

Integrated Housing Strategy April 2019

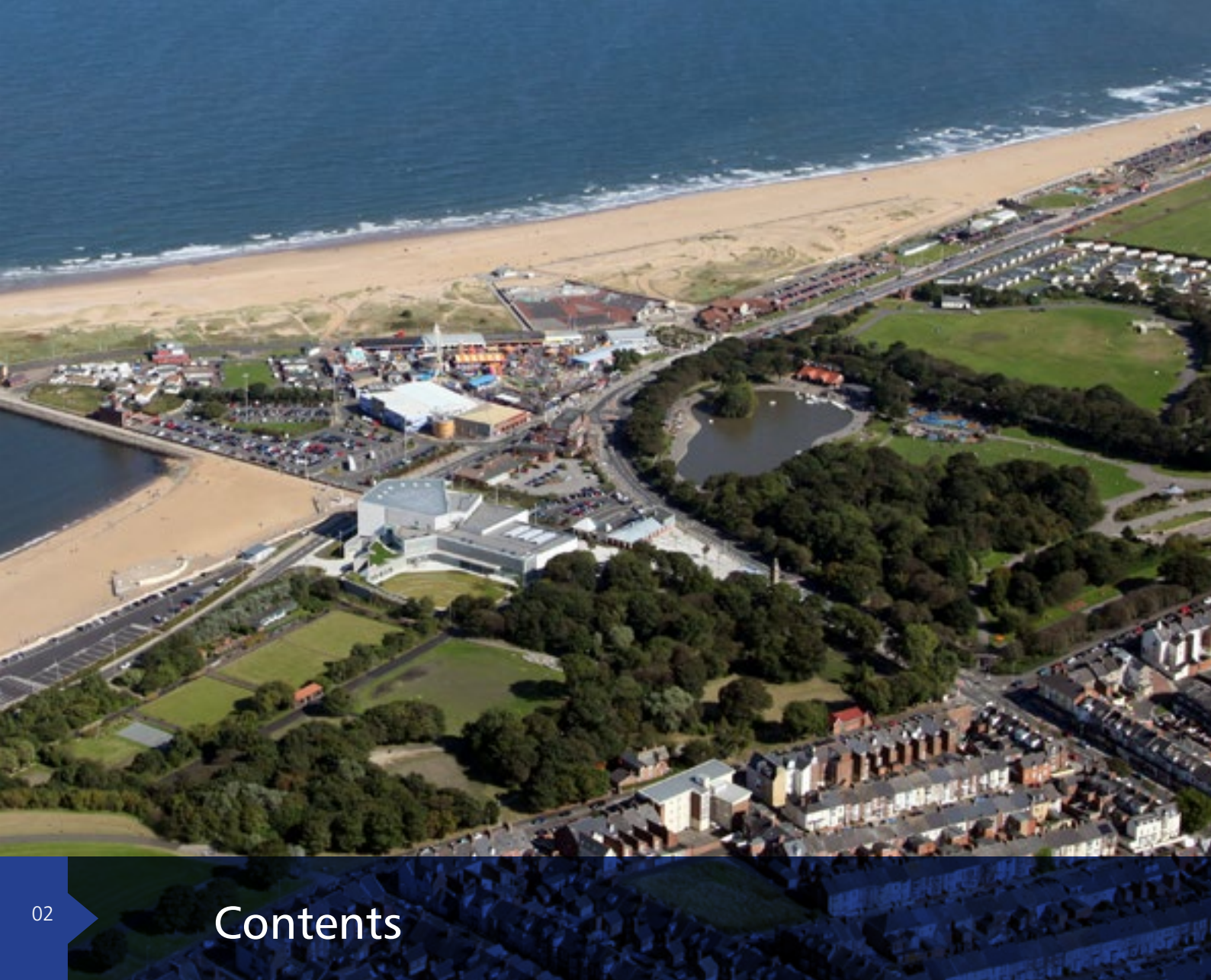


...an outstanding place to live, invest and bring up families



South Tyneside Council

**HELLO TOMORROW
CHANGE IS HAPPENING**



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Foreword

The Integrated Housing Strategy sets out the key strategic priorities for housing across the borough. It is a long-term strategic document and as well as setting out the vision for the housing market within South Tyneside it also details the actions which the council have made a commitment to undertake over the next 3 years.

We want to make South Tyneside a place where everyone can access a home they can afford and can sustain while meeting their aspirations. I see this Strategy as a platform for long term positive economic and social change.

Support for those who find themselves homeless or at risk of becoming homeless is a key strand in achieving a sustainable housing market, which raises residents aspirations and provides a safe and secure neighbourhood to live in.

Housing plays a key role in economic development and it is vital to maximise the potential of the housing market in order to successfully exploit for economic gain. Providing a wide range of products within the housing market will encourage a mixed community and reduce the number of households needing to move out of the borough to find a home.

