

North Tyneside Council

Report to Cabinet

Date: 25 January 2021

Title: Supporting the Ambition for North Tyneside through Housing Growth

Portfolio(s): Housing and Transport

Cabinet Member(s): Councillor Steve Cox

Report from Service Area: Environment, Housing and Leisure

Responsible Officer: Phil Scott, Head of Environment, Housing and Leisure (Tel: (0191) 643 7295)

Wards affected: All

PART 1

1.1 Executive Summary:

At its meeting on 14 October 2013, Cabinet confirmed its commitment to delivering 3,000 affordable homes over the next 10 years.

The programme has been a significant success to date, and by the end of 2020/21, over 1,560 affordable homes will have been delivered through the programme including a wide range of affordable homes that meet the needs of residents in the borough.

Delivery in the first 6 years of the Affordable Homes Programme (AHP) has doubled the number of affordable homes delivered in the 10-years prior to the AHP commencing and includes new council homes, specialist accommodation and returning empty properties back as affordable homes.

This report provides Cabinet with an overview of the progress made in 2019/20 and provides an update on how delivery in 2020/21 has been impacted by several challenges outside of the control of the Authority including the global pandemic and a reliance on large strategic sites being brought forward by private developers. It also details a new ten-year Council delivery plan called '*Supporting the Ambition for the Borough through Housing Growth*'. This plan aims to deliver at least 350 new Council houses by 2030.

This report also recommends that Cabinet approves the alignment of the Affordable Homes Delivery Programme with the Local Plan and increases the delivery target from 3,000 to 4,000 by 2032.

1.2 Recommendation(s):

It is recommended that Cabinet:

(1) In relation to the development of the sites identified in the 10-year delivery plan '*Supporting the Ambition for North Tyneside through Housing Growth*':

- (a) approves the principle of development by the Authority of the sites identified within section 1.5.5 of this report and;
- (b) authorises the Head of Environment, Housing and Leisure in consultation with the Cabinet Member for Housing, Head of Resources and Head of Law and Governance to undertake all necessary work to bring forward the development of the sites as identified in section 1.5.5.

(2) In relation to the Affordable Homes Programme:

- (a) notes the progress made in 2019/20 and the delivery plan for 2020/21 and;
- (b) increases the delivery target within the programme from 3,000 to 4,000 by 2032 in line with the Authority's Local Plan.

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 the 10 December 2020.

1.4 Council Plan and Policy Framework

This report relates to the following priorities in the Our North Tyneside Plan: Our Places will:

- Be great places to live by focusing on what is important to local, such as by tackling the derelict properties that are blighting some of our neighbourhoods.
- Offer a good choice of quality housing appropriate to need, including affordable homes that will be available to buy or rent.

1.5 Information:

1.5.1 Background

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

The need for more affordable housing is clear. The Strategic Housing Market Assessment (SHMA) 2014 provides a robust evidence base on the level of housing need within the Borough, including the need for affordable housing. In addition, the Affordable Housing Needs Assessment tool brings together a range of information (e.g. SHMA, Census data, Market Position Statement, demand from our housing register) and is used to assess the type and size of affordable housing needed in different parts of the Borough.

In the 10 years to 2013, a total of 789 new affordable homes were delivered within the Borough. At its meeting on the 14 October 2013, Cabinet agreed an ambitious programme to increase the pace and scale of the affordable homes' delivery within North Tyneside through the delivery of 3,000 affordable homes over the next 10 years.

By the end of 2020/21, over 1,650 new affordable homes will have been delivered through the Affordable Homes Programme, doubling the total number delivered in the previous 10 years.

The new homes have been directly delivered by the Authority and by our partners through the Authority's strategic and enabling housing role. This includes working with Homes England, Registered Providers (RPs) and developers to meet a range of housing needs, including the needs of vulnerable groups. The Authority is also bringing empty properties back into use as affordable housing.

North Tyneside Trading Company (Development) Ltd has continued to invest in affordable housing using "Section 106" funding the Authority has available. The Company has carried out a purchasing strategy since 2018, purchasing homes in-line with housing need to let at an affordable rental from the open market. This strategy has been successful with the Company now owning 53 affordable homes with plans for securing further homes during 2020/21.

