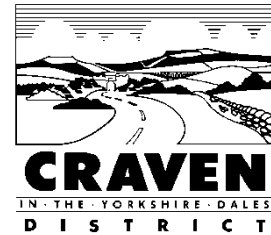


Policy Committee - 28th July 2015

NORTH YORKSHIRE HOUSING STRATEGY 2015 -2021



Report of the Director of Services

Ward(s) affected: All

1. **Purpose of Report** – Seek Members approval and adoption of the North Yorkshire Housing Strategy, following adoption by the Local Government York, North Yorkshire & East Riding Housing Board in March 2015
2. **Recommendations** – Members are recommended to:
 - 2.1 Approve and adopt the North Yorkshire Housing Strategy 2015-2021 and associated sub regional and local action plans as set out in **Appendices B, D & E** to this report.
 - 2.2 Approve that the Environmental Health & Housing Manager in consultation with the Portfolio Holder for Housing be authorised to make minor changes to the Strategy and Action Plans as and when required within the lifetime of the Strategy.
3. **Introduction**
 - 3.1 The Council adopted the current North Yorkshire & York Housing and Homelessness Strategy 2010 – 2015 on the 7th December 2010.
 - 3.2 This sub-regional strategy ends in July 2015 and is to be replaced by the York, North Yorkshire & East Riding Housing Strategy 2015 – 2021.
 - 3.3 The existing Strategy identified five strategic priorities and associated goals for a five year period which were –

"To make North Yorkshire and York an inclusive place where communities are sustainable and residents can have fair access to decent affordable homes and effective support when they need it."

The strategy did not detail specific investment proposals but identified five key strategic priorities for housing investment:

1. Enabling the provision of more affordable homes
2. Maintaining and improving the existing housing stock
3. Delivering community renaissance
4. Improving access to housing services

5. Reducing homelessness

- 3.4 Progress against these five priorities has been good especially that of delivering affordable housing.
- 3.5 The North Yorkshire Housing and Homeless Strategy 2010 -15, Annual Report (2013-14) at **Appendix A** outlines progress made in delivering the sub-regional Strategy Action Plan. The final progress report for the old strategy will not be produced until November 2015 and will be circulated to Members when available.
- 3.6 Each local authority partner also developed its own local Action Plan to support Strategy delivery with Craven reporting its own progress to Members on a quarterly basis via the corporate performance monitoring system.

4. The North Yorkshire Housing Strategy 2015 – 21

- 4.1 The Housing Strategy has been the subject of consultation with key stakeholders and officers at Craven have informed its development. An Executive Summary is attached as **Appendix C**. This Strategy no longer has the Homeless element other than at a higher sub-regional strategic level. Craven has developed its own Homeless Strategy which is presented as a separate agenda item to Policy Committee.
- 4.2 The Strategy was formally adopted by the York, North Yorkshire & East Riding Housing Board in March 2015 in draft form before final minor amendments were completed and the final version circulated to Members of the Board in May 2015.
- 4.3 The vision of the strategy is: *“To enable the delivery of more new homes and for all housing to be of a quality, type and size which meets the needs of our urban, rural and coastal communities and supports economic growth.”*
- 4.4 The Strategy sets the strategic priorities for housing growth and delivery from 2015 to 2021 and covers the York, North Yorkshire & East Riding Local Enterprise Partnership (LEP) area. It is the culmination of close working between the York, North Yorkshire & East Riding Housing Board, who will be responsible for its development, implementation and delivery; the LEP and stakeholders.
- 4.5 Its overarching aim is to support and enable economic growth, deliver the housing priorities set out in the ‘Growth Deal’ and meet the diverse needs and aspirations of our local economies and communities.
- 4.6 The document sets out how the Housing Board partners will work with stakeholders to deliver the housing aims of the LEP and Housing Board members. Investing to increase the supply of housing is at the core of the Strategy.
- 4.7 Evidence supporting the priorities in the Strategy is presented against five main themes:

- a) Affordability and the supply of homes
- b) Our geography
- c) Changing demography
- d) Quality of our housing stock
- e) Homelessness and specific needs groups

4.8 The priorities of the Strategy are:

- Priority 1:** Work with partners to increase the supply of good quality new housing across all tenures and locations
- Priority 2:** Ensure that our housing stock reflects the needs of urban, rural and coastal communities
- Priority 3:** Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives
- Priority 4:** Via policy guidance and negotiation, ensure new homes are of a high design and environmental quality
- Priority 5:** Continue to make best use of existing stock and ensure that it is of a decent quality to meet the needs of our communities
- Priority 6:** Ensure that all homes have a positive impact on health and well-being and are affordable to run
- Priority 7:** Continue to reduce homelessness
- Priority 8:** Ensure affordable housing is allocated fairly and on the basis of need
- Priority 9:** Provide appropriate housing and support for those with specific needs.

