

TITLE OF REPORT: Gateshead Housing Strategy 2019-2030

REPORT OF: Tony Alder, Strategic Director, Communities and Environment

Purpose of the Report

1. To bring forward a Gateshead Housing Strategy 2019-30 for consideration with a view to its referral to full Council for adoption.

Background

2. The review of the current Housing Strategy 2013-18 has been led by the Spatial Planning and Housing Strategy Team within Communities and Environment. It has been carried out in collaboration with relevant services across the Council, with The Gateshead Housing Company, and in consultation with Members.
3. At its meeting on 16th October 2018, Cabinet agreed a first draft of the Housing Strategy 2019-30 for public consultation.
4. Members were consulted on the approach to the consultation at the Advisory Group on 31st October 2018

Consultation

5. The Consultation period ran for 6 weeks from 5th Nov - 16th Dec 2018.
6. Residents and stakeholders boroughwide were invited to comment on the Draft Strategy via the Council's Consultation Portal. Sign-posting to the consultation was done through articles in:
 - Council News
 - Gateshead Now
 - The Council's Employee Bulletin and Team Brief
 - Our Gateshead
7. Many stakeholders and organisations were sent e-mails inviting their views, and a Twitter session was held on the evening of 3rd December.
8. On 9th January an officer presentation on the consultation feedback was given to Members Advisory Group.
9. The consultation portal was accessed by 202 respondents (190 individuals from 21 Ward Areas, and 12 organisations), and a number of responses were received by e-mail. A summary of the responses received is provided in Appendix 2.

10. The consultation invited comments on the Draft Strategy as a whole and on each of the themed sections; housing supply, housing standards, housing support. In response to the question “Do you support the Draft Strategy as a whole?”
- a. 27% (15 respondents) said “Yes, all of it”;
 - b. 46% (26 respondents) said “Yes, most of it”;
 - c. 21% (12 respondents) said “No, not a lot of it”;
 - d. 5% (3 respondents) said “No, not at all”.

Purpose of the Housing Strategy

11. The overarching purpose of the Strategy is to support the delivery of the Council's strategic objectives of sustainable housing and economic growth, as set out in the Local Plan (“Planning for the Future” - Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030) and the wider objectives of the Council's Making Gateshead Thrive pledges of improved health and wellbeing, equality and sustainable neighbourhoods.
12. The aim of the Strategy is to identify clear housing objectives and priorities, put forward a vision for housing in Gateshead, and set a framework for how the Council will deliver services and interventions, and work in partnership with others, in a way that will help achieve those objectives using increasingly scarce resources proportionately and effectively.
13. The Strategy also sets a framework for how the Council will fulfil its housing-related statutory functions and duties, including:
- i. assessing and planning for local housing need (Housing Act 1985; Care Act 2014);
 - ii. considering housing conditions in its area (Housing Act 2004)
 - iii. enforcing housing standards (Housing Act 2004)
14. It is intended that the Strategy will satisfy the Council's statutory requirement (the Homelessness Act 2002) to publish a Homelessness Strategy (to be known as a homelessness and rough sleeping strategy following the publication of the Government's Rough Sleeping Strategy in August 2018).

The Strategy

15. The proposal (Appendix 3) is an overarching strategic framework extending to 2030.
16. The Strategy has been amended and refined in response to consultation feedback received since October 2018. All material changes are highlighted by either strikethrough or inserted text is underlined and in italics.
17. The Strategy is structured around three areas of focus that are integrally linked; requiring integrated and collaborative working:
- i. **Supply** - *Delivering the homes we need*. To ensure the supply of new housing, and use of existing stock, best meets current and future needs and aspirations, and creates thriving mixed communities.
 - ii. **Standards** - *Ensuring our homes sustain health and wellbeing*. To improve the quality, condition and management of housing so that all residents benefit from safe, healthy and well-managed homes;

- iii. **Support** - *Supporting our residents to thrive*. To help residents access, and sustain, a home which promotes their wellbeing;

18. The Strategy is summarised in tabular form within the document; setting out:
- Objectives
 - What we want to achieve
 - How we will do this
19. It is intended that the following documents will link to the Housing Strategy:
- The Gateshead Strategic Tenancy Policy (under review)
 - Financial Assistance Policy 2014-19 (This mirrors the NE Policy, which will be reviewed through the NE Home Loan Partnership)
 - The Council's Housing Asset Management Strategy (in development)
 - Gateshead Council's Enforcement Policies

Recommendations

20. It is recommended that the final Strategy is supported and referred to full Council for approval.

For the following reasons:

To allow the Gateshead Housing Strategy 2019-30 to be formally agreed and adopted by the Council for the purposes set out in paragraphs 11 to 14 above.

