

Meeting: Housing Scrutiny Sub-Committee

Date: Monday 25th July 2016

Title: North Tyneside Council's Housing Strategy 2016 - 2021

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Service: Strategic Housing

Wards affected: All Wards

1. Purpose of Report

To notify Housing Scrutiny Sub-Committee of the development of North Tyneside Council's Housing Strategy 2016 – 2021.

2. Recommendations

It is recommended that Housing Scrutiny Sub-Committee:

- 1) Note the contents of this report and,
- 2) Approve the proposed North Tyneside Housing Strategy 2016-2021 - 'A Great Place To Live' and the implementation of the associated Action Plan prior to its presentation to Cabinet on 15th August 2016.

3. Details

1.1.1 Background

The Housing Act 1985 (Section 8) establishes that all Local Authorities have a duty to periodically review the housing needs its area in relation to housing conditions and the needs or the area; with the Authority responsible for formulating plans to address any identified issues. The development of the Housing Strategy 2016 – 2021: "A Great Place to Live" enables North Tyneside Council to meet this duty.

This replaces the Strategic Housing Partnership Plan 2013-14, our previous Housing Strategy and sets out the Authority's vision and ambitions for housing in the Borough over the next 5 years. Alongside an associated Action Plan the Housing Strategy will be critical to enabling the Authority to deliver its objectives for housing, including major development projects and programmes, over the lifetime of the action plan.

1.1.2 Strategic Context

The Housing Strategy has been developed at a time of great change in national housing policy. The Housing Strategy has been shaped to respond to this legislative shift and recent Government announcements, such as the Housing and Planning Act and the Welfare Reform

and Work Act. It examines the potential implications for housing in the Borough and frames North Tyneside Council's response.

The development of the Housing Strategy has also been steered by changes at a regional level. The North East Combined Authority and the North East Local Enterprise Partnership continue to work towards a devolution deal for the North East and have set out plans to boost the regional economy through job growth, increased investment and improved living standards. The Housing Strategy explores how North Tyneside Council can contribute to this regional growth agenda and ensure that a range of housing is developed which complements and supports the regional agenda and its housing needs.

As well as providing a vision for local housing until 2021, the Housing Strategy supports other key corporate policies and helps to achieve our borough-wide objectives. In particular the Strategy will help deliver important elements of Our North Tyneside Council Plan and support emerging planning policy outlined in the Local Plan.

1.1.3 Strategy Development

Development of the Housing Strategy commenced with a review of the current Housing Strategy document, the Strategic Housing Partnership Plan 2013-14. This work allowed officers to identify past achievements any outstanding issues. Alongside this officers also examined changes to key housing legislation and Government policy to determine their potential impact and potential opportunities.

Officers also reviewed and updated the suite of documents which make up our robust evidence base. This includes the Strategic Housing Market Assessment and Market Position Statement, as well as a number of statistical returns which are periodically collated and reported to Government.

This process enabled officers to develop a clear understanding the housing issues prevalent in the Borough, and the statutory duties which are placed upon the Authority. The analysis of our evidence base and review of changes in legislation and policy highlighted three prominent themes that could act the overriding objectives for the Strategy:

1. Providing well managed and well maintained places to live,
2. Increasing housing supply and housing choice to meet housing need across all tenures,
3. Promoting independent living for vulnerable people.

These three objectives were used to form the basis of consultation in late 2015 with a range of stakeholders including partners, residents, developers, Council officers and elected Members. During the consultation period stakeholders were asked to provide feedback upon the objectives of the Strategy and suggest actions needed to achieve them.

The consultation process was successful with good attendance and engagement from all sectors across all the sessions. The general consensus was positive, with the vast majority of attendees agreeing that the overall objectives were reflective of national policy and local housing issues.

The consultation process played an integral role in development of the Strategy. Most notably as a result of the consultation events a fourth strategic objective was identified: Reduce the impact of poor housing on health and wellbeing. It was noted that the link between housing, health and well-being should be explored further as these two work areas are often linked. As

the strategy developed this link became apparent and ultimately led to the revision of the objectives, these were agreed and are explored in more detail in the Housing Strategy:

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

1.1.4 About the Housing Strategy Strategic Objectives

Within the Housing Strategy the first strategic objective 'More and Better Homes' explores how North Tyneside Council will continue to tackle the challenges it faces to enable partners and encourage and develop a range of homes that will continue to meet the housing needs of our all residents.

The Housing Strategy recognises that it is important that all our communities remain attractive, desirable places to live, work and visit. The second strategic objective of 'A Great Place To Live' directly addresses this by providing detail about how North Tyneside Council will deliver focussed interventions and work with its partners to continue to improve and maintain housing stock condition across the borough and to improve the perception of some areas.

The third objective, 'Better Housing, Better Health and Wellbeing, focuses on the strengthening of links between health and housing. It sets out the aspiration to efficiently use resources to improve resident health by tackling poor housing environments. Through proactive engagement, early intervention and increased collaboration with local people and representatives from across the public, private and voluntary sectors we can help to the improve health and wellbeing of everyone in North Tyneside.

The final objective of the strategy recognises that vulnerable people face inequalities in society and that North Tyneside Council has a duty to support them. 'Better Housing. Better Independence' sets out how we will develop our understanding of the needs of vulnerable people in North Tyneside and explores the way in which vulnerable groups can be offered this important support through housing.

1.1.5 Aligning with the Council's Housing Ambitions

The Council currently has established ambitions for housing and continue to deliver these. The following objectives are included as actions within the following sections of the Housing Strategy and associated Action Plan:

More and Better Homes

- Deliver the Housing Growth Agenda providing 3,000 affordable homes across the borough by 2024, (from 2014)
- Support the development the strategic sites at Murton Gap and Killingworth Moor
- Establish a clear vision for housing and development in North Tyneside that will complement the adoption of the Local Plan
- Steer the development of housing by Registered Providers and enable successful bids for HCA funding into the Borough
- Set out how we intend to meet the objectively assessed housing need identified in the Strategic Housing Market Assessment
- Bring more empty homes back in to use by further developing the Empty Homes Programme

Great Places To Live

- Enter into a partnership with the National Landlords Association to provide support to 'amateur' landlords, and those who need guidance to deliver well managed homes

Better Housing, Better Health and Wellbeing

- Research and innovation to integrate North Tyneside Living (NTL) with health and care services
- Innovation in relation to the health strand of the development of Murton Gap
- Assess the need and appetite for a 'Care / Retirement Village' concept
- Engagement with the Healthy New Towns Learning Network
- Deliver the actions within the Chirton and Riverside Action Plan
- Develop the role of the Trading Company in delivering new and affordable housing
- Support the regional agenda and ensure that North Tyneside Council remains responsive to the developing role and needs of the North East Combined Authority and the North East Local Enterprise Partnership

Better Housing, More Independence

- Deliver a range of specialist housing options throughout the borough, in turn exploring options to make savings in the Adult Social Services budget

By adopting the Housing Strategy it will further underline the Councils commitment to delivering their housing agenda and provides a platform to do so.

4. Background Information

The following documents have been used in the compilation of this report and may be inspected at the offices of the author.

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

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

[Draft Local Plan 2015 - 2030](#)

5. Appendices

North Tyneside Council Housing Strategy 2016 – 2021

North Tyneside Council Housing Strategy Action Plan