

# Gateshead Council's Housing Strategy 2007-2012



*One Council,  
One Community -  
Working Together*

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# Summary

The Housing Strategy sets out the long-term vision for housing up to and beyond 2012. It explains how our priorities flow from our research, the consultation we have carried out across the council and through national, regional, and local priorities and strategies.

Housing has a key role to play in supporting the needs of people who live in, or wish to move to, Gateshead. This includes:

- Improving peoples health;
- Tackling the financial exclusion of some of our poorest households;
- Building 'respect' and community cohesion within our neighbourhoods;
- Contributing to climate change targets on CO2 emissions for a better environment; and
- Supporting educational attainment and economic growth.

This strategy builds upon the strengths of the past and shows how we will meet the challenges of the future so that Gateshead continues to provide good quality affordable homes and excellent housing services that meet the needs and aspirations of local people. The four objectives of the Regional Housing Strategy provide the context for the priorities developed within this strategy.

- Rejuvenate the housing stock to meet 21st century aspirations;
- Ensure the type and mix of new housing that provides choice, supports economic growth and meets housing needs and demand;
- Secure the improvement and maintenance of existing housing; and
- Addressing specific community and social needs.

We have developed thirteen key priorities that fit within the overarching framework of the regional housing strategy objectives. Our priorities, which are explored further in the main strategy, are:

- **Delivering Housing Market renewal.** We will continue to work with our partners, particularly Bridging NewcastleGateshead, to improve the housing market by replacing poor quality housing with new housing that meets peoples needs and aspirations.
- **Ensuring new homes are sustainable.** We want to build homes that are environmentally friendly and easily adaptable to meet changing needs of our environment and our population.
- **More affordable housing.** We need to build 196 new affordable homes each year, mostly on mixed tenure estates, to ensure that people are not living in unsuitable accommodation that does not meet their needs. We will continue to update our housing market intelligence to ensure we build the right number of homes to meet housing needs in the Borough.
- **More Choice.** We have introduced a Choice Based Lettings Scheme called HomeChoice for people who wish to apply for housing or people wishing to transfer to another property. Gateshead is working with other providers in social housing, HomeBuy, the private rented sector and other local authorities in the sub-region to develop a Tyne and Wear Choice Based Lettings Scheme.
- **Supporting Economic Growth.** We need to make sure that the homes we build help to support the predicted employment growth in Gateshead and the wider sub-region. This includes building more prestige homes, low cost starter homes and homes for key workers.

- **Investing in our Rural Communities.** We will develop a rural housing strategy to ensure that the investment we make helps to make our rural communities sustainable now and in the long-term.
- **Improving existing homes.** We will continue to invest heavily in improving existing homes across all tenures so that they meet the modern aspirations of local people. This will include making homes more energy efficient and thereby reducing fuel poverty across the borough.
- **Making best use of empty homes.** Empty homes are a wasted resource both financially and in terms of meeting housing need. We will, therefore, continue to work with partners to bring empty properties back into use.
- **Safe and secure homes.** We aim, through investment in housing and the wider environment, to create homes and places where people feel safe and secure. We will encourage 'respect' within our communities through a better managed private rented sector, neighbourhood management and the Respect Standard for Housing Management.
- **Improving the local environment.** We want to work with residents to create a cleaner greener Gateshead. Investment to make good quality public spaces and facilities are key to creating sustainable and cohesive communities.
- **More two-bedroom homes for older people.** With the proportion of older people aged over 60 expected to increase significantly up to 2021 there will be a requirement to build more two-bedroom homes to meet the needs and aspirations of older people. This will also enable us to replace existing unsuitable accommodation.
- **Enabling people to remain in their home.** We will continue to support people to remain in their home by working with partners to arrange appropriate support and care, carry out adaptations in the home, ensure access to a wide range of assistive technology, assist homeowners to carry out and finance improvements and repairs to their homes, and make sure properties are safe, secure and energy efficient.
- **Providing more specialist accommodation.** With an aging population and 35% more people with a limiting long-term illness than the national average it is clear that Gateshead has to provide homes and resources that are able to meet these needs. This means high quality specialist housing in locations that people want and at prices they can afford.
- **Meeting the needs of Gypsies, Travellers, Faith Groups and BME Communities.** We will improve the choice of appropriate housing to meet the needs of all of our community. We will also look to secure finances to provide a second site for Gypsies and Travellers to help meet their housing needs.

These priorities will together help deliver our vision for Gateshead:

**“The best possible life chances for all through good quality affordable homes in thriving, inclusive and sustainable communities”.**

Through our vision and priorities we will provide homes and services that give all of our community a choice of where they live and in what type of accommodation. This may lead to the concentration of minority groups in certain locations in accordance with their preferences.

**Effective partnership working** is key to the development and delivery of all of our priorities. As strategic enablers we require partners' support to develop and deliver solutions that meet local housing need and aspirations. This strategy has been developed with officers, partners, residents, stakeholders and members to ensure that we have shared priorities and plans on how we can best work together to deliver them.

This year we will work with the Housing Corporation to develop a new agreement with TGHC, RSLs and developers for the delivery and management of affordable homes. This will ensure that there is a consistent approach to providing high quality homes and services across the borough.

**Availability of Resources** is the main risk to delivering our priorities. The council has, therefore, considered a number of funding methods to support the delivery of our housing priorities. The council will continue to work with partners to maximise the amount of resources that are invested in Gateshead. We will use our range of powers, fixed assets and project management resources to facilitate housing-based regeneration. We will use public resources to lever in key private sector investment.

We hope that the actions that we carry out continue to make Gateshead a place where people want to live and help achieve our overall vision for the borough of:

**“Local people realising their full potential enjoying the best quality of life in a healthy, equal, safe, prosperous and sustainable Gateshead.”**

In order to ensure that we can meet our vision for housing and achieve our priorities we have developed a Housing Strategy Action Plan. The Action Plan can be found in the appendix of the strategy. It sets out the actions the council and its partners will undertake, along with targets and milestones.

# Foreword

by the spokesperson for Housing - Councillor David Napier



*Councillor  
David Napier*

I am pleased to introduce Gateshead's new Housing Strategy 2007-2012. Housing plays a significant role in everyone's life, it is therefore vitally important that we are able to improve the housing for our current and future communities. I am glad to say that it is now increasingly recognised that improvements in housing also enables progress on many other fronts. Public money invested in housing supports improvements to an extensive range of social and economic policy priorities, including:

- Improving peoples health
- Tackling the financial exclusion of some of our poorest households;
- Building 'respect' and community cohesion within our neighbourhoods;
- Contributing to climate change targets on CO2 emissions for a better environment; and
- Supporting educational attainment and economic growth.

Our Housing Strategy 2007-2012 is, therefore, key to delivering the council's overall vision as set out in the Sustainable Community Strategy:

**"Local people realising their full potential, enjoying the best quality of life in a healthy, equal, safe, prosperous and sustainable Gateshead."**

It provides a pro-active approach to identifying and responding to housing needs across the borough. It ensures the development of a well-integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes now and in the future.

The council and our partners have continued to improve our homes and communities with:

- Our Arms Length Management Organisation (ALMO) The Gateshead Housing Company (TGHC) spending up to £1 million a week until 2010/2011 improving council owned homes and estates, after receiving their 'two star' status from the Audit Commission;
- Bridging Newcastle Gateshead (BNG) committing investment of around £50 million up to 2008 to restructure housing markets and 'create great places to live';
- Work with Private Developers has led to over 2000 homes being built between 2003-2006 to increase the supply of housing and meet market demand across the borough; and
- RSL partners delivering 114 new two and three bedroom bungalows to meet older peoples aspirations since 2003.

These achievements, and significant research undertaken during 2006 provide a firm foundation to develop and implement this new Housing Strategy.

I believe that this strategy builds upon the strengths of the past and sets out clearly how we will meet the challenges of the future so that Gateshead continues to provide good quality homes and excellent housing services that meet the needs and aspirations of our current and future communities.

I hope you find this document informative and welcome your ideas and comments.

# Introduction

The Housing Strategy sets out the long-term vision for housing up to and beyond 2012. It explains how our priorities flow from our research, the consultation we have carried out across the council and through national regional and local priorities and strategies.

Our priorities, which are framed around the four objectives of the Regional Housing Strategy, and are discussed in further detail later in the document, are:

<b>OBJECTIVE 1:</b> <b>Rejuvenating the Housing Stock</b>	<b>OBJECTIVE 2:</b> <b>Providing Housing Choice</b>	<b>OBJECTIVE 3:</b> <b>Improving and Maintaining Homes</b>	<b>OBJECTIVE 4:</b> <b>Addressing Specific Community and Social Needs</b>
<ul style="list-style-type: none"> <li>● Delivering Housing Market renewal</li> <li>● Ensuring new homes are sustainable</li> </ul>	<ul style="list-style-type: none"> <li>● More affordable housing</li> <li>● More Choice</li> <li>● Supporting Economic Growth</li> <li>● Investing in our Rural Communities</li> </ul>	<ul style="list-style-type: none"> <li>● Improving existing homes</li> <li>● Making best use of empty homes</li> <li>● Safe and secure homes</li> <li>● Improving the local environment</li> </ul>	<ul style="list-style-type: none"> <li>● More two-bedroom homes for older people</li> <li>● Enabling people to remain in their home</li> <li>● Providing more specialist accommodation</li> <li>● Meeting the needs of Gypsies, Travellers, Faith Groups and BME Communities</li> </ul>

These priorities are interdependent and cannot be viewed in isolation. Only together can they deliver our vision for Gateshead of:

**“The best possible life chances for all through good quality affordable homes in thriving, inclusive and sustainable communities”.**

Through our vision and priorities we will provide homes and services that give all of our community a choice of where they live and in what type of accommodation. This may lead to the concentration of minority groups in certain locations in accordance with their preferences.

As a strategic housing authority our role is to:

- Understand housing markets and aspirations;

- Identify potential failures in the market and unmet housing needs;
- Take a lead in identifying appropriate solutions; and,
- Assist in the assembly of resources to deliver those solutions.

This new strategy has been developed in response to the substantial changes that have occurred in the housing market since the last strategy. House prices have continued to rise and there are clear mismatches between demand and supply across all tenures. Significant progress has been made in improving homes and environments through investment such as The Gateshead Housing Company’s (TGHC) decent homes programme and Bridging NewcastleGateshead’s (BNG) housing market renewal programme.

Research such as the Housing Needs and Care Survey (HNCS), the Housing Market Assessment (HMA), the Older Persons Aspirations Study and the Sustainability of Rural Areas Study, along with the Housing Market Intelligence model developed in partnership with BNG and Newcastle Council, have provided us with a greater understanding of the housing market and the economic and social trends that influence it.

This strategy uses this understanding and analysis to develop appropriate solutions to market weaknesses and meeting housing needs and aspirations.

As strategic enablers we require partners to support us by developing and delivering solutions to meet local housing need and aspirations. Our housing strategy has, therefore, been developed with officers, partners, tenants, residents, stakeholders and members to ensure that we have shared priorities and agreement on how best to work together to deliver the identified actions.

The Housing Strategy is an evolving document, which enables the council to respond to the varied, complex and cross

cutting challenges it faces. We will monitor progress annually through our Housing Partnership Forum and update the strategy in consultation with our partners and our local community to reflect our experiences, changing local need and emerging national, regional and sub-regional housing policies.

## Visionary Leadership

This strategy will place a strong emphasis on partnership working and linking into the key regional and national priorities. However, it will also set out local priorities and needs. As “Visionary Leadership in Housing” identifies local authorities are:

“Well placed to articulate the needs and potential of their area, to define priorities, to identify opportunities, to broker partnerships and to link housing action with other programmes in order to tackle deprivation, support economic development and promote sustainable neighbourhoods. They can ensure that housing strategy remains focused on achieving better outcomes for individuals living in the area”.