In addition, housing has a direct impact on the health, wellbeing and educational attainment of a neighbourhood. The lack of secure or appropriate accommodation can have a direct impact on an individuals' physical and mental wellbeing.

The supply of homes must take into account our changing population and local circumstances in order to provide a balanced housing market that offers choice.

This strategy outlines our commitment to creating and sustaining balanced communities with high quality housing and services. The council's focus on desirable and aspirational neighbourhoods will aim to make South Tyneside 'An outstanding place to live, invest and bring up families.'

Cllr Mark Walsh
Lead Member for Housing and Transport



Profile of Housing in South Tyneside

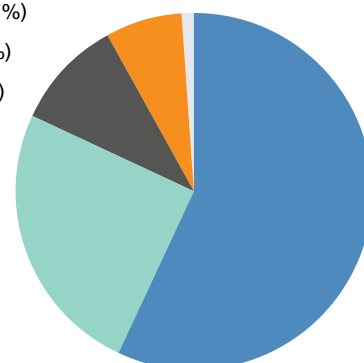
Within South Tyneside there are 67,203 properties and 57% of these households are owner occupied properties with over 30% having a mortgage. Overall South Tyneside has a slightly lower percentage of properties owned outright and this is a similar story with privately rented properties of which there are approximately 6,700. Of stock in the Borough, over a quarter are rented from the Council, 16,972 in total. In comparison to the region, South Tyneside has 10% more Local Authority rented properties; resulting in a total of one-third of properties in the Borough being socially rented.

Property types vary somewhat throughout the borough, although it can be identified that the choice of accommodation in certain areas are limited and this impacts on the desirability of particular locations. There is a high percentage of older properties in Inner South Shields, compared to the highest level of new built which can be found within Hebburn. Hebburn has a significant number of newly forming households moving into new built homes. There has been the lowest level of housing

development within West Shields. This development has a direct impact on the profile of the population and hence the need for services such as education and health.

Tenure Types

- Owner Occupied (57%)
- Council Rented (25%)
- Private Rented (10%)
- RSL (7%)
- Other (1%)





Most common property type

41%
semi-detached

Less detached houses

7.5%

More purpose built flats

4.4%

* Compared to regional averages

Semi-detached properties are the most common property within South Tyneside, making up over 41% of all properties. The Borough has 4.4% more purpose built blocks of flats in comparison to the regional averages and flats in general make up almost 20% of accommodation in South Tyneside. Noticeably South Tyneside has 8% detached properties in the Borough which is 7.5% less than the regional average. However, new developments have seen a higher number of detached homes as aspirations change and demand for more space increases and we readdress the imbalance in our housing offer.

In terms of occupation of properties across all tenures, almost 75% are being under occupied and 20% having the appropriate occupation rating. The remaining 5% are classed as over occupied and therefore potentially overcrowding.

75%
under occupied



5%
over occupied

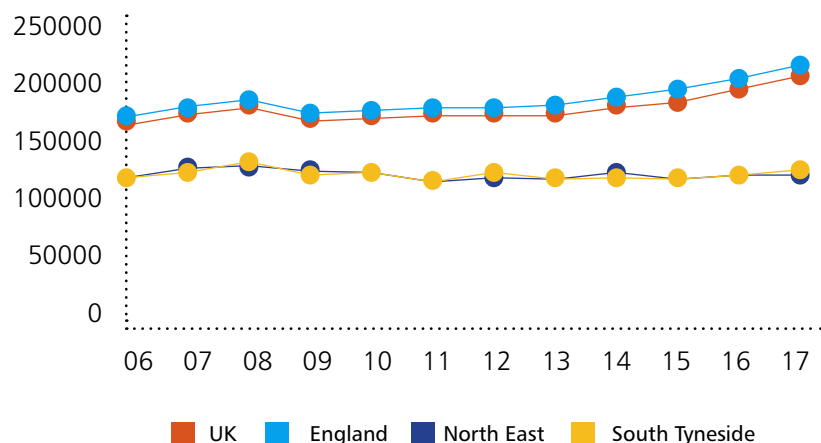
The average sale price of properties has increased from £137,000 in February 2010 to £140,000 in August 2018. This hasn't been a gradual increase over the 8 year period as the average prices hit a low of £122,000 in February 2012. The highest average prices in the Borough are in Cleadon and East Boldon (£257,613) and in contrast the lowest are in Biddick and All Saints (£87,163); this significant difference highlights the distinct smaller housing markets within the borough.



