

Strategic Housing Market Assessment 2021

South Tyneside Council

Final Report

November 2021

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Table of Contents

Executive Summary	9
1. Introduction.....	12
Background, aims and objectives.....	12
National Planning Policy Framework.....	12
Regional Context.....	13
Emerging Local Plan	14
Housing strategy.....	14
Geography.....	15
Research methodology.....	17
Presentation of data	17
COVID-19 impact	17
Report structure.....	18
2. Housing market and key drivers	19
Introduction.....	19
Dwelling stock, vacant stock and household estimates	19
Dwelling type and size	20
Property age and condition.....	24
Housing tenure	27
Tenure characteristics	27
The owner-occupied sector	27
Affordable housing.....	32
Past trends in housing delivery.....	34
Demographic drivers: population and households.....	37
Defining the housing market area: household migration and travel to work	47
Household characteristics.....	54
Income data.....	57
Summary	60
3. Price, rents and affordability	61
Introduction.....	61
House price trends	61
Private renting	67
Relative affordability	71
Relative affordability of housing tenure options and defining genuinely affordable housing.....	72
Affordability of prices and rents to selected key workers and households on minimum/living wages	81
Concluding comments	84
4. Overall housing need and affordable housing need.	85
Introduction.....	85

Establishing housing need using the 'standard method'	85
Step 1: Setting the baseline	85
Step 2: An adjustment to take account of affordability	86
Step 3: Capping the level of any increase	87
Potential adjustments to the standard method.....	88
Alternative approaches to the standard method	91
Housing need in neighbourhood planning areas	91
Concluding comments on housing need.....	91
5. The needs of different groups.....	92
Introduction.....	92
Housing for people with additional needs	92
Age-related housing need	93
Housing for older people	93
Stakeholder views on older persons' housing.....	96
Health-related housing need.....	102
Life experience-related housing need.....	107
Cultural heritage related housing need.....	108
Gypsy and Traveller households	108
Other groups with particular housing requirements	109
Conclusion.....	110
6. Overall dwelling type and mix.....	112
Introduction.....	112
Summary of scenarios.....	114
Overall dwelling mix by tenure.....	114
Conclusions	116
7. Conclusion: policy and strategic issues	117
Overall housing need.....	117
Dwelling type, tenure and mix.....	117
Meeting the needs of older people and those with disabilities	118
Final comments	118
Technical Appendix A: Research methodology	120
Technical Appendix B: Affordable housing definitions.....	121
Technical Appendix C: Housing need calculations.....	122
Technical Appendix D: Dwelling mix and modelling	135
Technical Appendix E: Stakeholder consultation responses and agent review	146

List of Maps

Map 1.1 South Tyneside metropolitan borough, sub-areas and wards.....	16
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Map 2.1	Predominant dwelling type and size by built-up areas within LSOAs: South Tyneside	22
Map 2.2	New build development in South Tyneside 2007 to 2020	36
Map 2.3	Household characteristics: household type by LSOA, 2021	55
Map 2.4	Household characteristics: income type, by LSOA, 2021	56
Map 3.1	Lower quartile house prices 2020 by built-up areas within the LSOAs of South Tyneside.....	65
Map 3.2	Median house prices 2020 by built-up areas within the LSOAs of South Tyneside	66
Map 3.3	2020 Lower quartile rents across South Tyneside and adjacent authorities by built up areas within LSOAs	68
Map 3.4	2020 Median rents across South Tyneside and adjacent authorities by built up areas within LSOAs.....	69
Map 3.5	Private rented sector Non-Passported Housing Benefit 2020.....	70
Map 5.1	Current older persons accommodation across South Tyneside.....	99

List of Tables

Table 2.1	Dwelling stock and household estimates	19
Table 2.2	Dwelling stock by sub-area	19
Table 2.3	Dwelling type, number of bedrooms and council tax band.....	20
Table 2.4	Dwelling type, number of bedrooms and council tax band summary	21
Table 2.5	Summary of dwelling type and number of bedrooms by sub-area	23
Table 2.6	Age of dwelling	24
Table 2.7	Dwelling stock condition in England and South Tyneside estimates.....	25
Table 2.8	Dissatisfaction with quality of accommodation by tenure, property type and property age.....	26
Table 2.9	Tenure profile by sub-area.....	27
Table 2.10	Dwelling completions 2014/15 to 2019/20	34
Table 2.11	Change in population 2021-2039 by age group	37
Table 2.12	Change in population 2021-2039 under alternative scenarios	37
Table 2.13	National and international migration by year	41
Table 2.14	Summary of national and international migration by year group and age group.....	42
Table 2.15	Household types and change 2021 to 2039.....	44
Table 2.16	Change in households 2021-2039 under different scenarios.....	46
Table 2.17	Population movement by origin and destination	48
Table 2.18	Migration containment ratios.....	48

Table 2.19	Households moving to South Tyneside: Location, tenure, dwelling size/type choices by age group.....	51
Table 2.20	Households moving to South Tyneside: Age group, household type and income	52
Table 2.21	South Tyneside 2011 Census commuting flows: workers (aged 16-74 years).....	53
Table 2.22	Gross household income sub-area: household survey data	58
Table 2.23	Gross household income by sub-area 2021: CAMEO UK data	59
Table 3.1	Comparative median house price change 2000-2020 with neighbouring boroughs, North East and England.....	63
Table 3.2	Comparative lower quartile (LQ) house price change 2000-2020 with Tyne and Wear, North East and England	63
Table 3.3	Comparative lower quartile and median house price change 2007-2020 for South Tyneside and sub-areas.....	64
Table 3.4	Comparative lower quartile and median rental price 2010-2020.....	67
Table 3.5	Lower quartile and median rents by sub-area 2020.....	67
Table 3.6	Broad Rental Market Area Local Housing Allowance Rates	71
Table 3.7	Relative affordability of lower quartile and median prices by local authority area, North East and England (workplace-based and residence-based)	71
Table 3.8	Summary of tenure (including affordable options), price assumptions and data sources	73
Table 3.9	Cost of alternative tenures by sub-area	74
Table 3.10	Household income required for tenure to be affordable (based on 25% of income for rents and 3.5x income for buying) by sub-area	75
Table 3.11	Impact of alternative deposits on sale price and income required for open market properties.....	76
Table 3.12	Affordability of private rents by sub-area.....	79
Table 3.13	Affordability of open market prices by sub-area.....	80
Table 3.14	The cost of renting compared with incomes of key workers and households on minimum/living wage	82
Table 3.15	Affordability of open market and affordable home ownership prices.....	83
Table 3.16	Genuinely affordable rents and purchase prices by sub-area.....	84
Table 4.1	Household change under 2014-based household projections	86
Table 4.2	Affordability ratios and affordability uplift.....	86
Table 4.3	Components of the dwelling need calculation for South Tyneside.....	87
Table 4.4	Affordable housing need by tenure, dwelling type and number of bedrooms across South Tyneside	91
Table 5.1	Older persons' housing preferences by age group	94
Table 5.2	Future housing choices of older households (rightsizing)	94

Table 5.3	Analysis of future need for specialist older person accommodation.....	95
Table 5.4	Dementia	96
Table 5.5	Dwellings occupied by households where the HRP is aged 65 and over	97
Table 5.6	Adaptations, support requirements and space for carer to stay by sub-area.....	98
Table 5.7	Adaptations and home improvements required by age group.....	101
Table 5.8	Type of assistance required age group	102
Table 5.9	Number of people stating illness/disability	102
Table 5.10	Physical disability prevalence	103
Table 5.11	Learning disability and autism.....	104
Table 5.12	Mental health prevalence.....	104
Table 5.13	Summary of accessible housing standards.....	105
Table 5.14	Future need for wheelchair adapted properties	106
Table 5.15	Wheelchair use assumptions and resulting annual need.....	106
Table 5.16	Distribution of BAME households across the borough.....	108
Table 6.1	Summary of dwelling type/mix scenarios	114
Table 6.2	Overall annual dwelling type/size and tenure mix recommendations...	115
Table 6.3	Overall annual dwelling type/size and tenure mix recommendations (% data).....	116
Table C1	Current gross unmet need (before affordability testing)	124
Table C2	Lower quartile house prices and rents by sub-area	125
Table C3	Affordability of open market housing for households in need.....	126
Table C4	Net and gross household formation 2021-2031	127
Table C5	Total newly-arising affordable housing need.....	128
Table C6	Affordable housing supply.....	129
Table C7	Gross and net annual affordable need.....	130
Table C8	Gross and net annual affordable need by sub-area.....	130
Table C9	Estimate of annual supply of affordable stock.....	131
Table C10	Annual affordable need (%)	131
Table C11	Comparison between current supply and annual gross need	131
Table C12	Affordable dwelling type and size mix	132
Table C13	Affordable dwelling mix by sub-area, number of bedrooms and dwelling type	132
Table C14	Affordable tenure split.....	133
Table C15	Ability of existing households in need and newly-forming households requiring affordable housing to afford intermediate tenure dwellings...	133

Table C16	Comparison of SHMA sub-areas and viability areas.....	134
Table C17	Annual net affordable housing need by viability area.....	134
Table D1	Age groups, household type and dwelling types used	136
Table D2	Change in number of households by age group and household type 2021 to 2039.....	137
Table D3	Impact of change in households by age group on dwellings occupied by 2039.....	139
Table D4	Impact of change in households by age group on dwellings occupied: aspiration and expectation scenario outcomes	140
Table D5	Summary of dwelling type/mix scenarios	142
Table D6	Overall annual dwelling type/size and tenure mix recommendations under baseline scenario.....	143
Table D7	Dwelling mix by tenure and sub-area.....	144

List of Charts and Figures

Figure ES1	Future dwelling mix and future development priorities: tenure and number of bedrooms.....	10
Figure ES2	Future dwelling mix and future development priorities: tenure and dwelling type	11
Figure 2.1	Characteristics of owner-occupied households and dwellings	28
Figure 2.2	Characteristics of private rented households and dwellings	31
Figure 2.3	Characteristics of affordable housing households and dwellings	33
Figure 2.4	Net dwelling completions, by type, compared with the annual target, 2014/15 to 2020/21	35
Figure 2.5	Variant population projections 2021 to 2039.....	38
Figure 2.6	Components of population change 2011 to 2020	39
Figure 2.7	Profile of households by age of Household Reference Person 2021 and 2039.....	43
Figure 3.1	Median house price trends 2000 to 2020: South Tyneside, Tyne and Wear, North East and England	62
Figure 5.1	Establishing need associated with age, health and life experience	92
Figure 6.1	Summary of current dwelling stock and dwelling mix under baseline demographic, aspiration and expectation scenarios	113
Figure D1	Change in HRP age groups 2021-2039.....	138
Figure D2	Summary of dwelling types in current stock and under baseline demographic, aspiration and expectation scenarios	141

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Executive Summary

Introduction

The South Tyneside Strategic Housing Market Assessment (SHMA) 2021 provides up to date evidence to inform the strategies, policies and decisions of the council and its partners.

The SHMA has been prepared in accordance with the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG).

Dwelling stock

There are 72,081 dwellings and 70,170 households across the borough. According to Ministry of Housing and Local Government (MHCLG) data, in 2020 there were 2,105 vacant properties or 2.9% of total dwelling stock which is slightly higher than the rate for England (2.4%). The number of long-term (more than 6 months) vacant is 886 dwellings (1.2% of dwelling stock). Most dwellings are houses (68%), 23.1% are flats and 8.9% are bungalows. 58.2% of households are owner occupiers, 11.1% privately rent and 30.7% live in affordable housing. There are around 220 intermediate (affordable home ownership) properties in the borough.

Most households were satisfied with the state of repair of their home and 10.7% were dissatisfied, particularly those who rent privately and from a social housing provider.

House prices and rents

In 2020, lower quartile prices were £94,725 (North East £95,000 and England £165,000) and median prices were £137,750 (North East £143,000 and England £259,000). Prices are lowest in South Shields and highest in the East Boldon, Cleadon and Whitburn sub-areas.

In 2020, lower quartile private rents were £425 each month (£451 North East and £724 England), and median rents were £477 (North East £550 and England £1,148).

Future dwelling mix and development priorities

The SHMA has carefully considered the future population and household projections over the period 2021 to 2039, the range of dwellings lived in by different households and their dwelling aspirations (likes) and expectations. This helps to determine an appropriate mix of dwellings to inform future development priorities to better reflect the housing needs of communities across the borough.

There is a need for 321 dwellings each year based on the government's updated standard method for calculating housing need. It is recommended that the current target for 75% market and 25% affordable is maintained. This will be subject to viability testing before a target can be established for affordable housing in the emerging Local Plan. A recommended affordable housing split is 75% rented and 25% affordable home ownership options. This split needs to be considered on a site-by-site basis. For instance, there may be some sites which are not of sufficient scale for more than one type of affordable housing to be feasible.

This will be subject to viability testing before a target can be established for affordable housing in the emerging Local Plan.

The study has also calculated an annual need for 209 affordable homes each year across the borough which justifies the need for a robust affordable housing policy which will provide mechanisms to help meet this affordable need. The need for affordable homes is assessed using Planning Practice Guidance (PPG) and occasionally the number is higher than the overall housing need. This means there is a considerable need for affordable housing but PPG then says that *‘The total affordable housing need can then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing requirement included in the plan may need to be considered where it could help deliver the required number of affordable homes.’* (PPG Paragraph Reference ID: 67-008-20190722 and PPG at Reference ID: 2a-024-20190220).

Figure ES1 summarises the recommendations for development by tenure and number of bedrooms. Overall, the focus of development should be 2 and 3-bedroom dwellings. For market housing, there is a particular need for 2 and 3-bedroom dwellings. For affordable rented housing a broad mix is needed with around two-thirds of need being for 1 and 2-bedroom dwellings. For intermediate (affordable home ownership) strongest need is for properties with 2 or 3-bedrooms.

Analysis of dwelling type (Figure ES2) identifies strongest need for houses but a considerable need for level-access accommodation which reflects the needs, aspirations and expectations of the ageing population across the district.

Figure ES1 Future dwelling mix and future development priorities: tenure and number of bedrooms

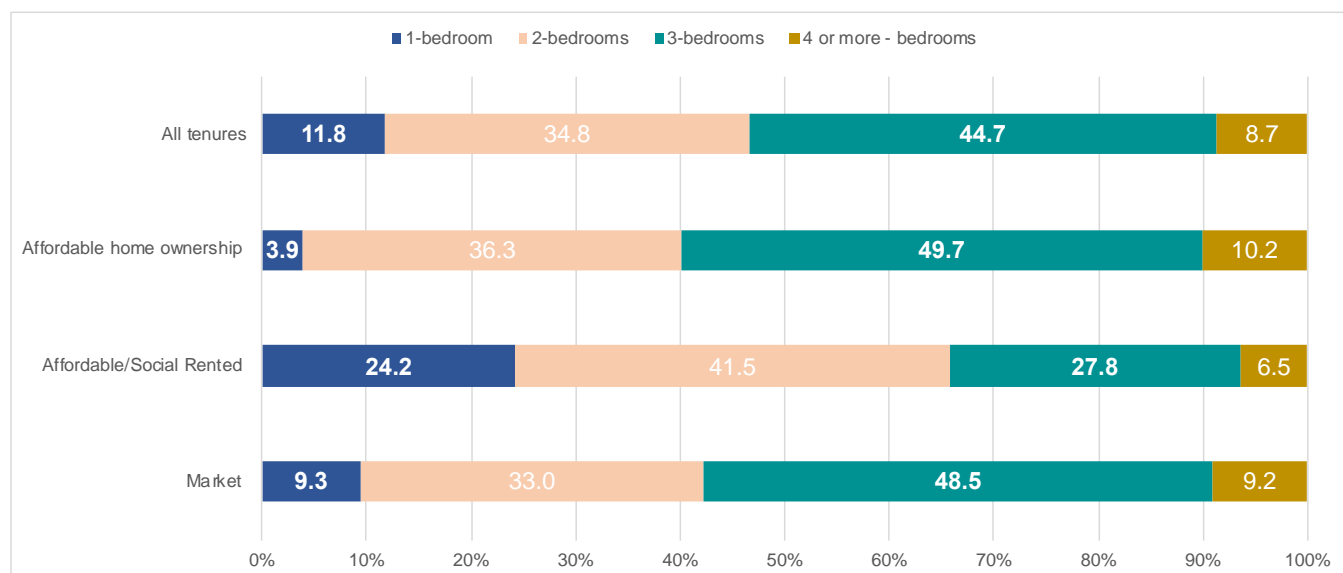
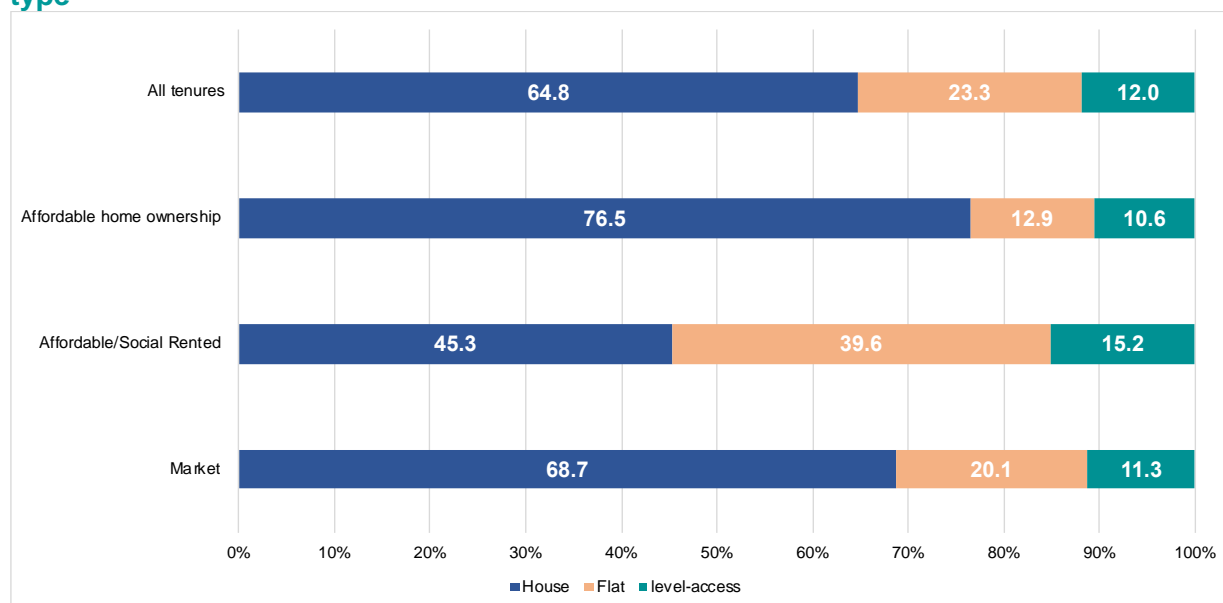


Figure ES2 Future dwelling mix and future development priorities: tenure and dwelling type



This analysis is intended to provide a broad indication of overall need to help guide future development. It is expected that the range of dwellings delivered on a site by site basis will be informed by this analysis but there should be a flexible approach to the size/type mix developed on individual sites.

The needs of other groups

Particular needs which have been identified in the SHMA are:

- Increasing and diversifying the supply of specialist housing for older people. There is a need for 1,908 more units of accommodation for older people by 2039 including sheltered/retirement, Extra Care, co-housing and residential care.
- Based on an assessment of additional needs and longer-term demographics, a minimum of 6.8% of new dwellings should be built to M4(3) wheelchair accessible standard; and all other new dwellings should be built to M4(2) accessible and adaptable standard.
- Specialist needs evidenced from stakeholder feedback.

1. Introduction

Background, aims and objectives

- 1.1 The South Tyneside Strategic Housing Market Assessment (SHMA) 2021 has been prepared to update the evidence being used by the council to develop its Local Plan. The SHMA update provides detailed, robust and defensible evidence to help determine local housing priorities and to inform the council's housing and related strategies.

Aims

- 1.2 The aims of the SHMA are to:
- Establish an appropriate housing need based on the MHCLG 'standard method';
 - Establish the housing requirement for the borough, an overall dwelling type, size and tenure mix;
 - Quantify the level of affordable housing needed and the appropriate mix of affordable housing;
 - Provide the evidence base to support the new Local Plan and local housing strategies and policies;
 - Identify the housing needs of different groups as outlined in the NPPF Paragraph 61 within the borough, with a focus on 'different groups' such as older persons' needs and supported/special needs housing; and
 - Provide a clear and robust evidence base which all partners and agencies can use to better understand the current and future nature of the area's housing needs.
- 1.3 Data will be presented for the council area as a whole and broken down into 4 defined sub-areas.

National Planning Policy Framework

- 1.4 The evidence base needs to take account of the requirements of the National Planning Policy Framework (NPPF). The latest version was published in July 2021 and supported by Planning Practice Guidance (PPG). The NPPF 2021 sets out the government's planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that plans, and decisions should apply a *'presumption in favour of sustainable development'*. As part of this, in relation to plan-making, it sets out that this means *that 'strategic policies should, as a minimum, provide for objectively assessed needs for housing...'*
- 1.5 Paragraph 60 provides an important context to the policy for housing delivery, as follows:
- 1.6 **'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific**

housing requirements are addressed and that land with permission is developed without unnecessary delay'

- 1.7 Paragraphs 61 to 63 and 65 relate to the evidence base requirements which underpin this study:

Paragraph 61: **'To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.'**

Paragraph 62: **'Within this context, the size, type and tenure of housing need for different groups in the community, should be assessed and reflected in planning policies including but not limited to: those who require affordable housing; families with children; older people; students; people with disabilities; service families; travellers; people who rent their homes; and people wishing to commission or build their own homes.'**

Paragraph 63: **'where a need for affordable housing is identified, planning policies should specify the type of affordable housing required'**.

Paragraph 65 requires that: **'strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.'**

- 1.8 The Localism Act 2010 introduced the 'Duty to Co-operate' as a replacement for Regional Spatial Strategy and this requirement is also established in National Planning Policy (NPPF 2019, Paragraphs 24-27). Section 110 requires local authorities and other bodies, including Local Enterprise Partnerships to co-operate in maximising the effectiveness of strategic matters within development plan documents. The provision of housing development is a strategic priority and the council will have to ensure that it is legally compliant with the Localism Act at Local Plan examination.
- 1.9 The NPPF 2021 sets out affordable housing definitions which are presented at Technical Appendix A.

Regional Context

- 1.10 The North East Combined Authority was established in April 2014 and brought together the seven councils which serve County Durham, Gateshead, Newcastle, North Tyneside, Northumberland, South Tyneside and Sunderland. The North East Combined Authority works closely with the North East Local Enterprise

Partnership, to create the conditions for economic growth and new investment. The North East Combined Authority has three portfolios to deliver this:

- Transport;
- Employability and Inclusion; and
- Economic Development and Regeneration.

1.11 It also supports Invest North East England – the first point of contact for companies looking to invest.

Emerging Local Plan

1.12 The South Tyneside Local Development Framework (LDF)¹ is the current adopted development plan. A Regulation 18 Pre-Publication Draft Local Plan was approved by Cabinet on 7 August 2019 for an 8 week consultation between August and October 2019. However, the Cabinet meeting of 17 March 2021, authorised Officers to review the spatial strategy and prepare a new Regulation 18 Draft Local Plan. The new Local Plan will replace the Core Strategy (2007) and the Site-Specific Allocations Development Plan Document (2012).

Housing strategy

1.13 The Integrated Housing Strategy 2019 sets out the key strategic priorities for housing across the borough (<https://www.southtyneside.gov.uk/article/38535/Housing-strategies>). The strategy sets out the vision for housing. *By 2031 South Tyneside will have: “high quality housing across all tenures and locations and residents will be able to access homes to meet their needs throughout every stage of their lives.”*

1.14 The priorities are to:

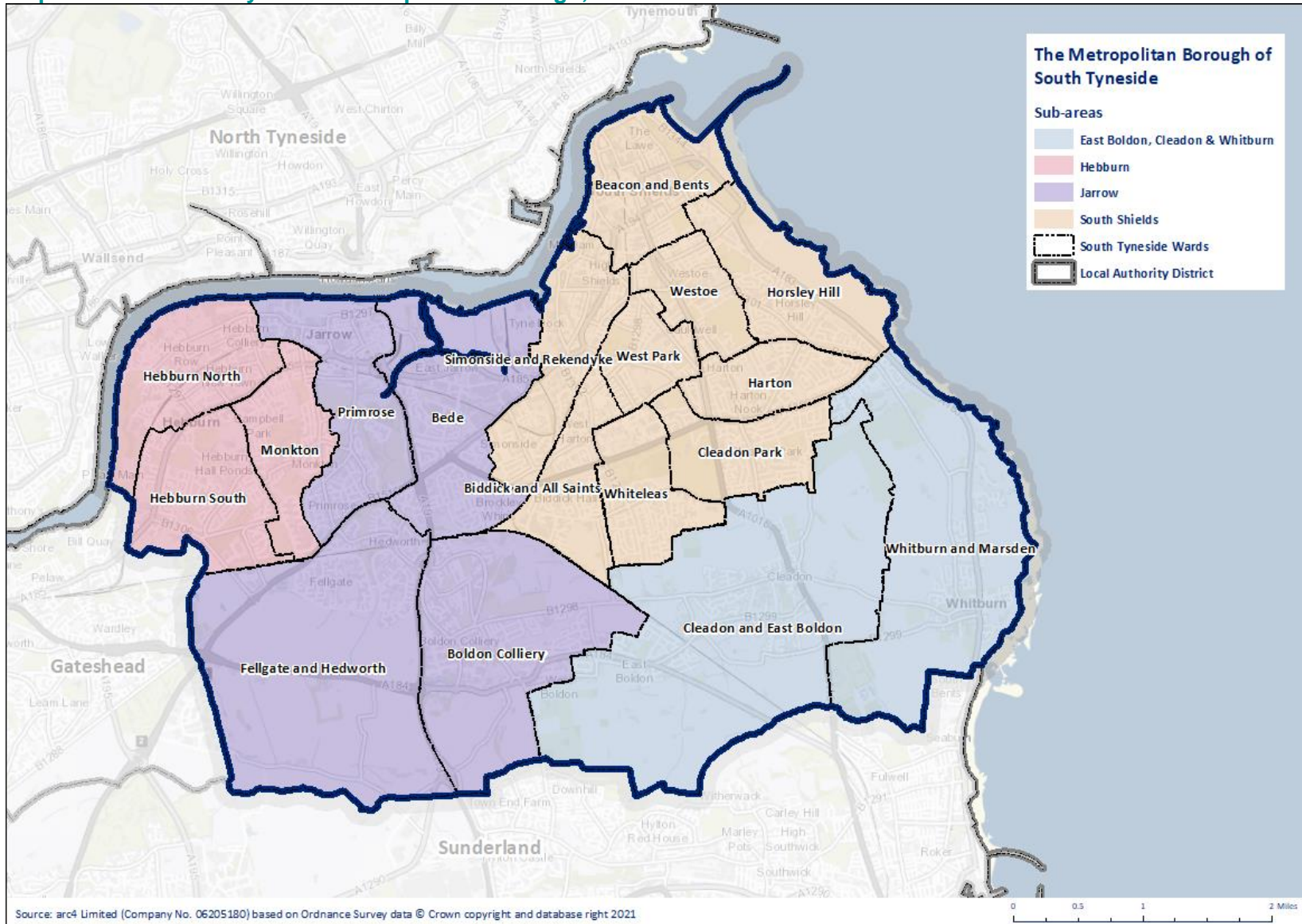
- Reduce the level of homelessness, and in particular repeat homelessness which has significantly reduced due to effective prevention work.
- Deliver joined up support services for residents through a range of providers offering choice and value for money ensuring independence through age-related illnesses ensuring people can stay at home as long as they wish to.
- Ensure that tenants of all rented accommodation live in a home that is safe, secure and maintained to a borough-wide decent homes standard.
- Enable all residents to access appropriate services that increase their life chances with support services challenged to provide value for money and services for all.
- Ensure that homes and neighbourhoods are in great demand for their quality, choice and resident satisfaction and regarded as one of the most desirable places to live within the North East.

¹ <https://www.southtyneside.gov.uk/article/36015/Local-Development-Framework>

Geography

- 1.15 South Tyneside is a metropolitan borough in Tyne and Wear located in the North East of England. The City of Sunderland is to the south of the borough and Gateshead to the west, and River Tyne provides a physical northern boundary. The Tyne Tunnels, Tyne and Wear Metro and major roads provide connectivity with neighbouring districts and the wider North East. The resident population of the borough was estimated to be **151,936** in 2021 which is based on the 2021 population estimate from the 2018-based ONS population projections.
- 1.16 For the purposes of the SHMA, South Tyneside has been divided into four sub-areas as shown in Map 1.1:
- East Boldon, Cleadon and Whitburn;
 - Hebburn;
 - Jarrow; and
 - South Shields
- 1.17 The SHMA also presents some data at Lower Super Output Area (LSOA) to provide a fine-grained analysis of selected household and housing market data.
- 1.18 There are also two neighbourhood planning areas in South Tyneside, East Boldon and Whitburn. Neighbourhood Plans for both areas are at an advanced stage of completion.

Map 1.1 South Tyneside metropolitan borough, sub-areas and wards



Research methodology

- 1.19 A multi-method approach has been adopted for the 2021 SHMA comprising:
- An updated analysis of the 2013 borough-wide household survey which was based on 4,404 achieved questionnaires (16.6% response rate and borough-wide sample error of +/-1.43%). The survey has been reweighted to take account of the changing number of households across the borough.
 - An online survey of stakeholders which included 11 representatives from strategic and local organisations including estate and lettings agents;
 - A review of relevant secondary data including the 2011 Census, house price trends, ONS sub-national population projections and MHCLG/ONS household projections, CORE lettings data and MHCLG statistics;
 - Modelling of data; and
 - A review of particular client groups relevant to NPPF Paragraph 62, including hard to reach and vulnerable groups.
- 1.20 Further information on the research methodology is presented in Technical Appendix A.

Presentation of data

- 1.21 Data presented in this SHMA will be based on the updated 2013 household survey unless otherwise stated. Where possible, data are 'triangulated' which means several sources are drawn upon to establish a robust output.
- 1.22 It is important to note that survey responses are weighted to correct for response bias and then grossed up to reflect the total number of households and this process is explained in Technical Appendix A. All survey information in this report is for weighted and grossed responses which are rounded up where appropriate.

COVID-19 impact

- 1.23 Regarding the COVID-19 situation, it is too early to consider the longer-term implication of the pandemic on demography, economy and housing but there are several emerging trends. The pandemic has accelerated trends in home working, retail and office use. There are implications for the housing offer, with a 'race for space' *within* dwellings, the need for larger gardens/outdoor space and better access to public space which may alter the demand/need for larger homes in less dense settings. A redistribution of demand between urban and more rural locations has also been suggested. Repurposing town centres and commercial buildings provides opportunities for new forms of residential occupancy, for instance micro-homes and co-living.

Report structure

- 1.24 The 2021 South Tyneside SHMA report is structured as follows:
- Chapter 2 considers the housing market key drivers focusing on dwelling stock, demographic drivers, household characteristics including income, economic drivers, migration and travel to work trends.
 - Chapter 3 provides analysis of prices, rents and affordability.
 - Chapter 4 considers the needs of different groups as referenced in NPPF and includes analysis of the need for property adaptations.
 - Chapter 5 focuses on overall housing need, affordable need and dwelling mix.
 - Chapter 6 concludes the report with a summary of key findings and a consideration of strategic and policy issues.
- 1.25 The main report is accompanied by a separate technical appendix which provides detailed material that underpins the core outputs of the SHMA update. The technical appendix material includes:
- Affordable housing tenure definitions (Appendix A).
 - Research methodology (Appendix B).
 - Affordable housing need calculations (Appendix C).
 - Dwelling mix analysis (Appendix D).
 - Stakeholder consultation and agent review (Appendix E).
 - Specialist housing need (Appendix F).

2. Housing market and key drivers

Introduction

- 2.1 This chapter provides a detailed background to dwelling stock and tenure and the underlying economic, demographic and household drivers across South Tyneside.

Dwelling stock, vacant stock and household estimates

- 2.2 Current estimates of dwelling stock, vacant stock and households from multiple sources are presented in Table 2.1. For the purposes of the 2021 SHMA, the total dwelling stock base is assumed to be **72,081** and the number of households as **70,170**. Around 2.9% of dwellings are vacant compared with the national rate of 2.5%. The vacancy rate in the borough is below the ‘transactional vacancy level’ of 3%, which is the proportion of stock normally expected to be vacant to allow movement within the market. The number of long-term (more than 6 months) vacant is 886 dwellings (1.2% of dwelling stock).

Table 2.1 Dwelling stock and household estimates		
Dwelling stock	Dwellings	Source
2020 Valuation Office Agency (all dwellings)	71,150	VOA Table CTSOP3.0
2020 Valuation Office Agency (excluding annex and unknown)	71,120	VOA Table CTSOP3.0
2020 MHCLG Dwelling Stock Estimates	72,353	MHCLG Live Tables
2020 Council Gazetteer	72,081	Council
Vacant stock	Dwellings	Source
2020 MHCLG Vacancy estimate (all dwellings)	2,105 (2.9%)	MHCLG Table LT_615
2020 MHCLG Long-term vacancy estimate (all dwellings)	886 (1.2%)	MHCLG Table LT_615
Households	Households	Source
2014-based DCLG Household Projections 2021 figure	70,170	DCLG (now MHCLG)
2018-based ONS Household Projections 2021 figure	70,170	ONS

- 2.3 Baseline dwelling and household statistics by sub-area is set out in Table 2.2.

Table 2.2 Dwelling stock by sub-area		
Sub-area	Dwellings	Households
East Boldon, Cleadon and Whitburn	7,510	6,951
Hebburn	12,041	12,245
Jarrow	14,959	14,890
South Shields	37,571	36,084
South Tyneside	72,081	70,170

Source: Source: 2013 household survey (rebased to 2020), Dwellings – VOA 2020. Note household data is estimated and for Hebburn is slightly higher than estimated dwellings stock

Dwelling type and size

- 2.4 The 2020 Valuation Office Agency data provides details on overall dwelling stock by type, number of bedrooms and council tax band. Table 2.3 summarises the overall dwelling stock profile of the borough compared with the North East, Tyne and Wear and England.

Dwelling type and number of bedrooms	Council Tax Band							
	A	B	C-E	F+	South Tyneside	Tyne and Wear	North East	England Total
Bungalow 1-bedroom	2.7%	0.0%	0.0%	0.0%	2.7%	2.2%	2.3%	1.1%
Bungalow 2-bedrooms	2.0%	0.9%	2.2%	0.0%	5.1%	5.6%	6.2%	4.7%
Bungalow 3-bedrooms	0.1%	0.1%	0.8%	0.0%	1.0%	1.9%	2.4%	3.0%
Bungalow 4 or more -bedrooms	0.0%	0.0%	0.0%	0.0%	0.1%	0.3%	0.5%	0.6%
Flat 1-bedroom	8.6%	0.2%	0.1%	0.0%	8.8%	8.9%	6.8%	10.8%
Flat 2-bedrooms	9.5%	0.9%	0.9%	0.0%	11.3%	11.9%	8.0%	10.6%
Flat 3-bedrooms	2.5%	0.0%	0.1%	0.0%	2.6%	2.1%	1.3%	1.8%
Flat 4 or more-bedrooms	0.3%	0.0%	0.0%	0.0%	0.3%	0.9%	0.5%	0.5%
Terraced house 1-bedroom	0.1%	0.0%	0.0%	0.0%	0.1%	0.2%	0.3%	0.5%
Terraced house 2-bedrooms	8.7%	1.8%	0.1%	0.0%	10.6%	8.2%	10.9%	8.8%
Terraced house 3-bedrooms	12.0%	3.9%	1.5%	0.0%	17.4%	14.4%	16.1%	15.0%
Terraced house 4 or more-bedrooms	0.7%	0.4%	1.1%	0.0%	2.2%	2.7%	2.4%	2.4%
Semi-detached house 1-bedroom	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.1%
Semi-detached house 2-bedrooms	4.8%	1.5%	0.3%	0.0%	6.6%	7.3%	6.6%	3.8%
Semi-detached house 3-bedrooms	12.1%	4.1%	7.3%	0.0%	23.4%	21.7%	20.8%	17.7%
Semi-detached house 4 or more-bedrooms	0.2%	0.1%	1.0%	0.1%	1.4%	2.8%	2.6%	2.6%
Detached house 1-bedroom	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Detached house 2-bedrooms	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.3%	0.7%
Detached house 3-bedrooms	0.0%	0.0%	2.2%	0.2%	2.4%	3.4%	4.3%	5.9%
Detached house 4 or more-bedrooms	0.0%	0.0%	2.8%	0.9%	3.7%	5.1%	7.5%	9.3%
South Tyneside	64.6%	14.0%	20.2%	1.2%	100.0%			
Tyne and Wear	56.0%	15.2%	26.5%	2.2%		100.0%		
North East	53.3%	15.8%	27.8%	3.1%			100.0%	
England Total	23.7%	19.7%	47.4%	9.1%				100.0%

Base: South Tyneside 71,120, T&W 510,190, NE 1,243,790, England 24,165,880 (excludes annex, other and missing)

Source: VOA 2020

Table 2.4 Dwelling type, number of bedrooms and council tax band summary					
Dwelling type	Council Tax Band				South Tyneside Total
	A	B	C-E	F+	
Bungalow	4.8%	1.0%	3.0%	0.1%	8.9%
Flat	21.0%	1.1%	1.0%	0.0%	23.1%
Terraced	21.6%	6.1%	2.7%	0.1%	30.4%
Semi-detached	17.1%	5.8%	8.6%	0.1%	31.5%
Detached	0.0%	0.0%	5.0%	1.0%	6.1%
Total	64.4%	14.0%	20.3%	1.2%	100.0%
Number of bedrooms	A	B	C-E	F+	South Tyneside Total
1-bedroom	11.4%	0.2%	0.1%	0.0%	11.7%
2-bedrooms	25.1%	5.1%	3.4%	0.0%	33.6%
3-bedrooms	26.7%	8.1%	11.9%	0.2%	46.9%
4-bedrooms	1.2%	0.5%	4.9%	1.0%	7.7%
Total	64.4%	14.0%	20.3%	1.2%	100.0%

Source: VOA 2020

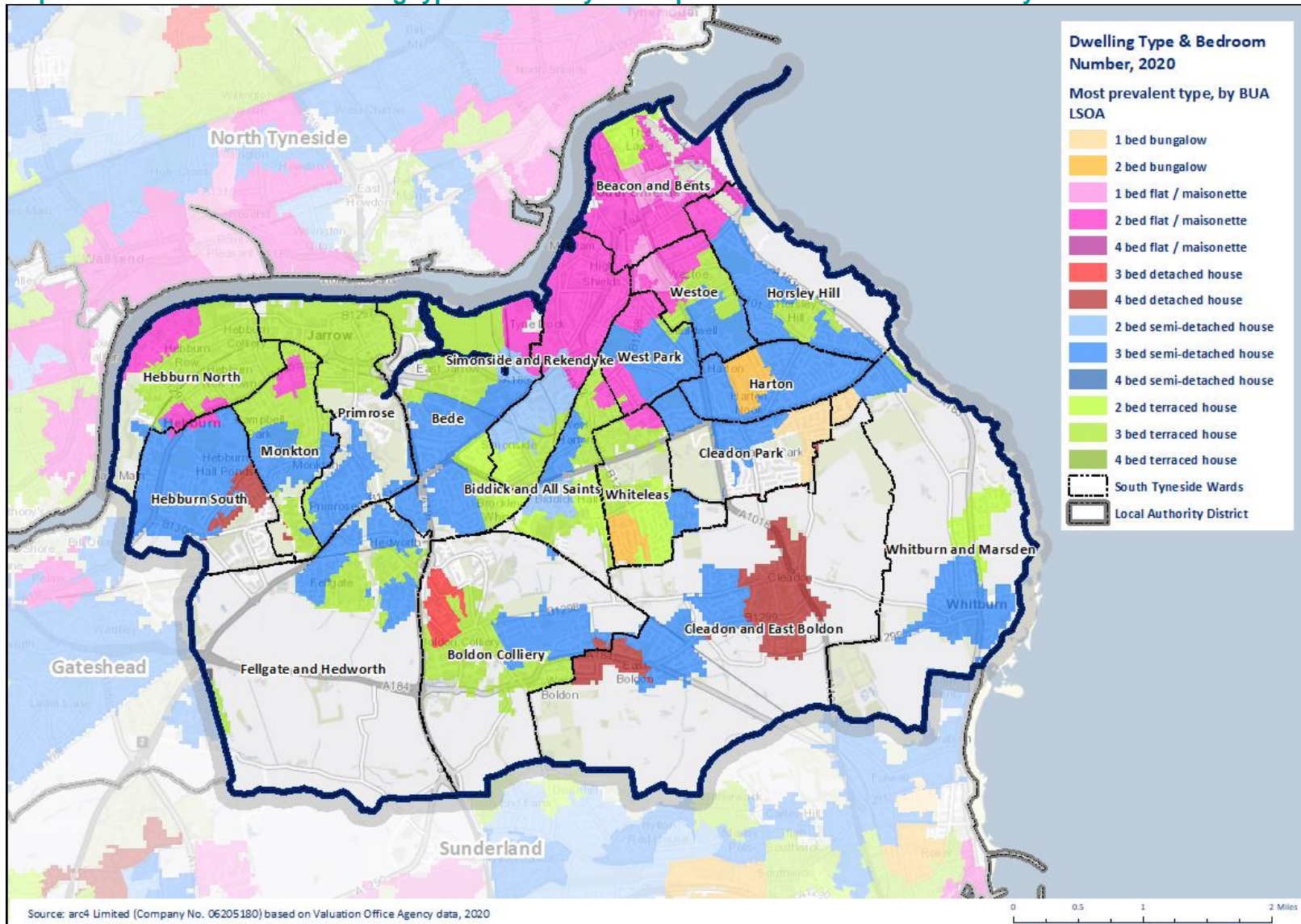
2.5 In summary, Tables 2.3 and 2.4 show:

- 78.4% of dwellings in South Tyneside are council tax band A or B properties and 21.6% are band C or above;
- 68% of dwellings are houses (31.5% semi-detached, 30.4% terraced and 6.1% detached), 23.1% are flats and 8.9% are bungalows;
- 11.7% of dwellings have one bedroom, 33.6% two bedrooms, 46.9% three bedrooms and 7.7% four or more bedrooms.

