

TITLE OF REPORT: Housing Development Strategy and Delivery Programme**REPORT OF: Colin Huntington, Deputy Chief Executive**

Purpose of the Report

1. To seek the approval of Cabinet to a proposed new Housing Development Strategy for Gateshead, and to seek its approval for a new 5-year Delivery Programme (2022-2027) confirming the planned development workstreams and individual schemes that will help to achieve the much-needed building of new homes across the borough.

Background

2. The proposed new Housing Development Strategy and 5-year Delivery Programme has been considered by the Strategic Housing Board (SHB) at its February, March, and June 2022 meetings. In particular the SHB focused on:
 - ✓ Barriers to housing development
 - ✓ Routes to delivery
 - ✓ Innovation
 - ✓ Priorities for development and a 5-year Delivery Programme

The proposed strategy and 5-year delivery programme is attached at Appendix 2.

3. The strategy seeks to provide a vision for housing development and growth in Gateshead and is underpinned by the Council's wider strategic and planning priorities.
4. It outlines the data and information that will be used to ensure development is deliverable and meets the aims and priorities of the strategy. The delivery programme will be reviewed on an annual basis to reflect relevant changes to available data and information.
5. A new Supported and Specialist Housing Needs Assessment has recently been commissioned and is due for completion November 2022. This assessment will provide the data and evidence for a 10-year specialist and supported housing development programme together with any associated support and care services provision.
6. The challenges facing the building of new homes in the Borough are significant and are detailed in the strategy. These challenges include site viability due to our industrial past and low market values in parts of the Borough; the climate emergency and the need to incorporate measures to improve the energy efficiency of new homes; as well as significant economic challenges that are impacting on affordability, supply chain challenges, and construction sector costs.

7. The strategy outlines five key aims:
 - a) Promote the delivery of a range of homes (all tenures, sizes, types, values)
 - b) Develop more affordable homes
 - c) Enable more independent living
 - d) Regeneration of places
 - e) Building partnerships
8. A focus of the strategy is the recognition of the need for a housing development 'pipeline'. The strategy details how this pipeline will be progressed with a view to accelerating and improving the delivery of new homes.
9. The funding of sites which have viability issues is a major concern. Proposals to help address this are outlined in the strategy and include:
 - ✓ A potential 5-year Housing Development Fund (HDF) with availability of capital funding from the Council's overall investment plan. This will be considered further by Cabinet as part of its medium-term financial planning and prioritisation over the coming weeks.
 - ✓ Continuing pursuit of funding opportunities including any available external grant funding, and cross-subsidy of sites and schemes within Gateshead etc.
10. The initial 5-year Delivery Programme 2022-2027 is detailed within Appendix 2. This programme has 7 workstreams:
 - 1) Direct Delivery (via HRA)
 - 2) Partnership Delivery
 - 3) Registered Provider Delivery
 - 4) Specialist and Supported Housing Delivery
 - 5) Market Delivery
 - 6) Pipeline Development
 - 7) Regeneration Delivery

These workstreams will enable the Council to promote housing delivery through a diverse range of delivery mechanisms.

11. Over the period 2022-2027 it is anticipated that 3,500 new homes will be built in Gateshead, 240 of which will be HRA funded.
12. To help ensure future pipeline delivery several actions will be progressed at the earliest opportunity including:
 - A ward-by-ward review of the council's land and property assets to identify any potential housing development opportunities
 - The HRA funded acquisition on new homes in partner led developments
 - The potential for the Council to address site viability, compulsory purchase, and specific regeneration schemes via a new Housing Development Fund
 - Consideration of cross-subsidy schemes and proposals to address viability challenges
 - A strengthening of relationships with private developers, Registered Providers and Homes England.

- Conclusion of the current 'Call for Sites' exercise.
 - A new Housing Delivery team has been established and will now have direct responsibility for either leading, facilitating or supporting the individual schemes contained in the overall delivery programme.
13. A revised Partnership Business Plan will be presented to GRP Board members in October 2022, which will include the up-to-date viability position and draft timetable for delivery of the remaining sites allocated to the Partnership. Vistry and Home Group Board Members and the Council's Board Members (following consultation with Cabinet members) will then consider options to facilitate delivery of those remaining sites. If sites are determined to be undeliverable by the Partnership, the Council may then consider alternative routes to delivery.
14. The strategy outlines how Modern Methods of Construction and other means of innovation can contribute positively towards the council's ambitions. This includes new or different delivery arrangements with developers and/or funding agencies and these will be explored as potential options moving forward.

Proposal

15. It is proposed that the Housing Delivery team will implement and coordinate the actions outlined in the strategy and delivery programme. These actions include:
- ✓ Active management of a single 5-year development programme across all its workstreams
 - ✓ Increase the housing development pipeline including a ward-by-ward review of site and property availability together with identification of any barriers to development
 - ✓ Progress the development of masterplans, strategic regeneration frameworks and local housing market assessments for priority intervention areas
 - ✓ Identify site assembly, CPO and site viability challenges to enable identification of funding requirements and sources
 - ✓ Progress proposals for a new Housing Development Fund to support the development of currently unviable sites and regeneration schemes
 - ✓ Progress any external funding opportunities to enable brownfield land housing led redevelopment
 - ✓ Review current procurement approaches to identifying potential developer partners and considering alternative procurement options which may include opportunities for negotiation to offer more flexibility and shape arrangements
 - ✓ Review the proposed delivery outlined in the GRP business plan. Explore other potential JV and collaboration arrangements
 - ✓ Support the delivery of the Housing Delivery Test Action Plan
 - ✓ Complete the Specialist and Supported Housing Needs Review and Delivery Plan
 - ✓ Complete the Small Sites delivery programme
 - ✓ Explore opportunities to bring empty homes back into use.
 - ✓ Explore alternative, council led delivery models and vehicles where appropriate to unlock new and accelerated supply; explore affordable development options outside of the HRA
 - ✓ Strengthen relationships with development partners and funders

- ✓ Support and progress an increased use of MMC, SME's and the local supply chain in Gateshead as part of the council's community wealth building ambition
- 16. The Service Director: Housing Strategy and Growth, will be responsible for reporting at both Member and officer levels and such reports will be presented to Senior Management Group (Housing) and portfolio (quarterly); SHB and Cabinet 6 monthly). Monitoring reports will focus on any areas of concern, risks and issues effecting housing delivery. This may include specific project risks and issues.
- 17. The strategy and delivery programme will be refreshed on an annual basis.
- 18. The Housing Delivery team will ensure reporting to the appropriate portfolio of key project milestones, together with briefings for Ward Members on progress, delivery routes, disposals and acquisitions etc.
- 19. The Housing Environment and Healthy Communities Oversight and Scrutiny Committee has included housing development and delivery on its 2022/23 scrutiny programme.

