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Local Government Act 1972**

North Tyneside Council

Report to: Peter Mennell, Director of Housing and Property Services

Date: 14 January 2025

**Title: North East Combined Authority Brownfield Housing Fund Grant
Agreement**

Report from Service Area:	Housing and Property Services	
Responsible Officer:	Richard Brook, Housing Growth Manager	Tel: 07540 182 225
Wards affected:	Longbenton, Howdon, Wallsend	

PART 1

1.1 Purpose:

The purpose of this report is to seek approval of the Director of Housing and Property Services to the Authority entering into a Grant Funding Agreement for a total of £1.446m with the North East Combined Authority in relation to 3 brownfield housing sites namely:

- o Former Rosehill Club, Howdon,
- o Parkside House, Wallsend and
- o St Peter & Paul's Church, Longbenton.

Each site is at a different stage of development, but the grant funding provided will support the Housing Revenue Account (HRA) capital plan in the delivery of up to 67 new homes across the sites by remediating 1.829ha of brownfield land.

The application for and acceptance of grant funding is in line with the specific delegation provided to the Director of Housing and Property Services by Cabinet on the 19 February 2024 in order to deliver the Authorities affordable

homes programme: Building a Better North Tyneside – Delivering 5,000 Affordable Homes and Reducing Derelict Properties in North Tyneside.

This reported Authorised the Director of Housing and Property Services in consultation with the Cabinet Member for Housing, Director of Resources, and Head of Law to undertake all necessary work to bring forward the proposals as identified in section 1.5.4 of the Cabinet report of 19 February 2024. This report has been utilised as one of the background documents in the compilation of this report.

1.2 Recommendation(s):

It is recommended that the Director of Housing and Property Services having consulted with the Cabinet Member for Housing, the Director of Resources and the Head of Law:

- (1) Agree to the Authority's entry into the Grant Funding Agreement relating to North East Combined Authority Brownfield Housing Fund appended to this report at *Appendix 1.

1.3 Forward Plan:

Twenty-eight days' notice of this report has been given and it first appeared on the Forward Plan that was published on 1st November 2024.

1.4 Council Plan and Policy Framework

This report relates to the following priorities in the 2021-25 Our North Tyneside Plan:

A thriving North Tyneside:

- We will reduce the number of derelict properties across the borough
- Support the regeneration of the borough

A secure North Tyneside:

- Provide 5,000 affordable homes

1.5 Information:

1.5.1 Background

The Brownfield Housing Fund (BHF) was announced in the 2020 March Budget to help mayoral combined authorities and local areas develop housing on brownfield land. Subsequently the North of Tyne Combined Authority (NTCA) received £17.4m of BHF funding from Department of Levelling Up, Housing and Communities (DLUHC – as it then was) as part of the North East Devolution Deal, to deliver an additional 1,134 -1,451 homes. The fund at the time was being administered by the North of Tyne Combined Authority.

The Authority submitted a bid and has been successful in securing £1.446m to support demolition, purchase and remediation of three brownfield sites which require public sector funding intervention to enable their redevelopment and the delivery of homes onsite. The sites are detailed below:

- Former Rosehill Club – A former Social Club that has been derelict since its closure in 2014.
- Parkside House – A former office that has been derelict since its closure in 2015.
- St Peter & Paul’s Church – A former church which has been vacant for over ten years.

The fund will support the HRA capital plan in the delivery of up to 67 homes across the sites by remediating 1.829ha of brownfield land.

1.6. Decision options:

The following decision options are available for consideration:

Option 1

To approve the recommendation set out at paragraph 1.2 of this report.

Option 2

To approve and/or reject some or all of the recommendations set out at paragraph 1.2 contained within this report.

Option 1 is the recommended option.

1.7 Reasons for recommended option:

Option 1 is recommended for the following reasons:

It will support the delivery of the Elected Mayor and Cabinet's commitment within the Our North Tyneside Plan to deliver more quality homes and reduce the number of derelict properties.

1.8 Appendices:

*Appendix 1: North East Combined Authority Grant Funding Agreement relating to Social Housing Schemes Project Reference Number – B2016

1.9 Contact officers:

Richard Brook, Housing Growth Manager, Housing & Property, tel. 07540 182 225

Darrell Campbell, Senior Business Partner, tel. 07920 509234

Robert Peach, Housing Strategy Programme Manager, tel. 07974 576848

1.10 Background information:

The following background papers/information have been used in the compilation of this report and are available at the office of the author:

- (1) Cabinet Report Building a Better North Tyneside – Delivering 5,000 Affordable Homes and Reducing Derelict Properties in North Tyneside 19th February 2024: [North Tyneside Council: Decision making](#)
- (2) Investment Programme Board Gateway 2 North East CA Brownfield Housing Fund Approved 20th November 2024

PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING

2.1 Finance and other resources

The acceptance of this Brownfield Housing Funding enables the remediation of the three sites, which will then facilitate the development of up to 67 homes on those sites as stated in the agreement. The latest version of the HRA 30-Year Business Plan includes the resources to enable the delivery of the new build schemes once the sites have been remediated.

2.2 Legal

Grant Funding Agreement and relevant grant documents have been reviewed and approved by Legal Services. Subsidy Control is not applicable as the Authority is the intended recipient under the Grant and no grant is being passed to others. Any works undertaken to the sites using Grant Funding will be subject to full procurement where necessary to ensure that any appointed contractor is delivering 'best value'.

2.3 Consultation/community engagement

2.3.1 Internal Consultation

Comprehensive governance arrangements have been put in place for the Affordable Homes Programme. Members and key officers are consulted through the Strategic Property Group comprised of the Elected Mayor, Deputy Mayor, Cabinet Members for Housing, Environment and Finance and Resources, Directors of Housing and Property, Resources, and Regeneration and Economic Development. They receive a quarterly update on the Affordable Homes Programme and make recommendations on key decisions for Cabinet.

In addition, the Cabinet Member for Housing and the Investment Programme Board have been consulted in relation to the grant application.

2.3.2 External Consultation/Engagement

Pre-planning consultations are held with Ward Members, residents, and businesses for all HRA development sites. The Authority's tenants are kept up to date with progress through the Authority's Repairs and Investment Service Development Group that is held three times a year. In addition, there are regular press releases to ensure the local communities are kept up to date with progress and the key milestones on the Authority's developments.

2.4 Human rights

There are no human rights issues directly arising from this report.

2.5 Equalities and diversity

An increase in social rented homes will help to meet local need as set out in the Strategic Housing Market Assessment and increase the overall affordable housing supply.

2.6 Risk management

There is multiple risk registers associated with all Authority new build schemes. These are monitored on a regular basis as part of their respective governance arrangements.

2.7 Crime and disorder

Any sites being brought forward for development by the Authority must address crime and disorder issues as part of the normal planning process.

When building new homes, the Authority's Design Standard is followed ensuring that Secure by Design Principals are followed.

2.8 Environment and sustainability

Environment and sustainability issues will be considered as part of the normal planning process on any sites brought forward for development by the Authority.

The Authority declared a climate emergency in July 2019 and any new built by the Authority will utilise a fabric first approach ensuring that all homes are highly insulated and provide high levels of air tightness, without fossil fuel heating systems and including solar photovoltaic panels wherever feasible.

3. Part 3 – SIGN OFF

- Chief Finance Officer
- Monitoring Officer
- Interim Director of Corporate Strategy & Customer Service