

# North Tyneside Council

## Report to Cabinet

### Date: 19 February 2024

**Title: Building a Better North Tyneside – Delivering 5,000 Affordable Homes and Reducing Derelict Properties in North Tyneside**

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**Portfolio(s):** Housing

**Cabinet Member(s):** Councillor John Harrison

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**Report from Service**

**Area:** Housing and Property Services

**Responsible Officer:** Peter Mennell, Director of Housing and Property Services (Tel: (0191) 643 6395)

**Wards affected:** All

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#### **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 in the borough. To meet this ambitious target, Cabinet approved a two-phased delivery approach to the Affordable Homes Programme (AHP) on 21 February 2022.

This report provides Cabinet with a progress update on the delivery of Phase One of the AHP and work planned for the year 2024-25. It also provides information on the good progress that has been made towards delivering Phase Two of the AHP and presents a revised programme that includes several new initiatives that will contribute to the delivery of 5,000 affordable homes including:

- A revised Housing Revenue Account 10-year Delivery Plan that will invest circa £44m to deliver around 300 new Authority homes by 2033 including the delivery of homes on recently acquired sites
- An innovative housing-led regeneration project in Wallsend that targets empty and derelict properties and supports the delivery of the Ambition for Wallsend
- A private rented partnership approach to increase the provision of temporary accommodation within the Housing Revenue Account to reduce costs
- Identifying opportunities to work with Adult and Children's services to deliver specialist housing to provide a great landlord service and contribute to tackling the rising care costs.

## 1.2 Recommendation(s):

It is recommended that Cabinet:

- (1) Note the progress to date to deliver 5,000 affordable homes through the Affordable Homes Programme and programmed work for 2024-25
- (2) Approve the revised 10-year Affordable Homes Delivery Plan including bringing forward new sites as outlined in section 1.5.5 of this report
- (3) Authorise the Director of Housing and Property Services in consultation with the Cabinet Member for Housing, Director of Resources, Director of Housing and Property and Head of Law to undertake all necessary work to bring forward the proposals as identified in section 1.5.5 of this report.

## 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 30 November 2023.

## 1.4 Council Plan and Policy Framework

This report relates to the following priorities in the 2021-25 Our North Tyneside Plan:

**A thriving North Tyneside:**

- We will reduce the number of derelict properties across the borough
- Support the regeneration of the borough

#### **A secure North Tyneside:**

- 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
- Deliver low carbon homes and secure funding for low-income households to achieve this

## **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 2023-2024 will have delivered over 2,300 new affordable homes in 10 years which constitutes a 182% improvement on the ten years prior to the programme starting.

The Cabinet also approved a new five-year Housing Strategy on the 27 March 2023 that outlined plans to Build a Better North Tyneside. To meet the ambitious target of delivering 5,000 affordable homes, Cabinet, in February 2022, approved a two-phase approach to delivering the AHP. This approach included firm plans for the delivery of Phase One that will achieve the delivery of 4,000 homes by 2032 and identified workstreams that would be explored to deliver the additional 1,000 homes in Phase Two.

The Authority has an outstanding record of building high-quality homes with all homes built above the current Decent Homes Standard and Building Regulations. The Authority declared a climate emergency in July 2019 and the AHP plays a significant role in responding to the challenge of reducing carbon emissions. This has included trialling innovative products including solar technology, air-source heat pumps and a fabric first approach to insulating homes.

The Authority also prioritises bringing back long-term empty and derelict homes into use as affordable homes and provides support and advice to private landlords. The Authority's proactive approach has seen the number of

long-term empty properties reduce from 1,326 in January 2019 to 850 in December 2023.

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.

Aurora Affordable Homes, the Authority's wholly owned subsidiary Company, has continued to invest in affordable housing and reached a significant milestone of owning 100 homes. The Company continues to support the Authority's housing priorities and in May 2023, the Cabinet approved that loan financing be made available to the Company to increase their stock to 200 homes by 2025.

As well as achieving the 5,000 homes target, the AHP directly supports the Authority's regeneration aims across the borough including the current and emerging Master Plans. The revised AHP will also focus on supporting the Authority's Adults and Children's care team by seeking opportunities to directly providing specialist accommodation that will offer individuals a high-quality home and reduce costs for the Authority.

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

##### Overview

Phase one of the AHP will see 4,000 affordable homes delivered by 2032 and an indicative programme for delivery is provided in Appendix 1. This Phase will be delivered across several workstreams including directly delivered homes by the Authority, tackling derelict properties, and working in partnership with Aurora Affordable Homes and Registered Providers.

