

# Meeting: Housing Sub-Committee

**Date: 26 September 2016**

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

---

**Author:** Martin Bewick,  
Strategic Housing Manager

**Tel:** 0191 643 6206

**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) Make comments, where appropriate, on proposed North Tyneside Housing Strategy 2016-2021 - 'A Great Place To Live' and the associated Action Plan and governance arrangements prior to its presentation to Cabinet on 12<sup>th</sup> December 2016.

## 3. Details

### 3.1 Background

The Housing Act 1985 (Section 8) establishes that all Local Authorities have a duty to periodically assess housing needs and the housing conditions of the area; with the Authority responsible for formulating plans to address any identified issues.

The Housing Strategy 2016 – 2021: "A Great Place to Live" seeks to fulfil this duty by replacing the Strategic Housing Partnership Plan 2013-14, the previous strategic housing plan. 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 deliver its objectives for housing, including major development projects and programmes, over the lifetime of the Strategy.

### 3.2 Strategic Context

The Government have 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

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 ensure that the Authority remains able to respond to the details of the emerging housing and planning policies.

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

Through a range of existing corporate strategies, policies and evidence the Council have 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 strengthen the Authority's commitment to realising them. In particular the proposed Strategy would 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. In doing so, the proposed Housing Strategy will seek to provide a clear strategic platform to deliver the agreed housing agenda through housing-led initiatives, projects and plans.

### 3.3 Strategy Development

Development of the proposed Housing Strategy commenced with a review of existing housing legislation and policy. This considered the national and regional context, as previously highlighted, as well local strategies, policies and plans. This included undertaking a review of the existing Strategic Housing Partnership Plan 2013-14. This review not only enabled the Service to establish the achievements of the Partnership Plan, but also determine any issues that would need to be retained and addressed in the emerging Housing Strategy.

In conjunction with the review of existing documentation the Housing Service also undertook a review of the suite of documents that form a robust evidence base relating to local housing need. This includes the Strategic Housing Market Assessment 2014 and Specialist Housing Market Position Statement 2015, as well as a number of statistical returns which are periodically collated and reported to Government. Where necessary these documents were reviewed and updated to reflect the updated position.

The review of policy and evidence base enabled the Service to develop a clear understanding the statutory duties which are placed upon the Authority and identify any housing issues and trends prevalent in the Borough. This initial process highlighted three prominent themes that formed objectives for the emerging Strategy. These themes were:

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.

The themes identified were used as the basis for consultation with a range of stakeholders including partners, residents, Registered Providers, developers, Council officers and elected Members. Stakeholders were asked to provide feedback on the themes and suggest the potential actions, projects etc that were needed to achieve the strategic objectives.

The consultation was well supported with good attendance and engagement from all sectors across all the sessions held. 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 towards to future development of the emerging Housing Strategy and Action Plan.

Most notably a fourth strategic theme was identified; Reduce the impact of poor housing on health and wellbeing. It was noted that the link between housing, health and wellbeing should be explored further as these two work areas are often inter-related and there were opportunities to improve the efficiency of services.

These themes were further refined and strategic objectives were agreed and explored in more detail. Ultimately this led to the creation of the four distinctive objectives of the proposed Housing Strategy. These objectives have also been developed to reflect the wider ambitions of the Council. They 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 and the actions the Authority intends to take to address them are outlined within the proposed Housing Strategy and associated Action Plan.

### 3.4 About the Housing Strategy Strategic Objectives

#### More and Better Homes

'More and Better Homes' seeks to ensure that the Authority support and enable the sustainable development of new homes and the improvement of existing housing stock to meet the assessed housing need. It explores the challenges that may be faced and identifies the actions required to address them. In doing this the proposed Strategy explores the mechanisms for ensuring continued delivery, including North Tyneside Council developing affordable homes in partnership with Kier and through the North Tyneside Trading Company.

This objective also seeks to develop the links between the proposed Housing Strategy and the emerging Local Plan to ensure that they can inform and guide sustainable housing development in the Borough. In particular, it discusses the development of the key strategic sites of Killingworth Moor and Murton Gap and the role that the Authority will play in steering their development. However, the focus does not solely fall upon new development, but it also considers the role that the Authority can play in helping to

regenerate our existing communities to enable them to both contribute and benefit from planned economic growth in the Borough.

#### A Great Place To Live

'Great Places To Live' recognises the importance of ensuring that all North Tyneside's communities remain attractive, desirable places to live, work and visit. It directly addresses this by providing detail about how the Authority will deliver focussed interventions and work with its partners to maintain the condition of housing stock across all sectors in the Borough.

'Great Places To Live' 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 does recognise that there will be occasions where this is not possible and in these circumstances services must be tailored to ensure that they are right first time.

#### Better Housing, Better Health and Wellbeing

'Better Housing, Better Health and Wellbeing' focuses on enhancing the links between health and housing to improve residents' health and wellbeing. In doing so it recognises the potential savings generated by preventing, reducing or delaying any resident care needs.

This objective also establishes the aspiration to efficiently use resources to tackle poor housing environments which can cause or contribute to 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 based upon 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 vulnerable people face inequalities in society and that the Authority has a duty to support them, that housing can play a role in meeting this duty. An element of this is understanding the housing needs of vulnerable people in North Tyneside and as such the proposed Housing Strategy commits to extending the Market Position Statement to include additional vulnerable groups.

This objective goes on to explore the ways in which the Authority can support the development of specialist accommodation. Achieving this would involve supporting the development of established specialist housing models, such as Extra Care, as well as exploring new models for housing and care.

Finally, the proposed Housing Strategy establishes how it will support the delivery of 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.

### 3.5 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 be comprised of relevant Council officers and where possible partners will be engaged to contribute to the delivery of actions, some of which have been identified during the consultation phase. Each working group will be responsible for the delivery of the actions relating to each strategic objective.

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

A progress report will be presented to Cabinet annually.

#### **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: 'A Great Place To Live'

North Tyneside Council Housing Strategy Action Plan