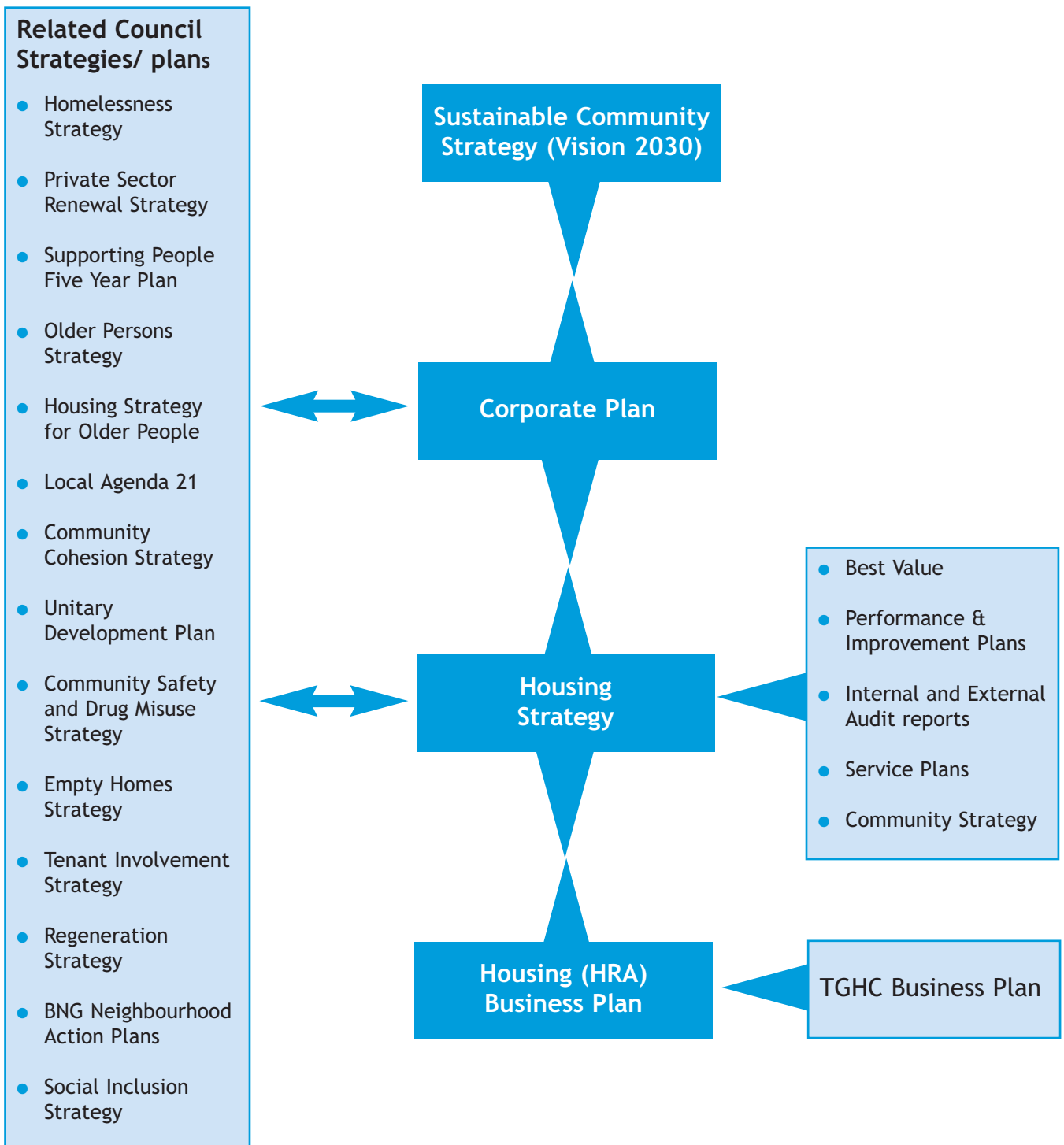
*Neighbourhood Planning in Schools*

# Informing Our Priorities

This section sets out how our local priorities are linked to over arching national, regional and sub-regional housing policies. It also shows how Gateshead is contributing to the wider housing debate.

Figure 1.1:

Diagram showing how the Housing Strategy links to other council plans and strategies.



## National context

It is recognised at a national level that everyone should have the opportunity to live in a decent home at a price they can afford and in a community where they feel safe and want to live and work.

Policy guidance developed at a national level such as 'Sustainable Communities: Homes for All' and legislative changes brought about through The Housing Act 2004 have set the framework for action at a local level. The government's national priorities which need interpreting locally are:

- Providing greater **choice** and opportunity for people wanting to enter the housing market or move to a home that meets their changing needs through the introduction of new **home ownership** schemes;
- Ensuring that social housing and properties in the private sector occupied by vulnerable people meet the **decent homes standard**;
- **Preventing homelessness** and reducing the number of homeless households in temporary accommodation;
- Transforming areas where deprivation significantly reduces life chances through the **housing market renewal** programme;
- Building more new homes to balance **housing supply and demand**; and
- Helping vulnerable people to improve their quality of life through the **Supporting People** Programme.

Combating **climate change** is perhaps the most pressing priority. As well as meeting Government proposals to make all new homes carbon free by 2016 we must make our existing homes more environmentally friendly to ensure a better quality of life for residents now, and importantly, in the future. This will also help to tackle fuel poverty.

There are also a number of cross cutting objectives that influence housing at a local level including: The Respect Action Plan; The Local Government White Paper - Strong and Prosperous Communities; Health and Social Care White Paper - Our Health, Our Care, Our Say: a new direction for community services; 'Improving Opportunity, Strengthening Society'; Barker Review 2005; Gershon Review 2004; Stern Review 2006; Lyon's Review 2006; and, the Hills Report 2007.

This document has been developed in-line with Planning Policy Statement 3 (PPS3) on housing and the new supplement to PPS1 on climate change. Partners working with us to deliver the priorities set out later in the strategy would be expected to follow clearly the expectations laid out in these documents.

## Regional context

There is now widespread recognition that the economic performance of the region is key to sustainability. The Northern Way is a 20-year strategy to transform the economy of the North of England. The latest annual index of regional competitiveness has shown that this project has started to have an effect as the North-South divide is beginning to close. Gateshead is at the heart of the City Region and therefore has a key strategic role to play in the continuing growth of the regional economy.

The Northern Way has focused on tackling issues that cannot be tackled by one region alone. The Investment Priorities are: Bringing more people into work; Driving innovation; Building entrepreneurship; Capturing more global trade; Meeting employers skills needs; Improving connectivity; Building quality homes and places; and, Marketing the North to the world.

The provision of high quality housing across all tenures helps economic growth by attracting new business and key employees. Redevelopment and new building are themselves an important generator of income and jobs.

At the next level the Regional Spatial, Economic, Transport and Housing Strategies set out the context for all development activity in the North East supporting the objectives of the Northern Way. The Regional Spatial Strategy (RSS) has an important role with regards to new development as it sets the threshold for the number of new homes which should be built in the Borough. These are translated at a local level through the emerging Unitary Development Plan (UDP).

The North East Regional Housing Board is now responsible for distributing housing capital resources according to the four objectives set within the Regional Housing Strategy. The strategy has set four objectives:

1. Rejuvenate the housing stock to meet 21st century aspirations;
2. Ensure the type and mix of new housing provides choice, supports economic growth and meets housing needs and demand;
3. Secure the improvement and maintenance of existing housing;
4. Addressing specific community and social needs.

These objectives are therefore key to the delivery of both the sub-regional and local housing strategies. It is important that Gateshead Council and its partners in the sub-region work together to influence decisions made at a regional level and co-ordinate housing market improvements made across Tyne and Wear.

### Sub-regional working

The council is an active partner in the Tyne and Wear Housing Partnership and will be working with this partnership to ensure effective links with all sectors; to complete an assessment of its Housing Market Area; to contribute to the revision of the Regional Housing Strategy; and, the Tyne & Wear Housing Strategy. The Tyne & Wear Partnership will together provide a vehicle for ensuring that the delivery of the Housing Strategy complements and takes into account the emerging sub-regional and regional housing strategy framework and takes advantage of any opportunities for joint approaches to commissioning.

### Housing Market Renewal

Bridging NewcastleGateshead (BNG) is one of nine Housing Market Renewal pathfinders set up by the Government to tackle problems caused by low demand housing. BNG is a 15-year programme covering around 77,000 properties in Gateshead and Newcastle with the purpose of creating great places to live.

To date BNG has secured almost £134m from the government to continue to provide better quality homes and more housing choice in Gateshead and Newcastle. This funding has been matched by more than four times as much public and private investment. Significant consultation and planning has taken place and now new homes are starting to be built and existing ones improved - the start of transformational change in Gateshead.

The BNG programme remains a key priority in Gateshead and a number of investment decisions within the council are being aligned to support the delivery of Housing Market Renewal. This includes increased neighbourhood management, decent homes work, block improvements and enhancing the public realm. Gateshead is also committed to working with BNG to deliver the Respect Protocol with the Government to ensure that the physical investment carried out is underpinned by activity to tackle anti-social behaviour. Clear alignment between the council and BNG is key to delivering maximum impact.

The council has agreed five neighbourhood plans, and is looking to develop a sixth, in partnership with local residents and BNG. Each of these plans sets out what is required in each area to create 'great places to live'. This will continue to be our focus for delivery. Further information can be found at [www.bridgingng.org.uk](http://www.bridgingng.org.uk)



# Identifying Housing Need in Gateshead

There are numerous sources of data that have provided the evidence base for the priorities set within this Housing Strategy. These include:

## Housing Needs

To ensure that we have information available to enable us to influence and balance the local housing market, a Housing Need and Support Survey (HNSS) was carried out in 2006. The results provide robust and up to date information which will inform housing strategic documents, planning policies and will support housing market renewal in Gateshead. For the first time we have incorporated a study of Adult Social Care Needs into the research with an emphasis upon the needs of our BME communities.

This has provided the council with a clear picture of our community and the current and emerging needs relating to adaptations, general assistance in the home, social support and the need for more appropriate accommodation to address physical needs. Our research will inform the Supporting People programme in Gateshead in particular identifying the scale and type of additional support requirements. The need of households considered as 'hidden' homeless has also been considered within this research along with gypsy and travellers information.

### Key Findings

- Need for 196 new affordable dwellings per annum (70% social rent; 30% intermediate ownership)
- Shortage of affordable housing particularly acute in the West
- Need for smaller (two bedroom) affordable dwellings
- Market demand strongest for two and three bedroom houses

## Housing Market Assessment (HMA)

David Cumberland Housing Regeneration have undertaken a Housing Market Assessment on behalf of the Tyne and Wear partnership to provide robust housing market information as an evidence base for a sub-regional housing strategy thereby influencing the North East Housing Board's investment programme.

### Key Findings

- Gateshead is a distinctive housing market but with the west of the borough receiving in-migrants from Newcastle and losing population to Derwentside.
- Increased population due to international migration and decline in out migration.
- Strongest employment growth in the sub-region over 25 years and in particular the last five years.
- Increased housing demand across all tenures.
- Increase in owner-occupation.

## Other Research

Our **Rural Sustainability Study** carried out during 2006 aims to develop proposals and options for intervention to support the long-term sustainability of rural communities. This research will inform the development of the council's first Rural Housing Strategy during 2007/08.

## Key Findings

- Need to develop intermediate market to meet the requirements of local people
- Shortage of smaller accommodation for rent or sale, including flats in higher locations
- Demand for family accommodation including larger types of accommodation in rental and sale sectors
- Need for two-bedroom accommodation for the elderly
- Shortage of land for development of affordable housing

The **Older Persons Aspirations Study** was compiled during 2006. It provides the evidence for the development of our new Older Persons Housing Strategy and information to support investment decisions relevant to the council's own housing stock. This will enable us to develop homes and communities that are suitable for the older people of today as well as restructuring the market and considering new development initiatives to meet the future needs of an ageing population.

## Key Findings

- Need for more adaptations to enable people to remain in their homes
- Demand highest for bungalows
- Strong demand for socially rented properties
- Interest in retirement apartments and villages

Details of all of our research can be found at: [www.gateshead.gov.uk](http://www.gateshead.gov.uk)

The council plans to research the housing needs of young people to identify current, emerging and future housing needs. Particular understanding is required around need relating to BME communities; faith groups living in Gateshead; how homelessness and rooflessness is affecting young people and the emerging issues relating to unaccompanied asylum seeking children. Research outcomes will support the development of a Younger Persons' Housing Strategy and the Corporate Younger Persons' Plan.

The following studies, commissioned by BNG, have been completed and used to inform our work:

- New Build Buyers Study (April 2006)
- Estate Agents Surveys Summary (March 2005, January 2006)
- Community and Stakeholder Consultation (Summer 2005)
- BNG Housing Market Areas (October 2005)
- Economic potential of the regional centre and housing market implications (February 2005)
- Financial Options for Home Ownership (February 2006)
- Creative and Cultural Sector Study, and the Private Rented Sector Landlord Survey.
- Research underway by BNG includes: Students and Graduates Study, and the Black and Minority Ethnic and New Migrant Study.

Details of this research can be found at [www.bridgingng.org.uk](http://www.bridgingng.org.uk)

All of this research will enable us to make more informed decisions. Ensuring that the housing that we develop is of the right kind and in the right areas so that we meet the short and long term needs and aspirations of the people and communities who live in, or move to, Gateshead.

## Area Profiles

We have developed a series of area profiles which draw together the statistical and qualitative data that exists to show the trends that are occurring across the borough and in each of the five neighbourhood management areas. This will enable the council and its developer partners to have a greater understanding of the varying local circumstances and enable us to make more informed business decisions about what is required in local areas.

The profiles are a key part of this strategy and will be revised annually to provide an accurate picture of the housing market. They can be found at: [www.gateshead.gov.uk](http://www.gateshead.gov.uk)

# Stock Condition

## Council Homes

Whilst most of the council's stock was built over 40 years ago over one-quarter was constructed since then with the last being in the mid-1980s. Just under a third of dwellings are flats and maisonettes including 2,502 in 29 multi-storey blocks. The council also has a significant number of non-traditional house types.

The council's housing stock has been diminishing through demolitions and tenants exercising their Right-to-Buy (RtB). Although RtB has led to mixed tenure estates around 5,000 rented properties have been lost in the last 10 years with a preponderance of family housing.

Our assessment of future investment needs is based upon our objective to improve homes and neighbourhoods. Consultation with tenants during the Housing Options Appraisal identified that they wanted to see improvements that:

- Addressed internal improvements to the design and layout of properties;
- Provided a high standard of components;
- Upgraded communal areas; and,
- Improved the general environment and security of neighbourhoods.