The Authority will continue to act in a strategic enabling role to seek affordable homes through Section 106 contributions from Private Developers. The following information details progress made in the last 12 months and provides details of the Authority's plans for 2024/25.

## Phase One – Recent Progress

### (a) HRA Housing Delivery

Since April 2023, the Authority has continued to deliver high-quality, new build affordable homes including nine, award winning modular bungalows on underused garage sites at Bellshill Close and Blackhill Avenue in the Battle Hill Ward, four recreation rooms converted into affordable homes, and six empty homes that will be leased-in from the Ministry of Defence.

### (b) Reducing the number of Derelict Properties

In-line with the Authority's Housing Strategy approved by Cabinet in March 2023, 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. Since April 2023, three 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. Since April 2023, the following schemes have been delivered:

**Howdon Green, Willington Quay** – Bernicia purchased four new affordable homes from Persimmon at their Howdon Green site.

**Site Of Coquet Park, Marine Park Schools** – 26 affordable homes were provided on the former Marine Park School site in Whitley Bay. This included nine affordable homes by Places for People and 17 shared ownership retirement apartments by McCarthy and Stone.

### (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 sites 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 1,800 homes in phase 1 of the AHP.

By April 2024 a total of 52 new homes will 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, increased its asset base to 100 homes during 2023/2024 as part of the first phase of the AHP. Since April 2023, the Company has successfully acquired 16 new homes from the open market to be let at an intermediate affordable rent. This also includes providing several homes for clients requiring specialist housing provision. A further five homes will be purchased by April 2024.

**1.5.3 Affordable Homes Programme – Phase One Work Planned 2024-25**

250 affordable homes are expected to be delivered by April 2025. A breakdown of these is provided in Appendix 2.

(a) Housing Revenue Account Housing Delivery

The Authority through its HRA has developed a 10-year HRA delivery Plan that will see circa 300 new Council homes delivered by 2033. The 10-year plan has been updated this year to include new windfall opportunities including the purchase of new sites that will be used to provide more Council homes. The revised 10-year plan can be found in Appendix 3.

In 2024-25 the Authority will deliver four new homes and is forecasting to begin work to secure a further 22 new build homes. The details of these include:

**25-26 Wellington Avenue, Wellfield** – The former children's home will be refurbished into two, 3-bed semi-detached affordable homes.

**Conversion of underutilised Recreation Rooms** – Two recreation rooms will be converted into affordable homes following consultation with local Ward Members. These properties have 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 Council Tax income.

**Swindale Drive, Killingworth** – Work will begin on site at Swindale Drive to bring forward 22 new affordable homes on a site of a former Public House that was purchased by the Authority in March 2023.

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

The Authority continues to work in partnership with Registered Providers who are expected to provide 142 affordable homes by April 2025. These include:

**West Chirton Industrial Estate South** – 71 new homes are expected to be purchased by Karbon from the developer at the site off Norham Road to be delivered as affordable housing.

**Former Fusilier Pub** – Karbon are developing 20 affordable homes at the site of the former Fusilier Pub in Forest Hall

**Hawkeys Lane** – a 51-unit extra care unit is expected to be delivered on Hawkeys Lane, North Shields

(c) Tackling Derelict Properties

The Authority will continue to work with owners to refurbish long-term empty homes and take ownership of them until all costs have been repaid. This approach will deliver at least 11 affordable homes by April 2025.

(d) Planning Obligations

The number of affordable homes delivered through planning obligations is expected to be 82 affordable homes by the end of April 2025.

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

(e) Aurora Affordable Homes

The North Tyneside Trading Company Limited through its subsidiary Aurora Affordable Homes will seek to deliver a further 28 affordable homes up to April 2025 to bring the total number to 136. The Company will continue to focus on purchasing homes for adults and children requiring specialist care, to support the Authority reduce care costs.

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

Phase Two of the AHP focuses on delivering the remaining 1,000 homes that are not currently within the AHP as quickly as possible. The Authority has little suitable land available for development and challenging economic conditions has meant that the Authority is required to focus on innovative partnerships and accessing funding streams to support delivery.

Work has been underway across several workstream since February 2022 and in 2023-24 the Authority has been successful in identifying a further 287 affordable homes towards the 1,000 homes in Phase Two. These include:

(a) Increased new build homes by the Authority

The revised 2023-32 10-year HRA Affordable Homes Delivery Plan includes new sites purchased by the Authority. The Former Rosehill Club and Parkside House sites in the Wallsend Ward, have been purchased by the Authority with the purchase of a further site in the Longbenton Ward expected to complete in the coming months. All three sites contained long-term derelict properties that had been the subject of complaints and anti-social behaviour. With the market unable to find a viable solution for these properties, the Authority intervened to secure the sites for the delivery of Affordable Homes. The sites are currently the subject of a bid for £1.445m from the North of Tyne Brownfield Fund to support the demolition and remediation of the sites. Site plans are provided in Appendix 4.