£87,163
Biddick & All Saints

£257.613
Cleadon & East Boldon

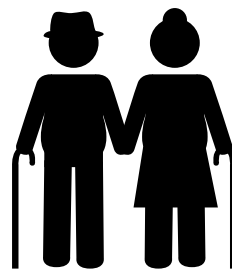
Average House prices





The amount of properties sold wasn't affected by this as this almost doubled between February 2010 and August 2016 (571 to 1,065). When selling properties the time taken to sell properties has decreased overall over the last 2 years, adjusted for seasonal trends. The amount of sales registering the asking price has also increased from 91% in January 2017 to 94% in July 2018.

South Tyneside has seen falling population over the last 20 years settling at 148,127 (Census 2011) however projections have suggest this is set to grow over the forthcoming decades. Aligned to the national picture, an aging population living much longer will be the main proponent of our population growth. Projections suggest the number of residents over 65 will increase by 20% over the next years. This is compounded by a comparable decrease in those aged 15-24 over the same time, presenting a particular set of problems for service providers.

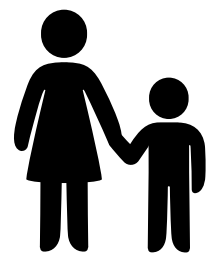


Increase of residents over 65

▲ **20%**

Decrease of residents aged 0-29

▼ **6%**





The private rented sector has increased greatly (71% over the last 10 years), albeit from a low base, although its tenure share is not as high when compared to the national picture. Its role in meeting housing need is considerable in some areas of the borough with half of all private rented sector tenants are in receipt of Local Housing Allowance. However, there remains some issues of quality and choice in a sizeable proportion of the private rented sector.

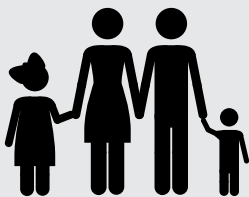
Housing prices in South Tyneside are relatively affordable; however, the accessibility of homeownership hasn't improved significantly with the raising of a deposit posing a challenge for many first time buyers, despite the likelihood for being able to afford to maintain a mortgage. The national Help to Buy scheme has supported buyers and has been popular across all new build schemes, in particular to draw first time buyers into the market. The sustainability of this system to continue to assist property purchases in the borough is something that will need to be considered moving forward.

If it continually gets harder for people to be able to buy their own home, economic growth could be restricted as knock on effect of suppressed house prices. Ensuring that we have a balanced housing market through the borough is the greatest challenge for South Tyneside, with a good mix of good quality affordable homes for those who need it and higher priced executive homes for higher earners who we would like to encourage into the borough to support economic growth.

85%
of presentations have
been prevented

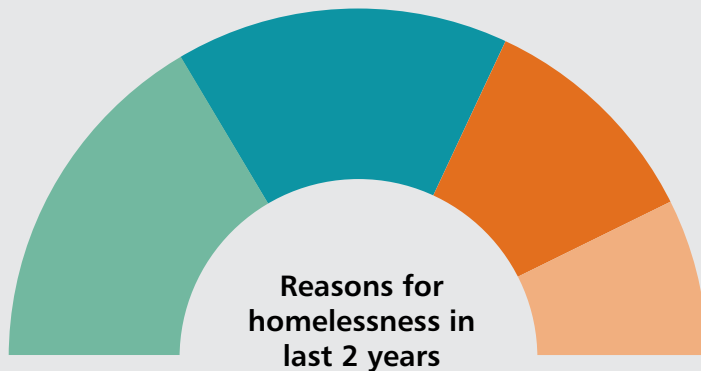


**Youth homelessness
halved in last 3 years**



**Decrease in young
people becoming
homeless due to
eviction by parents**

55%



■ End of assured short-let (33.27%) ■ Non-violent relationships (30.22%)
■ Violent relationship breakdown (22.12%) ■ Parents cannot accommodate (14.39%)

**Age of those people presenting
in last 3 years**



Under 25

34%



Over 55

9%



Average age

35

Understanding Homelessness in South Tyneside

The provision of and demand for homelessness services have changed significantly, both nationally and locally. In response to the increasing number of rough sleepers and households living in temporary accommodation nationally, there was the introduction of the Homelessness Reduction Act 2017. This has increased the statutory duty on local authorities and need to work across all public sector bodies to tackle homelessness.

This Act came into force in April 2018, and makes moves towards supporting all households that present at services as currently homeless or at risk of becoming homeless. This removes the barrier to those who were previously classed as non-priority need households or whom it was deemed that homelessness was intentionally due to their own actions.

The Act also focuses on a more tailored and responsive service, with the development of individual personal housing plans; a more proactive service, which concentrates on early intervention and sustainable solutions. Local Authorities now have twice as long to work with households at risk of homelessness, meaning that hopefully more appropriate housing can be found and less reliance on temporary accommodation.