The total cost to meet the Decent Homes Standard by 2010/2011 is £296 million with an additional £33 million to carry out environmental improvements to create safe sustainable communities. This provides an overall capital investment requirement of £329 million.

Although TGHC have gone along way towards funding these improvements with their successful two-star inspection there are still a number of properties where the cost of carrying out decent homes work may not be cost effective regarding their long-term sustainability. The council is working with TGHC to develop a range of options for these parts of the stock in order to find innovative solutions.

## Private Sector Homes

With just over 63,000 private sector properties the borough has a wide array of dwellings by way of construction, age and type. Rates of unfitness are most prevalent in the private rented sector. It is also estimated that around 25,000 of the borough's properties were built before 1919 and so are likely to have been constructed with solid walls without cavities defining them as difficult to heat.

The 2002 Stock Condition Survey, which is currently being updated, identified that almost 10% of private sector dwellings are in unsatisfactory condition by way of unfitness and poor repair. The associated cost of remedying this unsatisfactory housing is estimated at £44 million. Survey results also revealed that 23.4% of private houses in the Borough were deemed to fail the Governments Decent Homes Standard.

The new minimum standard for housing the 'Housing Health and Safety Rating System' (HHSRS) will have a direct affect on the measured number of non-decent homes in the borough. It is anticipated that more properties will fail the new minimum standard for housing leading to an increase in the number of non-decent homes.

Our Private Sector Renewal Strategy (PSRS) sets out how the Council will meet the challenge of continuing to improve private sector homes. A key element of the Strategy is the movement away from grants for owner-occupiers and landlords to a system of loans. The recently undertaken Housing Stock Projection carried out by Building Research Establishment (BRE) has provided information into the areas that require most intervention and thereby a basis for prioritisation.

## Registered Social Landlord (RSL) Homes

All RSLs in the borough have reported to the Housing Corporation that all of their stock will reach decent homes standard by 2010/11. The council will work with RSLs to ensure that investment takes place within the set timescales and that opportunities for efficiencies across the sector and with other landlords are explored. The work should complement other investment being made across the borough.

This year we will work with the Housing Corporation to develop a new agreement with RSLs and developers for the delivery and management of affordable homes. This will ensure that there is a consistent approach to providing high quality homes and services across the borough.

## Needs of specific client groups

The research outlined above provides information relating to the needs of specific client groups. In addition to this there are a number of strategic documents that feed into this Housing Strategy such as: The Corporate Older Persons Strategy 2007, the Supporting People Five-year Plan 2007-2012, and the Homelessness Strategy (see [www.gateshead.gov.uk](http://www.gateshead.gov.uk) for further information).

Our key target groups that have been identified through our research are:

- People with Mental Health issues
- People with physical disabilities
- People with learning disabilities
- Victims of domestic violence
- Drug and Alcohol misusers
- Vulnerable older people
- People with HIV/AIDS
- Homeless Households

## Performance on key areas

The council has a performance culture which is effectively focused on aspects of measuring, monitoring and managing performance. There is a corporate commitment to embed a performance culture to ensure that services continuously improve and are responsive to the needs of local people.

Performance of TGHC is effectively monitored inline with the framework set out in the Management Agreement. Furthermore the council produces a 'Good Quality Housing' review of best value performance indicators. This is reported to the Sustainable Communities (Place) Overview and Scrutiny Committee on a six monthly basis.

Overall performance, at 6 November 2006, was agreed as 'good' with the majority of performance indicators monitored at this stage traffic-lighted as green (see HRA Business Plan for further details).

## Service Improvement

We report our achievements annually through a Service Improvement Annual Review for the Good Quality Housing policy. It is an assessment of how far we have achieved our policy outcomes in 2005/2006 and looks forward towards the following year.

## Comprehensive Performance Assessment (CPA)

Under the new CPA 'harder test' Gateshead was ranked one of the best performing authorities under the new Comprehensive Performance Assessment and was awarded the maximum four stars. Since our last CPA in December 2005 our 'use of resources' has improved. We have also shown improvements in how we monitor our budgets, how we manage risk and in making efficiency savings. Inspections cover a range of services - including children and young people, caring for adults, housing, environment, culture and benefits. Our services were considered to be improving across priority areas with the rate of improvement well above average. In 2009 Comprehensive Area Assessment (CAA) will take over from the CPA of local government.

# The Housing Market in Gateshead

This strategy aims to balance the housing market in Gateshead and the wider sub-region to create places where people want, and can afford, to live. This section sets out some of the key trends that we aim to respond to through our priorities (Further analysis can be found in our Area Profiles at: [www.gateshead.gov.uk](http://www.gateshead.gov.uk))

**Housing demand** since 1999 has remained high across all tenures due to: employment growth, economic growth (lifting real earnings) and, since 2004, population growth. However, 4.6% (over 4,000) of homes are empty in the borough, almost 2,000 in BNG. There is also high turnover in some areas, which needs to be tackled if sustainable communities are to be achieved.

**House prices** broadly doubled 1999-2004. The rise has been slightly faster than nationally. House price inflation slowed considerably over the two-year period to 2006 compared to the previous two years (7% p.a. compared to 25% p.a. over the previous two year period). However, in relation to the increase in real incomes this has still caused a problem with regards to the affordability of good quality homes in Gateshead and the wider sub-region. It has also rekindled unsustainable demand in some of our obsolete stock.

Reduction in the number of **social housing lettings** has been a major factor in the pressure experienced on social rented accommodation. This has led to an increased pressure on homelessness services in the borough. The housing needs survey reported that across Gateshead, 4.0% of all households (around 3,409) reported that they had provided some form of temporary accommodation to approximately 4,600 people in the preceding year.

Our Housing Market Intelligence indicates that the pressure on housing demand would be expected to continue due to the forecasted economic and social changes.

**Economy** - We know from our research that 51% of the new jobs in the Northeast will be in Tyne & Wear. We, therefore, need to improve the housing offer in Gateshead to attract some of the people employed as a result of these new jobs. This will also support the aspiration set out in the Regional Spatial Strategy to reduce travel to work distances.

**Education** - The number of people educated to degree level is expected to reach UK averages by 2021. This is likely to increase housing aspirations in the borough. We will, therefore, need to improve the 'housing offer' in order to meet these aspirations and to continue to ensure the availability of good quality schools in areas where the population of young people is growing.

**Population** - There has been an important break from the previous downward trend in total population in the borough. Population growth has essentially been due to net international in-migration. But there has also been a reduction in out migration to the rest of the UK. International migrants are often well qualified but mainly employed in low paid jobs; in the future it is expected that many who decide to remain in the region will move up the income scale.

**Demographics** - Currently 23.3% of the population is aged 60 or over. This is expected to increase to 28.0% by 2021. Over 60% of older people in this age range were living alone. This figure is higher in those over 75. Household projections suggest over the period 2001 to 2021 an increase of around 3,900 households, with increases in the proportion of multi-person and one-person households. These factors have clear implications for the types of homes and support services that we will aim to provide over the lifetime of the strategy and beyond.

**Ethnicity** - Analysis of the changing household structure of different ethnic groups between 1991 and 2001 reveals a major increase (55.4 per cent) in the number of (non White) minority ethnic households with dependent children, reflecting higher birth rates associated with the young age profile of the population, as well as the possibility of the immigration into the area of young households with children. We will have to ensure the homes we provide meet the cultural and faith needs of the increasing ethnic minority population.

Overall it is argued that the Gateshead Housing Market Area may be raising its function in the urban hierarchy with the strongest employment (over 25 years and the latest five years) and the slowest out-migration. When you add to this the increase

in international in migration and an improvement in the educational attainment and skill levels of our residents there is a strong need to improve the housing offer across the borough and in all tenures. In doing this we need to ensure that housing remains affordable and can meet the needs of vulnerable residents.

### Key Issues in Gateshead:

- Increasing House Prices
- Lower unemployment and more jobs
- Increasing educational attainment
- An expanding population
- An aging population
- An increase in one-person households
- Areas of low demand and poor quality housing



*Brandling Clearance Area*

# Our Strategic Priorities

The purpose of this section is to set out what the council's priorities for action are and to explain how the priorities have been derived.

The four objectives of the Regional Housing Strategy 2005 provide the context for the priorities developed within this strategy. The fact that funding will continue to be allocated on a regional basis means that local priorities are required to support and align to these objectives to obtain the required resources.

To ensure the Council uses resources effectively we have identified a number of key priorities under each objective. These key priorities have been identified based on consultation with partners, stakeholders, residents, officers and members in addition to

national, regional, sub-regional and local priorities set out in various strategic and policy documents. These priorities, which are set out below, are interdependent and only together will they help deliver sustainable homes and communities.

The priorities are broken down into specific actions in the Housing Strategy Action Plan (see appendix 7) which will provide the focus for delivery. It shows what we will do, when we hope to do it by, and how we hope to achieve it. It includes details of the officer/partner who will be responsible for delivery. This document will be reviewed annually through the Housing Partnership Forum to ensure that progress is being made or new solutions are found.

## OBJECTIVE 1:

To rejuvenate the housing stock to meet 21st Century aspirations, replacing market failure with high quality housing in the right locations to help create successful, cohesive and sustainable communities.

## Delivering Housing Market Renewal.

Delivering the objectives of the Housing Market Renewal Pathfinder in partnership with Bridging NewcastleGateshead and Newcastle City Council remains a key priority in Gateshead. A number of our investment decisions are being aligned to support the delivery of Housing Market Renewal in order to enable us to make the maximum impact in an area and create transformational change.

Gateshead Council will continue to progress the five neighbourhood action plans that have been developed in consultation with residents and members.

The council will also continue to monitor the vitality of neighbourhoods across the borough to ensure that investment decisions in one

part of the borough are not adversely affecting other areas. It is expected that the housing market restructuring within the BNG boundaries will help with the issues of affordability that has arisen in the West of the borough due to high demand for properties from in-migrants.

This is a key priority over the lifespan of this strategy. The information contained in this strategy and the associated research, policies and strategies will provide the basis for attracting additional resources into the BNG area, and other areas showing signs of housing market failure in the borough. Enabling us to restructure the housing market providing new high quality homes and places that will be attractive to families and professionals working in our expanding cultural and knowledge industries as well as providing the opportunity for graduates and first time buyers to move into the area and to stay.

## ACTION

- Clear around 700 low demand properties
- Build around 700 new mixed tenure homes
- Improve around 1600 existing homes
- Create 'Great Places to Live'.

## HOW

- Procure a developer partner
- Bid for complementary funding through the North East Housing Board
- Use Council Assets and other funding methods to support regeneration

Agenda 21 and will ensure that the homes we build in Gateshead are able to exist in equilibrium with our environment and thereby creating communities that are sustainable now and in the future. This will also help long-term to reduce fuel poverty.

Ensuring that a minimum of 10% of residential dwellings are built to lifetime homes standard will enable us to develop homes that are suitable for residents now but can be adapted with ease and at minimum cost to meet the changing requirements of our community in the future. It is expected that 28% of the population in Gateshead will be 60 or over by 2021. This priority therefore will help to meet the needs of our future population by reducing the long-term cost of adaptations.

The technology and skills are available to deliver these aims; it is our responsibility to ensure that we harness these to deliver truly sustainable communities.

## Ensuring new homes are sustainable through the delivery of homes that are built to high environmental and 'lifetime' standards.

Long-term we cannot afford to be building homes that have a negative impact on our climate and that are unable to adapt to changes in demographics and lifestyles. These aims are supported through the council's draft replacement Unitary Development Plan (UDP).

We will aim for all new homes built to be carbon free by 2016. This is in line with Government targets and the council's Local

## ACTION

- All new housing built to level 3 of the code for sustainable homes
- Develop pilot Lifetime Homes Scheme
- Investigate opportunities to develop Carbon Neutral Homes

## HOW

- Planning Policy/Section 106 Agreements
- BNG/SHIP Gap funding



Nomad Shared Ownership Scheme, Teams

## OBJECTIVE 2:

To ensure the type and mix of new housing provides choice, supports economic growth and meets housing needs and demand. This will reflect the diversity of urban and rural communities and the needs for affordable, family and prestige housing

### More affordable housing was identified through consultation and research as our highest priority.

The Housing Needs and Support Survey has indicated that over the next five years, there is an expected shortfall of 980 affordable dwellings equating to 196 per year. The council will encourage mixed tenure developments to satisfy a range of housing needs, in pursuit of a balanced housing market.

The need for more affordable housing is supported in our draft replacement Unitary Development Plan (UDP). The UDP sets out that 'where there is evidence of a need for affordable housing the council will seek the provision of a proportion of affordable housing on all housing developments on sites of 0.5 hectares or more in size or with the potential for the development of 15 or more dwellings.

The affordable element required on each site is assumed to be around 70% social rented housing and 30% intermediate housing (e.g. shared ownership and discounted for sale based on preferences from the HNSS). What constitutes 'affordable' will be set out in our Interim Policy Advice which will be developed in-line with PPS3.

New affordable housing will be developed wherever new opportunities arise due to the shortage of suitable sites across the borough. New affordable provision, notably of intermediate tenures, will be delivered as part of the BNG programme in order to create better balanced communities and enabling obsolete rented housing identified through our research to be replaced with good quality homes.

Demand is strongest for houses with two and three bedrooms. We will therefore aim to enable the delivery of more homes of this type on mixed tenure developments.