Subject to planning approval being secured, it is intended that the sites will deliver the following:

**Former Rosehill Club Site, Wallsend** – Eight new Council homes including three, 3-bed houses and five, 2-bed homes. The scheme is expected to cost in the circa £2.000m with work programmed to start on site in 2024.

**Parkside House, Wallsend** – 10 new Council homes including five, 2-bed and five 1-bed apartments. The scheme is expected to cost circa £3.600m with work programmed to start on site in 2024.

**Site in Longbenton** – Following the completion of the purchase, the site will be remediated allowing access to an existing HRA land asset. The combined land area is expected to be developed to provide circa 48 new Council homes. Upon completion of the of the sale, the scheme is currently programmed to start on site in 2025.

(b) Acquiring Properties into the HRA

With few suitable land assets available for the Authority to build new homes, an Acquisition Plan for the Housing Revenue Account has been produced to provide focus on the types of properties and opportunities that the Authority will consider. This includes:

- Buying back ex-right to buy properties
- Purchasing portfolios from private landlords in key regeneration areas
- Purchasing homes from auction
- Ensuring Best Value on all purchases
- Purchasing homes for specific use for temporary accommodation or to support individuals requiring specialist housing requirements

It is expected that three properties will have been acquired by the end of 2023-24 for use as temporary accommodation to reduce the use of bed and breakfast properties with a potential further 10 homes purchased in 2024-25.

(c) Private Landlord Leasing Scheme

An opportunity has been identified to operate a partnership scheme with private landlords in North Tyneside to further increase the number of affordable homes.

The scheme will include the Authority leasing properties from private landlords for a guaranteed period at a rent level that is not higher than Local Housing Allowance. The scheme will give full control of the property to the Authority and can be used to reduce pressure on the waiting list for Council homes or to provide temporary accommodation for clients presenting as homeless.

This aim is to trial this approach by securing an initial five properties in with the potential to expand the scheme in 2024-25 following an evaluation of the approach.

(d) Housing Led Regeneration Scheme – Wallsend

A new, housing-led regeneration initiative to target empty homes in a specific area of Wallsend within Phase One of the Wallsend Town Centre Master Plan. A map of the area is provided as appendix 5. The target area has been identified as having an above average number of long-term empty properties and a disproportionate amount of private rented accommodation.

The aim of the project will be for the Authority to purchase empty homes and refurbish the properties to exceed the Decent Homes Standard. Following refurbishment, the properties will then be sold to Aurora Affordable Homes at full market value. This will allow the funding to be recycled to allow the

Authority to purchase more homes. Aurora Affordable Homes will let the homes as affordable properties and act as an exemplar landlord.  
This budget for this project will be circa £0.600m from the Empty Homes Fund.

## **1.6 Decision options:**

The following decision options are available for consideration by Cabinet:

### Option 1

- (a) To receive a note the update on the delivery of Phase One of the Affordable Homes Programme detailed in 1.2(1) of this report; and
- (b) Agree the recommendations detailed in paragraph 1.2(2) of this report

### Option 2

- (c) To receive a note the update on the delivery of Phase One of the Affordable Homes Programme detailed in 1.2(1) of this report; and
- (d) Reject the recommendations detailed in paragraph 1.2(2) of this report

Option 1 is the recommended option.

## **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 commitment within the Our North Tyneside Plan to deliver more quality 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: Revised Housing Revenue Account Affordable Homes 10-year Delivery Plan

Appendix 2: Affordable Homes Programme – Phase 1 Indicative Programme to 2032

Appendix 3: 2024/25 Affordable Homes Programme Expected Delivery

Appendix 4: Recently Acquired sites to be included in the Affordable Homes Programme

