

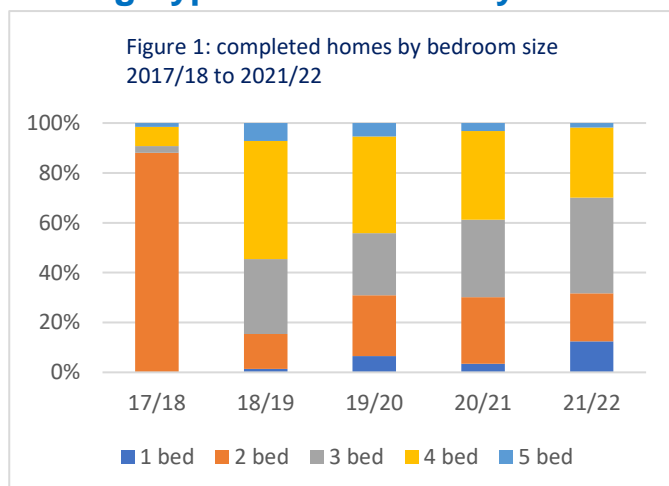
# Authority Monitoring Report

## Part 6: Housing to Meet the Needs of Different Groups

**Monitoring Year: 2021/22**

This note provides an update on housing provision to meet the needs of all residents in North Tyneside.

### 6.1 Housing Type and Mix- Policy DM4.6



In 2021/22, 562 homes were completed of which 66% were 3 or 4 bedroom dwellings and 19% were 2 bedroom dwellings. Figure 1 identifies a substantial boost in one bed homes – largely the result of completion of a block of extra care dwellings. There has also been a slight increase in 3 and 4 bedroom dwellings and overall, these still dominate the delivery of the number of bedrooms in dwellings.

In 2019/20 the Council adopted a revised monitoring approach that provides greater details about each home completed to be assessed quickly every quarter.

Figure 2 Completed homes by housing type and number of bedrooms 2021/22

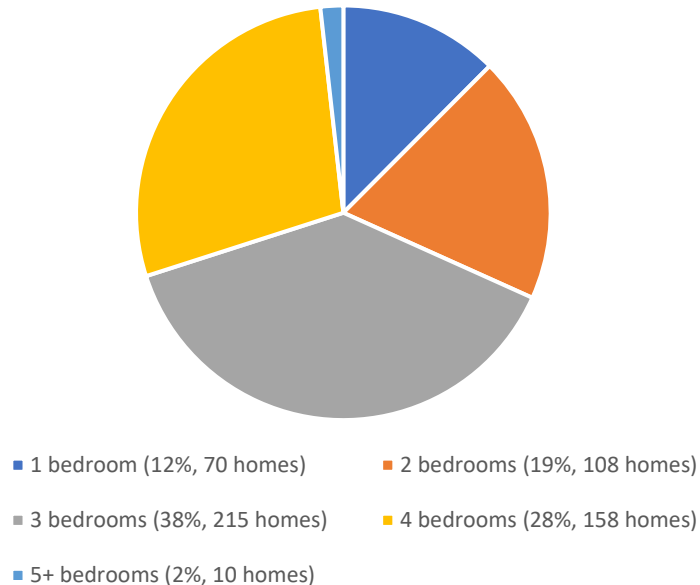
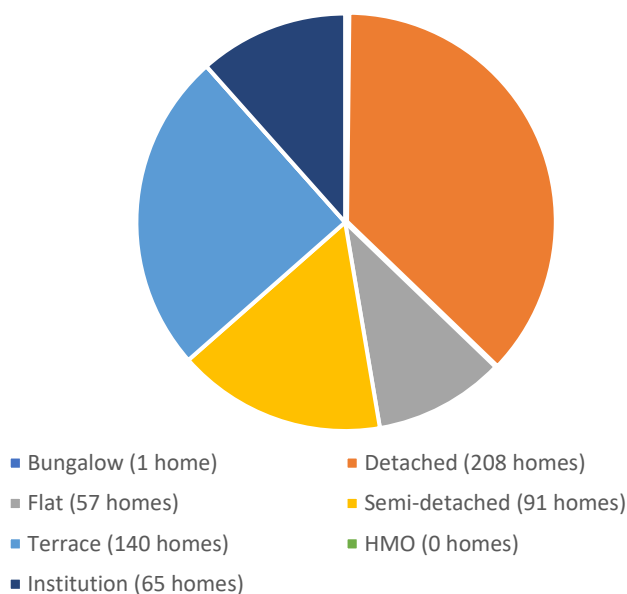


Figure 2 illustrates that 37% of homes completed were detached (a higher percentage than any other housing type) and more than half of completions were 3 or 4 bedroom homes.