2.6 Table 2.5 presents a breakdown of broad dwelling type and number of bedrooms by sub-area.

2.7 Map 2.1 illustrates the predominant dwelling type and size by LSOA based on 2020 Valuation Office Agency data.

Map 2.1 Predominant dwelling type and size by built-up areas within LSOAs: South Tyneside



Source: VOA 2020

Sub-area	Dwelling type and number of bedrooms									Total	Base
	1 or 2-bed room house	3-bed room house	4 or more-bed room house	1 -bed room flat	2, 3 or more-bed room flat	1 -bed room bungalow	2-bed room bungalow	3 or more-bed room bungalow			
East Boldon, Cleadon and Whitburn	12.4%	44.9%	18.1%	2.7%	4.3%	4.0%	9.9%	3.6%	100.0%	7,410	
Hebburn	19.2%	45.7%	8.8%	3.9%	14.7%	3.7%	3.4%	0.6%	100.0%	11,880	
Jarrow	18.6%	50.1%	5.7%	7.7%	9.1%	4.0%	4.1%	0.7%	100.0%	14,760	
South Shields	17.4%	39.8%	5.3%	12.2%	17.6%	1.6%	5.2%	1.0%	100.0%	37,070	
South Tyneside	17.5%	43.5%	7.3%	8.9%	13.9%	2.7%	5.1%	1.1%	100.0%	71,120	

Source: VOA 2020

Property age and condition

The age and condition of South Tyneside's housing

- 2.8 The age profile of the dwelling stock in the borough is summarised in Table 2.6. 36.3% of dwellings were built before 1945, 44.9% between 1945 and 1982 and 18.8% from 1983 onwards.

Age of Dwellings	Number	%
pre-1919	13,610	18.8%
1919-44	12,680	17.5%
1945-64	19,890	27.5%
1965-82	12,590	17.4%
1983-99	7,280	10.1%
post 1999	6,340	8.8%
Total	72,390	100.0%
Unknown	0	
Grand Total	72,390	

Source: VOA 2020

- 2.9 The English Housing Survey (EHS) produces national data on dwelling condition. Applying national trends to the stock profile of South Tyneside (Table 2.7) would suggest that around 18.5% of dwelling stock is non-decent, which is lower the national average of 20.6%. The number of dwellings likely to fail the minimum standard of decent homes criteria is estimated to be 10.8% (compared with 11.9% nationally).
- 2.10 A full definition of what constitutes a decent home is available from MHCLG² but in summary a decent home meets the following four criteria:
- it meets the current statutory minimum for housing;
 - it is in a reasonable state of repair;
 - it has reasonably modern facilities and services; and
 - it provides a reasonable degree of thermal comfort.



² https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7812/138355.pdf

Table 2.7 Dwelling stock condition in England and South Tyneside estimates								
England			Fails decent homes criteria (%)				All dwellings	
Dwelling age (ehs)		Non-decent	Minimum standard	Repair	Modern facilities and services	Thermal Comfort	in group (000s)	
pre-1919		40.1	28.7	11.2	3.9	11.9	4,648	20.0
1919-44		24.1	13.1	7.6	1.7	7.6	3,930	16.9
1945-64		16.6	8.0	3.6	2.0	5.7	4,505	19.4
1965-80		17.5	8.8	1.8	1.9	7.6	4,757	20.5
1981-90		17.6	4.7	*	.9	13.5	1,953	8.4
post 1990		1.5	1.5	*	*	*	3,460	14.9
Total		20.6	11.9	4.6	1.9	7.5	23,254	100.0
South Tyneside Borough			Fails decent homes criteria (estimate of number)				All dwellings	
Dwelling age (EHS)	Dwelling age (VOA)	Non-decent	Minimum standard	Repair	Modern facilities and services	Thermal Comfort	in group (number)	
pre-1919	pre-1919	4,559	3,171	1,007	531	1,320	13,610	18.8%
1919-44	1919-44	2,549	1,534	634	279	824	12,680	17.5%
1945-64	1945-64	3,421	1,790	955	378	995	19,890	27.5%
1965-80	1965-82	1,725	894	126	113	818	12,590	17.4%
1981-90	1983-1992	943	220	37	157	645	5,240	7.2%
post 1990	Post 1992	226	210	*	*	*	8,380	11.6%
Total		13,423	7,819	2,758	1,458	4,602	72,390	100.0%
% of all stock		18.5	10.8	3.8	2.0	6.4		
National %		20.6	11.9	4.6	1.9	7.5		

Source: English Housing Survey 2013 data applied to 2019 Valuation Office Agency dwelling stock age *. Note "*" indicates sample size too small for reliable estimate.

- 2.11 The 2013 household survey reviewed the extent to which households were satisfied with the state of repair of their accommodation. Overall 80.8% of respondents expressed satisfaction (39.3% were very satisfied and 41.5% were satisfied); 11.2% were neither satisfied nor dissatisfied. A total of 8.0% expressed degrees of dissatisfaction, of whom 6.3% were dissatisfied and 1.7% were very dissatisfied.
- 2.12 Table 2.8 considers how dissatisfaction with state of repair varies by tenure, property type, age and location. Dissatisfaction was highest amongst affordable renters (which is more reflective of tenant expectations of landlord responses to repairs rather than the actual state of repair), those in flats/apartments/maisonettes, in properties built before 1919 and from households living in Jarrow and South Shields.

Table 2.8 Dissatisfaction with quality of accommodation by tenure, property type and property age

Tenure	No. dissatisfied	% Dissatisfied	Base (households)
Owner occupier	2,630	6.5%	40,205
Private rented	1,201	15.7%	7,664
Affordable	3,584	16.9%	21,242
Total	7,416	10.7%	69,110
Property Type	No. dissatisfied	% Dissatisfied	Base (households)
Detached house	233	4.6%	5,025
Semi-detached house	1,877	8.2%	22,898
Terraced house / town house	1,955	11.0%	17,793
Bungalow	664	9.7%	6,881
Maisonette	268	24.3%	1,104
Flat / apartment	2,272	15.6%	14,540
Caravan/part home / other	59	11.5%	508
Total (all households)	7,416	10.7%	69,110
Property Age	No. dissatisfied	% Dissatisfied	Base (households)
Pre 1919	1,286	12.6%	10,170
1919 to 1944	1,396	11.6%	11,987
1945 to 1964	2,031	11.5%	17,703
1965 to 1984	1,159	8.5%	13,639
1985 to 2004	229	3.6%	6,448
2005 onwards	91	3.2%	2,868
Don't know	6,191	8.8%	62,815
Total (all households)	7,416	10.7%	69,110
Sub-area	No. dissatisfied	% Dissatisfied	Base (households)
East Boldon, Cleadon and Whitburn	505	7.4%	6,851
Hebburn	905	7.4%	12,157
Jarrow	1,882	12.9%	14,635
South Shields	4,123	11.6%	35,472
Total (all households)	7,416	10.7%	69,110

Note: There were variations in the total of households responding under each category. A standard total is shown for each category of data based on 69,110 responses (1,149 missing cases)

Source: 2013 household survey (rebased to 2020)

Housing tenure

- 2.13 The 2011 Census tenure profile of sub-areas and the borough is presented in Table 2.9. Overall, 58.2% of occupied dwellings are owner-occupied, 11.1% are private rented (including tied accommodation and student housing) and 30.7% are affordable (including social rented from a council or housing association and shared ownership). Owner occupation is the dominant tenure across all sub-areas and exceeds 80% in East Boldon, Cleadon and Whitburn. Private renting is highest in South Shields. Affordable stock exceeds 30% in Jarrow and South Shields.

Sub-area	Tenure (%)			Total	Base
	Owner occupied	Private rented	Affordable		
East Boldon, Cleadon and Whitburn	82.0%	6.0%	12.0%	100.0%	6,956
Hebburn	60.3%	10.6%	29.2%	100.0%	12,251
Jarrow	54.3%	8.2%	37.5%	100.0%	14,902
South Shields	54.5%	13.5%	32.0%	100.0%	36,116
South Tyneside	58.2%	11.1%	30.7%	100.0%	70,225

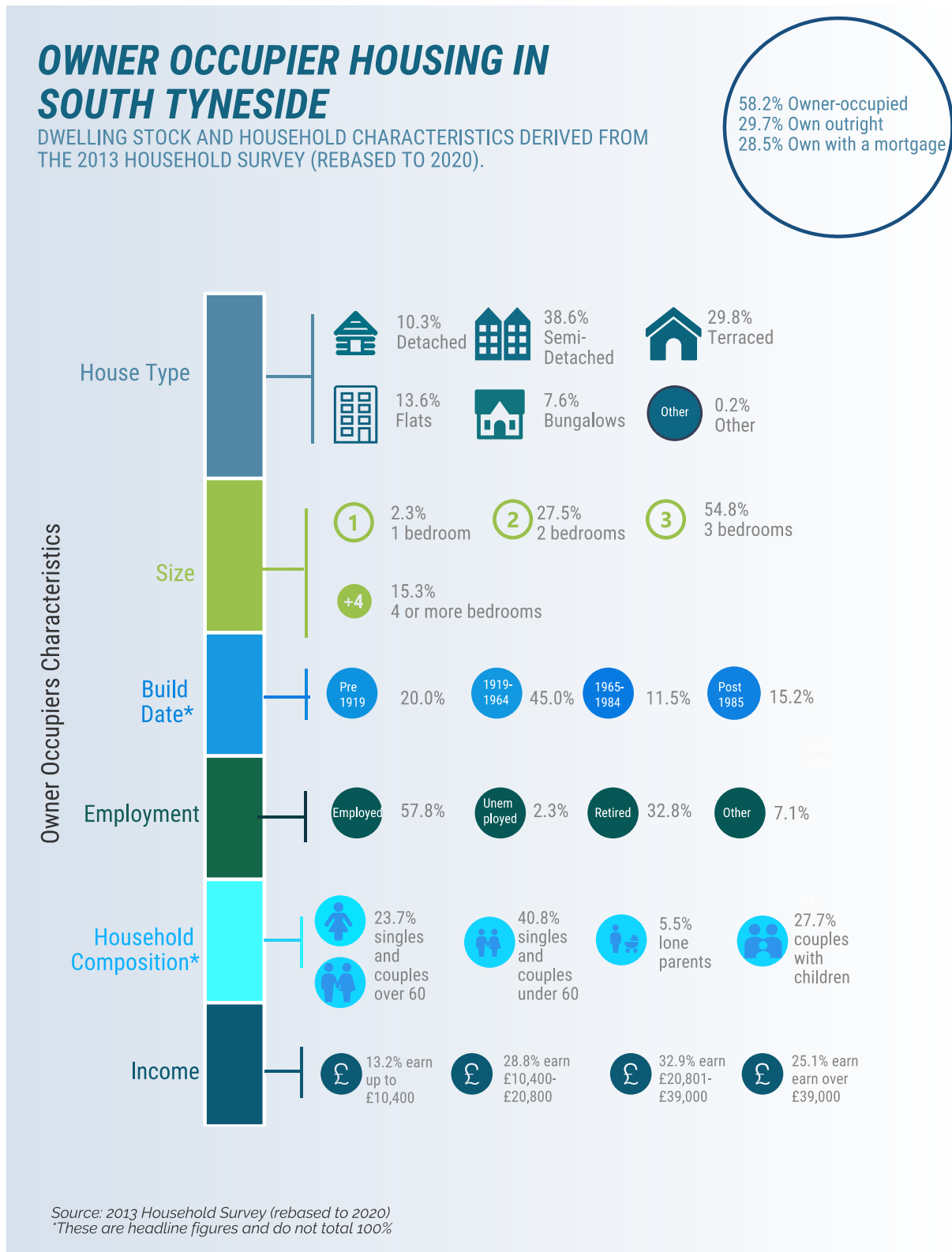
Source: 2013 household survey (rebased to 2020); 39 missing cases

Tenure characteristics

The owner-occupied sector

- 2.14 Figure 2.1 sets out the general characteristics of owner-occupied households and dwellings across South Tyneside.

Figure 2.1 Characteristics of owner-occupied households and dwellings



2.15 An analysis of house prices and trends over time is presented in Chapter 3.

Stakeholder views on the owner-occupied sector

- 2.16 A full analysis of the findings of the online stakeholder survey and from discussions with estate agents is set out in Technical Appendix E. Key points raised by stakeholders include:
- There is a good quality and mix of dwellings including a range of accommodation at the lower end of the market for first-time buyers.
 - Location and accessibility is good, making communities desirable.
 - Demand for properties in all parts of South Tyneside is high and properties sell fast.
 - The coastal areas provide an attractive residential location, as do the small towns and villages within the green belt.
 - The inner urban areas have a more challenging housing market.
 - There is limited housing offer at the upper end of the housing market.
 - Significant variance in house prices in different parts of the borough and polarisation between higher and lower value areas.
 - Stakeholders believed that all types of housing are in great demand in South Tyneside but particularly 3- and 4-bed family homes.
 - Many of the more desirable market areas within South Tyneside (e.g. Boldon, Cleadon, and Whitburn) have a limited amount of family market housing due to planning constraints, such as green belt. The effect of these constraints have significantly restricted new supply and thereby supply has remained flat, being outstripped by demand. This situation forces up prices of existing homes and creates affordability issues in high-demand areas of the borough.

The private rented sector

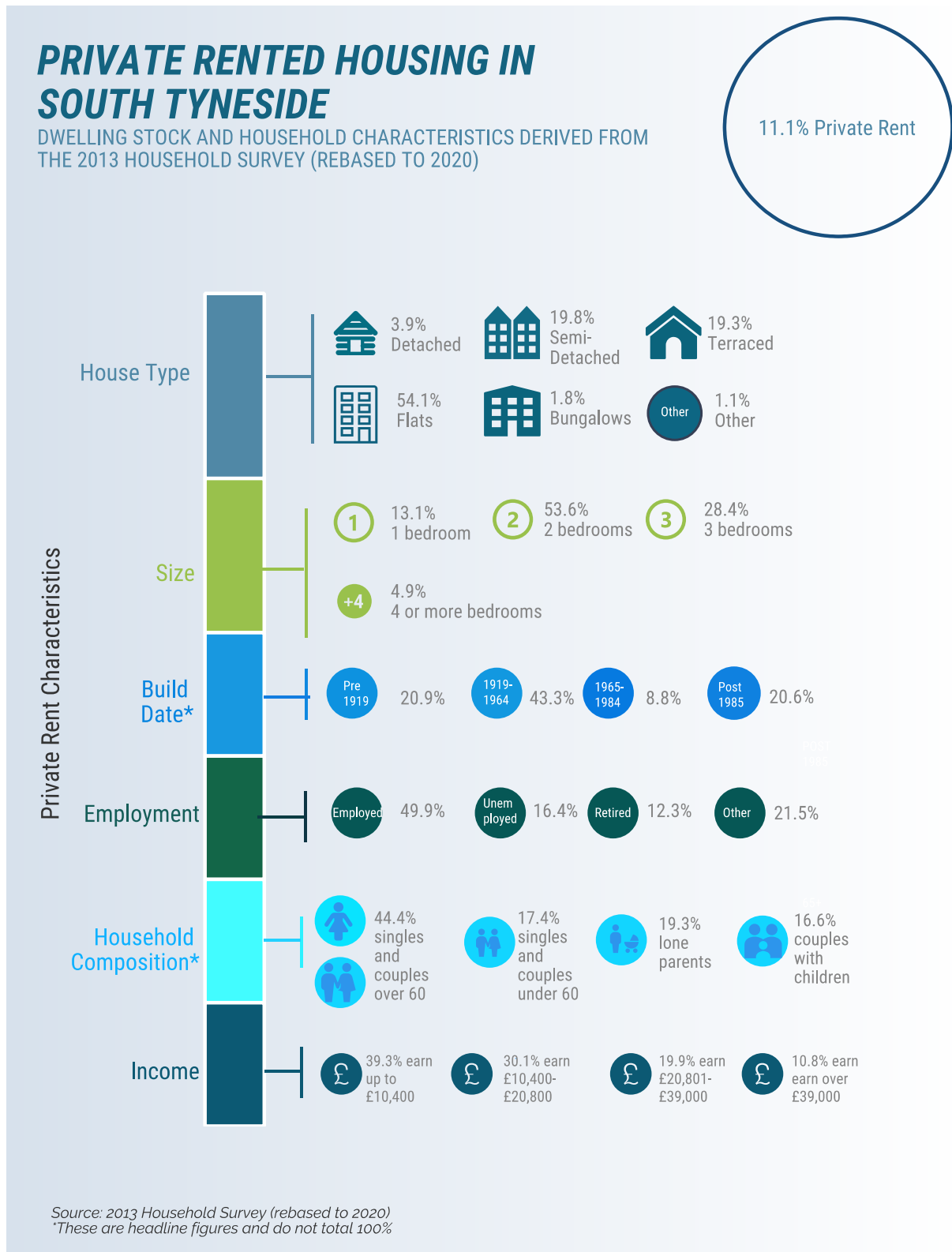
- 2.17 The private rented sector has become an important tenure in both meeting people's housing needs and providing flexible housing options for those moving for employment and to respond to changing circumstances. Across the borough, the proportion of households renting increased from 6% in 2001 to 10.9% in 2011 and by 2020 the proportion is estimated to have increased to 11.1%. Increasing house prices pre-2007 and the struggling sales market when the downturn came are both factors that have underpinned the growth of the rental market for both 'active choice' renters and 'frustrated would-be' homeowners. Tenure reform and less accessible social rented housing are also likely to be an increasing factor to the growth in the private rented sector and the sector clearly now plays a vital role in meeting housing need, affordable need as well as providing an alternative to homeownership.
- 2.18 Local authorities have an important enabling and regulatory role in ensuring that the private rented sector helps to meet housing need. Balancing good quality supply with demand will help to stabilise rents and encouraging good quality management will improve the reputation of the sector and encourage longer term lets and lower turnover. However, this is a challenging task where existing partners need to be encouraged to participate and new partners and investors need to be identified.

- 2.19 Figure 2.2 sets out the general characteristics of private rented households and dwellings across the borough based on the 2013 household survey (rebased to 2020). There are around 7,700 households privately renting in the borough, with 62.5% located in South Shields, 16.5% in Hebburn, 15.6% in Jarrow and 5.3% in East Boldon, Cleadon and Whitburn.

Stakeholder views on the private rented sector

- 2.20 A full analysis of the findings of the online stakeholder survey is set out in Technical Appendix E. A short summary for the private rented sector is provided here:
- Overall the number of private rentals is generally low.
 - The council has limited engagement and powers over private landlords.
 - The rental market is popular in East Boldon, Cleadon and Whitburn due to people not being able to afford to buy, however the number of properties that come to the market is low and usually not the right type of accommodation.
 - In Hebburn, agents felt that the rental market wasn't as buoyant and that there is an overall shortage of quality properties for rent in the area.
 - In Jarrow, the rental market is also popular, however there is a shortage of properties available and the demand outstrips the supply.
 - In South Shields, the rental market is also popular, however there is a shortage of properties which is pushing the rental prices up in the area.
 - Generally there are lots of older properties with condition issues in the private rented sector.
 - The very low Housing Benefit and Universal Credit housing element means that landlords do not have the money to reinvest into properties which means property conditions are low.
 - There are issues with HMO accommodation in some areas including the quality and management of the properties.

Figure 2.2 Characteristics of private rented households and dwellings



Stakeholder views on the private rented sector

- 2.21 A full analysis of the findings of the online stakeholder survey is set out in Technical Appendix E. A short summary for the private rented sector is provided here:
- There are lots of older properties with condition issues in the private rented sector.
 - There are issues with HMO accommodation including the quality and management of the properties.

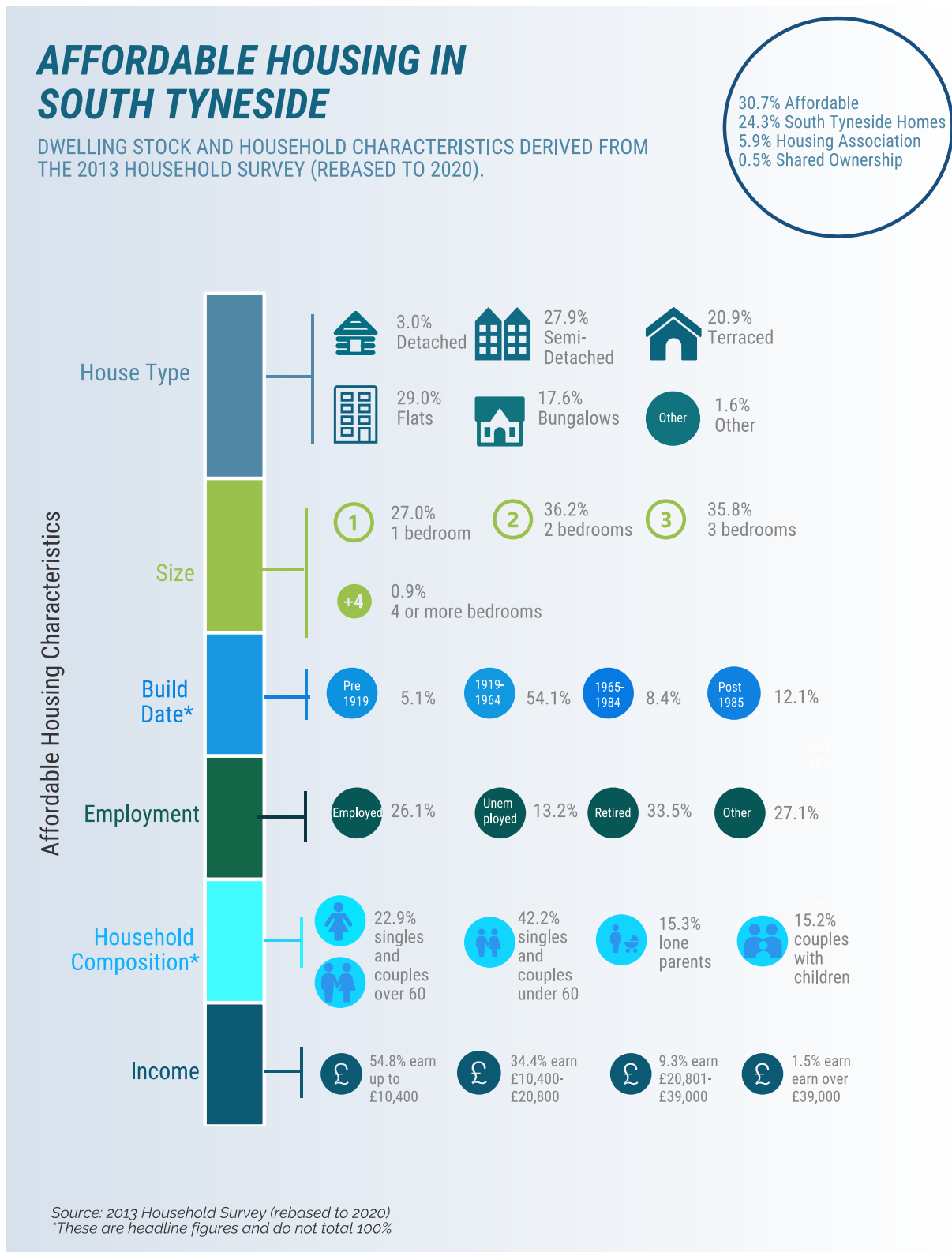
Affordable housing

- 2.22 The South Tyneside 2020 residential property gazetteer reports a total of 21,522 affordable dwellings across the borough (21,253 rented from South Tyneside Homes or a housing association and 269 affordable home ownership).
- 2.23 The 2020 Statistical Data Return (SDR) reports a total of 21,909 affordable dwellings across the borough (20,303 general affordable/social rented, 1,386 supported housing/housing for older people and 220 low cost home ownership).
- 2.24 Figure 2.3 sets out the general characteristics of affordable housing households and dwellings across the borough based on the 2013 household survey (rebased on 2020).

Stakeholder views on affordable housing

- 2.25 A full analysis of the findings of the online stakeholder survey is set out in Technical Appendix E. A short summary for the affordable sector is provided here:
- Overall there is a good supply of affordable housing across South Tyneside but there continues to be a need for more.
 - There are shortfalls of larger family homes that have been lost through right to buy.
 - There is a shortage of affordable home ownership products.
 - Social housing offer needs to be expanded through further development and acquisitions.

Figure 2.3 Characteristics of affordable housing households and dwellings



Past trends in housing delivery

- 2.26 Over the past 7 years (2014/15 to 2020/21) 2,726 dwellings have been built and after taking account of demolitions/losses, the net delivery has been 2,260 or 323 each year (Table 2.10). This compares with an average housing target of 353 over this period.
- 2.27 Map 2.2 shows where new build sales activity has taken place over the period 2007-2019 by Lower Super Output Area. There are particular concentrations of development in the northern wards of South Shields, Hebburn and Cleadon.

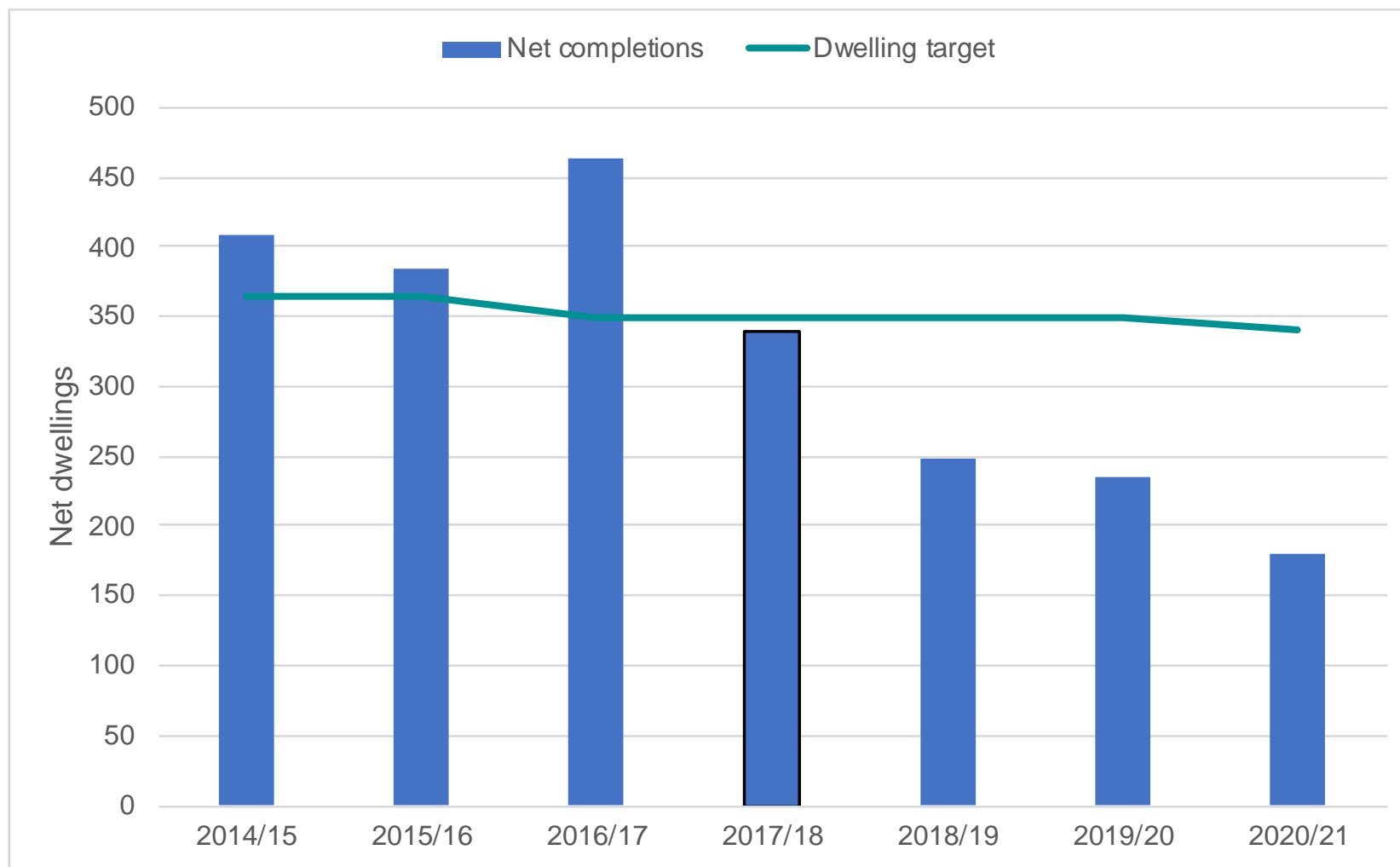
Table 2.10 Dwelling completions 2014/15 to 2019/20

Year	Completions	Demolitions / losses	Housing target	Net delivery
2014/15	456	47	365	409
2015/16	431	46	365	385
2016/17	566	103	350	463
2017/18	438	99	350	339
2018/19	402	154	350	248
2019/20	251	15	350	236
2020/21	182	2	341	180
Total (past 6 years)	2,726	466	2,471	2,260
Annual average (past 6 years)	389	67	353	323

Source: Council data

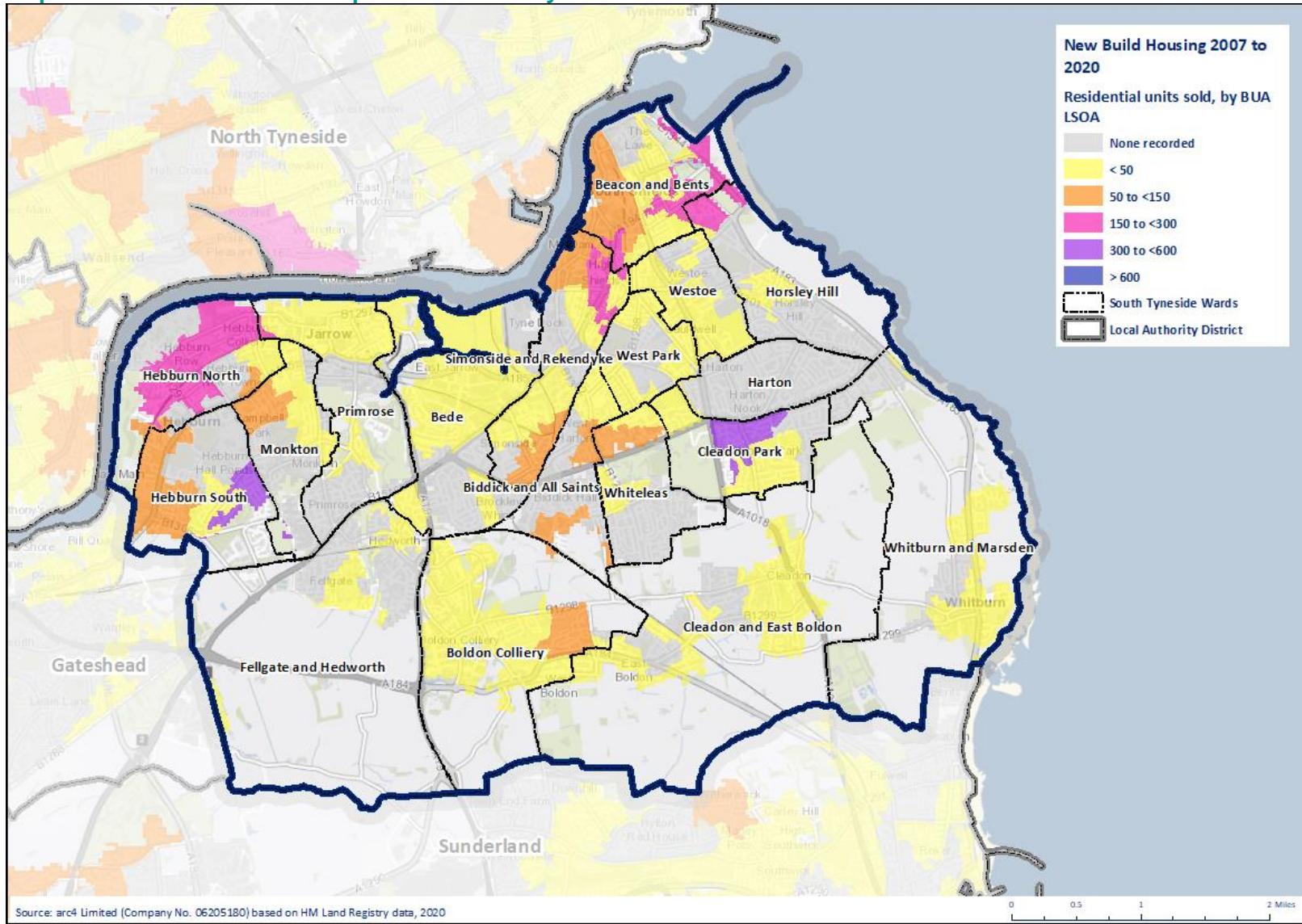
- 2.28 The issue of housing delivery was raised by developer and housebuilder stakeholders:
- Considerable variation in house prices means viability is a key issue in several locations and sales revenues.
 - The borough has a significant number of previously developed sites which raise delivery issues associated with clearance and demolition, land remediation and incompatible neighbouring uses.
 - All types of housing are in great demand in South Tyneside but particularly 3- and 4-bed family homes.
 - Limited family housing in more desirable areas such as Boldon, Cleadon and Whitburn attributed to planning constraint which is argued restricts supply, resulting in higher house prices.
 - Council needs to think strategically about releasing an appropriate proportion of green belt land for development whilst identifying land to be safeguarded and review whether the level of employment allocation remains appropriate in the Local Plan.
 - A mix of sites should come forward for development rather than an over reliance on brownfield development.
 - The Local Plan must ensure that it is flexible and agile enough to ensure continuity of delivery in response to changes in government policy.

Figure 2.4 Net dwelling completions, by type, compared with the annual target, 2014/15 to 2020/21



Source: Council data

Map 2.2 New build development in South Tyneside 2007 to 2020



Source: Data produced by Land Registry © Crown copyright 2020

Demographic drivers: population and households

Population projections

- 2.29 The ONS produces population projections every two years. A principal projection is produced along with variant projections which consider alternative migration assumptions. The latest 2018-based principal ONS population projections³ report a 2021 population of 151,936 across the borough which is expected to increase by 6,590 (4.3%) to 158,526 by 2039 (Table 2.11). There is a projected reduction in under 40 and 55-64 age cohorts. Older age groups are expected to increase the most, with a 29.2% increase in population aged 65 and over overall, and a 49% increase in population aged 85 and over.