4.9 The strategic responsibility for delivering the Vision, Priorities and Proposals of this Strategy lies with the Local Government North Yorkshire, York and East Riding Housing Board, which will work closely with the LEP. Delivery of the areas' housing priorities will be ensured through the strategic action plan, underpinned by local action plans, which will be reviewed each year. The Housing Board is responsible for development of this action plan and monitoring performance against the targets within it. The Housing Board will also scrutinise and challenge areas of under-performance and look to ways to mitigate this.

4.10 The new Strategy has a number of Action Plans, namely a sub-regional Action Plan **Appendix D** and a Craven Housing and Homelessness Local Integrated Action Plan, **Appendix E**. This combines not only the local actions of the new sub regional

Housing Strategy but also the actions contained within Craven's new Homeless Strategy.

- 4.11 Monitoring of these Action Plans will be undertaken by the York, North Yorkshire and East Riding Housing Board and via the Council's own Performance Management Framework – 'Ten'.
- 4.12 One of the important features of the Strategy is that it fits in to the housing aims of the LEP to increase investment into the LEP area.

5. Implications

- 5.1 **Legal Implications** – The draft strategy has regard to the legal requirements on local housing authorities by legislation such as the Housing Acts 1985, 1996 and 2004. There are no other legal implications
- 5.2 **Financial Implications** – Efficiencies delivered through the value added benefits of joint working have been important drivers of the draft strategy's preparation. The implications of local delivery will be met from existing Environmental Health & Housing budgets.
- 5.3 **Contribution to Corporate Priorities** – The recommendation for approval contributes directly to the following Council Priority:

ENTERPRISING CRAVEN

“Determining future land allocations for housing and employment across the District outside the National Park and securing affordable homes, improving infrastructure throughout the District and supporting business growth.”

- 5.4 **Risk Management** – Should the Council not adopt the Strategy there could be a reputational risk to the Council
- 5.5 **Equality Impact Assessment** -
An Equality Impact analysis has been undertaken and there is no negative impact resulting from the Council adopting the draft York, North Yorkshire and East Riding Housing Strategy
- 6 **Consultations with Others** – Director of Services, Solicitor to the Council and Monitoring Officer, Strategic Manager Planning & Regeneration, Strategic Manager - Financial Services (s151 Officer), Procurement, Payments and Risk Manager
8. **Access to Information : Background Documents** –
9. **Author of the Report** – Wyn Ashton, 01756 706338 email: washton@cravenc.gov.uk

Note : Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

10 **Appendices** –

Appendix A - North Yorkshire Housing Strategy Annual Report ,2013 2014

Appendix B - North Yorkshire Housing Strategy 2015- 21

Appendix C – Strategy Executive Summary

Appendix C – North Yorkshire Strategy Action Plan

**Appendix D – Craven Housing Strategy and Homeless Strategy Integrated
Action Plan**



North Yorkshire Housing and Homeless Strategy 2010-15



Annual Report 2013-14



Last year we delivered 321 affordable homes across North Yorkshire, which gives a total of 2,371 since the start of the current strategy. This has been achieved both with and without public subsidy, through close partnership working with Housing Associations and a wide range of other partners. The housing market is recovering and housing permissions and starts are increasing so we hope to see a resulting rise in the number of affordable housing completions next year (14/15). Of the new affordable homes, 64 were delivered with support from the Rural Housing Enabler network, an innovative business model which employs Rural Housing Enablers across North Yorkshire to work with communities to deliver much needed affordable homes. We also continue to work well in preventing homelessness across the sub region, with preventions up by 16% and the number of 16 and 17 year olds who are homeless down by 50%.

Our close working relationship with Local Enterprise Partnerships has developed and continued this year and the Housing Board will continue this in 2014/15 and beyond to ensure that housing is delivered to address the issues identified in the Strategic Economic Plan and on identified key sites.