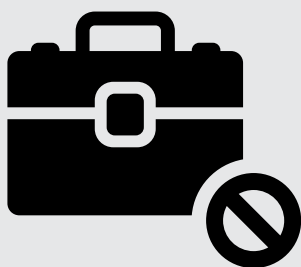
A major element of this strategy is tackling the current failures in the housing market and the system which may lead to homelessness. The strategy has been developed following a comprehensive Homeless Review that was undertaken, which has analysed and interpreted a wide range of data, evidence from stakeholders and partners, engagement with service providers and service users. This detailed investigation has enabled the council to rethink about how we deliver services and address some of the current elements of the system which are not as effective as they could be.

Employment status



Employed

10%



Unemployed

39%

One of the greatest challenges for the borough is the increase in repeat homeless cases; these cases often have complex needs, are single transient people and it is difficult to find suitable and sustainable accommodation. The council are committed to supporting these residents as best as possible however recognise that providing housing alone will not address some of these challenges.

The council have therefore committed to the development of a multi-agency safeguarding hub, which will include professionals from a range of services working together for the benefit of the individual and the community. We are dedicated to partnership working and wherever necessary cross-authority solutions for the benefit of our residents.

The greatest reasons for homelessness in the borough remain focused around victims fleeing domestic abuse and households losing their tenancy within the private rented sector. Tackling these challenges within the borough is where the strategy will focus over the next two years, and this is picked up within the action plan with more detail.

Levels of rough sleeping remain low in the borough; with only one case identified and reported in this year's annual return. However sustainability of accommodation and suitability of housing for those with support needs is something that we have identified. South Tyneside are looking to develop sub-regional wide solutions to some of these issues through cross authority bid funding.

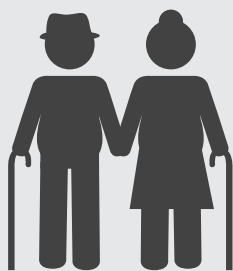
Through the new Homelessness Reduction Act we have been working with public sector bodies to deliver effective duty to refer mechanisms; in addition to this we are looking to develop a voluntary duty of refer from those agencies not included within the statutory commitment.

Our Priorities



1

Prevent Homelessness wherever possible and address repeat homelessness.



2

Meet the needs of an aging population not only through providing appropriate accommodation but also promote independence



3

Improve the quality, choice and sustainability of Private Rented Housing Sector.



4

Effectively supporting the ambitions of the council's Economic Strategy

Our Vision for Housing in South Tyneside

By 2031 South Tyneside will have:

“high quality housing across all tenures and locations and residents will be able to access homes to meet their needs throughout every stage of their lives.”

- The level of homelessness is reduced, and in particular repeat homelessness has significantly reduced due to effective prevention work and partnership ethos for all those households that are at risk and are vulnerable to becoming homeless. There has been the creation of communities that provide sustainable homes throughout the borough for all of our residents.
- Residents will benefit from joined up support services through a range of providers offering choice and value for money ensuring independence through age-related illnesses ensuring people can stay at home as long as they wish to.
- Tenants of all rented accommodation live in a home that is safe, secure and maintained to a borough wide decent homes standard. Landlords and tenants are both supported to ensure tenancies are sustained to the benefit of both, leading to greater community cohesion and a reduction in transient households.
- All residents are able to access appropriate services that increase their life chances with support services challenged to provide value for money and services for all. The improvements in housing across the borough having a positive impact on wider social aspects and the economy for our residents; driving up economic wellbeing.
- Our homes and neighbourhoods will be in great demand for their quality, choice and resident satisfaction and is regarded as one of the most desirable places to live within the North East.



5

Determine the future sustainability of affordable housing across the borough

Key Challenges and Actions

1. Prevent Homelessness wherever possible and address repeat homelessness.

South Tyneside have always been focused on preventing homelessness wherever possible and over recent years we have been very successful in increasing the number of homeless presentations that we have been able to prevent from becoming homeless, through a range of different mechanisms.

Rough sleeping within the borough remains low due to the proactive prevention work of all services; however, the council is committed for this number to remain low and along with our 'No First Night Out' protocol will support any residents who find themselves sleeping rough back.

The Homelessness Reduction Act 2017 once again gave us the opportunity to review our services and question the way in which we deliver homeless and related services.

Our key challenge within South Tyneside is not around the lack of accommodation or affordability, but the sustainability of tenancies and the need for a coordinated and tailored response for those with complex and multiple needs.

Main Actions
Implement the new multi-agency team to offer early help and prevent homelessness
Work more closely in the Private Rented Sector to reduce failed tenancies
Develop a Hostel and Homes in Multiple Occupation strategy
Review all Domestic Abuse services and commission appropriate services
Improve the data collection and analysis to drive service improvement

South Tyneside will proactively work with a range of both social and private landlords to establish a pre-action protocol and ensure that households are given appropriate support at the earliest opportunity. We will look to support private landlords and tenants to tackle the lack of skills in the sector around maintaining tenancies and offer pre-tenancy and tenancy support when needed.

