

Housing in Gateshead

The housing in Gateshead reflects the changing national and local priorities of the last century and shows how the local authority in partnership has responded to the increasing demand for good quality, affordable housing.

Large scale house building in Gateshead from the 1860's until the First World War had been by private developers for rent and a locally unique housing type had developed – the Tyneside flat which was a response to the need to provide affordable housing for the increasing population of Gateshead, who needed to live close to the town centre and places of employment.

Between 1891 and 1901, three thousand two hundred and twenty five houses had been erected, making an estimated total of 14183 new houses.

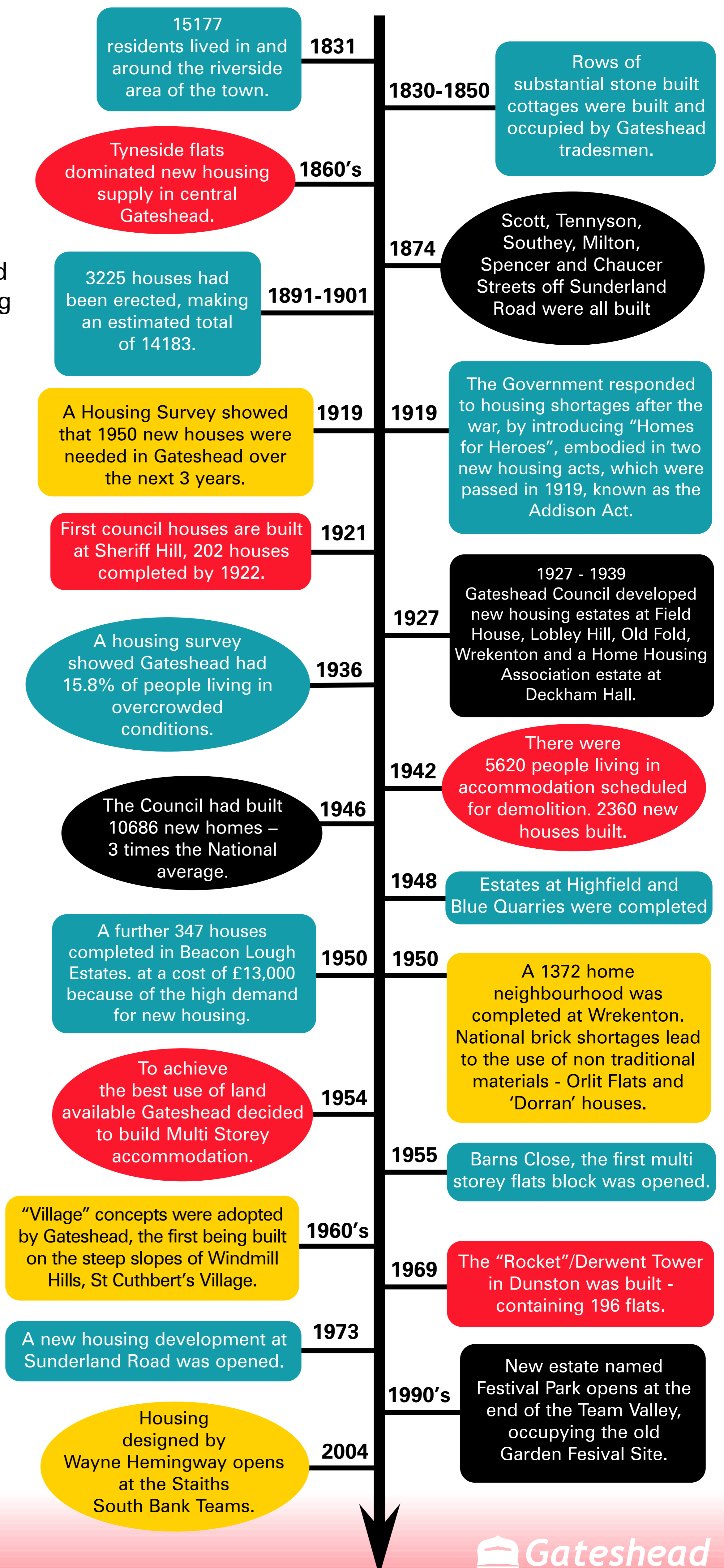
How has the population in Gateshead changed?