We hope to continue to build on this good work and provide more affordable homes and support to our communities through to 2014/15 - the final year of our current strategy.

R Foster

Councillor Richard Foster
Chair of Local Government North Yorkshire and York Housing Board

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Introduction

North Yorkshire Housing and Homelessness Strategy

The **Yorkshire Housing and Homelessness Strategy** was approved in October 2012 following work during 2012/13 to refresh the housing strategy to create a combined **North Yorkshire Housing and Homelessness Strategy**. Actions were reviewed and updated to reflect the current economic environment and new challenges - including the introduction of welfare reforms. It also includes priorities and actions around preventing homelessness in the sub region. The strategy sets out North Yorkshire's vision and priorities for housing for the period to 2015 and was a key document in informing the North Yorkshire Local Investment Plan 2011 (North Yorkshire LIP) and the City of York Local Investment Plan 2010 (York LIP). This year, work from this document and the Housing Board also fed into the development of the Strategic Economic Plan for the York, North Yorkshire and East Riding Local Enterprise Partnership area.

The vision for the strategy is:

'To make North Yorkshire and York an inclusive place where communities are sustainable and residents can have fair access to decent affordable homes and effective support when they need it.'

Five strategic priorities for North Yorkshire and York are set out in the strategy:

- **Strategic Priority 1:** Enabling the provision of more affordable homes
- **Strategic Priority 2:** Maintaining and improving existing housing stock
- **Strategic Priority 3:** Delivering Community Renaissance
- **Strategic Priority 4:** Improving access to housing services
- **Strategic Priority 5:** Reducing homelessness

The North Yorkshire LIP and the York LIP go on to identify the investment priorities that are required to deliver the ambitions contained within the Housing and Homelessness Strategy.

Delivery against the targets and objectives set out in both the Housing and Homelessness Strategy and the LIPs is reviewed annually by the North Yorkshire and York Sub Regional Housing Board.

This document summarises our progress, performance and key achievements in 2013/14.

The North Yorkshire Rural Housing Enabler (RHE) Programme

Increasing the provision of rural affordable housing remains a key priority across North Yorkshire and our dedicated team of Rural Housing Enablers (RHEs) have a vital role in working with our rural communities. Hambleton District Council continues to act as lead employer with the North Yorkshire RHE Network managing the programme, reporting directly to the Sub Regional Housing Board on performance and rural housing matters.



The funding model for the Rural Housing Enabler programme is supported by a wide range of partners and the North Yorkshire model and approach has been widely recognised as national best practice. This year the programme delivered 64 new rural affordable homes and worked to secure planning on a further 235 for future years on a mix of mixed market and Rural Exception Sites.

In September 2013, the RHE Network delivered a sub regional rural housing seminar at the Tithe Barn in Poppleton, York, aimed at parish councillors and local elected members -its theme of 'Get Involved' promoted the development of new rural affordable housing. The session began with presentations from keynote speakers, including Lord Richard Best and Rob Warm, from the National Housing Federation. This was followed by workshops around 'getting started', myth busting, getting the message out to everyone and the use of planning as a tool to enable affordable housing.

For presentations and agenda from the seminar click [HERE](#)



Rural Housing Seminar



North Yorkshire Home Choice

The North Yorkshire Choice Based Lettings scheme is known as North Yorkshire Home Choice and is a partnership of local authorities (except Harrogate) and housing associations in North Yorkshire.



The partnership's vision is to provide increased choice in housing and help create sustainable mixed communities where people choose to live. Its aim is to provide applicants with a first class housing service, giving them greater flexibility and the opportunity to play an active role in choosing a new home that best suits their own family needs.

Changes to Home Choice's allocations policy came into effect in September 2013 following a first year review of the partnership, taking into consideration the Localism Act 2011, Welfare Reform 2012, a review conducted by the University of Birmingham for the Joseph Rowntree Foundation and a period of public consultation.

The partnership's allocation policy aims are to provide priority to those in greatest housing need at a time when the demand for social housing is outstripping supply, prevent homelessness and reduce placement in temporary accommodation, ensure accessibility for all in housing need particularly the vulnerable and to make effective use of affordable housing stock.

Currently, the partnership has 5786 applicants on its register (June 2014).