Age groups	2021	2039	Change	% change
0-19	33,523	32,899	-624	-1.9%
20-39	36,592	36,229	-363	-1.0%
40-54	28,036	30,851	2,815	10.0%
55-64	22,437	18,037	-4,400	-19.6%
65-74	17,432	19,357	1,924	11.0%
75-84	10,101	15,468	5,366	53.1%
85+	3,814	5,685	1,871	49.0%
All Ages	151,936	158,526	6,590	4.3%

Source: 2018-based ONS population projections

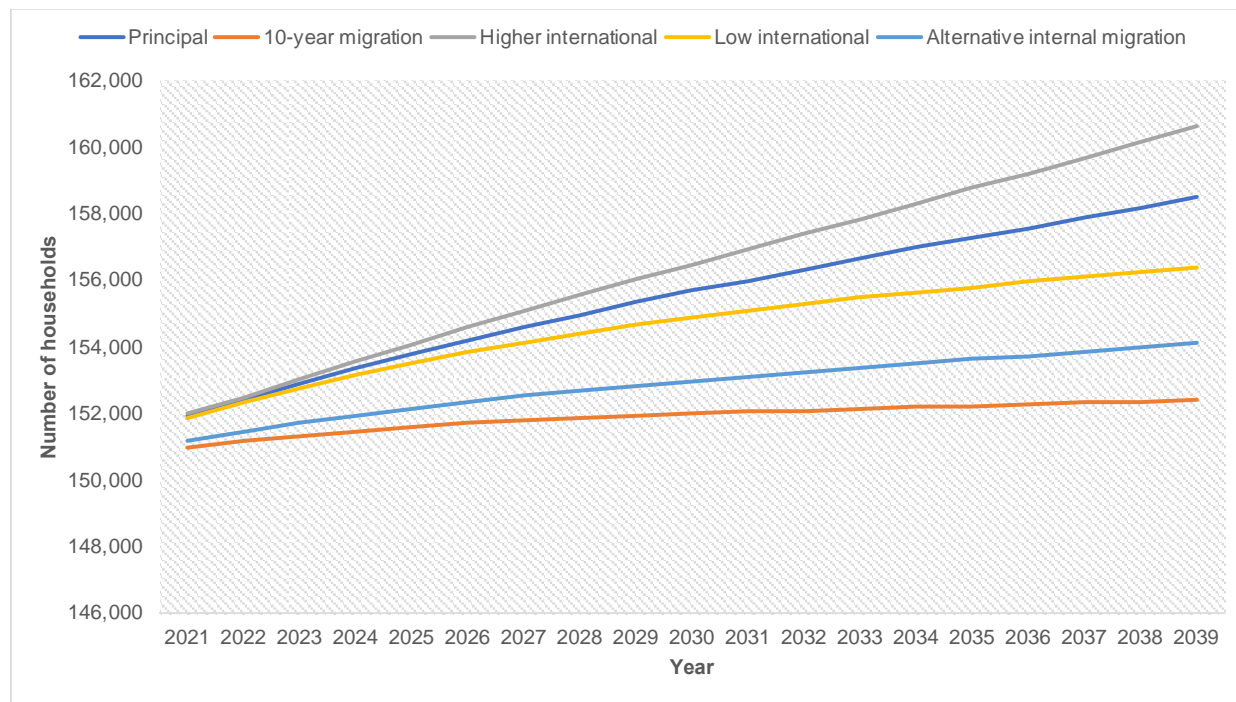
- 2.30 The overall change in population 2021 to 2039 based on variant 2018-based population projections and earlier principal projections are shown in Figure 2.5 and summarised in Table 2.12. The principal projection indicates an overall population change of around 6,590 or 4.3% and the variant projections indicates population changes ranging between 0.9% and 5.7%.

Scenario	2021	2039	Change	% change
Principal	151,936	158,526	6,590	4.3%
10-year migration	150,990	152,416	1,426	0.9%
Higher international	151,988	160,627	8,639	5.7%
Low international	151,883	156,419	4,536	3.0%
Alternative internal migration	151,202	154,127	2,924	1.9%

Source: 2018-based ONS population projections; see note under Table 2.16 for details of scenarios

³ Note that the SHMA uses the latest 2018-based projections to illustrate population change. The 2014-based projections are used in the calculation of future housing need as required under Planning Practice Guidance.

Figure 2.5 Variant population projections 2021 to 2039



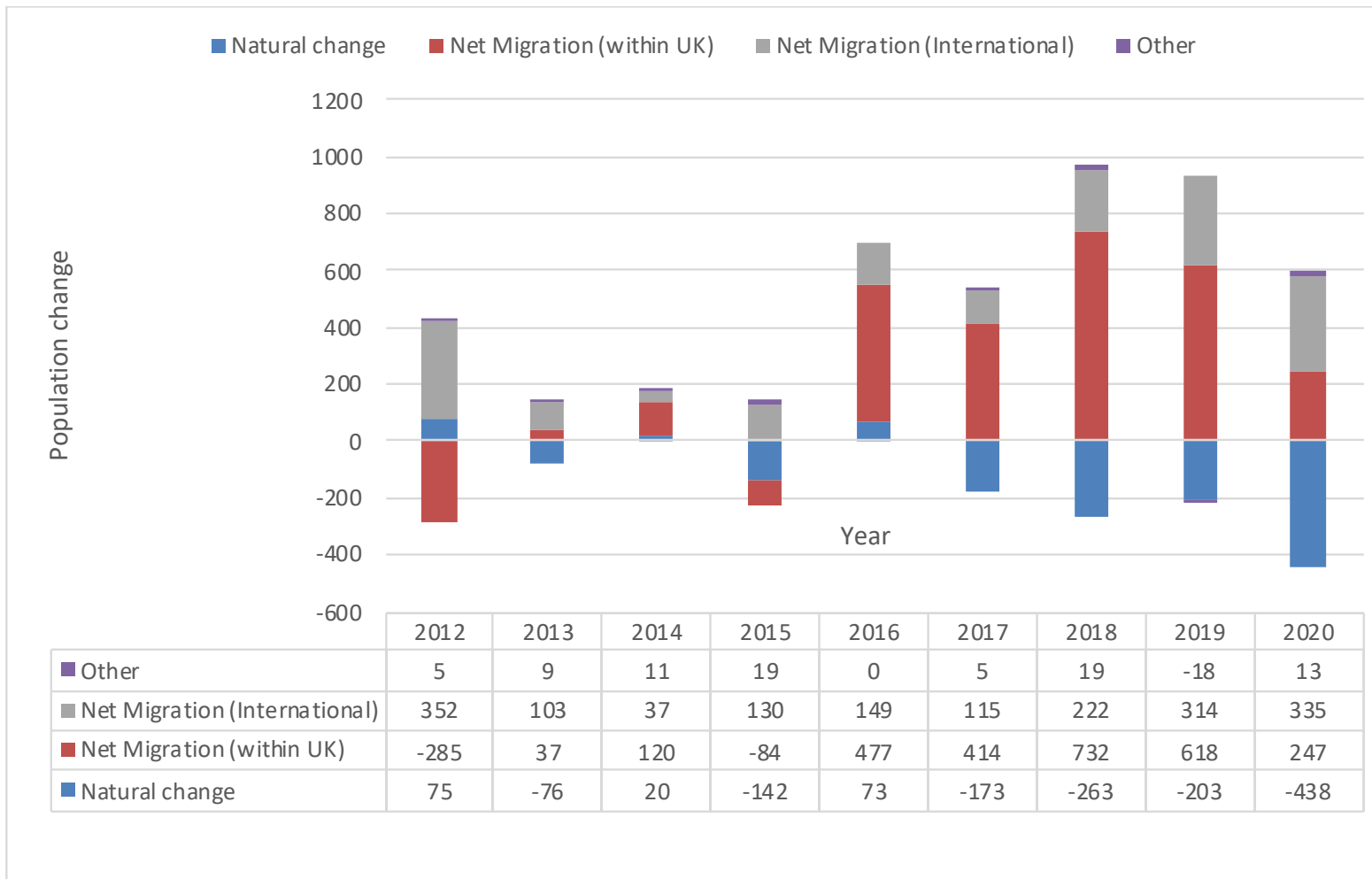
Source: 2018-based ONS population projections.

For full details of the alternative variant scenarios and background methodological notes please go to <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/components-of-change-births-deaths-and-migration-for-regions-and-local-authorities-in-england-table-5>

Components of population change

- 2.31 The ONS publish mid-year population estimates at local authority level which includes an analysis of components of population change, that is natural change, national migration and international migration. The component analysis also includes ‘other’ change which can include boundary adjustments and military population moves. The data for South Tyneside 2011-2018 is shown in Figure 2.6. Note in 2011 there was a very considerable change attributed to ‘other’ but no further information is available on the cause of this.
- 2.32 Over the period 2011 to 2014, the relative importance of components on population change was variable year on year. From 2015 onwards, three clear trends have been observed: reducing population through natural change and increasing population mainly through internal (England and Wales) and international migration. In 2020, there was a reduction in the overall population increase due to a higher reduction due to natural change and lower levels of internal migration.

Figure 2.6 Components of population change 2011 to 2020



Source: ONS Components of Change

Migration trends 2011-2019

- 2.33 Table 2.13 presents a detailed analysis of internal and international migration by year and Table 2.14 summarises the data by broad age and year groups. The base numbers may differ slightly from the ONS components of change analysis due to rounding but provides useful insight into the age group of migrants, their origins and destinations and the relative importance of international migration.
- 2.34 Key trends in migration over the period 2011 to 2019 include:
- From 2012 onwards there had been an overall net inflow of people into South Tyneside. The net inflow has been most apparent since 2015, with an average annual net inflow of 760 people. The net in-flow has been mainly driven by internal migration flows although net international in-migration has been generally increasing.
 - Net migration from Gateshead has been sustained throughout the period and remains an important migration flow. Net inflows from Newcastle have also been increasing in recent years along with net inflows from Sunderland and North Tyneside. An overall net outflow to the rest of England was reversed in 2015 to a sustained net in-flow.
 - In terms of migration by age group:
 - There has been a sustained net inflow of people across all age bands over the period 2011 to 2019.
 - Over the period 2017 to 2019 there has been a marked increase in the net number of people aged under 65 moving into South Tyneside, predominantly from Gateshead, Newcastle and elsewhere in England.
 - Across the 65+ age group, there has been limited overall migration but in the 2017-19 period there was an increase in net in-migration.
 - Regarding international migration:
 - Net international in-migration has been sustained through the 2011 to 2018 period, with highest levels reported in 2011 and 2012 before reducing 2013 to 2017. Since 2017, levels of net international migration have been increasing.
 - Is predominantly people aged under 65.
- 2.35 An analysis of migration flows indicates that net national and international migration inflows have helped to sustain the population of the borough and the levels of overall population growth attributed to migration have been increasing since 2015. This does signal that South Tyneside is an area people want to move to. Ensuring a diversity of dwelling opportunities for across all age groups will help to sustain the positive impact of migration on sustaining the population and help to retain younger people.

Table 2.13 National and international migration by year

YEAR	South Tyneside	TYNE & WEAR						OTHER NEIGHBOURING AREAS / ELSEWHERE UK						TOTAL (UK internal)	International	TOTAL (internal & international)
		County Durham	Gateshead	Newcastle upon Tyne	North Tyneside	Sunderland	T&W sub-total	Northumb erland	Tees Valley	ENGLAND (rest of)	NORTHERN IRELAND	SCOTLAND	WALES			
2011	<i>Migrated OUT to</i>	293	380	265	188	543	1,669	145	114	1,179	7	149	52	3,315	189	3,504
	<i>Migrated IN from</i>	259	444	277	170	543	1,693	171	108	1,002	8	132	49	3,162	536	3,698
	<i>NET</i>	-34	64	11	-18	0	24	25	-6	-177	1	-17	-3	-153	347	194
2012	<i>Migrated OUT to</i>	348	412	384	179	645	1,968	170	109	1,077	18	186	44	3,572	300	3,872
	<i>Migrated IN from</i>	294	442	302	222	629	1,889	139	113	971	28	101	46	3,287	652	3,939
	<i>NET</i>	-54	30	-82	43	-16	-79	-30	4	-106	11	-86	2	-284	352	68
2013	<i>Migrated OUT to</i>	337	383	327	172	624	1,842	161	100	1,054	23	185	47	3,414	183	3,597
	<i>Migrated IN from</i>	349	511	341	219	687	2,107	113	120	961	7	99	44	3,451	286	3,737
	<i>NET</i>	12	128	14	47	63	264	-48	19	-93	-16	-86	-3	37	103	140
2014	<i>Migrated OUT to</i>	343	391	373	194	616	1,917	192	112	1,076	21	176	37	3,531	244	3,775
	<i>Migrated IN from</i>	295	522	421	217	621	2,076	152	121	1,110	15	145	33	3,651	281	3,932
	<i>NET</i>	-48	131	48	23	5	159	-40	9	34	-6	-32	-4	120	37	157
2015	<i>Migrated OUT to</i>	329	430	397	222	647	2,024	143	108	1,095	10	137	48	3,565	219	3,784
	<i>Migrated IN from</i>	309	533	342	238	661	2,083	161	102	965	13	127	30	3,481	349	3,830
	<i>NET</i>	-20	103	-55	16	14	58	18	-6	-130	4	-10	-18	-84	130	46
2016	<i>Migrated OUT to</i>	375	338	344	212	608	1,876	140	150	963	10	136	25	3,300	132	3,432
	<i>Migrated IN from</i>	303	560	421	272	714	2,269	165	120	1,060	14	123	26	3,777	281	4,058
	<i>NET</i>	-72	222	77	60	106	393	25	-30	97	4	-13	1	477	149	626
2017	<i>Migrated OUT to</i>	380	453	399	231	686	2,149	195	156	1,051	9	141	24	3,725	196	3,921
	<i>Migrated IN from</i>	364	599	472	250	715	2,400	138	149	1,291	12	109	40	4,139	311	4,450
	<i>NET</i>	-16	146	73	19	29	251	-57	-7	240	3	-31	16	414	115	529
2018	<i>Migrated OUT to</i>	395	432	435	232	702	2,197	235	144	1,107	21	108	40	3,852	107	3,959
	<i>Migrated IN from</i>	388	691	579	299	758	2,715	195	175	1,330	4	133	33	4,584	329	4,913
	<i>NET</i>	-7	259	144	67	56	518	-40	31	223	-16	24	-7	732	222	954
2019	<i>Migrated OUT to</i>	391	428	436	233	682	2,171	260	160	1,216	18	125	42	3,991	151	4,142
	<i>Migrated IN from</i>	394	628	614	274	747	2,656	197	156	1,426	10	124	40	4,609	465	5,074
	<i>NET</i>	2	200	178	41	64	486	-63	-4	210	-8	-1	-2	618	314	932

Sources:**Internal:** ONS detailed estimates of by origin and destination by local authorities age and sex**International:** ONS Detailed time series 2001 -2019 (Table: MYEB2)

Table 2.14 Summary of national and international migration by year group and age group

PERIOD	AGE GROUP	South Tyneside	TYNE & WEAR						OTHER NEIGHBOURING AREAS / ELSEWHERE UK						TOTAL (UK internal)	International	TOTAL (internal & international)
			County Durham	Gateshead	Newcastle upon Tyne	North Tyneside	Sunderland	T&W sub-total	Northumberland	Tees Valley	ENGLAND	NORTHERN IRELAND	SCOTLAND	WALES			
2011-2013	<30	Migrated OUT to	510	620	576	254	901	2861	203	218	2013	25	302	86	5,706	346	6,052
		Migrated IN from	446	708	549	287	918	2909	190	196	1681	26	171	75	5,249	846	6,095
		NET	-63	88	-27	33	17	48	-12	-22	-331	1	-131	-10	-458	500	42
	30-64	Migrated OUT to	424	518	378	260	782	2362	223	90	1128	21	195	52	4,071	314	4,385
		Migrated IN from	426	638	346	300	853	2563	188	130	1079	17	141	58	4,177	565	4,742
		NET	2	120	-33	40	72	201	-35	40	-49	-3	-54	6	106	251	357
	65+	Migrated OUT to	42	13	30	5	34	124	35	162	170	3	23	6	524	12	536
		Migrated IN from	29	53	29	22	28	161	45	103	176	0	20	5	510	63	573
		NET	-13	39	-1	17	-6	37	10	-59	7	-3	-4	-1	-14	51	37
2014-2016	<30	Migrated OUT to	497	603	656	291	902	2949	200	222	1955	23	231	58	5,639	336	5,975
		Migrated IN from	434	748	701	322	977	3181	205	212	1724	30	211	56	5,618	479	6,097
		NET	-63	145	45	30	75	232	4	-11	-231	7	-21	-2	-21	143	122
	30-64	Migrated OUT to	492	502	430	306	807	2537	240	133	987	15	191	41	4,145	241	4,386
		Migrated IN from	424	794	455	376	920	2968	235	122	1214	9	151	31	4,731	383	5,114
		NET	-68	292	24	70	113	431	-5	-11	226	-6	-40	-10	586	142	728
	65+	Migrated OUT to	57	0	30	0	0	87	0	292	192	2	27	11	612	18	630
		Migrated IN from	49	95	43	17	0	203	37	132	198	0	34	5	610	49	659
		NET	-8	95	13	17	0	116	37	-161	6	-2	7	-6	-2	31	29
2017-2019	<30	Migrated OUT to	559	644	803	319	1020	3345	277	277	2072	24	175	73	6,244	263	6,507
		Migrated IN from	594	980	970	387	1051	3982	254	285	2227	15	176	66	7,005	652	7,657
		NET	35	336	167	67	31	637	-23	8	154	-9	1	-7	761	389	1,150
	30-64	Migrated OUT to	511	599	411	344	874	2738	348	161	1125	23	177	28	4,599	175	4,774
		Migrated IN from	475	856	641	393	1004	3370	232	182	1565	9	158	40	5,555	407	5,962
		NET	-36	257	230	49	130	631	-116	22	440	-14	-19	12	956	232	1,188
	65+	Migrated OUT to	97	13	34	10	61	215	28	278	177	0	22	6	725	16	741
		Migrated IN from	76	106	53	33	57	324	43	130	271	3	34	9	814	46	860
		NET	-21	93	19	22	-4	109	16	-148	94	3	12	3	89	30	119

Sources:

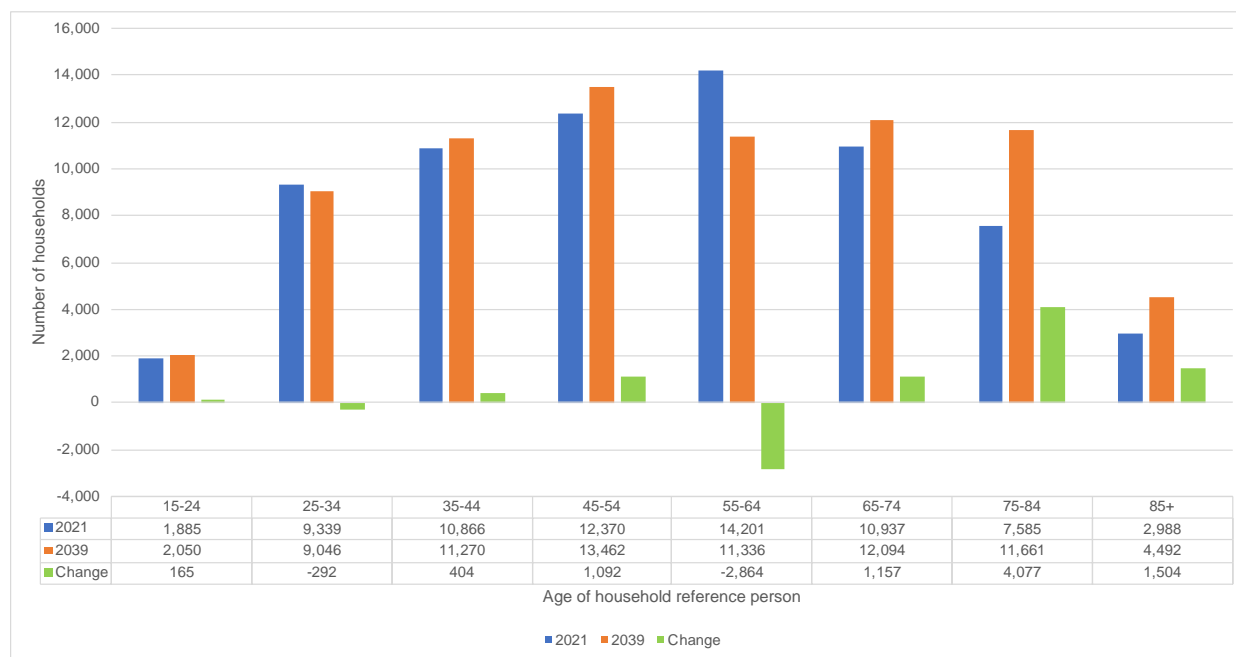
Internal: ONS detailed estimates of by origin and destination by local authorities age and sex

International: ONS Detailed time series 2001 -2019 (Table: MYEB2)

Household projections

- 2.36 The ONS produces household projections which are based on population projections. The ONS estimates the proportions of people who are likely to be household reference people by age, gender and household type based on census data. Variant household projections are also produced.
- 2.37 According to the 2018-based principal ONS household projections there are 70,170 households across the borough in 2021 and this is expected to increase by 5,242 (7.5%) to 75,412 by 2039.
- 2.38 Table 2.15 provides a detailed breakdown of household type by the age of Household Reference Person. This shows that the overall household type profile is not expected to change over the 2021 to 2039 period, with the dominant household types being ‘other households’ with two or more adults and ‘one person’ households. However, as illustrated in Figure 2.7, there will be a marked increase in the number of households where the Household Reference Person is aged 65 or over.

Figure 2.7 Profile of households by age of Household Reference Person 2021 and 2039



Source: 2018-based ONS household projections

Table 2.15 Household types and change 2021 to 2039										
Year and household type	Age of Household Reference Person (HRP)									
2021	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+	TOTAL	%
One Person	602	2,889	2,987	3,865	5,183	4,549	3,825	2,035	25,935	37.0%
Household with 1 dependent child	632	2,501	2,985	2,536	1,049	250	82	20	10,055	14.3%
Household with 2 dependent children	188	1,463	2,241	1,409	314	14	1	2	5,633	8.0%
Household with 3 or more dependent children	72	672	844	354	68	3	1	0	2,015	2.9%
Other households with two or more adults	391	1,813	1,809	4,205	7,587	6,120	3,675	932	26,532	37.8%
Total	1,885	9,339	10,866	12,370	14,201	10,937	7,585	2,988	70,170	100.0%
2039	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+	TOTAL	%
One Person	659	2,803	3,105	4,177	4,145	5,082	5,802	2,979	28,753	38.1%
Household with 1 dependent child	680	2,422	3,075	2,803	835	271	126	30	10,244	13.6%
Household with 2 dependent children	204	1,413	2,322	1,582	247	15	2	3	5,788	7.7%
Household with 3 or more dependent children	79	651	870	402	53	3	2	0	2,059	2.7%
Other households with two or more adults	428	1,757	1,899	4,498	6,056	6,722	5,729	1,479	28,568	37.9%
Total	2,050	9,046	11,270	13,462	11,336	12,094	11,661	4,492	75,412	100.0%
Change 2021-2039	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+	TOTAL	%
One Person	57	-85	118	312	-1,038	533	1,977	945	2,818	53.8%
Household with 1 dependent child	48	-79	90	267	-214	21	45	10	189	3.6%
Household with 2 dependent children	16	-50	80	173	-67	1	1	2	155	3.0%
Household with 3 or more dependent children	6	-21	26	48	-15	0	1	0	44	0.8%
Other households with two or more adults	37	-56	90	292	-1,531	603	2,054	547	2,036	38.8%
Total	165	-292	404	1,092	-2,864	1,157	4,077	1,504	5,242	100.0%

Source: 2018-based ONS household projections

- 2.39 ONS household projections underpin the standard method to calculate overall housing need. Table 2.16 considers the overall household growth associated with projections over different base years and the 2018-based variant projections. Data covers the period 2021 to 2039 but change over the period 2021 to 2031 is specifically highlighted as this aligns with the standard method calculations. Note that 2014-based projections are used in the standard method.
- 2.40 Note that the annual household growth over the period 2021 to 2031 under the 2014-based projections was 304 compared with 291 under the latest 2018-based projections. The 2018-based projections also show variant growth of between 188 and 329.
- 2.41 The most recent data on components of population change and migration would suggest that rates of net in-migration from elsewhere in the UK and outside the UK are important drivers of population change in South Tyneside.

Scenario	2021	2031	2039	Change 2021-2031	% change 2021-31	Annual change 2021-31	Change 2021-2039	% change 2021-39
2014-based principal	70,438	73,473	75,146	3,035	4.3%	304	4,708	6.7%
2016-based principal	69,486	71,305	72,759	1,819	2.6%	182	3,273	4.7%
2018-based Principal	70,170	73,084	75,412	2,914	4.2%	291	5,242	7.5%
<i>2018-based Variant</i>								
10-Year migration	69,855	71,738	73,206	1,883	2.7%	188	3,351	4.8%
High migration	70,193	73,480	76,306	3,287	4.7%	329	6,113	8.7%
Low migration	70,147	72,687	74,515	2,540	3.6%	254	4,368	6.2%
Alternative migration	69,914	72,031	73,764	2,117	3.0%	212	3,850	5.5%

Sources: 2014-based MHCLG household projections, 2016-based ONS household projections, 2018-based ONS household projections and variant projections

Note on migration assumptions underpinning 2018-based scenarios

Principal	Based on internal migration over most recent 2 years, 5 years of cross-border and 5 years international migration
10-Year migration	Migration (internal, cross border and international) based on 10 years of data
High migration	Higher levels of net international migration but proportionate distribution by local authority remains the same
Low migration	Lower levels of net international migration but proportionate distribution by local authority remains the same
Alternative migration	Uses internal migration over most 5 years, 5 years of cross-border and 5 years international migration

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/articles/impactofdifferentmigrationtrendlengths/march2020>

Defining the housing market area: household migration and travel to work

- 2.42 PPG asks councils to consider the extent to which their local authority area is a self-contained housing market area. This remains an important consideration for the council as the degree of interaction may require policy responses.

Household migration

- 2.43 Data reported in the 2011 Census illustrates the extent to which South Tyneside can be described as a self-contained housing market area based on migration data. Planning Advisory Service guidance recommends that when migration data are tested against the PPG criterion for self-containment, at least 70% of all migration excluding long-distance migration should be contained within the housing market area. A suitable test are two migration containment ratios:
- **Supply side (origin):** moves within the area divided by all moves whose origin is in the area, excluding long-distance moves; and
 - **Demand side (destination):** moves within the area divided by all moves whose destination is in the area, excluding long-distance migration.
- 2.44 Table 2.17 presents the relevant migration data for South Tyneside. Supply side (origin) data indicates that 75.3% of all residents moving in the year preceding the census originated from within South Tyneside. A further 8.5% moved from neighbouring Sunderland and Gateshead, 7.3% from elsewhere in the North East and 8.9% from outside the North East. Demand side (destination) data shows a very similar pattern of migration.
- 2.45 Table 2.18 summarises the containment ratios that apply to the origin and destination of moving residents. In line with PPG guidance, this excludes long-distance migration (which in this case is taken as moves from outside the North East). Based on these criteria, the origin containment ratio is 82.6% and the destination is 82.1%. This indicates a high level of self-containment in terms of population migration.

Table 2.17 Population movement by origin and destination						
Origin/Destination	Supply Side (Origin)			Demand Side (Destination)		
	All Moves		Excluding Long Distance Moves	All Moves		Excluding Long Distance Moves
	Number	%	%	Number	%	%
South Tyneside	8,882	75.3	82.6	8882	74.5	82.1
Sunderland	605	5.1	5.6	532	4.5	4.9
Gateshead	396	3.4	3.7	339	2.8	3.1
County Durham	248	2.1	2.3	316	2.6	2.9
Newcastle upon Tyne	243	2.1	2.3	343	2.9	3.2
North Tyneside	156	1.3	1.5	165	1.4	1.5
Northumberland	123	1.0	1.1	134	1.1	1.2
Elsewhere NE	96	0.8	0.9	102	0.9	0.9
North West	154	1.3		197	1.7	
Yorkshire and the Humber	189	1.6		261	2.2	
Elsewhere UK	706	6.0		655	5.5	
Total	11,798	100.0	100.0	11926	100.0	100.0
Base (excluding long-distance moves)			10,749			10,813

Source: 2011 Census table MM01CUK_ALL

Table 2.18 Migration containment ratios			
Origin	Moves within the area	All moves originating in the area	Containment Ratio
	8,882	10,749	82.6%
Destination	Moves within the area	All moves whose destination is in the area	Containment Ratio
	8,882	10,813	82.1%

2.46 Table 2.19 explores where households moving in the borough moved to and the tenure, dwelling type/size moved to by broad age group. Table 2.20 considers the household characteristics and incomes of in-migrant households.

2.47 For under 30s:

- most moved to Hebburn or South Shields;
- 49% moved into private rented accommodation, 28% into owner-occupation and 23% into affordable housing;
- 26% moved into a 1 or 2-bedroom house, 32% into 3-bedroom houses, 29% into flats (mainly 2-bedroom) and 13% into other types and sizes;
- 20% were singles, 39% couples with no children 34.2% were families with children and 7% were other households (for instance friends sharing);
- there was a broad mix of income groups, with 17% having an income of less than £15.6k, 17% between £15.k and £26k, 33% between £26k and £39k, and 33% with an income of £39k or more;

- around 69% could afford a property priced around £100,000 and around 21% could afford around £150,000.
- 2.48 For the 30 to 64 age group, which is the largest of the in-migrant age groups:
- most moved to Hebburn or South Shields;
 - 43% moved into owner occupation, 40% into private renting and 17% into affordable housing;
 - 58% moved into houses (particularly 3-bedroom properties), 37% moved to flats, 3.6% bungalows and 0.6% other property types;
 - 40% were families with children, 34% singles, 24% couples with no children and 2% other household types;
 - 39% had an income of less than £15.6k, 21% between £15.6k and £26k, 19% between £26k and £39k and 21% £39k or more; and
 - Around 10% could afford properties priced around £100,000.
- 2.49 For the 65 and over age group:
- 51% moved to South Shields, 24% to East Boldon, Cleadon and Whitburn, 20% to Jarrow and 5% to Hebburn;
 - 56% moved into owner occupation, 20% into private renting and 24% into affordable/social rented;
 - 42% moved into houses (mainly 2 and 3-bedroom), 42% moved into flats (23% into 1-bedroom and 19% into 2-bedroom) and 14% moved into bungalows (mainly 1 and 2-bedroom) and 2% other types (for instance specialist older person housing);
 - they were mainly singles and couples with no children;
 - annual incomes were low with 65% receiving less than £15,600 each year; however
 - because of existing equity and savings, 68% could afford properties prices around £100,000 and 33% could afford properties priced around £150,000.
- 2.50 The main specified reasons for households moving into South Tyneside was to live closer to family or friends (23.3%) followed by needing to be closer to work (16%) and for marriage/to live together (11.1%).

Households planning to move

- 2.51 The 2013 household survey (rebased to 2020) found that around 12,450 (17.7%) households plan to move in the next five years. A further 5,360 (7.6%) households would like to move but are unable to. 59.2% of these households said that this is because they cannot afford to move and around 20% said there was lack of accommodation in the location wanted for type wanted.
- 2.52 The household survey identified the following characteristics relating to those households planning to move in the next five years:
- 37% would like a two-bedroom dwelling and around 57% of households would like three or more-bedrooms and 6% one-bedroom.

- 65% of households would like a house (32% detached, 23% would like a semi-detached house, 10% terraced), 25% would like a bungalow, 10% would like a flat or apartment or other dwelling type.
- 48% stated they were most likely to move into owner occupation, 42% affordable housing (including social rented, shared ownership, shared equity, help to buy and rent to buy), and 10% private renting.
- The main reasons why households plan to move are wanting a larger property (28%), wanting to move to a better neighbourhood (8%), wanting to buy (8%), needing a smaller property (7%) and needing housing suitable for an older/disabled person (7%).

2.53 The majority of people (88%) want to remain living within South Tyneside.

Table 2.19 Households moving to South Tyneside: Location, tenure, dwelling size/type choices by age group

Sub-area	Age group (%)			Total
	Under 30	30 to 64	65 and over	
East Boldon, Cleadon and Whitburn	10.6%	13.6%	24.2%	14.3%
Hebburn	25.5%	21.3%	5.2%	20.1%
Jarrow	17.8%	16.4%	19.6%	17.2%
South Shields	46.1%	48.7%	51.1%	48.4%
Total	100.0%	100.0%	100.0%	100.0%
Tenure	Under 30	30 to 64	65 and over	Total
Owner Occupied	28.2%	42.6%	56.0%	41.0%
Private renting	49.0%	39.7%	19.9%	39.2%
Affordable	22.7%	17.6%	24.1%	19.8%
Total	100.0%	100.0%	100.0%	100.0%
Dwelling type/size	Under 30	30 to 64	65 and over	Total
1-3 bedroom detached house	1.5%	1.2%	0.0%	1.1%
4 or more -bedroom detached house	0.0%	3.5%	5.2%	2.9%
1-2 bedroom semi-detached house	16.8%	3.7%	8.0%	7.3%
3-bedroom semi-detached house	18.9%	19.1%	13.2%	18.3%
4 or more-bedroom semi-detached house	4.6%	5.3%	0.0%	4.4%
1-2 bedroom terraced house	9.2%	10.1%	8.4%	9.7%
3 or more-bedroom terraced house	11.6%	15.0%	7.2%	13.1%
1-2 bedroom bungalow	1.9%	3.6%	10.4%	4.1%
3 or more-bedroom bungalow	0.9%	0.0%	3.4%	0.7%
1-bedroom flat	2.7%	14.3%	23.0%	12.8%
2-bedroom flat	20.9%	22.8%	18.6%	21.8%
3 or more-bedroom flat	5.1%	0.8%	0.0%	1.7%
Other	6.0%	0.6%	2.8%	2.2%
Total	100.0%	100.0%	100.0%	100.0%
Base (households moving into South Tyneside 5 years to 2013)	871	2,327	502	3,700

Source: 2013 household survey (rebased to 2020)

Table 2.20 Households moving to South Tyneside: Age group, household type and income

Household type	Age group (%)			Total
	Under 30	30 to 64	65 and over	
Single Adult	19.8%	33.9%	44.2%	32.0%
Couple only (both under 65)	39.2%	16.7%	0.0%	19.7%
Couple only (one or both over 65)	0.0%	7.1%	50.8%	11.4%
Couple with 1 or 2 child(ren) under 18	15.3%	16.5%	0.0%	14.0%
Couple with 3 or more children under 18	3.2%	2.2%	0.0%	2.1%
Couple with child(ren) aged 18+	0.0%	3.1%	0.0%	2.0%
Lone parent with 1 or 2 child(ren) under 18	10.5%	15.2%	0.0%	12.1%
Lone parent with 3 or more children under 18	5.2%	0.6%	0.0%	1.6%
Lone parent with child(ren) aged 18+	0.0%	2.7%	5.0%	2.4%
Other type of household	6.8%	1.8%	0.0%	2.7%
Total	100.0%	100.0%	100.0%	100.0%
Annual household income	Under 30	30 to 64	65 and over	Total
<£15,600	17.1%	39.0%	64.5%	37.4%
£15,600 to £26,000	16.7%	21.0%	29.1%	21.1%
£26,001 to £39,000	33.1%	18.7%	2.0%	19.7%
£39,001 to £49,400	22.8%	10.0%	0.0%	11.6%
£49,401 or more	10.2%	11.4%	4.3%	10.2%
Total	100.0%	100.0%	100.0%	100.0%
Affordability threshold	Under 30	30 to 64	65 and over	Total
Can afford up to £100,000	68.6%	41.7%	6.4%	43.2%
Can afford up to £125,000	42.8%	27.2%	4.3%	27.8%
Can afford up to £150,000	34.6%	24.2%	4.3%	24.0%
Can afford up to £175,000	12.0%	15.3%	4.3%	13.2%
Can afford up to £200,000	12.0%	15.3%	4.3%	13.2%
Can afford up to £250,000	1.9%	2.7%	0.0%	2.2%
Can afford up to £300,000	1.9%	0.0%	0.0%	0.4%
Base (Base (households moving into South Tyneside 5 years to 2013))	871	2,327	502	3,700

Travel to work

- 2.54 The 2011 Census provides an analysis of travel to work patterns and the extent to which residents in South Tyneside travel to other areas, together with details of how many people commute into South Tyneside. Table 2.21 presents this data and indicates that 50.4% of people who live in South Tyneside work in the borough, with a further 36.5% working in Sunderland, Newcastle and Gateshead. By comparison, 65.9% of people who work in South Tyneside live in the borough and a further 21.3% commute in from Sunderland, Newcastle and Gateshead.

Table 2.21 South Tyneside 2011 Census commuting flows: workers (aged 16-74 years)			
Where do people who live in South Tyneside work?			
Live	Work	Number	%
South Tyneside	South Tyneside	27,902	50.4
	Sunderland	8,749	15.8
	Newcastle upon Tyne	6,484	11.7
	Gateshead	4,960	9.0
	North Tyneside	2,170	3.9
	County Durham	1,739	3.1
	Northumberland	832	1.5
	Tees Valley	594	1.1
	Elsewhere	1,899	3.4
Workers		55,329	100.0
Where to people who work in South Tyneside live?			
Live	Work	Number	%
South Tyneside	South Tyneside	27,902	65.9
Sunderland		4,979	11.8
Newcastle upon Tyne		1,551	3.7
Gateshead		2,456	5.8
North Tyneside		1,785	4.2
County Durham		1,888	4.5
Northumberland		848	2.0
Tees Valley		506	1.2
Elsewhere		394	0.9
Jobs		42,309	100.0

- 2.55 In terms of defining market areas, the ONS provides a definition of Travel to Work (TTW) areas as follows:

'The current criterion for defining TTWs is that generally at least 75% of an area's resident workforce in the area and at least 75% of the people who work in the

area also live in the area...however, for areas with a working population in excess of 25,000, self-containment rates as low as 66.7% are accepted'⁴.

- 2.56 This analysis indicates that South Tyneside is part of a wider functional economic area extending across Tyne and Wear.

Conclusions on housing market area

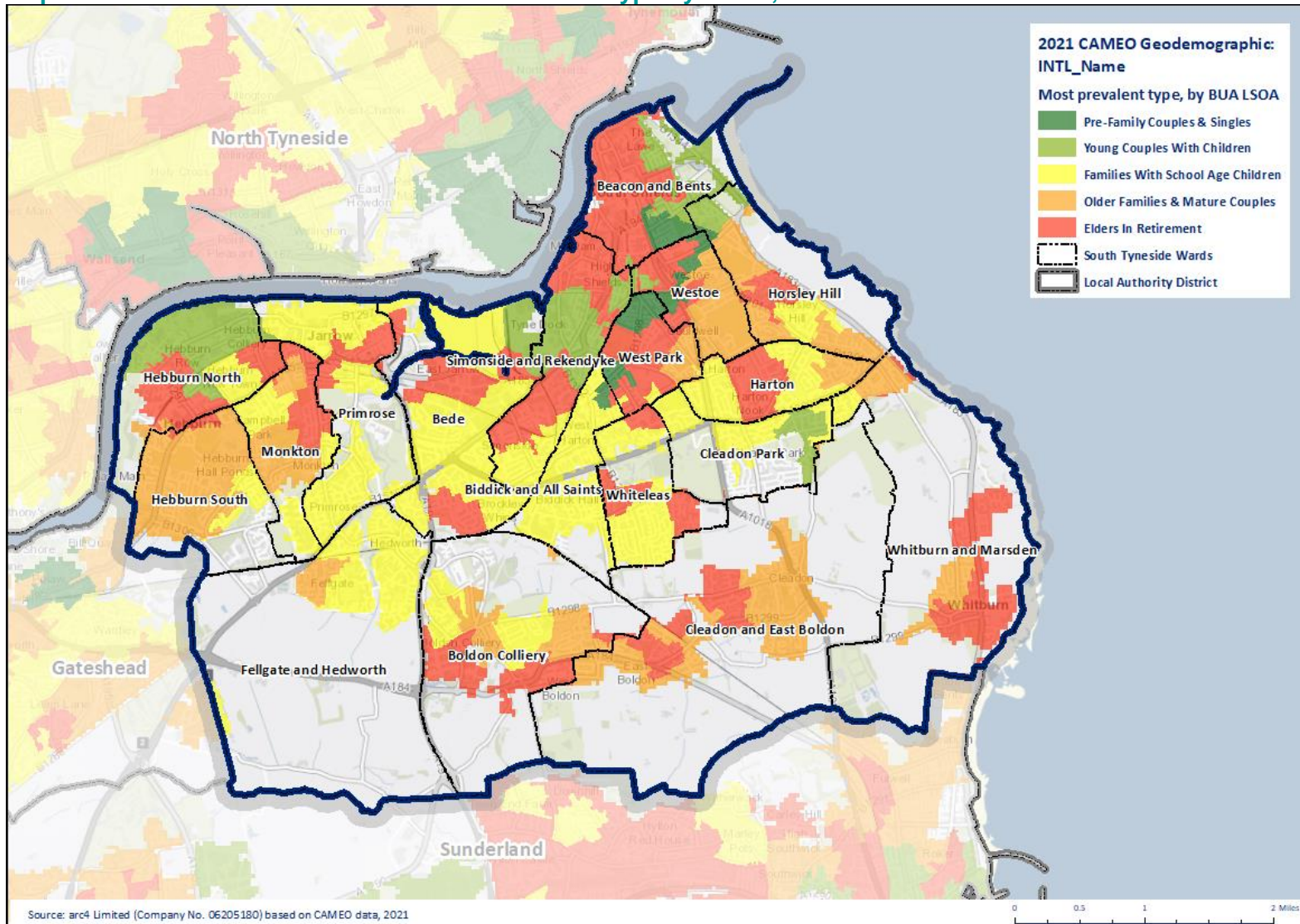
- 2.57 From this analysis, South Tyneside is self-contained in terms of migration but the strong economic linkages with other Tyne and Wear authorities mean it is part of a wider functional economic area.
- 2.58 Overall, South Tyneside it is an appropriate market area for the purposes of Local Plan policy making.

