



Building better lives

A fresh prospectus for a decade of renewal in the North East

April 2026

 **NEHP**
North East Housing
Partnership



North East Housing
Partnership

The North East Housing Partnership (NEHP) is made up of the following North East based housing associations and stock owning local authorities:

- believe housing
- Bernicia
- Castles & Coasts
- Durham Aged Mineworkers' Homes Association
- Durham County Council
- Gateshead Council
- Gentoo
- Home Group
- Places for People
- Karbon Homes
- Livin
- Newcastle City Council
- North Star
- North Tyneside Council
- Northumberland County Council
- Railway Housing Association
- South Tyneside Council
- Sunderland City Council
- Thirteen
- Tyne Housing



Foreword from our Chair



Three years ago, as devolution was taking a decisive step forward in our region, the North East Housing Partnership (NEHP) published its first prospectus¹. Our message was simple. Housing must sit at the heart of a new regional settlement, because good homes and strong neighbourhoods are the foundations of opportunity, health and economic growth.

That message is even clearer today.

Because three years on, the North East remains a region facing deep, structural challenges despite progress being made and the North East being a region with huge opportunities and potential.

We have the lowest employment rate of any English region², and one of the highest levels of economic inactivity in the country³. Life expectancy remains below the national average⁴, and several years behind some parts of southern England. Rent inflation of 8%, higher than any other region⁵, is driving increased demand for social housing. And homelessness is on the rise, with thousands of households each year approaching local authorities for support. Nearly a third of children in the North East are growing up in poverty⁶.

But these sobering statistics do more than indicate regional disadvantage. They remind us of the huge social and financial returns, for people and the public purse, that housing-led investment and renewal in the North East can unlock.

Our region is better placed than most to deliver those returns. We have the highest proportion of social housing outside London⁷, reflecting a long tradition of collective provision. Our North East Combined Authority (North East CA) is ambitious and impactful. And our housing providers are anchor institutions in the truest sense, employing thousands of people, investing hundreds of millions of pounds each year and working alongside councils, the North East CA, colleges, health services and community organisations to strengthen the places people call home.

The policy landscape is now shifting in ways that allow us to turn this potential into lasting change. The North East CA's five regional missions, and the government's 10-year Social and Affordable Homes Programme (SHAP), together provide a framework for a decade of renewal.

The question is not whether the North East can deliver that renewal. It is whether we will seize the moment. And the NEHP stands ready to do just that.

In a period marked by inflationary pressure, rising construction and finance costs, and increasing demand on public services, NEHP members have chosen collaboration over competition and long term impact over short term individual gain.

Together, we have strengthened development pipelines, secured joint investment in retrofit and regeneration, expanded employability support, met the needs of vulnerable groups, and deepened our relationships with local government and regional partners.

Now we can go further. By planning and investing together, across organisational and local authority boundaries, we can deliver more homes, improve the quality of existing homes and ensure housing investment drives wider economic and social progress.

To succeed, we must **invest holistically**, recognising the multiplier effect of good homes on health, opportunity and prosperity.

We must **invest in the right places**, unlocking regeneration and supporting communities that have waited too long for change.

And we must **invest for the long term**, building the foundations of a stronger, fairer and more resilient North East.

By taking this approach, and working in close partnership with the North East CA and our regional partners, the decade to come can be truly transformational.

John Johnston

Chair, North East Housing Partnership

¹ [NEHP prospectus 2023](#)

² ONS statistical bulletin: Labour market in the regions of the UK August 2025

³ ONS employment figures, August 2024. The economic inactivity rate for people aged 16-64 in the North East remained higher than the UK average, by 5.2%.

⁴ North East Evidence Hub: [Report: Life expectancy in the North East - North East Evidence Hub](#)

⁵ ONS private rent and house prices: Feb 2026.

⁶ North East Child Poverty Commission: [Facts & figures - North East Child Poverty Commission | Every child deserves an equal chance in life.](#)

⁷ New Economics Foundation. [A Piece of the Housing Puzzle. new0724.pdf](#)



About us

The NEHP brings together the majority of the social housing sector in the North East. Our members are housing associations and local authorities, and we have a strong presence across the seven local authority areas that make up the North East Mayoral Combined Authority.

Together, the 20 organisations that form the NEHP own and manage around 217,000 homes, housing roughly one sixth of the region's households⁸. These homes provide stability and security for nearly half a million people in cities, towns, villages and coastal communities.

But our impact extends far beyond the homes themselves. Our members are anchor institutions in the North East economy and deeply rooted in the communities they serve. Our strong track record, the deep, trusting relationships we've built with households and communities, and our focus on long term social returns, mean we can invest consistently in places, people and local economies.

Collectively, NEHP members directly employ more than 10,000 people⁹, supporting skilled and stable employment across the region. The work of building and maintaining our homes also supports a significant share of the North East's 96,000-strong construction workforce¹⁰, helping to sustain local supply chains and create opportunities for apprenticeships and new entrants to the sector.

