

# North Tyneside Council

## Report to Cabinet

### Date: 21 February 2022

#### Title: Delivering 5,000 Affordable Homes and Reducing Derelict Properties in North Tyneside

Portfolio(s):    Housing		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:

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 across the borough. This is a new, ambitious target that increases 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, this report recommends that the target of 5,000 homes be delivered in two phases.

Phase one will see the delivery of a further 2,000 affordable homes bringing the total to 4,000 by 2032. This will include the delivery of the ten-year HRA plan that will deliver around 350 new Council homes and utilise new technology to reduce carbon emissions and support the Authority's response to the climate emergency in North Tyneside.

Phase two of the plan will consist 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
- Further increasing the delivery of affordable homes through the North Tyneside Trading Company Limited

## 1.2 Recommendation(s):

It is recommended that Cabinet:

- (1) In relation to the delivery of 5,000 affordable homes and the reduction of derelict properties:
  - (a) Note the progress of phase one delivering in 2021/22 and the planned delivery for 2022/2023 identified in section 1.5.2 to deliver 4,000 affordable homes by 2032
  - (b) Request the North Tyneside Trading Company Limited and its subsidiaries, developers, Registered Providers and Care Providers to consider options to support the Authority's priorities within the Our North Tyneside Council Plan and increase their delivery of affordable homes and support the reduction of derelict properties
  - (c) Authorises the Director of Environment, Housing and Leisure in consultation with the Cabinet Member for Housing, Director of Resources and Director of Law and Governance to undertake all necessary steps relating to phase two of the Affordable Homes Plan and to bring forward the emerging plans identified in section 1.5.3 to deliver the additional 1,000 homes required to achieve the target of 5,000 affordable homes
  - (d) Agree to receive an annual report on progress

## 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 20 January 2022.

## 1.4 Council Plan and Policy Framework

This report relates to the following themes and priorities in the Our North Tyneside Plan 2021-2025:

### **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 (AHP) was approved by Cabinet on the 14 May 2013 and by the end of 2021/22 will have delivered over 1,900 new affordable homes across North Tyneside. In January 2021, the Mayor and Cabinet set out their policy intentions by increasing the AHP target to 4,000 affordable homes by 2032. This included a new ten-year Authority delivery plan called *'Supporting the Ambition for the Borough through Housing Growth'* that will see the Authority invest circa £50m and directly deliver an additional 350 new homes. The 'Our North Tyneside Plan' approved by full Council in November 2021, included within it as a priority the delivery by the Authority of "5,000 affordable homes" and a plan to "reduce the number of derelict properties".

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 the Authority's housing register) and is used to assess the type and size of affordable housing needed across the Borough.

The current AHP has been a success, and by end of 2021/22 will have delivered over 1,900 new affordable homes in eight years which constitutes a 135% improvement on the ten years prior to the programme starting.

The Authority has an outstanding track record of building high-quality homes with all homes built above the current Decent Homes Standard and Building Regulations, utilising a fabric first approach. Alongside new build development, the Authority also prioritises bringing back long-term empty homes into use as affordable homes. This approach, coupled with the Authority working with private landlords, has been a significant success, with the number of long-term empty properties reducing from 1,326 in January 2019 to 912 in September 2021.

Acting in a strategic enabling role, the Authority has successfully worked with a wide range of partners including Homes England, Registered Providers (RPs) and developers to meet a range of housing needs, including the needs of vulnerable groups.

North Tyneside Trading Company (Development) Ltd has continued to invest in affordable housing using "Section 106" funding the Authority has available. The Company has used a purchasing strategy since 2018, to buy homes in-line with housing need to let at an affordable rent from the open market. This strategy has been successful with the Company now owning 73 affordable homes with firm plans to bring its asset base up to 100 homes in 2022.

The Authority declared a climate emergency in July 2019 and the AHP plays an important role in responding to the challenge of reducing carbon emissions. This has included trailing innovative products including solar technology and high levels of insulation. Going forwards, the Authority has committed to ensuring that all new homes built directly by the Authority will utilise a fabric first approach ensuring that all homes are highly insulated and provide high levels of air tightness. This will support occupants of those homes by providing a high thermal performance and reduce energy consumption. The Authority will also go further on new build homes by no longer using fossil fuel to heat homes and other innovative technology to reduce carbon emissions.

### 1.5.2 Delivering 5,000 homes and reducing the number of Derelict Properties – Phase One

Phase one of the AHP will see 4,000 affordable homes delivered by 2032 and an indicative programme for delivery is provided in Appendix 3. This phase will be delivered across several workstreams including directly delivered homes by the Authority, tackling derelict properties, and working in partnership with the North Tyneside Development Company and Registered Providers.