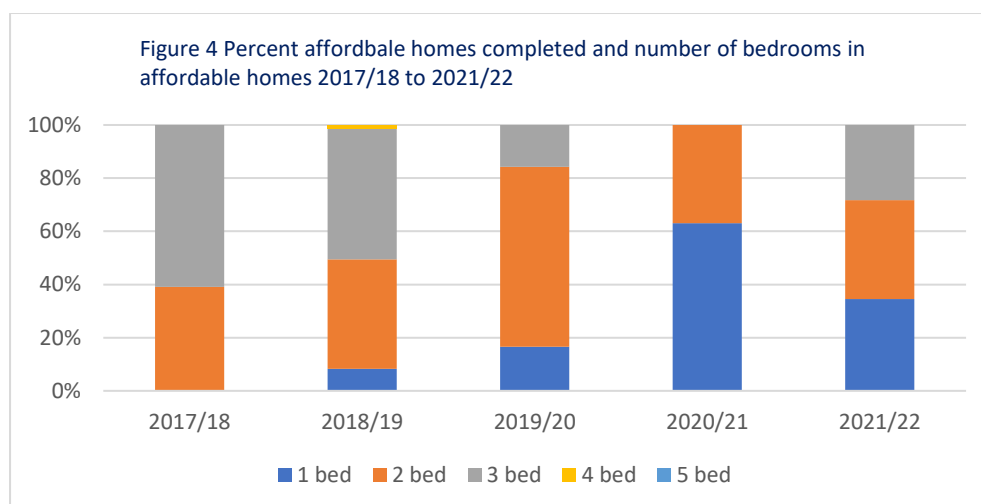
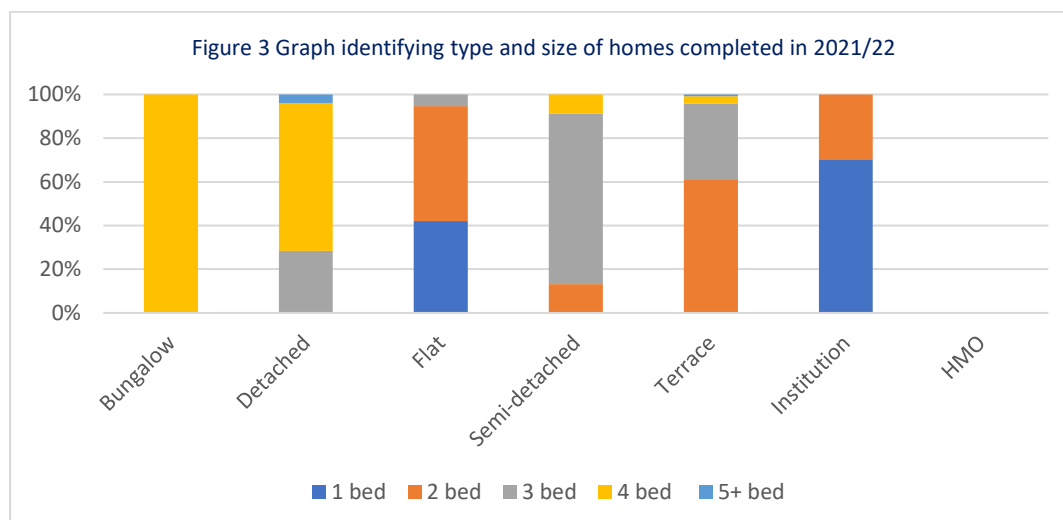


