/24 Our North Tyneside Plan:

A thriving North Tyneside:

- We will reduce the number of derelict properties across the borough

A secure North Tyneside:

- We will provide 5,000 affordable homes

A green North Tyneside:

- We will publish an action plan of the steps we will take and the national investment we will seek to make North Tyneside carbon net-zero by 2030

1.5 Information:

1.5.1 Background

The Affordable Homes Programme was approved by Cabinet on the 14 May 2013 and has delivered 1,934 affordable homes to date, including 573 new Council homes. This performance represents a 145% improvement on the ten years prior to the programme starting. The Authority's work to support private landlords and tackle empty and derelict properties continues to improve 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 and included a priority to deliver 5,000 affordable homes 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 Housing Revenue Account (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.

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 that may include new sites or opportunities that are not

currently within the Local Plan. for homes that are currently not within the plan. The two sites that are the subject of this report are both 'windfall' opportunities that will contribute to delivering the 1,000 homes in Phase Two of the programme.

1.5.2 Former West House Pub Site, Camperdown Ward

This site as shown in Appendix A is a 0.196-hectare brownfield site that formerly housed the West House Public House. The building on the site has been demolished and was the subject of an expired planning application for new residential homes. The site is adjacent to land already within the ownership of the Authority.

The site was overgrown and causing blight in the community and was put up for sale by the owner and following consultation with the Cabinet Member for Housing and the Strategic Property Group, it was recommended that the site be purchased to provide new Council homes. An offer for the land was accepted at £0.210m and the sale was completed on the 27 May 2022.

Preliminary design work and consultation with the Planning Authority has led to an outline design of 22 new affordable homes. The mix of homes aligns to housing need in the area and will include 10, two-bed houses, 2, three-bed house, 2 one-bed apartments and 8, two-bed apartments. Three of the properties will be built for wheelchair accessibility and the scheme will incorporate a full suite of green technology that exceeds the current Building Regulations.

The scheme will be delivered through the HRA with the expected cost to be circa £4.1m. Subject to Cabinet approval, a Planning Application is due to be submitted in December 2022 with work potentially beginning on site in August 2023 with a projected completion of Autumn 2024.

1.5.3 2 Seymour Street and 9 & 11 Waterville Road

The site as shown in Appendix B includes one property that consists of 2 Seymour Street and 9 and 11 Waterville Road, North Shields. The site is located on one of the main gateways to North Shields Town Centre. These properties have been unoccupied and unused for over 20 years and have fallen into a state of considerable disrepair.

Over the years both properties have been the subject of complaints to the Authority's Planning Enforcement, Environmental Health and Building Control sections with the landlord completing only minimal repairs, necessary to comply with the requirements of the various improvement notices issued.

Several unsuccessful attempts were made to develop a long-term solution with the owner to secure the reoccupation and improvement of the properties. During these attempts it came to light that the properties were included in a historic bankruptcy order. Consequently, the Authority have been able to work directly with the official receiver as the trustee in bankruptcy.

Following consultation with the Strategic Property Group and the Cabinet Member for Housing, authorisation was received in January 2020 for officers to investigate the legal position, negotiate directly with the receiver and make an appropriate offer or offers to secure the derelict properties.

Following extensive negotiations with the receiver and an independent valuation of the properties, an offer of £0.022m was accepted by the receiver with the sale completing on 4 January 2021.

With the properties in the Authority's ownership, work has been carried out to secure the buildings and to undertake an options appraisal of their future use. Due to the condition of the building, it is proposed that a planning application is submitted to demolish and clear the current buildings and use the site to provide a new 2-bed affordable home and provide a landscaped area to enhance the area.

This scheme will be delivered through the Housing Revenue Account with the expected cost to be circa £0.244m. Subject to Cabinet approval, a Planning Application has been submitted in October 2022 with a decision expected in December 2022. Subject to planning approval, work is currently forecasted to begin on site in April 2023 with a projected completion of Winter 2023.