Recommendations

20. Cabinet is recommended to:

- (i) Approve the proposed Housing Development Strategy and 5-year Delivery Programme.
- (ii) Approve the proposed actions detailed above to help ensure the successful delivery of the 5-year programme.

For the following reasons:

- (i) To contribute towards the Council's housing delivery targets to create new homes including the provision of more affordable homes.
- (ii) To contribute towards economic recovery and provide training, employment and socio-economic benefits for the residents and businesses of Gateshead.
- (iii) To utilise the Council's land and property portfolio to support the Council's policy priorities.
- (iv) To help decrease pressure on the Council to allocate further land in the Green Belt for housing.
- (v) To bring forward vacant Council owned sites for redevelopment.
- (vi) To deliver the objectives of the Housing Strategy 2019-30.
- (vii) To promote the regeneration of the urban area and redevelopment of brownfield land.

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Policy Context

1. The proposals support the overall vision for Gateshead as set out in Making Gateshead a Place Where Everyone Thrives and directly relate to the following pledges:
 - Put people and families at the heart of everything we do
 - Tackle inequality so people have a fair chance
 - Support our communities to help themselves and each other
 - Work together and fight for a better future for Gateshead
2. The Housing strategy 2019-2030 identifies a vision for housing in Gateshead. The development of new housing would directly promote the strategic theme of supply within the Strategy as it would:
 - The sites directly support the implementation of the Core Strategy and Urban Core Plan. Ensure that the supply of new housing and use of existing stock, best meet current and future needs and aspirations, and create thriving, mixed communities.
 - Utilise land efficiently and sustainably
 - Secures a range of homes that ensure all residents are able to access a home that meets their needs and improves housing choice.
3. The proposals as set out in this report accord with the provisions of the Corporate Asset Strategy and Management Plan. In particular the development of the Council's land to support regeneration and housing growth across all types and tenures.

Background

4. The proposed new Housing Development Strategy and 5-year Delivery Programme has been considered by the Strategic Housing Board (SHB) at its February, March, and June 2022 meetings. In particular the SHB focused on barriers to housing development; routes to delivery; innovation; priorities for development and a 5-year Delivery Programme
5. The strategy seeks to provide a vision for housing development and growth in Gateshead and is underpinned by the Council's wider strategic and planning priorities. It outlines the data and information that will be used to ensure development is deliverable and meets the aims and priorities of the strategy. The delivery programme will be reviewed on an annual basis to reflect relevant changes to available data and information.
6. A new Supported and Specialist Housing Needs Assessment has recently been commissioned and is due for completion November 2022. This assessment will provide the data and evidence for a 10-year specialist and supported housing development programme together with any associated support and care services provision.

7. The challenges facing the building of new homes in the Borough are significant and are detailed in the strategy. These challenges include site viability due to our industrial past and low market values in parts of the Borough; the climate emergency and the need to incorporate measures to improve the energy efficiency of new homes; as well as significant economic challenges that are impacting on affordability, supply chain challenges, and construction sector costs.
8. The strategy outlines five key aims:
 - a) Promote the delivery of a range of homes (all tenures, sizes, types, values)
 - b) Develop more affordable homes
 - c) Enable more independent living
 - d) Regeneration of places
 - e) Building partnerships
9. A focus of the strategy is the recognition of the need for a housing development 'pipeline'. The strategy details how this pipeline will be progressed with a view to accelerating and improving the delivery of new homes.
10. The funding of sites which have viability issues is a major concern. Proposals to help address this are outlined in the strategy and includes:
 - ✓ A potential 5-year Housing Development Fund (HDF) with availability of capital funding from the Council's overall investment plan. This will be considered further by Cabinet as part of its medium-term financial planning and prioritisation over the coming weeks.
 - ✓ Continuing pursuit of funding opportunities including any available external grant funding, and cross-subsidy of sites and schemes within Gateshead etc.
11. The initial 5-year Delivery Programme 2022-2027 is detailed within Appendix 2. This programme has 7 workstreams:
 - 1) Direct Delivery (via HRA)
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 - 4) Specialist and Supported Housing Delivery
 - 5) Market Delivery
 - 6) Pipeline Development
 - 7) Regeneration Delivery

These workstreams will enable the Council to promote housing delivery through a diverse range of delivery mechanisms.

12. Over the period 2022-2027 it is anticipated that 3,500 new homes, which are identified in the proposed Housing Development Strategy and Delivery Programme could be built in Gateshead, 240 of which will be HRA funded.
13. To help ensure future pipeline delivery several actions will be progressed at the earliest opportunity including:
 - A ward-by-ward review of the council's land and property assets to identify any potential housing development opportunities

- The HRA funded acquisition on new homes in partner led developments
- The potential for the Council to address site viability, compulsory purchase, and specific regeneration schemes via a new Housing Development Fund
- Consideration of cross-subsidy schemes and proposals to address viability challenges
- A strengthening of relationships with private developers, Registered Providers and Homes England.
- Conclusion of the current 'Call for Sites' exercise

A new Housing Delivery team has been established and will now have direct responsibility for either leading, facilitating or supporting the individual schemes contained in the overall delivery programme.

14. A revised Partnership Business Plan will be presented to GRP Board members in October 2022, which will include the up-to-date viability position and draft timetable for delivery of the remaining sites allocated to the Partnership. Vistry and Home Group Board Members and the Council's Board Members (following consultation with Cabinet members) will then consider options to facilitate delivery of those remaining sites. If sites are determined to be undeliverable by the Partnership, the Council may then consider alternative routes to delivery.
15. The strategy outlines how Modern Methods of Construction and other means of innovation can contribute positively towards the council's ambitions. This includes new or different delivery arrangements with developers and/or funding agencies and these will be explored as potential options moving forward.

Consultation

16. In preparation of this report, consultation has taken place with Strategic Housing Board members, and Housing Portfolio. Consultation has also taken place with housing developers and Registered Providers.

Alternative Options

17. The Council could look to withdraw from proactively seeking development of Council owned sites within the borough. Although some sites would still progress, this option would result in the failure to enable housing development across several key sites and regeneration priorities, impacting significantly on much needed new housing supply, environmental amenity, future council tax income, and the wider economy.

Implications of Recommended Option

18. **Resources:**
 - a) **Financial Implications** – The Strategic Director, Resources and Digital confirms that the costs related to the development of council owned homes will be met by the Housing Revenue Account and will be assessed on a case-by-case basis to ensure best value. It is also acknowledged that some of the sites detailed within this report may require additional capital funding due to viability. This will be considered further as part of a proposed new Housing Development Fund and will be subject to future Cabinet

consideration of the overall Council Investment Plan and medium-term financial planning and prioritisation. Successful delivery of new housing supports the Council's finances through Council Tax revenue and in some cases supports the provision of additional facilities and services via the Community Infrastructure Levy.

