

# North Tyneside Council Report to Cabinet Date: 13 February 2017

## ITEM 6(d)

North Tyneside Council's  
Housing Strategy 2016 –  
2021: A Great Place To  
Live

Portfolio(s): Housing and Transport

Cabinet Member(s): Cllr John Harrison

Report from Service Area: Environment, Housing and Leisure

Responsible Officer: Phil Scott, Head of Environment,  
Housing and Leisure

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Wards affected: All

### PART 1

#### 1.1 Executive Summary

This report asks Cabinet to approve the attached Housing Strategy 2016 – 2021, A Great Place to Live. The strategy contains four priority objectives:

1. More and Better Homes
2. Great Places To Live
3. Better Housing, Better Health and Wellbeing
4. Better Housing, More Independence

Along with the associated action plan it sets out how housing will contribute to achieving the Authority's corporate ambitions.

#### 1.2 Recommendation(s)

It is recommended that Cabinet approve the adoption of the proposed North Tyneside Council Housing Strategy 2016-2021: "A Great Place to Live", associated Action Plan and governance arrangements.

#### 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 13<sup>th</sup> June 2016.

#### 1.4 Council Plan and Policy Framework

This report relates to the Our Places priority in the 2016-19 Our North Tyneside Plan, specifically:

- Our Places will be places that people like living in and will attract others to either visit or live
- Our Places will have more quality affordable homes.

This report also relates to the Our People priority in the 2016-19 Our North Tyneside Plan, specifically:

- Our People will be healthy and well – with the information, skills and opportunities to maintain and improve their health, wellbeing and independence
- Our People will be cared for and safeguarded if they become vulnerable.

## **1.5 Information**

### **1.5.1 Background**

Section 3 of the Housing Act 2004 establishes that all Local Housing Authorities have a duty to keep the housing conditions in their area under review with a view to identifying any action that should to be taken within an associated action plan.

The Housing Strategy 2016 – 2021: “A Great Place to Live” seeks to fulfil this duty by replacing the Strategic Housing Partnership Plan, which acted as the previous housing strategy. It seeks to establish the Authority’s vision and ambitions for housing in the Borough over the next 5 years.

An Action Plan has been developed alongside the proposed Housing Strategy to enable the Authority to monitor the delivery of its objectives for housing over the lifetime of the Strategy.

### **1.5.2 Strategic Context**

The Government has sought to deliver its manifesto pledges relating to housing through a raft of new legislation and by making changes to existing housing and planning policy. This includes:

- The Housing and Planning Act 2016
- The Welfare Reform and Work Act 2016
- Amendments to the National Planning Policy Framework
- Announcement of Shared Ownership and Affordable Homes Programme, plus other programmes to stimulate growth in the housing market

As a result the proposed Housing Strategy has been developed at a time of great change. The proposed Housing Strategy seeks to understand how the changes will impact upon housing within the Borough and ensures that the Authority retains the ability to respond to changing Government housing policy.

The Housing Service has ensured that the proposed Housing Strategy has also been informed by the regional agenda. The Authority remains engaged with the other North East Authorities and North East Local Enterprise Partnership as we continue to work towards delivering our collective ambitions to boost the regional economy through job growth, increased investment and improved living standards. The proposed Housing Strategy recognises that housing will play an important role in supporting and delivering the regional agenda.

Through a range of evidence and existing corporate strategies and policies the Authority has established its ambitions for housing in North Tyneside. In addition to providing a vision for local housing until 2021, the proposed Housing Strategy seeks to reiterate these ambitions and provide a ‘blue-print’ and strategic platform for realising them. In addition, the proposed Housing Strategy will contribute to the delivery of important

elements of Our North Tyneside Council Plan and support the Authority's emerging planning policy outlined in the Local Plan.

### 1.5.3 Strategy Development

Development of the proposed Housing Strategy for 2016 – 2021 commenced with a review of existing evidence and emerging housing legislation and policy in June 2015. This review included:

- A review of a robust evidence base gathered in relation to the duty outlined above,
- Identifying the successes of the previous housing strategy and,
- A comprehensive consultation.

