

Consultation on the Emerging Housing Strategy & Homelessness Strategy 2022

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Richard Brook, Housing Growth Manager

Nicola Ross, Interim Housing Options Manager



North Tyneside Council

To Cover

1. Background – Making the Links
2. Achievements
3. Profile of our Borough
4. Emerging Themes
5. Questions for the Sub-Committee
6. Timeline and next steps



1. Background – Making the Links



2. Achievements

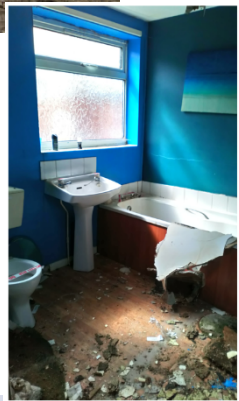
Registered Providers

Aurora Affordable Homes



New Council Homes

Specialist



Rough Sleeper Accommodation

Empty/Derelict Homes



3. Profile of the Borough – Population & Stock

Profile of our Population:

- Population of the borough has increased by 4% since 2011 from 200,800 to 209,000 in 2021
- The number of residents aged over 65 years and over has increased by 21% since 2011 to 42,800
- The working age population (aged 15 to 64 years) has fallen by 1% to 131,000 over the last 10 years



Housing Stock:

| Tenure | 2015 | | 2021 | |
|---------------------|-----------------|-------------|-----------------|-------------|
| | Number of homes | % | Number of homes | % |
| Owner Occupier | 62,800 | 66% | 69,000 | 69% |
| Council Housing | 15,430 | 16% | 14,500 | 15% |
| Private Rented | 12,000 | 12% | 10,000 | 10% |
| Registered Provider | 5,500 | 6% | 6,000 | 6% |
| TOTAL | 95,730 | 100% | 99,500 | 100% |