Housing investment also plays a powerful role in driving economic growth. Research cited by the Local Government Association shows that every £1 invested in building a new social home generates around £2.84 in wider economic activity, through construction work, supply chains and local spending¹¹. Across the partnership, our members invest hundreds of millions of pounds each year in new development, regeneration, retrofit programmes and the maintenance of existing homes, and this investment flows directly into local businesses and communities.

The reach of the partnership reflects the scale of the housing challenge facing the region. The North East's waiting list for social housing included some 50,000 households in February 2025¹². By coordinating our development pipelines and working collectively with Homes England and the North East CA, NEHP members aim to accelerate the delivery of new homes to help meet that need, while ensuring that regeneration benefits communities across the region.

Because social housing providers are long-term neighbourhood champions, our role as anchor institutions goes beyond economic impact alone. Our organisations work alongside the North East CA, local authorities, health partners, colleges and community organisations to tackle wider challenges. We support people into employment, improve health and wellbeing, support older people and others with particular needs and help communities to thrive.

The NEHP provides a single, collective forum through which the North East CA and other regional partners can engage with the social housing sector. By planning, investing and delivering together, our members create greater economic, social and environmental value than any organisation could achieve alone, helping to build stronger communities and a more prosperous region.

⁸ NNEHP prospectus 2023

⁹ NEHP prospectus 2023

¹⁰ NEHP prospectus 2023

¹¹ Delivery of council housing: a stimulus package post-pandemic, Local Government Association

¹² [Live table 600, number of households on local authority housing registers](#)



A decade of opportunity for the North East

The policy environment for housing in the North East is changing in ways that create a rare opportunity for sustained renewal.

The establishment of the North East CA has brought new clarity and momentum to the region's ambitions. Through its five missions, focused on opportunity, pride in place, inclusive economic growth, the green energy transition and stronger global connections, the Combined Authority has set out a clear framework for long-term change. Housing sits at the heart of each of these missions. Good homes underpin healthier lives, stronger communities and a more productive economy, and the region now has the governance and leadership needed to align housing investment with wider regional priorities.

At the same time, national housing policy is moving towards longer-term investment and partnership with the sector. The introduction of an integrated settlement for mayoral combined authorities gives the North East CA greater flexibility over funding deployment to achieve regional outcomes. Alongside this, the government's 10-year SAHP, with an indicative £1.1 billion allocated to the North East, provides the kind of sustained investment framework the sector has long called for. New tools such as the National Housing Bank, a government-backed institution aimed at boosting housebuilding and addressing housing shortages, will help unlock additional private and institutional finance, while initiatives such as the government's Pride in Place programme will help bring long-term investment into some of the region's most deprived neighbourhoods that have experienced decades of underinvestment. Together, these developments signal a shift away from short funding cycles towards a more strategic, place-based approach to regeneration.

These changes create the conditions for housing-led renewal that is long-term, outcome-focused and embedded within the region's devolution settlement. The NEHP is ready to play its part in delivering that renewal by making clear commitments in four strategic areas.

- 1. New homes built, old homes renewed.** We will increase the supply of affordable homes while using housing investment to unlock wider regeneration. We will coordinate development pipelines across housing providers and local authorities, redevelop brownfield land and ageing housing stock, and create neighbourhoods that support economic growth and community pride.
- 2. Quality homes that are safe and warm.** We will build, maintain and renew homes that are energy efficient, affordable to heat and compliant with high standards of safety and quality. Through large-scale retrofit programmes, collective procurement and long-term asset investment, we will help tackle fuel poverty and improve health outcomes.
- 3. Homes where people thrive.** We will continue to work alongside partners to support residents into employment and training. Through employability programmes, social value commitments and community investment, housing will play a direct role in tackling child poverty and strengthening economic resilience. We will collaborate to deliver initiatives that tackle loneliness and isolation, and which support people to live well and retain their independence.
- 4. Homes and services that meet the needs of all.** We will make sure the region has the right mix of housing to support people at every stage of life. This will include specialist housing, supported accommodation and effective homelessness prevention. Working with local authorities, health partners and the North East CA, our members will help build a system that is more responsive, more integrated and better able to support those who need it most.

This document begins to describe how, in partnership with the North East CA, we will fulfil these commitments.





DEVELOPMENT AND REGENERATION

Delivering more new homes and unlocking regeneration across the region

New homes built, old homes renewed

Background

A decade of renewal demands that we not only deliver more homes, but that we unlock wider regeneration by investing in ageing housing stock and underused brownfield land. Social housing providers are uniquely placed to respond. As long-term neighbourhood champions, NEHP members are equipped with development expertise, procurement capacity and a long-term investment outlook. By working collectively, the partnership can coordinate development across local authority boundaries, accelerate the delivery of new homes and renew existing communities, creating neighbourhoods that support economic growth, enhance community pride and build long-term resilience.