The Authority acting in a strategic enabling role will continue to seek a high-level of affordable homes through Section 106 contributions from Private Developers. The following information details the progress made in 2021/22 and provides details of the plans for 2022/23. Projected targets for future years are included in Appendix 4.

### 1.5.3 Phase One – Work completed in 2021/22

#### (a) HRA Housing Delivery

A Ten-Year Delivery Plan for the Housing Revenue Account was approved in January 2021 that 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, built 12 new homes and converted 11 empty homes into 7 affordable homes in 2021/22. Details of the work this year include:

The Cedars (Collingwood Ward) - 12 new affordable homes were delivered on the site of the former resource centre, comprising 8 two bed and 4 three bed houses.

Charlotte Street (Wallsend Ward) – 11 problematic empty homes were renovated and converted to 7 affordable homes. The scheme comprises 4, three bed houses and 3, two bed flats.

The Authority successfully bid for grant funding from Homes England's Rough Sleepers Accommodation Programme (RSAP) to purchase 5 market homes and convert them to affordable homes. These homes have been purchased and support put in place for meeting the tenants' needs.

#### (b) 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 between at least 60 derelict homes targeted with further plans being developed to increase this number significantly. In-line with the Authority's Housing Strategy, the Authority continues to work with homeowners, private landlords, landlord groups and communities to focus on bringing derelict properties and empty homes back into use, where possible as affordable homes.

In 2021/22, 8 long-term empty properties were returned to use as affordable housing homes by the Local Authority.

(c) Working with Registered Providers (RPs) and Care Providers

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

Riverside Housing completed 50 affordable homes on the site of West Chirton industrial estate, North Shields. The homes are a mix of affordable rent and intermediate affordable housing.

Bernicia delivered 11 new affordable homes at East View Terrace, Dudley. The development comprises of 8, two bed and 3, three bed houses for affordable rent.

Age UK have completed the development of a 40-unit extra care scheme at Backworth Park. The scheme comprises 28 one bed apartments and 2 bed bungalows for older persons with dementia.

Galliford Try have completed the construction of a 64-bed extra care scheme on the behalf of Housing 21. The scheme comprises 45, one bed and 19, two bed apartments off Stanton Road, Cullercoats.

(d) Planning Obligations

The largest volume of homes within the first phase of the programme will be 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 will be heavily reliant on the strategic sites at the Murton Gap and Killingworth Moor coming forward. It is expected that the developers will deliver circa 1,500 homes in phase 1 of the AHP.

In 2021/22 a total of 54 new homes have been delivered across North Tyneside by developers through this route.

(e) 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 in 2022/2023 as part of the first phase of the AHP.

In 2021/22, the Company successfully acquired 15 new homes from the open market to be let at an intermediate affordable rent. By the end of the year the Company aims to own 72 homes which are spread across the Borough in areas of high demand for homes.

#### 1.5.4 Phase One – Work Planned for 2022/23

275 affordable homes are expected to be delivered in 2022/23. A breakdown of these is provided in Appendix 3.

##### (a) Housing Revenue Account Housing Delivery

The Authority through its HRA will deliver 21 new homes in 2022/23. The new schemes being brought forward are:

Husk / Falmouth Road garages – 9 modular bungalows will be delivered on the site of Authority garages at Falmouth Road.

Husk / Battle Hill garages – 10 modular bungalows will be delivered at the site of garages in Battle Hill.

25-26 Wellington Avenue, Wellfield – The former children's home will be refurbished and converted into 2, three bed semi-detached affordable homes.

Conversion of underutilised Recreation Rooms – up to seven recreation rooms will be converted into affordable homes following consultation with local Ward Members. These properties have very low levels of community use and the conversion to new homes will go towards meeting housing needs across the borough, support the Authority's affordable home ambitions, reduce compliance and cleaning costs, and provide rental Council Tax income.

##### (b) Working with Registered Providers (RPs) and Care Providers

The Authority continues to work in partnership with Registered Providers who are expected to provide 99 affordable homes in 2022/23. These include:

West Chirton Industrial Estate South phase 2 – 50 new homes are expected to be completed at Riverside's development of Norham Road North Shields.

Castle Square – Bernicia will complete 32 new affordable homes at the former HRA site at Castle Square.

Action Building Maintenance, Oswin Road – Mersten Limited are expected to complete 16 affordable homes for vulnerable clients with mental health issues.

##### (f) Tackling Derelict Properties

It is proposed that a new system is developed to allow Ward Members to report in properties that are causing blight in their area for further investigation. This will allow officers to track and monitor problematic properties and intervene where possible.