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Policy Context

1. The Housing Strategy 2019-30 is set within a wide strategic context including:
 - Central Government policy and guidance
 - Making Gateshead Thrive
 - The Local Plan for Gateshead
 - The NE LEP's Strategic Economic Plan

Background

2. The Housing Strategy includes three overarching strategic objectives:
 - Sustainable housing and economic growth
 - Sustainable neighbourhoods
 - Improved health & wellbeing
3. In addition to these overarching objectives there are a number of other key themes embedded within the Strategy:
 - The integration of strategic planning for Housing and Health.
 - Prevention and Thrive - so minimising demand for Council services, reducing wider, social care and health costs, and improving health & wellbeing;
 - Supporting the long-term sustainability of the Council's housing stock, and the Housing Revenue Account (HRA).
4. The Strategy reflects the Council's role as Local Housing Authority, housing provider, land owner and housing developer.
5. The intention is that the Strategy links to the Council's emerging approach to tackling poverty, and the Health & Wellbeing Strategy review.
6. The Strategy and the proposed actions and interventions identified within it, are evidence based, drawing from many sources of data and intelligence, including:
 - Gateshead & Newcastle Strategic Housing Market Assessment 2017/18 (SHMA)
 - Local Housing Assessment
 - Joint Strategic Needs Assessment (JSNA)
 - Local Index of Need
 - Dwelling level stock condition modelling
 - Social Care Demand Analysis:
 - *Learning Disabilities; Older people; Young people and children; Vulnerable adults*
 - Council stock demand and sustainability analysis
 - Gateshead Homelessness and Multiple and Complex Needs Health Needs Assessment (HHNA) 2017
 - Gateshead Director of Public Health Annual Report 2017

7. The breadth of intelligence and its regular updating will also be key to the detailed development and planning of future service activity and intervention, and ongoing monitoring and review of performance against the objectives set out in the draft Strategy. Action Plans will be produced to support delivery and an effective plan, monitor, evaluation and review process.
8. The Strategy aims to address some fundamental issues:
 - The need to accelerate housing delivery, and overcome the constraints of viability and low development values
 - To achieve a balanced and sustainable housing market, and mixed, thriving neighbourhoods and communities.
 - Homelessness and rough sleeping prevention
 - The need to respond to a growing, ageing population
 - To address inequalities:
 - Vulnerable households on low income occupying poor housing
 - Fuel poverty – Excess winter mortality
 - People living in inappropriate accommodation
 - How to sustain the Borough's working age population
 - The need to prioritise and target service activity, reflecting reduced resources for delivery
 - The need to drive the integration of strategic planning for Housing and Health, in the context of increasing revenue costs of social care support
 - Recognition of the need for ongoing renewal and strategic area regeneration; not all stock is, or will remain, fit for the future.
9. With specific regard to the Council's homelessness duties, the Housing Strategy will be supported by the interventions and action planning, around the recommendations of the 2017 Homelessness and Complex Needs Health Needs Assessment (HHNA), and the Council's Homelessness Reduction Act 2017 Implementation Plan, which together should satisfy the Government's current Homelessness Code of Guidance on Homelessness Strategies. At this point in time, it is considered that draft Strategy does align with the principles contained within the Government's August 2018 Rough Sleeping Strategy, however, much of the detail will need to be addressed through detailed delivery planning.

Consultation

10. The Strategy has been drawn up in collaboration with relevant services across the Council.
11. A Members Seminar was held on 12th September, and the Draft Strategy was reported to Housing & Economy Portfolio on 18th September, and Health & Wellbeing Portfolio on 1st October.

12. The Draft Strategy was the topic of discussion at the Gateshead Residential Development Network, Business Breakfast on 12th September (the Network comprises market housing developers and social housing providers).
13. A 6 weeks formal public consultation was undertaken between 5th Nov - 16th Dec 2018.
14. On 9th January an officer presentation on the consultation feedback was given to Members Advisory Group.

Alternative Options

15. The Council has no duty to produce a Housing Strategy, however, it is required to:
 - prepare a Homelessness and Rough Sleeping Strategy;
 - to keep the condition of housing in its area under review; and
 - ensure the housing needs of the Borough are met.These duties could be discharged separately, however, an overarching Housing Strategy provides a framework which helps to ensure the coordination, joining-up, and prioritisation of activity and resource allocation around these statutory housing functions, as well as other strategic housing objectives and service activity.

Implications of Recommended Option

16. **Resources:**
 - a) **Financial Implications** – The Strategic Director, Corporate Resources confirms that there are no direct financial implications as a result of this report, however, the Housing Strategy 2019-30 will require existing financial resources to be aligned to priorities. Any additional resources required to deliver the strategy will need to be assessed on their own individual merit to ensure they are prudent, affordable and sustainable and offer the best possible value for money in delivering the objectives of the strategy and will be the subject of future reports.
 - b) **Human Resources Implications** – There are no direct human resource implications arising from this report, any implications arising though the delivery of the strategy will be subject of future reports.
 - c) **Property Implications** - There are no direct property implications arising from this report. The development or disposal of any Council land to support the Strategy will be the subject of separate reports.
17. **Risk Management Implication** - An overarching Housing Strategy provides a framework which helps to ensure the coordination, joining-up, and prioritisation of activity and resource allocation, and the implementation of statutory housing functions, as well as other strategic housing functions and service activity. The risk of not having a current Housing Strategy is that resources will be used less efficiently and that housing activity across a range of services is less effective and/or coordinated.
18. **Equality and Diversity Implications** - An Equalities Impact Assessment, Initial Screening has been undertaken which identifies predominantly neutral impact on

Protected Characteristics, however, a general positive impact is identified for specific groups including older people and people with disabilities.