Delivery since 2023

Since 2023, NEHP members have strengthened regional collaboration on development and regeneration. Providers have worked closely with the North East CA, Homes England and local authorities to share forward development pipelines, creating a comprehensive list of sites that can be developed further and faster.

Delivery has continued at pace. 1300 affordable homes were completed by the partnership last year, with a further 15,000 in the pipeline for the coming decade.

Through alignment with the North East CA's £49.2 million Brownfield Housing Fund, and the additional £17.6m announced by the North East Mayor in June 2025, the partnership has helped to unlock thousands of homes on complex sites across the region.

At the same time, housing providers have begun coordinating bids through the strategic partnership routes of the SAHP, helping the sector present a stronger collective case for investment and increasing the scale of affordable housing delivery across the region.

Strategic Place Partnership

In 2024 the North East CA and Homes England signed a Strategic Place Partnership, creating a long-term framework for accelerating housing delivery and regeneration across the region.

Strategic Place Partnerships bring together national and regional agencies to align land, funding, expertise and planning powers behind shared housing ambitions. For the North East, the agreement is helping to unlock locally-led development plans and accelerate investment in sites that are critical to the region's growth.

The partnership is already supporting development at major sites including Forth Yards in Newcastle and Sheepfolds, Riverside Sunderland, where investment is helping to bring forward new homes and deliver wider neighbourhood and infrastructure improvements.

By combining local knowledge with Homes England's integrated regional model, considering investment, resources and technical expertise, the partnership is embedding its strategic approach to housing led regeneration across the region.



Regional Social and Affordable Homes Programme bid



A number of NEHP partners have come together to develop a collaborative regional bid for the next phase of the SAHP. The programme provides long-term national investment to support the delivery of affordable homes and represents a major opportunity for the North East.

The joint approach developed by NEHP partners demonstrates the benefits of working collectively. By combining development pipelines across multiple housing providers and local authorities, the partnership has been able to create a stronger and more ambitious regional proposal.

The emerging partnership bid has the potential to deliver more than 8,000 affordable homes across the North East over the next decade, providing a step change in the coordination of delivery in the region.

By working collaboratively, partners are able to strengthen procurement, share expertise and support the development of a more resilient construction supply chain. And the benefits are clear for communities, in more affordable homes, improved infrastructure and investment in neighbourhoods that have long required renewal.

Ambition for the future

Over the next three years, NEHP partners will build on the foundations established since 2023 to accelerate housing delivery and regeneration across the North East.

We will:

1. Maximise delivery beyond 15,000 affordable homes within 10 years, by

- Working as a collective on coordinated pipelines and delivery readiness
- Aligning the NEHP with the North East Strategic Place Partnership and opportunities presented by the SAHP and the North East CA
- Providing clarity to developers, housebuilders, contractors and other partners on housing delivery ambitions

2. Increase collaboration to align with regional housing priorities, by

- Maximising SAHP investment in the North East and aligning bids to the North East CA's stated priorities and geographic focus, including growth corridors, strategic sites and key regeneration locations
- Engaging earlier on priority local authority and combined authority sites, helping to unlock opportunities and to deliver homes that meet local need
- Delivering against local authority and Integrated Care Board (ICB) priorities to meet specialist housing need

3. Increase pace and efficiency to leverage delivery, by

- Streamlining processes and shared learning across all partners on issues such as S106, modern methods of construction, procurement and specification to support future homes delivery and cost certainty
- Bringing together national housing delivery funding, infrastructure planning and social and affordable housing grant
- Supporting a region-wide approach to additionality in order to unlock opportunities for regeneration while maintaining a focus on new homes targets

4. Accelerate housing regeneration, by

- Working with the North East CA and Strategic Place Partnership on routes to accelerate regeneration and housing delivery
- Encouraging a single strategic 'housing delivery conversation' between the North East CA and NEHP to align pipelines, funding routes and priorities across the integrated settlement period
- Taking a coordinated approach to investment geography, aligning the priorities of the North East CA, local authorities and housing providers with Pride in Place and wider neighbourhood renewal

Working with the North East Combined Authority

Delivering a step change in housing delivery will require sustained partnership between the housing sector and the North East CA. The NEHP will look to the North East CA for particular support on the following:

- Creating a single strategic housing conversation that includes Homes England, local authorities and housing providers, to align development pipelines, funding programmes and delivery priorities across the integrated settlement period
- Working jointly to unlock priority sites, combining brownfield funding, infrastructure investment and social and affordable housing grant to bring forward complex regeneration opportunities
- Aligning housing delivery with wider regional programmes, including Mayoral Development Zones, Pride in Place neighbourhood investment and transport infrastructure
- Developing a shared approach to regeneration and additionality, in which additionality is considered at a regional scale rather than site-by-site, so that housing investment can support both new supply and the renewal of existing communities
- Strengthening the regional construction supply chain, ensuring housing delivery supports local jobs, skills development and economic growth

Through this partnership approach, housing investment can deliver not only more homes, but stronger neighbourhoods and long-term prosperity for the North East.