In order to demonstrate the impact of our new service delivery method it is essential that we make commitments to improve data collection, have a greater insight into trends and develop a meaningful performance framework to monitor progress. This performance framework will feed into the homeless forum and enable the quick identification of issues.



2. Meet the needs of an aging population not only through providing appropriate accommodation but also promote independence.

The population of South Tyneside is changing, residents are living longer and this has an impact on both housing and support needs. With the rate of residents with dementia and other aging linked conditions due to rise to over 3,000 by the end of this strategy period, the housing market needs to adapt and prepare itself for these significant changes.

There is the need to not only provide specialist accommodation, but to work with developers to ensure that new housing is easy to adapt within a well-designed neighbourhood. We will work with a range of professionals to develop a blueprint for suitable older persons housing and include effective policies within the Local Plan to focus development where appropriate.

The Adult Social Care team have also developed a separate Accommodation Strategy, which sets out the need for specialist older persons' accommodation within the borough. The development of Extra Care and purpose build housing across the borough to offer high quality independent homes for our residents, offering an alternative to residential care and sheltered accommodation.

The demand for current sheltered accommodation has experienced a decline with the last few years and with the provision of Extra Care housing it is predicted that the borough will have an over-supply of social rented sheltered accommodation for older people over the period of this strategy.

The Housing Strategy team will work with relevant departments to review the level of need for the current accommodation and respond effectively where housing no longer meets the needs or aspirations of our residents.



Main Actions
Assess the boroughs ability deliver future affordable housing based on need and viability specifically for older households
Develop a housing adaptions policy
Work with Adult Social Care and Public Health to establish a blueprint for Older Persons housing and support
Investigate the effectiveness of a web-based platform for specific older persons housing
Ensuring that there is provision for older persons' accommodation within the Local Plan through effective policies



3. Improve the quality, choice and sustainability of Private Rented Sector.

The Private Rented Housing Sector is a growing tenure within South Tyneside, with a varying level of property quality and tenancy management. This sector is the most challenging tenure due to the low level of regulation, the great number of landlords making it difficult to engage and the lack of information that we have on the tenants and their specific needs.

South Tyneside have a concentration of privately rented accommodation within certain wards within the borough and a significantly higher proportion can be found around South Shields town centre, Jarrow town centre and the 'long streets' of Rekendyke.

Failure of tenancies within the private rented sector remains the greatest reason for homelessness in the borough.

The private rented sector should not be seen as a tenure of last resort but as a good option for residents wanting flexibility and wishing to access a range of housing types in all areas of the borough. However, currently there are neighbourhoods in which this tenure is not working; the council are committed seek to regulate the market further through the use of one or more selective licensing areas.

There is currently a gap in the market for good quality privately rented accommodation within some locations of the borough for professionals and working families and those attracted to South Tyneside by employment opportunities. We will work with developers and investors to build up an alternative offer for renting in the borough that will provide flexible but high quality housing.



Main Actions
Actively engage with PRS landlords to reduce the number of failed tenancies and reduce homelessness wherever possible
Develop a selective licencing scheme to tackle rouge landlords and drive up quality in the sector
Build a business case for investment within the private sector
Develop an alternative Private Rented offer to provide higher quality rented accommodation
Bring long term empty properties back into use as Affordable Housing where appropriate



4. Effectively supporting the ambitions of the council's Economic Strategy.

The council has ambitious plans for economic development in the borough, we are committed to not only facilitate more jobs but also better jobs. The creation of jobs that offers a good quality of life, higher income levels and permanent employment is the goal of the corporate strategy.

In order to support this ambition it is important that South Tyneside can also provide a suitable range of housing within desirable locations and promote investment in the area.

The council will develop meaningful and robust policies within the currently developing Local Plan to rebalance the housing offer within South Tyneside. With policies around design, affordability and housing mix enabling the development of a wide range of aspirational homes that meet households housing needs.

There is a need to stem outward migration of working age households by providing new housing and creating great neighbourhoods which meet the diverse needs of all existing and future residents. The council is committed to facilitating the development of aspirational housing; however, currently residents' aspirations differ from their expectations, because of the limited housing available for those within the higher income groups.

Main Actions
Draft new housing policies within the Local Plan to support aspirational homes and address the gaps in the housing market
Develop a construction forum to tackle skill gaps
To assess the role of council assets through land release to develop high quality housing
Enable development of suitable housing within appropriate regeneration projects



5. Determine the future sustainability of affordable housing across the borough

South Tyneside has been extremely successful in providing additional, high quality affordable accommodation across the borough, mainly due to the strategic partnership with South Tyneside Housing Ventures Trust.

As the council work towards raising the quality of affordable housing within South Tyneside through stock rationalisation and housing renewal, we are able to tackle the issue of low demand for the accommodation that no longer meets the requirements of our residents and create sustainable communities.