- b) **Human Resources Implications** – There are no implications arising from this report
 - c) **Property Implications** – The disposal and development of council owned sites supports the Council's aims and objectives of using its assets to support the delivery of a range of good quality housing for the residents of the borough. It also reduces the Council's holding costs in terms of land and buildings. Where the council intends to retain the homes built, this will contribute towards improving the Council's housing stock within the HRA.
- 19. **Risk Management Implication** - A risk register will be prepared in relation to the proposed development sites and will be managed by the Housing Growth Team. Following Cabinet, the risk management process will focus on housing mix (related to demand), construction and budget risks. Increase in costs associated with construction will result in budget pressures and potential unviability. The Strategic Housing Board will have oversight of the progress at each meeting.
 - 20. **Equality and Diversity Implications** - An integrated impact assessment has been completed to outline the proposals in relation to equalities, health, socio-economic, environmental and cumulative impact. This is detailed at Appendix 3.
 - 21. **Crime and Disorder Implications** – There are no implications arising from this report.
 - 22. **Health Implications** – Housing is a key determinant of the health and wellbeing of communities. Housing can make a significant contribution to tackling health inequality.
This proposal would enable a strengthening of the strategic as well as operational connection between housing and health and will seek to improve overall outcomes for Gateshead residents, including those requiring housing support.
 - 23. **Climate Emergency and Sustainability Implications** - Any new homes built will be to current building regulation standards which have recently been updated to improve the energy efficiency of new homes.
 - 24. **Human Rights Implications** - There are no implications arising from this report.
 - 25. **Ward Implications** - The development strategy and delivery programme have an impact across the Borough with regard to the development of new homes. The Wards within which specific sites are situated are detailed in Appendix 2 in the development programme location information.

Background Information

- 26. None

APPENDIX 2

HOUSING DEVELOPMENT STRATEGY AND 5 YEAR DELIVERY PROGRAMME (2022-2027)

Vision

Everyone deserves access to a good quality home in Gateshead.

All our homes should be in vibrant places. A vibrant place is one where the environment around the home is clean, safe, close to amenities, helps to promote health and wellbeing, and enables everyone to be an active part of their local community.

Building homes in Gateshead is more than about numbers. It is also about creating and maintaining places that form a foundation to enable people to live healthy, sustainable lives. This means creating and maintaining mixed and balanced communities. Gateshead needs more affordable homes, but it also needs different types, tenures and sizes of homes to meet demand, such as older persons housing or wheelchair accessible homes, as well as more executive homes. This requires a joined-up approach involving partnership working within and external to the council to unblock the barriers to delivery.

The council wants all its citizens to be able to afford a safe and secure home. As the borough's biggest social housing landlord, and its biggest landowner, we recognize the role we must play in enabling a step change in the delivery of more, much needed affordable homes for rent and sale. We will support our affordable housing provider partners and local communities to maximize opportunities for delivery. We also recognize that the council can play a direct role in delivering this step change in building affordable homes.'

Strategic Context

Housing delivery is a key priority for the council's Housing Strategy (2019-30). The Local Plan Annual Monitoring Report (2020-21) confirms the remaining target as 6000 net new homes (including compensating for past under-delivery) by 2030.

The Health and Wellbeing Strategy confirms the council's commitment to making Gateshead a place where everyone thrives. A key steppingstone to achieving this commitment is a recognition of the need to create and develop sustainable places and communities. This includes the delivery of new homes of the right number, type, tenure, quality and affordability to meet the current and future needs of all citizens.

The proposed Housing Development Strategy and Delivery Programme confirms a pipeline to build 3,500 new homes by 2027, 500 of which are projected to be affordable or specialist and supported new homes.

Alongside the council's strategy for housing delivery are wider national and regional strategies, policies and plans that inevitably influence the Gateshead strategic context. These include:

- a) National Planning Policy Framework and supporting guidance confirms new policy requirements for any affordable housing planning obligations:

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- The introduction of First Homes discounted by a minimum of 30% against market value.
 - The introduction of Build to Rent, enabling a minimum rent discount of 20% for affordable private rent homes relative to local market rents.
 - Changing the definition of affordable housing to mean: housing for sale or rent, for those whose needs are not met by the market, including housing that provides a subsidized route to home ownership and/or is for essential local workers.
- b) Affordable Homes Programme 2021-26, administered by Homes England, provides £7.4bn of funding to deliver up to 130,000 affordable homes by 2026 outside of London. This includes committing £5.2bn of funding to 31 strategic partnerships, with the balance of funding allocated to other registered providers such as Gateshead. 5 of these strategic partnerships are with registered providers who are part of the recently formed Housing Providers Partnership. The council has directly received £2m funding to complete the development of Whitley Court, Wrekenton.
- c) Housing Infrastructure Fund, administered by Homes England, is currently closed for new bids. £4bn was allocated to local authorities via this fund for infrastructure to unlock new housing delivery. The council has been unsuccessful in accessing this fund.
- d) Brownfield Land Release Fund, administered by One Public Estate (OPE), provides £475m to local authorities to tackle derelict land and buildings, and bring currently unviable brownfield sites back into use. £400m was allocated to the combined authorities, together with an additional £30m earlier this year. To date £66m has been made available to other local authorities, this also includes funding for self and custom-build schemes. The council has been unsuccessful to date in accessing this fund.
- e) 'Levelling Up' White Paper, confirms an intention to invest more in housing delivery in the north, including scrapping the 80/20 rule that skews investment toward Greater London. Homes England will be repurposed to have a stronger regeneration focus. However, this is subject to uncertainty, including as a result of the current political situation.
- f) 'People at the Heart of Care' White Paper, places housing alongside health and care in the future strategic planning of social care. With a focus on ensuring people have access to the right home to live well and safely, an additional £300m is being made available to connect housing with health and care at the local authority level, and to increase the supply of new supported housing. A further £210m will be made available via the Care and Support Specialised Housing Fund for the period 2022-25.

Planning Context

In addition to the National Planning Policy Framework, housing delivery is also influenced in Gateshead by the Local Plan.

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The Local Plan is made up of several documents that collectively provide the policy framework for development and includes the following:

- Core Strategy and Urban Core Plan: sets out the spatial planning framework and includes a spatial vision, objectives and specific policy requirements for the urban core, sub-areas and sites.
- Making Spaces for Growing Places: set out detailed planning policies for Gateshead as a whole, confirms land allocation for housing and other development, and identifies areas where there may be limitations on development.
- Supplementary Planning Documents: contain detailed guidance relating to 'residential design code', the 'Exemplar Neighbourhood', and Specialist and Supported Housing'.

Work has also begun on the evidence base to inform our local plan to 2045 looking longer term at what the solutions will be.