QUALITY OF HOMES AND INVESTMENT

Improving the quality, safety, energy efficiency, and long term sustainability of existing homes

Quality homes that are safe and warm

Background

Improving the quality and performance of existing homes is central to a decade of renewal. The condition and energy efficiency of homes plays a direct role in improving health and wellbeing and tackling the rising cost of living, providing a clear social return alongside financial savings for health and social services budgets.

More than 10% of households in our region live in fuel poverty¹³, reflecting a combination of lower incomes and older housing stock. Social housing providers play a critical role in addressing this challenge. As long-term custodians of homes and neighbourhoods, NEHP members invest consistently in maintaining, upgrading and decarbonising their homes. By working collaboratively, the partnership can deliver improvements at scale while strengthening supply chains and supporting local jobs.

Delivery since 2023

Since 2023, NEHP members have strengthened collaboration on asset investment, retrofit and procurement. Housing providers across the partnership have secured funding through programmes such as the government's Social Housing Decarbonisation Fund (SHDF), to improve the energy performance of thousands of homes across the region.

Through collaborative bids and shared learning, providers have been able to accelerate delivery and achieve better value for money. For example, regional housing consortia have secured more than £80 million in SHDF funding to retrofit over 5,500 homes, installing insulation, low-carbon heating systems and other efficiency measures.

Providers have continued to invest heavily in maintaining and upgrading homes to ensure they meet modern standards for safety and comfort as well as energy efficiency.

Collective planned investment partnership

One of the clearest examples of the benefits of collaboration has been the development of a collective procurement approach to kitchen replacements by a number of NEHP members.

Working through the Prosper procurement framework, several housing providers came together to procure kitchens at scale from a single supplier. By pooling their planned investment programmes, the partners have been able to secure better prices, streamline logistics and strengthen supply chain resilience.

The programme is expected to deliver around 70,000 kitchens across the North East over a 10-year period, generating significant savings of around £10 million when compared with individual procurement approaches, whilst maintaining high quality standards for residents.

The initiative has also delivered wider regional benefits. The supplier, JTC Furniture, has established an assembly and distribution facility in Cramlington, shortening supply chains and supporting local employment. Bulk procurement has also helped reduce waste, improve material efficiency and ensure consistent product standards.

The project demonstrates how collaboration between housing providers can deliver economic, environmental and customer benefits while improving the quality of homes for residents across the region. It also demonstrates the potential for collective procurement in other components.



¹³ LILEE indicator 2024 data

Warm Homes Fund collaboration

A number of NEHP partners have worked together to secure investment for energy efficiency through programmes such as the Warm Homes Fund and wider national retrofit initiatives.

These programmes support the installation of modern heating systems, improved insulation and other energy efficiency measures in homes that are currently expensive to heat. In the North East, many homes were built before modern energy standards and require significant upgrades to improve comfort and affordability.

By working collaboratively, housing providers have been able to bring forward larger and more ambitious bids, increasing the likelihood of securing funding and delivering improvements at scale.

For residents, the impact is immediate: warmer homes, lower energy bills and improved health outcomes.

For the region, retrofit programmes also support the transition to a low-carbon economy. Large-scale retrofit programmes create demand for new skills and technologies, supporting the development of specialist contractors and creating opportunities for training and apprenticeships in the North East's growing green economy.

For example, believe housing has improved energy efficiency for more than 4,000 homes, through successive rounds of the SHDF and the Warm Homes: Social Housing Fund. Through this initiative, retired manufacturing worker Peter Tickle's bungalow, in Bowburn, County Durham, was recently upgraded with solar panels, cavity wall insulation and loft insulation. He said: "It has definitely improved my home and, with the roof and brickwork done throughout the street, it's made a real difference to how the area looks too."



Ambition for the future

Over the next three years, NEHP members will build on this foundation to deliver a step change in the quality and energy performance of homes across the region.

We will:

1. Maximise retrofit and Warm Homes Plan opportunities, by

- Collaborating to maximise funding from the Warm Homes Plan for the region
- Ensuring the North East delivers EPC C by 2030 and Minimum Energy Efficiency Standards (MEES) by 2039 in all social homes
- Improving the overall energy efficiency of existing homes, to support a reduction in customer fuel bills following retrofit works

2. Deliver joint procurement and repair innovations, by

- Aligning stores management arrangements to create material savings of at least £1m a year
- Reducing operative downtime and mileage to save cost and time, allowing more repairs to be completed

3. Improve compliance, safety and stock condition standards, by

- Working together to ensure all homes meet current and future legislative requirements including Decent Homes Standard 2, MEES, net zero and Awaab's Law
- Standardising our stock condition approach to drive consistency and improve the overall stock data quality of our homes

4. Focus on cost efficiency and shared investment modelling, by

- Aligning, standardising and simplifying specifications to jointly procure materials and services, and support future maintenance requirements
- Collaborating to deliver investment at scale via a place-based approach
- Reducing and mitigating cost increases wherever possible

Working with the North East Combined Authority

Delivering a step change in housing quality and energy efficiency will require strong partnership between the housing sector and the North East CA.