For more information and full details of the changes to the North Yorkshire Home Choice policy click [HERE](#)

Working with the Local Enterprise Partnerships

We have continued to develop our relationships with the Leeds City Region and York, North Yorkshire and East Riding Local Enterprise Partnerships (LEPs) over the past year. In particular, our Housing Strategy Manager has been working part time with the York, North Yorkshire and East Riding LEP on housing issues and strategic responses.



The Partnership has collected and developed evidence around the housing issues in the LEP area and the economic benefits of tackling these issues, as well as having identified and supported both key strategic sites and specific initiatives through which issues can be addressed.

As well as working with the LEP, this has involved joint working with the East Riding of Yorkshire Council, the Homes and Communities Agency, housebuilders, Registered Providers and colleagues in our neighbouring LEP areas.

We are looking forward to continuing these relationships in 14/15 and to supporting economic and housing investment and growth in future years.

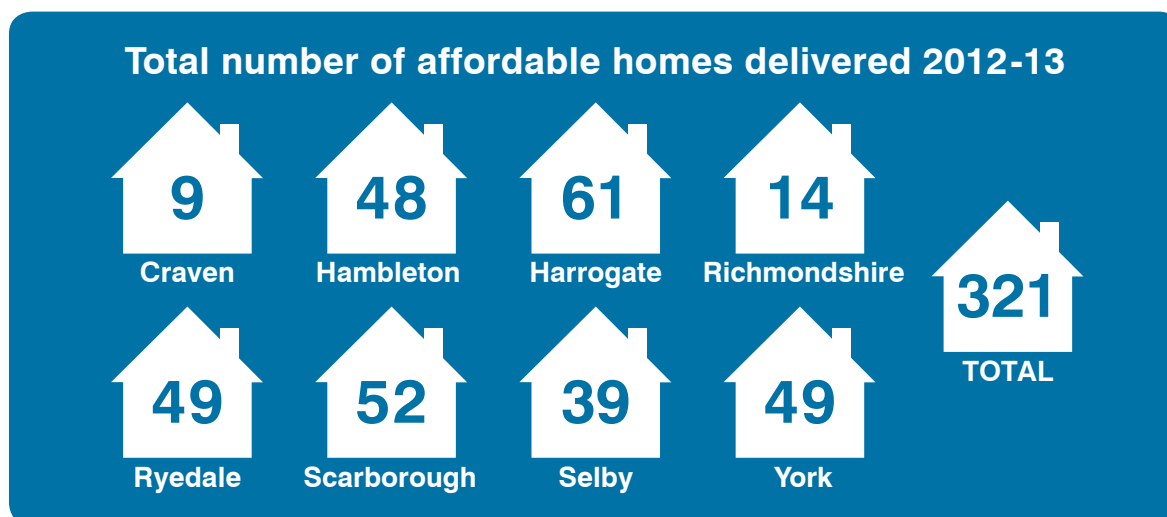
For more information on the LEP Strategy click [HERE](#)

Delivering on our Priorities - 2013-14

Strategic Priority 1

Enabling the provision of more affordable homes

- ✓ Overall we delivered a total of **321** affordable homes across the sub region
- ✓ **154** affordable homes were successfully delivered via **Section 106** agreements
- ✓ **92** homes were delivered with public subsidy and **223** without



Case Study: Meadowfields, Boroughbridge

Meadowfields is based partly on a disused industrial site - vacated when the occupiers needed to move to more modern premises - and adjoining greenfield land. It is being redeveloped on a phased basis over a number of years as a mixed use site providing market and affordable housing and some smaller light industrial workshop units for local starter businesses.

Phase one of the housing scheme was completed in 2013/14 and, after lengthy negotiation and detailed financial viability appraisals, succeeded in delivering the Council's target of 40% affordable housing - 18 affordable homes out of a total of 46 homes on this part of the site.

The affordable homes, delivered by Broadacres Housing Association, are both rented and shared ownership properties. They are a mixture of one, two and three bedroomed properties, with the one bedroomed properties being provided as quarter houses, rather than flats.

The new homes were very popular with local people, and early enquiries are already being received about Phase two, which are planned to start in 2016 after the new light industrial units have been built.

Meadowfields, Boroughbridge



Case Study: The Oaklands, Easingwold

A total of 93 homes will be delivered on this site including 24 much needed affordable homes. There will be three one bedroom bungalows for residents with learning disabilities, four two bedroom apartments, two two bed houses and 15 three bed houses - all of which will be managed by Yorkshire Housing.