Local Housing Need and Demand

The evidence that underpins the Housing Development Strategy includes the following:

- Gateshead and Newcastle Strategic Housing Market Assessment (SHMA) 2017 (updated SHMA currently being commissioned and completion due in the first half of 2023)
- Local Housing Assessment 2017
- Local Index of Need
- Joint Strategic Needs Assessment (including a number of varying and bespoke needs assessments)
- Homelessness Review 2021
- HRA Asset Management Strategy and Business Plan 2021

In summary, the data and analysis provided by the above documents confirms:

- From 2022, an intention to build over 6000 new homes from all sources by 2030.
- A need for 2724 affordable homes to meet demand
- A need to build a wider range and choice of homes, all tenures, types and size, including more family homes that meets aspiration and ensures families choose to remain in Gateshead.
- An ageing population, including an increase in people aged 65+ of 9000 by 2030.
- By 2030 at least 24000 people will be aged 75+, around 5300 of whom will need supported or care accommodation.
- Changing household formation in Gateshead, with increasing singles and couples.
- A need to tackle empty homes with an aim to reduce vacancy across Gateshead.
- The Housing Register has 9,607 applicants, of whom 341 are overcrowded and 405 have a priority medical need (at March 22).
- Overall, there over 1700 overcrowded households across all tenures.

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- Demand for some specialist and supported housing outweighs supply.

Understanding Our Housing Challenge

Gateshead faces many challenges. It has a 'sluggish' housing market. During the period April 2021 to April 2022, the increase in the average house price of 3.3% was the lowest in the region. Average rental growth was 2.8% from September 2022 to September 2021, making average market rents in Gateshead the 7th lowest of the 36 metropolitan authorities in England, and less than the regional average of 4.2%.

Site viability remains a considerable challenge in Gateshead. Many sites across Gateshead are available for housing development. However, high site remediation costs, often associated with significant previous industrial activity and/or mining, together with lower development values, mean that many of these sites remain difficult to develop for housing without public funding.

Gateshead has declared a climate emergency and is committed to working with all relevant agencies and partners towards making the whole Borough carbon neutral by 2030. The council is committed to promoting low carbon housing development, tackling fuel poverty, and to supporting innovation in building new homes such as design, modern methods of construction, and the growth of district heating networks using ground and mine water heat pumps, and solar energy. Housing development also has a key role in restoring functioning ecological networks, on which people and wildlife depend.

Creating and sustaining vibrant places is a key ambition of the council. As well as striving to raise design quality, we want to create and maintain good places to live for the young, old and families. This includes contributing toward vibrant and equitable neighbourhoods through high quality placemaking, ensuring sufficient community infrastructure, places to play, improved open spaces and a people friendly public realm.

Gateshead has a number of economic challenges. The cumulative impacts of Brexit, the pandemic, and war in Ukraine on the supply chain, construction sector skills shortages, the cost-of-living crises and inflation, are all playing a part in increasing development costs, as well as access to mortgages and deposits. There is a recognition however, that housing development is an essential driver for economic growth in Gateshead; that there is a need to build new homes that will help to retain and attract skills, enterprise and the new economies. The council is also committed to enabling community wealth building. Housing development can play an important role in promoting local supply chains, SMEs and community enterprise.

Housing Delivery Test Action Plan 2022

The 2021 results of the Government's Housing Delivery Test (HDT) confirm that 87% of the new housing required in Gateshead was being delivered. However, this was influenced by the Pandemic in terms of a reduced requirement during that year. An Action Plan has been produced by the council confirming the key issues impacting on the pace and overall volume of housing delivery, together with the measures it will take to address these issues. These measures include:

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- Establish a new Housing Delivery team.
- Review site viability to determine the funding gap.
- Speed up the signing of s.106 Agreements.
- Speed up the disposal of council owned land for housing development.
- Develop stronger links with Registered Providers, the NE Home Builders Federation and Homes England.
- Issue a call for sites as part of the Local Plan process.
- Develop a new digital tool to support site awareness and encourage SME's.

The Housing Delivery Test Action Plan can be found on the Council's website.

Strategic Aims

In response to the vision, context, evidence and challenges facing housing delivery in Gateshead it is proposed that the strategy has 5 aims:

- I. **Promote the delivery of a range of homes:** in terms of tenure, value, size and type, to support economic growth, meet aspiration, attract and retain middle income households in Gateshead.
- II. **Develop more affordable homes:** for sale or rent, ensure that the relationship between housing costs and incomes in Gateshead are kept in balance.
- III. **Enabling independent living:** ensuring the changing needs of Gateshead's population are met, including development that provides the required supported and specialist housing.
- IV. **Regeneration of places:** recognizing that housing led regeneration can help to ensure vulnerable places can thrive in the future.
- V. **Building partnerships:** recognizing Gateshead needs the support of Government, Homes England, Registered Providers, developers and communities to achieve its housing delivery ambitions.

A Development 'Pipeline'

A focus of the strategy is a recognition of the need to create a housing development 'pipeline'. The newly established Housing Delivery team will seek to accelerate and improve the delivery of new homes. A priority for the team is to assess council owned sites and buildings for their viability, look to 'de-risk' sites through pre-construction site investigations and/or remedial interventions, dispose of sites based on outline planning permissions, and promote accelerated construction via off-site manufacture and where viable to do so.

Consideration will be given to the establishment of a Housing Development Fund as part of the Council's overall Investment Plan. This Fund will enable the Council to assess the potential need for a direct contribution to support housing development on challenging brownfield sites and to support its housing led regeneration priorities, particularly where there is an absence of external brownfield land funding. The Fund will aim to support the 5-year delivery programme and will look to evidence a return to the Fund from potential 'overage', CIL, s106, and/or additional Council Tax revenue and New Homes Bonus.

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A review of small sites is underway with a view to develop a Small Sites programme. This programme will aim to facilitate their disposal to a range of targeted parties including community led organisations, small developers, Registered Providers, self-builders or other partners through bespoke partnerships. Although the numbers of new homes likely to be delivered through a small sites programme will not be high, this small sites development stream will help to build more diverse delivery routes in Gateshead, something lacking at present with too much dependence on high volume national developers.

As part of disposals to third parties, the council will include the provision of 'buy back' options so that if a development does not come forward within a reasonable period, the council can buy the site back for the original purchase price.

Several council owned sites are committed to the Gateshead Regeneration Partnership (GRP). The business plan for the undeveloped sites allocated to GRP is under review to determine future options for development.

Land and/or building acquisition will be necessary to facilitate housing development and regeneration plans. This may include Compulsory Purchase. Critical will be the availability of funding to support acquisitions.

'Cross subsidy' of sites will be explored. This will involve the disposal of sites with a positive value alongside the disposal of sites with a negative value. Whilst procurement will be complex, established models of delivering new homes through this approach are well established. A procurement development framework will be progressed to identify potential developer options not only to progress the cross subsidy of sites, but also enable the speedy identification of contractors for direct provision via the HRA, or a mixture of both.