Year	Population	Year	Population
1548	1670	1841	19843
1576	1800	1861	33589
1621	3135	1881	65845
1641	4038	1901	109888
1671	5019	1921	125142
1695	7000	1951	115017
1711	5715	1961	103178
1751	5490	1991	199588
1781	5940	2001	191151
1791	6840	2004	191300
1811	8782		

Did you know?

Coatsworth Road named (but mis-spelt) for William Cotesworth, who was Lord of the manor of Gateshead 1716 – 1726.

Timeline



Housing in Gateshead

Dunston

The original reason for a settlement here was probably the abundant supply of salmon in the River Tyne - this was long before industrial development polluted the river.

Chopwell

Wear Street, Tyne Street, and Tees Street were built next to the Pit in 1895 and 1896. Then in 1899 Blyth Street, Severn Street and Thames Street were all completed.

Staiths and South Bank

The award winning Staiths South Bank on the former Gateshead Garden Festival site has been developed as a modern housing estate and opened in 2004.

The layout is modern and spacious, with the housing being developed around south facing courtyards with two riverside apartment blocks. Creative landscaping and communal garden areas to encourage interaction between residents.

The estate is built around the homezone principle, which separates the pedestrian from the car.

Whickham

Until the 1950's the village remained mainly rural. However after this large housing developments changed parts of the village to a town. Houses built for the miners of Watergate Colliery still remain at Broom Lane.

Swalwell

The area between Swalwell and Whickham (Middletown) was farmland or open space until the 1960's. The houses known as 'the concretes' were built between the wars and one street, Brinkburn Avenue in 1920.



Derwent Tower, Dunston was designed by Owen Luder Associates. the design is unique in Britain.



Broom Lane, Whickham



Brinkburn Avenue, Swalwell

What is a Tyneside Flat?

When William Affleck purchased part of Shipcote Estate in 1866, he created what we know as Tyneside Flats.

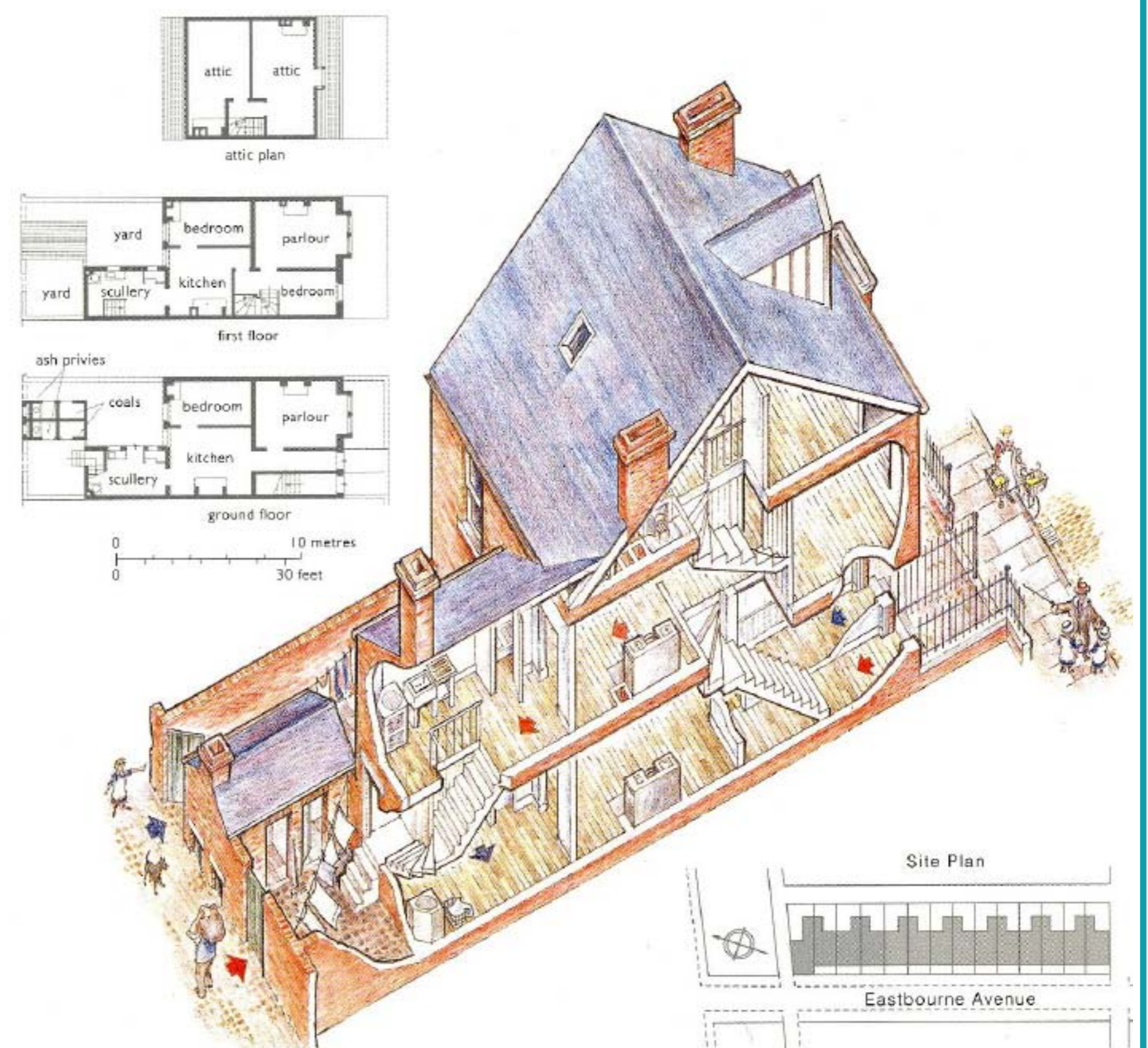
A unit of Tyneside Flats may at first glance resemble conventional single fronted terraced houses, but is in fact two and sometimes 3 dwellings, one above the other. They have separate front and back doors and back yards with no internal communication between the households.