19. **Crime and Disorder Implications** – There are no crime and disorder implications arising from this report.
20. **Health Implications** – The intention is that the Strategy will have a positive impact on the health and wellbeing of the Borough's residents.
21. **Sustainability Implications** - The overarching purpose of the Strategy is to support a sustainable housing offer in Gateshead that meets local need – including through the supply of new housing and use of existing stock, which best meets current and future needs and aspirations, and creates thriving mixed communities.
22. **Human Rights Implications** - There are no negative human rights implications arising from this report.
23. **Area and Ward Implications** - The Strategy considers the Borough as a whole, and would therefore have implications for all Wards

APPENDIX 2

Consultation Responses to the Draft Housing Strategy 2019-30

Theme	Objective / Issue	Summary of key comments	Respondent	Proposed response
Supply				
	Accelerating housing delivery	<ul style="list-style-type: none"> Gateshead is failing to deliver enough houses. 	Barratt Homes	The Draft Housing Strategy (and Housing Delivery Plan) proposes actions aimed at accelerating housing delivery
		<ul style="list-style-type: none"> The Council should be the main housing developer 	Council tenant	The Draft Strategy recognises the role of the Council as developer, however, to deliver the homes we need, in the required timescale, we require a range of developers and providers in the market.
		<ul style="list-style-type: none"> The net new homes required figure should be included as well as gross. 	Barratt Homes	Text inserted on P13 <ul style="list-style-type: none"> 11,000 gross additional homes between 2010 and 2030 (<i>8,500 net new homes</i>)
		<ul style="list-style-type: none"> To deliver the homes required in Gateshead, the Council should not rely too heavily on brownfield sites 	Barratt Homes	The Local Plan is focusing the majority of development in the existing built-up area, although a proportion of housing will be brought forward on greenfield sites.
		<ul style="list-style-type: none"> The Council will not deliver the homes needed if it prioritises its Strategic Economic Growth Areas. 	Barratt Homes	The Council must prioritise to achieve long-term objectives with increasingly limited resources. The priority growth areas offer multiple development and investment opportunities that will help transform Gateshead and deliver thriving communities and prosperity
		<ul style="list-style-type: none"> The Council cannot meet housing need alone and needs volume house builders 	Barratt Homes	This is recognised, however, more diversity in the market is important

		<ul style="list-style-type: none"> Additional actions should be included: <ul style="list-style-type: none"> Work with developers to remove barriers to investment and address infrastructure issues Produce a prospectus of available land for housing; Brownfield Land Register; Permissions in Principle. 	Barratt Homes	Text inserted on p13: <ul style="list-style-type: none"> <u>Working with developers to maximise available funding opportunities to help bring land forward for housing.</u> <u>Through development of Permissions in Principle for sites throughout the Borough where appropriate.</u>
		<ul style="list-style-type: none"> There is very little in the draft strategy which pertains to Registered Providers of Social Housing and the important and constructive role they can play in supporting this strategy 	Jewish Community Council of Gateshead (JCCG)	<p>Much of the Draft Strategy is tenure blind and recognises the importance of a mixed housing market, however, there is specific reference to social housing and registered housing providers on pages 9, 11, 21 and p14; which includes the following:</p> <ul style="list-style-type: none"> By encouraging Registered Social Housing Providers to: <ul style="list-style-type: none"> retain a range of good quality affordable homes in Gateshead and take into consideration the Council's Strategic Tenancy Policy. Invest in the provision of new affordable homes within Gateshead
		<ul style="list-style-type: none"> We should specifically promote modern methods of high quality construction 	Owner occupier	Text inserted on p 13: <ul style="list-style-type: none"> Accelerating the pace and diversity of housing development by:

				<ul style="list-style-type: none"> ○ Bringing forward Council owned land through a Land Development and Disposal Plan ○ Promotion of the Council's Brownfield Land Register ○ <u>Supporting modern methods of high quality construction</u> <p>Text also added to Standards section on energy efficiency p 17</p>
		<ul style="list-style-type: none"> • Planning permission for new housing is being refused on suitable land 	Owner occupier	The Council applies a presumption in favour of sustainable development, however, in all cases the Council is still required to consider whether individual proposals satisfy specific policy requirements of the Local Plan.
		<ul style="list-style-type: none"> • Develop more brownfield land to generate income that can be reinvested 	Gateshead resident	This is supported by the Local Plan and reflected in the Draft Housing Strategy
	Sustainable housing development	<ul style="list-style-type: none"> • Make better use of brownfield sites instead of immediately using up greenfield sites, particularly when greenfield sites provide community open space. 	Owner occupiers Private sector tenant	This is supported by the Local Plan and reflected in the Draft Housing Strategy
		<ul style="list-style-type: none"> • Green Belt land should be protected 	Owner occupier	This is supported by the Local Plan and reflected in the Draft Housing Strategy
		<ul style="list-style-type: none"> • Housing developments should be closer to neighbourhood facilities 	Owner occupiers	This is supported by the Local Plan which is focusing the majority of development in the existing built-up area
		<ul style="list-style-type: none"> • Existing homes should be modernised, adapted or 	Owner occupier	The Draft Strategy supports a balanced