Household characteristics

- 2.59 Having considered how the characteristics of households in different tenures varies, the range of households living in the borough is further illustrated in Maps 2.3 and 2.4. Map 2.3 illustrates the distribution of key household typologies and indicates a predominance of older households in South Shields and younger households in Jarrow. Map 2.4 focuses on income typologies and shows higher income households in the southern wards of South Shields and in East Boldon, Cleadon and Whitburn. In general however, incomes tend to be low across the borough.

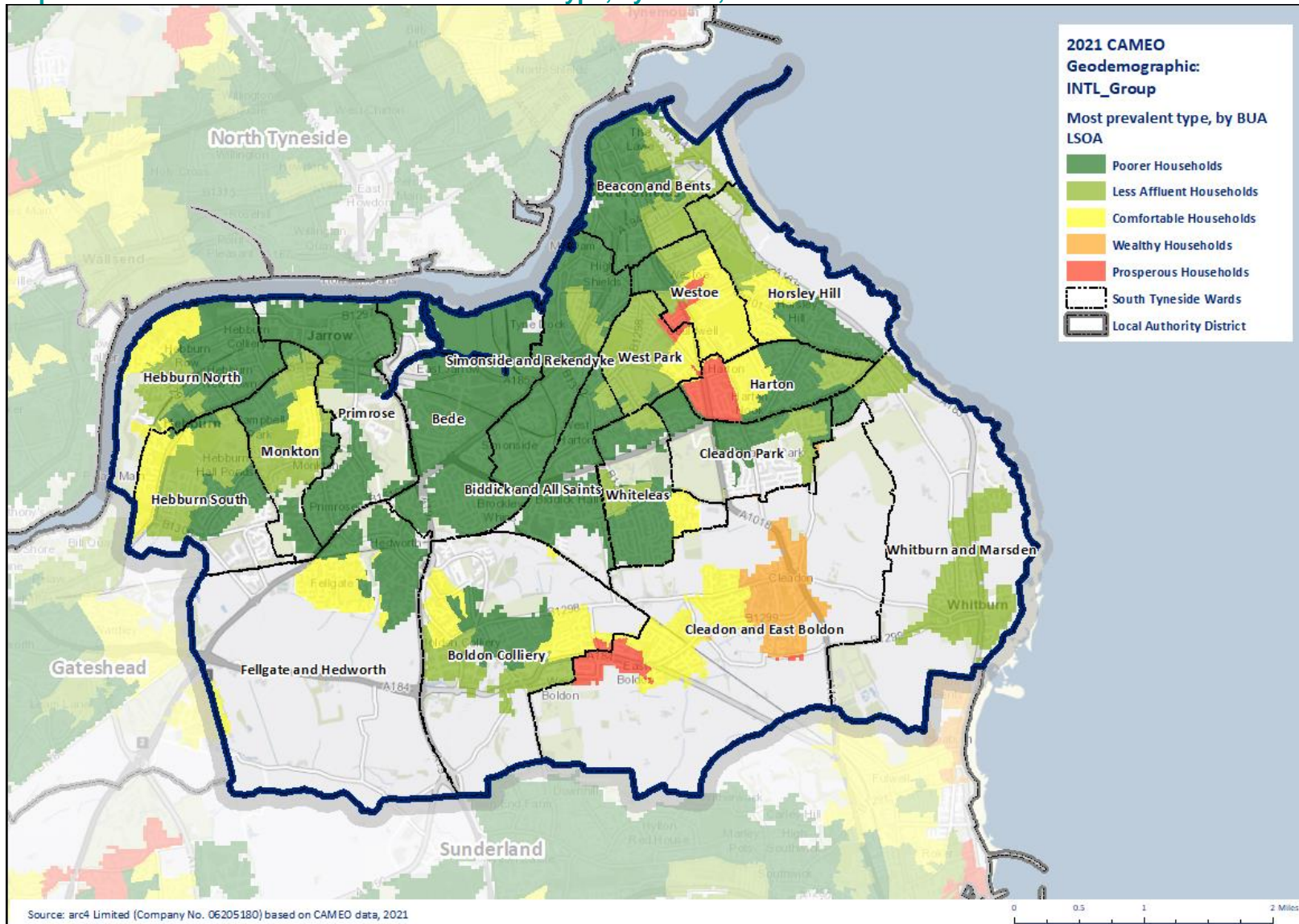
⁴<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/articles/commutingtoworkchangestotraveltoworkareas/2001to2011>

Map 2.3 Household characteristics: household type by LSOA, 2021



Source: CAMEO 2021

Map 2.4 Household characteristics: income type, by LSOA, 2021



Source: CAMEO 2021

Income data

- 2.60 There are a range of income data sources available to inform this study which are now summarised. The 2013 household survey and CAMEO income data provide range, quartile and average data of gross household income by ward. ONS Annual Survey of Hours and Earnings data provides gross earnings of economically active residents at borough level.
- 2.61 Table 2.22 summarises gross income by sub-area from the 2013 household survey (rebased to 2020) and indicates a borough-wide lower quartile household income of £9,100 and a median of £16,900. This is gross income from all sources for all households. Table 2.23 summarises gross income by sub-area using 2020 CAMEO UK data and indicates a borough-wide lower quartile household income of £15,000 and a median of £15,000⁵. This is gross income from all sources for all households.
- 2.62 The 2021 Annual Survey of Hours and Earnings resident-based data indicates lower quartile earnings are £20,138, median earnings are £26,840 and average earnings are £32,280 across the borough.

⁵ Note the income distribution is heavily skewed to incomes less than £20,000. This means the 25% and 50% percentiles are both in the same income band which is represented by a £15,000 mid-point.

Table 2.22 Gross household income sub-area: household survey data

Sub-area	Annual gross household income						Total	Lower Quartile	Median	Average
	Under £10,400	£10,400 to under £20,800	£20,800 to under £26,000	£26,000 to under £39,000	£39,000 to under £49,400	£49,400 or more				
East Boldon, Cleadon and Whitburn	9.5%	29.3%	9.5%	15.8%	11.3%	24.6%	100.0%	£14,300	£32,500	£30,973
Hebburn	17.1%	36.7%	14.0%	14.6%	8.5%	9.1%	100.0%	£9,100	£19,500	£23,049
Jarrow	18.6%	41.5%	12.0%	13.8%	7.4%	6.7%	100.0%	£9,100	£16,900	£21,123
South Shields	20.4%	41.8%	11.7%	11.6%	6.1%	8.3%	100.0%	£9,100	£16,900	£20,820
Total	18.3%	39.6%	11.9%	13.1%	7.3%	9.8%	100.0%	£9,100	£16,900	£22,301

Source: 2013 household survey (rebased to 2020)

Note household income data derived from the 2013 survey has been uplifted by 12.15% based on the difference between lower quartile earnings in 2013 and 2020.

Table 2.23 Gross household income by sub-area 2021: CAMEO UK data

Sub-area	Annual gross household income							Total	Lower Quartile	Median	Average
	<£10k	£10k to <£20k	£20k - <£30k	£30k- <£40k	£40k- <£50k	£50k- <£75k	£75k or more				
East Boldon, Cleadon and Whitburn	2.2%	21.4%	21.6%	20.3%	24.8%	9.1%	0.4%	100.0%	£25,000	£35,000	£37,776
Hebburn	8.7%	49.1%	24.2%	12.2%	5.0%	0.7%	0.0%	100.0%	£15,000	£15,000	£21,052
Jarrow	10.6%	60.4%	15.5%	8.7%	3.7%	0.7%	0.0%	100.0%	£15,000	£15,000	£19,300
South Shields	2.2%	21.4%	21.6%	20.3%	24.8%	9.1%	0.4%	100.0%	£15,000	£15,000	£18,661
South Tyneside Total	10.2%	53.2%	19.4%	9.9%	5.2%	1.8%	0.1%	100.0%	£15,000	£15,000	£21,159

Source: CAMEO UK 2021

Summary

- 2.63 Across South Tyneside there are an estimated 72,081 dwellings and 70,170 households and 2.9% of dwellings are vacant.
- 2.64 In terms of occupied dwelling stock:
- 67.3% of occupied dwellings are owner occupied, 16.8% are private rented and 15.7% are affordable (including social/affordable renting and shared ownership).
 - 68% of dwellings are houses (31.5% semi-detached, 30.4% terraced and 6.1% detached), 23.1% are flats and 8.9% are bungalows
 - Most dwellings have 2 or 3 bedrooms, with 11.7% having 1 bedroom, 33.6% 2 bedrooms, 46.9% 3 bedrooms and 7.7% 4 or more bedrooms.
 - 36.4% of dwellings were built before 1945, 45.1% between 1945 and 1982 and 18.5% from 1983 onwards. An estimated 20.9% of all dwelling stock is non-decent.
- 2.65 Over the past 7 years (2014/15 to 2010/21) 2,726 dwellings have been built and after taking account of demolitions/losses, the net delivery has been 2,260 or 323 each year. This compares with an average annual housing target of 353 over the period.
- 2.66 The population in 2021 is projected to be 151,936 and this is due to increase by 6,284 to 158,526 by 2039, with the largest increases across older age groups. Latest 2018-based ONS projections suggest a total of 70,170 households in 2021 increasing by 5,242 (7.5%) to 75,412 by 2039, with largest increases in one person and other households with two or more adults, and households with a Household Reference Person aged 65 and over.
- 2.67 An analysis of migration flows indicates that net national and international migration inflows have helped to sustain the population of the borough and the levels of overall population growth attributed to migration has generally been increasing since 2015. This does signal that South Tyneside is an area people want to move to and ensuring a diversity of dwelling opportunities for across all age groups will help to sustain the positive impact of migration on sustaining the population.
- 2.68 South Tyneside is self-contained in terms of migration and is part of a wider functional economic area, with strongest links with Sunderland, Gateshead and Newcastle. Overall it is an appropriate market area for the purposes of Local Plan policy making.

3. Price, rents and affordability

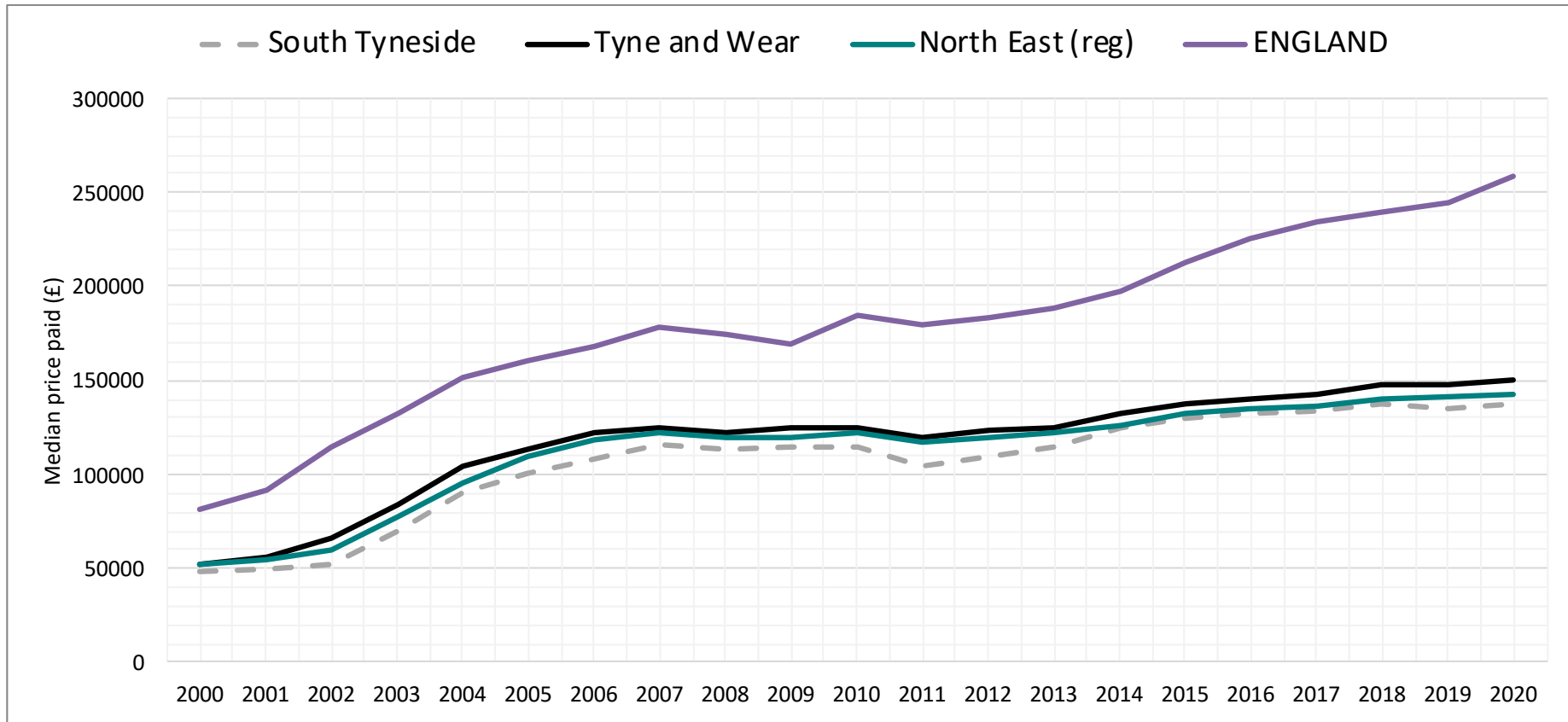
Introduction

- 3.1 This chapter sets out the cost of buying and renting properties across South Tyneside. The affordability of tenure options is then considered with reference to local incomes along with the incomes of key workers and households on minimum/living wages.

House price trends

- 3.2 Figure 3.1 shows how house prices in the borough have changed over the years 2000 to 2020, based on full-year Land Registry price paid data. This is compared with the North East and England.
- 3.3 Median house prices across South Tyneside have tended to mirror Tyne and Wear and regional prices since 2000. Compared to England, the borough's median prices have been consistently lower. Since 2009, England prices have risen faster than local and regional prices and the gap with England has widened over time. Overall, median prices have increased from £48,500 in 2000 to £137,750 in 2020, an increase of +184%. Tables 3.1 and 3.2 show how price change in South Tyneside compares with its neighbouring areas, the region and England.

Figure 3.1 Median house price trends 2000 to 2020: South Tyneside, Tyne and Wear, North East and England



Source: Data produced by Land Registry © Crown copyright 2020

Table 3.1 Comparative median house price change 2000-2020 with neighbouring boroughs, North East and England

Location	Median price (£)		% Change 2000-2020
	2000	2020	
ENGLAND	£82,000	£259,000	215.9%
Northumberland	£59,950	£172,000	186.9%
North Tyneside	£56,000	£170,000	203.6%
Newcastle upon Tyne	£59,000	£168,000	184.7%
Tyne and Wear	£52,000	£150,000	188.5%
North East	£52,000	£143,000	175.0%
Gateshead	£47,500	£142,500	200.0%
South Tyneside	£48,500	£137,750	184.0%
Sunderland	£45,950	£125,000	172.0%
County Durham	£48,000	£120,000	150.0%
ENGLAND	£82,000	£259,000	215.9%

Source: Data produced by Land Registry © Crown copyright 2020. Ranked by median price 2020

- 3.4 LQ prices have increased from £33,000 in 2000 to £94,725 in 2020 and is one of the lowest percentage increases amongst the comparison areas.

Table 3.2 Comparative lower quartile (LQ) house price change 2000-2020 with Tyne and Wear, North East and England

Location	LQ price (£)		% Change 2000-2020
	2000	2020	
ENGLAND	£54,000	£165,000	205.6%
Newcastle upon Tyne	£38,500	£119,500	210.4%
North Tyneside	£37,000	£119,500	223.0%
Northumberland	£38,000	£115,500	203.9%
Gateshead	£32,000	£103,000	221.9%
Tyne and Wear	£34,950	£102,500	193.3%
North East	£34,000	£95,000	179.4%
South Tyneside	£33,000	£94,725	187.0%
Sunderland	£31,950	£82,500	158.2%
County Durham	£31,000	£72,250	133.1%

Source: Data produced by Land Registry © Crown copyright 2020

- 3.5 Table 3.3 sets out the change in house prices by sub-area over the period 2007 to 2020. During this period, median prices increased by 18.5% overall but the highest increase has been in East Boldon, Cleadon and Whitburn (19.7%). Table 3.3 also sets out LQ data for the same period, with an overall increase of 8.3% but an absolute decline or no change in most areas except for East Boldon, Cleadon and Whitburn which has experienced an 8.8% increase.

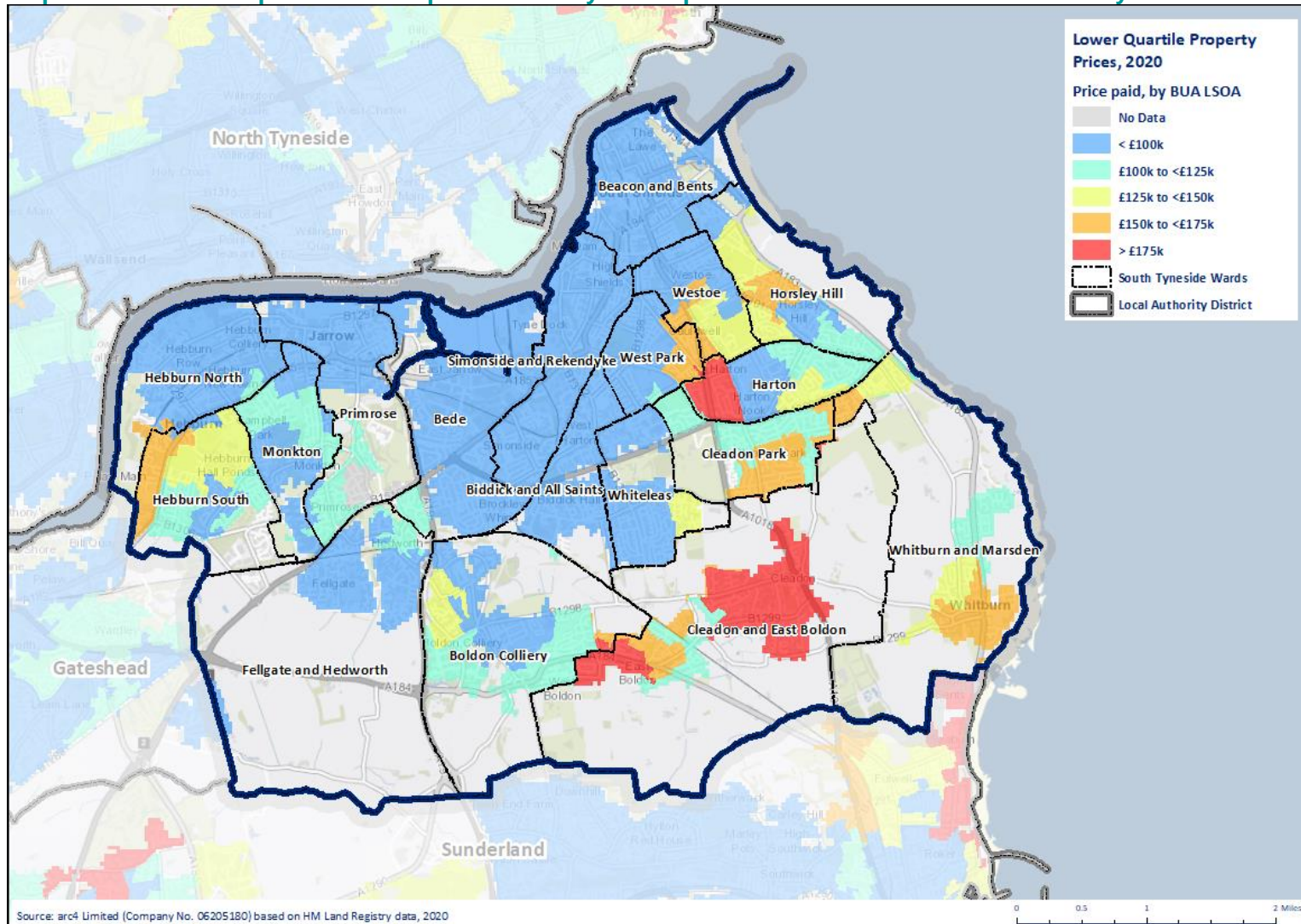
Table 3.3 Comparative lower quartile and median house price change 2007-2020 for South Tyneside and sub-areas

Sub-area	LQ house price			Median house price		
	2007	2020	% change	2007	2020	% change
East Boldon, Cleadon and Whitburn	£144,975	£157,680	8.8	£187,914	£225,000	19.7
Hebburn	£85,000	£85,000	0.0	£107,100	£125,000	16.7
Jarrow	£89,000	£80,000	-10.1	£115,000	£117,250	2.0
South Shields	£84,000	£74,000	-11.9	£108,000	£119,000	10.2
South Tyneside Total	£87,500	£94,725	8.3	£116,250	£137,750	18.5

Source: Data produced by Land Registry © Crown copyright 2020

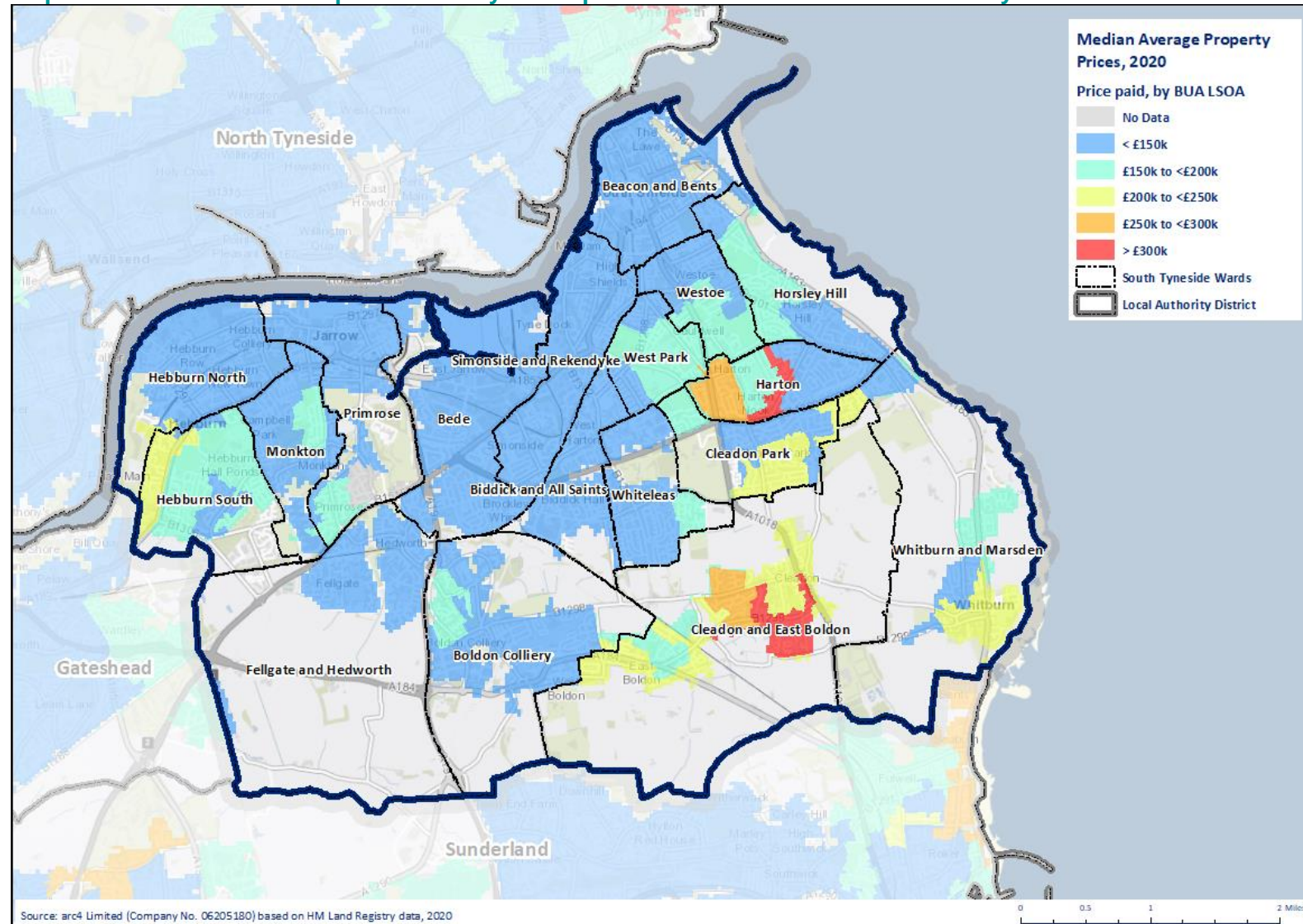
- 3.6 Maps 3.1 and 3.2 provide an illustration of LQ and median prices using Lower Super Output Area. The maps show highest prices in East Boldon, Cleadon and Whitburn and lowest prices in South Shields and Hebburn generally, with some areas such as areas of Bede and Primrose Wards having lower quartile prices below £50,000.

Map 3.1 Lower quartile house prices 2020 by built-up areas within the LSOAs of South Tyneside



Source: Data produced by Land Registry © Crown copyright 2020

Map 3.2 Median house prices 2020 by built-up areas within the LSOAs of South Tyneside



Source: Data produced by Land Registry © Crown copyright 2020

Private renting

- 3.7 Table 3.4 provides an overview of the cost of renting privately across South Tyneside and compares prices with the North East and England over the period 2010 to 2020. Over this time lower quartile rents have increased by 6.5% and median rents have increased by 7%. Table 3.5 summarises 2020 price data by sub-area.

Table 3.4 Comparative lower quartile and median rental price 2010-2020			
Location	Lower quartile price by year (£)		% change 2010-2020
	2010	2020	
South Tyneside	£399	£425	6.5%
North East	£425	£451	6.1%
England	£598	£724	21.1%
Location	Median price by year (£)		% change 2010-2020
	2010	2020	
South Tyneside	£446	£477	7.0%
North East	£498	£550	10.4%
England	£893	£1,148	28.6%

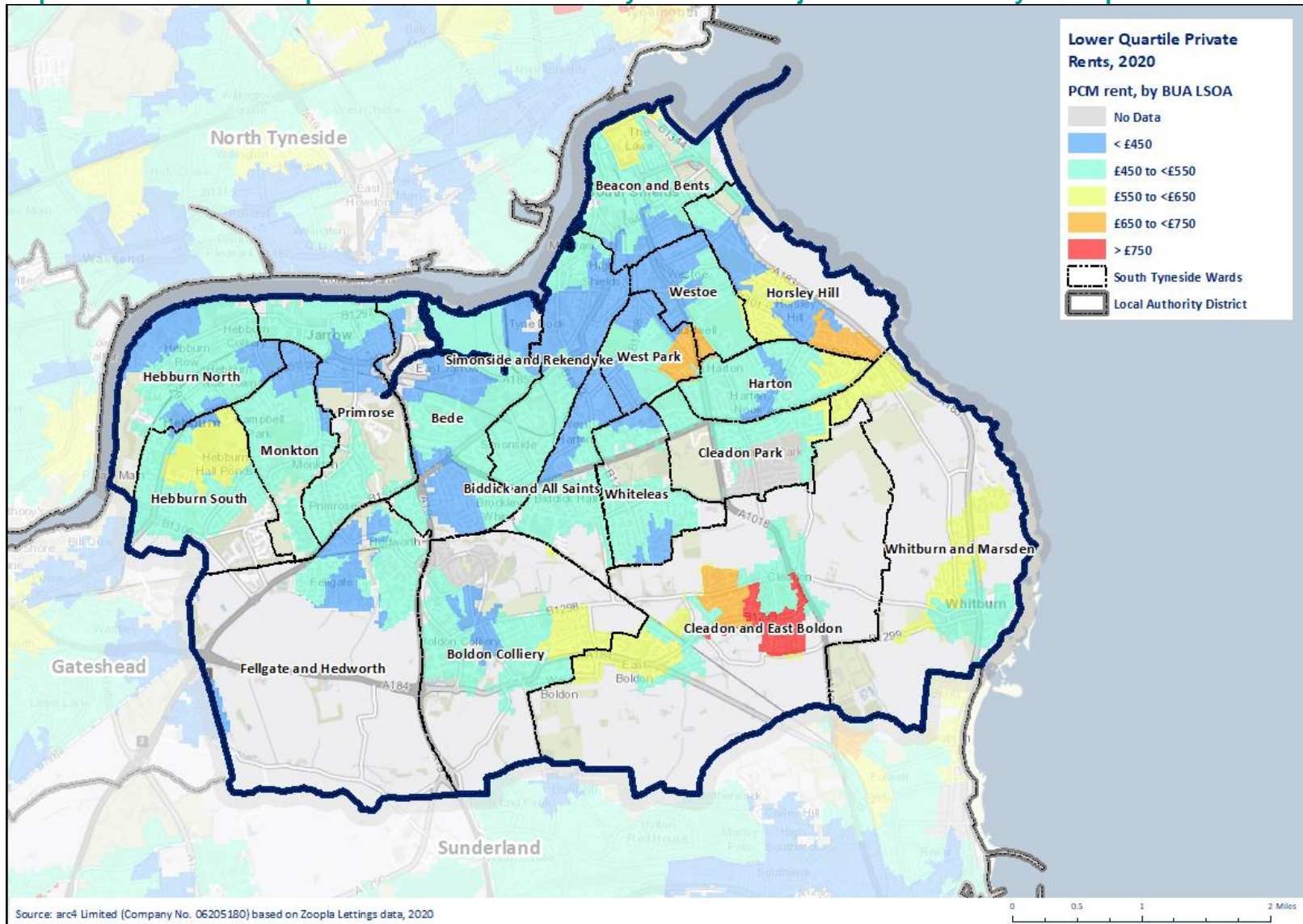
Source: Zoopla PPD 2020

Table 3.5 Lower quartile and median rents by sub-area 2020		
Sub-area	Lower quartile (£ each month)	Median (£ each month)
East Boldon, Cleadon and Whitburn	£576	£650
Hebburn	£425	£477
Jarrow	£425	£494
South Shields	£425	£477
South Tyneside	£425	£477

Source: Zoopla PPD 2020

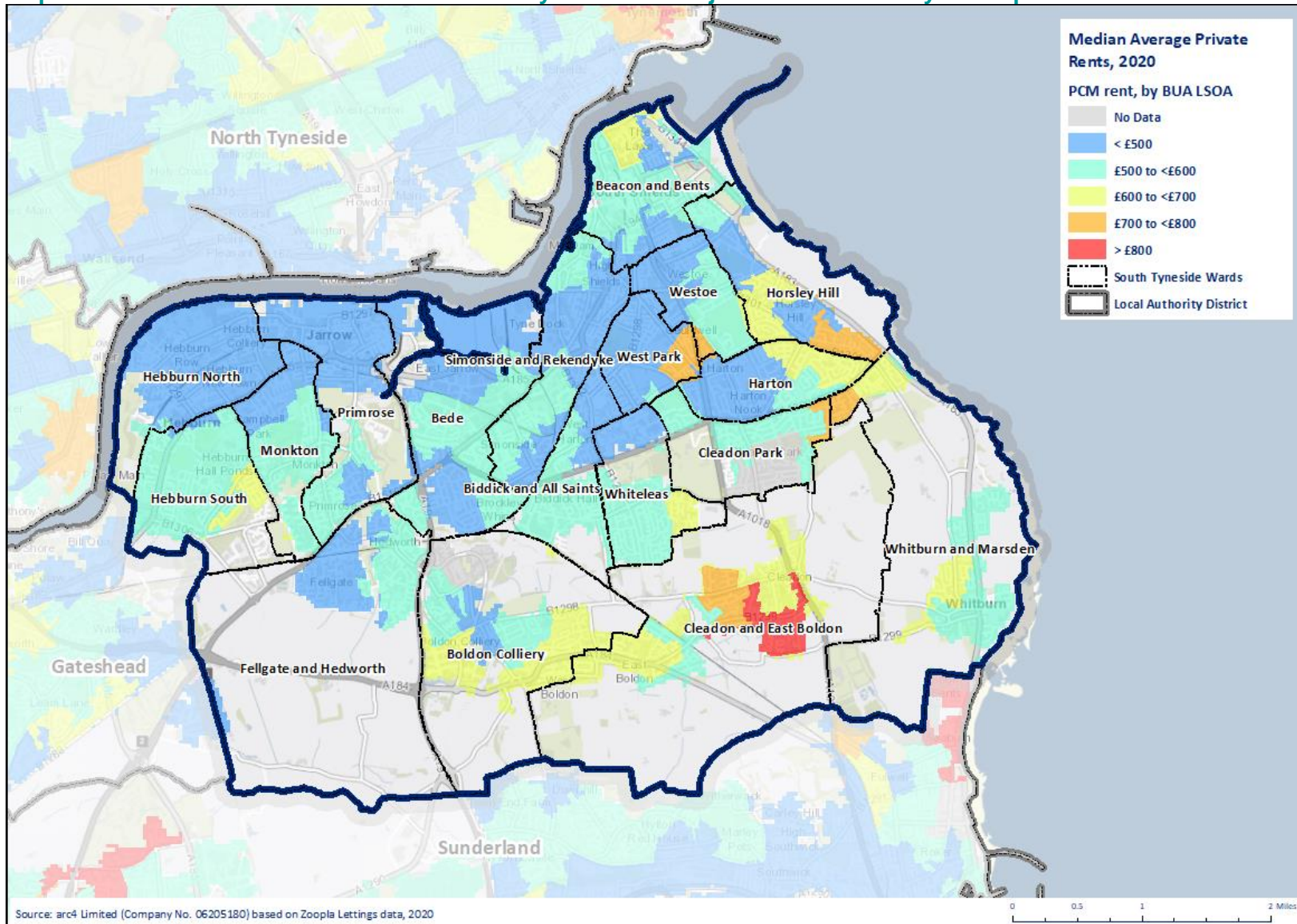
- 3.8 More detailed rental data within built-up areas at a small area level (Lower Super Output Areas) are presented in Map 3.3 (lower quartile) and Map 3.4 (median). This illustrates the relatively low rental values in South Shields and Hebburn and higher rentals in East Boldon, Cleadon and Whitburn.
- 3.9 The private rented sector accommodates a proportion of low-income households that are eligible for assistance with rental costs. Map 3.5 illustrates the proportion of households in receipt of housing benefit assistance across the borough.

Map 3.3 2020 Lower quartile rents across South Tyneside and adjacent authorities by built up areas within LSOAs



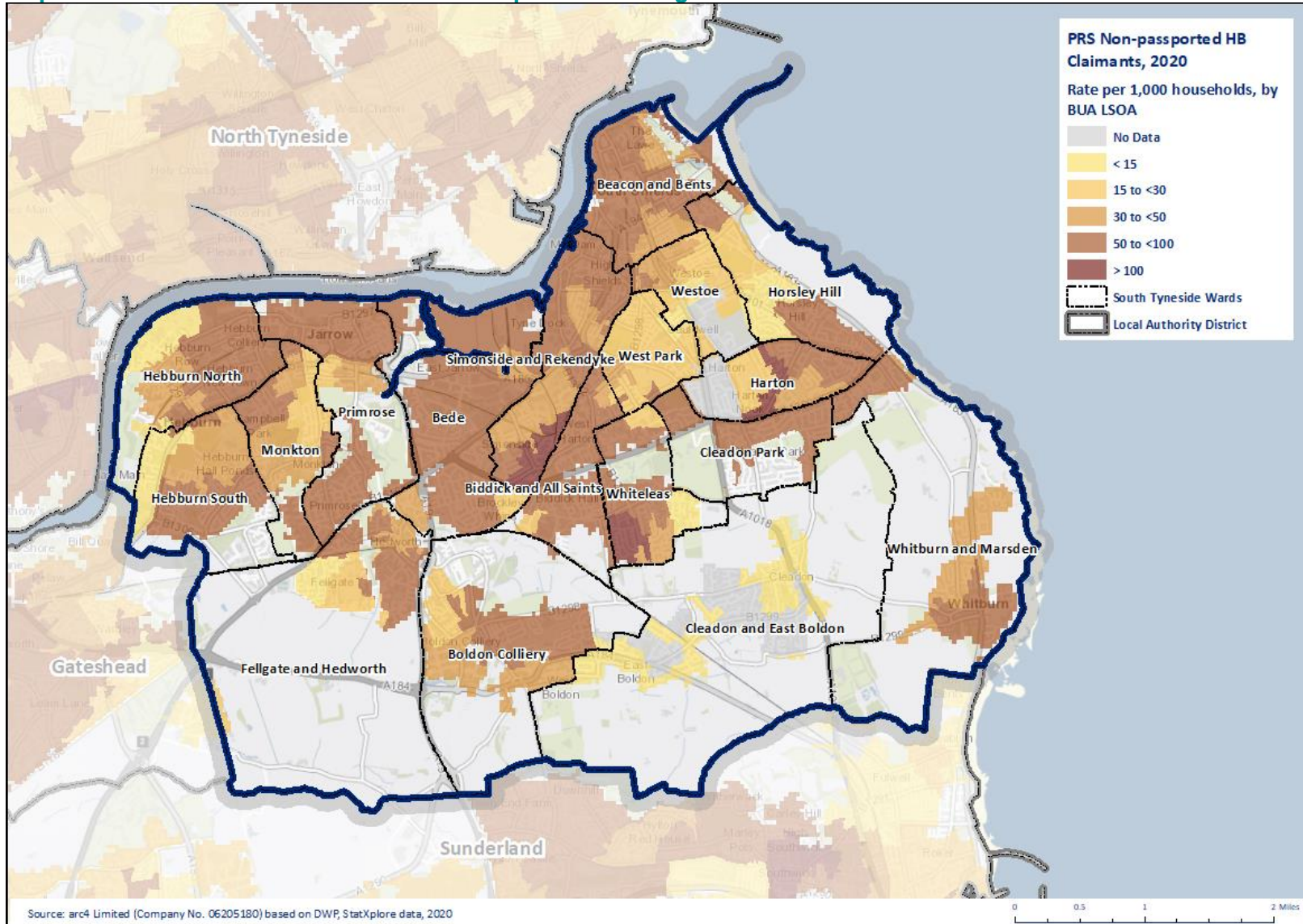
Source: Zoopla PPD 2020

Map 3.4 2020 Median rents across South Tyneside and adjacent authorities by built up areas within LSOAs



Source: Zoopla PPD 202-

Map 3.5 Private rented sector Non-Passported Housing Benefit 2020



Source: 2020 DWP Stat explore

- 3.10 The amount that can be claimed for assistance with rental costs is capped to a local allowance that varies by area. The cap is estimated by the VOA and published in the form of a Local Housing Allowance (LHA) rate for a broad market area (BRMA).
- 3.11 There are two BRMAs covering South Tyneside: the Sunderland BRMA which covers the south parts of the Jarrow and East Boldon, Cleadon and Whitburn; and the Tyneside BRMA which covers the rest of the borough (Table 3.6).