Built as low cost housing for the growing workforce who needed to live close to where they worked, each flat typically consisted of a heated parlour, bedroom and kitchen with scullery, usually with copper - which helped heat the water, and pantry, in a rear out shot or wing. Each dwelling was provided with either an ash or water closet and coalhouse in its part of the yard.



Fife Street

Typical Plan of a Tyneside Flat



Homeownership

You may be able to exercise the Right to Buy jointly with members of your family who have lived with you for the past 12 months or with someone who is a joint tenant with you. If your tenancy is in joint names, all tenants must indicate if they wish to purchase the property or not.

The scheme started in 1980 and there have been a number of changes throughout the years, the most recent being through the Housing Act 2004, whereby different rules apply to new tenants and tenants who applied after 18 January 2005.

The Right to Buy scheme gives tenants a discount on the market value of their homes. The amount of discount depends on the length of time you have been a tenant (with your present and previous Right to Buy landlords).

The maximum discount for properties in the North East is £22,000. This limit is fixed by law.

If you buy a house, you will purchase the freehold and will own the property outright.

If you buy a flat or maisonette, you will usually purchase a long lease, which allows you and your successors to live in it for a fixed time, usually 125 years. The block of flats will still be owned by the council who will be responsible for the upkeep of the building and for any communal areas and facilities.

Since 1980 Gateshead Council tenants have been buying their homes – the figure now stands at 13078. This includes 12316 houses and 762 flats being bought from the Council.

Registered Social Landlord (RSL)

Gateshead Council works with Housing Association's, also known as Registered Social Landlords to build new houses to meet the needs of people in Gateshead.

RSL's are non profit-making voluntary groups, formed to provide affordable housing. RSL's provide affordable housing to those who need it which can be from their own housing register or by nomination from the Council.

They work in partnership with local Councils by putting forward proposals for identified development sites responding to a development brief drawn together by the Council which explains what type of housing is needed in a particular area.

The Council has a number of RSL partners who have given their agreement to partnership working within the The Gateshead Housing Agreement.

Shared Ownership Schemes

The scheme allows you to purchase a share of a property from a social landlord, usually a housing association. The share you purchase is funded by a mortgage, which you will need to arrange with a bank or building society. The remaining share you do not own and is rented from the social landlord.

The size of the share to be purchased will depend on your income and savings. Normally applicants buy a 50% share but you may purchase a smaller or larger share (to start with, you can buy as little as 25% or as much as 75%). The higher the share you purchase the less rent you will have to pay. Later on, if you wish and can afford to do so, you can buy a further share.

When you purchase through shared ownership, the social landlord will grant you a lease, which sets out your rights and responsibilities

HomeBuy

HomeBuy is a government scheme to help people in housing need to purchase a home of their own.

Within Gateshead, Nomad Homes provide a 'One Stop Shop' service for anyone interested in purchasing a home via HomeBuy.

Private Sector Housing

Gateshead Council Private Rented Sector Team works to improve conditions in the sector. They liaise with landlords to improve their management and to encourage landlords to join the Council's Property Accreditation Scheme, over 270 landlords are members of the Gateshead Private Landlord Association.