The potential availability of a new Housing Development Fund will be explored to tackle empty homes and bring them back into use through council led rent to purchase schemes, empty homes for affordable sale solutions, and to encourage skills and local enterprise development.

A new Supported and Specialist Housing Needs Assessment and Delivery Plan will be undertaken to determine over the 10-year period 2022-32 the evidenced need for any relevant newbuild and associated commissioned support and care provision. This will enable a planned approach to both the council's capital and revenue expenditure requirements over the medium term.

Workstreams

This strategy has an associated delivery programme. In addition to the development pipeline, this programme has 7 workstreams as follows:

- I. Direct Delivery:** the council's Housing Revenue Account (HRA) will make an important contribution to future housing supply in Gateshead. The HRA Business Plan confirms an intention to build 400 new council homes over the next 10 years (2021-2031). Where possible this programme will be accelerated. HRA funded delivery will also be used to facilitate cross subsidy

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development, and act as a further incentive to enable the development of currently unviable sites.

- II. **Partnership Delivery (including The Gateshead Regeneration Partnership (GRP)):** it is important to track the delivery of schemes via GRP. Created in 2012, GRP aimed to build 2400 new homes over 15 years. To date GRP has delivered 430 new homes, with a confirmed pipeline of 420 homes relating to 4 sites. This leaves a further 7 sites allocated to GRP with a development potential of 845 homes. The business plan for the undeveloped sites allocated to GRP is under review to determine future options for development. There is also the potential for the council to develop further partnerships. This will be given consideration in relation to sites available for disposal.
- III. **Registered Provider Delivery:** arrangements are now in place for the formal engagement of registered providers (RP's) via the Housing Providers Partnership. As well as encouraging those RP's that have strategic partner status with Homes England to invest in affordable provision in Gateshead, either through direct build or by bulk buying open market homes alongside homes secured through s.106 requirements, work will progress with RP's to determine new specialist or supported housing delivery. A Memorandum of Understanding will be agreed with RP's via the Housing Providers Partnership that will include a shared definition of affordable housing, a commitment to regeneration, locality planning and shared service delivery priorities in Gateshead. RP's will also be encouraged to support community led and self-build initiatives.
- IV. **Specialist and Supported Housing Delivery:** an evidence-led needs assessment will be concluded by Autumn 2022 to determine the short to medium term requirements for older people, working age adults with care needs, people at risk of homelessness and households with multiple and complex needs. A delivery plan will be produced confirming and required support and commissioning funding. Retirement living options will also be explored to reduce dependency and address rising health and adult social care costs. A review of HRA funded older people's provision will also be undertaken.
- V. **Market Delivery:** ensuring the development of a range of homes to meet housing aspiration in Gateshead requires the Housing Delivery team to support and enable investment from large volume national developers as well as encourage the growth of local SME's. Discussions are underway with the Home Builders Federation as well as individual developers to encourage investment in housing delivery. A new approach to s.106 requirements will be explored including the option of reconciliation statements.
- VI. **Pipeline development:** There is a demand for housing sites across the Borough. Some further sites in Council ownership may be able to be brought forward and included within the overall pipeline, following further due diligence, working alongside Spatial Planning, to increase the land available for housing development.
- VII. **Regeneration Delivery:** there is a re-emergence of regeneration 'thinking' within Government as part of its levelling-up agenda. As part of this strategy the Council will take forward the development of strategic regeneration frameworks and masterplans for 'vulnerable' places in Gateshead such as Felling, High Street South, Chopwell, Teams and Bensham. These strategic regeneration frameworks will include confirmation of site availability, local

HOUSING DEVELOPMENT STRATEGY AND 5 YEAR DELIVERY PROGRAMME (2022-2027)

housing market assessment, place standard assessment, planning policy support, and investment support.

The initial 5-year Housing Delivery Programme 2022-2025 is confirmed below.

Two further developments to enhance future pipeline delivery are:

- Land Review: a ward-by-ward review of the council's land assets will be undertaken. This will feed into the call for site process. It will also help determine the public subsidy needed to bring the sites into use.
- Council home acquisitions: subject to funding availability there may be situations where the acquisition of new council homes in partner led developments may be appropriate.

Innovation

Modern methods of construction (MMC) provide an opportunity for Gateshead and the region as a whole. A new regional network will be facilitated by Gateshead to explore collaboration and investment in a regional supply chain to develop MMC.

MMC can support the council's ambition with regards to:

- New housing supply and affordability.
- Climate and ecological emergency, and decarbonisation of the local economy.
- The construction skills crises.

A further related innovation relates to existing council owned garages, where there is potential to convert to bungalows. This option is being explored for several garage sites across the borough and will involve potential off-site construction.

Currently 80% of councils in England own housing development companies. Various business models now exist, but there are several common features. These include the use of council owned land, private sector investment, a focus on market sales and/or market rent, a 'ring fenced' return for the council to re-invest in future housing delivery, and local supply chain investment to boost local economic growth.

A number of council owned development companies are also building affordable housing for sale and rent outside of the HRA; are purchasing s.106 properties; are purchasing street properties for rent; and use the vehicle to maintain and manage homes.

72% of councils are involved in joint venture arrangements or collaboration agreements with developers and/or registered providers. This includes Gateshead via the GRP arrangement. Joint venture and collaboration agreements arrangements can have several advantages such as risk sharing, securing greater levels of investment and/or providing much needed development skills, expertise and capacity that the council may have.

Some councils own multiple companies for different purposes. However, there are also recent examples with council owned development companies and joint venture

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arrangements have experienced difficulties due to concerns over rising costs, Brexit and pandemic related supply chain challenges etc.

Direct council intervention to secure increased housing supply, either through a directly owned development company, or through additional joint venture arrangements, will be explored as potential options moving forward.

Proposal

The Housing Delivery team will undertake the following key actions over the next 12 months:

Active management of a single 5-year development programme across all its workstreams	Complete the Specialist and Supported Housing Needs Review and Delivery Plan
Increase the housing development pipeline including a ward-by-ward review of site availability and identification of any barriers to development to help diversify delivery in Gateshead	Identify site assembly, CPO and site viability challenges to enable identification of funding requirements and sources
Support the delivery of the Housing Delivery Test Action Plan	Investigate the potential to use a Housing Development Framework to include contractors, developers and Registered Providers
Complete the Small Sites delivery programme	Explore a new council funded Housing Development Fund; continue to explore external funding opportunities
Review the proposed delivery outlined in the GRP business plan. Explore other potential JV and collaboration arrangements	Progress the development of masterplans, strategic regeneration frameworks and local housing market assessments for priority intervention areas
Explore alternative, council led delivery models and vehicles where appropriate to unlock new and accelerated supply; explore affordable development options outside of the HRA	Support and progress an increased use of MMC, SME's and the local supply chain in Gateshead as part of the council's community wealth building ambition

Monitoring

The Service Director: Housing Strategy and Growth, will be responsible for quarterly reporting at both Portfolio and officer levels.