	Weekly rate (£)	
	Sunderland BRMA	Tyneside BRMA
Shared accommodation rate	£63.50	£70.19
1-bedroom rate	£89.75	£97.81
2-bedroom rate	£100.00	£109.32
3-bedroom rate	£113.92	£126.58
4-bedroom rate	£148.18	£182.96

Relative affordability

- 3.12 The ONS produces national data on the ratio of earnings to house prices. Two sets of data are available: workplace-based and resident-based. For each, lower quartile and median ratios are produced. The data are based on Land Registry Price Paid data and ONS Annual Survey of Hours and Earnings data.
- 3.13 Table 3.7 sets out the 2020 lower quartile and median affordability ratios for South Tyneside and compares these with neighbouring authorities, the North East and England. Using workplace-based median ratios to illustrate the data, prices are 5x incomes. This is a similar ratio than the North East but lower than England.

Locality	2020 Lower Quartile		2020 Median	
	Workplace-based	Residence-based	Workplace-based	Residence-based
South Tyneside	4.8	4.6	4.9	5.0
Gateshead	4.8	4.9	5.4	5.3
Newcastle upon Tyne	5.2	5.3	5.5	5.7
North Tyneside	5.4	5.3	6.2	5.9
Sunderland	3.8	4.0	4.4	4.6
County Durham	3.6	3.5	4.4	4.2
Northumberland	5.6	5.2	6.0	5.6
North East	4.5	4.4	5.0	5.0
ENGLAND	7.2	7.2	7.8	7.8

Source: ONS Ratio of house price to residence-based earnings (lower quartile and median), 1997 to 2020

Relative affordability of housing tenure options and defining genuinely affordable housing

- 3.14 The relative cost of alternative housing options across the borough and sub-areas has been considered from two perspectives. Firstly, analysis considers prevailing prices at sub-area level across a range of market and affordable tenures and the incomes required to afford these properties. Secondly, analysis considers what is genuinely affordable to households based on local incomes and assumptions around the proportion of income that should be spent on renting and the multiples of income for buying. The analysis of what is genuinely affordable also considers the incomes of selected key workers and those on minimum and living wages.
- 3.15 The thresholds for what is affordable and not affordable are as follows:
- for renting, 25% of gross household income is used as the 'tipping point' for affordability, with properties not affordable if more than 25% of income is spent on rent. There is no official guidance on what proportion of income should be used. Former CLG SHMA Practice Guidance (2007) recommended 25% and Shelter suggest using 35% of net income; and
 - for buying, affordability is based on a 3.5x gross household income multiple. Former CLG SHMA Practice Guidance (2007) recommended a 3.5x multiple for a household with a single earner and 2.9x for a dual earner.
- 3.16 Table 3.8 sets out the range of market and affordable tenures considered in analysis and any assumptions relating to the cost of properties. The cost of alternative affordable and market tenure options by sub-area is set out in Table 3.9. Table 3.10 shows the gross household incomes needed to afford the tenure based on the 25% rental and 3.5x income multiples. Table 3.11 considers the impact of deposits on sale price.

Table 3.8 Summary of tenure (including affordable options), price assumptions and data sources			
Tenure	Tenure price assumptions	Affordability assumptions	Data Source
Social rent	2020 prices	25% of income	Regulator of Social Housing Statistical Data Return 2020
Affordable Rent	80% of average market rent	25% of income	Regulator of Social Housing Statistical Data Return 2020
Market Rent – lower quartile	2020 prices	25% of income	Zoopla 2020
Market Rent – median	2020 prices	25% of income	Zoopla 2020
Market Sale – lower quartile	2020 prices	90% LTV, 3.5x income	Land Registry Price Paid
Market Sale – median	2020 prices	90% LTV, 3.5x income	Land Registry Price Paid
Market Sale – average	2020 prices	90% LTV, 3.5x income	Land Registry Price Paid
Shared ownership (50%)	Total price based on median price and 50% ownership. Mortgage based on 40%. 10% deposit required; annual service charge £395, Annual rent based on 2.75% of remaining equity	90% LTV, 3.5x income for equity and 25% of income for rental element	Assumptions applied to Land Registry Price Paid data
Shared ownership (25%)	Total price based on median price and 25% ownership. Mortgage based on 20, 5% deposit required, annual service charge £395. Annual rent based on 2.75% of remaining equity	90% LTV, 3.5x income for equity and 25% of income for rental element	Assumptions applied to Land Registry Price Paid data
Help to buy	Total price based on median price. Mortgage based on 75% equity. 20% loan and deposit of 5%. Loan fee of 1.75% in year 6 of outstanding equity loan increasing annually from yr7 at RPI+1%	70% LTV, 3.5x income	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 30%	70% of median price (note this is comparable to the proposed government First Home tenure option). Mortgage based on discounted price, minus 10% deposit on discounted price	Discounted home ownership 30%	Assumptions applied to Land Registry Price Paid data
Discounted home ownership 25%	75% of median price mortgage based on discounted price, minus 10% deposit on discounted price	Discounted home ownership 25%	
Discounted home ownership 20%	80% of median price mortgage based on discounted price, minus 10% deposit on discounted price	Discounted home ownership 20%	

Table 3.9 Cost of alternative tenures by sub-area					
Tenure option	Price (2020)				
	East Boldon, Cleadon and Whitburn	Hebburn	Jarrow	South Shields	South Tyneside
Social Rent (average monthly)	£352	£352	£352	£352	£352
Affordable Rent (monthly cost)	£520	£382	£395	£382	£382
Market Rent - Lower Quartile (monthly)	£576	£425	£425	£425	£425
Market Rent - Median (monthly)	£650	£477	£494	£477	£477
Market Rent - Average (monthly)	£684	£496	£502	£496	£508
Market Sale - Lower Quartile	£157,680	£85,000	£80,000	£74,000	£94,725
Market Sale - Median	£225,000	£125,000	£117,250	£119,000	£137,750
Market Sale - Average	£256,421	£134,797	£129,823	£132,817	£160,789
Shared ownership (50%)	£112,500	£62,500	£58,625	£59,500	£68,875
Shared ownership (25%)	£56,250	£31,250	£29,313	£29,750	£34,438
Help to buy	£225,000	£125,000	£117,250	£119,000	£137,750
Discounted Home Ownership (30%)	£157,500	£87,500	£82,075	£83,300	£96,425
Discounted Home Ownership (25%)	£168,750	£93,750	£87,938	£89,250	£103,313
Discounted Home Ownership (20%)	£180,000	£100,000	£93,800	£95,200	£110,200

Source: Data produced by Land Registry © Crown copyright 2020, Zoopla 2020, MHCLG, RSH SDR 2020

Table 3.10 Household income required for tenure to be affordable (based on 25% of income for rents and 3.5x income for buying) by sub-area					
Tenure option	Price (2020)				
	East Boldon, Cleadon and Whitburn	Hebburn	Jarrow	South Shields	South Tyneside
Social Rent (average monthly)	£16,896	£16,896	£16,896	£16,896	£16,896
Affordable Rent (monthly cost)	£24,960	£18,317	£18,970	£18,317	£18,317
Market Rent - Lower Quartile (monthly)	£27,648	£20,400	£20,400	£20,400	£20,400
Market Rent - Median (monthly)	£31,200	£22,896	£23,712	£22,896	£22,896
Market Rent - Average (monthly)	£32,832	£23,808	£24,096	£23,808	£24,384
Market Sale - Lower Quartile	£40,546	£21,857	£20,571	£19,029	£24,358
Market Sale - Median	£57,857	£32,143	£30,150	£30,600	£35,421
Market Sale - Average	£65,937	£34,662	£33,383	£34,153	£41,346
Shared ownership (50%)	£42,744	£24,386	£22,964	£23,285	£26,727
Shared ownership (25%)	£35,270	£20,235	£19,069	£19,333	£22,152
Help to buy	£45,000	£25,000	£23,450	£23,800	£27,550
Discounted Home Ownership (30%)	£42,750	£23,750	£22,278	£22,610	£26,173
Discounted Home Ownership (25%)	£45,804	£25,446	£23,869	£24,225	£28,042
Discounted Home Ownership (20%)	£48,857	£27,143	£25,460	£25,840	£29,911
CAMEO⁶ income data for information					
<i>LQ gross household income</i>	<i>£25,000</i>	<i>£15,000</i>	<i>£15,000</i>	<i>£15,000</i>	<i>£15,000</i>
<i>Median gross household income</i>	<i>£35,000</i>	<i>£15,000</i>	<i>£15,000</i>	<i>£15,000</i>	<i>£15,000</i>

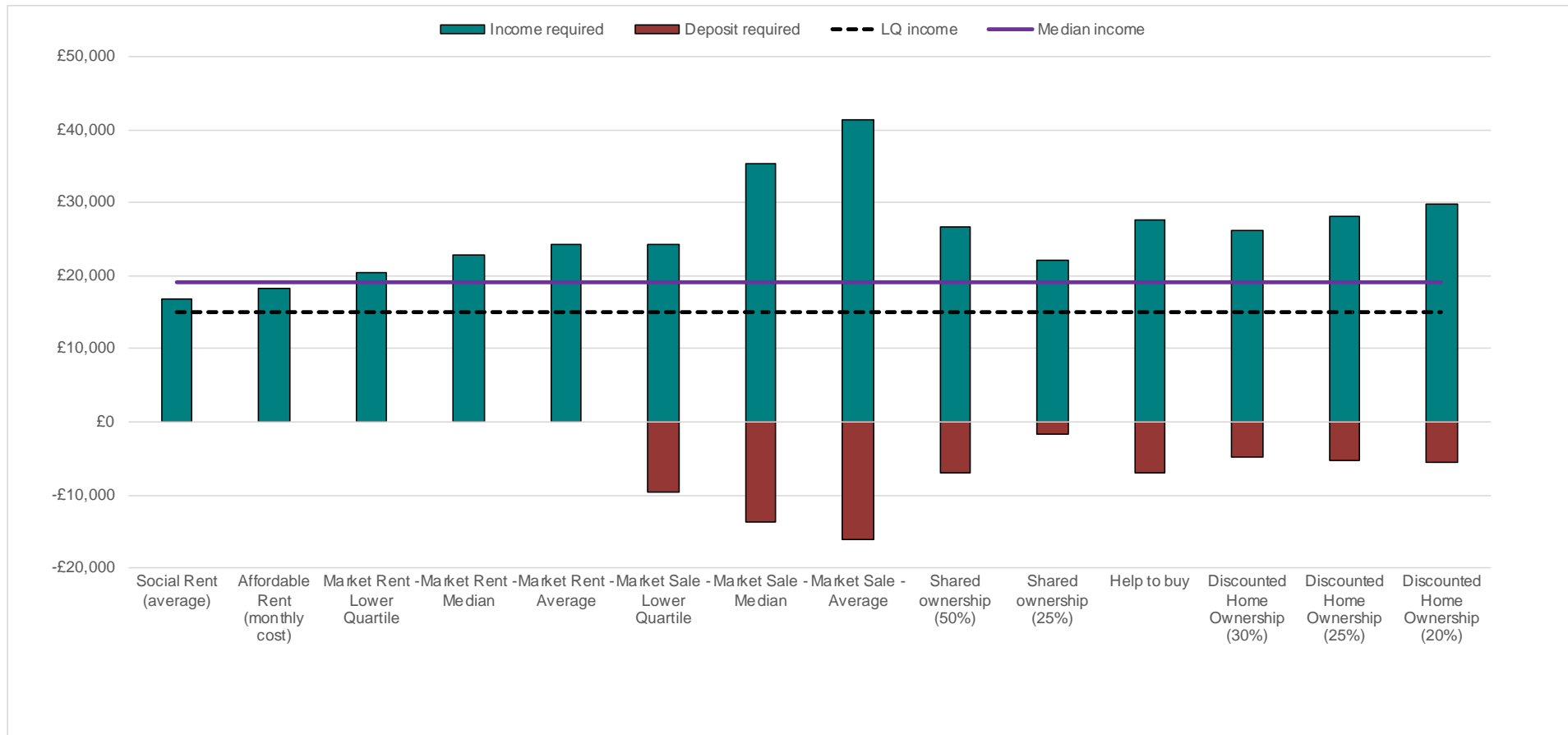
⁶ CAMEO is a commercial data product which provides household income distribution estimates at a small area level. CAMEO is produced by TransUnion

Table 3.11 Impact of alternative deposits on sale price and income required for open market properties

Market sale price	Amount of deposit				Borough Price
	10%	20%	30%	40%	
Market sale - lower quartile	£85,253	£75,780	£66,308	£56,835	£94,725
Market sale - median	£123,975	£110,200	£96,425	£82,650	£137,750
Market sale - average	£144,710	£128,631	£112,552	£96,473	£160,789
Household income required (3.5x multiple)	10%	20%	30%	40%	
Market sale - lower quartile	£24,358	£21,651	£18,945	£16,239	
Market sale - median	£35,421	£31,486	£27,550	£23,614	
Market sale - average	£41,346	£36,752	£32,158	£27,564	
Household income required (5x multiple)	10%	20%	30%	40%	
Market sale - lower quartile	£17,051	£15,156	£13,262	£11,367	
Market sale - median	£24,795	£22,040	£19,285	£16,530	
Market sale - average	£28,942	£25,726	£22,510	£19,295	

- 3.17 Figure 3.2 summarises the relative affordability of alternative tenures at the borough level, setting out the incomes and deposits required for different options set against prevailing lower quartile and median earnings derived from 2020 CAMEO data.
- 3.18 This indicates that households on lower quartile incomes can broadly afford social and affordable renting. For households on median incomes, social/affordable and lower quartile market rents are affordable. Households on median incomes cannot afford market sales at any of the price points or the majority of the intermediate tenure affordable products.
- 3.19 This comparison of local incomes with the cost of local house prices and rents illustrates the affordability challenge faced by residents within the borough. It shows the particular problem faced by households who do not have either existing equity or savings.

Figure 3.2 South Tyneside household income and housing costs



Source: Data produced by Land Registry © Crown copyright 2020, Zoopla 2020, CAMEO (TransUnion) 2020, RSH SDR 2020

What is genuinely affordable housing in the South Tyneside context?

3.20 Having considered what a household needs to earn to afford alternative tenures, consideration is now given to the actual incomes of households across the borough and how this relates to prevailing prices. This analysis helps to establish what is genuinely affordable based on reasonable income multipliers for renting and buying. The analysis takes into account:

- Sub-area 2020 lower quartile and median household incomes from CAMEO⁷ data;
- 2021 entry-level incomes from a range of key worker occupations;
- incomes associated with 2021 minimum and living wages (using single, dual income and 1.5x income measures);
- the proportion of income a household would need to spend on rent;
- the extent to which affordable rental options are genuinely affordable to households; and
- the extent to which households could afford home ownership based on multiples of household income, with up to 3.5x being affordable.

Genuinely affordable rents

3.21 Having considered what a household needs to earn to afford alternative tenures, consideration is now given to the actual incomes of households across the borough and how this relates to current market prices and rents. The analysis helps to establish the extent to which different tenures are affordable and what are genuinely affordable prices and rents based on local incomes.

3.22 Table 3.12 focuses on the affordability of market renting and shows the cost of renting a lower quartile and median priced property by sub-area; how this compares with incomes; and what would be genuinely affordable based on local incomes. For example, lower quartile rents are £425 each month in Hebburn where the lower quartile income is £1,250. This means that a household is spending 34% of income on rent. This analysis can help establish what would be a reasonable rent based on local incomes. Assuming that 25% of income is spent on housing, across the borough a genuinely affordable lower quartile market rent would be £313 based on local incomes and this would range between £313 and £521 at a sub-area level.

3.23 Table 3.13 focuses on the affordability of home ownership and shows the cost of buying a lower quartile and median-priced property. This shows that prices are in excess of 3.5x household incomes in all areas and borough-wide a property should cost no more than £52,500 to be affordable to households on lower quartile income and ranges between £52,500 and £122,500 at a sub-area level.

⁷ CAMEO is a commercial data product which provides household income distribution estimates at a small area level. CAMEO is produced by TransUnion

Table 3.12 Affordability of private rents by sub-area

Sub-area	LQ Rent and Income				Median rent and income			
	Actual LQ rent 2020	LQ Gross household income 2020 (Monthly £)	% LQ income required to be spent on LQ rent	What would be an affordable rent based on actual LQ income	Actual Median rent 2020	Median Gross household income 2020 (Monthly £)	% median income required to be spent on median rent	What would be an affordable rent based on actual median income
East Boldon, Cleadon and Whitburn	£576	£2,083	27.6	£521	£650	£2,917	22.3	£729
Hebburn	£425	£1,250	34.0	£313	£477	£1,250	38.2	£313
Jarrow	£425	£1,250	34.0	£313	£494	£1,250	39.5	£313
South Shields	£425	£1,250	34.0	£313	£477	£1,250	38.2	£313
South Tyneside	£425	£1,250	34.0	£313	£477	£1,250	38.2	£313

Key:

41.9	Rent costs more than 35% of gross income
26.4	Rent costs between 25% and 35% of gross income
24.1	Rent costs less than 25% of gross household income

Table 3.13 Affordability of open market prices by sub-area

Sub-area	Actual LQ price 2020	LQ Gross household income 2020 (Annual £)	Income multiple required (assumes 10% deposit)	What would be an affordable property based on a 3.5x income multiple	Actual median price 2020	Median Gross household income 2020 (Annual £)	Income multiple required (assumes 10% deposit)	What would be an affordable property based on a 3.5x income multiple
East Boldon, Cleadon and Whitburn	£157,680	£25,000	5.7	£87,500	£225,000	£35,000	5.8	£122,500
Hebburn	£85,000	£15,000	5.1	£52,500	£125,000	£15,000	7.5	£52,500
Jarrow	£80,000	£15,000	4.8	£52,500	£117,250	£15,000	7.0	£52,500
South Shields	£74,000	£15,000	4.4	£52,500	£119,000	£15,000	7.1	£52,500
South Tyneside	£94,725	£15,000	5.7	£52,500	£137,750	£15,000	8.3	£52,500

Key:

5.2	Price is more than 4.5x household income (assuming 10% deposit)
3.9	Price is between 3.5x and 4.5x household income (assuming 10% deposit)
2.1	Price is at least less than 3.5x household income (assuming 10% deposit)

Affordability of prices and rents to selected key workers and households on minimum/living wages

- 3.24 Analysis now considers the specific incomes of households using CAMEO and ASHE data, income of selected key workers and those on minimum/living wages and compares them to the costs of renting (social, affordable and open market) and buying a property (open market or affordable home ownership).
- 3.25 Table 3.14 considers the cost of renting. This shows that most households considered in the analysis would spend less than 25% of their income on an affordable or social rent. Lower quartile market rents are higher but many would spend less than 25% of their income on rent. However, a majority of the households would need to spend at least 25% of income on a median rent.
- 3.26 Table 3.15 considers the income multiples needed to buy a property on the open market or through an affordable home ownership product and assumes that a 10% deposit is available. This analysis indicates that income multiples in excess of 3.5 are generally needed when buying a property including for affordable home ownership products. Although the definitions in the NPPF have been widened to include a broader range of intermediate tenure options, these only remain affordable to a minority of households.

Table 3.14 The cost of renting compared with incomes of key workers and households on minimum/living wage

Income/Occupation/Wage		Gross household income 2021 (Annual £)	Gross household income 2021 (Monthly £)	Social rent 2020	Affordable rent 2020	LQ Private Rent 2020	Median Private Rent 2020
				Monthly Rent			
				352	382	425	477
				% income needed			
CAMEO UK Household Income	LQ income	£15,000	£1,250	28.2	30.6	34.0	38.2
	Median income	£15,000	£1,250	28.2	30.6	34.0	38.2
	Average income	£21,159	£1,763	20.0	21.7	24.1	27.1
ONS Annual Survey of Hours and Earnings	ASHE LQ	£20,603	£1,717	20.5	22.2	24.8	27.8
	ASHE Median	£27,356	£2,280	15.4	16.8	18.6	20.9
	ASHE Average	£30,003	£2,500	14.1	15.3	17.0	19.1
Police officer							
Pay Point 0		£21,402	£1,784	19.7	21.4	23.8	26.7
Pay Point 2		£25,902	£2,159	16.3	17.7	19.7	22.1
Pay Point 4		£28,158	£2,347	15.0	16.3	18.1	20.3
Nurse							
Band 1		£18,546	£1,546	22.8	24.7	27.5	30.9
Band 3		£20,330	£1,694	20.8	22.5	25.1	28.2
Band 5		£25,655	£2,138	16.5	17.9	19.9	22.3
Fire officer							
Trainee		£24,191	£2,016	17.5	18.9	21.1	23.7
Competent		£32,244	£2,687	13.1	14.2	15.8	17.8
Teacher							
Unqualified (min)		£18,169	£1,514	23.2	25.2	28.1	31.5
Main pay range (min)		£25,714	£2,143	16.4	17.8	19.8	22.3
Minimum/Living Wage							
Single household (23 and over)		£16,038	£1,337	26.3	28.6	31.8	35.7
1xFull-time, 1xPart-time		£24,057	£2,005	17.6	19.1	21.2	23.8
Two working adults		£32,076	£2,673	13.2	14.3	15.9	17.8
Single household (21-22)		£15,048	£1,254	28.1	30.5	33.9	38.0
1xFull-time, 1xPart-time		£22,572	£1,881	18.7	20.3	22.6	25.4
Two working adults		£30,096	£2,508	14.0	15.2	16.9	19.0
Up to and including 25%					24		
Between 25% and 35%					32		
35% or more					40		

Table 3.15 Affordability of open market and affordable home ownership prices

			Property Prices							
			LQ	Median	Shared ownership (50%)	Shared ownership (25%)	Help to buy	Discounted Home Ownership (30%)	Discounted Home Ownership (25%)	Discounted Home Ownership (20%)
Price>>			£94,725	£137,750	£68,875	£34,438	£137,750	£96,425	£103,313	£110,200
Price after deposit/loan>>			£85,253	£123,975	£61,988	£32,716	£96,425	£91,604	£98,147	£104,690
Gross household income 2020 (Annual £)			Ratio of house price to income							
CAMEO UK Household Income	LQ income	£15,000	5.7	8.3	4.1	2.2	6.4	6.1	6.5	7.0
	Median income	£15,000	5.7	8.3	4.1	2.2	6.4	6.1	6.5	7.0
	Average income	£21,159	4.0	5.9	2.9	1.5	4.6	4.3	4.6	4.9
ONS Annual Survey of Hours and Earnings	ASHE LQ	£20,603	4.1	6.0	3.0	1.6	4.7	4.4	4.8	5.1
	ASHE Median	£27,356	3.1	4.5	2.3	1.2	3.5	3.3	3.6	3.8
	ASHE Average	£30,003	2.8	4.1	2.1	1.1	3.2	3.1	3.3	3.5
Occupation	Wage	Ratio of house price to income								
Police officer										
Pay Point 0	£21,402	4.0	5.8	2.9	1.5	4.5	4.3	4.6	4.9	
Pay Point 2	£25,902	3.3	4.8	2.4	1.3	3.7	3.5	3.8	4.0	
Pay Point 4	£28,158	3.0	4.4	2.2	1.2	3.4	3.3	3.5	3.7	
Nurse										
Band 1	£18,546	4.6	6.7	3.3	1.8	5.2	4.9	5.3	5.6	
Band 3	£20,330	4.2	6.1	3.0	1.6	4.7	4.5	4.8	5.1	
Band 5	£25,655	3.3	4.8	2.4	1.3	3.8	3.6	3.8	4.1	
Fire officer										
Trainee	£24,191	3.5	5.1	2.6	1.4	4.0	3.8	4.1	4.3	
Competent	£32,244	2.6	3.8	1.9	1.0	3.0	2.8	3.0	3.2	
Teacher										
Unqualified (min)	£18,169	4.7	6.8	3.4	1.8	5.3	5.0	5.4	5.8	
Main pay range (min)	£25,714	3.3	4.8	2.4	1.3	3.7	3.6	3.8	4.1	
Minimum/Living Wage										
Single household (23 and over)	£16,038	5.3	7.7	3.9	2.0	6.0	5.7	6.1	6.5	
1xFull-time, 1xPart-time	£24,057	3.5	5.2	2.6	1.4	4.0	3.8	4.1	4.4	
Two working adults	£32,076	2.7	3.9	1.9	1.0	3.0	2.9	3.1	3.3	
Single household (21-22)	£15,048	5.7	8.2	4.1	2.2	6.4	6.1	6.5	7.0	
1xFull-time, 1xPart-time	£22,572	3.8	5.5	2.7	1.4	4.3	4.1	4.3	4.6	
Two working adults	£30,096	2.8	4.1	2.1	1.1	3.2	3.0	3.3	3.5	
Key										
Up to 3.5x		2.9								
Between 3.5x and 5x		4.2								
5x or more		6.5								

Concluding comments

- 3.27 In 2020, lower quartile house prices were £94,725 and median prices were £137,750. Lower quartile private rents in 2020 were £425 and median rents were £477.
- 3.28 The relative affordability of dwellings to buy or rent was explored at sub-area level. Across the borough, minimum income required for entry-level/lower quartile renting was £20,400. For buying an entry-level/lower quartile property, the minimum income required is £24,358. These calculations assumed that a rent is affordable if no more than 25% of household income is spent on rent and if buying a property should cost no more than 3.5x household income.
- 3.29 Analysis considered the affordability of rents and prices at sub-area level. In most areas, households had to spend at least 25% of income on rent. Across the borough, households on a lower quartile income had to spend 34% of their income on a lower quartile rent; and median income households had to spend 38.2% on a median rent. This indicates affordability pressures within the private rented market.
- 3.30 For open market purchase, the ratio of lower quartile income to price was 5.7x and for median income to median price it was 8.3x. Both ratios are above the benchmark of 3.5x income and without substantial deposits the ability to buy is a challenge to many households.
- 3.31 Specific analysis of the affordability of renting and buying for key worker incomes and those on minimum/living wages was carried out. Private renting was generally affordable to key workers on entry-level grades and households with multiple minimum/living wages. For buying, analysis assumed that a 10% deposit was available but indicated that income multiples in excess of 3.5x were generally needed.
- 3.32 Using the evidence presented in this chapter, it is possible to establish what would be a genuinely affordable rent and purchase price across South Tyneside (Table 3.16). This is based on local incomes and assumes that no more than 25% of income is spent on rent and a household income multiple of 3.5x is applied to local household incomes.

Table 3.16 Genuinely affordable rents and purchase prices by sub-area

Sub-area	LQ rents (25% of income)	Median rents (25% of income)	LQ purchase (3.5x income multiple)	Median purchase (3.5x income multiple)
East Boldon, Cleadon and Whitburn	£521	£729	£87,500	£122,500
Hebburn	£313	£313	£52,500	£52,500
Jarrow	£313	£313	£52,500	£52,500
South Shields	£313	£313	£52,500	£52,500
South Tyneside	£313	£313	£52,500	£52,500

4. Overall housing need and affordable housing need.

Introduction

- 4.1 This chapter considers the future number of dwellings needed across South Tyneside based on the latest version of the 'standard method' for identifying housing need set out in PPG updated in December 2020.

Establishing housing need using the 'standard method'

- 4.2 The 2021 National Planning Policy Framework (NPPF) (Paragraph 61) states '*to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance - unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.*'
- 4.3 PPG defines housing need as 'an unconstrained assessment of the number of homes needed in an area' (PPG 2019 Paragraph: 001 Reference ID: 2a-001-20190220).
- 4.4 PPG comments that 'the standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. It identifies a minimum annual housing need figure. It does not produce a housing requirement figure.' (PPG Paragraph: 002 Reference ID: 2a-002-20190220).
- 4.5 In December 2020, Planning Practice Guidance updated the standard methodology for assessing overall housing need which involves: setting a baseline; adjusting for affordability; capping increases where necessary and applying uplifts in some urban areas; and considering if it is appropriate to plan for a higher housing need figure.

Step 1: Setting the baseline

- 4.6 Planning Practice Guidance states that a baseline should be set using 2014-based national household projections for the local authority area. The projections are used to calculate the average annual household growth over a 10-year consecutive period. (PPG Paragraph 004 Reference ID: 2a-004-20201216).
- 4.7 As 2021 is the first year of the plan period, the period 2021 to 2031 has been chosen to set the baseline for this SHMA. Over the period, the total number of households under the 2014-based household projections is set to increase by 3,035 or 304 each year (Table 4.1).

Projection		2021 Households	2031 Households	2021-31 household change	Annual change
DCLG based	2014-	70,438	73,473	3,035	304

Step 2: An adjustment to take account of affordability

- 4.8 The average annual projected household figure from Step 1 is the adjusted based on the affordability of the area using median workplace-based affordability ratios published by the ONS.

$$\text{Adjustment factor} = 1 + ((\text{Local Affordability Ratio} - 4)/4) * 0.25$$

- 4.9 The latest affordability ratio (2020) and associated affordability uplift is set out in Table 4.2.

Year	Median price to income affordability ratio	Adjustment factor*	Affordability uplift to be added to Step 1
2020	4.92	1.0575	97

* Adjustment factor is $1 + ((\text{Local Affordability Ratio} - 4)/4) * 0.25$

Source: ONS Ratio of house price to workplace-based earnings

- 4.10 The reason for the affordability adjustment is set out in PPG:

'An affordability adjustment is applied as household growth on its own is insufficient as an indicator of housing demand because:

- household formation is constrained to the supply of available properties – new households cannot form if there is nowhere for them to live; and*
- people may want to live in an area in which they do not reside currently, for example to be near to work, but be unable to find appropriate accommodation that they can afford.*

- 4.11 *The affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. The specific adjustment in this guidance is set at a level to ensure that minimum annual housing need starts to address the affordability of homes.'* (PPG Paragraph 006 Reference ID: 2a-006-20190220).

- 4.12 Table 4.3 sets out the components of the dwelling need calculation using 2021 as a base year and 2020 affordability ratios. The basic demographic need under the 2014-based DCLG household projections are presented along with the affordability adjustment to establish the total annual dwelling need using the standard methodology.

Time period	Baseline annual demographic need	Affordability Adjustment	Adjustment factor	Total dwelling need under standard methodology
2021-2031	304	2020 data	17	321

- 4.13 This establishes an annual need for **321** dwellings.

Step 3: Capping the level of any increase

- 4.14 PPG states that ‘the standard methodology may identify a minimum local housing need figure that is significantly higher than the number of homes currently being planned for. The cap is applied to help ensure that the minimum local housing need figure calculated using the standard methodology is as deliverable as possible’ (PPG Paragraph 007 Reference ID: 2a-007-20190220). The PPG continues ‘the cap reduces the minimum number generated by the standard method but does not reduce housing need itself. Therefore, strategic policies adopted with a cap applied may require an early review and updating to ensure that any housing need above the capped level is planned for as soon as is reasonably possible’ (PPG Paragraph 007 Reference ID: 2a-007-20190220).
- 4.15 How the cap is calculated ‘depends on the current status of relevant strategic policies for housing’ (PPG Paragraph 004 Reference ID: 2a-004-20201216).
- 4.16 The last officially endorsed annual dwelling target for South Tyneside, from 2004 to 2021, was a net overall target of 325 each year based on the 2007 Local Development Framework Core Strategy.
- 4.17 The PPG states ‘*where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is higher of:*
- A. the projected household growth for the area over the 10-year period identified in Step 1 (304) or;*
- B. the average annual housing requirement figure set out in the most recently adopted strategic policies (325)’ (PPG Paragraph 004 Reference ID: 2a-004-20190220).*
- 4.18 The 40% cap which would therefore apply to South Tyneside would be based on B (325) and would be **455 dwellings each year** (325+ (40% x 325)).
- 4.19 Under the parameters set out in the PPG no cap on delivery needs to be applied.

Step 4 – cities and urban centres uplift

- 4.20 A 35% uplift is then applied for those urban local authorities in the top 20 cities and urban areas list devised by ONS (PPG Paragraph 004 Reference ID: 2a-004-20190220). This does not apply to the South Tyneside.

Housing need using the standard methodology

- 4.21 Based on the MHCLG standard methodology and 2020 affordability ratios, the minimum local housing need for South Tyneside, from 2021, is 321 dwellings each year.

Potential adjustments to the standard method

Overview

- 4.22 Having identified the minimum housing need under the standard model, further demographic analysis considers alternative demographic scenarios. A review of alternative demographic scenarios provides the evidence to confirm if the standard method provides an appropriate base for the assessment of need or whether any there are exceptional circumstances that would justify an alternative approach.
- 4.23 There is also provision in PPG to adjust the minimum housing need:

‘The standard method for assessing local housing need provides the minimum starting point in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. Therefore, there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates.

This will need to be assessed prior to, and separate from, considering how much of the overall need can be accommodated (and then translated into a housing requirement figure for the strategic policies in the plan). Circumstances where this may be appropriate include, but are not limited to situations where increases in housing need are likely to exceed past trends because of:

- *growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth (e.g. Housing Deals);*
- *strategic infrastructure improvements that are likely to drive an increase in the homes needed locally; or*
- *an authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground.*

There may, occasionally, also be situations where previous levels of housing delivery in an area, or previous assessments of need (such as a recently produced Strategic Housing Market Assessment) are significantly greater than the outcome from the standard method. Authorities will need to take this into

account when considering whether it is appropriate to plan for a higher level of need than the standard model suggests. (PPG Paragraph 010 Reference ID: 2a-010-20201216).

Growth Strategies and strategic infrastructure improvements

- 4.24 South Tyneside are part of the North East Combined Authority and the North East Local Enterprise Partnership (NELEP). The NELEP's Strategic Economic Plan aspires to increase the number of jobs in the North East by 100,000 between 2014 and 2024. The cross-boundary International Advanced Manufacturing Park (IAMP) is also reflective of South Tyneside Council's economic ambitions.
- 4.25 The South Tyneside Economic Recovery Plan 2020 stresses the need to press on with ambitions set in motion prior to the pandemic, such as schemes like IAMP, the Holborn regeneration project and South Shields 365 town centre regeneration programme. This fits into the three main drivers of growth identified in the Plan, namely:
- Turbocharge productivity by refashioning our skills system, boosting our support for businesses and investing in transport and digital infrastructure
 - Catalyse green and sustainable growth by maximising the potential of our low-carbon and digital assets and expertise
 - Foster an inclusive recovery by boosting our vibrant communities, cultural assets and amazing places and tackling barriers to health and wellbeing
- 4.26 It also states that we remain committed to our twin goals of 25,000 new jobs for South Tyneside by 2031 and 100,000 more and better jobs across the North East Local Enterprise Partnership area by 2024 (as highlighted above). While the council is clearly committed to achieving economic growth (and inclusive growth that reduces inequalities), it considers that the minimum local housing need target of 321 homes per year fully reflects this aspiration. South Tyneside is part of a wider functional economic area extending across Tyne and Wear as evidenced in commuting and travel to work patterns. It is therefore reasonably assumed that new jobs created within South Tyneside could be done by people from within the wider functional economic area (as well as by local people currently not in work given the emphasis within the Strategic Economic Plan upon upskilling and reskilling local residents).
- 4.27 A range of infrastructure improvements have been delivered across the borough. Such improvements, particularly improvements to highways capacity, can assist with unlocking housing sites. However, these improvements have been required to mitigate existing and projected pressures, rather than to drive an increase in the homes needed locally.

Previous delivery levels

- 4.28 As shown in Table 2.10, overall net housing completions over the period 2014/15 to 2020/21 have been in line with housing targets. There has been a very marginal under delivery of housing compared with targets.

Affordable housing need

- 4.29 A detailed analysis of affordable housing need in accordance with PPG is presented at Technical Appendix C. This establishes an overall gross affordable need of 1,572 and after taking into account affordable lettings and newbuild the net shortfall is 209 each year. This means there is a considerable need for affordable housing but PPG then says that *'The total affordable housing need can then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing requirement included in the plan may need to be considered where it could help deliver the required number of affordable homes.'* (PPG Paragraph Reference ID: 67-008-20190722 and PPG at Reference ID: 2a-024-20190220).
- 4.30 Analysis would suggest an overall affordable tenure split of 75% affordable rented and 25% affordable home ownership across South Tyneside. This split needs to be considered on a site-by-site basis. For instance, there may be some sites which are not of sufficient scale for more than one type of affordable housing to be feasible.
- 4.31 The overall mix of affordable housing (rented and affordable home ownership) is summarised in Table 4.4.
- 4.32 Delivery to help address affordable housing need is expected through the application of existing affordable housing policies, subject to viability. There is clear evidence of affordable housing need which supports a robust affordable housing policy. In order to meet affordable need, the Council works closely with housing association and developer partners to deliver a range of new affordable housing products, including affordable rent and discounted home ownership. The Council also plans to develop additional Council-owned homes through its arm's length management organisation (South Tyneside Homes). The Council are therefore making positive steps to help address the affordable housing shortfalls across the borough and will continue to keep this under review. It is not necessary at this time to recommend any further uplift to the housing number to help meet affordable housing need.

Table 4.4 Affordable housing need by tenure, dwelling type and number of bedrooms across South Tyneside

Social/Affordable rented					
Dwelling type	Number of bedrooms (Table %)				Total
	1	2	3	4	
House	0.4%	16.5%	22.2%	5.3%	44.4%
Flat	17.6%	21.0%	4.0%	0.0%	42.6%
Level-access	4.6%	6.3%	2.0%	0.0%	13.0%
Total	22.6%	43.8%	28.3%	5.3%	100.0%
Affordable home ownership					
Dwelling type	Number of bedrooms (Table %)				Total
	1	2	3	4	
House	0.0%	21.5%	44.9%	10.2%	76.5%
Flat	3.9%	7.6%	1.4%	0.0%	12.9%
Level-access	0.0%	7.2%	3.4%	0.0%	10.6%
Total	3.9%	36.3%	49.7%	10.2%	100.0%

Alternative approaches to the standard method

- 4.33 Within PPG (Paragraph: 001 Reference ID: 2a-001-20190220) there is provision to use an alternative to the standard method where exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. This chapter has carefully reviewed the relevant aspects of the standard method which would warrant an alternative approach to housing numbers to be considered. No exceptional circumstances have been identified.