The Staiths, South Bank Gateshead



As you travel around Gateshead, you will notice that there are different types of housing.

Below is a list of the types you might find within Gateshead and a brief description of what they consist of.

Airey

The Airey house was one of the first post war system built concrete houses. The system consists of 4 x 2 inch concrete columns at 18 inch centres with 1 inch diameter hollow mild steel locating tubes up the centre. Roofs are pitched and made from tile; the internal cladding is plasterboard or fibreboard with 1-inch insulation in the cavity. Airey houses can be found in Felling and Kibblesworth.

BISF

British, Iron and Steel Federation houses have a steel frame and roof truss. The lower level has a rendered finish on ribbed expamet on steel columns. The upper level consists of vertically ribbed galvanised steel sheeting backed with fibre board. The roof consisted of corrugated asbestos with insulating board. These can be found at Springwell.

Butterfly

These houses consist of cross wall clad with brick to gable walls, light weight infill panels to front and rear elevations and a butterfly shaped roof which is covered with felt. These can be found at Allerdene and Harlow Green.



Hawthorn Leslie

The house consists of a steel frame with factory produced wall panels. Examples of these can be found at Millbeck and Binsby Gardens, Low Fell.



Multi Storey Housing

These consist of either flats or maisonettes and are over several levels. In Gateshead examples include Regent Court and Derwent Tower which was built in 1969 and is known locally as 'The Rocket'.



Orlit

Orlit houses consist of pre-cast concrete frames, as in Saltwell Road flats pictured opposite.



Tarran

These pre-cast reinforced concrete and timber frame houses can be found at Chopwell.



Unity

The Unity form of construction consists of 6 inch and 3 inch pre-cast reinforced concrete columns at 3 foot centres with pressed-steel floor joists and roof beams with a tiled roof. Examples can be found at California, Parkhead Estate.

Wimpey No Fines

During the inter-war period no-fines concrete houses were developed as an alternative to traditional brick ones. The walls were concrete and 12" thick without cavity and were rendered externally. We have approximately 3000 properties in Gateshead, an example is Meresyde in Leam Lane.



Tyneside Flat

A unit of Tyneside Flats may at first glance resemble conventional single fronted terraced houses, but is in fact two and sometimes 3 dwellings, one above the other. They have separate front and back doors and back yards with no internal communication between the households. These can be found at "The Avenues" in Bensham.



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Felling

In the early 1920's Felling Council began to buy farmland and plan out Council estates.

The Watermill estate was built on Bog House Farm. It was designed by C.W Hall as a garden city – the houses were built with half-timbered facades in Tudor style.



Boghouse Estate

In the 1930's when the Housing Act allowed the clearance of slum areas, where damp and poorly ventilated houses were contributing to diseases such as tuberculosis and bronchitis, people gradually moved away from the older densely populated areas to the new estates at Felling House, Stoneygate, Falla Park and Pelaw. The private development of Coldwell Park Drive was also built in the 1930's.



Council housing in Felling



Old Robbers Corner

Robbers Corner was at one time the lodge at the entrance to the Park Estate, off Sunderland Road.



Felling High Street

Elisabethville

Elisabethville housed soldiers who had been wounded and were unable to return to Belgium, during the 1st World War. They lived there with their families until returning in 1919.



Joseph Hopper Homes in Birtley

Beacon Lough

In 1950 the Beacon Lough Estate was completed with 347 houses becoming available for rent.



Wrekenton

In 1860, Wrekenton was a small village containing approx 200 houses.

Between 1938 and 1940 Old Wrekenton disappeared. New houses at Wrekenton were used for re-housing following slum clearances. The first new houses in Seaton Gardens, Wynyard Gardens, Rugby Gardens and Marlborough Crescent were all built in 1938.

The completion of a 1372 home neighbourhood was completed in Wrekenton in 1950.

Sheriff's Hill

The Houses on Sodhouse Bank, now known as Sheriff's Highway, had turf for their roofs.

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Bensham

The Enclosure Act was passed in 1814 and the Town Fields in Bensham were divided in 1818. The Fields were later sold as building land.

Claremont Place, reported to be one of the first terraces was built between 1819 and 1824.

By the end of 1836, **Sedgewick Place**, **Woodbine Terrace** and **Ravensworth Terrace** were built too.

