

Request:

1. We are looking to find out if the council has done either of the models below for housing.
 - a. Sale and Leaseback – Leaseback, short for "sale-and-leaseback", is a financial transaction in which one sells an asset and leases it back for the long term; therefore, one continues to be able to use the asset but no longer owns it.
 - b. Income Strip – At its simplest, an income strip investment combines a strong tenant covenant, with a long-term lease and a forward funding arrangement to give an investor a stable and secure income stream. The strong tenant covenant frequently comes from the public sector such as local councils, and the long-term lease often runs between 30 and 50 years.

2. Can you advise of weekly rents paid for the following?
 - a. Temporary accommodation for homeless relief
 - b. Extra care housing (not including any service charge elements, just the core rent)
 - c. Housing or beds for adults with complex care needs

3. Does the council own any land or disused buildings that they would be prepared to sell and or re-purpose?

Response:

1. The Authority has not used the Sale and Leaseback or Income Strip models.



Reference: FOI-649

2.

a. This information is not held. The Authority uses a number of different providers for Temporary Accommodation. Most are used on a per night basis, for which the rate will vary. Each case will differ depending on the needs of each service user and availability at that time. There is no "weekly rent paid" figure we can provide.

b. 1 bed property: £87.76

2 bed property: £98.56

c. This information is refused in answer to this request under section 21 of the Freedom of Information Act 2000, information accessible to the applicant by other means. The reason for this is that this information is published on the North Tyneside website here

<https://my.northtyneside.gov.uk/category/786/our-commissioning-intentions>

Please note, the Authority does not pay a set rate for adults with complex needs. The base rate would be paid as stated in the link above. Anything extra would be bespoke to each case.

The Authority does not commission hospital beds.

3. The Authority does not currently have any land or buildings that are surplus to its requirements that could be sold or re-purposed.