

Part 6: Housing to Meet the Needs of Different Groups

Monitoring Year: 2023/24

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 2023/24 444 homes were completed of which 74% were 3 or 4 bedroom dwellings and 13% were 2 bedroom 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 1 identifies that the number of 3 bed properties being built is increasing, resulting in a reduction in 2 and 4 bedroom dwellings being built however, 3 and 4 bedroom dwellings still dominate the delivery of the number of bedrooms in dwellings.

Figure 1: completed homes by bedroom size 2017/18 to 2023/24

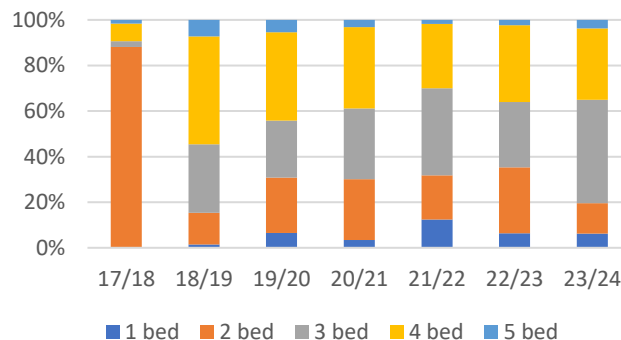
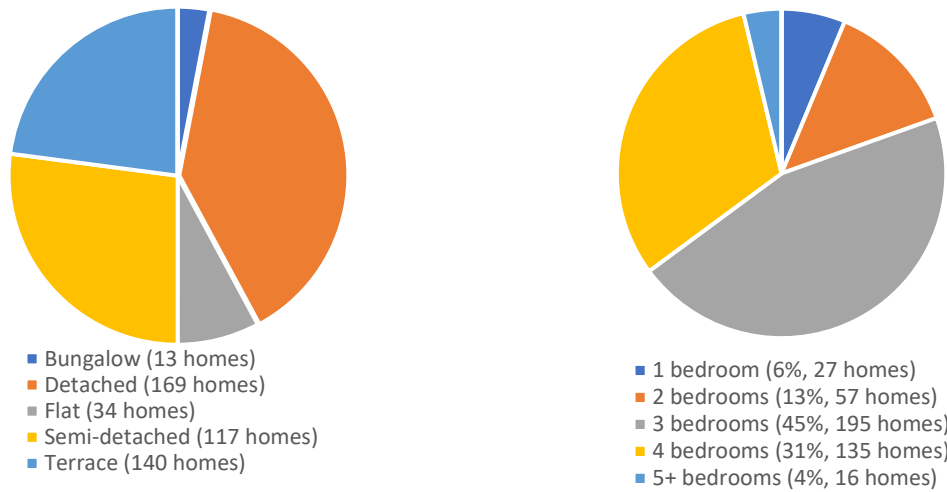


Figure 2 illustrates that 39% of homes completed were detached which is a higher percentage than any other housing type. Figure shows that 3 and 4 bedroom homes dominate the completions making up 76% of the total.

Figure 2 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 majority of bungalows completed were two bedrooms which is as expected.

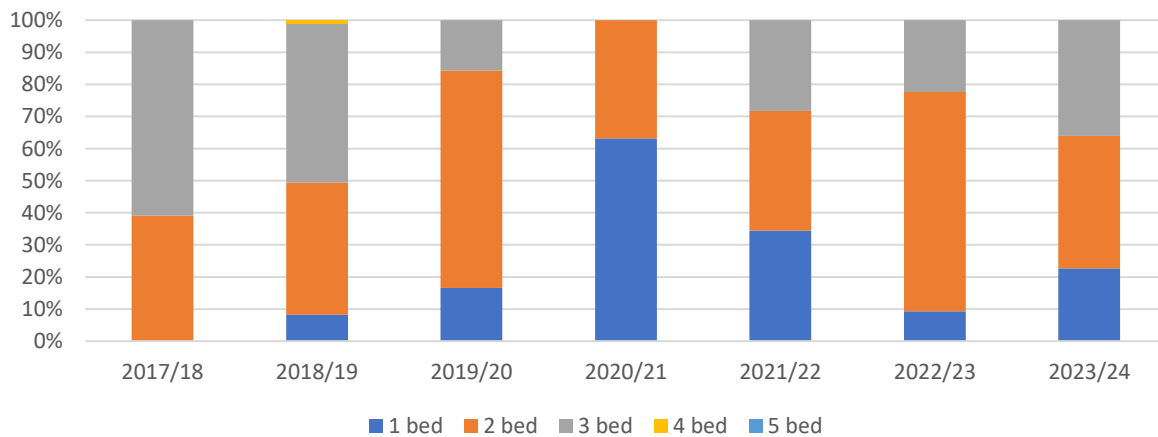
Figure 2 Completed homes by housing type and number of bedrooms 2023/24



6.2 Affordable Housing-DM4.7

There were 75 affordable homes completed in 2023/24. Of these, 67% (50) were either Council or Registered Provider affordable homes and 25 homes were sold as Discount Market Value.

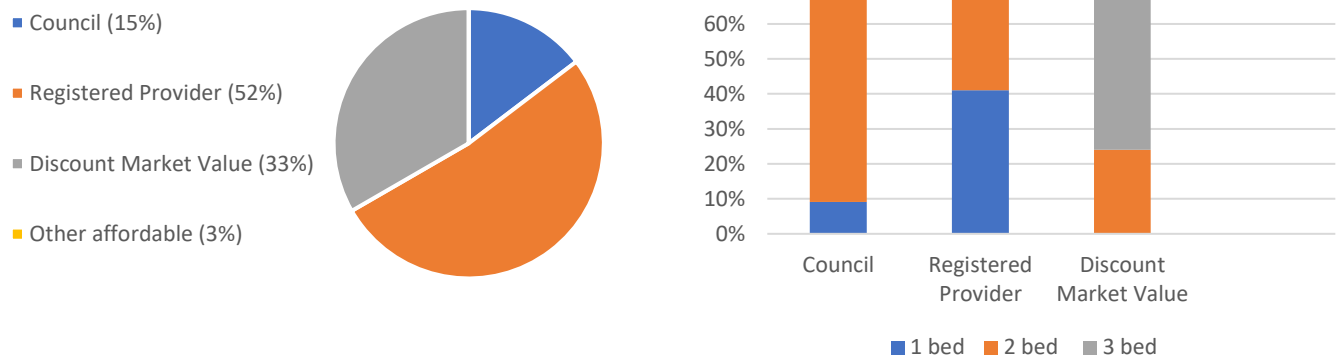
Figure 4 Percent affordable homes completed and number of bedrooms in affordable homes 2017/18 to 2023/24



As show in Figure 5 below 52% of affordable dwellings completed were to or built directly by Registered Providers with 15% being Council owned and 33% being sold at Discount Market Value.

All affordable dwellings completed were 1, 2 or 3 bedroom therefore, no 4, 5 or 5+ bedroom affordable dwellings were completed. As shown in Figure 5 below the Council owned affordable dwellings were mostly 2 bedroom dwellings, Discount Market Value were mostly 3 bedroom dwellings and Registered Provider was mostly 1 and 2 bedroom with some 3 bedroom dwellings.

Figure 5 Affordable homes completed by type and bedroom size



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

The Local Plan housing standards can in to effect in October 2018. In the 2023/24 monitoring year there have been 6 applications for housing developments of 10 or more dwellings, 2 of these have been permitted and the remaining 4 are waiting to be determined. 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 though 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 we no applications for Gypsies, Travellers and Travelling Showpeople accommodation made in 2023/24.