		remodelled rather than demolished for new development		<p>approach including the modernisation, adaptation or remodelling of existing stock as well as demolition of stock which is no longer sustainable, with due regard to financial viability and funding availability.</p> <p>Text inserted p17 Driving and delivering strategic, place-based regeneration – which may, subject to viability and funding, involve reinvestment in properties and estates, <u>including remodelling and conversion</u>, as well as the demolition and replacement of poor quality, unsustainable housing, across all tenures.</p>
		<ul style="list-style-type: none"> Too many new homes are being built, and focus should be on bringing empty homes back into use 	Owner occupier	The Draft Strategy supports a balanced approach including both
		<ul style="list-style-type: none"> More attention should be given to infrastructure and local amenities: <ul style="list-style-type: none"> Traffic congestion Green transport Wildlife habitats GP surgeries Education provision 	Owner occupier TGHC officer	This is more a matter for the Local Plan which takes into account the sustainability of proposed development sites, including the availability of local infrastructure and facilities, and is supported by an Infrastructure Delivery Plan.
		<ul style="list-style-type: none"> How can the Council provide services to thousands of proposed new homes when they cannot provide services to existing homes and streets in Gateshead? 	Owner occupier	The Council has a responsibility and statutory duty to meet the needs of our predicted population growth, whilst the Local Plan takes into account the sustainability of proposed development sites, including the availability of local infrastructure and facilities, and is supported by an Infrastructure Delivery Plan.

		<ul style="list-style-type: none"> New build is generic, and developments are all the same 	Owner occupier	The Draft Housing Strategy and Local Plan support good quality housing and urban design, however, site viability and development costs will influence development aspirations
		<ul style="list-style-type: none"> Focus on improving roads for car users 	Owner occupier	The Local Plan takes into account the sustainability of proposed development sites, including the capacity of existing infrastructure, and is supported by an Infrastructure Delivery Plan.
		<ul style="list-style-type: none"> A balanced population should be the goal, not growth that puts pressure on services and infrastructure. 	Owner occupier	The Draft Housing strategy supports sustainable housing and economic growth and responds to national population projection data. The Local Plan takes into account the sustainability of proposed development sites, including the capacity of existing infrastructure, and is supported by an Infrastructure Delivery Plan.
		<ul style="list-style-type: none"> There should be more about building communities, supporting local shops and providing better parking facilities 	Owner occupier	This is primarily a matter for the Local Plan
	Affordable homes	<ul style="list-style-type: none"> Properties built in the West of the Borough recently - in Crawcrook and planned for Ryton are too expensive for most 1st time buyers and do not appear to be appropriate for those residents who are elderly or disabled. 	Owner occupier	The Council's Local Plan requires that 15% of new homes on developments of more than 15 dwellings are Affordable subject to viability. In addition, there is a requirement for developments of 25 or more dwellings to include a minimum of 10% dwellings constructed to Lifetime Homes. Unfortunately, development viability may mean that on some sites fewer affordable homes

				can be built.
		<ul style="list-style-type: none"> Insufficient affordable homes are being built 	Owner occupier Private tenant	As above
		<ul style="list-style-type: none"> Affordable homes need to remain affordable, not becoming part of the private rented sector. 	Owner occupier	Many Affordable homes will remain so in perpetuity, however, Right to Buy and products such as Shared Ownership are designed to provide a stepping stone to homeownership.
		<ul style="list-style-type: none"> Council housing should be available to anyone 	Council tenant	Any individual can register with Tyne and Wear Homes to be eligible to bid for a home in the Borough. The Council applies a set of lettings criteria to decide who is eligible for which type of property, this allows best use to be made of housing stock and helps individuals make informed choices about the homes available.
		<ul style="list-style-type: none"> Shared ownership properties can be hard to sell on 	Owner occupier	Shared ownership provides an opportunity for individuals/families to purchase a home which they would not be able to afford should it be available at Market value. The subsequent resale of Shared Ownership properties can be difficult and is dependent on a number of factors including location, condition, value; however, this should not preclude the Council promoting Sh Ow which can be right for many households.
		<ul style="list-style-type: none"> More specific on social housing new-build 	Housing Association tenant	Action inserted in Supply section, sufficient affordable homes: p 14