We will use a range of methods to provide new affordable homes including investigating with TGHC options for developing new council housing.

#### ACTION

- Develop 196 new affordable homes a year

#### HOW

- Planning Policy/Section 106 Agreements
- Housing Corporation Funding
- Use of council Assets
- Explore development opportunities with TGHC
- English Partnerships First Time Buyers Initiative

### More Choice.

In 2006, Gateshead introduced a Choice Based Lettings Scheme called HomeChoice for people applying for housing and for people wanting to transfer to another house.

Applicants are required to register for accommodation and then bid for properties suitable to their needs. Properties are advertised weekly in a free magazine.

Gateshead is carrying out a review and evaluation of the lettings policy and also working with other housing providers and local authorities across the sub-region to develop a Tyne and Wear Choice Based Lettings Scheme.

#### ACTION

- Review lettings policy
- Develop Tyne and Wear Choice Based Lettings Scheme

#### HOW

- Evaluate Lettings policy and review with partners
- Develop Tyne and Wear Choice Based Lettings Scheme working with other housing providers, HomeBuy and other local authorities across Tyne and Wear

## Supporting Economic Growth.

The housing investment made through this strategy will support the economic growth of Gateshead and the City Region by ensuring that new housing of the right type continues to be built and that the housing offer is attractive to those wishing to live in Gateshead.

The Barker Review of housing supply highlighted the relationship between housing and economic growth and the need to increase housing supply to support the housing market area.

In order to meet the aspirations of our Sustainable Community Strategy of retaining more people with degrees, increasing our creative and cultural industries and our knowledge and ICT industries, we expect that Gateshead, and the City Region, will see an increase in economic output, an increase in real wages, as well as continuing our growth in population.

The evidence from our research has shown that in Gateshead there is too much poor quality housing that doesn't meet today's expectations. Through the interventions in the market made as a result of this strategy we will ensure that there is a better choice of well-designed quality homes in attractive environments across the borough. This improved 'housing offer' will be an important aspect in creating sustainable communities which retain and attract more skilled workers and businesses to our region.

### ACTION

- Develop 50 prestige homes per year to retain and attract high income households
- Develop 25 units of key worker accommodation per year to meet employment needs in the borough
- Enable the provision of apprenticeships for local people in partnership with housing developers
- Provide employment opportunities for homeless households in line with the recommendations of the Hills report

### HOW

- Work with developers/partners
- Planning Policy/Section 106 Agreements

## Investing in Gateshead's Rural Communities.

The research that we have carried out provides the basis for developing a Rural Housing Strategy for Gateshead. This strategy will support bids for resources and provides an evidence base for new developments to ensure that our rural communities are sustainable.

The strategy is likely to include the need for more affordable homes for all age groups and household sizes and for housing to be preserved at affordable levels to ensure that people are not forced to move out of their community. It will also consider how to build on existing community partnerships and highlight the need to improve transport links so that communities are not isolated.

Our research has highlighted the need for intervention in Chopwell and Crawcrook. We will therefore work in partnership to develop actions that will improve the housing market and sustainability in these locations. This will look at options such as opportunities to improve homes through financial assistance and providing new homes for sale, shared ownership and rent.

It is also anticipated that the homes we build in other areas of Gateshead, particularly within the BNG boundaries, will reduce some of the pressure on the housing market in the rural West of the borough.

### ACTION

- Develop a Rural Housing Strategy
- Undertake a master planning exercise in Chopwell

### HOW

- Council's Capital Funding
- SHIP

## OBJECTIVE 3:

To secure the improvement and maintenance of existing housing so that it meets required standards, investing in sustainable neighbourhoods.

### Improving existing homes continues to be a key priority.

In our consultation events with residents' repairs, maintenance and improvement of existing housing consistently came out as one of the top priorities across all sectors. Largely the housing stock that we have today will also be the stock of tomorrow. It is therefore extremely important that we ensure that the condition of that stock is maintained and, where possible, improved.

This strategy brings together targets from TGHC's business plan, The Private Sector Renewal Strategy and individual RSLs investment strategies to provide a co-ordinated approach to improving homes across the borough in all tenures.

A key goal is to meet the Decent Homes Standard (PSA7) therefore our resources over the lifetime of this strategy will be focused on this target. However, this represents a minimum standard and we will strive to further meet the modern aspirations and needs of local people. We will look at more innovative ways to deliver this such as moving from grants to loans to help homeowners and private landlords to improve their properties.

Much of the borough's housing stock is built in early to mid twentieth century and is likely to have low energy efficiency ratings and therefore serious issues of thermal comfort. We will continue to work in partnership with Warm Zone to ensure that homes are made warmer and more energy efficient and that resident's claim all benefits to which they are entitled. This work will help to reduce fuel poverty in the borough and will also make homes more environmentally friendly. We will also look at ways in which we can make existing homes carbon neutral.

#### ACTION

- Meeting the Decent Homes Standard
- Improving private sector homes
- Private landlord accreditation and licensing
- Develop Carbon Neutral Homes

#### HOW

- ALMO Funding; Capital; HMR; and SHIP
- Equity Loans and Grants

### Making the best use of Empty Homes.

Gateshead Council and its partners are committed to reducing the number of empty properties in the borough. They are a wasted resource both financially and in terms of meeting housing need and they are also a target of anti-social behaviour. The council has a variety of options available to bring properties back into use. These include:

- Negotiating with Owners;
- Financial assistance;
- Powers for Local Authorities to lease long-term empty properties;
- Enforced Sale Procedure;
- Compulsory Purchase Order;
- Empty Dwelling Management Orders (EDMO's); and
- Development of area based renewal initiatives.

There are now over 4,000 empty homes in the borough with around 2,000 empty for over six months. There are a number of reasons that we have this number of empty homes ranging from homes in poor condition and in currently undesirable areas to properties being purchased as an investment. We will therefore identify appropriate solutions to meet the different issues which arise.

The Empty Property Task Force will bring together officers and partners to ensure that the options and resources available are used to deliver the greatest outcomes for local people and communities.

## ACTION

- Work with Owners to bring empty homes back into use
- Acquire, refurbish and convert long-term empty homes

## HOW

- Financial incentives and enforcement action
- Capital resources; North East Housing Board resources and HMR funding.
- Work with Developers and RSLs to find cost efficiencies

## ACTION

- Improve neighbourhood management
- Making homes secure as part of the Decent Homes Programme

## HOW

- Work with RSLs and private landlords to develop a single approach to neighbourhood management
- Decent Homes funding spent on intruder alarms, security lighting
- Safer Estates funding to improve neighbourhood security

## Improved safety and security.

This was a key priority from the last Housing Strategy.

This continues to be a high priority amongst residents in consultation carried out by the council and TGHC. Successful partnership working is key to improving safety and security across the borough. With partners we will aim to reduce crime; increase public reassurance; tackle anti-social behaviour; tackle substance misuse; and, tackle domestic violence. These aims are key to creating safer, stronger, more sustainable communities where people are able to flourish.

The council, through our Community Safety Team, is developing a Respect Action Plan on behalf of the Community Safety Partnership and this will be published by Summer 2007. Gateshead's Respect Action Plan is an overarching plan linked to a number of services in relation to children and young people, positive activities, housing services, community engagement and neighbourhood strategies. This will be complementary to BNG's Delivery Plan, which sets out how the pathfinder and its local authority partners will tackle ASB to support physical investment. Furthermore, TGHC will aim to achieve the Respect Standard for Housing Management in May 2007 and the council, through the Strategic Partnership, will encourage other social landlords to do the same. This area of work will become a key aspect of the emerging Local Area Agreements. Enabling local communities to influence how services and resources are delivered to create safer estates.

## Improvements to the local environment.

This is another key priority for residents. It is important that when we are making large investments in areas and homes that this includes improving the local environment. Good public spaces and facilities are key to creating sustainable communities. It is about creating quality spaces in which people want to live and can be proud - and which others will respect.

This priority fits in with 'place shaping' agenda that has been set through the Lyon's Inquiry. Local Area Agreements will be the vehicle by which the various resources coming into an area will be co-ordinated to ensure the best possible outcome for local residents. Resources include environmental monies from the Decent Homes programme, Bridging NewcastleGateshead funding through the Housing Market Renewal Pathfinder programme to tackle areas of low demand and run-down neighbourhoods. Investment will continue to be made to make a cleaner greener Gateshead.

## ACTION

- Street scaping to create 'places'
- External Improvements to council accommodation to support HMR and compliment decent homes
- Improve local parks and green spaces

## HOW

- Planning Policy/Section 106 Agreements & Developer Contributions
- 5% environmental funding; Capital; SHIP

## OBJECTIVE 4:

To promote good management and targeted housing investment to address specific community and social needs, including an ageing population and the needs of minority communities; this will be integrated with the Supporting People programme and promote greater community involvement.

### More Two Bedroom Homes for Older People continues to be a key priority.

Over the period 2003 to 2021, the proportion of older people is expected to increase 16.4% (60-74) and 23.5% (75+). These projections have very significant long-term implications for the provision of appropriate forms of accommodation and support for older people.

In our recently published Older People's Aspirations Study 81.2% of respondents in the social sector aspired to accommodation of two bedrooms or larger with the highest demand being for bungalows. Preferences in the owner occupied sector are for two bedroom bungalows.

The Housing Needs and Support Survey also shows that demand for bungalows is strong (principally two and three bedroom), but prices need to be realistic. Given that land is a scarce resource we will have to develop a range of two-bedroom accommodation that meets the needs of older people. The research provides clear evidence that older people want to live in accommodation that is large enough to enable friends, relative or carers to stay over. This type of provision also enables older people to live independently for longer and therefore supports adult social care agendas both nationally and within the authority.

We will also ensure that developments provide accommodation that is suitable for all sections of the community by meeting their diverse social, cultural and physical needs.

#### ACTION

- Develop a new Housing Strategy for Older People
- Provide more new two-bedroom properties for rent and shared ownership for older people
- Review provision of existing one/no bedroom sheltered schemes

#### HOW

- Housing Corporation; Planning Policy; Asset Trust
- TGHC

### Enabling People to Remain in their Home.

The Housing Needs and Support Survey shows that 23.4% of the population have a limiting long-term illness, which is 35.3% higher than the national figure. Of these mobility and respiratory problems are a particular issue. The incidence of illness/disability will increase as the population ages. Through the Housing Strategy Action Plan we have set targets to provide new homes that are built to 'lifetime' homes standard and are suitable for people with a range of specific needs. However, this will not meet the needs and aspirations of all of our residents - most older people want to remain in their own home. We must, therefore, continue to invest in enabling people to live independently.

To meet people's individual needs and aspirations the Council will strive to work with partners, through the Link up service, to arrange appropriate support and care, carry out adaptations in the home, ensure access to a wide range of assistive technology, assist homeowners to carry out and finance improvements and repairs to their homes, and make sure properties are safe, secure and energy efficient.

We must seek to maximise resources to support the needs of some of our most vulnerable groups and look to innovative

solutions such as equity release schemes to enable people to continue living independently in their own home.

### ACTION

- Adapting existing homes to meet the needs of older people
- Ensuring the provision of adequate support services

### HOW

- Funding through Capital; SHIP; Equity Loans and prudential borrowing

## Provide more specialist housing.

The Housing Needs and Support Survey has provided evidence for investment priorities identified within the council's Supporting People Five-year Plan, Homelessness Strategy and other relevant council plans and strategies. With increasing problems re-housing homeless households, an aging population and 35% more people with a limiting long-term illness than the national average it is clear that Gateshead has to provide more homes that are able to meet these needs.

We will work with partners to develop high quality specialist housing in locations that people want and at prices they can afford. The type of accommodation that we develop will be in accordance with the priorities developed in the Supporting People Five-year Plan to ensure that needs are provided for in a co-ordinated way and capital and revenue resources are aligned.

### ACTION

- Develop culturally sensitive supported accommodation for older people
- Re-provide hostel accommodation for homeless people
- Develop Mental Health Supported Living Scheme

### HOW

- Housing Corporation funding
- Aligning Capital resources with Supporting People revenue funding

## Meeting the Needs of Gypsies, Travellers, Faith Groups and BME Communities.

Our research has confirmed the increase in minority communities in Gateshead particularly in the central areas of the borough. We will therefore work with these communities to improve the choice of homes appropriate to their housing needs. This will include developing more family homes reflecting the high level of households with dependent children.

As a priority we will develop a Diversity Housing Strategy to ensure that we are adequately meeting the needs of all minority groups within our community. The strategy will help community cohesion within our borough.

The Housing Needs and Support Survey shows that the current level of provision for Gypsies and Travellers does not balance with the level of activity within the borough. Further research is currently being undertaken by external consultants on behalf of the North East Regional Assembly into the needs of Gypsies and Travellers. This will provide reliable data relating to needs in the borough and across the region. Enabling us to develop our services to meet the needs of these communities and support our bids for resources to develop an additional authorised Gypsy and Traveller site in Gateshead.

### ACTION

- Develop a Diversity Housing Strategy
- Build larger homes to meet the needs of diverse communities
- Develop a new Gypsy and Traveller Transit site
- Commission a Gypsy and Traveller Needs Assessment

### HOW

- Capital & SHIP funding
- Housing Corporation

# Meeting Our Priorities

The council's aim is to have:

**"Local people realising their full potential enjoying the best quality of life in a healthy, equal, safe, prosperous and sustainable Gateshead."**

The Housing Strategy, therefore, needs to:

- Be realistic in terms of the likely resources available (including land, labour, capital and revenue finance);
- Identify alternative funding opportunities and explore alternative initiatives and partnerships to help deliver its priorities;
- Consider all tenures and areas to ensure that interventions made do not create imbalances across the housing market area;
- Operate effectively in partnership across services and sectors to ensure that appropriate solutions are developed to achieve our priorities making best use of the skills and assets that are available in the region; and
- Manage short-term problems whilst realising long-term solutions.

How we work with local partners is key to delivering our priorities. It is essential that we are able to harness the capacity within our communities to deliver real and lasting change. The council has a significant range of powers, fixed assets and project management resources to facilitate housing-based regeneration.

The council is one of the largest landowners in the borough and is committed through its Asset Management Plan and Capital Strategy to utilise these resources to support corporate and community regeneration objectives. The council has significant experience in securing and directing external funds to support physical renewal. Local Area Forums and Local Area Agreements will provide the ideal avenue through which residents, partners and members can work together to ensure that resources are used effectively and efficiently helping to create great places to live.

The major risk to delivering our priorities is the availability of resources. The council has, therefore, considered a number of funding methods to support the delivery of our housing priorities. Below is a summary of some of the key methods that may be appropriate to meeting these priorities. All of these options will be considered in the context of delivering a whole market solution to improving homes and lives in Gateshead. We will use a mixed approach to ensure that the most appropriate solutions are used to meet the various needs across the borough.

## Funding Options

**Planning Policy:** A number of our priorities will be met through the requirements on developers set out in the emerging draft UDP. This sets out the minimum levels required on new developments for issues such as affordable housing, lifetime homes, and environmental standards. This will be a key mechanism in enabling the provision of the housing offer we require in the borough.

The policy requires that 'where there is evidence of a need for affordable housing, the council will seek the provision of a proportion of affordable housing on all housing developments on sites of 0.5 hectares or more in size or with the potential for the development of 15 or more dwellings'. This will enable us to meet a large proportion of our affordable housing requirement without recourse to additional public funding.

**Public Sector Investment:** The council will continue to work with partners to maximise the amount of public sector resources that are invested in Gateshead. This would largely be through traditional means such as NAHP, SHIP, HMR Pathfinder funding and the council's own assets. We must ensure that these resources are strategically aligned to have the maximum impact on our communities. However, it must be recognised that public resources are best used to lever in key private sector investment to enable

comprehensive redevelopment to take place across the borough. Actual and potential values of the private house building sector in the region dwarfs that of public sector housing investment and therefore has a key role to play in this housing strategy.

**Private Sector Finance:** Building formal delivery relationships with the Private Sector through vehicles such as Public Private Partnerships, the Private Finance Initiative and Asset Trust will be utilised where it is determined that it is an effective means of facilitating development, sharing risk and experience and leveraging external resources.

Both HRA and Non-HRA PFI will be considered further as an option for renovating existing homes and building new homes. The PFI schemes enable private sector partners to provide the initial capital investment to build and/or maintain public assets. Government credits then support the Local authority to resource the payment of the capital element of the chosen scheme.

**Involving Developers:** In partnership with BNG and Newcastle Council we are considering the potential of procuring developer partners (potentially involving a panel) to deliver schemes across the pathfinder area. This could see high-risk schemes packaged along with prime development sites to see one developer take the lead on a comprehensive area-based regeneration. Both public and private resources would be merged to deliver the overall scheme aims.

**Working with The Gateshead Housing Company:** The council and TGHC have an effective partnership and together are keen to identify ways to build new quality council housing in a cost effective way to meet local need. The council will consider supporting the building of new homes by TGHC if this becomes a future option.

**Working with Registered Social Landlords:** RSLs will continue to be our key partners in delivering affordable homes across the borough. We will continue to harness the expertise and resources provided by RSL partners by developing clear protocols and development agreements demonstrating effective partnership working.

**Alternative Resources:** The council is continuing to discuss other potential options including prudential borrowing and private sector equity to ensure that all resource avenues are being explored and considered to meet its current and future housing priorities.

## Human Capital

Our Training & Development section will continue to provide employees with opportunities to acquire the skills and knowledge of best practice, to enable them to meet the priorities and challenges set in this strategy.

## Implementing the Strategy

One of the main challenges of this strategy will be to ensure that we are able to effectively use any public resources allocated through the Regional Housing Board and Bridging NewcastleGateshead to lever-in complementary funding so that we are able to meet our planned outputs and outcomes as set out in our Housing Strategy Action Plan (See appendix 7).

We will continue to work with Partners to ensure that they are signed up to, and take ownership of, this Strategy. Partnership working will be essential to accessing the resources necessary to deliver this strategy as well as meeting the cross cutting objectives of:

- Improving peoples health;
- Tackling the financial exclusion of some of our poorest households;
- Building 'respect' and community cohesion within our neighbourhoods;
- Contributing to climate change targets on CO2 emissions for a better environment; and
- Supporting educational attainment and economic growth.

Partnership working will help to ensure that housing developments are supported by the review and development, where necessary, of other key services such as schools and other community facilities.

## Monitoring the Strategy

We will monitor progress annually through our housing partnership forum and update the strategy in consultation with our partners and our local community to reflect our experiences, changing local need and emerging national and regional housing policies.

# Appendix 1: Glossary

## **Affordable Housing**

This includes social housing, where rent levels are set in line with the Government's rent restructuring regime, and intermediate housing which includes a mix of low cost home ownership and other shared equity housing.

## **Anti-Social Behaviour (ASB)**

Behaviour that causes, or is likely to cause, harassment, alarm or distress to people not in the same household as the perpetrator.

## **Arms Length Management Organisation (ALMO)**

Bodies set up by local authorities with responsibility for management of, and improvements to local authorities housing stock.

## **Best Value (BV)**

A duty on local authorities to review the services they provide for local people and improve them by the best means available, ensuring service quality and cost-effectiveness. This must be done in consultation with people who use the services and the wider community.

## **Best Value Performance Indicator (BVPI)**

Standard measures by which local authority performance is assessed.

## **Black and Minority Ethnic (BME)**

Refers to all community groups not recorded under the 'White British' category of the 2001 National Census.

## **Brownfield Land**

Land that has previously been developed on.

## **Compulsory Purchase Order (CPO)**

An order made by a private or public body with the relevant statutory powers which, after confirmation by the Confirming Minister, gives the right to acquire specified land and buildings compulsorily.

## **Decent Homes/Public Service Agreement (PSA)**

The national minimum standard of decency that all social landlords should aim to meet by 2010/2011. This also applies to homes occupied by vulnerable households in the private sector. A decent home must (i) meet the statutory minimum standard for housing; (ii) be in a reasonable state of repair; (iii) have reasonably modern facilities and services; and (iv) provide a reasonable degree of thermal comfort.

## **Disability Facility Grants (DFG)**

A grant for adaptations to a dwelling occupied by a disabled person.

## **EcoHomes (Code for Sustainable Communities)**

EcoHomes is an environmental assessment method for homes. EcoHomes considers the broad environmental concerns of climate change, resource use and impact on wildlife against the need for a high quality, safe and healthy internal environment.

## **Empty Dwelling Management Order (EDMO)**

Allows a local housing authority to effectively 'step into the shoes' of the owner of an unoccupied dwelling. There are two types of order - interim EDMO and final EDMO. They allow a local housing authority to secure occupation and proper management of privately owned houses and flats that have been unoccupied for a specified period of time and where certain other conditions are met.

## **Equality Impact Assessment (EIA)**

A tool to test the impact of new and existing policies and services on people, to find out if there is any adverse impact, illegal discrimination, unmet need or requirements. "Adverse impact" means that the service or policy is disadvantageous to one or more groups of people. The key purpose is to help us identify direct and indirect discrimination, institutional discrimination and any gaps in service provision.

### **Fuel Poverty**

The Government defines fuel poverty as existing when more than 10% of the entire household income is needed to heat the home to an acceptable standard. Most professionals and practitioners think that a better definition is one that excludes the cost of housing (i.e. rent) from household income.

### **Government Office for the North East (GONE)**

GONE represent ten central government departments across the entire region. They work to deliver, influence and develop government programmes and initiatives at a regional and local level, by working in partnership with relevant organisations to meet local needs.

### **Home Improvement Agency (HIA)**

A small, locally based not-for-profit organisation. They help private sector tenants who are older, disabled or on low income to repair, improve, maintain or adapt their homes. They provide people-centred, cost effective assistance, and help to tackle poor or unsuitable housing, enabling clients to remain in their own home, safe, secure, warm and independent.

### **Houses in Multiple Occupation (HMO)**

A building or part of a building which is occupied by more than one household.

### **Housing Associations (HA)**

Non-profit making organisations that provide homes and housing services to people in housing need and key workers. They are the main developers of new social housing, and the majority of housing associations are also Registered Social Landlords.

### **Housing Corporation**

A non-departmental public body, sponsored by communities and local government, whose role is to fund and regulate housing associations in England.

### **Housing Health & Safety Rating System (HHSRS)**

In October 2005 this replaced the existing fitness standard under the 1985 Housing Act. Under the System a dwelling, including the structure, the means of access, any associated outbuildings and garden, yard and/or other amenity space, should provide a safe and healthy environment for the

occupants and any visitors. To comply, a dwelling should be free from unnecessary and avoidable hazards; and where hazards are necessary or unavoidable, they should be made as safe as reasonably possible.

### **Housing Market Renewal Pathfinder**

Nine schemes set up by government to tackle the issue of low demand housing by involving communities, the private and voluntary sector in renewal activities.

### **Housing Needs Assessment**

Every Local Authority is required to carry out an assessment of local housing needs which is then used to develop a housing strategy and inform planning policies relating to affordable housing.

### **Housing Revenue Account (HRA)**

A record of revenue expenditure and income relating to a local housing authority's own stock. Local authority income and expenditure on other housing services (e.g. support for RSLs or private sector schemes) are not charged to the HRA but to the General Fund.

### **Leverage**

The additional money that a programme causes others to contribute.

### **Lifetime Homes**

Homes that have sixteen design features that ensure a new house or flat will meet the needs of most households, from those with young children through to frail older people and those with temporary or permanent disabilities.

### **Local Agenda 21**

Strategies prepared by local authorities to promote sustainable development.

### **Local Area Agreement (LAA)**

A LAA is a three year agreement, based on local sustainable community strategies, that sets out the priorities for a local area agreed between central government, local people and the local authority represented by officers, members and key partners.

### **Local Authority**

A body of elected members which manages local services.

### **Local Strategic Partnership**

Overarching partnership of stakeholders who develop ways to involve local people in shaping the future of their neighbourhood and improving how local services are provided.

### **Major Repairs Allowance (MRA)**

Represents the capital cost of keeping stock in its current condition. The MRA is part of authorities' overall housing resources, together with other elements of housing subsidy, capital allocations and Single Capital Pot. MRA resources can be used for any capital expenditure on HRA assets, but authorities are expected to use the MRA resources in line with the priorities set out in their HRA business plans.

### **National Affordable Housing Programme (NAHP)**

The annual capital plan drawn up by the Housing Corporation and available to housing associations for investment in housing.

### **National Asylum Seeker Service (NASS)**

The National Asylum Support Service (NASS) provides support, accommodation and financial help for asylum seekers whilst their claim is being considered by the Immigration & Nationality Directorate (IND).

### **Option Appraisal**

The process of narrowing down a range of options to identify the particular projects that are suitable to a given area.

### **Policy Planning Statement 3 (PPS3)**

The new PPS3 will set out the national planning policies for housing, which regional planning bodies and local authorities should take into account in developing regional spatial strategies and local development frameworks.

### **Prestige Housing (or Executive Housing)**

Caters for a variety of household types and can include high quality urban apartments, larger detached properties and town houses in desirable locations.

### **Private Finance Initiative (PFI)**

Involves the private sector in the operation of public services usually through a 30 year contract. Enables refurbishment or new build through private finance with local authority paying for the services using government credits.

### **Regional Economic Strategy (RES)**

The Regional Economic Strategy (RES) sets out how the Regional Development Agency (RDA) is going to deliver greater and sustainable prosperity to all of the people of the North East over the period to 2016.

### **Regional Housing Strategy (RHS)**

This document sets out the North East Housing Board's strategic aims and priorities for all housing in the region. It provides a framework that encourages the development of appropriate housing solutions at regional, sub-regional and local levels. It seeks to influence private and public sector investment decisions and sets the strategic context within which housing providers should operate. The strategy covers the period 2005-2021 but it will be subject to regular updates.

### **Regional Spatial Strategy (RSS)**

It is a vision for a better North East and for this to be achieved a planning framework is needed to deliver improvements and change. As the planning body for the region, the North East Assembly has taken the lead to progress this framework. 'VIEW: Shaping the North East' is the Regional Spatial Strategy for the North East Submission Draft. The North East Assembly in partnership with a number of regional bodies and local authorities to develop key policy recommendations has produced it.

### **Registered Social Landlord (RSL)**

Landlords of social housing that are registered with the Housing Corporation. Most are housing associations but they also include trusts, cooperatives and companies.