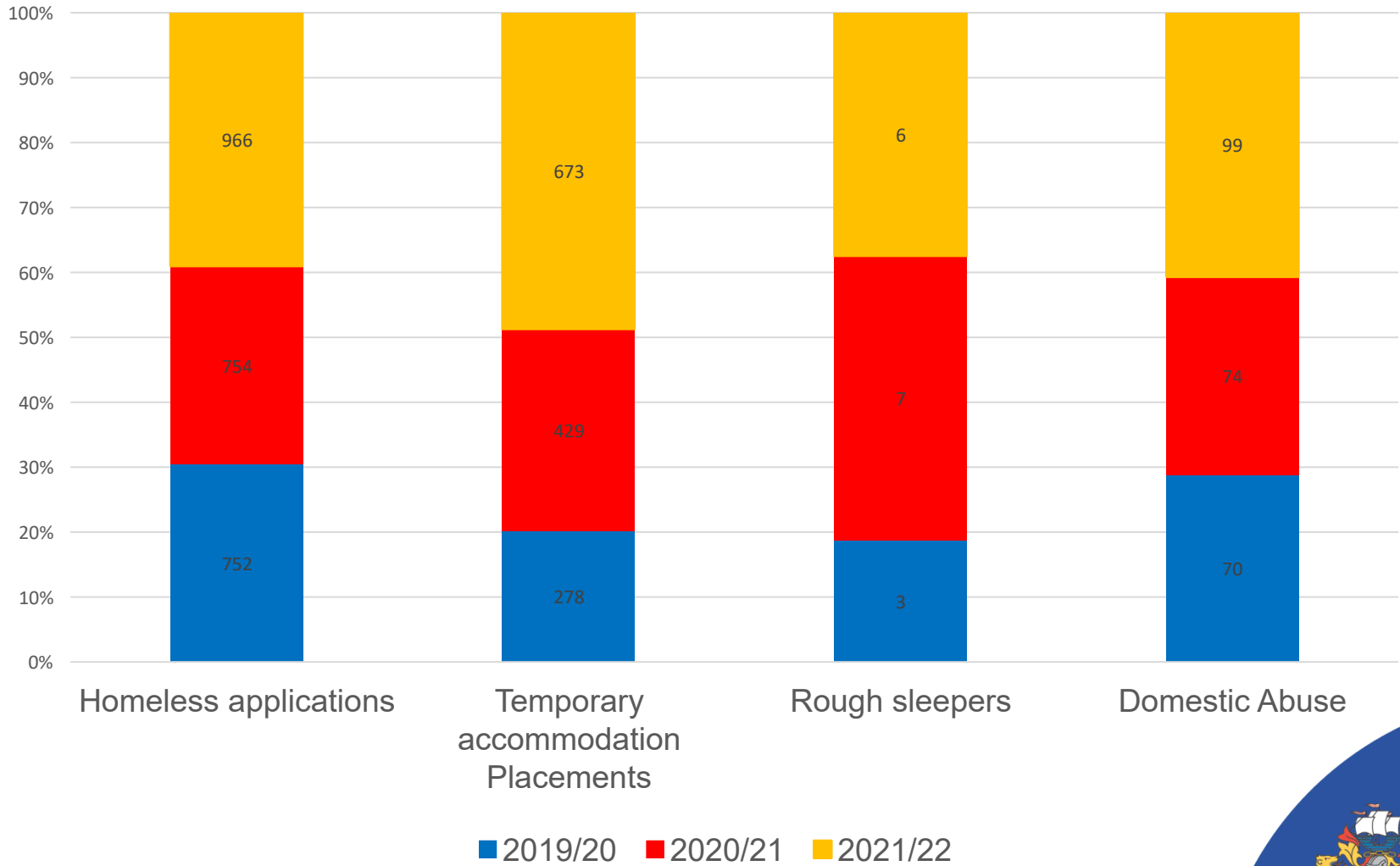
3. Profile of the Borough – Demand

Demand

- High demand for all types of housing in the borough
- Demand for affordable homes is particularly high with over 5,000 households on the Housing Register
- Objectively assessed need is for 799 additional homes each year (828 in 2015)
- Annual imbalance of 477 affordable which justifies need for robust affordable housing policy and delivery (490 in 2015)
- Affordable tenure mix of 70% rented and 30% affordable home ownership (75% rented and 25% affordable home ownership in 2015)
- 2,642 additional units of accommodation for older people by 2039



3. Profile of the Borough – Homelessness



4. Emerging Themes

Our North Tyneside Plan BUILDING A BETTER NORTH TYNESIDE

- A thriving North Tyneside
- A secure North Tyneside
- A caring North Tyneside
- A green North Tyneside

A Housing Strategy for North Tyneside 2023-2028

Our housing strategy will support the council's ambition to **Build a Better North Tyneside** by delivering the following key priorities:

- 5,000 affordable homes
- Support 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

Our themes and actions

Deliver more affordable homes and support regeneration plans

- Deliver 5,000 affordable homes
- An affordability plan to increase low-cost home ownership
- Increase delivery through the North Tyneside Trading Company
- Identify new opportunities and consider pipeline opportunities to accelerate delivery
- Work with our strategic partners to access Brownfield Funding and other grant opportunities to support the delivery of new homes
- Develop housing-led regeneration plans and focus on opportunities in our town centres

Prevent homelessness and improve our specialist housing offer

- Review our night shelter revision in the borough
- Continue to reduce rough sleeping in the borough
- Further work with private sector landlords
- Further work to meet the Domestic Abuse Act
- Increase support for mental health & wellbeing of our residents
- Refresh the market position statement to identify future specialist need

Improve the private rented sector and tackle derelict properties

- Continue to reduce the number of long-term empty homes
- Target derelict homes and commercial properties
- Continue to work with private landlords to drive up quality in the private rented sector
- Develop new, innovative solutions to reduce the number of derelict properties
- Explore options for a new Landlord Accreditation and Licensing Schemes

