

Record of Delegated Executive Decision(s)

1. Subject of decision

Development of four new affordable HUSK bungalows in Battle Hill

2. Name and Title of Decision Maker

Peter Mennell - Director of Housing and Property Services

3. Details of any Conflict of Interest and any Dispensation granted in respect of such Interest

None

4. Executive summary

The Our North Tyneside Plan was approved at full Council on 23 September 2021 and included a target of delivering 5,000 affordable homes and a commitment to reduce the number of derelict properties in the borough.

As part of meeting this ambitious target, on 19 February 2024, Cabinet approved a two-phased approach to the delivery of the Affordable Homes Programme (AHP) that included new build of council homes and authorised the Director of Housing and Property in consultation with the Cabinet Member for Housing, the Director of Resources and Head of Law, to undertake all necessary steps to bring forward new opportunities for delivering affordable homes.

This report deals specifically with the development of the former garage site at Bradford Avenue, Boston Close and Broomfield Avenue in Battle Hill (this development relates to the Affordable Housing Scheme referred to in Appendix 3 of the Cabinet Report dated 19 February 2024 as 'HUSK Phase 3' and the provision of up to 20 HUSK bungalows on sites that become available in 2024/25). The sites referred to above will deliver four

bungalows for use by the Authority through the Housing Revenue Account. To support the development of these homes the Authority has secured £0.300m of grant funding under the Homes England Shared Ownership and Affordable Homes Programme 2021-26.

HUSK Design Limited (HUSK) have worked with the Authority on several previous garage sites including the award-winning scheme at Falmouth Road. HUSK is an innovative product allowing the Authority to re-use brownfield garage sites. It is a cost-effective solution and highly energy efficient solution that supports the Authority's carbon reduction ambitions.

Planning approval to partially demolish the garages and re-develop the sites has been approved on three garage sites located in Bradford Avenue, Boston Close and Broomfield Avenue in Battle Hill. The sites will deliver four bungalows for use by the Authority through the Housing Revenue Account.

5. Alternative Options considered

Not accept the grant funding or enter into contract with HUSK.

6. Decision

1. Accept the Homes England Affordable Homes Programme 2021-2026 grant funding associated with this scheme; and
2. enter into a contract with HUSK Design Ltd to develop the properties at the former garage sites at Bradford Avenue, Boston Close and Broomfield Avenue in Battle Hill, Wallsend.

7. Reasons for the Decisions

By appointing HUSK as contractor and accepting the Homes England Grant, the Authority can develop the site at Bradford Avenue, Boston Close and Broomfield Avenue in Battle Hill for affordable housing in line with the Cabinet Approval of January 2021.

8. Date Decision Made

24 March 2025

9. Is this decision subject to call-in and if so expiry date of call-in period

5pm on 31 March 2025

10. Date of Publication

24 March 2025

11. Implementation Date (if decision not called in)

After 5pm on 31 March 2025