Housing need in neighbourhood planning areas

- 4.34 The Local Plan will evidence overall strategic housing need across the borough. In neighbourhood planning areas, it is recommended that housing need is determined by site availability to help meet local needs as well as the overall strategic need.

Concluding comments on housing need

- 4.35 Over the past six years, net delivery has averaged 323 compared with an average target of 353 over the period 2014/15 to 2020/21.
- 4.36 The standard method calculation identifies a minimum annual need for 321 dwellings.
- 4.37 Further uplifts relating to growth strategies, infrastructure improvements or jobs growth are not proposed. The SHMA update continues to evidence a need for affordable housing across South Tyneside which will be met through new delivery by the council and housing associations. An additional uplift to the standard method to support affordable housing delivery therefore not suggested at this time.

5. The needs of different groups

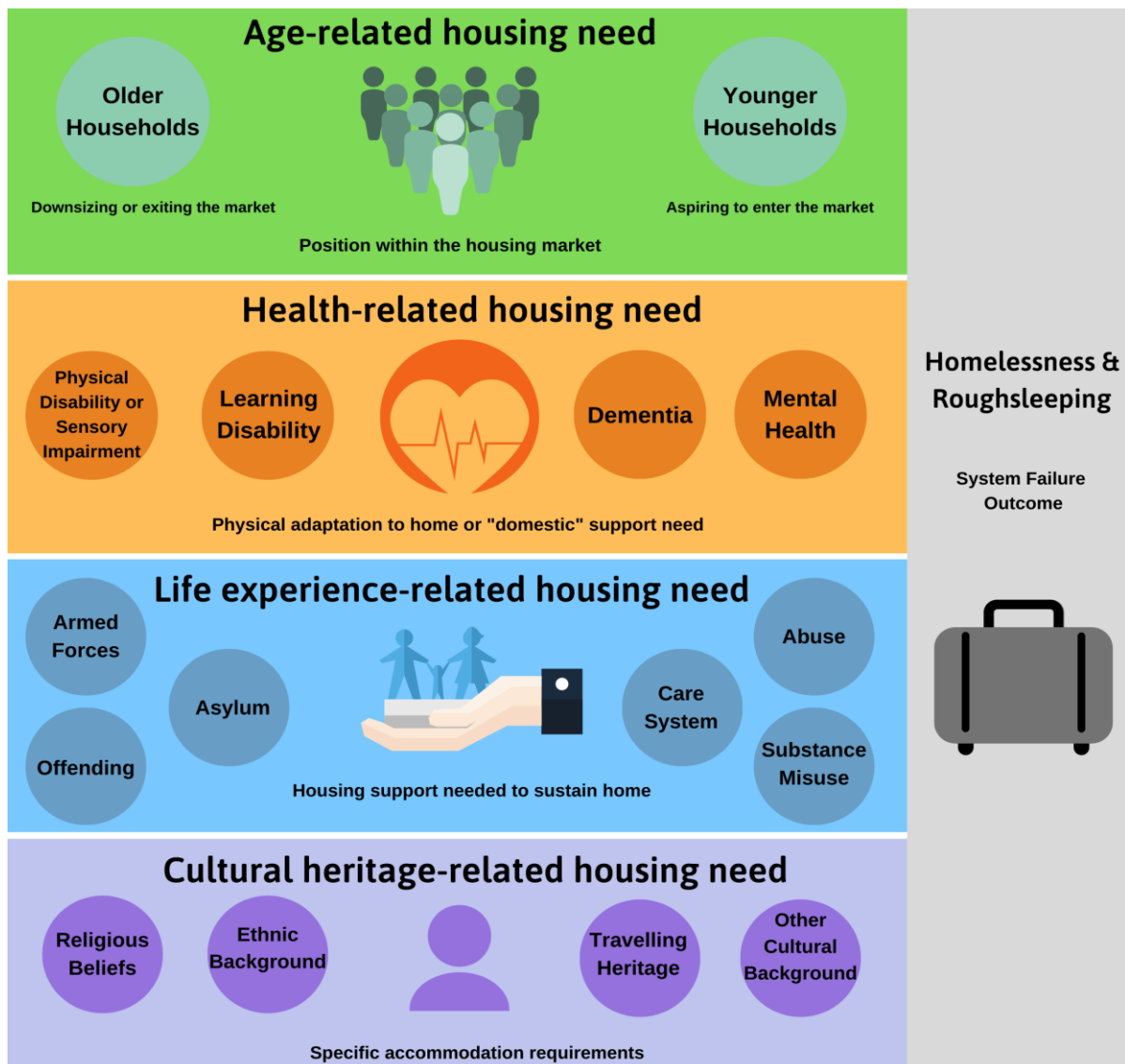
Introduction

5.1 Paragraph 61 of the NPPF refers to housing needs for different groups in the community and these fall into two broad groups: housing for people with additional needs and housing for specific household types. This chapter provides a summary of material presented in Technical Appendix F Specialist Housing Need.

Housing for people with additional needs

5.2 This group includes older people and accommodation for people with disabilities which are further sub-divided into those with health-related and life-experience related needs as summarised in Figure 5.1.

Figure 5.1 Establishing need associated with age, health and life experience



- 5.3 The evidence base has been established based around these broad principles:
- people with additional needs are generally accommodated in mainstream housing and provided with care and support when needed;
 - some people will have complex and multiple needs and therefore may fall into several different categories of need;
 - some people require long-term accommodation to provide support for ongoing needs; and some require short-term supported housing which aims to support people for a period of time before moving on/back into mainstream housing; and
 - most people with additional needs will not need specialist supported housing but they may need adaptations to their homes and/or care and support provided in other ways.

Age-related housing need

- 5.4 Age-related housing need relates to the needs of specific age groups in the housing market due to life events and the impact this has on the need for dwellings of particular sizes/types and affordability. For older households this includes 'rightsizing' and adaptation of existing dwellings. For younger households, affordability is a particular concern and this has been considered elsewhere in the report. For this section we therefore focus upon the needs of older persons for particular unit types.

Housing for older people

- 5.5 The NPPF Annex 2 defines older people as '*people over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing can encompass accessible, adaptable general needs housing through to the full range of retirement and specialist housing for those with care and support needs.*'
- 5.6 PPG recommends the following are considered in an assessment of older persons need:
- The future need for specialist accommodation (including but not restricted to age-restricted general market housing, retirement living or sheltered accommodation, Extra Care or housing with care), broken down by type and tenure.
 - The need for care in residential care and nursing homes (C2).
 - The need for co-housing communities.
 - The role of general housing and in particular bungalows/level-access and homes that can be adapted to meet a change in needs.
- 5.7 PPG notes that '*plan-making authorities will need to count housing provided for older people against their housing requirement*'⁸.

⁸ PPG June 2019 Paragraph: 016 Reference ID: 63-016-20190626

- 5.8 Over the period 2021 to 2039, the number of people aged 65 and over is expected to increase from 31,348 to 40,509, an increase of 29.2% or 9,162 people. Over the period 2021 to 2039 there will be an additional 6,738 households headed by someone aged 65 or over. The majority of older people (79.3%) want to remain in their current home with help and support when needed (Table 5.1). There is also interest in a range of options including sheltered, Extra Care, co-housing (with different tenure options being considered) and open market accommodation.

Table 5.1 Older persons' housing preferences by age group

Housing option	65-74 (%)	75-84 (%)	85+ (%)	All 65+ (%)
Continue to live in current home with support when needed	73.9	84.8	87.3	79.3
Buying a property in the open market	6.6	5.7	0.6	5.5
Rent a property from a private landlord	3.4	1.4	0.6	2.3
Rent from a council or housing association	16.1	6.9	5.2	11.6
Sheltered Accommodation – Renting	27.3	19.4	20.7	23.8
Sheltered Accommodation – Buying	7.3	7.8	3.7	7.0
Sheltered Accommodation - Shared ownership	4.4	6.2	2.3	4.7
Extra Care Housing – Renting	17.4	17.7	17.1	17.5
Extra Care Housing – Buying	5.0	5.4	4.0	5.0
Extra Care Housing - Shared ownership	2.3	4.6	3.2	3.2
Residential Care Home	2.8	5.7	11.2	4.9
Co-housing	6.9	8.5	4.2	7.1
<i>Base (total households responding)</i>	6,715	4,351	1,587	12,654

Source: 2013 household survey (rebased to 2020)

- 5.9 The 2013 household survey identified that around 8.1% (1,584) of households with an HRP aged 65 and over were planning to move in the next 5 years and 4% (785) would like to move but felt unable to which was mainly due to affordability. Main reasons for moving included the need for housing suitable for an older/disabled person (21.8%), needing a smaller property as current one is too difficult to manage (20%) and to live closer to family and friends (12.6%). The majority wanted and expected to move to a smaller property (Table 5.2).

Table 5.2 Future housing choices of older households (rightsizing)

Housing choice	Aspiration (%)	Expectation (%)
Downsizing (moving to a smaller property)	51.1%	55.6%
Staying same	39.9%	36.7%
Upsizing (moving to larger property)	9.0%	7.7%
Total	100.0%	100.0%
<i>Base (households responding)</i>	1,497	1,178

Source: 2013 household survey (rebased to 2020)

Future need for specialist older person accommodation and residential care provision

- 5.10 Across the borough, there are around 3,669 units of specialist older persons accommodation comprising 2,599 specialist older accommodation (C3 planning use class) and 1,070 units of residential care (C2 use class). Map 5.1 shows the current older persons provision across the borough.
- 5.11 Given the ageing of the population, the need for specialist older person accommodation is expected to increase. Based on population projections to 2039, there is an additional need for 1,908 additional units of specialist older persons' accommodation (Table 5.3).

Current provision (and planning use class)	Number of units 2021	Number aged 75 and over 2021	Number aged 75 and over 2039 (projected)	Change in need
		13,916	21,153	
		Ratio of population to current provision	Ratio applied to 2039 population	
Specialist older person (C3)	2,599	0.18677	3,951	1,352
Residential Care (C2)	1,070	0.07689	1,626	556
Total	3,669		5,577	1,908

Source: EAC data, 2018-based population projections

People with dementia and early onset dementia

- 5.12 The PPG makes specific reference to dementia and that *‘there should be a range of housing options and tenures available to people with dementia, including mainstream and specialist housing. Innovative and diverse housing models should be considered where appropriate’*⁹.
- 5.13 The PPG also outlines the characteristics of a dementia- friendly communities:
- easy to navigate physical environment;
 - appropriate transport;
 - communities shaped around the views of people with dementia and their carers;
 - good orientation and familiarity;
 - reduction in unnecessary clutter; and
 - reduction in disorienting visual and auditory stimuli.

⁹ June 2019 PPG Paragraph: 019 Reference ID: 63-019-20190626

- 5.14 2020 POPPI/PANSI data estimates there are 18 people with early onset dementia and 2,131 people aged 65 and over with dementia (Table 5.4). By 2035, the number of people aged 65 and over with dementia is projected to increase by 30.3%, with an increase of 40.2% amongst the 75-84 age group. The number with early onset dementia is expected to decrease slightly.

Dementia	2020	2035	% Change 2020-2035
Early onset dementia (30-64)	18	16	-11.1
Dementia (65-74)	400	484	21.0
Dementia (75-84)	809	1,134	40.2
Dementia (85 and over)	922	1,158	25.6
Dementia (total 65+)	2,131	2,776	30.3

Source: POPPI/PANSI

Stakeholder views on older persons' housing

- 5.15 Stakeholders commented:
- There is a gap in provision for older people currently housed in supported housing.
 - Accessibility and adaptability is very important, as any of the older houses within the borough are difficult to adapt and therefore become unsuitable for the ageing population.
 - There is a cohort of older single people with 'lighter touch' support needs, for whom the standard supported housing offer is inappropriate. This group of people would not be able to live in standard residential care or 'traditional' supported/sheltered housing for older people as they do not require the level of support provided in supported housing, and many have additional frailties and/or mobility issues which necessitates accessible accommodation. Provision of a specialist scheme for this group would release more expensive supported housing beds for others with greater needs as well as meeting this gap.

Senior cohousing communities

- 5.16 Senior cohousing is specifically mentioned in PPG as a housing option for older people: *'Senior co-housing communities are created and run by residents, based on the intention to live with a group of people of a similar age. The sites often consist of self-contained private homes as well as shared community space. Some communities offer an additional option for informal care.'*
- 5.17 The household survey identified a total of 978 older person households interested in cohousing, with a particular interest in 1 and 2-bedroom level-access and 2-bedroom flats.

The role of general housing and in particular bungalows/level-access and homes that can be adapted to meet a change in needs

- 5.18 The profile of dwellings occupied by households aged 65 and over by age group is summarised in Table 5.5. This shows that the majority (60.9%) live in houses, particularly those with 3 or more bedrooms; 22% live in bungalows/level-access, 16% in flats and 1% in other dwelling types. Overall, there are 6,640 bungalows/level-access in South Tyneside accounting for 9.2% of overall stock.

Table 5.5 Dwellings occupied by households where the HRP is aged 65 and over

Dwelling type and size	65 to 74	75 to 84	85+	Total
1 or 2-bedroom house	15.5	16.9	22.0	16.7
3 or-more bedroom house	47.9	42.5	31.6	44.2
1-bedroom bungalow/level-access	7.6	7.9	13.1	8.3
2 or more-bedroom bungalow/level-access	11.3	17.7	13.4	13.7
1-bedroom flat	5.2	5.6	8.1	5.7
2 or more-bedroom flat	11.8	8.6	8.8	10.4
Other	0.8	0.8	3.0	1.0
Total	100.0	100.0	100.0	100.0
Base	9,134	5,687	1,974	16,795

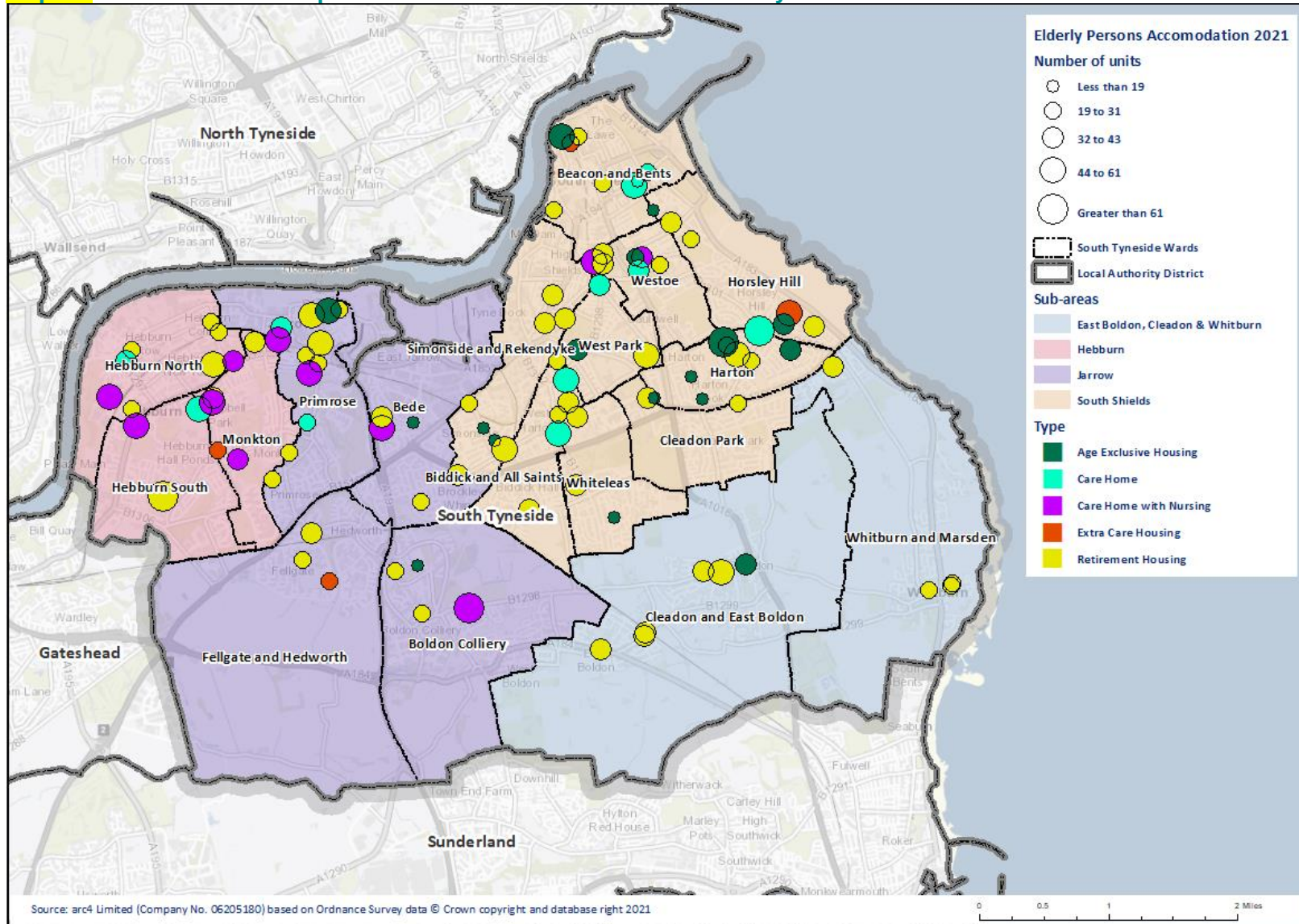
Source: 2013 household survey (rebased to 2020)

- 5.19 The provision of appropriate adaptations to existing dwelling stock can help people lead independent lives. Given that the majority of older people want to remain in their own homes with help and support when needed, the extent to which their properties need to be adapted needs careful consideration. Additionally, the need to adapt properties for households generally needs to be considered.
- 5.20 Table 5.6 shows data from the household survey 2013. It shows how many homes in each sub-area have already been adapted, whether care and support are required, and whether there is sufficient space for a carer to stay overnight if needed.

Table 5.6 Adaptations, support requirements and space for carer to stay by sub-area			
	Current home has been adapted or purpose-built for a person with a long-term illness, health problem or disability	You or other members of your household require care or support to enable you/them to stay in this home	Sufficient space in your home for a carer to stay overnight, if this was needed, is available
Sub-area	% yes	% yes	% yes
East Boldon, Cleadon and Whitburn	0.7%	0.7%	7.3%
Hebburn	1.5%	1.3%	10.6%
Jarrow	1.9%	1.8%	11.0%
South Shields	4.0%	5.1%	29.0%
Total	8.2%	8.9%	57.9%
<i>Base</i>	<i>67,634</i>	<i>66,987</i>	<i>65,670</i>
<i>Missing cases</i>	<i>2,630</i>	<i>3,277</i>	<i>4,594</i>
<i>Total</i>	<i>70,264</i>	<i>70,264</i>	<i>70,264</i>

Source: 2013 household survey (rebased to 2020)

Map 5.1 Current older persons accommodation across South Tyneside



Source: Elderly Accommodation Counsel 2021

The need for adaptations and home improvements

- 5.21 The 2013 household survey indicates that 8.2% of households live in properties that have been adapted or purpose built for those with an illness/disability. The 2013 household survey asked whether adaptations were required by households (Table 5.7), in line with the PPG which asks councils to consider the extent to which existing dwelling stock can help meet the needs of older people¹⁰. When asked about adaptations and home improvements required in the home, households aged under 65 focused more on the house itself, specifically, more insulation, better heating and double glazing. However, households aged over 75 needed assistance in the home, including a downstairs WC, internal and external handrails, adaptations to bathrooms, internal/external handrails and grabrails and stair lifts. These requirements are self-determined by residents responding to the household survey and may not necessarily reflect actual requirements following an independent assessment in the home.
- 5.22 Resources for aids and adaptations remain limited, particularly for households in the private sector (owner occupation or privately rented accommodation). However, the provision of appropriate adaptations is essential to older households in maintaining independent living. Alternative sources of funding, such as equity loans, could be considered to finance remedial measures required by older person households. It should be pointed out that whilst local authorities will assess anyone's needs, assistance is currently means tested and some older person households will self-fund.
- 5.23 The 2013 household survey provided information on a range of practical assistance required from households by age group (Table 5.8). Overall, the highest level of need is for help with repair and maintenance of the home, help with gardening and help with cleaning the home. For all types of assistance, the level of need increases with age. Company and friendship is selected as needed now or in the next 5 years by around one in five households aged 85 years and over.

¹⁰ PPG 2019 Paragraph: 017 Reference ID: 2a-017-20190220

Table 5.7 Adaptations and home improvements required by age group				
Adaptation/improvement required	Age group (% of households)			Total
	Under 65 years	65-74 years	75+	
Home improvement				
More insulation (loft, wall cavities)	28.5	19.7	9.9	25.3
Security alarm	28.3	15.0	11.4	24.7
Community alarm service	3.8	4.1	12.2	4.8
Better heating	24.2	22.1	12.3	22.6
Double glazing	22.2	20.2	9.5	20.5
Improved ventilation	14.4	9.3	4.6	12.7
Sound proofing	13.0	11.4	7.1	12.1
Downstairs WC	9.6	13.1	25.9	11.9
Additional entrances / exits	2.7	0.0	4.6	2.6
Increase the size of property (e.g. extension, loft conversion)	12.3	3.4	5.6	10.4
Adaptations				
Adaptations to bathroom	19.5	36.0	29.8	22.8
Internal handrails / grab rails	13.9	17.0	23.9	15.4
Adaptations to kitchen	10.7	4.6	9.2	9.7
External handrails /grab rails	4.5	15.2	23.0	7.9
Support with keys / fob access to property	6.8	2.0	13.0	6.8
Stair lift / vertical lift	4.6	7.5	20.0	6.7
Adaptations relating to sensory needs	5.4	5.9	3.7	5.3
Improvements to access (e.g. level access in and around home)	3.7	3.9	12.2	4.7
Opening or closing front door / accessing communal entrance	4.2	3.5	3.8	4.0
Wheelchair adaptations (including door widening and ramps)	2.3	3.1	9.5	3.2
Lever door handles	2.1	1.4	5.0	2.3
Room for a carer	1.9	1.0	3.9	2.0
Base (all households)	100,789	22,477	17,330	146,131

Source: 2013 household survey (rebased to 2020)

Type of help needed now or in next 5 years	% households needing help by age group of HRP					
	Under 55	55-64	65-74	75-84	85+	All
Help with repair and maintenance of home	21.0	30.7	39.0	42.9	54.6	29.8
Help with gardening	11.2	19.7	34.0	47.5	62.7	22.4
Help with cleaning home	11.3	15.9	21.3	36.7	57.2	18.0
Help with other practical tasks	10.1	13.1	15.3	23.0	51.5	14.4
Help with personal care	8.0	11.9	10.7	14.3	30.5	10.9
Want company / friendship	4.6	5.7	5.9	5.7	18.5	5.7
Base (all households)	61,744	43,013	23,362	13,001	5,011	146,131

Source: 2013 household survey (rebased to 2020)

Health-related housing need

5.24 A range of sources can be drawn upon to establish the overall scale of disability/support needs across the borough. In summary:

- The 2011 Census reported that across the borough 76.2% were in very good or good health, 15.7% were in fair health and 8.1% in bad/very bad health (particularly across older age groups). A total of 34,916 residents (24%) were in fair/bad/very bad health which compares with 18.3% across England.
- 11.8% of residents reported that their daily activities were limited 'a lot' and 10.9% 'a little' which compares with 8.3% and 9.3% respectively across England. This is mainly associated with older age groups.
- 4.3% of the population receive Disability Living Allowance;
- The ONS Family Resources Survey 2016/17 estimates that 22.7% of the population nationally has a disability. This translates to around 34,500 people across South Tyneside now and is expected to increase to around 35,850 by 2037.

5.25 The 2013 household survey data (reweighted to 2020) considered illness/disability. Table 5.9 shows the number of people stating an illness/disability and the type of condition. This suggests a higher number than national estimates. The most frequently mentioned illness/disability was longstanding illness or health condition (8.6%) followed by physical/mobility impairment (6.8%).

Illness/disability	Number of people	% of population
Physical / mobility impairment	10,267	6.8%
Learning disability / difficulty	1,567	1.0%
Mental health issue	3,708	2.4%
Visual impairment	3,408	2.3%
Hearing impairment	6,404	4.2%
Long standing illness or health condition	13,007	8.6%

Older Age-related illness or disability	2,420	1.6%
Other	9,530	6.3%
<i>Base (Number of people with illness/disability)</i>	54,542	36%

Source: 2013 household survey (rebased to 2020)

Physical disability

- 5.26 POPPI and PANSI¹¹ data provides data on the likely prevalence in 2020 of a range of physical disabilities and how this is expected to change by 2035 (Table 5.10). In 2020, there were an estimated 10,800 people with mobility issues across all age groups which is projected to increase to 12,160 by 2035 mainly due to an increase in the number of people aged 65 with mobility issues.

Table 5.10 Physical disability prevalence

Disability (age group)	2020	2035	% change 2020-2035
Impaired mobility (18-64)	5,278	4,819	-8.7
Mobility (unable to manage at least one activity on own) (65+)	5,529	7,342	32.8
Moderate or serious personal care disability (18-64)	4,597	4,233	-7.9
Serious visual impairment (18-64)	59	57	-3.4
Moderate or severe visual impairment (65+)	2,649	3,560	34.4
Severe hearing loss (18-64)	582	529	-9.1
Severe hearing loss (65+)	2,383	3,160	32.6

Source: POPPI/PANSI (note data is not available for 2037)

Learning disability and autism

- 5.27 The number of people across all age groups with moderate or severe learning disabilities is estimated to be around 584 in 2020 rising to 606 by 2035¹², with a notable growth in the number of people aged 65 and over with learning disabilities (Table 5.11). Around 1,163 people have autistic spectrum disorders in 2020 and this is expected to increase slightly by 2035.

¹¹ Projecting Older People Population Information/Projecting Adult Needs and Service Information, Oxford Brookes University/Institute of Public Care

¹² *ibid*

Table 5.11 Learning disability and autism

Learning disability (age group)	2020	2035	% change 2020-2035
Total (18-64)	2,186	2,151	-1.6
Total (65+)	646	842	30.3
Moderate or severe (18-64)	496	495	-0.2
Moderate or severe (65+)	88	111	26.1
People with LD living with a parent (18-64)	175	182	4.0
Downs syndrome (18+)	57	56	-1.8
Challenging behaviour (18-64)	41	40	-2.4
Autistic spectrum disorders (18-64)	881	864	-1.9
Autistic spectrum disorders (65+)	282	371	31.6

Source: POPPI/PANSI (note data is not available for 2037)

Mental health

5.28 2020 POPPI/PANSI data estimates there are around 17,100 residents with a common mental health disorder (Table 5.12). The number of people aged 18-64 with a mental health disorder is expected to decrease slightly over the period to 2035. Depression amongst people aged 65 or over is expected to increase dramatically.

Table 5.12 Mental health prevalence

Mental health 18-64	2020	2035	% change 2020-2035
Common mental disorder	17088	16693	-2.3
Borderline personality disorder	2169	2119	-2.3
Antisocial personality disorder	2976	2915	-2.0
Psychotic disorder	629	615	-2.2
Psychotic disorders (2 or more)	6480	6335	-2.2
Older people with depression	2020	2035	% change 2020-2035
Depression 65+	2,645	3,432	29.8
Severe depression (65+)	828	1,094	32.1

Source: POPPI/PANSI

Accessible and wheelchair standard housing

5.29 PPG states that *'where an identified need exists, plans are expected to make use of the optional technical housing standards (footnote 46 of the NPPF). To help bring forward an adequate supply of accessible housing. In doing so planning policies for housing can set out the proportion of new housing that will be delivered to the following standards':*

- M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement);
- M4(2) Category 2: Accessible and adaptable dwellings; and

- *M4(3) Category 3: Wheelchair user dwellings*

*‘Planning policies for accessible housing need to be based on evidence of need, viability and a consideration of site-specific factors’.*¹³

- 5.30 Optional accessibility standards for dwellings were introduced by the government in 2015 to provide a mechanism for improving accessibility of housing for those with additional needs. National standards have been established and contained within Part M Volume 1 of the Building Regulations¹⁴ as set out in Table 5.13. Only one accessible housing standard can apply to any dwelling. The M4(2) accessible and adaptable dwelling standard is based on, and in 2015 effectively replaced, the ‘Lifetime Homes’ standard.

Standard Label	Standard title	Level of accessibility provided	Mandatory or optional
M4(1)	Visitable dwellings	Level access not necessarily provided into the dwellings – few accessibility features	Mandatory
M4(2)	Accessible and adaptable dwellings	Level access is provided into the dwelling – easy to adapt to make more accessible – not suitable for most wheelchair users	Optional
M4(3)	Wheelchair user dwellings	Dwellings suitable for wheelchair users: either wheelchair accessible or wheelchair adaptable	Optional

- 5.31 The 2013 household survey (rebased to 2020) has indicated that residents in 614 households (0.88%) require wheelchair adapted dwellings either now or in the next 5 years (Table 5.14). Over the plan period, this number is expected increase by a further 129 resulting in an overall need for 743 wheelchair adapted dwellings. This will be achieved through the adaptation of existing properties and through newbuild.
- 5.32 In order to establish an appropriate target for M4(3) dwellings, Table 5.15 sets out a series of assumptions regarding wheelchair use and the resulting annual need for newbuild wheelchair adapted properties.
- 5.33 According to PPG¹⁵ ‘Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.’ This would imply that the onus on wheelchair accessible housing delivery is with the Local Authority/Registered Providers. Any final targets should be set within the context of likely levels of delivery.

¹³ PPG June 2019 Paragraph: 009 Reference ID: 63-009-20190626

¹⁴https://www.planningportal.co.uk/info/200135/approved_documents/80/part_m_-_access_to_and_use_of_buildings

¹⁵ Paragraph: 009 Reference ID: 56-009-20150327

Age Group	Year		% households needing wheelchair adaptations	Number of wheelchair adapted properties required by age group		
	2021	2039		2021	2039	Change
16-24	1,885	2,050	0.0%	0	0	0
25-34	9,339	9,046	0.3%	30	29	-1
35-44	10,866	11,270	0.6%	62	65	2
45-59	19,861	19,592	0.8%	159	156	-2
60-74	17,645	17,300	0.6%	108	106	-2
75-84	7,585	11,661	1.6%	123	190	66
85+	2,988	4,492	4.4%	131	197	66
Total	70,170	75,412	0.9%	614	744	129
Source	ONS 2018-based household projections		2013 Household Survey (rebased to 2020)	2013 survey (rebased to 2020) applied to ONS 2018-based household projections		

Note: Numbers subject to rounding

Assumption	% requirement	Number each year (based on target of 321)
Wheelchair use from the English Housing Survey 2014/15 – households using wheelchair all the time	1%	3
Wheelchair use from the English Housing Survey 2014/15 – households using wheelchair either indoors or outdoors	3.6%	12
Aspire report on wheelchair accessible housing ¹⁶	10%	32
South Tyneside 743 need over plan period (divided by 19 years) assuming all met through newbuild	12.1%	39

5.34 Given the ageing population in the borough and the identified levels of disability amongst the population, it is recommended that a policy to provide new homes built to accessibility standards is included in the Local Plan. On the basis of available evidence, it is therefore suggested that:

- A range of between 1% (minimum) and 12.6% (maximum) of new dwellings are built to M4(3) wheelchair accessible standard (this would imply an average target of 6.8% or 22 each year); and
- All remaining new dwellings are built to M4(2) accessible and adaptable standard to take account of the ageing demographics of the borough.

¹⁶ Wheelchair Accessible Housing: Waiting for appropriate housing in England, Aspire October 2014 recommends that the national government should set a minimum requirement of 10% of all new build properties across all tenures to be wheelchair accessible

- 5.35 It should be noted however that any percentage requirements for accessible housing are subject to cumulative viability testing. It is also recommended that needs are monitored closely given the ageing population over the plan period.
- 5.36 Regarding health-related needs, stakeholders comment that:
- Accessibility and adaptability is very important. Many of the older houses within the borough are difficult to adapt and therefore become unsuitable for the ageing population.

Life experience-related housing need

Armed forces

- 5.37 South Tyneside was an early signatory to the Armed Forces Covenant which seeks to provide support in a range of areas including housing to in-service and ex-service personnel.

Homeless households

- 5.38 Stakeholders comment:
- There is a gap in provision for emergency accommodation for homeless people, including rough sleepers, and it is anticipated that this is likely to increase (across all boroughs, not just South Tyneside), as economic challenges impacts on employment, relationships and mental health, and with the eventual lift on suspension of evictions.
 - Many people who are rough sleeping are also facing challenges with substance misuse/mental health/offending/physical health which needs to be addressed with a range of new supported housing across the borough.
 - 'Move on/next steps' accommodation, with support where required, for people leaving rough sleeping is important in preventing a return to the street and very much needed in South Tyneside.

Other groups

- 5.39 Stakeholders comment:
- There is provision of supported housing through local authority commissions which cater for offenders and those with substance misuse issues, although the support is not always of sufficient intensity to meet requirements.
 - There are gaps in provision for single men with more complex support needs. There is a need for accommodation with more intensive on-site support, either 24/7 or for extended hours. In particular people experiencing poor mental health, substance misuse and those leaving/within the criminal justice system, often in combination.
 - There is definitely an opportunity to create a more seamless transition for those leaving custodial sentences coming back into the community, particularly those with more complex needs. There is also a gap for people in recovery, for whom access to a 'dry' home would be beneficial.

Cultural heritage related housing need

- 5.40 For those from a minority ethnic background there may be cultural heritage or religion related determined needs which impact on the type of accommodation required. This would include the specific needs of particular Black and Asian Minority Ethnic¹⁷ households as well as those from Travelling communities.

BAME households

- 5.41 The 2011 Census reported that 4% of households had a Household Reference Person who identified as BAME. The distribution of BAME households within South Tyneside is shown in Table 5.16. 76% of BAME households live in South Shields.

Sub-area	BAME households	% of households in sub-area that are BAME	% of BAME households in each sub-area	All households
East Boldon, Cleadon and Whitburn	133	2.0%	12.9%	6,702
Hebburn	29	0.3%	2.9%	11,725
Jarrow	83	0.6%	8.1%	14,266
South Shields	782	2.2%	76.1%	34,760
Total	1,027	1.5%	100.0%	67,453
			<i>Missing</i>	2,811
			Total	70,264

Source: 2013 household survey (rebased to 2020)

- 5.42 Regarding housing need, BAME households were slightly less likely to be in housing need compared with all households (7.8% compared with 8.5%) , with overcrowding, insecurity of tenure and difficulty in maintaining the home as key reasons for being in need.

Gypsy and Traveller Households

- 5.43 A Gypsy and Traveller Accommodation Assessment has been prepared. Unfortunately it was not possible to interview households living on the one Traveller site in the borough. It is therefore recommended that the Local Plan includes a criteria-based policy to meeting any needs should they arise over the plan period but any application for pitches should include an up to date assessment of need at that time.

¹⁷ Households not identifying as 'White British'

Other groups with particular housing requirements

- 5.44 This chapter concludes with a summary of the other household groups who have particular housing requirements in South Tyneside.

People who rent their homes

- 5.45 Chapter 3 presented a range of data on the characteristics of households who rent their homes – either privately or from a social housing provider.

Self-build and custom housebuilding

- 5.46 The NPPF 2021 sets out that the government wants to enable more people to build their own homes and wants to make this form of housing a mainstream housing option. The council have an online survey which collects data from households interested in self-build. Key observations from 73 respondents since 2017 are:

- The majority (77%) are interested in detached properties, 12% semi-detached, 7% terraced and 4% flats.
- The majority (56%) are interested in larger properties (36.8% 4-bedroom and 19.2% 5 or more- bedroom properties). 19.2% are interested in a 1 or 2-bedroom property and 24.8% in a 3-bedroom property.
- 44% expressed an interest in East Boldon, Cleadon and Whitburn, 33% in Jarrow, 13% in South Shields and 10% in Hebburn.
- Respondents were asked what they could afford to spend on buying the land and build costs as summarised below:

Land costs	%	Building costs	%
<50k	26.4	<100k	15.3
50 to 100k	25.0	100-150k	22.2
100 to 150k	23.6	150-200k	18.1
150k or more	23.6	200-250k	18.1
Already own	1.4	250-300k	9.7
		300+k	16.7
Total	100.0	Total	100.0
Base	72		72

Source: Council data

- 5.47 Regarding the type of self/custom build projects respondents were interested in, and bearing in mind respondents could tick several options:
- The majority (72%) were interested in individual/part DIY self-build where the person oversees the design and build of the home.
 - 44% were interested in developer custom-build where the entire design and build is carried out by a developer.

- 26% were interested in group-led self-build where homes are built as part of a group either independently or supported.
- 17% were interested in developer-led group custom-build where you are part of a group which commissions a developer to design and build the home.

Student housing need

- 5.48 There were no student housing need issues raised by stakeholders and student housing need is not a key strategic priority for the council.

Conclusion

- 5.49 In accordance with PPG, the SHMA has considered the housing need for different types of households including specialist accommodation, the need for residential care and considered the role of general housing in meeting needs, in particular level-access and homes that can be adapted to meet a change in needs.
- 5.50 The number of households headed by someone aged 65 or over is expected to increase by 6,738 (+31.3%) by 2039. The majority of older people 65 and over (79.3%) want to continue to live in their current home with support when needed according to the household survey, with help with repair/maintenance, gardening, cleaning and other practical tasks, which would help people remain in their own home (the need for this key support is discussed in the next section). However, the household survey also points to a need to deliver a range of smaller dwellings (particularly level access accommodation) for older people in the general market and specialist older persons housing provision.
- 5.51 Across the borough, there are currently around 3,669 units of specialist older persons accommodation. This includes 1,070 units of residential care (C2) dwellings and 2,599 specialist older persons dwellings (C3). It is estimated that an additional 1,332 units of specialist older person (C3) and 556 units of residential care (C2) will be required by 2039. The SHMA does not specify the precise nature of specialist older person dwellings to be built. This is to allow flexibility in delivery and PPG states that *'any single development may contain a range of different types of specialist housing'* (PPG Paragraph: 010 Reference ID: 63-010-20190626).
- 5.52 A key conclusion is that there needs to be a broader housing offer for older people across the borough and the SHMA has provided evidence of the scale and range of dwellings needed.
- 5.53 A wealth of information has been assembled from various sources which helps to scope out the likely level of disability across the borough's population. Although it is a challenge to quantify the precise accommodation and support requirements, the SHMA has helped to scope out where needs are arising and has provided indicators of specific needs across various needs groups.
- 5.54 Regarding **housing for people with disabilities**, the household survey (2019) indicates that 36% of all residents have an illness/disability. Around 8.2% of

households live in properties which have either been purpose-built or adapted for someone with an illness or disability.