With the developments of the big housing estates to the west of the town centre, **Coatsworth Road** became a busy shopping street. Coatsworth Road now houses many small shops but back in 1910 there were many large grocery stores. Today it is still used as a shopping street, however a lot of the larger stores have closed. It is a very busy street used by buses and cars.



Woodbine Terrace



Bensham Road



Coatsworth Road



Melbourne Street, Barnes Close



Bensham Avenue

Low Fell

From the 1880's there was a decade of intensive house building in Low Fell. The demand for housing after the 2nd World War led to the building of estates such as Lyndhurst and Beacon Lough.

Deckham

Between 1927 and 1939, Gateshead Council continued to build houses in order to combat the shortages in the area.

The Deckham Hall Estate was completed in 1939. Orange brick was used throughout the estate, houses were either built as semi detached or terraces of four. Pairs of flats were also built in-between. The estate consists of a large amount of two bedroom houses and is managed by Home Housing Association. New bungalows at Mayfair Gardens were built in 2001.



Bensham Court Flats



Hall Terrace



Deckham Hall Estate



Bungalows at Deckham Hall Estate

The Housing Strategy

The Housing Strategy covers all types of housing in the Borough, whether it is managed by The Gateshead Housing Company on behalf of the Council; privately rented from a housing association or private landlord or owned and lived in by the householder family.

It considers current and future provision of affordable housing in the Borough; the effects of homelessness in the Borough; the need for new housing and type of housing and supported accommodation to enable people to live independently in their own homes for longer.

Why do we need a Housing Strategy?

It sets a strategic framework, which guides the Council and stakeholders towards partnership working to tackle issues and deliver the housing required in the Borough to meet need.

The strategy highlights the key priorities relating to these issues and set out how, the Council and its partners will work together to address these issues within current and future available resources.

Having a Housing Strategy and planning for the future is not new, as for back in 1919 the Council commissioned a survey for Housing Needs, which emphasised the necessity for action on a large scale.

How does it affect me?

The aim is to maximise investment in housing and to ensure that everyone has access to good quality housing that is appropriate to their needs and that they can afford.

Key Achievements

Teams

1999 - 2000

Low demand for Teams maisonettes



2002 - 2005

Demolished maisonettes at Lower Teams and secured SHG for new affordable homes. Develop brief for redevelopment.

2003 - 2008

Sale agreed to Haslam/Nomad for 88 properties.

Started building affordable housing at Lower Teams (16 three bedroom & 2 four bedroom houses for rent and 12 three bedroom houses for shared ownership).

Hartington Street

1999 - 2000 - Seek solutions, in partnership with private developers, to regenerate Hartington Street area.

2000 - 2001 - 57 private sector houses demolished at Hartington Steet.

2003 - 2008 - 15 x 5 bed shared ownership houses developed by Home HA in Hartington Street in partnership with the Council.



Sunderland Road

2002 - Sunderland Road - consulted residents about future; agree scale of demolition; establish partnership agreement with preferred developer.

2003 - Cabinet approval to grant Lancing Homes preferred developer status for Sunderland Road.

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The Gateshead Housing Company

The Gateshead Housing Company is an Arms Length Management Organisation (ALMO) which was set up by the Council to manage and improve all of its Councils housing stock. The ALMO has been inspected by The Audit Commission during 2005 and has been assessed as a good service with promising prospects for improvement.



The key features of the arms length body are:-

- Ownership of the housing stock will remain with the local authority;
- The local authority will remain the legal landlord;
- Tenants will remain secure tenants of the authority and there will be no change in their rights, such as the right to buy, right to repair and right to manage;
- An arms length body may manage all or part of an authority's stock.



Housing in the future

Waterfront regeneration is creating new neighbourhoods. Gateshead will examine options for developing sustainable neighbourhoods, and the role of urban form, land use mix and housing to contribute to socially balanced neighbourhoods which also contribute to resolving environmental and social challenges, including climate change.

The Deputy Prime Minister said:

"Innovation and imagination is the name of the game. This is a stretching challenge but one that is necessary if we are to tackle the problems we face in terms of housing shortage and buyers being priced out of the market. Twinned with that I want to stimulate fresh thinking in the industry with the UK becoming world leaders in terms of construction methods and design excellence."

We want to create a place where people want to live, work and stay for a long time. The demand for housing continues to grow, a lot of these required are for single people. A decent home is at the heart of a sustainable community. We want to provide people with a choice of housing that they want, can afford and which is close to local amenities and services.