Lead the way - greener homes to support carbon zero by 2030

- Ensure all new council homes are built to 2025 standards and free from fossil fuel
- Improve energy efficiency of our existing stock
- Promote a fabric first approach and explore retrofit options for council homes
- Maximise grant funding to deliver energy efficiency measures in homes across the borough
- Work with NoTCA and NEPO to develop a framework for low carbon energy installers
- Explore the feasibility of green financing models
- Increase advice and support to tackle fuel poverty

Support our tenants and residents and improving our communities

- Provide support and advice to tackle fuel poverty and the cost-of-living crisis
- Continue to meet the decent homes standard in all council homes
- Ensure our communities are kept clean safe and welcoming
- Continue to target and tackle anti-social behaviour
- Support veterans of our Armed Forces
- Increase support and advice to residents to maintain their independence and remain in their homes
- Respond to the emerging Housing White Paper

4. Emerging Themes – Deliver More Affordable Homes and Support Regeneration

Proposed Actions:

- Deliver 5,000 affordable homes
- An Affordability Plan to increase low-cost home ownership
- Increase delivery through the North Tyneside Trading Company
- Identify new opportunities and consider pipeline opportunities to accelerate delivery
- Work with our strategic partners to access Brownfield Funding and other grant opportunities to support the delivery of new homes
- Develop housing-led regeneration plans and focus on opportunities in our town centres



4. Emerging Themes – Preventing Homelessness and Our Specialist Housing Offer

Proposed Actions:

- Review our night shelter revision in the borough
- Continue to reduce rough sleeping in the borough
- Further work with private sector landlords
- Further work to meet the Domestic Abuse Act
- Increase support for Mental Health & Wellbeing of our residents
- Refresh the Market Position Statement to identify future specialist need



4. Emerging Themes – Improve our Private Rented Sector and tackle Derelict & Empty Properties

Proposed Actions:

- Continue to reduce the number of long-term empty homes
- Target derelict homes and commercial properties
- Continue to work with private landlords to drive up quality in the private rented sector
- Develop new, innovative solutions to reduce the number of derelict properties
- Explore options for a new Landlord Accreditation and Licensing Schemes



4. Emerging Themes – Lead the Way – Greener Homes to Support Carbon Zero by 2030

Proposed Actions:

- Ensure all new Council homes are built to 2025 standards and free from fossil fuel
- Improve energy efficiency of our existing stock
- Promote a fabric first approach and explore retrofit options for Council homes
- Maximise grant funding to deliver energy efficiency measures in homes across the borough
- Work with NoTCA and NEPO to develop a framework for low carbon energy installers
- Explore the feasibility of Green Financing models
- Increase advice and support to tackle fuel poverty



4. Emerging Themes – Supporting our Residents and Improving our Communities

Proposed Actions:

- Provide support and advice to tackle fuel poverty and the cost-of-living crisis
- Continue to meet the Decent Homes Standard in all Council homes
- Ensure our communities are kept clean safe and welcoming
- Continue to target and tackle anti-social behaviour
- Support Veterans of our Armed Forces
- Increase support and advice to residents to maintain their independence and remain in their homes
- Respond to the emerging Housing White Paper



5. Questions for the Sub-Committee

1. Have we identified the right priorities?
2. Are there any specific actions that you would like us to consider including?
3. Who would you like us to engage and consult with?
4. What role would should the Sub-Committee have in monitoring progress?



6. Timeline and Next Steps

| Action | Timescales |
|--|----------------------|
| Complete the review of the Homelessness Prevention Strategy | Sept 2022 – Nov 2022 |
| Consultation on emerging themes | Sept 2022 – Nov 2022 |
| Complete final drafts of the new Housing Strategy and Homelessness Prevention Strategy | Dec 2022 |
| Present final version of the strategies to Housing Sub-Committee ahead of Cabinet approval | TBC |