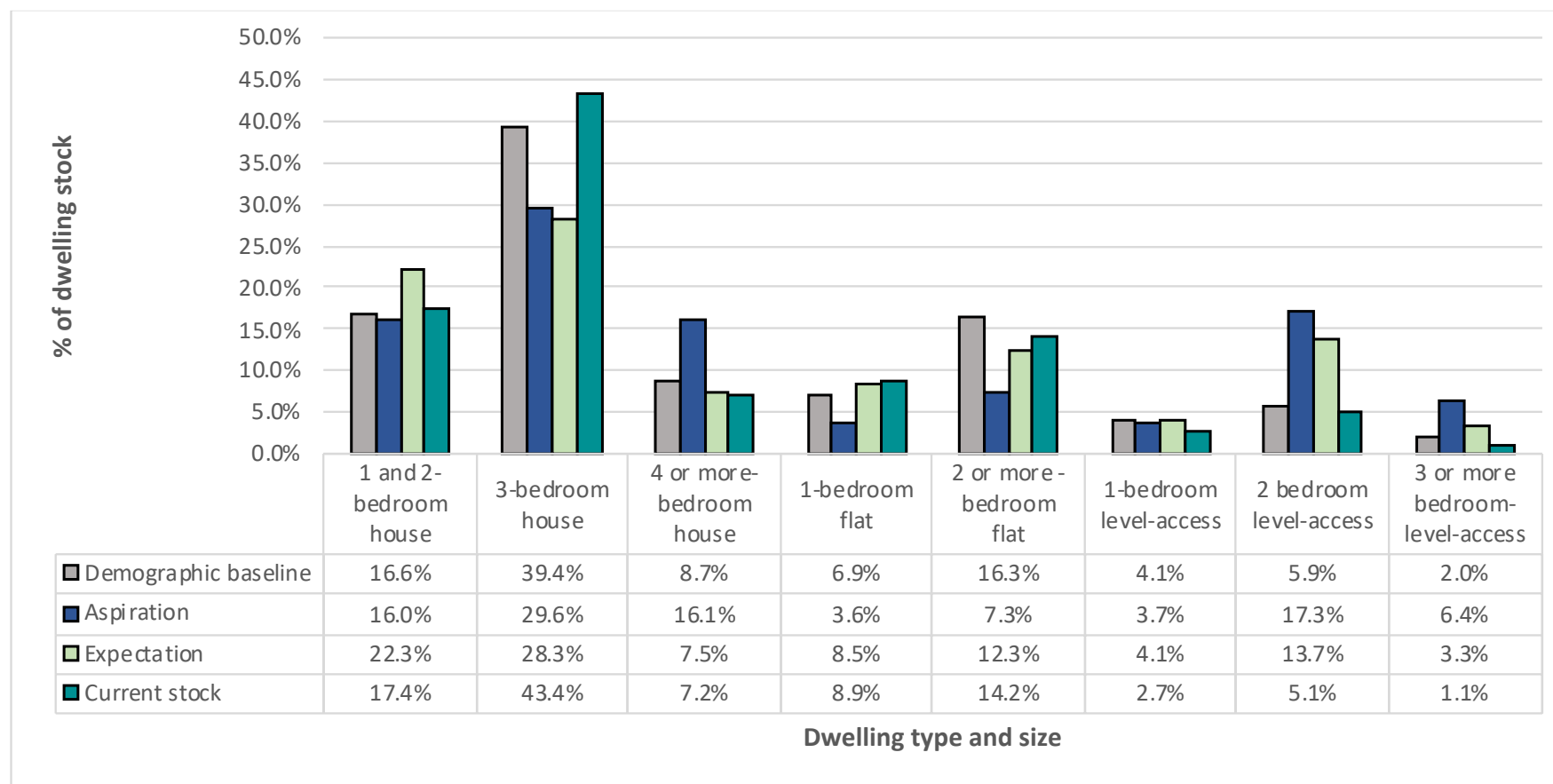
- 5.55 Given the ageing population of the borough and the identified levels of disability amongst the population, it is recommended that 6.8% of new dwellings are built to wheelchair accessible M4(3) standard and all remaining new dwellings are built to M4(2) accessible and adaptable standard to take account of the ageing demographics of the borough.

6. Overall dwelling type and mix

Introduction

- 6.1 Having considered the overall housing need, affordable need and the needs of particular groups, this chapter establishes an overall dwelling type, size and tenure mix for South Tyneside. The detailed analysis underpinning this chapter is presented in Technical Appendix D.
- 6.2 In summary, the analysis uses the following data sources:
- household projections;
 - dwelling stock information;
 - national estimates of the relationships between households and dwellings derived from the 2013 household survey; and
 - data from the affordable housing need calculation.
- 6.3 The analysis considers overall dwelling type and mix under three scenarios:
- A **baseline demographic** scenario which assumes the relationship between households and the dwellings they occupy remains the same over the plan period;
 - An **aspirations** scenario which looks at the aspirations of households by age group and household type; and
 - An **expectations** scenario which considers what households expect to move to by age group and household type.
- 6.4 The results of the scenarios are then compared with the current dwelling stock profile.
- 6.5 Figure 6.1 illustrates the variance between current stock and the alternative dwelling mix scenarios. Under the baseline demographic scenario, the majority of newbuild should be houses (particularly 3-bedroom) but there is a marked shift in a need for level-access. There are notable aspirations towards 4 or more-bedroom houses and 2-bedroom level-access homes. There is a clear expectation for 2-bedroom level-access homes but around one-quarter of households expect to move to flats.

Figure 6.1 Summary of current dwelling stock and dwelling mix under baseline demographic, aspiration and expectation scenarios



Source: 2013 household survey (rebased to 2020)

Summary of scenarios

- 6.6 Table 6.1 summarises the outcome of the dwelling type/mix scenario analysis. Taking into account what people aspire to and what they expect to, the majority of households still aspire/expect to move to a house. Additionally there is an increased emphasis on 2-bedroom properties generally, 2 or more-bedroom flats and a notable aspiration towards 4 or more-bedroom houses.

Dwelling type/size	Scenario			Current stock (%)
	Demographic baseline (%)	Aspiration (%)	Expectation (%)	
1 and 2-bedroom house	16.6%	16.0%	22.3%	17.4%
3-bedroom house	39.4%	29.6%	28.3%	43.4%
4 or more-bedroom house	8.7%	16.1%	7.5%	7.2%
1-bedroom flat	6.9%	3.6%	8.5%	8.9%
2 or more-bedroom flat	16.3%	7.3%	12.3%	14.2%
1-bedroom level-access	4.1%	3.7%	4.1%	2.7%
2 bedroom level-access	5.9%	17.3%	13.7%	5.1%
3 or more-bedroom level-access	2.0%	6.4%	3.3%	1.1%
Total	100.0%	100.0%	100.0%	100.0%
Dwelling type	Demographic baseline (%)	Aspiration (%)	Expectation (%)	Current stock (%)
House	64.8%	61.7%	58.0%	68.0%
Flat	23.3%	10.9%	20.9%	23.1%
Level-access	12.0%	27.4%	21.1%	8.9%
Total	100.0%	100.0%	100.0%	100.0%
Number of bedrooms	Demographic baseline (%)	Aspiration (%)	Expectation (%)	Current stock (%)
1	11.8%	7.6%	13.0%	11.7%
2	34.8%	39.4%	47.1%	33.7%
3	44.7%	36.9%	32.5%	47.4%
4	8.7%	16.1%	7.5%	7.2%
Total	100.0%	100.0%	100.0%	100.0%

Note totals by age group may vary slightly due to rounding errors

Source: 2013 household survey (rebased to 2020)

Overall dwelling mix by tenure

- 6.7 Table 6.2 summarises dwelling type/size mix based on the demographic scenario by the annual number of dwellings needed by tenure. Note that the only major difference under the aspiration and expectation scenarios would be a much higher proportion of level-access dwellings. This analysis assumes an annual target of 321 dwellings based over the period 2021-2031, an overall affordable housing delivery of around 25% in line with the Local Development Framework Core Strategy Policy SC4 and an assumed 75% affordable/social rented and 25% affordable home ownership split, recognising that this needs to be considered on a site-by-site basis. The analysis factors in the dwelling type/size analysis carried out as part of the affordable housing needs calculation and also

the realistic dwelling type/size choices of households in need considering affordable home ownership solutions. Table 6.3 presents the percentage breakdown of the dwelling type/size and tenure mix. This analysis is intended to provide a broad indication of overall need to help guide future development. It is expected that the range of dwellings delivered on a site by site basis will be informed by this analysis but there should be a flexible approach to the size/type mix developed on individual sites.

Dwelling type/size	Tenure			Total
	Market	Affordable/Social Rented	Affordable home ownership	
Overall % split>>	75%	18.75%	6.25%	100%
1 and 2 -bedroom house	39	10	4	53
3-bedroom house	104	13	9	126
4 or more-bedroom house	22	4	2	28
1-bedroom flat	10	11	1	22
2 or more-bedroom flat	38	12	2	52
1-bedroom level-access	10	3	0	13
2-bedroom level-access	13	5	1	19
3 or more-bedroom level-access	4	1	1	6
Total	241	60	20	321
Dwelling type	Market	Affordable/Social Rented	Affordable home ownership	Total
House	165	27	15	208
Flat	48	24	3	75
Level-access	27	9	2	38
Total	241	60	20	321
Number of bedrooms	Market	Affordable/Social Rented	Affordable home ownership	Total
1	23	15	1	38
2	79	25	7	112
3	117	17	10	144
4	22	4	2	28
Total	241	60	20	321

Dwelling type/size	Tenure			Total
	Market	Affordable/Social Rented	Affordable home ownership	
Overall % split>>	75%	18.75%	6.25%	100%
1 and 2 -bedroom house	16.3	16.4	21.5	16.6
3-bedroom house	43.2	22.3	44.9	39.4
4 or more-bedroom house	9.2	6.5	10.2	8.7
1-bedroom flat	4.2	19.0	3.9	6.9
2 or more-bedroom flat	15.9	20.6	9.0	16.3
1-bedroom level-access	4.2	4.9	0.0	4.1
2-bedroom level-access	5.3	7.8	7.2	5.9
3 or more-bedroom level-access	1.8	2.4	3.4	2.0
Total	100.0	100.0	100.0	100.0
Dwelling type	Market	Affordable/Social Rented	Affordable home ownership	Total
House	68.7	45.3	76.5	64.8
Flat	20.1	39.6	12.9	23.3
Level-access	11.3	15.2	10.6	12.0
Total	100.0	100.0	100.0	100.0
Number of bedrooms	Market	Affordable/Social Rented	Affordable home ownership	Total
1	9.3	24.2	3.9	11.8
2	33.0	41.5	36.3	34.8
3	48.5	27.8	49.7	44.7
4	9.2	6.5	10.2	8.7
Total	100.0	100.0	100.0	100.0
Base	9.3	24.2	3.9	11.8

Conclusions

- 6.8 The purpose of this chapter has been to explore the relationship between households and dwellings occupied to establish an indication of appropriate dwelling mix for South Tyneside Borough over the plan period.
- 6.9 Having established future household change and the implications this has for dwelling type, size and tenure mix, the council can make an informed strategic decision on the range and size of dwellings that will need to be built to meet need and aspiration over the plan period.

7. Conclusion: policy and strategic issues

- 7.1 This document has been prepared to equip the council and their partners with robust, defensible and transparent information to help inform strategic decision-making and the formulation of appropriate housing and planning policies. The work also takes account of existing and emerging government policy and guidance.
- 7.2 The South Tyneside 2021 SHMA will help the council plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Specifically, the SHMA identifies the size, type and tenure of housing required by considering current market demand relative to supply; and also identifies a continued affordable housing imbalance across the borough.
- 7.3 This concluding chapter summarises key messages from the research findings, structured around a commentary on the current and future housing markets and key local strategic issues.

Overall Housing need

- 7.4 The December 2020 MHCLG standard method establishes a minimum housing need of 321 dwellings each year. Over the past six years, net delivery has averaged 347 each year. The council has had economic growth strategies in place, is developing infrastructure to facilitate housing delivery and there is a shortfall in affordable housing.
- 7.5 PPG¹⁸ allows authorities to take these circumstances into account and establish a higher level of need that the standard method suggests. The analysis has not identified any exceptional circumstances for departing from the standard method calculation or any compelling reason to increase the housing need figure.

Dwelling type, tenure and mix

- 7.6 The relationship between household change and dwelling type/size and tenure requirements have been fully explored. The evidence will help the council deliver an appropriate range of dwelling stock for residents over the plan period. The baseline demographic scenario, which considers the relationship between household type, age and dwelling stock, indicates the following overall dwelling mix: 1-bedroom (11.8%), 2-bedroom (34.8%), 3-bedroom (44.7%) and four or more-bedroom 8.7%. Regarding dwelling type, the analysis suggests a broad split of 64.8% houses, 23.3% flats and 12% level-access accommodation.
- 7.7 Alternative scenarios which consider household's aspirations and expectations are driven by the ageing population profile of the borough and point to a higher need for level-access accommodation.
- 7.8 Regarding affordable need, there is an annual shortfall of 209. An appropriate affordable tenure split for South Tyneside would be around 75% rented and 25% affordable home ownership tenures. This split needs to be considered on a site-

¹⁸ PPG 2019 Paragraph 010 Reference ID: 2a-010-20190220

by-site basis. For instance, there may be some sites which are not of sufficient scale for more than one type of affordable housing to be feasible.

- 7.9 Appropriate dwelling profiles are:
- Affordable rented: 24.2% one-bedroom, 41.5% two-bedroom, 27.8% three-bedroom and 6.5% four or more-bedroom.
 - Affordable home ownership: 3.9% one-bedroom, 36.3% two-bedroom, 49.7% three-bedroom and 10.1% four or more-bedroom.
- 7.10 The SHMA would suggest that an overall target of 25% affordable housing should continue to be applied. This will be subject to viability testing before a target can be established for affordable housing in the emerging Local Plan.

Meeting the needs of older people and those with disabilities

- 7.11 There is evidence to support a programme of accommodation delivery to help meet the needs of older people and those with disabilities. Although the vast majority of older people want to remain in their own home with support when needed, there is a need to diversify options available to older people wanting to move to more appropriate accommodation.
- 7.12 Currently there are around 3,669 units of specialist older person accommodation comprising 1,070 units of residential care (C2 use class) dwellings and 2,599 units of specialist older person dwellings (C3 use class) such as sheltered and Extra Care. Analysis of demographic change would suggest a need for an additional 1,908 units of older persons accommodation by 2039 (556 additional units of residential (C2) units and 1,352 units of specialist (C3)).
- 7.13 A key conclusion is that there needs to be a broader housing offer for older people across South Tyneside and the SHMA has provided evidence of scale and range of dwellings needed.
- 7.14 A range of information has been assembled from various sources which helps to scope out the likely level of disability across South Tyneside's population. Feedback from stakeholders has helped to identify specific accommodation needs.
- 7.15 Given the ageing population of the borough and the identified levels of disability amongst the population, it is recommended that 6.8% of new dwellings are built to M4(3) wheelchair accessible standard and all remaining new dwellings are built to M4(2) accessible and adaptable standard to take account of the ageing demographics of the borough.
- 7.16 It is also assumed that there will be ongoing adaptation of existing dwellings to support those with additional needs.

Final comments

- 7.17 The evidence presented in this SHMA suggests that there are three main policy areas that require particular attention from both a planning policy and social policy perspective:

- the challenge of enabling the quantity and mix of housing that needs to be delivered, including an appropriate level of affordable housing;
- the challenge of ensuring that the housing and support needs of older people are met going forward; and
- the challenge of ensuring that the needs of people with disabilities is appropriately addressed.

Technical Appendix A: Research methodology

Overall approach

- A.1 A multi-method approach was adopted in order to prepare a robust and credible Strategic Housing Market Assessment for South Tyneside:
- Reanalysis of the household survey carried out in 2013 reweighted to reflect the tenure and number of households in 2020. The 2013 survey included responses from 4,404 households from a mailing to 26,507 households, which represented a 16.6% response rate and a borough-level sample error of +/- 1.43%.
 - A survey of key stakeholders including representatives from the council, neighbouring local authorities, housing associations, specialist housing providers, estate agents, adult social care and developers.
 - A review of relevant secondary data including the 2011 Census, ONS population and household projections, Land Registry house price and Zoopla rental data, CORE lettings data and MHCLG Statistics.

Technical Appendix B: Affordable housing definitions

Affordable housing definitions

Definitions relating to affordable housing are presented in the NPPF 2021 (Annex 2):

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for social rent or affordable rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes, affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and Rent to Buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to government or the relevant authority specified in the funding agreement.

Technical Appendix C: Housing need calculations

Introduction

- C.1 Identifying the scale of affordable housing need is a key consideration of planning practice guidance. This is a separate calculation to the overall housing need figure derived using the standard model and set out in PPG paragraphs 18 (Reference ID: 2a-018-20190220) to 24 (Reference ID: 2a-024-20190220). The affordable housing need analysis helps to establish the overall scale of affordable housing need by location, type, size and tenure and whether the council should plan for more dwellings to help meet the need for affordable housing.
- C.2 PPG states that ‘all households whose needs are not met by the market can be considered in affordable housing need¹⁹. PPG then considers how affordable housing need should be calculated’:
- ‘Strategic policy-makers will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with colleagues in their relevant authority (e.g. housing, health and social care departments).’²⁰*
- C.3 The PPG focuses on the use of existing (secondary data). Where possible this is supplemented with primary household survey data. For South Tyneside, arc⁴ has access to a suite of primary and secondary data which informs the analysis of affordable need.
- C.4 There are four broad components to the needs assessment method. These have remained relatively unchanged through the different guidance issued by government and focus on:
- Step A. Existing household in need (current unmet gross need).
 - Step B. Future households in need.
 - Step C. Affordable supply.
 - Step D. Annual need for affordable housing.
- C.5 To be consistent with the standard method for calculating overall housing need, the affordable housing need is annualised over a ten-year period.

Affordability assumptions

- C.6 As part of the affordable needs assessment, the extent to which households in need cannot afford open market prices or rents is considered. PPG does not specify what household income should be spent for a property to be affordable although does state the ‘need to identify the minimum household income required to access lower quartile (entry level) market housing’²¹. The last guidance to

¹⁹ PPG 2019 Paragraph: 018 Reference ID: 2a-018-20190220

²⁰ PPG 2019 Paragraph: 019 Reference ID: 2a-019-20190220

²¹ PPG 2019 Paragraph 021 Reference ID 2a-021-20190220

consider affordable prices/rents was published in the 2007²², which stated that gross household incomes should be used to assess affordability and:

- a household can be considered able to afford to buy a home if it costs 3.5x the gross income of a single earner or 2.9x the gross income for dual-income households; and
- a household can be considered able to afford market renting where the rent payable was up to 25% of gross household income.

C.7 The former guidance did note that local circumstances could justify higher figures being used for affordable renting and that allowances should be made for access to capital that could be used towards the cost of home ownership.

C.8 Mortgage lending practices in 2020 would suggest that 4.75x a single or joint income could be considered²³.

C.9 Based on this data, the principle assumption considered by arc⁴ with reference to affordability is:

- for buying up to 3.5x gross household income ; and
- for renting up to 25% gross household income.

Step A: Current unmet gross need

C.10 PPG 2019²⁴ states that 'strategic policy-making authorities can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:

- the number of homeless households;
- the number of those in priority need who are currently housed in temporary accommodation;
- the number of households in over-crowded housing;
- the number of concealed households;
- the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and
- the number of households from other tenures in need and those that cannot afford their own homes, either to rent or to own if that is their aspiration.'

C.11 PPG 2019 notes that care should be taken to avoid double-counting and to only include those households who cannot afford to access suitable housing in the market. Table C1. Sets out the overall scale of current need before affordability of market housing is considered.

²² DCLG Strategic Housing Market Assessments Practice Guidance Version 2 August 2007

²³ This is the maximum single or joint household income multiple offered by First Direct July 2020

²⁴ Paragraph: 020 Reference ID: 2a-021-20190220

Table C1 Current gross unmet need (before affordability testing)			
Reason for need	Total in need	Comment	Source
A1 Homeless households	656	Number of households identified as homeless	MHCLG Live tables 2020
A2 Priority need / temporary accommodation	807	Households identified as threatened with homelessness in 2019 plus households living in temporary accommodation (based on quarterly average) in 2019	MHCLG Live tables 2020
A3 Overcrowded	2,259	2011 Census data households	2011 Census LC4108EW
	1,130	Used in analysis	Based on 2013 household survey (reweighted to 2020)
A4 Concealed household	542	Census definition refers to couples and lone parents living within another family unit.	2011 Census LC1110EW
	372	Used in analysis	Based on 2013 household survey (reweighted to 2020)
A5 Existing affordable tenants in need	1,724		Based on 2013 household survey (reweighted to 2020)
A6 Other tenures in need	4,109		Based on 2013 household survey (reweighted to 2020)
A7 Sum of households in A3 to A6 with one or more needs	7,336	Sum of A3 to A6 BOLD figures	
A8 Total in A7 adjusted to remove any double counting	5,847	This is the total number of households with one or more needs	
A9. All households in need (A1+A2+A8)	7,310		

Further Notes to Table C1:

A3. Overcrowding

The extent to which households are overcrowded is measured using the 'bedroom standard'. This allocates a standard number of bedrooms to each household in accordance with its age/sex/marital status composition. A separate bedroom is allocated to each married couple, any other person aged 21 or over, each pair of adolescents aged 10-20 of the same sex and each pair of children under 10. Any unpaired person aged 10-20 is paired if possible, with a child under 10 of the same sex, or, if that is not possible, is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms (including bedsits) available for the sole use of the household.

Note: the model has used overcrowding and concealed households evidenced in the 2013 household survey (reweighted to 2020).

A4. Concealed households

The number of couples and lone parents living within a household.

A5. Existing affordable tenants in need and A6. Other tenures in need

Households in need based on the numbers who have one or more of the following needs: under notice, real threat of notice or lease coming to an end; too expensive; too difficult to maintain; sharing facilities; unsuitable due to age/mobility impairment; lacking facilities; major disrepair; harassment/threat of harassment from neighbours.

A7 and A8. Sum of households

A7 is the sum of households who are overcrowded, concealed, are existing tenants in need or other tenures in need. A8 adjusts this total to remove double counting to give a figure for the total number of households with one or more housing need. This final figure takes account of any duplicates (so if the household is overcrowded and has another need, it is only counted once as a household in need).

Affordability of open market options

C.12 Table C2 sets out sub-area level lower quartile prices and rents which are used as a basis for testing the affordability of open market options.

Table C2 Lower quartile house prices and rents by sub-area		
Sub-area	Lower quartile price 2020 (£)	Lower quartile private rent 2020 (per calendar month)
East Boldon, Cleadon and Whitburn	£157,680	£576
Hebburn	£85,000	£425
Jarrow	£80,000	£425
South Shields	£74,000	£425
Total South Tyneside Borough	£94,725	£425

Source: Data produced by Land Registry © Crown copyright 2020, Zoopla 2020

C.13 Table C3 sets out the proportion of households in need who could not afford open market prices or rents. The principal affordability analysis uses data on ward-level lower quartile prices and rents and assumes that a property is affordable if up to 25% of household income is spent on rent and buying costs up to 3.5x household income.

C.14 It is reasonably assumed that all households in A1 (homeless) and A2 (priority need/in temporary accommodation) cannot afford open market prices or rents

given their housing circumstances (and income information is not available from secondary data source).

- C.15 The affordability of open market options is tested on the remaining households in need (rows A3 to A6 in Table C1) based on 2019 household survey data.
- C.16 Analysis concludes that **4,877** households across South Tyneside are in housing need and cannot afford to buy or rent at lower quartile market prices.

Needs groups	Number of households	% cannot afford to buy or rent	Number cannot afford to buy or rent
Sum of A1 and A2 households	1,463	100%	1,463
Sum of households in A3 to A6 with one or more needs	5,847	58.38%	3,414
Total cannot afford to buy or rent			4,877

Step B: Future households in need

- C.17 PPG 2019²⁵ states that ‘projections of affordable housing need will have to reflect new household formation, the proportion of newly-forming households unable to buy or rent in the market area, and an estimate of the number of existing households falling into need. The process will need to identify the minimum household income required to access lower quartile (entry level) market housing. It can then assess what proportion of newly-forming households will be unable to access market housing.’

New household formation

- C.18 The most useful data sources for assessing the level of new household formation are:
- MHCLG/ONS household projections, from which an annual net increase in households can be derived;
 - the English Housing Survey, from which a national gross household formation rate can be derived; and
 - household survey evidence, which provides local evidence of the extent to which households have formed and likely to form.
- C.19 Table C4 presents a summary of data used to establish a view on household formation.
- C.20 PPG makes specific reference to the use of household projections and the English Housing Survey. Combining these sources results in gross household formation rates of 1,034 each year using 2014-based household projections.
- C.21 Based on the requirements of PPG, the gross formation rate used in analysis is **1,034** which is slightly higher than the level of household formation evidenced in

²⁵ PPG Paragraph 021 Reference ID: 2a-021029190220

the 2013 household survey (rebased to 2020). Through the standard method of calculating need, allowance is made for increasing the level of housing delivery to support household formation through the affordability adjustment.

Table C4 Net and gross household formation 2021-2031			
	Annual household formation	Notes	Source
A. MHCLG 2014-based household projections	303	3,034 NET increase between 2021 and 2031	MHCLG 2014-based household projections
B. ONS 2018-based household projections	291	2,914 NET increase between 2021 and 2031	ONS 2018-based household projections
C. Average gross household formation rate based on applying national rate to total households over the period 2021-2031 (2014-based projections)	1,034	Gross household formation rate of 1.439%	English Housing Survey 3- year average 2016/17 to 2018/19
D. Average gross household formation rate based on applying national rate to total households over the period 2021-2031 (2018-based projections)	1,029	Gross household formation rate of 1.439%	English Housing Survey 3 year average 2016/17 to 2018/19
E. Past rate of household formation	851	3,607 households identified as forming over preceding 5 years	2013 household survey (rebased to 2020)
F. Households intending to form and remain in South Tyneside in the 5 years following survey	239	936 households identified as planning to form in next 5 years	2013 household survey (rebased to 2020)
G. Blended rate of gross household formation (C, E)	942		

New households likely to be in affordable housing need

- C.22 Analysis of the incomes of households who have formed in the past 5 years concludes that 54.6% could not afford buying or renting lower quartile (entry level) properties. Based on a gross formation rate of **1,034**, 564 households are estimated to be in affordable housing need.

Existing households expected to fall into need

- C.23 An estimate of the number of existing households falling into need each year has been established using the 2013 household survey (rebased on 2020) evidence. This indicates that around 162 households moved into affordable/social renting because they fell into housing need in the preceding 5 years. This results in an annualised figure of 32.

Total newly arising affordable housing need (gross per year)

C.24 Total newly arising need is therefore 597 each year as summarised in Table C5.

Table C5 Total newly-arising affordable housing need		
A. Number of newly-forming households		1,034
B. Proportion unable to afford market housing	54.60%	564
C. Existing households falling into need		32.4
Total newly arising affordable need (B+C)		597

Step C: Affordable housing supply

C.25 PPG notes that ‘there will be a current supply of housing stock that can be used to accommodate households in affordable housing need as well as future supply.’²⁶ There are three aspects to affordable supply to be considered:

Table C6 Affordable housing supply		
Source of supply/stock loss	Data source	Data
The number of affordable dwellings that are going to be vacated by occupiers that are fit for use by other households in need	CORE lettings data over most recent 3-year period	Annual average of 1,365 general needs affordable dwellings have been let 2017/18 to 2019/20
Suitable surplus stock (vacant properties)	MHCLG vacant dwelling statistics	246 vacant affordable (council and housing association) dwellings reported as vacant in 2020 representing 1.1% of total affordable stock. Below transactional rate of around 2% to allow movement in stock so no suitable surplus stock available
The committed supply of new net affordable homes at the point of assessment	Local authority planning data	Annual average of 136 affordable completions
Units taken out of management	Local authority data	None identified
Total annual supply	Calculation	A. 1,365 lettings (excluding newbuild) B. 1,365 lettings + 0 vacant + 136 newbuild – 0 units taken out of management = 1,501

Note: stock losses through right to buy are not referenced in PPG and not included in this table. Any losses through right to buy would increase the shortfall.

C.26 Overall, the model assumes a total affordable housing stock supply of **1,365** dwellings each year excluding newbuild supply.

²⁶ PPG Paragraph 022 Reference ID: 2a-022-20190220

Step D: Total annual need and breakdown by size, type and tenure

C.27 Table C7 summarises the total annual need for affordable housing across South Tyneside which establishes a gross annual need of 1,572 and after taking into account supply, a net need of 207 affordable dwellings each year. If anticipated newbuild is considered, the net need reduces to 71 each year. Table C8 presents the gross and net annual affordable need by sub-area.

	Factor	Number	Data source/assumption
A1	Current gross unmet need (before affordability test)	7,310	Table C1 row A9
A2	Current gross unmet need (after affordability test)	4,877	Table C3
A3	Annualised need	975	Assume unmet need is cleared over a 5-year period
B	Newly-arising annual need	597	Table C5
TGN	Total gross need	1,572	A3+B
C	Affordable annual housing supply	1,365	Table C6
	Total annual net need (excluding newbuild)	207	TGN – C
	Total annual net need (including newbuild)	71	TGN-C-136 newbuild each year

Note: Table subject to rounding errors

	Factor	East Boldon, Cleadon and Whitburn	Hebburn	Jarrow	South Shields	South Tyneside Borough
A1	Current gross unmet need (before affordability test)	401	1235	1791	3883	7310
A2	Current gross unmet need (after affordability test)	222	558	1372	2725	4877
A3	Annualised need	44	112	274	545	975
B	Newly-arising annual need	12	102	140	343	597
TGN	Total gross need	56	214	414	888	1572
C	Affordable annual housing supply	51	239	394	681	1365
	Total annual net need	5	-25	20	207	207

Note: Table subject to rounding errors

- C.28 A estimation of the likely annual supply of affordable stock by sub-area can be calculated based on the current proportion of stock in each area (Table C9). This estimate includes turnover in existing stock.

Sub-area	% of affordable stock	Estimated annual supply
East Boldon, Cleadon and Whitburn	3.7%	51
Hebburn	17.5%	239
Jarrow	28.9%	394
South Shields	49.9%	681
Total South Tyneside Borough	100.0%	1,365
Base: estimate of affordable units	21,485	

- C.29 Table C10 summarises the annual shortfall of affordable dwellings by number of bedrooms.

Sub-area	Number of bedrooms					Base (annual gross need)	Base (annual net need)
	1	2	3	4 or more	Total		
East Boldon, Cleadon and Whitburn	31.8	56.4	11.8	0.0	100.0	56	5
Hebburn	9.9	43.8	41.9	4.4	100.0	214	-25
Jarrow	26.4	35.7	33.5	4.4	100.0	414	20
South Shields	24.4	47.6	22.8	5.2	100.0	888	207
South Tyneside Borough	22.5	43.8	28.3	5.3	100.0	1,572	207

Note: Table subject to rounding errors

Comparison of current housing stock and current/future needs

- C.30 PPG states that 'strategic policy-making authorities will need to look at the current stock of houses of different sizes and assess whether these match current and future needs.'²⁷ Table C11 sets out this comparison and shows that there are particular shortfalls of dwellings with 2 bedrooms and also larger 4-bedroom or more dwellings.

Number of bedrooms	Current supply estimate	%	Annual gross need %	Variance %
1-bedroom	5,597	26.0	22.5	-3.5
2-bedroom	7,832	36.5	43.8	7.3
3-bedroom	7,699	35.8	28.3	-7.5
4 or more -bedroom	357	1.7	5.3	3.6
Total	21,485	100.0		

Source: 2019 SDR and 2018/19 LAHS

²⁷ PPG Paragraph 023 Reference ID: 2a-023-20190220. This is interpreted as all dwelling types and not just houses

Dwelling type profile

C.31 The dwelling type of affordable housing has been derived from 2013 household survey data. Households in need were asked to state their aspiration and expectation for house type and analysis is based on a blend of aspirations and expectations by the number of bedrooms needed. This has been carefully applied to the sub-area needs analysis. The overall summary of dwelling type by bedroom need based on gross need is presented in Table C12 and by sub-area in Table C13.

Table C12 Affordable dwelling type and size mix					
Dwelling type	Number of bedrooms (number)				Total
	1	2	3	4	
House	6	253	351	102	711
Flat	298	277	47	0	622
Level-access	77	123	38	0	238
Total	381	652	437	102	1572
Dwelling type	Number of bedrooms (Table %)				Total
	1	2	3	4	
House	0.4	16.1	22.3	6.5	45.3
Flat	19.0	17.6	3.0	0.0	39.6
Level-access	4.9	7.8	2.4	0.0	15.2
Total	24.2	41.5	27.8	6.5	100.0

Table C13 Affordable dwelling mix by sub-area, number of bedrooms and dwelling type					
Dwelling type/size	Sub-area				
	East Boldon, Cleadon and Whitburn	Hebburn	Jarrow	South Shields	South Tyneside Total
1-bedroom house	0.0	0.0	0.0	0.6	0.4
2-bedroom house	14.8	12.3	17.5	16.4	16.1
3-bedroom house	19.5	36.7	28.5	16.2	22.3
4+ bedroom house	21.0	6.5	5.9	5.8	6.5
1-bedroom flat	11.6	7.1	22.0	20.8	19.0
2-bedroom flat	4.3	22.1	10.8	20.6	17.6
3+ bedroom flat	0.0	1.3	0.7	4.7	3.0
1-bedroom level-access	7.7	3.7	5.5	4.8	4.9
2-bedroom level-access	17.1	7.4	7.3	7.5	7.8
3+ bedroom level-access	4.0	2.9	1.7	2.5	2.4
TOTAL	100.0	100.0	100.0	100.0	100.0
Annual Need (gross)	56	214	414	888	1572
Annual Need (net)	5	-25	20	207	207

Tenure mix

- C.32 Analysis has carefully considered the range of affordable tenures that may be appropriate for existing households in need and newly-forming households. Table C14 summarises the overall tenure split between affordable rented options (social and affordable rent) and affordable home ownership solutions (including shared ownership, discounted for sale and other tenures as set out in Annex 2 of the NPPF).
- C.33 For need arising from homeless households and those in temporary accommodation, it is assumed they all require affordable rented accommodation. For newly-forming households and existing households in need, the split is based on the proportions who would consider affordable rented and affordable home ownership options.
- C.34 Analysis would suggest an overall tenure split of 83% affordable rented and 17% affordable home ownership across South Tyneside. However, government policy is recommending that 25% of new affordable dwellings are for affordable home ownership so the final tenure split is recommended to be 75% rented and 25% affordable home ownership.

Sub-area	Affordable Rented (%)	Affordable Home Ownership (%)	Total
East Boldon, Cleadon and Whitburn	83.0%	17.0%	100.0%
Hebburn	74.4%	25.6%	100.0%
Jarrow	86.2%	13.8%	100.0%
South Shields	85.2%	14.8%	100.0%
South Tyneside Borough	83.4%	16.6%	100.0%

Source: 2013 Household Survey (rebased to 2020)

- C.35 Table C15 confirms that a reasonable proportion of households could afford intermediate tenure prices based on equity shares of between £80,000 and £120,000, with 38.1% able to afford a property priced at up to £100,000. There is clearly scope for expansion of the affordable home ownership market in South Tyneside as a component of affordable housing delivery.

Price	% could afford		
	Existing households in need	Newly-forming households	Total
up to £80,000	42.7%	48.4%	44.9%
up to £100,000	33.0%	42.2%	36.5%
up to £120,000	29.1%	33.1%	30.6%
up to £140,000	23.7%	26.3%	24.7%
up to £160,000	11.9%	10.3%	11.3%
<i>Base (annual need)</i>	975	597	1,572

Source: 2013 Household Survey (rebased on 2020)

Affordable housing need and viability

C.36 The economic viability analysis being carried out to support the development of the Local Plan is being prepared for five value areas. These differ slightly to the sub-area geographies of the SHMA (Table C16) but the affordable needs analysis can be recast to the viability areas. Annual affordable need by viability area is shown in Table C17 and tenure split in Table C18. It is important to recognise that the analysis of affordable need by viability area is based on the level of need in an area and how existing and new supply of affordable housing can help the need in each area. Across most viability areas, there is a net shortfall but in some the net need is zero or negative. This does not mean that no more affordable housing is needed in these areas because any affordable housing built will help meet the wider affordable needs of South Tyneside.

Table C16 Comparison of SHMA sub-areas and viability areas

Viability areas	SHMA sub-areas			
	East Boldon, Cleadon and Whitburn	Hebburn	Jarrow	South Shields
1. Cleadon	27.00%			
2. East Boldon and Whitburn	73.00%			
3. West Boldon, Boldon Colliery			52%	
4. Hebburn		100%		
5. South Shields and Jarrow			48%	100%

Table C17 Annual net affordable housing need by viability area

Viability area	Annual affordable need
1. Cleadon	1
2. East Boldon and Whitburn	14
3. West Boldon, Boldon Colliery	0
4. Hebburn	-25
5. South Shields and Jarrow	217
South Tyneside Total	207

Table C18 Tenure split by viability area

Viability area	Affordable Rented (%)	Affordable Home Ownership (%)	Total
1. Cleadon	83.0	17.0	100
2. East Boldon and Whitburn	83.0	17.0	100
3. West Boldon, Boldon Colliery	86.2	13.8	100
4. Hebburn	74.4	25.6	100
5. South Shields and Jarrow	85.3	14.7	100
Total	83.4	16.6	100

Technical Appendix D: Dwelling mix and modelling

Introduction

- D.1 This technical appendix describes the method used by arc⁴ to establish future dwelling type and size mix across the borough. It presents the baseline data used as a starting point for the analysis and how data are interpreted to establish a reasonable view on dwelling type and mix.

Starting points

- D.2 There are four main data sources which underpin the analysis:
- household projections;
 - dwelling stock information;
 - data identifying the relationships between households and dwellings derived from the 2013 household survey (rebased to 2020); and
 - data derived from affordable housing need analysis.

Household projections

- D.3 These are used to establish the number of households by Household Reference Persons (HRP) and household type using the 2018-based data, and how this is expected to change over the period 2021 to 2039.
- D.4 The change in the number of households over this period can be established and, assuming that the dwelling needs of these households do not change significantly over the plan period, the potential impact on type and number of bedrooms of future dwellings can be determined.

Relationship between households and dwellings

- D.5 The relationship between the age of Household Reference Person, household type and dwellings occupied by type and size can be derived from the 2013 household survey (rebased on 2020).
- D.6 The data available is summarised in Table D1. For each age group, the proportion of Household Reference Persons (HRPs) by household type living in different type/size and size of dwelling has been estimated.
- D.7 The 2013 household survey (rebased on 2020) also provides data on household aspirations and what households would expect to move to. This data can also be broken down by HRP age group and household type.
- D.8 By combining this range of data, it is possible to model the likely change in dwelling type/size requirements with reference to:
- the current relationship between HRP/household type and dwelling type/size and this remains constant over the plan period (demographic baseline);

- household aspirations by HRP/household type (aspirations); and
- what households would expect by HRP/household type (expect).