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 2022/23.

##### (c) Planning Obligations

The number of affordable homes delivered through planning obligations is expected to be 122 affordable homes delivered in 2022/23

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

(d) Aurora Affordable Homes

The North Tyneside Trading Company Limited through its subsidiary Aurora Affordable Homes will deliver 23 affordable homes in 2022/23 to bring the total number of owned to 100. Subject to approval by Cabinet, a formal request will be made to ask the Company to consider increasing its delivery targets.

1.5.5 Delivering 5,000 homes and reducing the number of Derelict Properties – Phase Two

Phase two of the AHP will focus on delivering as quickly as possible the remaining 1,000 homes that are currently not within the plan. The successful achievement of phase two, will require innovation and exploration of new ways of delivering homes. The Authority will also be required to work with a wide range of partners and assess a range of potential funding opportunities to support this.

The Authority will consider options to increase the direct delivery of affordable homes and continue to work in a strategic capacity to ensure that new opportunities from developers are considered.

Windfall sites are identified within the Strategic Housing Land Availability Assessment that may realise an additional 1,356 homes that are not currently within the Local Plan. These sites have been assessed as having the potential to be developed for residential use but may not have come forward to due viability or planning issues. Whilst it is not possible to accurately predict the level of windfall opportunities that come forward, it is possible to look at historic returns. Since 2016, a total of 436 windfall homes have been delivered at an average of 73 per year. Many these were on small sites that did not attract a Section 106 contribution. Of the larger sites where Section 106 was required a total of 220 homes were brought forward and it is reasonable to expect a similar number will continue to be delivered that will directly contribute to the 1,000-home target in phase 2.

Direct Delivery by the Authority

The HRA ten-year delivery plan in phase one of the AHP makes use of currently developable land assets held by the Authority. Therefore, to increase delivery in this area, there will be a requirement to identify new sites or buildings suitable for conversion that can be brought forward. This may require additional resources to purchase or build new schemes and potentially new delivery models and partnerships.

It will also be an opportunity to look at Brownfield sites within the borough that maybe suitable to bring forward potentially in conjunction with new delivery models including lease back models or other innovative solutions to funding new affordable homes.

North Tyneside Trading Company (NTTC)

NTTC is responding to the new policy agenda of the Authority and has produced a new 4-year Business Plan for the consideration of Cabinet that will include an ambition to further increase their stock past 100 affordable homes in the next 4 years and to reinvest all surpluses into the delivery of new affordable homes and tackling derelict properties.

## **1.6 Decision options:**

The following decision options are available for consideration by Cabinet.

In relation to the delivery of 5,000 homes and reducing the number of derelict properties:

### Option 1

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

### Option 2

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

## **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: Detailed Delivery Programme for 2021/22

Appendix 2: Ten-year HRA delivery Programme

Appendix 3: Forecast Delivery Programme for 2022/23

Appendix 4: Indicative Affordable Homes Delivery Programme 2014-2032

## **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) [Supporting the Ambition for North Tyneside Through Housing Growth  
https://democracy.northtyneside.gov.uk/documents/s4966/Supporting%20the%20Ambition%20for%20North%20Tyneside%20through%20Housing%20Growth.pdf](https://democracy.northtyneside.gov.uk/documents/s4966/Supporting%20the%20Ambition%20for%20North%20Tyneside%20through%20Housing%20Growth.pdf)
- (2) [Cabinet Paper May 28 2019 ITEM title: “Delivering the Affordable Homes Programme”](#)
- (3) [Cabinet Paper April 9 2018 ITEM title: “Delivering the Affordable Homes Programme”](#)
- (4) [Cabinet Paper March 13 2017 ITEM title: “Delivering the Affordable Homes Programme”](#)
- (5) [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](#)
- (6) [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](#)
- (7) [Cabinet Paper March 10 2014 ITEM title: “Delivering Affordable Homes - Update”](#)
- (8) [Cabinet Paper October 14 2013 ITEM title: “Delivering Affordable Homes”](#)
- (9) [Cabinet Paper February 10 2014 ITEM Title: Empty Homes “Lease to Let Scheme”](#)
- (10) [Core Strategy Preferred Options 2010](#)
- (11) [Local Plan 2015-2030](#)
- (12) [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 2022/23 for HRA new build schemes totals £4.580m, with re-programming of £0.650m from 2021/22. The ambitious delivery programme for the HRA budget through the Business Plan will total over £53.176m over the next 10 years. The HRA Business Plan is refreshed annually, and the refresh for the 2022/52 plan has sought to ensure that the resources necessary to match the Mayor and Cabinet’s 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 2022 and 2025.