Appendix 5: Wallsend Housing-Led Regeneration Project – Target Area

## 1.9 Contact officers:

Richard Brook, Housing Growth Manager, Housing & Property, tel. 07540 182 225

Darrell Campbell, Senior Business Partner, tel. 07920 509234

Robert Peach, Housing Strategy Programme Manager, tel. 07974 576848

## 1.10 Background information:

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

- (1) [Cabinet Paper March 27 2023 ITEM Title: Building a Better North Tyneside: The 2023-28 Housing](#)
- (2) [Cabinet Paper 21 February 2022 ITEM title: "Delivering 5,000 Affordable Homes and Reducing Derelict Properties in North Tyneside"](#)
- (3) [Cabinet Paper May 28 2019 ITEM title: "Delivering the Affordable Homes Programme"](#)
- (4) [Cabinet Programme "Paper April 9 2018 ITEM title: "Delivering the Affordable Homes Programme"](#)
- (5) [Cabinet Paper March 13 2017 ITEM title: "Delivering the Affordable Homes Programme"](#)
- (6) [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](#)
- (7) [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](#)
- (8) [Cabinet Paper March 10 2014 ITEM title: "Delivering Affordable Homes – Update"](#)
- (9) [Cabinet Paper October 14 2013 ITEM title: "Delivering Affordable Homes"](#)

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

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

The resources to provide for the revised elements of these plans have been built into the Authority's Budget proposals for 2024-25, along with the Medium-Term Financial Plan (MTFP), the Investment Plan and 30-year HRA Business Plan. These proposals were approved at Cabinet on 29 January 2024.

Specifically, in relation to the HRA, the resources include an additional £3.747m of Capital Receipts relating to RTB sales in 2022-23 and 2023-24, which the Government have offered the authority the opportunity to retain, providing they are spent within 5 years, on the same basis as existing retained receipts i.e., to fund no more than 40% of new build / acquisition costs. This will enable the authority to increase the spend on building/purchasing affordable properties by over £9m in the next 5 years, to supplement existing new build plans.

Any resources identified as required in relation to Private Sector Homes initiatives identified in section 1.5.5 are already included within existing budgets through the General Fund Investment Plan.

### **2.2 Legal**

The legal implications and advice required for each proposed stream of affordable housing delivery will need to be considered on a case-by-case basis according to the context and specifics of the transactions involved. In more general terms:

- (a) The Authority is expressly empowered under various enactments (e.g. section 120 Local Government Act 1972 and section 17 Housing Act 1985) to acquire and appropriate land for various purposes, including housing.
- (b) Land should be acquired based on market value ensuring best value for the Authority and in accordance with the Authority's constitution and governance requirements.
- (c) Any potential subsidy situations would need to be considered against the relevant legal principles and Subsidy Control Act 2022.
- (d) Development by the Authority will need to be subject to the usual site investigations, due diligence, planning and other consents. Development contracts will need to be awarded in accordance with the Public Contracts Regulations 2015, Procurement Act 2023 and the Authority's Contract Standing Orders and Financial Regulations.

- (e) Development of affordable housing by third parties is largely outside of the Authority's legal control, save as can be controlled through the planning system, required under Section 106 planning obligations and as may be imposed via sale terms in cases where the Authority is selling land to a developer.
- (f) Schemes involving the purchase or leasing of properties will need to be subject to the usual due diligence, property investigations and use suitable legal structures according to context of the transaction involved.
- (g) Activities by the Authority's trading companies should be undertaken in accordance with those companies' purposes and terms of incorporation.
- (h) Any provision of affordable housing must be in accordance with the Authority's duties as a local authority registered provider of social housing under the Housing and Regeneration Act 2008, the requirements of Regulator of Social Housing and the duties of landlords as regards housing standards etc.

## **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 Housing and Property, Resources, and Regeneration and Economic Development. They receive a quarterly 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 Housing & Property, Resources and Regeneration and Economic Development receive update reports on the delivery of the 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 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 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 and the 2030 net-zero targets set under the Authority's Carbon Net-Zero 2030 Action Plan. 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 ☐ X
- Director(s) of Service ☐ X
- Mayor/Cabinet Member(s) ☐ X
- Chief Finance Officer ☐ X
- Monitoring Officer ☐ X
- Assistant Chief Executive ☐ X

## Appendix 1 – Affordable Homes Programme – Phase 1 Indicative Programme to 2032

| Developer                   | 2014-23      | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | Total |
|-----------------------------|--------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| Council Housing             | 587          | 19      | 4       | 73      | 70      | 20      | 25      | 64      | 10      | 10      | 882   |
| Registered / Care Providers | 575          | 21      | 142     | 50      | 104     | 186     | 100     | 100     | -       | -       | 1,278 |
| Private Developers          | 831          | 52      | 82      | 94      | 80      | 142     | 171     | 130     | 136     | 81      | 1,799 |
| Aurora Homes                | 87           | 21      | 28      | 20      | 20      | 20      | 20      | -       | -       | -       | 216   |
| Empty Homes                 | 51           | 3       | 11      | 7       | 7       | 7       | 7       | 7       | 6       | 6       | 112   |
| <b>Total</b>                | <b>2,131</b> | 116     | 267     | 244     | 281     | 375     | 323     | 301     | 152     | 97      | 4,287 |
| <b>Cumulative Total</b>     | <b>2,131</b> | 2,247   | 2,514   | 2,758   | 3,039   | 3,414   | 3,737   | 4,038   | 4,190   | 4,287   |       |