				<ul style="list-style-type: none"> <i><u>“Through the Council’s direct development of social and other Affordable housing”</u></i>
		<ul style="list-style-type: none"> All efforts should be focused upon council built and managed rented accommodation 	Council tenant	It is important for the Council to have a balanced approach towards housing of all tenures types within the Borough. Significant resources are already targeted towards existing stock. It is also critical that we also deliver more of the homes we need, in the required timescale, provided by a range of developers and providers in the market
		<ul style="list-style-type: none"> Should rents in social housing be dependent upon household income? 	Owner occupier	The Council’s priority is to ensure that social housing rent levels in Gateshead remain affordable, reflecting the demographics of our residents, so helping to deliver on our pledge to make Gateshead a place where everyone thrives.
		<ul style="list-style-type: none"> Building more executive homes would reduce the price of existing family homes. 	Owner occupier	The objective of building more executive homes is not at odds with our Local Planning Policy framework. The Draft Housing Strategy seeks to ensure we achieve a balanced housing offer across the Borough.
		<ul style="list-style-type: none"> We should specifically mention helping first time buyers and promote affordable homeownership products 	Owner occupier	Both these products are referred to in the Draft Strategy, however, promotion is primarily a matter for developers.
	Accessible and Adaptable homes	<ul style="list-style-type: none"> There should be more housing options for people with disabilities 	Owner occupier	This is reflected in the Draft Strategy and MSGP
		<ul style="list-style-type: none"> The requirement to construct 25% of homes to accessible and adaptable standards is not justified. 	Planning consultants	Ensuring new houses are accessible and adaptable to meet lifetime needs is evidenced through the Newcastle and Gateshead SHMA 2017 and the Viability and Deliverability Report 2018, and the

				projected growth in our older population, as well as ongoing demand for Disabled Facilities Grants and Adaptations. (Chris Carr to check wording)
	Housing for older people	<ul style="list-style-type: none"> More bungalows and flats should be built to free-up family homes 	Gateshead resident	This is supported in the Draft Housing Strategy and MSGP
	Housing for specific needs	<ul style="list-style-type: none"> The Council could be more creative in providing shelters for homeless people 	Owner occupier	The Draft Strategy recognises the need for more accommodation that will prevent homelessness and rough sleeping, and sets models of provision will be explored and developed.
		<ul style="list-style-type: none"> More supported accommodation should be provided for young people leaving home 	Owner occupier	This is supported by the Draft Strategy
		<ul style="list-style-type: none"> What provision is there to enable home owners where needs change and are at risk in own home, to obtain appropriate social housing? 	Owner occupier	The issue can be considered in more detail through the review of the Council's Allocations and Lettings Policy.
		<ul style="list-style-type: none"> 'Specialist Housing' should be more closely defined to show its full spectrum 	JCCG	<ul style="list-style-type: none"> The Draft Housing Strategy sets the wider principles and framework; the detailed assessment of local specialist and supported housing needs is developed through the Council's Social Care needs assessment, which draws on a range of intelligence and data. The Supply section of the Draft Housing Strategy includes the following proposed actions: Use demand analysis (SHMA; JSNA; Social Care demand analysis and service data) to allow us to plan and

				<p>seek to commission, or directly develop, a range of specialist accommodation, and commission support where needed, either to people in their own home or in supported or specialist accommodation.</p> <ul style="list-style-type: none"> Through the commissioning of sufficient and appropriate specialist and supported accommodation, or support to people in their own home.
		<ul style="list-style-type: none"> There is insufficient recognition of the housing needs of the Jewish Community; including the needs of larger households 	JCCG	The Draft Housing Strategy reflects the evidence base of the Local Plan and supports the CS&UCP policy requirement for family homes (3 bed +).
		<ul style="list-style-type: none"> Prevention of homelessness is cheaper than providing homes 	Owner occupier	This is supported; however, we also need more homes to meet the needs of the projected growth in our population.
	Family homes	<ul style="list-style-type: none"> This is unachievable; development viability will be a barrier to delivery 	Owner occupier	Through its Local Plan the Council has been successful in ensuring the delivering family homes in new development across the Borough.
		<ul style="list-style-type: none"> Conversion of family homes to HMO is having a detrimental impact on communities 	Owner occupier	This issue is recognised. The Draft Strategy recognises the need to continue to resource service activity that mitigates the impact of HMO. Policy CS9 of the Core Strategy and UCP seeks to prevent the loss of family homes through sub-division, change of use or redevelopment.
		<ul style="list-style-type: none"> Tighter control of privately built homes, the ratio of flats to houses is increased to the benefit of the developer 	Owner occupier	The CS&UCP policy on family homes seeks to ensure a balance across the Borough, however, some sites in the urban

				core may be more suited to flats, which can still provide accommodation suitable for families.
		<ul style="list-style-type: none"> The implementation of the objective of providing more family homes is vague and no reference is made to the particular needs of specific communities 	JCCG	The Draft Housing Strategy reflects the evidence base of the Local Plan and supports the CS&UCP policy requirement for family homes.
		<ul style="list-style-type: none"> Having accommodation suitable for single people, couples and families in the same area gives a good balance. 	Owner occupier	Supported.
		<ul style="list-style-type: none"> We are not making best use of existing social housing, allowing under-occupation; couples or single people living in family homes 	Owner occupier	The Draft Strategy does promote the need for best use to be made of existing housing stock
		<ul style="list-style-type: none"> Why are current Council tenants given priority over others in need 	Owner occupier	
	Sustaining working age population	<ul style="list-style-type: none"> More housing in high quality locations 	Owner occupier	Through the SHLAA the Local Plan supports this.
		<ul style="list-style-type: none"> The Council should look at the relationship between empty homes and poor transport connections, particularly to employment opportunities. 	Private tenant	Supported.
	Empty Homes	<ul style="list-style-type: none"> The Council should do more to bring empty properties back into use, including purchase 	Housing Association tenant	The Council continues to invest resources in its empty property activity, however, with budget cuts this will prove an ongoing challenge.
		<ul style="list-style-type: none"> We should be clear that if we don't bring more empty properties back into use, we would need to increase new build to meet identified housing need 	Owner occupier	This is set out in the CS&UCP