- 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. To date the Company has spent or committed £8.662m to purchase 72 homes and forecasts to invest a further £3.500m in 2022-23.

## **2.2 Legal**

There will need to be consideration of procurement legislation and subsidy control rules in relation to each project and manner in which it is to be undertaken to ensure compliance with the 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 and Standing Orders. Any future disposal or acquisition of land/property will also be dealt with in a separate report to Cabinet at the appropriate time.

## **2.3 Consultation/community engagement**

### **2.3.1 Internal Consultation**

The Our North Tyneside Plan was agreed by Cabinet on 23 September 2021.

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, Environment and Finance and Resources, Directors of Environment, Housing and Leisure, Commissioning and Investment, Resources, and Regeneration and Economic Development. They receive a monthly update 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 Environment, Housing and Leisure, 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**

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. 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**

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 and 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 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 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 declared a climate emergency in July 2019 and it important that the AHP supports the response to tackling this. The Authority will commit to delivering new homes that will utilise a fabric first approach ensuring that all homes are highly 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.

### **PART 3 - SIGN OFF**

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

## Appendix 1

### Phase One Delivery Programme - 2021/22

DEVELOPMENT	DELIVERY METHOD	HOMES
Scaffold Hill	Private Developers	20
Former Grange Interiors	Private Developers	8
Field North Of 45 Sunholme Drive	Private Developers	14
Land East of Salters Lane	Private Developers	12
The Cedars	Council Housing	12
Charlotte Street regen	Council Housing	7
Various locations	RSAP Council Housing	5
Land North Of, East View Terrace, Dudley	Registered / Care Providers	11
West Chirton Industrial Estate South phase 2	Registered / Care Providers	50
Land North West Of, Brierdene Way, Backworth	Registered / Care Providers	40
Land Adjacent To 43 Stanton Road, Cullercoats	Registered / Care Providers	64
Various locations	Empty Homes	8
Various locations	Aurora Affordable Homes	15
<b>Total (homes delivered by 31 March 2022)</b>		<b>266</b>

## Appendix 2

### Ten Year HRA Delivery Programme

Scheme	Scheme Description	Potential No. of affordable homes	Programmed Construction Phase (Start dates)	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	Complete 2021/22	-
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	Complete 2021/22	-
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	Complete 2021/22	-
Charlotte Street, Wallsend Ward	The regeneration of Charlotte Street will see several long-term empty homes brought back into use as affordable	11	Complete 2021/22	-
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	9	Jan 2022	£1.344m
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	10	2022/23	£1.493m
Conversion of Recreation Rooms	Conversion of underutilised Recreation Rooms into affordable homes following consultation with local Ward Members.	7	2022/23	£0.400m
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	2022/23	£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	2023/24	£16.800m
Benton Lane - Benton Ward	Mid-sized site to provide new 2,3, and 4 bed affordable homes	30	2024/25	£3.900m
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)	2024/25	£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	2026/27	£14.000m

### Appendix 3

#### Phase One Delivery Programme - 2022/23

DEVELOPMENT	DELIVERY METHOD	HOMES
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	41
Field North Of 45 Sunholme Drive	Private Developers	9
Tynemouth Jubilee Infirmary	Private Developers	4
Land East Of, 9 Laurel End, Forest Hall	Private Developers	6
West Chirton Industrial Estate South phase 1	Private Developers	8
Howdon Green, Willington Quay	Private Developers	5
Unicorn House	Private Developers	7
25-26 Wellington Avenue, Wellfield	Council Housing	2
Husk / Falmouth Road garages	Council Housing	9
Husk / Battle Hill garages	Council Housing	10
West Chirton Industrial Estate South phase 2	Registered / Care Providers	50
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	23
<b>Total (homes due for completion by 31 March 2023)</b>		<b>275</b>

## Appendix 4 – 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	28	59	17	17	30	33	36	18	18	14	848
Registered / Care Providers	87	18	52	112	10	23	0	165	99	30	0	10	10	10	10	10	10	10	666
Private Developers	55	41	77	146	197	114	58	54	119	143	155	155	130	130	150	150	150	150	2174
Aurora Homes	0	0	13	9	13	13	14	15	23	20	20	20	20	20	0	0	0	0	200
Empty Homes	13	8	4	1	4	8	6	8	6	6	6	6	6	6	6	6	6	6	112
<b>Total</b>	265	238	347	280	250	180	90	266	275	258	198	208	196	199	202	184	184	180	4000
<b>Cumulative Total</b>	265	503	850	1130	1380	1560	1650	1916	2191	2449	2647	2855	3051	3250	3452	3636	3820	4000	