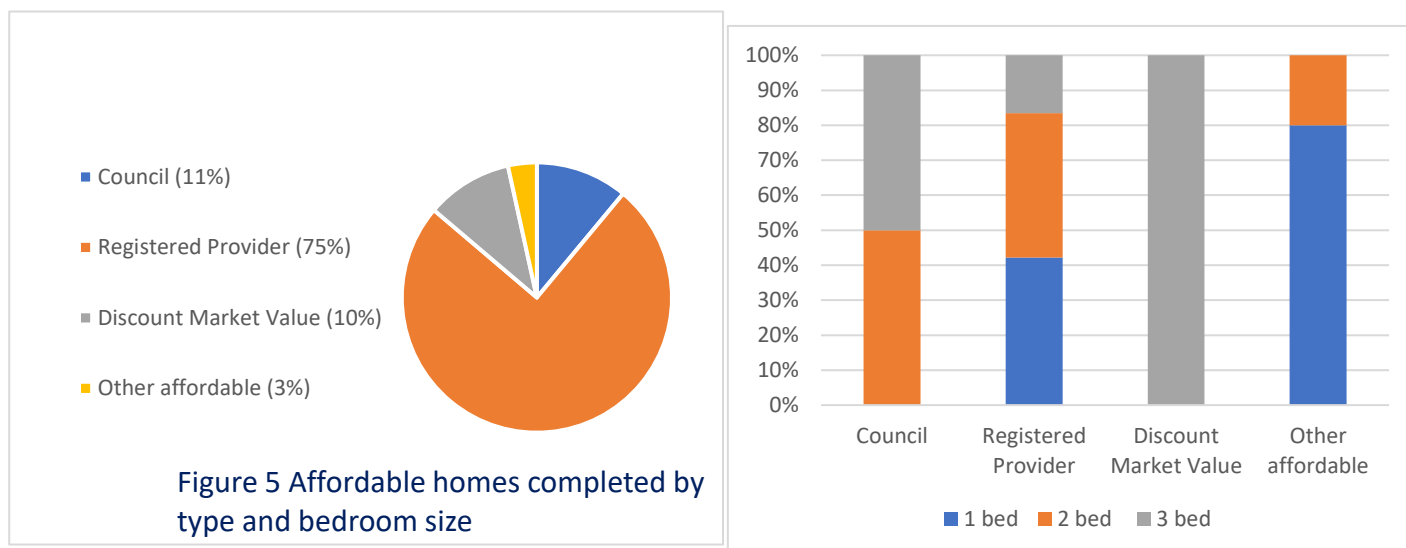
Figure 3 establishes the number of bedrooms by type of home. As expected, flats and terraces are generally smaller having mainly one or two bedrooms. Semi-detached housing is mainly three bedrooms and detached housing is largely three or four bedrooms. The only bungalow completed was four bedrooms where we would normally expect bungalows to be of a smaller number of bedrooms; however, with this being a one-off dwelling it does not represent the majority of existing bungalows within the borough.



## 6.2 Affordable Housing- DM4.7

There were 145 affordable homes were completed in 2021/22. Of these, 22% (122) were either Council or Registered Provider affordable homes and 13 homes were sold as Discount Market Value.

As shown in Figure 5 below 75% of affordable dwellings completed were sold to or built directly by Registered Providers with 11% being council owed and 10% being Discount Market Value.



### 6.3 Housing Standards: Size and Accessibility of Homes- DM4.9

The Local Plan housing standards came in to effect in October 2018. In the 2021/22 monitoring year there have been 14 applications for housing developments of 10 or more dwellings (some were variations of conditions) with 6 of these being approved. All permitted applications had details on size and design specifications and conditions were attached regarding

compliance with National Space Standards and the Accessibility of homes for the developments that were conversions.

In the case of the remaining sites case officers have verified through the consideration of the application that proposed house types complied with DM4.9 in relation to housing standards and had applied a condition requiring compliance with option building regulations.

### 6.4 Gypsies, Travellers and Travelling Showpeople- DM4.12

There were no applications for Gypsies, Travellers and Travelling Showpeople accommodation made in 2021/22.