



**Paul Mains – Managing Director,
South Tyneside Homes outside a
new 50 unit apartment complex
developed by South Tyneside
Housing Ventures Trust.**

Developing homes can be complex and comes with its fair share of risk, particularly as our parent Council has no head room to build within its Housing Revenue Account (HRA). It would have been easy for us to wait until the Government decided to change its approach and continue to complain that we were unable to provide the types and numbers of good quality affordable housing that the borough and our customers needed.

However we decided four years ago that we weren't going to sit on the side lines and with support from our parent Council through the provision of suitable land we set up our own Registered Social Landlord and have developed a range of sites across the borough to provide the much needed homes for the area, outside of the HRA through our loan facility.

We had a target to develop 400 units within five years and we have surpassed that mark a year ahead of schedule. This year has also seen us develop our internal skills through our construction company, getting our workforce building again and we would like to continue to invest and develop in our local approach.

With low regional Local Housing Allowance levels and increasing build costs, it hasn't been easy to make developments stack up, but we have been innovative in our approach and stood true to our principles in relation to building good quality homes and regenerating neighbourhoods.

Whilst there is high demand for good quality affordable housing to rent, there is also a growing demand and aspiration from our customers to be able to purchase their own homes and we have developed a range of options to develop sites for sale to help young people and families who may be struggling to get onto the property ladder and this is an area we will explore further next year.