Ultimately this process led to the creation of the four distinctive objectives of the proposed Housing Strategy 2016 – 2021: “A Great Place to Live” which reflect the wider ambitions of the Authority. These are:

1. More and Better Homes
2. Great Places To Live
3. Better Housing, Better Health and Wellbeing
4. Better Housing, More Independence

The housing issues relating to each objective are discussed in more detail within the proposed Housing Strategy and the actions the Authority intends to take to address them are outlined in the associated Action Plan.

### 1.5.4 About the proposed Housing Strategy's Strategic Objectives

#### More and Better Homes

'More and Better Homes' establishes the link between the proposed Housing Strategy and the emerging Local Plan to ensure that together they can inform and guide sustainable housing development in the Borough to meet objectively assessed housing need. It also considers the role the Authority can play in improving existing housing stock to contribute to the regeneration of our communities to enable them to both contribute to and benefit from planned economic growth in the Borough. In doing this the proposed Housing Strategy explores the challenges that the Authority faces and identifies the actions required to address them.

#### A Great Place To Live

'Great Places To Live' explores how delivering housing led interventions with partners will contribute to ensuring that North Tyneside remains an attractive, desirable place to live, work and visit. It also explores the need to review the provision of housing services to ensure that they continue to be modern, sustainable and efficient. In particular the proposed Housing Strategy sets out how the Authority will seek to improve its online service offer to ensure that its customers can, wherever possible, help themselves. However, it recognises that there will be occasions where this is not possible and states that services will be tailored to ensure that, in these circumstances, assistance will be given. In all cases services should be right first time.

#### Better Housing, Better Health and Wellbeing

'Better Housing, Better Health and Wellbeing' focuses on how housing will contribute to improving residents' health and wellbeing by strengthening the links between health and housing. This objective also establishes the aspiration to work with partners to efficiently use resources to tackle poor housing environments which can cause or exacerbate poor health. The Authority intends to address this through proactive engagement with its

communities and through initiatives with partners from across the public, private and voluntary sectors. These initiatives will be based upon the principles of prevention and early intervention to improve the health and wellbeing of everyone in North Tyneside.

#### Better Housing, More Independence

'Better Housing, More Independence' recognises that the Authority has a duty to support vulnerable people who face inequalities in society and that housing can play a role in meeting this duty. An element of this relates to understanding the housing needs of vulnerable people in North Tyneside and as such the proposed Housing Strategy commits to extending the Market Position Statement (our evidence base for Specialist Housing) to include information about additional vulnerable groups. This will support the development of the right type of specialist accommodation in North Tyneside.

The proposed Housing Strategy also establishes how the Authority will continue to deliver the North Tyneside Homelessness Prevention Strategy 2013 – 2018 and recognises the role and importance of the Homelessness Prevention Forum in achieving the actions set out in the Homelessness Prevention Strategy Action Plan.

#### **1.5.5** Governance

To ensure the effective delivery of the proposed Housing Strategy and associated Action Plan four working groups will be established. These working groups will comprise of relevant Council officers and where possible partners to deliver the actions set out in the Action Plan.

The performance of these working groups and overall progress towards achieving the objectives of the proposed Housing Strategy will be monitored by an overarching Monitoring Group. This Group will consist of the Head of Environment, Housing and Leisure, the Cabinet Member for Housing and Transport and other relevant officers.

A progress report will be presented to Cabinet annually.

### **1.6 Decision options**

#### Option 1

Cabinet approves the recommendations set out in Section 1.2 of this report.

#### Option 2

Cabinet does not approve the adoption of the proposed North Tyneside Council Housing Strategy 2016-2021: "A Great Place to Live", associated Action Plan and governance arrangements.

Option 1 is the recommended option.

### **1.7 Reasons for recommended option**

Cabinet is recommended to agree the proposals set out in section 1.2 of this report as the adoption of the Housing Strategy and associated Action Plan will ensure that the Authority continues to meet legal obligations in relation to housing whilst establishing a clear vision for housing in the Borough over the next 5 years.