1.6 Decision options:

The following decision options are available for consideration by Cabinet

Option 1

(a) agree the recommendations detailed in paragraph 1.2 of this report

Option 2

(b) reject the recommendations detailed in paragraph 1.2 of this report

Option 1 is the recommended option.

1.7 Reasons for recommended option:

Option 1 is recommended for the following reasons:

- It will support the delivery of the Elected Mayor and Cabinet's commitments within the Our North Tyneside Plan to deliver more quality affordable homes, reduce the number of derelict properties and support the ambition for North Tyneside to be carbon neutral by 2030.

1.8 Appendices:

Appendix 1: Former West House Pub Site, Swindale Drive, Killingworth and Proposed Scheme

Appendix 2: 2 Seymour Street and 9 & 11 Waterville Road, North Shields and Proposed Scheme

1.9 Contact officers:

Richard Brook, Housing Growth Manager, tel. 07540 182 225

David Foster, Head of Property Services, tel. (0191) 643 7801

Darrell Campbell, Senior Business Partner, tel. (0191) 643 7038

1.10 Background information:

The following background papers/information have been used in the compilation of this report and are available at the office of the author:

- (1) Delegated Power Report: DPR Purchase of Land at Swindale Drive <S:\NTH\Affordable Homes\BOARDS and Cabinet\Cabinet\2022-23\Swindale Cab Report\2022.04.05 DPR Purchase of Land at Swindale Drive - Full Approval.pdf>
- (2) Delegated Power Report: 2 Seymour Street North Shields 18 December 2020
<S:\NTH\Affordable Homes\BOARDS and Cabinet\Cabinet\2022-23\Swindale Cab Report\DPR - 2 Seymour Street North Shields>
- (3) Cabinet Report: Delivering 5,000 Affordable Homes and Reducing Derelict Properties, 21 February 2022
<S:\NTH\Affordable Homes\BOARDS and Cabinet\Cabinet\2022-23\Swindale Cab Report\Delivering 5000 Affordable Homes and Reducing Derelict Properties - Final.docx>

PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING

2.1 Finance and other resources

The resources necessary to complete these works will be provided for in the HRA 30-year Business Plan and will be delivered as part of the overall HRA Investment Plan. The Authority will also pursue any opportunity to access appropriate grant funding for the schemes should it become available.

2.2 Legal

In undertaking and completing both projects the Authority will comply with the Public Contract Regulations 2015 (PCR) and all other relevant procurement legislation. Any third-party contractors will be procured in accordance the PCRs and the Authority's own Contract Standing Orders.

Where the Authority is utilising its own funding for the provision of new council housing for rent and procures third-party contractors as stated above, there should be no subsidy control issues. However, the Authority will need to consider procurement legislation and subsidy control rules in relation to the delivery of each project to ensure compliance with all legal requirements placed on the Authority in relation to those issues. In addition to those considerations, there will be a need to be compliance with the Authority's Financial Regulations.

2.3 Consultation/community engagement

2.3.1 Internal Consultation

Both sites identified within this report have been the subject of discussions and consultation with the Strategic Property Group, the Cabinet Member for Housing and relevant Ward Members.

Comprehensive governance arrangements have been put in place for the Affordable Homes Programme. Members and key officers are consulted through the Strategic Property Group comprised of the Elected Mayor, Deputy Mayor, Cabinet Members for Housing, Environment and Finance and Resources, Directors of Housing and Property, Resources, Commissioning and Investment, and Regeneration and Economic Development. They receive quarterly updates on the Affordable Homes Programme and make recommendations on key decisions for Cabinet.

In addition, the Authority's Investment Programme Board comprised of the Deputy Mayor, Cabinet Member for Finance and Resources, and Directors of Housing and Property, Commissioning and Investment, Resources and Regeneration and Economic Development receives update reports on the delivery of our Affordable Homes Programme.

2.3.2 External Consultation/Engagement

Pre-planning consultations will be held with Ward Members, residents, and businesses for both sites identified within this report. The Authority's tenants are kept up to date with progress through the Authority's Repairs and Investment Service Development Group that is held three times a year. In addition, there are regular press releases to ensure the

local communities are kept up to date with progress and the key milestones on the Authority's developments. The Local Plan has also involved extensive consultation around housing, which has included engagement with developers and members of the public.