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SHB and Cabinet will be provided with six-monthly progress reports. Monitoring reports will focus on any areas of concern, risks and issues effecting housing delivery. This may include specific project risks and issues.

The strategy will be refreshed on an annual basis and confirm a 'rolling' 5-year housing delivery programme for subsequent Cabinet approval.

The Housing Delivery team will ensure reporting to the appropriate portfolio of key project milestones, together with briefings for Ward Members on progress, delivery routes, disposals and acquisitions etc.

The Housing Environment and Healthy Communities Oversight and Scrutiny Committee has included housing development and delivery on its 2022/23 scrutiny programme.

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APPENDIX 2

Progress as at: September 2022

Workstream 1: Direct Delivery (HRA funded)					
Location (Ward)	Total New Homes	Developer	Projected Start / Finish	Key Features	Progress/Issues
Whitley Court (High Fell)	44	GRP	Apr 21 / Mar 23 Phases separated out	<ul style="list-style-type: none"> - Council Owned - Affordable rent-general needs and supported - Shared ownership 	<ul style="list-style-type: none"> - Development underway - Completions from late Autumn 2022 - Delays in completions from Autumn 2022 to Spring 23
Garage sites (Various wards)	35 (Phased over 5 years)	TBC	Phase 1 (5 units) Mar 23 / Dec 23	<ul style="list-style-type: none"> - Council owned garage sites - Affordable rent - Conversion of garages to bungalows - Use of MMC - High Energy performance rating 	<ul style="list-style-type: none"> - Initial site investigations underway - Initial discussions with planners underway - Procurement route to be identified - Ward Members to be informed of proposals including any garage occupancy issues
Northumberland Street (Dunston and Teams)	TBC	To be identified	Apr 23 / Mar 25	<ul style="list-style-type: none"> - Council Owned - Affordable rent - Potential supported provision - Proximity to Medical centre 	<ul style="list-style-type: none"> - Investigate options for housing types- flats - Viability challenge - To procure contractor
Windmill Hills (Bridges)	TBC	To be identified	TBC	<ul style="list-style-type: none"> - Council Owned - Affordable rent - Family housing - Retention of Comfrey Project facilities 	<ul style="list-style-type: none"> - Interest from other parties (RPs, market and JCC) - Potential Brownfield Land release funding phase 2 - Outline feasibility to be undertaken
Hallgarth Car parks and depot (Winlaton and High Spen)	TBC	To be identified	TBC	<ul style="list-style-type: none"> - Council Owned - Affordable rent and sale - Family housing 	<ul style="list-style-type: none"> - Outline feasibility to be undertaken (discussions on depot and bus turning circle) - Initial site investigations underway
Shadon House (Birtley)	18	To be identified	Sept 23/ Dec 24	<ul style="list-style-type: none"> - Council Owned - Affordable rent and sale - Family housing 	<ul style="list-style-type: none"> - Investigative/Feasibility works underway - Internal asset transfer to be clarified
Clasper (Dunston and Teams)	TBC	To be identified	TBC	<ul style="list-style-type: none"> - Council Owned - TBC 	<ul style="list-style-type: none"> - Potential for HRA funded affordable provision as part of wider site development
Askew (Lobley Hill and Bensham)	TBC	To be identified	TBC	<ul style="list-style-type: none"> - Council Owned - TBC 	<ul style="list-style-type: none"> - Potential for HRA funded affordable provision as part of wider site development
Dunston Hill – Central Nursery (Dunston Hill and Whickham East)	TBC	To be identified	TBC	<ul style="list-style-type: none"> - Council Owned - TBC 	<ul style="list-style-type: none"> - Potential for HRA funded affordable provision as part of wider site development
Felling -various sites (Felling)	TBC	To be identified	TBC	<ul style="list-style-type: none"> - Council Owned - TBC 	<ul style="list-style-type: none"> - Potential for HRA funded affordable provision as part of wider site development
Redheugh and Eslington (Dunston and Teams)	TBC	To be identified	TBC	<ul style="list-style-type: none"> - Council Owned - TBC 	<ul style="list-style-type: none"> - Potential for HRA funded affordable provision as part of wider site development
High Street South including Warwick Court (Bridges)	TBC	To be identified	TBC	<ul style="list-style-type: none"> - Council Owned - TBC 	<ul style="list-style-type: none"> - Potential for HRA funded affordable provision as part of wider site development
Workstream 2: Partnership Delivery					
Location	Total New Homes	Developer	Projected Start / Finish	Key Features	Progress
Freight depot (Bridges)	270	GRP	Aug 22 / Mar 28	<ul style="list-style-type: none"> - Council Owned - Market sale (Vistry) 165 - Private rent (Sigma) 80 	<ul style="list-style-type: none"> - Started in site - Homes England funding claim submitted