NEHP proposes to work with the North East CA by:

- Co-designing an evidence-led regional retrofit strategy and action plan, through the North East Warm Homes Taskforce, aligning housing investment with improved health outcomes, reduced fuel poverty and progress towards net zero
- Aligning retrofit investment with regional skills and employment programmes, supporting apprenticeships and training pathways in retrofit, maintenance and low-carbon technologies
- Using the North East CA's convening power to coordinate investment, ensuring housing providers, local authorities and national programmes work together to deliver improvements at scale
- Integrating housing retrofit into neighbourhood regeneration programmes, including Pride in Place investment areas, so that improvements to homes support wider community renewal
- Sharing data and evidence across partners, enabling better targeting of investment to homes and neighbourhoods where improvements will deliver the greatest impact

Through this collaborative approach, the North East can ensure that investment in housing quality not only improves homes but also supports healthier communities and a stronger regional economy.



Improving life chances for residents through poverty reduction, skills, employment and family wellbeing

Homes where people thrive

Background

The North East suffers from high levels of economic inactivity and has the lowest employment rate of any English region. Around 28% of working age residents are economically inactive¹⁴. The knock-on effects, including child poverty, poor health outcomes and in some places anti-social behaviour and crime, are felt by the region as a whole. Social housing providers play a critical role in responding to these challenges. As anchor institutions rooted in their communities, NEHP members support residents far beyond the provision of housing alone. Through employment support, community investment and a focus on financial inclusion, housing providers help residents access opportunities and build skills, strengthening the resilience of communities across the region.

Delivery since 2023

Since 2023, NEHP members have expanded their work to support residents into employment, training and opportunity. Working through the Housing Employability Network North East (HENNE), and in collaboration with a range of local partners, they have helped over 7,700 people move closer

to work, supported more than 2,500 residents into employment through targeted employability programmes and helped hundreds of children with everyday action to provide them with opportunity, whilst also supporting their families with the cost of living.

Housing Employability Network North East

The Housing Employment Network North East (HENNE) delivers career programmes that help social housing residents enter the housing and construction sector. Through initiatives such as the New Start and BOOST programmes, participants receive pre-employment training, one-to-one employability support and access to qualifications linked to construction roles. The programme also provides paid placements with local employers, helping individuals gain practical experience and confidence. Since its launch, the New Start initiative has created over 250 placements and supported many residents into long-term employment or further training. BOOST has already supported over 1000 people and helped 350 move into employment.

Between April 2024 and September 2025, HENNE secured over £6 million in funding from the Government and the North East CA, and won multiple awards including the Northern Housing Awards Best Partnership.



¹⁴ ONS statistical bulletin: Labour market in the regions of the UK August 2025

Tackling child poverty



Around one in three children in the North East live in poverty after housing costs¹⁵, one of the highest rates in England, and housing providers across the North East are increasingly working together to tackle the underlying causes. Their response is a practical, community focused approach.

As part of the North East Child Poverty Action Plan, spearheaded by North East Mayor Kim McGuinness, NEHP members have committed to four key pledges: ensuring every child in one of their homes has a bed of their own; working with schools and charities to provide children with a school uniform; partnering with organisations to deliver access to sports and activities; and offering targeted careers engagement and role models to inspire young people.

The work happens collaboratively, and local partners, charities, and councils help embed

these commitments in services and community programmes. For example, the Together Through Sport campaign unites NEHP with five of the region's largest sports foundations to break down barriers to participation in sport, fund free holiday activities, and help children grow in confidence.

In Sunderland, Gentoo teamed up with the charity Love Amelia to supply full school uniforms to 565 children, who were equipped with everything they needed to start school with confidence including school uniforms, PE kits, shoes, trainers, underwear and socks.

Members of the partnership also address the wider challenges that families face, by offering financial advice, energy support and employment services, to help families increase their income and reduce costs.

¹⁵End Child Poverty Coalition

Ambition for the future

Over the next decade, NEHP members will strengthen their role as anchor institutions, ensuring that housing investment also supports opportunity, inclusion and wellbeing.

We will:

1. Strengthen skills and pathways to good work, by

- Launching the NEHP Housing and Construction Careers Programme
- Developing a shared social recruitment and employer partnership approach that links construction and retrofit supply chains to local jobs and connects residents with employers through well designed pathways into work
- Expand initiatives such as the JobsPlus model across the region, to support communities with the highest levels of worklessness

2. Tackle child poverty, improve financial inclusion and deliver family support, by

- Continuing to fulfil our commitments to alleviating child poverty
- Reducing poverty through a combined focus on income maximisation, cost reduction and access to opportunity
- Supporting vulnerable groups to reach their potential, including care leavers and those with learning difficulties, through volunteering, learning or employment opportunities

3. Embed housing into wider economic programmes, by

- Delivering significant and measurable social and economic value into the North East community
- Connecting housing investment with job creation, skills development and income growth

4. Address loneliness, ageing and isolation, by

- Collaborating with the voluntary sector and other partners to invest in opportunities for residents to reduce loneliness and isolation
- Expanding our impact and reach through active participation in Pride in Place Neighbourhoods

Working with the North East Combined Authority

NEHP members will work closely with the North East CA to ensure that housing investment supports the region's wider social and economic missions.