2.4 Human rights

There are no human rights issues directly arising from this report.

2.5 Equalities and diversity

The Strategic Housing Market Assessment that was completed in March 2022, highlighted the need for more affordable rented homes in North Tyneside. The final mix of properties on the sites will be aligned to objectively assess the need in their location.

All the homes would be built to a Decent Homes standard and to align with the principles of Lifetime Homes. As part of our planning requirements, three of the homes will be built to be fully wheelchair accessible.

Consultation with officers within Adult Social Care will be undertaken to assess the potential of any of the proposed new homes being considered for specialist housing use.

2.6 Risk management

There are multiple risk registers associated with all Authority new build schemes. These are monitored on a regular basis as part of their respective governance arrangements. A project risk register has been collated for the Affordable Homes Programme, however at this stage it is considered that there are no specific risks that need to be added to the Directorate Risk Register.

2.7 Crime and disorder

Any sites being brought forward for development by either the Authority or by a private developer must address crime and disorder issues as part of the normal planning process.

When building new homes, the Authority's Design Standard is followed ensuring that Secure by Design Principals are achieved.

Both sites that are the subject of this report have been causing blight and the subject of anti-social behaviour. This will be addressed by delivering new homes.

2.8 Environment and sustainability

The Authority has committed to delivering new homes that utilise a fabric first approach. This will ensure that all homes are well insulated and provide high levels of air tightness.

The Authority will go further on directly built homes by moving ahead of planned changes to Building Regulations and build homes without fossil fuel heating systems and including

solar photovoltaic panels wherever feasible. Both schemes identified within this report will be built to this standard subject to relevant planning requirements being met.

PART 3 - SIGN OFF

- Chief Executive X
- Director(s) of Service X
- Mayor/Cabinet Member(s) X
- Chief Finance Officer X
- Monitoring Officer X
- Assistant Chief Executive X

Appendix 1 - Former West House Public House Site, Killingworth (Camperdown Ward)



Former West House Public House Site, Killingworth (Camperdown Ward) Proposed Scheme 22 homes – Subject to Planning Approval



Schedule of Accommodation:

D	2 Bed 4 Person House
E	3 Bed 4 Person House

13&17 Type 1 - GF 18/3P Flat = 70sqm
PF 28/3P Flat = 73sqm
14-16 Type 2 - GF 28/3P Flat = 73sqm
PF 28/3P Flat = 78sqm

22 TOTAL no Units

Parking:
24 No. - Parking Spaces for Housing
8 No. - Visitor Spaces (V)
TOTAL: 32 SPACES

- AMENITY GRASS AREAS
- WILDFLOWER MEADOW AREAS
- CONCRETE PAVING 400K/400
- EXISTING TREES
- NEW TREE PLANTING
- HEDGEROW PLANTING
- 1.8m HIGH TIMBER FENCE
- 450mm HIGH TIMBER TRIPFAL

A1 DO NOT SCALE

Rev	Description	Date
1	Issue for Planning	12/11/2023
2	Issue for Planning	12/11/2023

PROJECT:
Former West House Public House Site, Killingworth (Camperdown Ward)
Proposed Scheme 22 homes – Subject to Planning Approval

DATE: 12/11/2023

SCALE: 1:1000

PROJECT NO: 23/0001

CLIENT: North Tyneside Council

DESIGNER: [Name]

APPROVED BY: [Name]

DATE: 12/11/2023

Appendix 2 – 2 Seymour Street and 9 and 11 Waterville Road



Housing Strategy
The Killingworth Site
Station Road
Killingworth
North Tyneside
NE12 6QQ
Tel: 0191 643 6204

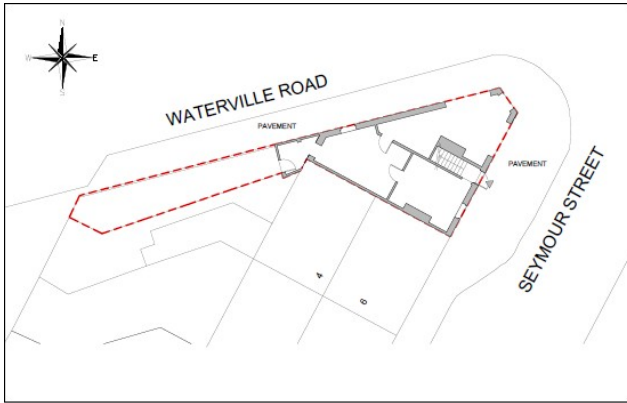


2 Seymour St & 9 -11 Seymour Street

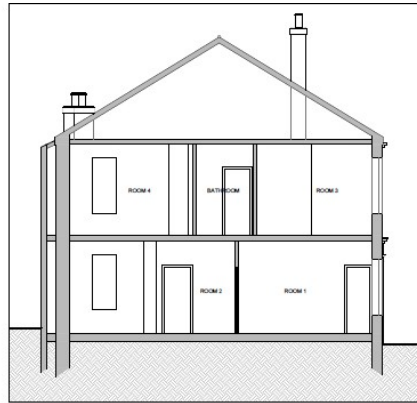
Contains Ordnance Survey data Copyright ©
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Scale: 1:300
Date 17/10/2022
IG

2 Seymour Street and 9 and 11 Waterville Road Proposed Redevelopment Scheme (Subject to Planning)

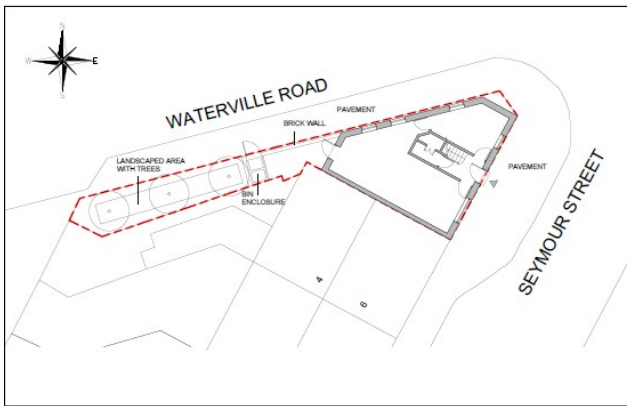


SITE PLAN AS EXISTING 1:200

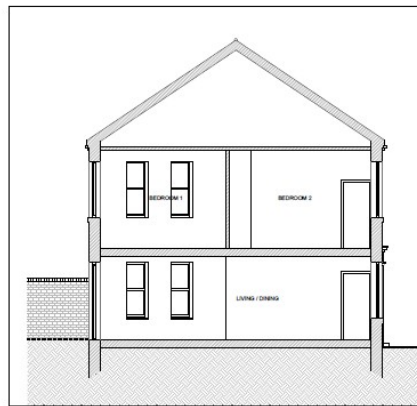


SECTION AS EXISTING 1:100

A3 DO NOT SCALE



PROPOSED SITE PLAN 1:200



PROPOSED SECTION 1:100

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DISCOUNT ON THE BASIS OF PROVISION OF THE FOLLOWING: THE CLIENT HAS PROVIDED ALL THE INFORMATION AND DATA NECESSARY TO COMPLETE THE DESIGN.

PROJECT: DEMOLITION OF EXISTING BUILDING & ERECTION OF 2 BEDROOM DWELLING AT 2 SEYMOUR STREET N259 8SN

TITLE: SITE PLAN AS EXISTING AND PROPOSED SECTION AS EXISTING AND PROPOSED

DRAWING: 212	PRELIMINARY
CHECKED: SM	PLANNING
SCALE: 1:100 & 1:100 @ A3	PLANNING PERMITS
DATE: JUNE 2022	CONSTRUCTION
PROJECT REFERENCE: 22-059	DATE NO: 003
DESIGNER: [Signature]	REV: 003

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