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				<ul style="list-style-type: none"> - Affordable rent (Home Group) 25 - Will be connected to District Energy Scheme - Use of MMC - Homes England Accelerated construction Grant £3.65m - Council support £1.1m 	
Birtley Cell C (Lamesley)	73	GRP	Aug 22 / Mar 25	<ul style="list-style-type: none"> - Council Owned - Scheme development linked to Freight depot through Homes England Funding agreement - Market sale - Mixed tenure - 18 Shared ownership 	<ul style="list-style-type: none"> - Business plan approved - Started on site Aug 22 - Homes England funding claim submitted
Hyde Park Street (Saltwell)	58	GRP	Jan 23 / Mar 25	<ul style="list-style-type: none"> - Council Owned - 100% Affordable provision - Family homes including 20 bespoke larger homes for Jewish community - Homes England grant secured 	<ul style="list-style-type: none"> - Cabinet approval to progress - Planning application September 2022
Hookergate (Winlaton and High Spen)	48	GRP	Jan 23 / Mar 25	<ul style="list-style-type: none"> - Council Owned - Market sale - Family homes 	<ul style="list-style-type: none"> - Cabinet approval to progress - Business plan being progressed - PreApp Planning submitted - Planning Application October 2022
Brandling (Felling)	131	GRP	TBC	<ul style="list-style-type: none"> - Council Owned - Mixed tenure 	<ul style="list-style-type: none"> - Business plan being progressed - Sport England /Playing Pitches issue to be resolved
Elisabethville (Lamesley)	100	GRP	TBC	<ul style="list-style-type: none"> - Council Owned - Current proposal 100% affordable 	<ul style="list-style-type: none"> - Business plan being progressed
Dixon Street (Dunston and Teams)	70	GRP	TBC	<ul style="list-style-type: none"> - Council Owned - Mixed tenure 	<ul style="list-style-type: none"> - Business plan being progressed - viability an issue
Broadway (Deckham)	70	GRP	TBC	<ul style="list-style-type: none"> - Council Owned - Mixed tenure 	<ul style="list-style-type: none"> - Business plan being progressed - viability an issue
Chopwell Heartlands (Chopwell and Rowlands Gill)	211	GRP	TBC	<ul style="list-style-type: none"> - Council Owned - Mixed tenure 	<ul style="list-style-type: none"> - Business plan being progressed - viability an issue
Beacon Lough East (High Fell)	172	GRP	TBC	<ul style="list-style-type: none"> - Council Owned - Mixed tenure 	<ul style="list-style-type: none"> - Business plan being progressed - viability an issue
Sunderland Road West (Bridges)	TBC	GRP	TBC	<ul style="list-style-type: none"> - Council Owned - Mixed tenure 	<ul style="list-style-type: none"> - Business plan being progressed - viability an issue
Chandless (Bridges)	TBC	Homes England	TBC	<ul style="list-style-type: none"> - Council Owned - TBC 	<ul style="list-style-type: none"> - Discussions ongoing with Homes England re purchase
Workstream 3: Registered Provider Delivery					
Location	Total New Homes	Developer	Projected Start / Finish	Key Features	Progress
Small sites package					
- Aycliffe Av (High Fell)	TBC	TBC	Apr 24 / Mar 25	<ul style="list-style-type: none"> - Council owned land - Affordable housing 	<ul style="list-style-type: none"> - Viability an issue
- Crawcrook Park (Crawcrook and Greenside)	7	TBC	Apr 24 / Mar 25	<ul style="list-style-type: none"> - Bungalow provision 	<ul style="list-style-type: none"> - Issues related to red line boundary and fit with wider park
Charlton Walk (Dunston and Teams)	16/18	Bernicia	Apr 23 / Mar 24	<ul style="list-style-type: none"> - Council owned land - Affordable family housing and bungalows 	<ul style="list-style-type: none"> - Viability an issue therefore in planning to increase units to 18 units.
Liddell Terrace	7	RP TBC	Oct 23 / Oct 24	<ul style="list-style-type: none"> - Council owned land 	<ul style="list-style-type: none"> - Planning application submitted

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(Lobley Hill and Bensham)				- Family housing	- Viability an issue
Dunston Hill School (Dunston Hill and Whickham East)	37	Meldrum construction/ Riverside	Jan 23 / Mar 25	- Council owned - 100% affordable - Family housing	- In planning awaiting decision - Sale of land by Council agreed to facilitate development
Land at Hepburn Gardens (Felling)	36	Riverside	Jan 21 / Oct 22	- Council Owned - Family homes for affordable rent	- Works underway and well progressed
Hospital of King James – Sunderland Rd (Bridges)	42	Hospital of King James / A Partner RP TBC.	April 24 / Mar 25	- Council lease interest - Affordable rented flats and houses	- Planning application submitted - Discussions with Council re relinquishment of lease
Deckham Infill (Deckham)	8	Home Group	Apr 23 / Mar 24	- 1/2-bedroom bungalows for affordable rent	- In planning awaiting decision
Malton Green (Chowdene)	14	Keelman	Apr 24 / Oct 26	- TBC	- Subject to funding availability
Former Go-ahead depot, Sunderland Road (Bridges)	26	RP TBC	Apr 24 / Mar 26	- Large family homes	- Planning approved - Viability an issue

Workstream 4: Specialist and Supported Housing Delivery

Location	Total New Homes	Developer	Projected Start / Finish	Key Features	Progress
Oban Terrace (Felling)	12	Home Group	Jan 21 / Oct 22	- Women's wellbeing supported housing	- Almost complete
Watergate Court (Lobley Hill and Bensham)	82	Home Group	Jan 21 / Mar 22	- Extra care housing	- Works complete - Residents in process of moving in

Workstream 5: Market Delivery

Location	Total New Homes	Developer	Projected Start / Finish	Key Features	Progress
Valley Rise (Crawcrook and Greenside)	187	Taylor Wimpey	Mar 2018 / Dec 22	- Mixed tenure - 38 affordable	- Scheme almost complete
Fairfield Manor (Crawcrook and Greenside)	169	Story Homes	Mar 18 / Dec 22	- Mixed tenure - 26 affordable	- Scheme almost complete
Summerhill (Ryton, Crookhill and Stella)	283	Bellway	Mar 22 / Mar 28	- Mixed tenure - 43 affordable	- Scheme just commenced
Woodside Gardens (Ryton, Crookhill and Stella)	170	Taylor Wimpey	Jan 22 / March 25	- Mixed tenure across both sites - 40 affordable	- Scheme progressing well - Strong demand and sales
Woodside Gardens (Ryton, Crookhill and Stella)	97	Miller	Jan 22 / March 24		- Scheme just commenced.
Bleach Green (Blaydon)	183	Keepmoat	Jan 20 / April 26	- Mixed tenure - 27 Affordable	- Development progressing well - Strong demand and sales
High Spen East (Winlaton and High Spen)	185	Avant	Mar 20 / Mar 25	- Mixed tenure - 28 affordable	- Scheme progressing well - Strong demand and sales
Sunniside Causey Heights (Whickham South and Sunniside)	89	Avant	Mar 19 / Sept 22	- Mixed tenure - 13 affordable	- Scheme almost complete
Dunston Hill Hospital (Dunston Hill and Whickham East)	46	Story Homes	April 22 / Mar 24	- Mixed tenure - 5 affordable - Discounted market sale	- Scheme just commenced - Very high demand
Chopwell South	208	Gleeson	April 2020 / Mar 27	- Mixed tenure	- Development progressing well

