



Reference: FOI-388

Request:

In a previous FOI request by others (Reference: FOI2874) the authority provided the following details.

All affordable homes completed by years

- 2015-16 - 40
- 2016-17 - 96
- 2017-18 - 127
- 2018-19 - 183
- 2019-20 – 129

All affordable homes started in the following years

- 2015-16 - no information held
- 2016-17 - 318
- 2017-18 - 72
- 2018-19 - 33
- 2019-20 – 132

Question 1

How many of these affordable homes were provided by:

- a. The developer onsite, in compliance with the planning regulations as applied to affordable housing.
- b. North Tyneside Council, including all of its trading companies / shells. Funded by an S106 agreement in lieu of the developer providing affordable housing onsite.
- c. The actual number of affordable homes developers would have been required to build based on planning requirements at the time of a planning submission (ignoring the actual outcome, i.e., financial viability assessments and agreements on S106 monies to build these offsite by the authority).

Question 2

a. In line with getting value for money, what is the average cost of the authority constructing an affordable home based on known spends. *

* This would include land costs, site groundworks, actual build and fit out, legal and procurement costs, estate agency and advertising costs, and the full costs of the authority providing various staff to manage these builds from the planning application to the day a

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tenant takes up residence. This will be known as none of the trading companies / shells have any employees, therefore the authority must be providing 100% of the staff and management resources required to run these companies / shells, and there is no subsidy from the State.

Response:

Question 1a

Please note the response for FOI2874 referenced above only included affordable homes secured through a s106 agreement not the total number of affordable homes delivered. Therefore, the total affordable homes that the developer provided onsite were as follows:

- 2015-16 - 40
- 2016-17 - 96
- 2017-18 - 127
- 2018-19 - 183
- 2019-20 - 108

Question 1b

The Council and the North Tyneside Trading (Development Company) provided 48 homes within the time period using S106 commuted sums.

- 2015-16 - 0
- 2016-17 - 13
- 2017-18 - 9
- 2018-19 - 13
- 2019-20 - 13

Question 1c

Based on sites that delivered affordable homes within that period and assuming a 25% contribution, the total number of affordable homes would be 821.

Question 2

The Freedom of Information Act gives the right of access to recorded information held only. Public bodies subject to the Act are not required to create information. This includes calculating averages.

Therefore, in response to the question “what is the average cost of the authority constructing an affordable home based on known spends” we can confirm the Authority, North Tyneside Council, does not hold this information.

If this question refers to the average cost to the Trading Companies, we can again confirm this information is not held.