The council has undertaken a number of housing renewal projects and are currently working on the demolition and re-provision of family housing within the Tyne Dock estate. This will include the Masterplanning of the estate to make improvements to existing housing and amenities, making it a more desirable place to live.

Social housing continues to be under scrutiny and the recently released Social Housing Green Paper highlighted the importance of tenant engagement and empowerment, improvements to complaints processes and the safety of all tenants regardless of the type of accommodation they live in. South Tyneside will continue to work with our tenants and develop new engagement tools, reviewing complains procedures and the standards offered to tenants. In addition, the safety of tenants is paramount and therefore the council will work to improve fire and additional safety measures throughout our buildings.

As a social landlord South Tyneside council are also committed to providing sustainable accommodation and this often meets the need for pre-tenancy support and where necessary tenancy support to assist tenants in develop the skills they need to maintain their home independently.

Main Actions
Develop a South Tyneside Affordable Homes Programme using a range of mechanisms
Consider estate regeneration or remodelling of accommodation where appropriate
Develop a new Tenancy Strategy
Improve fire safety and additional safety measures in high rise and communal buildings
Take an active role in the re-established Regional Registered Providers forum

Action Plan

Prevent Homelessness wherever possible and address repeat homelessness.

What will we do?	Timescales		Who will lead	How will we measure success?	Aim/Impact	Progress
	Month	Year				
Implement new service delivery model through the development of a Multi-Agency Safeguarding Response team	April	2019	Adult Social Care	Reduction in homelessness presentations, particularly repeat homelessness and greater sustainability with service engagement	To reduce the number of repeat complex cases coming through the homeless service. Offer sustainable support to those with the greatest needs through a tailored and resilient service	
Review and maintain an effective referral process from other public sector bodies to ensure tailored service delivery and prevention wherever possible	April	2019	External and internal public sector bodies	Reduction in the number of homeless households turning up at the wrong public service	Streamline the process for access to the service through all public sector services and reduce strain on all public services	
Assess the individual housing plan to ensure that they are fit for purpose and are able to effectively meet residents' needs and identify any systematic challenges	Summer	2019	Housing Solutions service	Ensure that the plan is enabling service delivery of customers and identify trends	Provide effective and tailored support that meets the needs of the individual	
Establish a new homelessness forum with focused direction and membership	Summer	2019	Housing Strategy	Ensure effective engagement and development of borough-wide or regional-wide solutions. Partnership projects and satisfaction of the forum members	More focused and effective engagement with relevant stakeholders	
Establish a commission into the impact of Universal Credit on the homeless service and create effective protocols	Autumn	2019	Universal Credit Strategy Group	Evictions from rent arrears of those households moving over to UC does not significantly increase	Manage the transition period and support those who need it to remain in their home	
Assess the current pathways for working with the most chaotic households and commission effective services to address any gaps in service	October	2019	Housing Strategy	Reduction in complex cases presenting to frontline services	Reduction in expensive and complex cases that need multi-agency involvement from failing	
Review the current young persons gateway and ensure still fit for purpose	October	2019	Strategic Commissioning	Develop the most appropriate services for young people	To provide the most appropriate and most effective for young people needing support	
Review all Domestic Abuse services and ensure services meet the accreditation level	December	2019	Housing Strategy	Tackle Domestic Abuse more effectively and reduce the number of households that are becoming homeless due to DA	Reduce those finding themselves homeless due to being a victim of Domestic Abuse	
Undertake training for front-line staff on Domestic Abuse	December	2019	Corporate wide	Ensure that barriers are broken down when talking about DA	Consistent service to all that approach to report DA, regardless of the service they approach	
Create effective tenancy support for residents leaving supported accommodation to enable increased independence	December	2019	Commissioning	Reduce the time spent within supported accommodation, greater success rate within independent tenancies	Reduce the blockages in the system and allow the valuable resource of supported accommodation to be used for those who need it most	
Develop an effective pre-action protocol with all housing providers	December	2019	South Tyneside Homes	Increase homelessness prevention, reduce evictions and crisis management	Reduction in eviction and wherever possible prevent homelessness through a tailored approach	
Improve the data collection, analysis and interpretation to monitor and review services to meet the new H-CLIC requirements	April	2020	Housing Solutions service	Greater understanding of the customer profile and the gaps in service	To have a greater understanding of homelessness in the borough and how it is changing	
Undertake an assessment of the newly created pre-tenancy services to better understand the client group and the impact of the service	April	2020	South Tyneside Homes	Greater understand of the impact of the service and delivery of service improvement	Reduce tenancy failure and more effectively match households and properties for the long-term	
Develop pre-tenancy assessments and tailored support for all new tenants and provide tenancy skills training where necessary	April	2020	South Tyneside Homes	Greater Sustainability within all tenures, whether social or private rented	Reduce the number of first time tenancies that fail and upskill those setting up their own home	