1.5.2 Progress on Affordable Housing Delivery in 2019/20

Overview

Further progress was made in 2019/20 with 180 new affordable homes being delivered in North Tyneside across the following workstreams

(a) HRA Housing Delivery

The Authority, through the Housing Revenue Account, built 22 new build homes in 2019/20. Details of the work this year include:

Bonchester Court (Battle Hill Ward) - 13 new affordable homes were delivered on the site of the former sheltered scheme, comprising 5 two bed bungalows and 8 one bed flats provided as supported living accommodation for adults who have a learning or physical disability.

Beadnell Court (Battle Hill Ward) – 9 new affordable homes were delivered on the site of the former Beadnell Court sheltered scheme. The scheme comprises 3, two bed bungalows and 6, one bed flats. The homes are utilised as supported living accommodation for young adults leaving care services in preparation for independent living.

(b) Bringing back Empty Properties into use as affordable housing

In-line with the Authority's Housing Strategy, the Authority continues to work with homeowners, private landlords, landlord groups and our communities to focus on bringing empty homes back into use, where possible as affordable homes.

In 2019/20, 8 long-term empty properties were returned to use as affordable housing homes. Four by the Authority and four in partnership with a local charity. The Authority has a grant funding contract with Homes England to support the delivery of additional affordable homes from April 2019.

(c) Working with Registered Providers (RPs)

The Authority continues to work closely with RPs to identify opportunities to meet housing need in the Borough.

Home Group delivered 13 new affordable homes at Charlton Court, Monkseaton within the financial year 2019/20. The scheme now known as Cedartree Court has been built to better integrate housing, health and social care in order to support vulnerable people in the region to live independently. It includes 13 apartments and shared outdoor space, as well as a communal lounge area.

(d) Planning Obligations

Delivering affordable housing through planning obligations is central to meeting the need for affordable housing in the Borough. Through contributions secured pursuant to Section 106 of the Town and Country Planning Act 1991, the Authority successfully aims to secure 25% affordable housing on relevant sites (developments with 11 or more units). In 2019/20 a total of 114 new homes have been delivered across North Tyneside by developers through this route.

(e) North Tyneside Trading Company (Development) Limited

In 2017/18, the North Tyneside Trading Company (Development) Limited, trading as Aurora Affordable Homes, adopted a purchasing strategy to support the Authorities ambition to increase the pace of delivering affordable homes. In 2019/20, the Company successfully acquired 13 new homes from the open market to be let at an intermediate affordable rent

In January 2021 Aurora Affordable Homes owns 59 homes which are spread across the Borough and purchased in line with the Affordable Housing Needs Assessment toolkit to ensure that they are providing homes in areas of high demand.

(f) Specialist Housing

Aspire Healthcare delivered a new 10-unit independent supported living scheme in Whitley Bay.

1.5.3 Delivery Plans for 2020/21

Overview

The unprecedented impact of the global pandemic has significantly reduced the delivery of affordable homes in 2020/21. The programme now expects to have delivered 90 new homes in North Tyneside which is a considerably less than planned due to the unprecedented circumstances of Covid-19 resulting in delays to delivery on some sites, a breakdown of these is provided in Appendix 2.

(a) Housing Revenue Account Housing Delivery

The Housing Revenue Account (the HRA) Housing Growth Delivery Programme will deliver 12 new homes in 2020/21. The new schemes being brought forward are:

Edwin Grove – A disused respite unit has been demolished and works are ongoing with on-site with social distancing working procedures in place. 3 general needs homes are expected to be completed by the end of January 2021.

Bawtry Court – 9 new homes are currently being constructed on the site of the former Bawtry Court. Works are expected to be completed by March 2021.

The Cedars - Work has begun on the site of the former Cedars Care Homes in the Collingwood Ward. This scheme will see 12 new affordable homes completed in June 2021.

Charlotte Street – The Authority purchased several homes in Charlotte Street in Wallsend in 2020 as the properties were long-term empty homes that were causing blight and problems with anti-social behaviour. Work will begin in January 2021 to convert the properties into 7 new affordable homes with the aim of regenerating the street.

(b) Working with Registered Providers (RPs)

The Authority continues to work in partnership with Registered Providers to provide affordable homes. The delays associated with the covid lockdown hampered delivery this year and therefore no affordable homes were delivered by RPs in North Tyneside. With delivery of new homes planned for future years.