Our partnership approach will include:

- Aligning housing-led employment programmes with the North East CA's regional skills strategy, ensuring residents benefit from new economic opportunities
- Embedding social value and local employment requirements consistently across housing, retrofit and regeneration programmes supported by the North East CA
- Supporting workforce development linked to housing investment, including construction, retrofit and housing management careers
- Collaborating on programmes that tackle child poverty, ensuring housing providers contribute to regional efforts to improve life chances
- Using housing providers' community reach to support inclusive growth, helping connect residents to employment, training and enterprise opportunities
- Sharing data and evidence with regional partners, enabling more targeted interventions that support the region's most disadvantaged communities

This partnership approach will support inclusive economic growth, the benefits of which can be shared across the region.



HOMELESSNESS, SPECIALIST AND SUPPORTED HOUSING

Strengthening the system response for specialist housing needs and supported accommodation, and working with local authorities to relieve homelessness

Homes and services that meet the needs of all

Background

A strong housing system must meet the needs of people at every stage of life. Across the North East, demand for housing that supports people with complex or changing needs is growing. This includes homes for older residents, supported accommodation for people with disabilities or health needs, and housing solutions for people experiencing, or at risk of, homelessness. Social housing providers play a central role in meeting these needs. Through partnership with local authorities, health services and voluntary organisations, NEHP members deliver a wide range of specialist housing and support services that help residents live independently and access the support they need.

Delivery since 2023

Since 2023, NEHP members have strengthened collaboration with local authorities and health partners to help address homelessness and housing need, and to help vulnerable residents access the support services they need to live independently for longer.

The Housing, Health and Care Programme in the North East and North Cumbria brings housing, health and social care partners together to ensure people can live healthy, independent lives in the right homes.

A baseline assessment was carried out to analyse current and future needs for housing that supports older people and to those with complex care requirements. It identified a need for approximately 350 specialist homes per year through to 2028/29. Building on this evidence, a market position statement was published, giving a clear picture of existing services, future demand, and gaps in provision to help commissioners and developers align resources and stimulate growth in supported and specialist housing.

Action on Temporary Accommodation

Local authorities across the North East have faced growing pressure from rising demand and costs associated with statutory temporary accommodation. In response, the NEHP coordinated a regional effort to better understand the scale of the issue. All seven councils within the North East CA completed a comprehensive assessment of both demand for temporary accommodation and the availability of suitable move-on housing. Concluded in January 2026, the findings identified a shortfall of 762 units across the region, including a need for 435 move-on properties. This evidence base has informed the development of a new, regional, temporary accommodation programme aimed at increasing supply.

At a local level, Durham County Council has piloted a practical response by partnering with housing providers such as Karbon Homes, Livin and believe housing. Through these partnerships, the council has secured family homes under 10-year leases,

enabling households to be placed in stable, suitable accommodation rather than hotels or B&Bs. This approach not only reduces costs through more affordable rents, but also improves outcomes for families by preventing unnecessary disruption. If successful, the model could be scaled up across the region.



Housing First Programmes



Housing providers have supported Housing First programmes for those experiencing homelessness, expanded supported housing provision for those with complex care needs and worked with councils to reduce reliance on temporary accommodation.

For example, South Tyneside Council and Gateshead Council have worked jointly with Oasis Community Housing to deliver a Housing First programme targeting people experiencing entrenched homelessness and multiple disadvantage.

The councils commission Oasis to provide intensive, person-centred support alongside access to permanent housing. The programme supports around

20 people across both boroughs, prioritising those with complex needs such as mental health issues or substance misuse.

Together, the councils and Oasis combine housing provision with flexible, long-term support, helping individuals sustain tenancies, improve wellbeing, and address the underlying causes of homelessness rather than simply providing temporary accommodation.