Meet the needs of an aging population not only through providing appropriate accommodation but also promote independence

What will we do?	Timescales		Who will lead	How will we measure success?	Aim/Impact	Progress
	Month	Year				
Deliver the Adult Social Care accommodation strategy	April	2019	Adult Social Care	Accommodation and support services become more integrated	Ensure council is working coherently	
Ensure the provision for older person's accommodation within the Local Plan through an effective policy	April	2019	Spatial Planning	The correct proportion of older persons accommodation is developed in correct location	Enable desirable alternatives for older people within new developments that are easy to adapt and can be accessible at different stages of residents' lives	
Develop a blueprint for Older Person housing and support - through design standards for housing and neighbourhoods	Summer	2019	Adult Social Care	Raise standards for older people and reduce the need for adaptations in the future	Enable the development of aspirational housing for older people	
Develop an adaptations policy	Dec	2019	Adult Social Care		Effectively use the adaptations budget and other suitable housing solutions	
Investigate the effectiveness of a web-based platform for specific older persons housing	Dec	2019	Housing Strategy	Reduce in emergency placements as residents can make timely informed housing choices	Reduce confusion over the options for older people and enable residents to make informed decisions	
Strategic review all of the council sheltered accommodation - future use and impact of Extra Care opening	April	2020	Housing Strategy	Providing suitable accommodation to a range of client groups within current housing	Best use of stock and possible remodelling of the current sheltered accommodation for alternative client groups	
Enable a range of developments suitable for older residents	On-going		Development Management	Greater choice for older people that is aspirational and sustainable	Offer choice and make South Tyneside attractive for all residents	

Improve the quality, choice and sustainability of Private Rented Housing Sector.

What will we do?	Timescales		Who will lead	How will we measure success?	Aim/Impact
	Month	Year			
Develop an effective policy within the Local Plan to tackle the concentration of HMOs within particular locations in the borough	April	2019	Housing Strategy	Development of a policy that can be used to make effective assessments of any new applications for HMOs	To address the concentration of property type and poor management within certain locations in the borough
Develop a business case to impliment selective licencing to tackle rogue landlords	Summer	2019	Housing Strategy	Reduction in the number of complaints and concerned raised from the sector	Management of challenges within a small section of the PRS
Develop effective mechanisms to refer into the PRS to meet our duty under the Homelessness Reduction Act	Autumn	2019	Housing Solution service	Greater use of appropriate privately rented accommodation	To be able to support tenancies into PRS where it is the most appropriate solution for individual households
Work with neighbouring authorities on drafting a project to better support private tenants and landlords	April	2020	Housing Strategy	Reduction in proportion failed tenancies within the PRS and homeless presentations	Drive up the quality of the Private Rented Sector and make more sustainable in the borough
Development of a hostel and Homes in Multiple Occupation strategy	Summer	2020	Housing Strategy	Improved focus on this sector and their role in the wider housing market	To improve the quality of the accommodation and for standards to meet needs of residents
Develop an alternative Private Rented housing offer, providing higher quality rented accommodation	Summer	2020	New Co	Increased quality within the sector, approximately 80-100 properties per year	Enable the market to provide good quality private rented accommodation for a new market
Develop a business case to carry out a stock condition survey or model of private sector housing	Summer	2020	Housing Strategy	Focus on the issues of disrepair within the borough and wide implications, including health	Better understand the quality of the sector in order to tackle effectively through a range of mechinisms
Effectively use the powers to tackle empty homes throughout the borough	On-going		Environmental Health	Bring long-term empty properties back into use to address housing need	Increase the available housing and tackle difficulties with empty properties

Effectively supporting the ambitions of the council's Economic Strategy.