(c) Bringing back empty properties into use as affordable housing

The Authority will continue to focus on tackling empty homes and where possible bringing them back into use as affordable dwellings. Several approaches to tackling empty homes will be considered including providing advice and assistance to homeowners and continuing to work in partnership with the National Landlord Association.

The Authority will continue to use the Repair and Manage programme to refurbish long-term empty homes and take ownership of them until all costs have been repaid. This approach will deliver at least 6 affordable homes in 2020/21.

(d) Planning Obligations

The number of affordable homes delivered through planning obligations has fallen from 197 in 2018/19 to an expected 50 in 2020/21. This is due to delays caused by the Covid19 lockdown and the planning permissions for the large sites at Murton Gap and Killingworth Moor not yet submitted.

Additional affordable homes will continue to be secured through Section 106 requirements in the future as further planning applications are submitted by developers.

(e) North Tyneside Trading Company (Development) Limited

It is anticipated that the Company will acquire 22 homes in 2020/21. Several opportunities will be explored by the Company to continue to support the Authority's Affordable Homes Programme and it is anticipated that the Company will increase their asset base to around 100 homes by the end of 2021/22. Rental income will continue to be received from the properties owned by the Company and reinvested back into the stock or used to further increase the number of affordable homes.

1.5.4 Challenges to Delivery

Private Housebuilders

The Authority successfully directly delivers homes and works in a strategic capacity to bring forward homes through partners including Registered Providers. The largest volume of homes within the programme are delivered by private developers who are subject to ever changing market conditions. The decision on when to bring forward large site is not within the Authority's direct control and initial assumptions of when the strategic sites at the Murton Gap and Killingworth Moor have had to be reprofiled with the planning application not coming forward as quickly as expected. Therefore, aligning the AHP to the Local Plan will allow for greater certainty of delivery numbers by developers.

Impact of Covid19

The unprecedented global pandemic led to construction work halting across the country due to the national lockdown. This has caused delays to delivery due to ongoing social distancing requirements on construction sites and problems throughout the supply chain.

Whilst the construction sector has shown considerable resilience to the situation and the housing market has rebounded due to pent up demand, it is likely that the economic volatility, high unemployment and continued uncertainty will make it difficult to accurately predict delivery in the short-term.

Whilst the industry remains cautiously optimistic regarding the recovery of the sector, the alignment of the AHP with the Local Plan will provide greater flexibility to ensure greater numbers of affordable homes can be delivered as defined within the Local Plan.

Government Policy

National housing policy changes frequently and can affect the delivery of affordable homes. During the first 6-years of the programme, the availability of grant funding for affordable homes has fluctuated making it harder for Registered Providers to accelerate build programmes.

The current White Paper '*Planning for the Future*' identifies several major changes to the planning system including the replacement of S106. It is not yet clear what effect this would have to the delivery of affordable homes in the future and further analysis will be required should the law change.

1.5.5 Supporting the Ambition for the Borough through Housing Growth – A Ten-Year Delivery Plan for the Housing Revenue Account

To increase affordable housing delivery, a new ten-year delivery programme has been identified and is attached as Appendix 4. The 10-year plan will aim to invest circa £50.000m and deliver around 350 new affordable homes by 2031. Specifically, the plan will aim to build at least 300 new council homes and bring back at least 50 empty properties into use as affordable homes.

With work underway or approval in place on five schemes (Bawtry Court, Edwin Grove, The Cedars, Charlotte Street and Wellfield Avenue), this report seeks the approval in principle of development on a further 8 sites identified in table 1.5.5a. All the sites will require feasibility studies on them to assess their suitability for development. This will include consultation with ward members and residents to inform any plans for the site.

Subject to Cabinet approval, feasibility studies will be conducted on all potential new site and would require planning to be approved. Early consultation with ward members has

been undertaken but further consultation with members and residents would be taken as part of the feasibility process.

With any type of construction work changes maybe required to this plan. It is the intention that subject to the principle of development being agreed by Cabinet that full feasibility studies are conducted. Any changes or revisions to the plan will be shared with the Strategic Property Group and ward members on a regular basis, with further Cabinet approvals being sought where required.