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(Chopwell and Rowlands Gill)		Homes		- 1-4 'first homes'	- Strong demand and sales
Sunniside NE (Whickham south and Sunniside)	38	TBC	April 23 / Mar 25	- Mixed tenure 1 affordable	- Awaiting developer
Brett Oils (Bridges)	250	Edmund de Rothschilds Investments / Tolent	Mar 22 / Oct 24	- Market sale	- Development progressing slowly due to quay wall repairs and involvement of Crown Estate
Tynedale P (Ryton, Crookhill and Stella)	14	TBC	Apr 24 / Mar 25	- Council owned - Tenure TBC	- Council owned site recently marketed with strong interest - Currently assessing bids
Dunston Hill (Dunston Hill and Whickham East)	352	Persimmon	Apr 23 / Mar 28	- Mixed tenure - 53 affordable	- Negotiations with Council re developer agreement in progress - Due to be concluded autumn 22
Wardley Colliery (Wardley and Leam Lane)	144	Persimmon	Apr 24 / Mar 27	- Mixed tenure affordable	- Stalled due to viability
The Point Ochre Yards (Bridges)	98	Bellway	Apr 24 / Mar 25	- Market Sale	- Permission Granted May 2022
High Spen West/Garesfield (Winlaton and High Spen)	70	No Developer	Apr 24 / Mar 27	- Shared ownership between Council and Garesfield Golf club - Market sale - 15% affordable subject to planning	- Site has been marketed by the Council - Potential to remarket site
Boiler House/ Half Moon Lane (Bridges)	58	Mandale	Jan 21 / Aug 22	- Market sale and Private rented	- Almost complete
BAE Birtley (Birtley)	296	Gleeson	Mar 25 / Mar 31	- Market sale	- Planning Application submitted
Workstream 6: Pipeline development					
Location	Total New Homes	Developer	Projected Start / Finish	Key Features	Progress
Dunston Hill Nursery (Dunston Hill and Whickham East)	230	TBC	Apr 23 / Sept 28	- Council owned - Brief in progress	- Appointment of specialist consultant to progress underway
Askew Road West (Lobley Hill and Bensham)	190	29	Jun 23 / July 27	- Council Owned - TBC	- Permission in Principle in place - Invitation to tender returned July 22 with interest but no compliant bids - Proposal to explore alternative procurement route
Clasper/Wolseley Close (Dunston and Teams)	200	30	Oct 23 / Oct 27	- Council Owned - TBC	- Viability gap identified - Soft market interest has established interest in the site - Assembling technical and developing procurement packs - Proposal to explore alternative procurement route
Middle Chopwell	TBC	TBC	Apr 25 / Mar 28	- Council Owned	- Options currently being explored
Baltic Quarter	TBC	TBC	Apr 24 / Mar 27	- Council Owned	- Interest from Private Rented Sector developers - Residential options currently being explored
Workstream 7: Regeneration					
Location	Total New Homes	Developer	Projected Start / Finish	Key Features	Progress
High Street (Bridges)	214	TBC	Oct 24 / Oct 30	- Part Council owned	- Acquisitions underway - Viability gap - Delivery programme being developed
MetroGreen	850 by 2030; more after that	TBC	Apr 27 / 32	- Some Council owned land at Derwent West Bank - Church Commissioners have significant ownership	- Area Action plan to be adopted 2023 - Investigating infrastructure delivery and development options

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	date				
Felling - Crowhall Towers - Sir Godfrey Thompson - Open space adj. to Crowhall - Felling depot and adjacent open space (Felling)	TBC	Council led / RP	Dec 19 / Mar 28	- Part Council Owned - Part Karbon Homes - TBC	- Decant almost complete - Delivery programme being developed
Redheugh and Eslington (Dunston and Teams)	TBC	Council led	Jan 22 (decant) / Mar 28	- Council Owned - TBC	- Decant currently underway - Delivery programme to be developed
Warwick Court (Bridges)	TBC	Council led	Jan 22 (decant) / Mar 26	- Council Owned - TBC	- Decant currently underway - Delivery programme to be developed



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INTEGRATED IMPACT ASSESSMENT TEMPLATE

APPENDIX 3

Title of proposal: Housing Development Strategy and Delivery Programme	Age	Race	Sex	Gender reassignment	Disability	Religion or Belief	Pregnancy and Maternity	Sexual Orientation	Marriage and Civil Partnership	Description of potential mitigation
<p>Equality impact: We recognise residents may have a number of different protected characteristics across all 9 categories, however those most likely to be impacted by the Housing Development and Growth strategy are Age, Sex and Disability.</p> <p>Description of impact: <i>The proposal is to facilitate the development of houses within the Borough to meet the needs of existing and future residents. All housing will be to legal standards. It is possible that some will be bespoke to meet the needs of some residents with supported housing needs: e.g. People who have physical or mentally disabled, or require 24-hour housing support</i></p>	✓		✓		✓					<p><i>Housing to be facilitated will take into account the housing needs of the Gateshead population. Some housing will be bespoke to meet the specific needs of residents who may also require support. Developments which have been facilitated to meet this need in the past include housing specifically for people:</i></p> <ul style="list-style-type: none"> - <i>over the age of 55,</i> - <i>for women fleeing domestic violence and</i> - <i>for people with Learning disabilities and autism.</i> <p><i>When considering the development of housing in the Borough, account is taken of the Strategic Housing Market Assessment and the housing register and the needs of people on the register. Housing needs are also taken into consideration within the Housing Strategy to help inform future development.</i></p>
<p>Health impact: <i>The development of good quality housing is critical to improving the health of individuals. The proposal supports the Council in facilitating the development of such housing which meets the needs of our residents.</i></p>										<p><i>Where specific housing is required to meet residents needs this will be taken into consideration when considering sites and</i></p>



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INTEGRATED IMPACT ASSESSMENT TEMPLATE

<p><i>There is also potential for residents to experience reduced stress, improved space and increase their housing standards</i></p>	<p><i>proposed housing across the borough. Many factors are taken into consideration to improve the health and wellbeing of residents, in particular to promote independence: these include; determining the facilities required in the home and any support required.</i></p>
<p>Socio Economic impact: <i>Wards/neighbourhoods across the Borough have differing housing needs, tenure types, population mix and differing incomes. These factors are taken into consideration when determining the type and tenure of property to contribute positively towards overall housing need in the Borough.</i> <i>There is an overriding positive socio-economic impact when developing new homes, as not only are new homes provided for local people, but employment within the construction industry within the locality and a positive impact related to local businesses in the neighbourhoods concerned.</i></p>	<p><i>Where possible when procuring developers, scoring can be linked to socio economic impact. Where affordable housing is provided this should have a positive impact on residents on lower household incomes.</i> <i>The Housing Growth team requests updates from developers when appropriate related to the Gateshead Pound and the positive socio-economic impact associated with new build.</i></p>
<p>Environmental impact: <i>All new build dwellings must comply with current Building Regulations which requires a high standard of energy efficiency. New dwellings are deemed to be more energy efficient than existing housing.</i></p>	<p><i>New homes are more energy efficient than existing homes.</i></p>
<p>Cumulative impact: <i>The cumulative impact on residents is positive as it will allow access to new homes fit for the individuals/family's needs which were not previously available as well as offering more housing choice.</i></p>	<p><i>The cumulative impact of each development will be considered on a site-by-site basis and take into account all relevant factors including scope and scale of development as well as budgetary constraints.</i></p>
<p>Summary of consultation/data/research undertaken to inform the assessment:</p> <p><i>Consultation has taken place with the Strategic Housing Board, which has representatives who are Ward Members, Housing Portfolio Members, residents and Registered providers.</i> <i>Discussions have also taken place with Registered housing providers and Volume housebuilders to discuss demand for development of sites.</i> <i>Discussions have also taken place with Homes England to determine potential to gap fund specific projects to enable development to happen.</i></p>	



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INTEGRATED IMPACT ASSESSMENT TEMPLATE

Signed: (completing officer)

Date:

Service Director: (approved)

Date: