

**Subject: NTCA Housing Capacity Fund**

**Report of: Principal Housing and Infrastructure Manager**

**Portfolio: Housing, Land and Development**

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## Report Summary

The North of Tyne approach to housing, land and sustainable homes was set out by delegated decision in April 2020. This outlined a future programme of work, building on commitments made by North of Tyne authorities and the original Devolution Deal, led by the North of Tyne Housing and Land Board. This included the creation of a Housing Capacity Fund, to unlock resource and expertise.

This authorised the Head of Paid Service to approve up to £500,000 for initial work, in consultation with Investment Panel and the Housing and Land Board Chair, to finalise the commissioning and delivery arrangements.

The purpose of this report is to request the approval of Housing Capacity Funding for a total value of £236,400.

## Recommendations

The Head of Paid Service is recommended to approve:

- i. £61,400 for Newcastle City Council to undertake detailed costing and design work at Buddle Road Co-Housing scheme
- ii. £75,000 for Newcastle City Council to undertake site investigations and design work at Stephenson Quarter Plot 4
- iii. £100,000 for North Tyneside Council to undertake site investigations at the former Howdon Landfill

## 1. Background Information, Proposals and Timetable for Implementation

- 1.1 North of Tyne's future programme of housing work was set out by delegated decision on 28<sup>th</sup> April 2020. This programme helps to deliver our ambitions to achieve joint goals of sustainable future supply, retrofitting our existing properties at scale, innovation in design and build, and diversity of housing type and tenure across the region.
- 1.2 This decision approved £500,000 to focus on building capacity across these areas of focus and gave delegated authority to the Head of Paid Service, in collaboration with Investment Panel and the Housing and Land Board Chair to finalise the commissioning and delivery arrangements.
- 1.3 Investment Panel considered the approach on 16<sup>th</sup> November 2021 and in January 2022 NTCA launched an EOI call to local authorities to support the following activities:
- Development appraisals and technical due diligence
  - Place-based master planning and activities associated with regeneration and diversification of housing offer
  - Market assessments and market research
  - Legal advice
  - Small scale additional capacity to progress projects
- 1.4 Four bids were received that were robustly appraised and scored. Three bids met the criteria and were considered by Investment Panel on 17<sup>th</sup> March 2022:
- £61,400 for Newcastle City Council to undertake detailed costings and design work at Buddle Road Co-Housing scheme
  - £75,000 for Newcastle to undertake site investigations and design work at Stephenson Quarter Plot 4
  - £100,000 for North Tyneside Council to undertake site investigations at the former Howden Landfill

<b>Proposal Name</b>	Housing Capacity Fund
<b>Lead Organisation</b>	Newcastle City Council North Tyneside Council
<b>Delivery Areas</b>	Benwell, Newcastle upon Tyne Newcastle City Centre Howdon, North Tyneside
<b>Timescales</b>	April 2022 to June 2022
<b>Grant / Loan amount requested</b>	£236,400
<b>NTCA Budget Implications:</b>	This forms part of the £500,000 Sustainable Homes through Collaboration funded through the NTCA Investment Fund.

## 2. Potential Impact on Objectives

- 2.1 This project relates to supporting economic activities which are highlighted in the Devolution Deal and in support of the six design principles for housing agreed in the Delegated Decision report of 28<sup>th</sup> April 2020. The award of this funding helps us to meet our stated ambitions to increase the supply of new homes in the North of Tyne.

## 3. Key Risks

3.1 Individual project risks have been considered as part of the application process. All applications have been robustly scored and appraised. Funding will be subject to standard Grant Funding Agreements. Applicants will be subject to quarterly monitoring returns to ensure progress is made in line with agreed timelines. Subsidy control risk has been mitigated as funding will be direct to the local authorities, who will procure all funded works.

#### **4. Financial and Other Resources Implications**

4.1 £500,000 has been allocated to this proposal, for spend through 2020/2021 to 2022/2023 through the NTCA Investment Fund.

#### **5. Legal Implications**

5.1 The comments of the Interim Monitoring Officer are included in the report.

#### **6. Equalities Implications**

6.1 NTCA is committed to driving equality and diversity in housing. The measures contained within this paper will help the NTCA meet its duties under the Equality Act 2010, particularly around advancing equality of opportunity for those with protected characteristics, particularly with regard to socio-economic background.

#### **7. Inclusive Economy Implications**

7.1 The proposal sets out a range of interventions that will grow the economy of the North of Tyne in an inclusive manner providing opportunities for community growth as well as supporting the wider inclusive economy work of the combined authority by providing high quality homes in a range of type and tenure.

#### **8. Climate Change Implications**

8.1 The combined authority is committed to exploring a range of methods, from modern methods of construction through to greater use of local suppliers, to reduce the carbon impact of new housing.

#### **9. Consultation and Engagement**

9.1 Consultation has been undertaken as part of this work with involvement from the three constituent local authorities, Homes England and the Housing and Land Board.

#### **10. Appendices**

10.1 None

#### **11. Background Papers**

11.1 NTCA Delegated Decision 28<sup>th</sup> April 2020, Unlocking Sustainable Homes through Collaboration <https://www.northoftyne-ca.gov.uk/wp-content/uploads/2020/08/20200428-HousingandLand.pdf>

#### **12. Contact Officers**

Vicky Cuthbertson, Principal Housing and Infrastructure Manager, [Vicky.Cuthbertson@northoftyne-ca.gov.uk](mailto:Vicky.Cuthbertson@northoftyne-ca.gov.uk)

Rebecca Scott, Housing and Infrastructure Project Manager [Rebecca.Scott@northoftyne-ca.gov.uk](mailto:Rebecca.Scott@northoftyne-ca.gov.uk)

#### **11. Sign-off**

1) Mayor & Portfolio holder Yes	2) Director/SMT Yes	3) Chief Finance Officer: Yes	4) Monitoring Officer: Yes	5) Head of Paid Service: Yes
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