1.5.5a Sites included within the new ten-year HRA plan

Scheme	Scheme Description	Potential No. of affordable homes	Programmed Construction Phase	Budget Estimate (£m)
Former Bawtry Court, Battle Hill Ward	Work is underway to provide a mix of affordable homes on the former Bawtry Care homes site in Battle Hill	9	Work started in February 2020	£1.325m
Edwin Grove, Howdon Ward	Work is underway to provide three new general needs homes on a former children's home in the Howdon ward	3	Work started in May 2020	£0.459m
The Cedars, Collingwood Ward	Work is underway to build 12 new affordable homes on the site of the former care home at the Cedars in Collingwood Ward	12	Work started in June 2020	£1.792
Charlotte Street, Wallsend Ward	The regeneration of Charlotte Street will see several long-term empty homes brought back into use as affordable	11	Work to start in January 2021	£0.750m
Garage Site, Falmouth Road - Collingwood Ward	It is proposed that a small brownfield garage site is used The proposal is to use the HUSK MMC solution to build new bungalows	8-9	May 2021	£1.203m
Benton Lane - Longbenton Ward	Mid-sized site to provide new 2,3, and 4 bed affordable homes	26-34	Feb 2022	£3.900m
Various Garage Sites - Battle Hill	6 small brownfield garage sites across Battle Hill The proposal is to use the HUSK MMC solution to build new bungalows	8-10	Oct 2022	£1.389
Wellfield Avenue Refurbishment, St Mary's Ward	Based on a successful compulsory purchase of a long-term empty care home that was causing blight, these will be converted into general needs homes	2	Oct 2022	£0.214m
Murton West – Collingwood Ward	Council owned land within the wider strategic site at Murton Gap will be used to build a new fully affordable council community. The scheme will include a mixture of bungalows and 2,3 & 4 bed affordable homes	120	Oct 2023	£16.800m
Charlton Court, Monkseaton South	Charlton Court sheltered scheme was not included within the NT Living project. The plan is to demolish and rebuild the scheme to provide a new 40 bed sheltered scheme and 14 new Council owned, affordable apartments. This development would be contained within the footprint of the existing site	54 new homes – (net gain of 13 affordable homes)	Aug 2024	£4.359m
Annitsford Farm, Weetslade Ward	This site has already been approved for development but to date has not been taken forward due to constraints. The plan is to design a new 100% owned Council community that considers the noise issues from the airport that is currently constraining the site	100	Aug 2026	£14.000m

1.5.6 Aligning the Affordable Homes Programme to the Local Plan and Increasing the Delivery Target

Delays by the developers to bring forward planning applications including the strategic sites at Murton Gap and Killingworth East, plus the uncertainty caused by the Covid-19 pandemic continue to pose a challenge to the delivery of the AHP.

Whilst the new ten-year HRA delivery plan will help address this shortfall, it is also recommended that the Authority align the Affordable Homes Programme to the Local Plan deadline of 2032 and increasing the target accordingly. This will provide greater certainty on delivery timescales with several large-scale planning applications due to come forward in the next few years.

With an extended target date and a plan to increase direct building by the Authority, it is appropriate that the current target of 3,000 is increased. It is recommended that a new target of 4,000 is agreed by 2032. This is a challenging target but reflective of the Authorities commitment to delivering high-quality affordable homes across the Borough.

An indicative delivery programme to 2032 is included in Appendix 3.

1.6 **Decision options:**

The following decision options are available for consideration by Cabinet.

In relation to the Affordable Homes Programme:

Option 1

- (a) To receive and note the update on the progress of delivering the Affordable Homes Programme detailed at 1.2(1) of this report; and
- (b) agree the recommendations detailed in paragraph 1.2(1b) and 1.2(2) of this report

Option 2

- (a) To receive and note the update on the progress of delivering the Affordable Homes Programme detailed at 1.2(1) of this report; and
- (c) reject the recommendation detailed in paragraph 1.2(1b) and 1.2(2) of this report

1.7 **Reasons for recommended option:**

Option 1 is recommended for the following reasons:

- It will support progress on delivering the Elected Mayor and Cabinet's commitment to deliver more quality affordable homes

1.8 **Appendices:**

Appendix 1: Detailed Delivery Programme for 2019/20

Appendix 2: Delivery Programme for 2020/21

Appendix 3: Indicative Affordable Homes Delivery Programme 2014-2032

Appendix 4: Supporting the Ambition for the Borough through Housing Growth – A Ten Year Affordable Homes Delivery Plan for North Tyneside Council