Ambition for the future

Over the coming decade, NEHP members will continue to strengthen the region's housing system so that it supports people at every stage of life. We will work with NEHP partners and the voluntary sector to create and invest in initiatives that enable residents to participate in activities that reduce loneliness and isolation. We will:

1. Take a renewed, collaborative approach to homelessness prevention and tenancy sustainment, by

- Developing a shared approach by increasing our offer to sustain tenancies through neighbourhood support and supporting people in specialist and supported housing settings
- Maximising national, North East CA and local authority funding opportunities for homelessness prevention, including locality-based support such as outreach services to enable individuals to remain at home
- Providing more targeted support for those in financial hardship who are most at risk of homelessness, including families

2. Develop a delivery programme to support local authorities with temporary accommodation needs, by

- Developing a regional temporary accommodation delivery plan to support local authorities to increase the supply of statutory temporary accommodation, including by growing the supply of move on accommodation
- Agreeing a regional approach for allocations that supports local authorities to better meet housing need
- Developing a regional tenancy ready framework that supports housing provider and local authorities in assessing whether individuals are ready to live independently

3. Increase specialist accommodation and support for vulnerable groups and those with health or care needs, by

- Evaluating the Gateshead and South Tyneside Housing First pilot with a view to developing a Regional Housing First Business Case to increase property supply through the NEHP
- Appointing sector champions, including for domestic abuse sufferers, care leavers, armed forces and prison leavers to develop, share and implement best practice, and reviewing our related housing policies to ensure they reflect best practice for vulnerable groups and those with health and care needs

- Signing up to recognising care leavers as having a protected characteristic and committing to the domestic abuse 'Make a Stand' pledge
- Considering local authority and regional commissioning and funding opportunities to strengthen housing and support pathways
- Increasing floating support and specialist and supported accommodation for young people, victims of domestic abuse and adults with multiple and complex needs
- Supporting the Regional Housing, Health and Care programme, a partnership between the Integrated Care Board, Northern Housing Consortium, Association of Directors of Adult Social Services, and the Tenant Services Authority to deliver an increased supply of specialist and supported accommodation
- Reviewing opportunities for specialist and supported housing funding and commissioning

Working with the North East Combined Authority

Delivering a housing system that meets the needs of all residents will require close partnership between housing providers, local authorities and regional partners.

NEHP proposes to work with the North East CA to:

- Build on the local authority network of Pride in Place neighbourhood governance to connect housing, health and community-led renewal, strengthening social infrastructure
- Align housing provision with regional health and care priorities, ensuring housing plays a stronger role in supporting preventative healthcare
- Support regional strategies to tackle homelessness, coordinating housing supply with support services
- Strengthen data sharing across housing, health and local government, improving understanding of housing need and developing a shared outcomes framework
- Ensure that specialist housing provision is integrated into wider regeneration and development programmes, creating inclusive communities
- Support innovation in supported housing models, enabling new approaches that improve outcomes for residents while delivering better value

Together, this partnership approach can ensure that the North East develops a housing system that is inclusive, resilient and supports every resident.



A stronger partnership offer to the North East Combined Authority

The NEHP was established to bring together the region's social housing providers to deliver greater impact through collaboration. Since 2023, the partnership has demonstrated the value of that approach, coordinating development pipelines, strengthening regional procurement, supporting residents into employment and working collectively to improve homes and neighbourhoods.

The positive momentum created by the North East CA now provides an opportunity to deepen that collaboration. Housing sits at the centre of the region's ambitions: enabling growth, supporting healthier lives, reducing poverty and strengthening communities. By working together, the North East CA and NEHP can ensure that housing investment becomes a powerful delivery tool for the region's missions.

Principles

We therefore propose an enhanced partnership between the North East CA and NEHP built around three principles.

1. One strategic conversation

A single, senior forum bringing together the North East CA and NEHP leaders would create a clear regional conversation about housing and regeneration. This forum would connect the North East CA's strategic priorities with the development pipelines, investment plans and delivery capacity of housing providers. By aligning plans early, the region can move beyond fragmented discussions towards a coordinated approach to housing-led regeneration.

2. Outcome-based delivery

The North East CA and NEHP should agree a small number of shared outcomes that clearly link housing investment to the Combined Authority's missions. These outcomes could connect housing delivery with improved health, reduced fuel poverty, stronger local economies and better life chances for residents. An agreed evidence and evaluation framework would ensure that investment is tracked and learning is shared, enabling the region to demonstrate the wider impact of housing.

3. Place-based additionality

Housing investment delivers the greatest impact when it is aligned with wider programmes. By coordinating housing development, retrofit, employability programmes and neighbourhood renewal, the region can ensure that investment in one area supports progress in others. This place-based approach will be particularly important in Pride in Place neighbourhoods and other regeneration areas.

NEHP Strengths

NEHP brings five significant strengths to this partnership.

1. Scale

NEHP members collectively manage around 217,000 homes, representing the majority of the region's social housing stock. This provides a substantial platform for investment and delivery.

2. Delivery readiness

Housing providers already manage major programmes across development of new homes, asset investment and support services, with established pipelines and programme management capability.

3. Trusted community presence

Housing providers are anchor institutions embedded in their neighbourhoods, with the relationships and insight needed to support community-led regeneration and engagement.

4. A practical route to mission delivery

The partnership provides a way to deliver homes, jobs, skills and safer neighbourhoods through long-term local institutions.