## Appendix 2 – 2024-25 Affordable Homes Programme Expected Delivery

| Site Name                                                                          | Delivery Method             | Affordable Homes |
|------------------------------------------------------------------------------------|-----------------------------|------------------|
| Land Adjacent To, Rake House Farm, Rake Lane                                       | Private Developers          | 8                |
| Land To The West Of Station Road North And Land South Of East Benton Farm Cottages | Private Developers          | 21               |
| Centurion Park Sports Centre                                                       | Private Developers          | 30               |
| Land West Of Mackley Court                                                         | Private Developers          | 3                |
| Land Adjacent To, Rake House Farm, Rake Lane                                       | Private Developers          | 20               |
| 25-26 Wellington Avenue, Wellfield                                                 | North Tyneside Homes        | 2                |
| Elizabeth Drive, Palmersville                                                      | North Tyneside Homes        | 1                |
| Morpeth Avenue, Wideopen                                                           | North Tyneside Homes        | 1                |
| West Chirton Industrial Estate South phase 1                                       | Registered / Care Providers | 71               |
| Hawkeys Lane                                                                       | Registered / Care Providers | 51               |
| Former Fuslier                                                                     | Registered / Care Providers | 20               |
| empty homes                                                                        | Empty Homes                 | 11               |
| aurora                                                                             | Aurora Affordable Homes     | 28               |
| <b>Total number of Affordable Units by April 2025</b>                              |                             | <b>267</b>       |

## Appendix 3 – Revised Housing Revenue Account Affordable Homes 10-year Delivery Plan

| Affordable Housing Scheme  | Number of Homes | Scheme Description                                                                         | Projected Construction Completion |
|----------------------------|-----------------|--------------------------------------------------------------------------------------------|-----------------------------------|
| Husk Phase 2 – Battle Hill | 9               | Completion of the scheme to provide nine HUSK bungalows on former garage sites             | 2023/24                           |
| Swindale Court             | 22              | Development of 22 new Council homes on a former derelict public house site in Killingworth | 2025/26                           |

|                                                                                   |            |                                                                                                                   |         |
|-----------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------------------------------------|---------|
| Charlton Court                                                                    | 60         | Redevelopment of an HRA residential care scheme to re-provide modern homes and additional general needs bungalows | 2029/30 |
| Wellington Avenue                                                                 | 2          | Refurbishment of a long-term empty children's homes                                                               | 2024/25 |
| Husk Phase 3                                                                      | 20         | A further phase of HUSK bungalows on sites to be determined in 2024/25                                            | 2025/26 |
| Lynholm Grove - Rec Room                                                          | 1          | Refurbishment of a former recreational room into a HRA bungalow                                                   | 2023/24 |
| Richmond - Rec Room                                                               | 1          | Refurbishment of a former recreational room into a HRA bungalow                                                   | 2024/25 |
| Forest Hall - Rec Room                                                            | 1          | Refurbishment of a former recreational room into a HRA bungalow                                                   | 2024/25 |
| Elizabeth Drive - Rec Rooms                                                       | 1          | Refurbishment of a former recreational room into a HRA bungalow                                                   | 2024/25 |
| Holystone - Rec Rooms                                                             | 1          | Refurbishment of a former recreational room into a HRA bungalow                                                   | 2024/25 |
| Morpeth Avenue - Rec Rooms                                                        | 1          | Refurbishment of a former recreational room into a HRA bungalow                                                   | 2024/25 |
| Benton Lane (including St Peter's Church)                                         | 48         | Using the recently purchased derelict Church site, the Council will bring forward new homes on HRA land           | 2026/27 |
| Rosehill Club                                                                     | 9          | New homes on the recently purchased former Rosehill Club site                                                     | 2025/26 |
| Parkside House                                                                    | 10         | New homes on the recently purchased former Parkside House office site                                             | 2026/27 |
| Acquisition of three properties for the use of Temporary Accommodation by the HRA | 3          | Homes to be purchased in locations according to housing need                                                      | 2023/24 |
| Purchasing Fund per year (to balance)                                             | 98         | Ongoing acquisition of properties in line with annual spending profile within the programme                       | Ongoing |
| <b>TOTAL</b>                                                                      | <b>287</b> |                                                                                                                   |         |



## Appendix 5 - Wallsend Housing-Led Regeneration Project – Target Area