1.9 Contact officers:

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

David Foster, Housing property and Construction Manager, tel. (0191 643 7801)

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

1.10 Background information:

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

- (1) [Cabinet Paper May 28 2019 ITEM title: "Delivering the Affordable Homes Programme"](#)
- (2) [Cabinet Paper April 9 2018 ITEM title: "Delivering the Affordable Homes Programme"](#)
- (3) [Cabinet Paper March 13 2017 ITEM title: "Delivering the Affordable Homes Programme"](#)
- (4) [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](#)
- (5) [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](#)
- (6) [Cabinet Paper March 10 2014 ITEM title: "Delivering Affordable Homes - Update"](#)
- (7) [Cabinet Paper October 14 2013 ITEM title: "Delivering Affordable Homes"](#)
- (8) [Cabinet Paper February 10 2014 ITEM Title: Empty Homes "Lease to Let Scheme"](#)
- (9) [Core Strategy Preferred Options 2010](#)
- (10) [Local Plan 2015-2030](#)
- (11) [Planning for the Future – White Paper August 2020](#)

PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING

2.1 Finance and other resources

- HRA

The current Investment Plan budget for 2020/21 for HRA new build schemes of £5.689m is forecast to spend £3.710m as per the September 2020 Capital Monitoring report. The balance of £1.978m will be reprogrammed into 2021/22.

The future delivery programme for the HRA budget through the Business Plan is set out for the next 10 years in this report. The HRA Business Plan is refreshed annually, and the refresh for the 2021/51 plan will ensure that the resources necessary to match the ambition within this report are identified and provided for.

- Housing General Fund – bringing empty properties back into use

The budget for empty properties work was realigned to improve outcomes in the private sector. This has allowed the continuation of a programme bringing empty properties from the private sector back into use as affordable homes. This will deliver at least a further 15 units between 2020 and 2023.

- North Tyneside Trading Company (Development) Limited

The affordable homes work undertaken by the subsidiary of the Authority's trading company is currently funded through the Section 106 Town and Country Planning Act 1990 commuted sums available for affordable housing and rental income received from properties.

2.2 Legal

As this report is to note the update of the Affordable Homes programme there are no legal implications arising. Any future disposals will be dealt with by a separate report and in accordance with the Authority's Financial Regulations and Standing Orders relating to Contracts.

2.3 Consultation/community engagement

2.3.1 Internal Consultation

The Our North Tyneside Plan was agreed by Cabinet in February 2018.

The preparation of the Local Plan was supported by multiple stages of engagement internally with senior officers and members. The overall progress of the Local Plan to adoption was overseen by a Local Plan Steering Group comprised of senior officers, the Deputy Mayor, Cabinet Member for Housing and Transport and the Cabinet Member for Finance. The Local Plan was recommended for adoption by Cabinet and agreed at Full Council in July 2017 with the Masterplans for the strategic sites adopted by Cabinet in December 2017.

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 and Environment, Economic Development and Finance and Resources, Chief

Executive, and Heads of Environment, Housing and Leisure, Commissioning and Investment, Finance and Commercial Services and Business and Economic Development. They receive a monthly update on the Affordable Homes Programme and make recommendations for key decisions.

In addition our Investment Programme Board comprised of the Deputy Mayor, Cabinet Member for Finance and Resources, Deputy Chief Executive, and Heads of Environment, Housing and Leisure, Commissioning and Investment, Finance and Commercial Services and Business and Economic Development receives update reports on the delivery of our Affordable Homes Programme. The Authority's Housing Strategy was agreed in January 2017.

Early consultation on the sites identified in section 1.5.5 has been held with Members for wards where potential sites have been identified. Subject to approval more detailed consultation will be held as part of the feasibility process to assess the potential of the sites for delivery.

2.3.2 External Consultation/Engagement

RPs undertake consultation with existing residents on their future proposals for these sites prior to submission for planning approval and an officer from the Housing Strategy Team attends. There are also detailed planning requirements in terms of the consultation to be undertaken as part of the formal planning approval process.