5. Strong focus, alignment and evidence

The NEHP has made working with the social housing sector in our region far simpler. To further align delivery, our Vice Chair will take a cross-cutting role across our workstreams, bringing people together, providing regular reports and updates on our progress and our immediate plans, and ensuring we remain aligned with North East CA priorities yet agile and responsive to changes in the policy landscape or wider environment.

North East CA as a vital enabler

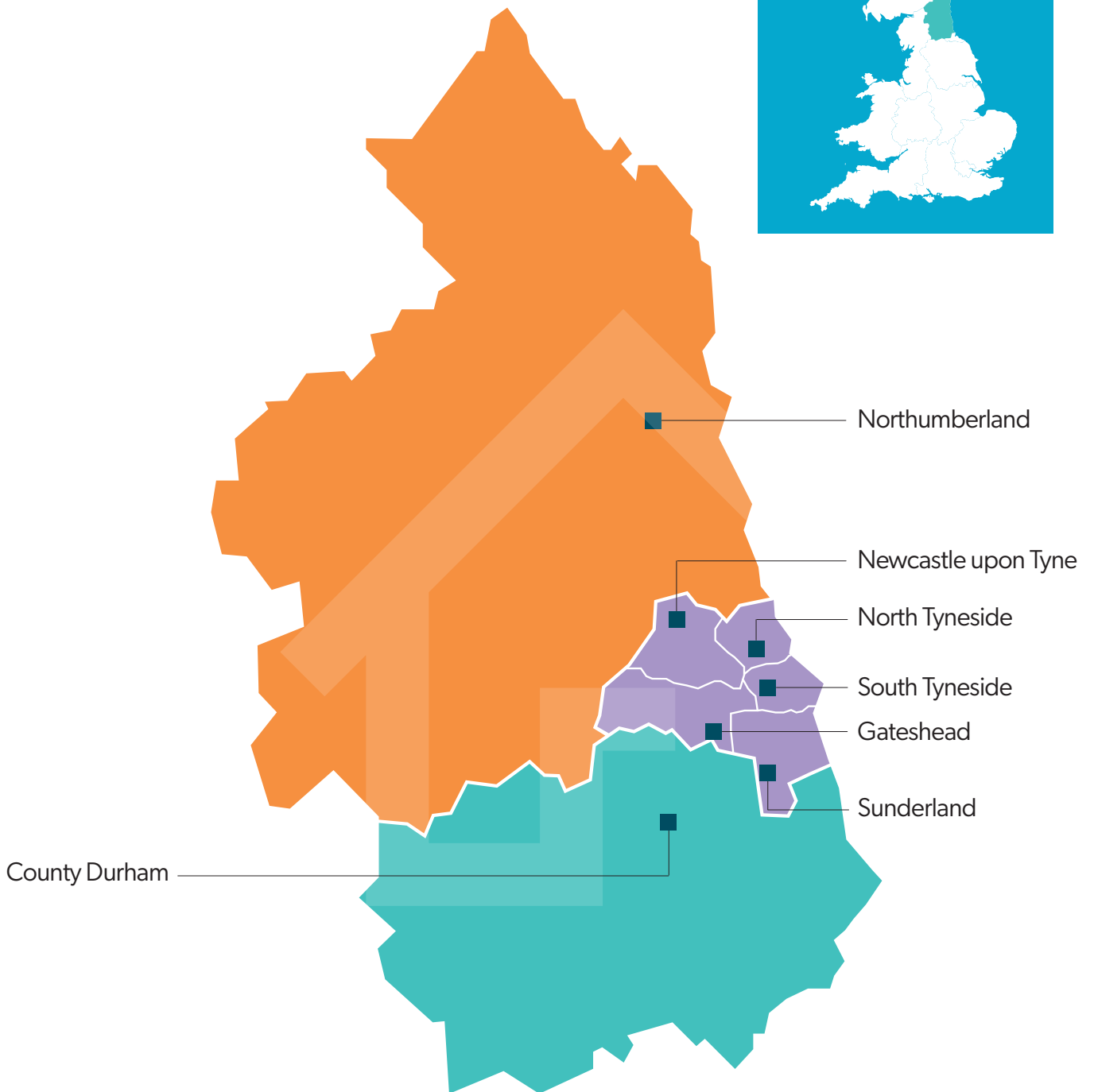
In turn, the North East CA can play a vital enabling role to unlock the potential of our partnership, by:

1. Recognising NEHP as a strategic delivery partner within the North East CA's housing, regeneration and public service reform architecture
2. Involving housing providers early in programme design, including the Social and Affordable Homes Programme, Mayoral Development Zones, Pride in Place neighbourhood investment and regional retrofit programmes
3. Working jointly with Homes England and national government, where regional flexibility or policy change could unlock additional delivery
4. Developing a shared approach to skills and supply chains, ensuring the region has the workforce and capacity needed to scale up construction and retrofit

Together, this strengthened partnership can ensure that housing investment plays its full role in delivering the next decade of renewal for the North East.



North East Housing
Partnership





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