Standards				
	Reduced inequity in healthy life-expectancy	<ul style="list-style-type: none"> The Strategy should aspire to eradicating excess winter mortality 	JCCG	Whilst housing is a wider determinant of health and a factor in excess winter mortality, it is not an overriding factor; consequently, the Draft Housing Strategy's objective of lower excess winter mortality is a commensurate one.
	Ensuring the sustainability of the Council's housing stock	<ul style="list-style-type: none"> Prior poor workmanship in council homes means they will not achieve the standards they are meant to; many other energy/thermal upgrades are required. Renewing windows/doors, improving cavity and roof insulation is not enough, especially when they are poorly fitted and of poor quality. 	Council tenant	<p>The Draft Strategy supports a review of the Council's Asset Management Strategy, that will deliver:</p> <ul style="list-style-type: none"> implementation of new models for capital investment that will deliver sustainable homes and neighbourhoods. Monitoring of management and repairs and maintenance services. A review of opportunities for external funding to improve thermal efficiency and modernising heating appliances and systems.
		<ul style="list-style-type: none"> improving thermal efficiently and ventilation extraction to reduce dampness and mould 	Council tenant	See above
		<ul style="list-style-type: none"> Improved party wall treatment will reduce tenant complaint about noise 	Council tenant	See above
		<ul style="list-style-type: none"> Better parking provision is needed in Council estates 	Council tenant	See above
		<ul style="list-style-type: none"> It is taking far too long to get repairs complete to Council homes to get them ready for the next tenant 		See above
		<ul style="list-style-type: none"> A lifetime tenancy should be changed from a minimum of a 5-year 	TGHC officer	See above

		tenancy to a maximum of an 18-year tenancy. This would ensure that tenants know their tenancies may change according to their changing circumstance, this may free-up family homes.		
	Energy efficiency	<ul style="list-style-type: none"> Sustainable and renewable energy sources should be a standard in social housing 	Council tenant	The strategy supports this principle, and the Council will look to continue to invest in energy improvement measures within its own housing stock, however, capital funding available to the Council is continuing to be cut.
		<ul style="list-style-type: none"> District heating is expensive, unreliable, difficult to control, unpopular with tenants, cannot be opted out of, and complaint process is not clear. 	Council tenant	The Council's Energy Team will continue to review scheme outcomes and carry out cost benefit monitoring. Engagement and support to clients can be reviewed.
		<ul style="list-style-type: none"> Landlords could be encouraged to improve the energy efficiency of their properties. Work should be done at the time when tenancies start and end, so minimising disruption for occupying tenants. 	Private tenant	The Draft Strategy supports this in principle.
	The private rented sector	<ul style="list-style-type: none"> All private rented properties should be inspected and licensed. 	Owner occupier	This is something that the Council will continue to consider. Whether a whole borough approach can deliver the impact and robustness of targeted area approach, and do it cost effectively, is key.
		<ul style="list-style-type: none"> Penalties should be greater for poor housing standards 	Gateshead resident	Most penalties are set by national legislation; within national regulatory guidelines the Council seeks to apply a proportionate and targeted approach to enforcement activity including prosecutions.
		<ul style="list-style-type: none"> More work with the Police 	Owner	This specific issue can be

		around illegal cannabis production	occupier	picked up through the Council's work with the Police.
		<ul style="list-style-type: none"> More support should be provided to landlords, particularly unintended, to deal with property condition and anti-social behaviour, bringing empty properties back into use. 	Private Landlord	The Council continues to provide support through advice and guidance as part of its private sector housing and empty property service activity. Nevertheless, the responsibility for the maintenance and management of private properties remains with owners.
		<ul style="list-style-type: none"> Lease holders' rights should be strengthened 	Owner occupier	This is a matter for national legislation.
		<ul style="list-style-type: none"> Gateshead Council needs to be involved in checking quality of private housing offered to Asylum seekers and Refugees 	Owner occupier	The Council does check the quality of housing offered when required. Where there is evidence of breaches of the Housing standards the Council will actively intervene. The Council is also working with the Governments appointed contractor to influence their choice of accommodation.
		<ul style="list-style-type: none"> More support rather than enforcements for landlords will improve the private housing sector 	Private Landlord	The Council continues to provide support through advice and guidance as part of the activity of its Private Sector Housing Team. Nevertheless, the responsibility for the maintenance and management of private properties remains with owners, and targeted and proportionate enforcement activity remains necessary.
	Space and design standards	<ul style="list-style-type: none"> This is unachievable; development viability will be a barrier to delivery 	Owner occupier	This is a matter that will be tested through the planning process.
		<ul style="list-style-type: none"> Too much poor-quality housing is being built 	Owner occupier	The Draft Housing Strategy and Local Plan support good quality housing and urban design; however, site viability and development costs will influence development