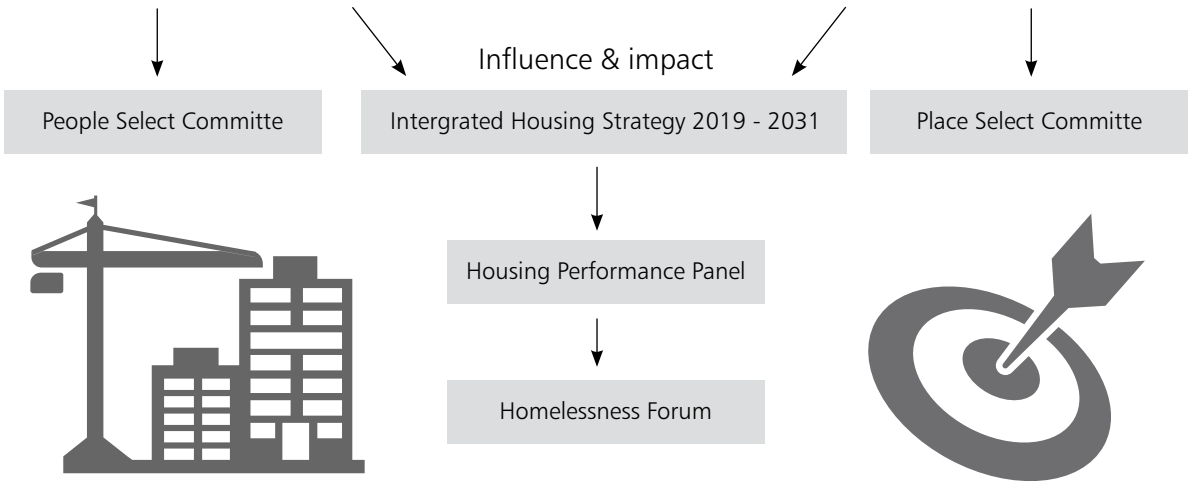
What will we do?	Timescales		Who will lead	How will we measure success?	Aim/Impact
	Month	Year			
Draft Housing Policies within New Local Plan - including high quality homes with good design standards	April	2019	Housing Strategy	The adoption of the plan and policies	Develop aspirational homes that are sustainable in the future. Design South Tyneside rather than
Produce a plan and related promotional material to effectively encourage private investment in the borough	summer	2019	Housing Strategy	Production of plan and promotion material	To gain additional investment in the area from a range of providers to develop high quality housing
To assess the role of council assets through land release to develop high quality housing	Dec	2019	Housing Strategy		Create aspirational homes and high quality within range of locations that the council own
Develop a construction based forum to tackle any gaps in skills	April	2020	Economic development	Increase in skills and reduction in stalled sites due to skill shortage	To speed up the development process in the borough and address training
Build high quality housing through Centaurea Homes Ltd	April	2020	Housing Strategy	100 homes for sale over 5 year period	Providing homes of high quality in the borough
Enable development of suitable housing within appropriate regeneration projects	on-going		Regeneration	Mixed communities/ development within areas of regeneration.	To encourage mixed development that meets the needs of future generations
Monitor trends and data to ensure an updated understanding of the housing market, and housing needs for the future	On-going		Housing Strategy	Greater understanding of the housing market and ability to respond more effectively	To fully understand to challenges and barriers of our housing market to effectively respond

Determine the future sustainability of affordable housing across the borough.

What will we do?	Timescales		Who will lead	How will we measure success?	Aim/Impact	Progress
	Month	Year				
Improve fire safety and additional safety measures in high rise and communal buildings	Begun		South Tyneside Homes	Insulation of additional safety measures	Ensure all tenants safety	
Take an active role in the re-established Regional Registered Providers forum	Summer	2019	Housing Strategy	Improved regional work with Registered Providers	To tackle issues of low demand, mismatch of supply and gaps in specific housing more strategically. Work with RPs strategic throughout the region	
Develop a South Tyneside Affordable Homes Programme using a range of mechanisms	Autumn	2019	Housing Strategy	The development of affordable, high quality and well managed homes in the borough	Develop 100 affordable homes per annum	
Develop a new Tenancy Strategy	December	2019	Housing Strategy	Delivery of an updated Tenancy Strategy	Gain a borough-wide appreciation of tenancies being offered and the impact this may have	
Investigate alternative options for vacant accommodation that cannot be brought back into use	April	2020	Housing Strategy	Less vacant properties improved matching of housing needs and supply		
Develop a new Tenancy Policy	April	2020	South Tyneside Homes	Delivery of Tenancy Policy	Assess the use of different tenancies for council housing	
Develop a range of specialist accommodation	Summer	2020	Adult Social Care	Reduce expensive out of borough placements and increase the quality of life for individuals	Ensure that new commissioned services for this group considers their housing needs and that new development considers need within the borough	
Complete the renewal scheme in Tyne Dock estate	April	2021	Housing Strategy	The development of new family accommodation to meet the needs of residents	To regenerate the area to provide desirable family accommodation	
Engage effectively with Registered Providers to ensure new developments meet the housing needs of the borough, whilst understanding the impact on current social housing	On-going		South Tyneside Housing Ventures Trust	Reduction in households in need on the housing register	To tackle housing need and provide aspirational housing for residents, whilst tackling areas of the greatest need	
Assess the sustainability of council housing and consider estate renewal or remodelling where appropriate	On-going		South Tyneside Homes	Greater demand for council housing and hence greater revenue	Provide housing that meets needs and is sustainable in the best mechanisms available	

South Tyneside Vision 2011 - 2013

10 corporate priorities



If you know someone who needs this information in a different format, for example large print, Braille or a different language, please call Marketing and Communications on 0191 427 1717.