

Meeting: Secure Sub-Committee

Date: 24 September 2024

Title: Affordable Homes Programme Update Report

Author: Richard Brook, Housing Growth Manager

Service: Housing and Property Services

Wards affected: All

1. Purpose of Report

- 1.1 This report sets out an update on the overall progress to deliver 5,000 affordable homes and highlight the work ongoing in 2024-25.

2. Recommendations

- 2.1 The Sub-Committee is recommended to:
 - (a) Note the information set out in this report regarding the progress to deliver 5,000 affordable homes

3. Introduction

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

Phase one of the AHP will see 4,000 affordable homes delivered by 2032 and an indicative programme for delivery is provided in Appendix A. This Phase will be delivered across several workstreams including directly delivered homes by the

Authority, tackling derelict properties, and working in partnership with Aurora Affordable Homes and Registered Providers.

4. Background Information

4.1 AHP Progress Overview

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

The Council has continued to make good progress towards its objectives and by the end of 2024-25 will have delivered over 2,400 affordable homes including over 1,400 new affordable homes through the HRA and the Council's wholly owned delivery vehicle.

4.2 2024/25 Overview

The Affordable Homes Programme is expected to deliver 185 affordable homes in 2024-25.

5. 2024-25 Programme Detail

5.1 New Council Housing

The Authority has continued to prioritise building new homes and has undertaken the following work in 2024-25:

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

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

Brownfield Housing Fund – The Authority successfully bid for £1.4m of Brownfield Housing Funding to unlock 67 affordable new homes in Wallsend and Longbenton. The money will be used to remediate land on three derelict sites that were attracting anti-social behaviour. The former Rosehill Social Club has been demolished and cleared with Parkside House and the former St Peter’s Church in Longbenton both purchased with plans to demolish the existing buildings underway.

Former West Farm Public House, Killingworth – Work has begun to build 22 new Council homes on the site of the former pub in Killingworth with the scheme due to be complete in 2025.

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

5.2 Aurora Affordable Homes

The Authority’s wholly owned subsidiary company, Aurora Affordable Homes, currently owns 117 properties with a further 6 in the purchasing process. This will take the company’s stock number to 121.

The Company has continued to work with the Adults and Children’s Care teams and now provides specialist accommodation for 14 individuals reducing care costs for the Authority. This year the company has saved around £0.270m.

5.3 Tackling Empty and Derelict Properties

As part of the roll out of the Private Sector Housing Improvement Plan a new Private Landlord Accreditation Scheme will be launched on 9thOctober at a landlord forum event in Wallsend.

A long-term empty problematic property in Charlotte Street, Wallsend has now been purchased as part of the Council’s housing-led regeneration partnership with Aurora Affordable Homes. The property will be extensively refurbished and will be let as an affordable home when complete.

A private tenant drop in has been established on a weekly basis at Wallsend CFC to support private tenants in dealing with issues of disrepair and tenancy

sustainment, 950 homes in the area have now been contacted to advise them of the service.

A long-term empty property on Seymour Street in North Shields which was beyond economical repair has now been demolished. The property was acquired by the Authority to remove the risk to residents due to its disrepair and attracting significant anti-social behaviour. Also, in Seymour Street the sale of two derelict properties has been brokered and refurbishment will commence in October 2024. This is in addition to three property sales previously brokered by the team between the owners of long-term empty homes and property investors registered with the council.

Two properties at Silkeys Lane, North Shields have been refurbished and returned to use by the owner following enforcement action in pursuance of Empty Dwelling Management Orders, the properties had been empty since 2014.

A former Council property at Simonburn Avenue, North Shields which has been subject to planning and building control improvement notices has now been purchased and is undergoing refurbishment to be returned to council stock.

In total, 10 derelict or problematic properties have been returned to occupation following direct intervention by the Empty Homes Team, this is in addition to the 48 properties where the team have supported owners to return their properties to occupation because of advice, assistance and signposting. The team are dealing with 58 active cases relating to long term, problematic and derelict empty properties.

5.4 Private Developers

Thirty-eight affordable homes have been delivered by private developers so far this year. It is forecast that a further 87 new affordable homes will be delivered through planning obligations in 2024/25.

5.5 Registered Providers

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

Karbon will be acquiring 71 homes (56 Rent to Buy homes and 15 shared ownership) at Collingwood Grange, North Shields. This will be in addition to the 100 affordable homes already delivered on the site.

6. Appendices

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

Appendix B: Phase One Delivery Programme – 2024-25

Appendix C: Progress against Target

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

Developer	2014-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Total
Council	607	11	24	26	92	30	59	5	5	859
RP	596	56	113	104	186	100	100	-	-	1,255
Private Developers	879	87	114	109	102	80	80	80	81	1,612
Aurora Homes	111	25	20	20	20	20	-	-	-	216
Empty Homes	54	6	7	7	7	7	7	6	6	107
Total	2,247	185	278	266	407	237	246	91	92	4,049

Appendix B – Phase One Delivery Programme – 2024-25

DEVELOPMENT	DELIVERY METHOD	HOMES
Land Adjacent To, Rake House Farm, Rake Lane	Private Developers	18
Land To the West of Station Road North And Land South Of East Benton Farm Cottages	Private Developers	22
Centurion Park Sports Centre	Private Developers	44
Land West of Mackley Court	Private Developers	3
25-26 Wellington Avenue, Wellfield	North Tyneside Council	2
Elizabeth Drive, Palmersville	North Tyneside Council	1
Morpeth Avenue, Wideopen	North Tyneside Council	1
Forest Hall Drive	North Tyneside Council	1
West Chirton Industrial Estate South phase 1	Registered / Care Providers	36
Former Fusilier pub, Forest Hall	Registered / Care Providers	20
Empty homes	North Tyneside Council	6
HRA acquisitions	North Tyneside Council	6
Aurora Affordable Homes	Aurora Affordable Homes	25
Total (forecast for 31 March 2025)		185

Appendix C - Progress against target

Affordable homes delivered (cumulative)