				aspirations, nevertheless the Council would not look to grant planning permission for poor quality housing.
		<ul style="list-style-type: none"> More trees and green spaces 	Owner occupier	This is supported in principle in the Council's Local Plan, and by the Council's "Place Making" Supplementary Planning Document.
		<ul style="list-style-type: none"> The Draft Strategy should not refer to NDSS, as this is not yet formally adopted within the Local Plan. 	Planning consultancy	Text to be revised in Supply action section p13 <ul style="list-style-type: none"> Through application of our Local Plan policies and required obligations; to deliver: <ul style="list-style-type: none"> Homes attractive to families NDSS <u>High quality housing and urban design, amenity and space standards</u>
		<ul style="list-style-type: none"> Reference to improving space standards should be removed. There is no evidence of need to impose NDSS on new housing development in Gateshead, and it would reduce, and slow house building and reduce viability and affordability 	Barratt Homes	This is a matter that will be tested through the planning process, however, this does not prevent the Council expressing its aspirations through the Housing strategy.
	Regeneration and Renewal	<ul style="list-style-type: none"> Unfashionable areas of the Borough should see investment to make them appeal to young families 	Private Landlord Owner occupier	Supported in principle
		<ul style="list-style-type: none"> Too many areas and estates still need regeneration; suffering lack of investment in properties; lack of green space; high resident turnover 	Gateshead owner occupier Social housing tenant	The Draft Strategy recognises the need to continue to monitor and review.
		<ul style="list-style-type: none"> Regeneration schemes are costly and time consuming, and will detract from achieving 	Owner occupier	This is an important consideration, however, if we fail to respond to indicators of low demand

		housing targets		and market failure in a timely and robust way, areas can act as a drag on wider neighbourhood sustainability and economic performance. It is about balance, proportionality and delivering best outcomes.
	Community cohesion	<ul style="list-style-type: none"> Anti-social behaviour needs more emphasis 	Owner occupier	<p>ASB is specifically covered in the Support section p 21, and Standards p 17 however, additional text inserted</p> <p>“By undertaking a review of service activity provided across the Council and by partners, to deliver an effective and joined up approach <u>to ensure issues are dealt with robustly and proportionately</u>”</p> <p>“A sustainable Council housing stock and Housing Revenue Account, that delivers homes that are safe and healthy environments.</p> <ul style="list-style-type: none"> <u>By ensuring Anti-social behaviour associated with Council homes is dealt with robustly and proportionately</u>”
Support				
	Homelessness Prevention	<ul style="list-style-type: none"> The role of the Council’s Council Tax Team could be expanded to provide more advice 	Council employee	This will be considered through the Council’s Public Service Review prototyping work.
	Vulnerable communities	<ul style="list-style-type: none"> Concern about the capacity of Adult Social Care to assess the needs of people with dementia 	Council employee	This concern will be passed onto Care Wellbeing & Learning
		<ul style="list-style-type: none"> There should be an underlying of the value of keeping families together unless unsafe to do so 	Owner occupier	This concern will be passed onto Care Wellbeing & Learning, to be considered when new models of care and support are developed and commissioned
		<ul style="list-style-type: none"> There is no reference to the needs of specific 	JCCG	Pages 19 and 20 of the Draft Strategy list many of

		<p>communities of interest, including:</p> <ul style="list-style-type: none"> ○ The Jewish community ○ refugees and asylum seekers 		<p>the indicators of vulnerability, and communities of interest, however, it is not an exhaustive list. The Draft Strategy aims to set out key principles and objectives that are applicable to the challenges and issues affecting many communities of interest. The Draft Strategy commits to identifying specific needs for support across the Borough, and responding proportionately, and in a targeted way, subject to resources being available</p>
		<ul style="list-style-type: none"> • The Draft Strategy is very light on the Councils future commitment to accepting refugees and asylum seekers. 	TGCH officer	<p>The Council has responded very positively to the Government's Vulnerable Persons' Resettlement Scheme (Syrian Refugees) and is working closely with the Government's contractor responsible for the asylum seeker dispersal programme. In committing to further programmes, the Council will need to balance carefully the pressures on existing services, community cohesion, and commitment relative to other local authorities.</p>
		<ul style="list-style-type: none"> • Available services/housing opportunities need to be well advertised to promote engagement/ take up 	Owner occupier	<p>Text amended in Standards section p 16</p> <ul style="list-style-type: none"> • Analyse health data and housing standards data to ensure we effectively target, <u>and promote</u> our service activity (proactive intervention; enforcement; financial assistance) to support our most vulnerable residents