### **Right to Buy (RTB)**

Right to buy is a Government scheme for Council tenants to purchase their homes from the Council at a discounted rate.

### **SAP**

The Standard Assessment Procedure for working out the energy efficiency of homes - the higher the rating the more energy efficient the home.

### **Section 106**

An agreement under the Town and Country Planning Act 1990 between a local planning authority and developers specifying, for example, that a proportion of a development site will be reserved for affordable housing.

### **Sheltered Housing**

A generic term for a wide range of supported housing for older people. Schemes may have communal facilities such as a common room, laundry and guestroom and the provision of warden services. Some have a warden service but no communal facilities. Wardens do not provide personal care but offer low-level support including emergency support often through a linked alarm system. They also help older people to obtain the care and support they need, manage the scheme and organise activities.

### **Single Housing Investment Programme (SHIP)**

A single housing capital pot of funding, bringing together previous funding streams for local authorities and housing associations. The funding is from central government and distributed by the Regional Housing Board.

### **Social housing**

Rented housing usually provided by either a local authority or Registered Social Landlord at rent levels no higher than those generated by Social Housing Grant funded developments.

### **Stakeholders**

Stakeholders are the people or organisations who have an interest in, or will benefit from, a project or programme.

### **Supporting People (SP)**

A working partnership of local government, service users and support agencies delivering housing related services to vulnerable people, and providing the opportunity to improve their quality of life through a stable environment enabling greater independence.

### **Sustainable Communities**

The Government defines sustainable communities as places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well-planned, well-built and offer equality of opportunity and good services for all.

### **Unitary Development Plan (UDP)**

The Council's spatial development strategy for Gateshead, containing all the planning policies relevant to an area, both the local authority's strategic framework and the detailed proposals for the use and development of land.

### **Warm Zone**

Warm Zones was set up in 2000 with Government support, to develop new approaches to fuel poverty.



# Appendix 2:

## Our Achievements To Date

Our previous Housing Strategy 2003-8 attained fit for purpose status in October 2003. Since then we have provided two updates to GONE to show how the council and its partners have delivered the priorities set out in the Strategy (The updates can be found at: [www.gateshead.gov.uk](http://www.gateshead.gov.uk)). This chapter therefore provides a brief re-cap on some of the key achievements made over the lifetime of the last strategy.

### Priority 1: Dealing with anti-social behaviour

- Developed an Anti-Social Behaviour Strategy to reduce actual and perceived levels of ASB in Gateshead. This Strategy has been developed in-line with the Governments Respect Action Plan.
- Operation Blizzard has been rolled out across the Borough to provide a multi-agency response service for settling neighbour disputes and anti-social behaviour across all tenures.
- Increased the number of Private Landlords accredited through the Private Landlords Licensing Scheme to improve standards in the private rented sector.

### Priority 2: Decent homes

- The council's Arms length Management Organisation, The Gateshead Housing Company (TGHC), achieved a two star rating from the Audit Commission with promising prospects for improvement in 2005, which released substantial resources to bring the Council's housing stock up to the Decent Homes target by 2010/2011.

- The Private Sector Team have provided financial assistance to over 1000 vulnerable households in the private sector to help meet the Government's Decent Homes Standard.
- Worked with WarmZone to improve the thermal efficiency of homes across all tenures and reduce fuel poverty in the Borough.

### Priority 3: Supporting Market Renewal and providing more affordable homes

- A successful compulsory purchase order at Sunderland Road, means that we can move forward with plans to build an exciting new development that will encourage people to stay in, and help attract people back to, the area. This development will help redress the tenure imbalance within the BNG boundaries by providing 195 homes for sale.
- People have moved into a mixture of homes for sale, shared ownership and for rent at Teams, Dunston, and St James. These developments provide a starting block for helping to transform neighbourhoods and create great places to live through housing market renewal.
- Neighbourhood Action Plans have been developed and agreed by the Council for four areas within the BNG boundaries. Over 3,200 residents and stakeholders were consulted on the plans with over 82% supporting the proposals set out. These Plans set out what we need to do in order to create great places to live and ensure that communities are sustainable.

## Priority 4: Improving housing choices for older people

- Delivered a higher standard of homes for local people, through the continued implementation of the Older Persons Housing Strategy, with a total of 114 new two and three bedroom bungalows completed since 2003.
- Delivered five extra care schemes, providing over 200 units of accommodation, in partnership with Housing 21 to meet the needs of older people across the borough.
- Home Improvement Agencies in Gateshead and Newcastle merged to create NewcastleGateshead Staying Put. This has enabled a greater amount of services to be provided on a more efficient basis thereby increasing the number of older people able to remain in their own home.

## Priority 5: Provide more supported housing

- Developed Gateshead's first Homelessness Strategy to: Prevent homelessness and repeat homelessness; to secure sufficient accommodation for people who are, or may become, homeless; and, to secure the satisfactory provision of support services for homeless people.
- Increased our provision of dispersed temporary accommodation to 30. This has supported the reduction of households being placed in hostel or bed and breakfast accommodation.
- Developed the 'Single Gateway' to provide a single point to access to a range of support and housing services to support vulnerable households across the borough.
- Increased the number of domestic abuse safe houses.
- Established partnership working with Mental Health Concerns to provide supported properties for people with mental health issues.

## Priority 6: Develop Neighbourhood Management and implement the Customer Services Strategy

- Developed a Local Area Agreement through the Gateshead Strategic Partnership. It builds on the work of the key agencies in the public and voluntary sectors and identifies shared priority outcomes for the borough.
- Established 5 Area Executive Forums, with multi-agency membership, to help progress the Local Area Actions Plans which work to translate borough wide strategies and targets into measurable local action.
- Launched Gateshead @ Your Service to provide a single point of contact for all initial Council enquiries and thereby improve services for local people.

## Priority 7: Developing partnership working

- Effective partnership working across the Tyne & Wear authorities has attracted millions of pounds of Single Housing Investment Pot (SHIP) resources from the Regional Housing Board to support delivery of the Regional Housing Strategy objectives within Gateshead.
- Worked with Private Developers to build over 2000 homes between 2003-2006 to increase the supply of housing and meet market demand across the borough.
- Worked with Bridging NewcastleGateshead to attract around £50 million of investment into market renewal since the beginning of the pathfinder programme.
- Worked with RSLs and the Housing Corporation to secure over £13 million to provide good quality affordable homes in Gateshead.

# Appendix 3: Consultation

This council recognises that we cannot successfully deliver the priorities set out in this strategy without the continuing support and commitment of our residents, partners, stakeholders and members. This section sets out some of the main mechanisms used to engage with all these groups in the development of this strategy.

## Main consultation events/meetings

- The Housing Partnership Forum
- The Tenants and Residents Forum
- Housing Strategy Group (Corporate)
- Tyne & Wear Partnership
- Visibility Impairment forum
- Voluntary Sector Mental Health Group
- TGHC Board
- BME Consultation Forum
- Asylum Seekers Support Group
- Supporting People Inclusive Forum
- Forum for Older People Event
- Fuel Poverty Partnership Event
- Community Strategy Consultation (Various)
- Your Homes, Your Choice (Decent Homes Event)
- Housing Strategy Stakeholder Event
- Equality Strand Consultation (various)
- Housing Strategy Display
- BNG Neighbourhood Plan Events
- Felling Festival
- Housing Strategy Theme Group

## Housing Strategy Stakeholder Event 6 October 2006

A consultation event was held for stakeholders and partners. Attendees were asked to identify their priorities for Gateshead relating them to the four objectives set out in the Regional Housing Strategy. Results of this consultation have played a key role in developing the priorities for this strategy.

A summary of the feedback received is available at: [www.gateshead.gov.uk](http://www.gateshead.gov.uk)

## Housing Strategy Display

During July and August 2006 we consulted with local residents by providing a timeline display of housing in Gateshead. This display of information provided the basis to encourage discussion and gain feedback regarding the historical changes to the housing market and the future housing needs and aspirations of the Community in Gateshead.

A large number of residents visited the display and a total of 230 people gave us their priorities for housing in Gateshead. These views have influenced the priorities developed within this strategy.

## Other Consultation

The council has carried out a number of consultation events through other policy strands. These events have clear links to housing and their results have fed into the development of this strategy.

The Sustainable Community Strategy consultation has included:

- Three borough wide events;
- Four local business focus groups;
- Five expert panels for partners;
- 5000 postcards distributed for comment;
- An interactive website;
- Survey distributed through Council News to 88,000 households and 15,000 businesses; and
- Two young people events (ages 6-11 and 12-19).

The findings from these events were analysed independently and led to the development of six 'Big Ideas' to be taken forward for the next phase of the development of the Strategy:

- City of Gateshead
- Gateshead goes Global
- Creative Gateshead
- Sustainable Gateshead
- Active and Healthy Gateshead
- Gateshead Volunteers

In order to develop these ideas, workshops were then held for each of the Big Ideas and also a workshop on physical regeneration. These workshops involved key stakeholders in Gateshead and the Region and their purpose was to agree outcomes, milestones and targets and develop priorities for achieving these outcomes.

There have also been a number of other consultation events carried out by Supporting People, The Gateshead Housing Company, and Bridging NewcastleGateshead which have inputted into the development of this strategy.

BNG in partnership with the council consulted on four neighbourhood action plans developed for strategic areas within the BNG boundaries which were approved by the council in March 2006. The plans were consulted on extensively throughout 2005, with local residents asked to have their say at a series of events, drop-in sessions and workshops.

In late 2005, the consultation findings were published and it was revealed that 82% of those questioned were in favour of the plans. The plans are a key priority for this strategy.

## Equality Strand Consultation

TGHC have carried out extensive consultation with a number of hard to reach groups across the borough. This included: Young People; Muslim Women; Older Women; People with disabilities; BME groups; and the LGB Community. This consultation covered all aspects of housing from present day experiences to future needs and provides a rich source of information to help us deliver the services and homes that people need and want through the Housing Strategy.

## Schools Competition

The Housing Strategy Service realised the importance of engaging with local schools regarding the work being undertaken to housing accommodation within the borough. Two local schools within the BNG area became involved in a project to make tiles representing older housing and buildings that could be used in new developments to show how the area had changed.

## Finalising the Strategy

To ensure that this strategy meets the needs of our residents, partners, stakeholders and members the draft document has been widely circulated for comment. These comments have been considered carefully in developing this new Housing Strategy 2007-2012.



*Consultation Event*

# Appendix 4: Local Context

The Housing Strategy contributes to the delivery of the Corporate Plan, Vision 2030 and other associated policies and strategies.

## Vision 2030 - Sustainable Community Strategy

The vision for Gateshead is set through the Sustainable Community Strategy. This strategy, which is currently being developed, looks to the future and aims to improve the social, economic and environmental well-being of everyone who lives and works in Gateshead. The new strategy will set out the aspirations for Gateshead up to 2030 and the key actions that will be delivered with the support of the Gateshead Strategic Partnership (GSP).

The Housing Strategy has an important role to play in helping to deliver the overall vision 2030. The Gateshead Housing Partnership Forum is responsible for developing and monitoring the Housing Strategy. This ensures that there is clear alignment between the overarching Community vision and the specific aims of the various strategies developed through the other nine themed groups.

## Local Area Agreements (LAAs)

In line with the objectives set out in the Government White Paper 'Strong and Prosperous Communities' the visions of the GSP will continue to be delivered through Local Area Agreements.

This process will be strengthened through the council's proposals to link the Cabinet into neighbourhoods by creating area portfolios. This will enable action to be taken at a local level to improve the well-being of residents. It is presumed that in the future, unless there is an exceptional reason to the contrary, all area-based funding will go, un-ring-fenced, through the LAA. At the same time where

efficiencies can be gained it will be possible to develop Multi-Area Agreements (MAAs).

## Other Council Plans and Strategies

The Housing Strategy feeds into a number of other corporate plans and strategies. The corporate Housing Strategy Group, which contains representatives from Housing Services, The Gateshead Housing Company (TGHC), Private Sector Renewal, Planning and Environmental Strategy, Asset Management, Chief Executives, Supporting People and Neighbourhood Management, works together to ensure that there is clear alignment between these plans and strategies.

The draft replacement Unitary Development Plan (UDP) is one of the key documents contributing to the delivery of the housing strategy. It sets the planning context and process for the delivery of new housing development in the borough.

The Strategy is aligned with the Community Cohesion Strategy to ensure the homes and services we provide offer choice to all members of our community.

Our Housing Strategy for Older People and Private Sector Renewal Strategy both feed directly into this overarching document and provide additional detail to some of the key priorities set out in this strategy.

Local Agenda 21 and the Fuel Poverty Strategy have important links to this strategy identifying how we can enable affordable warmth for all to be achieved whilst also controlling carbon emissions and reducing our environmental footprint.

The document is also closely aligned to the Supporting People (SP) five-year plan. This ensures that when decisions are made about the provision, or re-provision, of housing consideration is made in regards to the needs

of vulnerable residents and thereby co-ordinating our capital and revenue expenditure.