Pre-planning consultations are held with Ward Members, residents and businesses for all HRA development sites. Our tenants are kept up to date with progress of our new build and conversion projects through our Repairs and Investment Service Development Group that are held on a monthly basis. In addition, there are regular press releases to ensure the local communities are kept up to date with progress and the key milestones on our 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

An increase in mixed tenure homes would help to meet local need as set out in the Strategic Housing Market Assessment and would increase the overall affordable housing supply, including helping to reduce some of the potential pressure for 1-2 bedroom properties.

The Affordable Homes Delivery Programme also includes some purpose-built housing for specific client groups which will help to promote equality for groups with specific characteristics.

2.6 Risk management

There are multiple risk registers associated with all Council 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 followed.

2.8 Environment and sustainability

Environment and sustainability issues will be considered as part of the normal planning process on any sites brought forward for development by either the Authority, RP or a private developer.

The Authority's goal is to create buildings with minimal environmental impact and will continue to explore a range of appropriate renewable energy sources on current and future developments of suitable size and scale to make them affordable.

In line with the Authority's Design Standards, we will continue to exceed the changing Building Regulation standards and other national standards as these are being used as the mechanism to ensure the Authority delivers greener homes.

PART 3 - SIGN OFF

- Chief Executive X
- Head(s) of Service X
- Mayor/Cabinet Member(s) X
- Chief Finance Officer X
- Monitoring Officer X
- Head of Corporate Strategy and Customer Service X

Appendix 1

Delivery Programme 2019/20

DEVELOPMENT	DELIVERY METHOD	HOMES
Scaffold Hill	Vol. Builders	28
Field North Of 45 Sunholme Drive	Vol. Builders	44
Land to west of Station Rd, Backworth	Vol. Builders	5
Land south of 81 Killingworth Avenue	Vol. Builders	37
Bonchester Court	HRA	13
Beadnell Court	HRA	9
Charlton Court	RP	13
Tiberius Way	NTTC	1
Northumbrian Way	NTTC	2
Oakham Gardens	NTTC	1
Amberley Chase	NTTC	2
Plantation Street	NTTC	1
Warrington Grove	NTTC	1
Ribblesdale	NTTC	2
North Road	NTTC	1
Greenhills	NTTC	1
Wimslow Close	NTTC	1
Park Road	Empty Homes	2
Spencer Street	Empty Homes	2
Station Road	Empty Homes	1
Albert Avenue	Empty Homes	1
Richardson Street	Empty Homes	1
North View	Empty Homes	1
Care home conversion	Specialist Housing	10
Total (homes delivered by 31 March 2020)		180

Appendix 2

Delivery Programme 2020/21

DEVELOPMENT	DELIVERY METHOD	Ward	HOMES
Scaffold Hill	Vol. Builders	Killingworth	11
Field North Of 45 Sunholme Drive	Vol. Builders	Northumberland	16
Land to west of Station Rd, backworth	Vol. Builders	Valley	3
Former Grange Interiors	Vol. Builders	Tynemouth	8
Land East of Salters Lane	Vol. Builders	Weetsade	12
Edwin Grove	HRA	Howdon	3
Bawtry Court	HRA	Battle Hill	9
TBA	Empty Homes	Various	6
TBA	NTTC	Various	22
Total (homes due for completion by 31 March 2021)			90

Appendix 3 – Indicative Affordable Homes Delivery Programme 2014-2032

Projected delivery of affordable homes to 2032

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	23	22	59	17	17	30	33	36	18	18	14	841
Registered / Care Providers	87	18	52	112	10	23	0	11	115	118	19	10*	10*	10*	10*	10*	10*	10*	635
Private Developers	55	41	77	146	197	114	50	108	150	175	175	175	150	140	140	140	140	139	2312
Aurora Homes	0	0	13	9	13	13	22	30	0	0	0	0	0	0	0	0	0	0	100
Empty Homes	13	8	4	1	4	8	6	8	6	6	6	6	6	6	6	6	6	6	112
Total	265	238	347	280	250	180	90	180	312	388	253	235	212	190	193	175	174	170	4000
Cumulative Total	265	503	850	1130	1380	1560	1650	1830	2123	2481	2698	2906	3102	3291	3483	3657	3831	4000	4000

* This figure is an estimate based on past delivery of RP's sourcing their own land. The figure will be amended if, and when, firm sites come forward.