		<ul style="list-style-type: none"> Concern that the Council has insufficient resources (including staff, interview rooms) to deliver the support required 	Council employee	Acknowledged
	Financial Assistance	<ul style="list-style-type: none"> Help with double glazing 		Whilst schemes covering private homes have been available in the past, resources are no longer available to the Council for this. Private energy efficiency improvement schemes are now focusing on renewable energy measures.
		<ul style="list-style-type: none"> Support to under 25's to access affordable accommodation 	Council tenant	Acknowledge. The Draft Strategy has a focus on general provision of affordable homes, however, it also recognises that the Council needs to develop more understanding of affordability gaps. Housing Supply p 14
		<ul style="list-style-type: none"> Support is needed for older people struggling to carry out home maintenance and repairs 	Owner occupier	<p>Whilst financial assistance schemes covering private homes have been widely available in the past, resources are now very limited, and priority is given to falls prevention work.</p> <p>This issue, however, does link with the Council's objective of providing more aspirational accommodation for older people, including mainstream retirement living homes, that are more easily maintainable, energy efficient and accessible and adaptable.</p>
General				
		<ul style="list-style-type: none"> It needs more proactive objectives and more obvious achievable solutions 	Council tenant	Authoring Group to consider this

		<ul style="list-style-type: none"> A great deal of thought has gone into its preparation. 		Acknowledged; no response required
		<ul style="list-style-type: none"> Unrealistic and naive 	Owner occupier	
		<ul style="list-style-type: none"> It isn't very ambitious 	Gateshead resident	
		<ul style="list-style-type: none"> It appears to be addressing the situation as a whole but this requires the actual operation to be as simple/energy-efficient as possible 	Owner occupier	Acknowledged; no response required
		<ul style="list-style-type: none"> Well thought out. Councils heart is in the right place. 	Owner occupier	Acknowledged; no response required
		<ul style="list-style-type: none"> The ethos and aims are good 	Owner occupier	Acknowledged; no response required
		<ul style="list-style-type: none"> It tries to address the most pressing issues faced by residents 	Gateshead resident	Acknowledged; no response required
		<ul style="list-style-type: none"> Very woolly and opaque use of language. It's quite difficult to discern anything very concrete 	Council tenant Housing Association tenant	Authoring Group to consider this
		<ul style="list-style-type: none"> Another box ticking exercise 	Gateshead resident	
		<ul style="list-style-type: none"> Ought there not to be significant detail of the MSGP referenced clearly in this document 	JCCG	It is unnecessary for The Draft Strategy to duplicate the detail of MSGP, however, the key principles, relating to housing are covered. The Housing Strategy is not a statutory document.
		<ul style="list-style-type: none"> Proposed actions should be more specific and detailed 	JCCG Gateshead resident	Authoring Group to consider this
		<ul style="list-style-type: none"> There is insufficient recognition of the needs of those with identifiable specific needs, be they geographical, cultural, or social or economic related 	JCCG	The Draft Housing Strategy includes principles and objectives that aim to ensure housing in Gateshead meets the current and future needs and aspirations of the population. The Draft Strategy provides a framework that allows future action and

				interventions that will respond to evidence of need. The Draft Strategy reflects the evidence base of the Local Plan and supports the CS&UCP policy, including: the requirement that 60% of new private housing are family homes (3 bed+); suitable accommodation for the elderly; and proposed policy MSGP44 relating to Jewish and Other Minority Group Community Facilities.
		<ul style="list-style-type: none"> The Strategy relates directly to multiple other policy documents and strategies. These should have been referenced in more detail and a longer period of consultation been made available for local people and communities to understand them in greater depth. 	JCCG	Authoring Group to consider this, however, the documents referred to are publicly available.
		<ul style="list-style-type: none"> Will this be regularly reviewed, and the money be made available to sustain increases in population as necessary, on an ongoing basis? 	Owner occupier	The Council is committed to ensuring the Strategy will be monitored and reviewed as necessary through action planning and outcome monitoring. The Council is continuing to face immense budget cuts and is unable to provide reassurance that funding will remain available to meet its objectives. This will mean ongoing review and re-prioritisation of service activity and interventions.
		<ul style="list-style-type: none"> The objectives are great, the devil is in the detail of how they are implemented 	Owner occupier	This will be a matter for operational action planning and outcome monitoring.
		<ul style="list-style-type: none"> Overall it just does not go far enough to encompass all people in the area 	Owner occupier	No practicable response
		<ul style="list-style-type: none"> The Draft Strategy should recognise that the Local 	Planning consultancy	This is sufficiently covered in the introductory section

		Plan will be subject to ongoing review, and the review process may identify further opportunities to promote housing growth.		on p4 "Purpose of the Strategy"
		<ul style="list-style-type: none"> There needs to be a recognition that the Draft Strategy Actions will rely on the Council working closely with housebuilders. 	Barratt Homes	The Draft Strategy does recognise this p4 "our priority objectives"
		<ul style="list-style-type: none"> Houses do not make places where people can thrive. The housing strategy should be a community strategy, addressing streets, play areas, lighting, licensing etc. 	Owner occupier	The Housing Strategy promotes a whole Council approach; however, this detail is a matter for other linked strategic work, including Transportation Planning and Local Development Planning.

The Gateshead Housing Strategy 2019-30