## Capital Strategy and Asset Management Plan

The council owns assets valued at around £1.5 billion of which around two thirds are housing assets. Our Asset Management Plan will assist the council in pursuing it's corporate objectives by creating a process for optimising the contribution that the council's assets make to delivering quality services to the community. More specifically, it will:

- Help to prioritise council's decisions on spending;
- Integrate property and other asset decision making into the Council's corporate planning process;
- Identify opportunities for innovation;
- Provide a context for evaluating capital projects;
- Provide a basis for developing partnerships;
- Identify assets suitable for investment or disposal; and
- Identify opportunities to increase income generation or reduce expenditure.

The Capital Strategy is the key policy document that determines the council's approach to capital investment. The Capital Strategy together with the Asset Management Plan works to ensure the efficient and effective capital planning and management of capital resources.

The investments that the council will make in Housing through this strategy must be in line with the wider decisions the council makes in relation to the management of its own assets and resources.

## Housing Revenue Account (HRA) Business Plan

The HRA Business Plan shows how the council, as a landlord, will contribute to achieving the actions set out in the Housing Strategy through prioritising our resources. The Business Plan complements the Capital Strategy and the Asset Management Plan by promoting more efficient and effective use of housing assets. The Business Plan contains detailed information on how the council and TGHC will continue to deliver homes and services that meet the needs and aspirations of tenants across the borough. This document is also closely aligned with TGHC's Business and Delivery Plans to ensure that resources are directed towards the priorities identified by our tenants.



*Housing Strategy Consultation Event*

# Appendix 5: Partnership Working

Effective partnership working is key to the development and delivery of all of the Council's priorities. The Gateshead Housing Partnership Forum has recently been restructured to enable greater sharing of ideas and policy shaping with our partners. Through the forum partners work with us to:

- Develop the Housing Strategy and related strategies;
- Identify opportunities to add value to existing partnership work;
- Engage in discussion around new initiatives and policy development;
- Identify opportunities for greater understanding and co-operation between members;

- Share information about best practice and improve communications and understanding between various partners and housing organisations operating within the borough;
- Maximise external funding opportunities; and
- Develop monitoring and evaluation mechanisms and measure the effectiveness of housing strategies and policies.

The forum feeds into the overarching Gateshead Strategic Partnership to ensure that housing issues are discussed amongst a wider audience enabling housing issues to be aligned and considered within the wider corporate agenda.

Figure 1.3: Structure of Housing Partnership Forum



## Who are our partners?

The housing strategy will be delivered by fully engaging and working with our partners. To do this, we will build on the existing structure of the Gateshead Housing Partnership which brings together representatives from different sectors (See appendix 6).

## Cross authority working

The Tyne and Wear Housing Partnership brings together the five local housing authorities across the Tyne and Wear region. The partnership continues to work closely to develop our understanding of the housing issues through the Housing Market Assessment (HMA) which will provide the basis for our new Sub-regional Housing Strategy. This joined-up working will lead to a more co-ordinated response to housing market trends across the sub-region and will increase the effectiveness of the resources attracted into Tyne and Wear.

Gateshead will lead on the development of a Tyne and Wear Choice Based Lettings Scheme in conjunction with the other local authorities in the Tyne and Wear Partnership.

## Bridging NewcastleGateshead (BNG)

BNG is one of nine Housing Market Renewal pathfinders set up by the Government to tackle problems caused by low demand housing. Gateshead Council and BNG have developed effective partnership arrangements to deliver maximum benefit to residents and focus on promoting place. It will be important that these strong collaborative working arrangements continue and add value to pathfinder interventions in the future (For further information: [www.bridgingng.org.uk](http://www.bridgingng.org.uk)).

## The Gateshead Housing Company (TGHC)

The Gateshead Housing Company is the Arms Length Management Organisation owned by Gateshead Council and one of our key partners. TGHC is responsible for the day-to-day management of Gateshead Council's homes. TGHC aim to provide excellent and efficient services working in partnership with the council, residents and the wider local community to create homes and neighbourhoods that meet the aspirations of the people of Gateshead (For further information: [www.gatesheadhousing.co.uk](http://www.gatesheadhousing.co.uk)).



St James Village

# Appendix 6: List of Partners

## Members of the Gateshead Housing Partnership

- Gateshead Council
- The Gateshead Housing Company
- Bridging NewcastleGateshead
- Government Office North East
- Gateshead Private Landlords Association
- Estate Agents
- Gateshead Voluntary Organisation Council
- Disability Gateshead
- Housing Corporation
- Empower Gateshead
- The Rent Service
- Riverside North East
- Two Castles Housing Association
- Accent
- Durham Aged Miners Housing Association
- Johnnie Johnson Housing Association
- Housing 21
- Sunderland Housing Group
- Places for People
- Three Rivers Housing Group
- Byker Bridge Housing Association
- Bellway
- Miller Homes
- Haslam Homes
- Keepmoat
- Yuill
- George Wimpey
- Tyne and Wear Partnership
- Home Group
- ISOS

# Appendix 7: Our Action Plan

The Action Plan is crucial to the implementation of the Housing Strategy and to make a difference to people wanting to live in Gateshead. This document sets out the action the Council and its partners will undertake, along with targets and milestones, which are:

- Specific - what the action is;
- Measurable - what the outputs are;
- Achievable - is something we are able to deliver;
- Realistic - where the resources to deliver might come from; and,
- Timebound - when the action is planned to be complete.

The actions are set out under the objectives of the Regional Housing Strategy and act as a guide and drive towards achieving our priorities for housing in the borough:

- ✓ Delivering Housing Market Renewal;
- ✓ Delivering Sustainable Homes;
- ✓ More Affordable Housing;
- ✓ More Choice;
- ✓ Supporting Economic Growth;
- ✓ Investing in Gateshead's Rural Communities;
- ✓ Improving Existing Homes;
- ✓ Making the best use of Empty Homes;
- ✓ Improved Safety and Security;
- ✓ Improvements to the Local Environment;
- ✓ More Two Bedroom Homes for Older People;
- ✓ Enabling People to Remain in their Home;
- ✓ Provide more specialist accommodation; and,
- ✓ Meeting the Needs of Gypsies, Travellers, Faith Groups and BME Communities

## Explanation of the abbreviations used in the Housing Strategy Action Plan

### Evidence

HNCS	Housing Needs and Care Survey
BRE	Building Research Establishment
PSRS	Private Sector Renewal Strategy
LA21	Local Agenda 21
PPS1	Planning Policy Statement 1
RHS	Regional Housing Strategy
RSS	Regional Spatial Strategy
UDP	Unitary Development Plan

### Programme

SHIP	Single Housing Investment Programme
SP	Supporting People
ALMO	Arms Length Management Organisation
PFI	Private Finance Initiative
HIA	Home Improvement Agency
CLG	Communities and Local Government
BNG	Bridging NewcastleGateshead
Capital	The Council's Capital Resources
NAHP	National Affordable Homes Programme
Private	Developer Contributions

### Other

HMR	Housing Market Renewal
TGHC	The Gateshead Housing Company
ASB	Anti-Social Behaviour
HMO	Homes in Multiple Occupation

## Objective 1 - Rejuvenate the housing stock to meet 21st Century aspirations

### Delivering Housing Market Renewal

Action	Milestone	Cost (000s)	Programme/Funding	Evidence	Timescale	Impact of Action	Officer Partner Responsible
Deliver the objectives of the <b>Bensham and Saltwell Neighbourhood Action Plan</b>	Site acquisitions to bring forward development	500	BNG	GVA Grimley Procurement Exercise	2007-2009	Transformational change in Bensham and Saltwell creating great places to live	Programme Manager HMR (433 2819)  HMR Strategy Manager (433 3422)
	Clearance of 440 properties	35000	BNG		2007-2010		
	New build 150 mixed tenure properties to improve quality and choice. Support for existing communities	2000	NAHP	HNCS GVA Grimley Procurement Exercise	2010-2015		
	Improvement to 1000 properties	14800	BNG/SHIP	BRE/PSRS	2007-2010		
	Complementary environmental improvements	5000	BNG/Capital	GVA Grimley Procurement Exercise	2007-2015		
	Supporting residents through transition	510	BNG	Financial Assistance Policy	2007-2015		
Deliver the objectives of the <b>North Felling &amp; Sunderland Road Neighbourhood Action Plan</b>	Site acquisitions to bring forward development	11000	BNG/EP	GVA Grimley Procurement Exercise	2007-2011	Transformational change in North Felling creating great places to live	Programme Manager HMR  HMR Strategy Manager  TGHC Director of Property & Technical (433 5302)
	Clearance of 150 properties	3000	BNG	HNCS Financial Assistance Policy	2007-2009		
	New build 310 mixed tenure properties to improve quality and choice	1500	Housing Corporation/ Developer Partner/ Private	GVA Grimley HNCS	2008-2015		
	Supporting residents through transition	200	BNG	GVA Grimley Research	2007-2015		
	Masterplanning	300	Private	HNCS	2007/8		
	Complementary environmental improvements	3000	ALMO/ Private	GVA Grimley Procurement Exercise	2007-2015		

## Delivering Housing Market Renewal continued

Action	Milestone	Cost (000s)	Programme/ Funding	Evidence	Timescale	Impact of Action	Officer Partner Responsible
Deliver the objectives of the <b>Teams Neighbourhood Action Plan</b>	Site acquisitions to bring forward development	500	Capital/ BNG	GVA Grimley Procurement Exercise	2007-2008	Transformational change in Teams creating great places to live	Programme Manager HMR
	Clearance of 96 properties	7000	BNG		2007-2009		HMR Strategy Manager
	New build 75 mixed tenure properties to improve quality and choice	3000	NAHP Housing Corporation/ BNG	HNCS GVA Grimley Procurement Exercise	2008-2010		TGHC Director of Property & Technical
	Masterplanning	250	Private		2007/8		Investment Manager Home Group (332 4943)
	Complementary environmental improvements	6000	ALMO/ Private	HNCS Neighbourhood Planning	2007-2010		
	Managing through change	1300	BNG	BRE / SCS	2007-2015		
Deliver the objectives of the <b>Deckham Neighbourhood Action Plan</b>	150 mixed tenure properties to improve quality and choice	750	NAHP/ Home Housing/ Private	HNCS/ GVA Grimley Procurement Exercise	2008-2015	Transformational change in Deckham creating great places to live	Programme Manager HMR
	Improvement to 450 properties	6000	BNG/DH	BRE / SCS/ TGHC	2007-2015		HMR Strategy Manager
	Supporting residents through transition	1700	BNG	Neighbourhood Planning	2007-2015		TGHC Director of Property & Technical
	Masterplanning	250	Capital/BNG		2007/8		Investment Manager Home Group (332 4943)
	Complementary environmental improvements	2000	BNG/DH		2007-2015		
<b>Area Based Renewal</b>	Residential property acquisitions to enable clearance and re-provision	10000	Capital/ Private	BNG Neighb'hood Plans	2015	Supporting HMR and helping to create great places to live	Team Leader Housing Renewal (433 3945)
	Financial Assistance to support the process of clearance	5000	Capital/BNG/ Private	PSRS	2015		HMR Strategy Manager

## Delivering Housing Market Renewal *continued*

Action	Milestone	Cost (000s)	Programme/ Funding	Evidence	Timescale	Impact of Action	Officer Partner Responsible
Develop options for the <b>Dunston Strategic commission Area</b>	Develop a neighbourhood plan for Dunston to enable housing market renewal	271	BNG	Strategic Commission Review	2007/8	Supporting HMR and helping to create great places to live	Strategy Manager
Develop options for the <b>Chandless Estate</b>	Undertake a master planning exercise to develop options for the Chandless Estate	80	Capital	Housing Option Appraisal	2007/8	Supporting HMR and helping to create great places to live	Development Manager (433 3218)

## Delivering Sustainable Homes

Deliver more new build properties to <b>'lifetime homes'</b> standard	Develop 20 new homes to lifetime homes standard to showcase how they can be built within all new developments	3000	SHIP / BNG / Private	HNCS/ Emerging draft UDP	2008/9	Show developers how to incorporate 'lifetime homes' standard into new developments	Development Manager
	Monitor delivery of lifetime homes to ensure that new developments meet the requirements of the emerging draft UDP	Within existing resources	Within existing resources	HNCS	2007 onwards	Ensure developers are meeting policy requirements and thereby reducing pressure on future adaptations budgets	Spatial Development Manager (433 3411)
<b>Build most new homes on brownfield sites</b> to maintain existing communities and to retain the greenbelt	65% of new homes to be built on previously developed land	Within existing resources	Within existing resources	PPS1	2016	Reduce the need to develop on greenbelt Reduce carbon emissions and fuel poverty	Head of Planning and Environmental Strategy (433 3410)
Ensuring new homes are built to <b>high environmental standards</b>	All new housing in the borough to Level 3 of the Code for Sustainable Homes	7000	Housing Corporation / Section 106 / BNG / Private	LA21	2011	Reducing carbon emissions and creating a sustainable Gateshead	Local Agenda 21 Officer (433 3512)
	Investigate opportunities for all new homes to be zero carbon by 2016	Within existing resources	Within existing resources	LA21	2008		Environmental Strategy Manager (433 3430)
	Use local, natural and renewable materials as much as possible		Private	LA21	Ongoing		

## Objective 2 - Ensure the type and mix of new housing provides choice, supports economic growth and meets housing needs and demand