## **1.8 Appendices**

Appendix 1: North Tyneside Council Housing Strategy: A Great Place To Live 2016 - 2021

Appendix 2: North Tyneside Council Housing Strategy: A Great Place To Live 2016 - 2021 Action Plan

## **1.9 Contact officers**

Phil Scott – Head of Environment Housing and Leisure – Tel. 643 7295

Roy Marston – Senior Manager Strategy and Support Services – Tel. 643 7500

Martin Bewick – Strategic Housing Manager – Tel. 643 6206

Adam Hagg – Housing Strategy and Business Manager – Tel. 643 6213

Alison Campbell – Senior Business Partner – Tel. 643 7038

## **1.10 Background information**

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

[North Tyneside Council Strategic Housing Market Assessment 2014](#)

[North Tyneside Council Market Position Statement 2015](#)

[Draft Local Plan 2015 - 2032](#)

## **PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING**

### **2.1 Finance and other resources**

Actions contained within the Housing Strategy's Action Plan have been assessed and are expected to be delivered within existing budgetary limitations. However, should any of the intended actions or projects be expected to incur additional spend they would be brought back to Cabinet in a future report for a decision before funds are committed.

### **2.2 Legal**

In accordance Section 3 of the Housing Act 2004 the Authority has a duty to keep the housing conditions in their area under review with a view to identifying any action that need to be taken. The adoption of a housing strategy fulfills this duty.

With regards to the content of the Strategy there are no direct legal implications. However, should any implications arise as a result of the actions and projects detailed they will be presented to Cabinet in a future report.

In accordance with the Local Government Act 2000 and the Regulations made under that Act, Cabinet is responsible for considering and determining this matter.

## **2.3 Consultation/community engagement**

### **2.3.1 Internal Consultation**

Internal consultation has taken place with the Cabinet Member for Housing and Transport, other Lead Members and the Senior Leadership Team. As part of this consultation process the proposed Housing Strategy was presented to Lead Members Briefing and Housing Scrutiny Sub-Committee. Other North Tyneside Council officers were also engaged in the development of the proposed Housing Strategy as part of the comprehensive consultation process through stakeholder events and throughout the process of writing the first draft of the proposed Strategy.

### **2.3.2 External Consultation/Engagement**

The development of the proposed Housing Strategy was informed by a comprehensive consultation process run between September and November 2015 that gathered views from a range of external stakeholders, such as tenants and residents, land owners, developers, Registered Providers and health professionals.

These stakeholders were asked to provide feedback on emerging strategic themes and suggest the potential actions, projects etc. that needed to be considered in developing strategic objectives for inclusion in the proposed Housing Strategy.

The consultation was well supported with good attendance and engagement from all sectors. The general consensus was positive, with the vast majority of attendees agreeing that the overall themes were reflective of local housing issues and national policy. Stakeholders were also able to make constructive contributions and suggestions around the future development of the proposed Housing Strategy and Action Plan.

These themes were further refined and strategic objectives were agreed and explored in more detail with some of these external partners also contributing to the further development of the strategy document.

## **2.4 Human rights**

There are no direct human rights implications arising from this report.

## **2.5 Equalities and diversity**

There are no direct equality and diversity implications arising from this report.

## **2.6 Risk management**

There are no direct risk management implications arising from this report.

## **2.7 Crime and disorder**

There are no direct crime and disorder implications arising from this report.

## **2.8 Environment and sustainability**

The proposed development of more homes in North Tyneside has the potential to have an impact upon the environment, both in terms of the built environment and in terms of increased energy use and carbon emissions. Established planning processes and building regulations will ensure that developments are sustainable and that potential environmental risks are mitigated or reduced. In addition to this, the development of a Fuel Poverty Plan will enable North Tyneside Council to reduce the risk of increased

energy use and carbon emissions in the borough's wider housing stock through the promotion of energy efficiency and other initiatives.

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

- Deputy Chief Executive  x
- Head(s) of Service  x
- Mayor/Cabinet Member(s)  x
- Chief Finance Officer  x
- Monitoring Officer  x
- Head of Corporate Strategy  x