Age group of Household Reference Person	Household type	Dwelling type and number of bedrooms
15 to 24	One-person household	1-bedroom house
25 to 34	Household with 1 dependent child	2-bedroom house
35 to 44	Household with 2 dependent children	3-bedroom house
45 to 54	Households with 3 dependent children	4 or more-bedroom house
55 to 64	Other household with two or more adults	1-bedroom flat
65 to 74	All	2-bedroom flat
75 to 84		3 or more-bedroom flat
85+		1-bedroom level-access
All		2-bedroom level-access
		3 or more-bedroom level-access
		All

Source: Household survey 2013 (rebased to 2020)

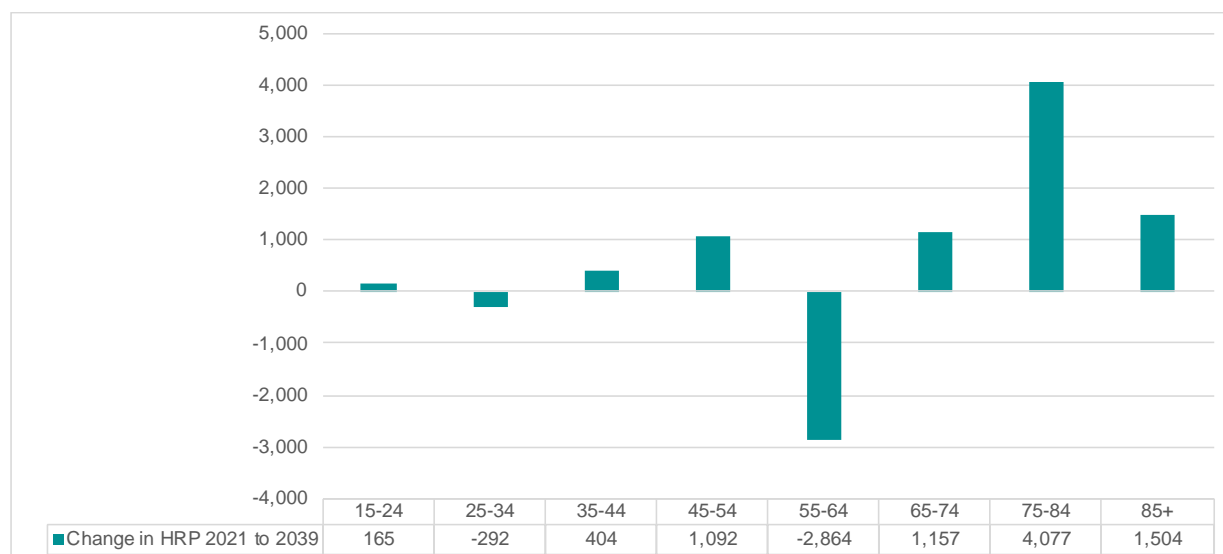
Applying the data at borough level

- D.9 Applying the data at borough level is done in a systematic way. Firstly, the change in the number of households by age group and household type is established from household projections. Assuming that the dwelling needs of these households do not change over the plan period, the overall impact on type/size of dwellings can be determined.
- D.10 Table D2 presents the baseline demographic data for the borough. The total number of households is expected to increase by around 4,995 over the plan period 2021-2039 using 2018-based ONS household projections. Growth is mainly expected across older age cohorts, with absolute declines in HRPs aged 25-34 and 55-64. Figure D1 illustrates how the number of households by HRP age is expected to change over the plan period 2021-2039.

Table D2 Change in number of households by age group and household type 2021 to 2039						
2021	One Person	Household with 1 dependent child	Household with 2 dependent children	Household with 3 or more dependent children	Other households with two or more adults	Total
15-24	602	632	188	72	391	1,885
25-34	2,889	2,501	1,463	672	1,813	9,339
35-44	2,987	2,985	2,241	844	1,809	10,866
45-54	3,865	2,536	1,409	354	4,205	12,370
55-64	5,183	1,049	314	68	7,587	14,201
65-74	4,549	250	14	3	6,120	10,937
75-84	3,825	82	1	1	3,675	7,585
85+	2,035	20	2	0	932	2,988
TOTAL	25,935	10,055	5,633	2,015	26,532	70,170
2039	One Person	Household with 1 dependent child	Household with 2 dependent children	Household with 3 or more dependent children	Other households with two or more adults	Total
15-24	659	680	204	79	428	2,050
25-34	2,803	2,422	1,413	651	1,757	9,046
35-44	3,105	3,075	2,322	870	1,899	11,270
45-54	4,177	2,803	1,582	402	4,498	13,462
55-64	4,145	835	247	53	6,056	11,336
65-74	5,082	271	15	3	6,722	12,094
75-84	5,802	126	2	2	5,729	11,661
85+	2,979	30	3	0	1,479	4,492
TOTAL	28,753	10,244	5,788	2,059	28,568	75,412
Change 2021-2039	One Person	Household with 1 dependent child	Household with 2 dependent children	Household with 3 or more dependent children	Other households with two or more adults	Total
15-24	57	48	16	6	37	165
25-34	-85	-79	-50	-21	-56	-292
35-44	118	90	80	26	90	404
45-54	312	267	173	48	292	1,092
55-64	-1,038	-214	-67	-15	-1,531	-2,864
65-74	533	21	1	0	603	1,157
75-84	1,977	45	1	1	2,054	4,077
85+	945	10	2	0	547	1,504
TOTAL	2,818	189	155	44	2,036	5,242

Source: ONS 2018-based household projections

Figure D1 Change in HRP age groups 2021-2039



Source: 2018-based ONS household projections

D.11 Table D3 applies household survey data on dwelling occupancy to the demographic trends across the borough over the period 2021-2039. The two right hand columns indicate the likely change in demand for dwelling types and sizes and how this translates to an overall percentage change in dwelling requirement. The majority of need will be for 3-bedroom (44.7%) followed by 2-bedroom (34.8%), 1-bedroom (11.8%) and 4 or more-bedroom (8.7%). Regarding dwelling type, analysis suggests a broad split of 64.8% houses, 23.3% flats and 11.9% level-access accommodation.

Table D3 Impact of change in households by age group on dwellings occupied by 2039										
Dwelling type and size	Age group of Household Reference Person								TOTAL	%
	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+		
1-bedroom level-access	2	3	33	56	420	930	851	544	2,839	3.8
1-bedroom flat	367	774	609	1,102	779	650	600	349	5,230	6.9
1-bedroom house	41	49	124	107	71	47	44	81	565	0.7
1-bedroom other	0	7	3	30	29	48	32	103	253	0.3
2-bedroom level-access	23	99	62	243	423	1,021	1,784	556	4,210	5.6
2-bedroom flat	606	1,963	2,054	1,468	1,240	1,245	890	332	9,797	13.0
2-bedroom house	372	1,792	1,550	1,981	1,638	1,782	1,924	948	11,986	15.9
2-bedroom other	3	37	15	36	34	45	17	31	218	0.3
3-bedroom house	302	3,168	4,846	6,070	4,837	4,730	4,502	1,252	29,707	39.4
3 or more-bedroom level-access	30	72	128	157	277	305	296	17	1,283	1.7
3 or more-bedroom flat	155	670	571	428	294	271	60	67	2,516	3.3
3 or more-bedroom other	45	7	47	39	11	21	41	9	221	0.3
4 or more-bedroom house	103	404	1,229	1,746	1,282	1,000	616	202	6,582	8.7
Total	2,050	9,046	11,270	13,462	11,336	12,095	11,656	4,491	75,406	100.0
Number of bedrooms	Age group of Household Reference Person								TOTAL	%
	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+		
1	410	833	769	1,295	1,300	1,675	1,526	1,077	8,887	11.8
2	1,004	3,891	3,680	3,727	3,335	4,092	4,614	1,867	26,211	34.8
3	533	3,918	5,592	6,694	5,420	5,327	4,899	1,344	33,727	44.7
4 or more	103	404	1,229	1,746	1,282	1,000	616	202	6,582	8.7
Total	2,050	9,046	11,270	13,462	11,336	12,095	11,656	4,491	75,406	100.0

Note totals by age group may vary slightly due to rounding errors; Source: ONS 2018-based household projections and 2013 household survey (rebased on 2020)

Aspiration and expectation scenario

- D.12 Under the aspiration/expectation scenario, the relationship between HRP/household type and dwelling type/size is based on the aspirations/expectations of households who are intending to move in the next 5 years. The profile of dwellings is applied to changes in HRP/household type over the plan period and summarised in Table D4. This indicates a shift towards level access and accommodation and smaller dwellings.

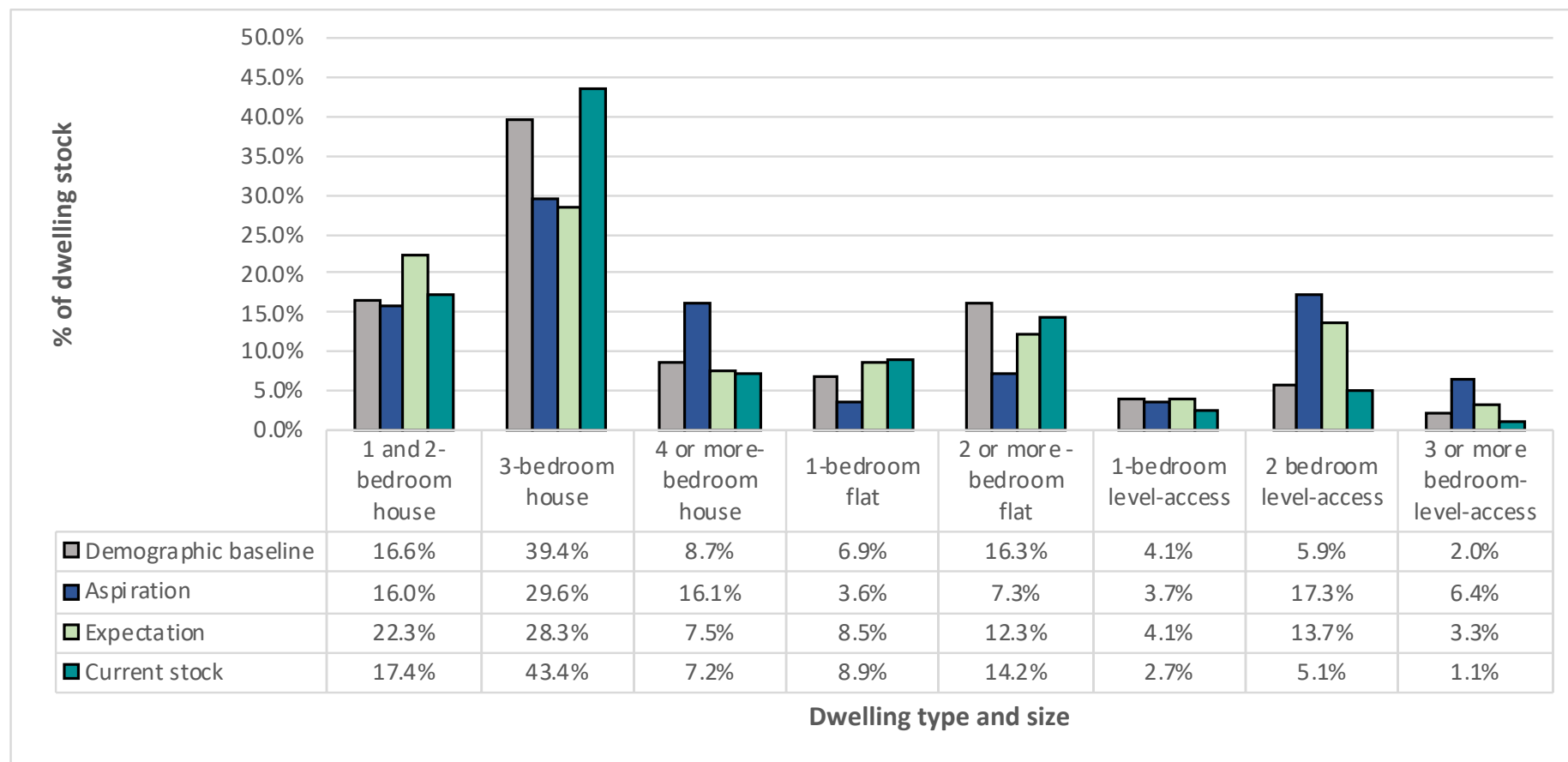
Table D4 Impact of change in households by age group on dwellings occupied: aspiration and expectation scenario outcomes

Dwelling type/size	Aspiration	Expectation
1 -bedroom house	0.3%	0.3%
2-bedroom house	15.7%	21.9%
3-bedroom house	29.6%	28.3%
4 or more-bedroom house	16.1%	7.5%
1-bedroom flat	3.6%	8.5%
2-bedroom flat	6.4%	11.4%
3 or more-bedroom flat	0.9%	0.9%
1-bedroom level-access	3.7%	4.1%
2-bedroom level-access	17.3%	13.7%
3 or more-bedroom level-access	6.4%	3.3%
Total	100.0	100%
Number of Bedrooms	Aspiration	Expectation
1	7.6%	13.0%
2	39.4%	47.1%
3	36.9%	32.5%
4 or more	16.1%	7.5%
Total	100.0%	100.0%

Source: ONS 2018-based household projections and 2013 household survey (rebased on 2020)

- D.13 Figure D2 provides a further illustration of the variance between current stock and the alternative dwelling mix scenarios. Under the baseline demographic scenario, the majority of newbuild should be houses (particularly 3-bedroom) but there is a marked shift in a need for level-access accommodation. There are notable aspirations towards 4 or more-bedroom houses and 2-bedroom level-access. There is a clear expectation for 2-bedroom level-access but around one-quarter of households expect to move to flats.

Figure D2 Summary of dwelling types in current stock and under baseline demographic, aspiration and expectation scenarios



Source: 2013 household survey (rebased to 2020)

Summary of scenarios

D.14 Table D5 provides a further summary of the dwelling type/mix scenario analysis.

Dwelling type/size	Scenario			Current stock (%)
	Demographic baseline (%)	Aspiration (%)	Expectation (%)	
1 and 2-bedroom house	16.6%	16.0%	22.3%	17.4%
3-bedroom house	39.4%	29.6%	28.3%	43.4%
4 or more-bedroom house	8.7%	16.1%	7.5%	7.2%
1-bedroom flat	6.9%	3.6%	8.5%	8.9%
2 or more - bedroom flat	16.3%	7.3%	12.3%	14.2%
1-bedroom level-access	4.1%	3.7%	4.1%	2.7%
2 bedroom level-access	5.9%	17.3%	13.7%	5.1%
3 or more-bedroom level-access	2.0%	6.4%	3.3%	1.1%
Total	100.0%	100.0%	100.0%	100.0%
Dwelling type	Demographic baseline (%)	Aspiration (%)	Expectation (%)	Current stock (%)
House	64.8%	61.7%	58.0%	68.0%
Flat	23.3%	10.9%	20.9%	23.1%
Level-access	12.0%	27.4%	21.1%	8.9%
Total	100.0%	100.0%	100.0%	100.0%
Number of bedrooms	Demographic baseline (%)	Aspiration (%)	Expectation (%)	Current stock (%)
1	11.8%	7.6%	13.0%	11.7%
2	34.8%	39.4%	47.1%	33.7%
3	44.7%	36.9%	32.5%	47.4%
4	8.7%	16.1%	7.5%	7.2%
Total	100.0%	100.0%	100.0%	100.0%

Note totals by age group may vary slightly due to rounding errors

Source: 2013 household survey (rebased to 2020)

Overall dwelling mix by tenure

D.15 Table D6 summarises dwelling type/size mix based on the baseline demographic scenario. This analysis assumes an annual target of 321 dwellings based over the period 2021-2039, an overall affordable housing delivery of around 25% in line with current planning policy and an assumed 75% affordable/social rented and 25% affordable home ownership split. The analysis factors in the dwelling type/size analysis carried out as part of the affordable housing needs calculation and also the realistic dwelling type/size choices of households in need considering affordable home ownership solutions.

D.16 The analysis can be revised if annual targets and affordable housing delivery targets are updated.

Table D6 Overall annual dwelling type/size and tenure mix recommendations under baseline demographic scenario

Dwelling type/size	Tenure			Total
	Market	Affordable/ Social Rented	Affordable home ownership	
Overall % split>>	75%	18.75%	6.25%	100%
1 and 2 -bedroom house	39	10	4	53
3-bedroom house	104	13	9	126
4 or more-bedroom house	22	4	2	28
1-bedroom flat	10	11	1	22
2 or more-bedroom flat	38	12	2	52
1-bedroom level-access	10	3	0	13
2-bedroom level-access	13	5	1	19
3 or more-bedroom level-access	4	1	1	6
Total	241	60	20	321
Dwelling type	Market	Affordable/ Social Rented	Affordable home ownership	Total
House	165	27	15	208
Flat	48	24	3	75
Level-access	27	9	2	38
Total	241	60	20	321
Number of bedrooms	Market	Affordable/ Social Rented	Affordable home ownership	Total
1	23	15	1	38
2	79	25	7	112
3	117	17	10	144
4	22	4	2	28
Total	241	60	20	321

Overall dwelling mix by sub-area

- D.17 The overall dwelling mix analysis is carried out at borough level because the household projections underpinning the analysis are only available at that level. Further analysis (Table D7) considers the profile of dwellings needed at sub-area by broad tenure (open market, social/affordable rented and affordable home ownership) based on the aspirations and expectations of households planning to move to dwellings in these tenures.
- D.18 It is important that both planners and developers maintain a flexible approach to what is built within South Tyneside, but this analysis helps determine the relative priorities of development in particular sub-areas.

Table D7 Dwelling mix by tenure and sub-area**Open market dwelling mix**

Dwelling type/size	Sub-area				
	East Boldon, Cleadon and Whitburn	Hebburn	Jarrow	South Shields	Total
1 and 2-bedroom house	10-15%	20-25%	15-20%	15-20%	15-20%
3-bedroom house	25-30%	45-50%	35-40%	40-45%	40-45%
4 or more-bedroom house	40-45%	15-20%	15-20%	10-15%	15-20%
1-bedroom flat	0-5%	0-5%	5-10%	0-5%	0-5%
2 and 3-bedroom flat	0-5%	0-5%	5-10%	10-15%	5-10%
1-bedroom bungalow/level-access	0-5%	0-5%	0-5%	0-5%	0-5%
2-bedroom bungalow/level-access	5-10%	0-5%	5-10%	5-10%	5-10%
3 or more-bedroom bungalow/level-access	5-10%	5-10%	0-5%	0-5%	5-10%

Affordable home ownership dwelling mix

Dwelling type/size	Sub-area				
	East Boldon, Cleadon and Whitburn	Hebburn	Jarrow	South Shields	Total
1 and 2-bedroom house	10-15%	10-15%	20-25%	15-20%	15-20%
3-bedroom house	45-50%	50-55%	45-50%	35-40%	40-45%
4 or more-bedroom house	10-15%	5-10%	25-30%	0-5%	10-15%
1-bedroom flat	0-5%	0-5%	0-5%	0-5%	0-5%
2 and 3-bedroom flat	10-15%	0-5%	0-5%	15-20%	10-15%
1-bedroom bungalow/level-access	0-5%	0-5%	0-5%	0-5%	0-5%
2-bedroom bungalow/level-access	5-10%	5-10%	0-5%	15-20%	5-10%
3 or more-bedroom bungalow/level-access	0-5%	10-15%	0-5%	0-5%	0-5%

Social/affordable dwelling mix

Dwelling type/size	Sub-area				
	East Boldon, Cleadon and Whitburn	Hebburn	Jarrow	South Shields	Total
1 and 2-bedroom house	10-15%	10-15%	15-20%	15-20%	15-20%
3-bedroom house	15-20%	35-40%	25-30%	15-20%	20-25%
4 or more-bedroom house	20-25%	5-10%	5-10%	5-10%	5-10%
1-bedroom flat	10-15%	5-10%	20-25%	20-25%	15-20%
2 and 3-bedroom flat	0-5%	20-25%	10-15%	25-30%	20-25%
1-bedroom bungalow/level-access	5-10%	0-5%	5-10%	0-5%	0-5%
2-bedroom bungalow/level-access	15-20%	5-10%	5-10%	5-10%	5-10%
3 or more-bedroom bungalow/level-access	0-5%	0-5%	0-5%	0-5%	0-5%

Technical Appendix E: Stakeholder consultation responses and agent review

General stakeholder responses summary

- E.1 Stakeholders were invited to participate in a general questionnaire survey aimed at identifying a range of information, including establishing the key perceived housing market issues in South Tyneside. Stakeholders were asked to respond to any of the questions within the survey that they felt related to their area of knowledge or experience and certain sections of the survey related to certain stakeholder groups. A total of 11 separate responses to the stakeholder consultation were obtained. Respondents were asked to answer only the questions that they felt were relevant to their knowledge and experience. This is a qualitative summary of the views expressed by stakeholders responding to the online survey and is split into the different stakeholder groups.
- E.2 82% of stakeholders responding to the survey stated that they work within the South Tyneside area, and 18% of stakeholders stated that work outside of the borough.

All stakeholders

- E.3 All stakeholders responding to the survey were asked to give their opinion in regard to the strengths and weaknesses of South Tyneside's housing market. Stakeholders gave a range of views on this, with the main strength being that South Tyneside has a good mix of affordable housing available in the borough. However the main weakness identified in the area was a lack of properties available at the upper end of the market and limited land available in the desirable areas. The other strengths and weaknesses identified are outlined below.
- E.4 Strengths:
- South Tyneside is affordable.
 - There is a good quality and mix of dwellings.
 - There isn't a housing shortage in the borough.
 - There is a range of accommodation at the bottom end of the market for first-time buyers.
 - There is a range of older person's accommodation, for rent and to purchase
 - There is a good supply of social rented accommodation.
 - Location and accessibility is good, making communities desirable.
 - There has been high levels of development in the Hebburn area aimed at families.
 - Demand for properties in all parts of South Tyneside is high and properties sell fast.

- The coastal areas provide an attractive residential location, as do the small towns and villages within the green belt.
- There is demand for development on greenfield sites on the urban fringe resulting from historic constraint of the green belt through previous adopted Local Plans.
- Attractive market locations for developers with proximity to the coast.
- Good transport connections with improvements being made to the strategic and local road network and metro providing good connectivity within the borough and the wider Tyne and Wear area.

E.5 Weaknesses:

- There are lots of older properties with condition issues in the private rented sector.
 - There are issues with HMO accommodation including the quality and management of the properties.
 - The inner urban areas have a more challenging housing market.
 - There is limited housing offer at the upper end of the housing market.
 - There is a limited land supply which makes new development restricted.
 - A large number of family homes within the social rented sector has been lost to Right to Buy.
 - Significant variance in house prices in different parts of the borough.
 - There is a lot of polarisation between higher and lower value areas.
 - There are areas of market failure due to not enough high quality housing to attract people and/or investors.
 - Lack of town centre residential accommodation.
 - Affordable home ownership is restricted to Tyneside flats and few new affordable equity products available in the borough.
 - There is a shortage of affordable home ownership, such as discount market value properties, especially in areas such as Cleadon and East Boldon.
 - There is an overall shortage of 3- and 4-bed homes across the borough.
 - Many of the more desirable market areas within South Tyneside (e.g. Boldon, Cleadon, and Whitburn) have a limited amount of family market housing due to planning constraints, such as green belt. The effect of these constraints have significantly restricted new supply and thereby supply has remained flat, being outstripped by demand. This situation forces up prices of existing homes and creates affordability issues in high-demand areas of the borough.
 - There is a lack of robust focal town centre/commercial heart within the borough.
 - Historic reliance on predominantly brownfield sites to deliver new housing has constrained the range of types of housing being delivered in recent years.

Registered providers

- E.6 No responses from registered providers were received.

Developers and housebuilders

- E.7 Stakeholders were asked what the main challenges were facing the delivery of new homes in South Tyneside. One of the main challenges mentioned was that availability of land but also due to a significant variance in house prices between the different areas viability is a key issue in several locations. It was also mentioned that South Tyneside has a significant number of previously developed sites which raise delivery issues associated with clearance and demolition, land remediation and incompatible neighbouring uses. A further challenge in South Tyneside is the substantial variations in sales values over relatively small geographical areas. The borough is small yet there are significant differences in sales revenues throughout.
- E.8 Stakeholders believed that all types of housing are in great demand in South Tyneside but particularly 3- and 4-bed family homes. Stakeholders were asked whether there were any gaps in supply in South Tyneside and one stakeholder advised that many of the more desirable market areas within South Tyneside (e.g. Boldon, Cleadon, Whitburn) have a limited amount of family market housing due to planning constraints, primarily green belt. The effect of these constraints has been to significantly restrict new supply and thereby supply has remained flat, being outstripped by demand. This situation forces up prices of existing homes and creates affordability issues in high-demand areas of the borough.
- E.9 Stakeholders were asked what could be done to improve the housing market in South Tyneside, the following were suggested:
- It is critical that the council releases an appropriate proportion of green belt land for residential development to ensure that a better range of housing sites in terms of size and market area are available.
 - It is critical that there are a mix of housing sites available rather than an over reliance on brownfield development which often involve more intensive higher density development and face viability issues.
 - As part of this process the council should also take a long-term view with regards to the green belt and look at the safeguarding of suitable land during the current Local Plan review. This will provide a long-term strategy for the release of land identifying acceptable locations for future development. This will provide greater certainty for the council, local residents and the development industry in respect of where new homes are proposed and will help to broaden the range of houses available in the borough.
- E.10 Stakeholders were asked whether there would be any demand for Build to Rent products in the areas. One stakeholder advised that South Tyneside would not be as attractive given the availability of Build to Rent properties within Newcastle city centre and adjoining suburbs.
- E.11 The survey asked stakeholders to describe the typical customers for new homes. Again, it was mentioned that all housing is required, but there was particular mention for a mixture of properties for sale and rent – particularly affordable rent in some areas.

- E.12 Stakeholders were then asked whether these customers are looking for rent or sale. The responses conclude that both rent, and sale are in demand. It was further stated that affordable and market rented accommodation is required to allow for a mixed community that would be sustainable.
- E.13 Making land available in desirable areas was mentioned as the mechanism that would help developers/housebuilders to deliver new homes across the South Tyneside housing market.
- E.14 In addition the following suggestions were made in terms of increasing the delivery of new homes in South Tyneside:
- Availability of more development land - the strongest market areas are heavily constrained by a tight green belt boundary and, to a lesser extent, by employment allocations which don't reflect present day commercial demands.
 - The policies contained within the emerging Local Plan will also play a critical role in delivering new homes. In the coming years changes are scheduled in relation to the government's Help to Buy scheme, the current stamp duty holidays and the introduction of Future Homes Standards. These areas will have a substantial impact on the delivery of new developments and the Local Plan must ensure that it is flexible and agile enough to ensure continuity of delivery.
 - Consideration of viability in certain areas.

Specialist housing providers

- E.15 The survey asked whether there is enough specialist housing in South Tyneside. It was noted that the borough is well provided in terms of accommodation for young people, through both local authority commissioned and non-commissioned services (e.g. Coppergate House). South Tyneside has a Young Parents Pathway Referral Mechanism which provides a specialist support service for young families with support needs aged 16–25. These young families have a range of complex needs and may be at risk of being homeless. The personalised support service empowers young parents to build essential life skills while providing a safe and secure environment for their children, before supporting them to move to a more independent future. Between April 2020 and April 2021 there were 22 referrals made to the service and 8 accommodated.
- E.16 The survey asked what gaps were evident in the supply of specialist supported accommodation. The following statements were made by the stakeholders:
- There is a gap in provision for emergency accommodation for homeless people, including rough sleepers, and it is anticipated that this is likely to increase (across all boroughs, not just South Tyneside), as the recession impacts on employment, relationships and mental health, and with the eventual lift on suspension of evictions.
 - Many people who are rough sleeping are also facing challenges with substance misuse/mental health/offending/physical health which needs to be addressed with a range of new supported housing across the borough.

- ‘Move on/next steps’ accommodation, with support where required, for people leaving rough sleeping is important in preventing a return to the street and very much needed in South Tyneside.
 - There is a gap in provision for older people currently housed in supported housing.
 - Accessibility and adaptability is very important, as any of the older houses within the borough are difficult to adapt and therefore become unsuitable for the ageing population.
 - There is a cohort of older single people with ‘lighter touch’ support needs, for whom the standard supported housing offer is inappropriate. This group of people would not be able to live in standard residential care or ‘traditional’ supported/sheltered housing for older people as they do not require the level of support provided in supported housing, and many have additional frailties and/or mobility issues which necessitates accessible accommodation. Provision of a specialist scheme for this group would release more expensive supported housing beds for others with greater needs as well as meeting this gap.
 - There is provision of supported housing through local authority commissions which cater for offenders and those with substance misuse issues, although the support is not always of sufficient intensity to meet requirements.
 - There are gaps in provision for single men with more complex support needs. There is a need for accommodation with more intensive on-site support, either 24/7 or for extended hours. In particular people experiencing poor mental health, substance misuse and those leaving/within the criminal justice system, often in combination.
 - There is definitely an opportunity to create a more seamless transition for those leaving custodial sentences coming back into the community, particularly those with more complex needs. There is also a gap for people in recovery, for whom access to a ‘dry’ home would be beneficial.
- E.17 Another comment made by Tyne Housing Association stated that they were keen to continue to work closely with the local authority and other stakeholders to help address some of these gaps in supported provision. They are currently developing their next 5-year strategic plan, which provides opportunity to integrate this within their own core business priorities over the coming years. The association’s board is committed to working in partnership to invest directly into appropriate capital schemes where feasible, utilising Homes England Investment Partner status to attract additional grant for new provision. We are very open to exploratory discussions with the authority around potential opportunities for such investment.

South Tyneside Local Authority staff

- E.18 The survey asked stakeholders to advise on what gaps in housing supply was apparent in South Tyneside and what could be done to improve the housing market. Stakeholders confirmed that there is a shortage of affordable private rented accommodation and executive homes for the upper end of the market. Stakeholders felt increasing the pressure on house builders to provide affordable

homes was needed to improve the housing market, however in some areas there were viability issues that resulted in developers not being able to provide policy compliant affordable housing.

- E.19 The survey asked what should be considered when setting future housing standards for South Tyneside. Stakeholders noted that digital infrastructure was key and that the local authority are already addressing this through a dedicated policy in the emerging Local Plan. In addition, there is a need to ensure real focus on low or zero carbon housing to meet climate change objectives (and spur green growth). Accessibility and adaptability was also noted as a very important part of future housing standards, as many of the older houses within the borough are difficult to adapt and therefore become unsuitable for the ageing population. It was also noted that the size of new build properties should meet modern ways of living and allow for changing lifestyle through the lifespan of the resident.
- E.20 The survey asked local authority staff what challenges existed currently in South Tyneside and how could they be addressed, the following statements were mentioned:
- Lack of available land, restrictions of the green belt and reluctance of local residents.
 - The social housing offer needs to be expanded through further development and acquisitions.
 - Private rented accommodation is very low in the borough and the local authority is limited with the engagement and powers over private landlords. The very low Housing Benefit and Universal Credit housing element means that landlords do not have the money to reinvest into properties which means property conditions are low.

Neighbouring or adjacent local authority staff

- E.21 The survey asked what should be considered when setting future housing standards. North Tyneside confirmed that they have applied optional housing standards for space and accessibility/adapted homes and felt that South Tyneside should look to adapt a similar approach. Sunderland however mentioned the need to address the ageing population and ensure that new build accommodation is built to the prescribed space standards.
- E.22 The survey also asked neighbouring authorities whether there were any cross boundary issues that needed to be addressed/considered. The following were provided by North Tyneside:
- The boundary with South Tyneside is marked by the River Tyne – as such schemes may be physically close but not necessarily accessible. Notable schemes that could be highlighted though include:
 - Smith's Dock - 11/02390/OUT – development of circa 800 dwellings on north bank of River Tyne. Closest access to South Tyneside via Ferry.
 - West Chirton South - 18/01749/REM – development of circa 400 dwellings. Not on boundary but close to A19 and Tyne Tunnel access to South Tyneside.

- E.23 Sunderland mentioned that they have regular conversations with regard to cross boundary matters. The only issue currently under discussion is the Town End Farm scheme which would likely result in additional infrastructure requirements within Sunderland.
- E.24 The survey also asked neighbouring authorities whether they were able to meet the additional housing needs of South Tyneside within their local authority area. North Tyneside that they were unable to meet South Tyneside's housing need at the moment. However Sunderland mentioned that they may be able to assist but that further discussions regarding the scale of the housing need would need to take place.

Selling and lettings agents

- E.25 The following information was obtained through a review of the current rental and sales market via Rightmove and Zoopla and telephone interviews in January 2021:

East Boldon, Cleadon and Whitburn

- E.26 House prices in East Boldon, Cleadon and Whitburn have seen a steady increase over the past 5 years with some properties increasing by £50k in value. In January 2021, there were 50 properties up for sale in Boldon, 45 properties in Cleadon and 42 in Whitburn. There was a wide range of available properties for sale including 5-bed detached properties starting from £700k, 4-bed houses from £450k, 3-bed properties from £225k, 2-bed properties from £180k, 2-bed flats from £109k and 1-bed flats from £79k.
- E.27 In terms of properties to rent there were 2 in East Boldon, 3 in Cleadon and 1 in Whitburn. The properties for rent included 1 x 2-bed house at £650pm, 1 x 2-bed apartment at £625pm, 1 x 2-bed bungalow/level-access for £895pm and 3 x 1-bed retirement flats for £625pm.
- E.28 The majority of the agents who were advertising properties in this area were from outside of South Tyneside in Sunderland or Newcastle. There are three active agents in East Boldon, Cleadon and Whitburn: Andrew Craig, Alfred Pallas and Linda Leary.
- E.29 After speaking to two of the agents they both confirmed that East Boldon, Cleadon and Whitburn are affluent areas of South Tyneside where house prices are at the upper end of the price range and unaffordable to most. Agents noted that these areas have not had much new build development, unlike places like Hebburn and South Shields and that there is a need for a range of affordable housing and apartments for rent and shared ownership. The rental market is popular in the area due to people not being able to afford to buy, however the number of properties that come to the market is low and usually not the right type of accommodation. Agents mentioned that the area of east Boldon and Cleadon attracts older people looking to retire to a semi-rural location.

Hebburn

- E.30 House prices in Hebburn have remained pretty stagnant over the past 5 years with not much of an increase overall. In January 2021, there were 115 properties up for sale in the area and 7 available to rent. There was a wide range of available properties for sale including 5-bed detached properties starting from £360k, 4-bed houses from £290k, 3-bed bungalows/level-access from £325k, 3-bed properties ranging from 165k, 2-bed properties from £105k, and 2-bed flats from £85k.
- E.31 The properties for rent included 1 x 3-bed house for £675pm, 1 x 2-bed house at £525pm, 4 x 2-bed apartments ranging from £395 up to £950pm and 1 x 3-bed flat for £450pm.
- E.32 The majority of the agents who were advertising properties in this area were from outside of South Tyneside in Sunderland or Newcastle. There are two active agents in Hebburn: Reeds Rains and Andrew Craig.
- E.33 After speaking to one of the agents they confirmed that Hebburn is a popular area for families, and that there has been a considerable amount of new build developments over the past 5 years which has increased the population and demographics in the area. Hebburn is one of the most affordable areas in South Tyneside and also there is a sizeable amount of ex-local authority housing available that is popular due to the size and construction but are also affordable for first-time buyers. Agents felt that the rental market wasn't as buoyant and that there is an overall shortage of quality properties for rent in the area.

Jarrow

- E.34 House prices in Jarrow have seen a steady increase over the past 5 years with detached properties in particularly increasing by £50k. In January 2021, there were 106 properties up for sale in the area and 9 available to rent. There was a wide range of available properties for sale including 4-bed houses from £220k, 3-bed properties from £175k, 2-bed terraced properties from £110k, 2-bed flats from £75k and 1-bed flats from £50k.
- E.35 The properties for rent included 1 x 3-bed house at £675pm, 3 x 2-bed houses starting from £525pm, 4 x 2-bed apartments starting from £395pm and 1 x studio for £275pm.
- E.36 The majority of the agents who were advertising properties in this area were from outside of South Tyneside in Sunderland, Gateshead or Newcastle. There are two active agents in Jarrow: Pattinsons and Chase Holmes.
- E.37 After speaking to one of the agents they confirmed that Jarrow is a popular and affordable area of South Tyneside. The area has seen a number of new build developments over the last few years, particularly those larger 3 and 4-bed family homes which is what the area needed. There is a range of affordable homes available at the lower end of the market particularly for first-time buyers who want the first foot on the property ladder and so is able to offer a range of properties for singles, couples and families. The rental market is also popular, however there is a shortage of properties available and the demand out strips the supply.

South Shields

- E.38 House prices in South Shields has seen a steady increase over the past 5 years, with some properties seeing a £100k increase during this time. In January 2021, there were 401 properties up for sale in the area and 27 available to rent. There was a wide range of available properties for sale including 5-bed homes ranging from £160k to £800k, 4-bed houses ranging from £115k to £550k, 3-bed properties ranging from £70k to £365k, 2-bed terraced properties ranging from £60k to £185k, 2-bed flats from £49k to £250k and 1-bed flats from £30k to £150k.
- E.39 The properties for rent included 4 x 3-bed houses ranging from £675 - £575pm, 2 x 3-bed apartments ranging from £450pm to £2,123pm to, 7 x 2-bed houses ranging from £348 to £700pm, 9 x 2-bed flats ranging from £327pm to £525pm, 2 x 1-bed flats ranging from £295-£450pm, 2 x 1- bed retirement flats for £1,060pm and 1 x studio for £541pm.
- E.40 The majority of the agents who were advertising properties in this area were from outside of South Tyneside in Sunderland, Gateshead or Newcastle. There are two active agents in South Shields: Andrew Craig and Pattinsons.
- E.41 After speaking to one of the agents they confirmed that South Shields is a very popular and affordable area of South Tyneside. The area has seen a number of new build developments and regeneration activity over the last few years which is what the area needed. Agents advised that there is a range of affordable homes available at the lower end of the market as well as lots of high price homes at the top end of the market which gives South Shields a unique offering within South Tyneside. The rental market is also popular, however there is a shortage of properties which is pushing the rental prices up in the area.

Summary

- E.42 From all of the challenges facing the South Tyneside housing market, stakeholders were asked what the key priority is for themselves or their organisation. The key priorities identified were:
- To ensure that a suitable amount of land comes forward for development through the Development Plan system and crucially, that this is located in stronger market areas - this approach will ensure that homes are delivered in places that people want to live and also that affordability pressures in high demand areas can be addressed.
 - Housing is key part of the South Tyneside Economic Recovery Plan where there are two key priorities:
 - **Reshape our housing offer, revitalising town centre living** and, combined with transformational housing-led regeneration schemes such as Holborn Riverside, illuminate South Shields town centre as a place to live and visit (improving footfall and viability).
 - Facilitate sustainable housing growth, targeting developments in the right areas and **lobby for resources to put in place the support and infrastructure needed to alleviate homelessness** (ensuring the borough's housing delivers on our climate and fuel poverty goals).

- Securing delivery of affordable housing.
- Town centre regeneration.
- River Tyne north bank regeneration.
- Increase the supply of accommodation with support.
- Review the use of communal sheltered housing in parts of the borough.
- Increase supply of larger accessible accommodation.