### More Affordable Housing

Action	Milestone	Cost (000s)	Programme/Funding	Evidence	Timescale	Impact of Action	Officer Partner Responsible
Develop <b>new affordable housing</b> for rent and shared ownership across the borough	Develop 980 new affordable homes across the borough	85000	NAHP SHIP/Private Section 106	HNCS	2012	Meeting housing need across the Borough	Development Manager
	Develop Affordable Housing Policy	Within Existing resources	Within Existing resources	HNCS	Jun-07	Set out requirements of developers to meet housing need	Spatial Development Manager
	Ensure provision of 25% affordable homes on residential developments of 1 hectare, or 25 units, and above.			HNCS	Ongoing	Provide more new affordable homes through the planning system	Development Control Manager (433 3747)
	Support partner bids for NAHP funding			HNCS	Ongoing	Continue to provide new affordable homes in partnership with the Housing Corporation	Housing Strategy Manager & Development Manager (433 3852) D&E Officer (433 2658)
	Research private finance options to enable delivery of affordable homes			40	HRA	HRA Business Plan / TGHC Business Plan	Apr-07
	Consider options for building new Council / TGHC Homes						
Develop Choice Based Lettings Scheme	Review lettings policy	Within existing resources	Existing resources	CLG Code of Guidance on CBL	2008	Meet housing needs, Create Choice housing applicants	Housing Services Manager
	Develop Tyne and Wear Choice Based Lettings Scheme	100	CGL	CLG Code of Guidance on CBL	2010	Create mobility, increase accessibility and provide housing options	Housing Services Manager

## Supporting Economic Growth

Action	Milestone	Cost (000s)	Programme/ Funding	Evidence	Timescale	Impact of Action	Officer Partner Responsible
Provide <b>high quality housing across all tenures</b> helps economic growth by attracting new business and key employees	Support the development of 100 -150 low cost starter homes per year for owner-occupation and shared equity for newly forming households	10000	NAHP/SHIP / Private / Section 106  FTBI	HNCS	2011	Retaining and attracting young people in the Borough by enabling first time buyers to get onto the housing ladder	Strategy and Standard Manager & Head of Economic Development (433 2803)  Special Adviser Development (433 2794)
	Develop 150-200 prestige homes in various locations across the borough to attract high income households into the borough	25000	Section 106/ Private	RHS/RES/ BNG New Build Buyers Survey	2011	Retaining and attracting high earners to create mixed income communities	Strategy & Standards Manager
	Develop student accommodation in Central Gateshead to support regeneration of the Town Centre	2500	Private	BNG Student & new Graduates Study	2012	Regenerate the Town Centre	Strategy & Standards Manager
Provide <b>training, employment and housing opportunities</b> for young people	Enable the provision of apprenticeships for local people in partnership with housing developers.	20	SHIP / BNG / Section 106 / Developer Partner / Private	Vision 2030	2011	Employment opportunities for local people and increasing the regions skill base	Economic Development Team Leader (433 2057)
	Provide employment opportunities for homeless people.			Hills Report	2008/9	Helping homeless people to find work and reduce homelessness	Housing Services (433 2689)
	Develop Young Persons' Housing Strategy with a view to developing housing options for young people	80	Existing resources	Children & Young People's Plan	2007/8	Meeting the housing needs of young people  Inform the Children & Young People's Plan & support its delivery	Housing Strategy Manager

## Investing in Gateshead's Rural Communities

Action	Milestone	Cost (000s)	Programme/ Funding	Evidence	Timescale	Impact of Action	Officer Partner Responsible
Respond to the findings of the <b>Rural Aspirations</b> Study	Develop a Rural Housing Strategy to meet the needs of people in our rural communities	Within existing resources	Within existing resources	Appraisal of the Housing, Renewal and Sustainability Needs of Rural Areas of Gateshead	2007/8	Identifying actions to help create sustainable rural communities	Housing Strategy Manager
	Undertake a master planning exercise to develop a strategic response to issues in Chopwell	80	Capital / SHIP		2008/9		Team Leader Housing Renewal (4332605)

## Objective 3 - To secure the improvement and maintenance of existing housing

### Better Repairs and Decent Homes Work

Action	Milestone	Cost (000s)	Programme/Funding	Evidence	Timescale	Impact of Action	Officer Partner Responsible
Meeting the Governments <b>Decent Homes Standard</b> for Council Homes	Planned Maintenance and improvement works to the Council's housing stock including improved security and environmental works	240000	ALMO / Capital Prudential Borrowing	Stock Condition Survey / Resident Consultation	2011	Good quality Council homes in sustainable neighbourhoods	
	Refurbishment of high rise flats including external work to complement decent homes work	15000	Capital/SHIP/ PFI Prudential Borrowing		2011	Making homes fit for 21st Century Living	Director of Property & Technical TGHC
	Develop concierge suite and CCTV for high rise flats borough wide	1000				Ensuring homes are safe and sustainable	
<b>Improve private sector housing conditions</b> and help meet housing need	Housing Market Renewal Area and align with the Decent Homes Programme for Council Homes	3000	Capital/SHIP	PSRS	2010	Ensuring that all homes in locations across the borough are of a high standard	Team Leader Housing Renewal
	Improve condition of residential properties in the borough. Meeting PSA7 targets, removal of category 1 hazards and reduction in overcrowding.	11000	Capital/SHIP/ Private		Mar-11	Vulnerable people living in good quality private sector homes	
	Carry out research to determine needs and areas for action in the private sector	200	Capital/SHIP		Apr-10	Identify priorities for intervention	
	Production of advisory and educational materials to empower residents to maintain their properties	25	Capital		2009/10	Enabling home owners to look after their housing assets	

## Better Repairs and Decent Homes Work *continued*

Action	Milestone	Cost (000s)	Programme/ Funding	Evidence	Timescale	Impact of Action	Officer Partner Responsible
Improving the <b>warmth and energy efficiency</b> of existing private homes	Energy efficiency works in partnership with warmzone	2500	WarmZone / Agenda 21 / Capital / SHIP	Private Sector Stock Condition Survey	Mar-11	Erradicate Fuel poverty and reduce CO2 emmissions	Team Leader Housing Renewal
	Renewable energy projects	2500	WarmZone / Agenda 21 / Capital / SHIP	PSRS	Mar-11		
Meeting the Governments <b>Decent Homes Standard</b> for Council Homes	Research to identify 'hard to heat' homes and to provide options for improvement and implementation	80	Capital	Private Sector Stock condition Survey	2008/9		

## Making the Best Use of Empty Homes

Reduce the number of <b>long-term empty properties</b> in all sectors	Target enforcement action to bring empty homes back into use	650	Capital / SHIP / BNG	Empty Property Strategy	2015	Using existing stock to meet local housing need	Team Leader Housing Renewal and Building Control (433 3945)
	Acquisition, refurbishment and conversion of empty properties	2900	Capital / SHIP		2010		
	Develop new approaches to dealing with Empty Properties through the Empty Properties Task Force	Within existing resources					2007/8

## Improved Safety and Security

Increase <b>Neighbourhood Management</b> to create safer estates	Resource warden provision and initiatives to reduce crime and disorder	500	Capital / Safer Communities Initiative	Community Safety Strategy	Ongoing	Reduce crime and fear of crime	Community Safety Manager (433 3988)
Support the private rented sector in its provision of <b>well managed properties and tenancies</b>	Implement new enforcement policy in line with the Housing Act 2004	75	Capital / SHIP	PSRS	Mar-11	Improving the quality of properties and management in the private rented sector to create sustainable communities	Team Leader Housing Renewal

## Improved Safety and Security *continued*

Action	Milestone	Cost (000s)	Programme/ Funding	Evidence	Timescale	Impact of Action	Officer Partner Responsible
	Introduction of Selective Licensing to reduce ASB and create sustainable communities	500	General Fund	TGHC Business Plan	Mar-11	Improving the quality of properties and management in the private rented sector to create sustainable communities	Team Leader Housing Renewal
	Introduction of HMO Licensing to reduce ASB and create sustainable communities	500					

## Improvements to the Local Environment

<b>Creating 'places'</b> as well as improving homes	External improvement to Council accommodation to support HMR and compliment decent homes	3000	Capital / SHIP	HNCS / Older Persons Aspirations Survey	2015	Improving the quality of Council Homes and creating homes and places where people want to live.	Team Leader Housing Renewal and Building Control
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## Objective 4 - Addressing specific community and social needs

### More Two-bedroom Homes for Older People

Action	Milestone	Cost (000s)	Programme/ Funding	Evidence	Timescale	Impact of Action	Officer Partner Responsible
Build <b>new homes</b> for older people	Provide 800 properties for rent and shared ownership for older people	80000	NAHP/ Private/Section 106/BNG/ Private Capital, Prudential borrowing	HNCS / Older Persons Aspirations Survey	2015	Providing homes that meet the needs and aspirations of older people now and in the future	Development Manager
	Develop cross tenure retirement village to meet a range of needs and aspirations in the borough	5000	Private/ Section 106		2015		
Convert existing low demand properties into larger two bedroom homes that meet peoples aspirations	Develop forward plan of one bedroom properties that can be converted into older persons accommodation in partnership with TGHC	5000	Capital/ Prudential Borrowing/ SHIP	Housing Strategy for Older People	2010	Creating homes that meet the needs and aspirations of older people	Director of Property & Technical TGHC

### Enabling People to Remain in their Home

<b>Supporting people</b> to remain in their own home	Help people stay in their own home through continued support for the Newcastle Gateshead Home Improvement Agency and Anchor Staying Put Scheme	3000	HIA/Anchor/ SHIP	HNCS & OPAS	2015	Carry out more adaptations for less resources through achieving economies of scale	Team Leader Housing Renewal
	Handy person/minor repair support service	3000	Capital programme/ SHIP	HNCS & OPAS	2015		
<b>Carrying out adaptations</b> to create homes that are suitable for peoples needs	Resources to convert older persons' stock to lifetime homes standard	500	Capital / SHIP	HNCS & OPAS	2015		Service Manager Disabilities (433 2474)
	Maintain adaptations at the rate of 5 properties per 100 dwelling	3000	Capital / SHIP	HNCS & OPAS	2015		

## Enabling People to Remain in their Home *continued*

Action	Milestone	Cost (000s)	Programme/ Funding	Evidence	Timescale	Impact of Action	Officer Partner Responsible
	Developing adaptations to support Decent Homes Work in Council properties	1500	Capital programme/ SHIP	HNCS & OPAS	2015	Creating homes that meet peoples changing needs and housing stock that will be able to meet the changing demographics within the Borough	Service Manager Disabilities
	Continued investment in disabled adaptations in private sector and to Council housing	10000	Capital programme/ SHIP	HNCS & OPAS	2015		
	Disabled Facilities Grants to enable people to stay in their home	4500	Capital programme/ SHIP	HNCS & OPAS	2011		Team Leader Housing Renewal

## Provide More Specialist Accommodation

Meeting the needs of <b>homeless households</b>	Develop two new units of supported accommodation for homeless households	2000	Housing Corporation / SHIP / SP / DoH / Private	Homelessness Strategy, HNCS/SP 5-year plan	2009/10	Reduce the use of inappropriate temporary accommodation and support people into a permanent home	Housing Services Manager (433 2689)
Supporting victims, and people at risk, of <b>Domestic Violence</b>	Provide Supported temporary accommodation for older people at risk of domestic violence	1300	NAHP/DoH/S HIP/SP/ Private	SP 5-year plan & DV Forum	2010	Increased support for victims and their families to help them rebuild their lives	Housing Services Manager
Specialist accommodation for <b>people with disabilities</b>	Provide specialist unit for 8 people with mental health problems to live independently	1000	NAHP / Private		2008/9	Provide appropriate accommodation for people with mental health problems to help them live as part of the community	Development and Enabling Officer (433 2658)  Services Manager Disabilities

## Meeting the Needs of Gypsies, Travellers, Faith Groups and BME Communities

Action	Milestone	Cost (000s)	Programme/Funding	Evidence	Timescale	Impact of Action	Officer Partner Responsible
<b>Research</b> the needs of Gypsies and Travellers	Commission a Gypsy and Traveller Needs Assessment	30	Capital	HNCS	2007/8	Understanding the needs and requirements of Gypsies and Travellers	Team Leader – Housing Renewal and Building Control (433 3907)
	Identify a suitable site for transient gypsy and travellers	Within existing resources	Within existing resources	Gypsy and Traveller Site Study	2007/8		
<b>Provide suitable accommodation</b> for Gypsies and Travellers	Refurbishment of existing Gypsy and Traveller Site including improved amenity and play area facilities	310	CLG / SHIP	Housing Strategy 2003-8	2007/8	Improving the quality of lives for Gypsies and Travellers	Team Leader – Housing Renewal and Building Control
	Develop a new Gypsy and Traveller Transit Site	1500	Capital	Gypsy and Traveller Site Study	2008/9		
Develop new homes that <b>meet the needs of our diverse community</b>	Develop a BME and Diversity Housing Strategy to meet the needs of all of our community	Within existing resources	Within existing resources	HNCS/BNG research youth groups and BME communities	2008/9	Creating sustainable inclusive and cohesive communities Meeting the cultural needs of our community	Housing Strategy Manager

# DIFFERENT FORMATS

If you would like this information in large print, Braille, on audiotape/CD or in a different language please contact Communications on 0191 433 3444.



Produced for Housing Services, Gateshead Council  
0191 433 3000

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