All the properties have been developed to a high quality and standard that respects the diverse architectural streetscape of this rural market town. The site is within easy walking distance of the town centre and the market homes are proving popular with downsizers and retirees. The affordable homes for rent and low cost home ownership are allocated through North Yorkshire Home Choice - and there has been a lot of interest in them.

This scheme will improve the quality of life of many families. One family has recently moved into a three bedroom property from private rented accommodation which was becoming increasingly unaffordable. They now have a beautiful home, with a secure tenancy that they can decorate and make their own.

Hambleton District Council also negotiated three one bedroom self-contained bungalows on this site for residents with learning disabilities to enable them to enjoy independent living in a mixed community. Situated in a quiet corner of the site each has a kitchen diner, bedroom and shower room and a well proportioned rear garden.

Allocation of the shared ownership units and bungalows has involved close partnership working between Yorkshire Housing's Housing Management and Hambleton District Councils' Housing Options Teams to ensure local connection criteria is met and to nurture a strong sense of community across the scheme.



The Oaklands, Easingwold



Rural Affordable Housing

The North Yorkshire Rural Housing Enabler Programme saw 64 homes completed of which four were within the National Parks. Ten of the new rural affordable homes were delivered on Rural Exception or 100% affordable housing sites, with the remainder delivered via Section 106 agreements as part of market developments.



Case Study: Garrs End Lane, Grassington

Grassington is the main residential and tourist area in Upper Wharfedale in the Yorkshire Dales National Park and is home to around 1,700 people. As one of the most popular villages within the Yorkshire Dales, house prices are high with two bed terrace houses selling for around £190,000 and three bed semis being sold for upwards of £250,000. For many local people who have lived all their lives in Grassington, this has left them unable to afford to buy their own home, and so they either remain living with family or have to move away from family, friends and work to access more affordable forms of housing.

Following a successful 100% affordable housing scheme in the village, a further development site was sought in 2011. In conjunction with the registered provider, Yorkshire Housing, a scheme for two, two bed homes and one, three bed home was proposed. The need for the homes had already been established due to the construction of the development previously, with more people who qualified* registering an interest to rent or buy the properties than were available. Further evidence was provided by the Strategic Housing Market Assessment (SHMA) which indicated that the Grassington ward had a need for 15 affordable homes between 2011-2016.



Garrs End Lane, Grassington

In November 2012 the homes were granted planning permission by the Yorkshire Dales National Park Authority and the homes were completed in January 2014 to the high standards required by the National Park. The properties were all made available for rent and allocated to local people who either lived and or worked in Grassington. Two of the homes were made available to people on a tenancy of five years, providing them with the opportunity to save for a deposit on their own home by paying a lower than market rent for a set period of time.

Other Deliveries

We successfully delivered **223** affordable homes through other means - mainly via Section 106 Agreements as part of mixed tenure developments.

*Qualification for a home is dependent on a person meeting the local connection criteria outlined within the Yorkshire Dales National Park Local Development Plan alongside confirmation by Craven District Council that they are unable to afford to buy or rent a similar home on the open market.

Strategic Priority 2

Maintaining and improving existing housing stock

- ✓ We delivered **2,923** improvements to existing homes
- ✓ We invested over **£3.9m** in existing homes through **Disabled Facilities Grants, Energy Efficiency works and other renewal work**

We delivered **2,923** improvements to existing homes through a range of work and spent **£3.9 m**.

Type	Number	Spend
Disabled Facilities Grants	630	£3.4m
Energy Efficiency	1,096	£94,000
Other works	1,197	£432,000
TOTAL	1,985	£3.5m

Case Study: External Wall Insulation - Richmondshire District

The external wall insulating (EWI) scheme began in April 2013. The target properties were of Wimpey No Fines construction, which are non-traditional build homes with no cavity walls.

The work involved the application of a thermally efficient outer layer topped with a coloured screed. A 90mm EPS Wetherby system with a dash finish was used - creating much more thermally efficient properties. And the new outer colour finish improved the appearance of them as well.



Energy efficiency home

The work was funded through the Energy Company Obligation (ECO), which was a result of Government legislation requiring the big six energy companies to fund energy saving measures. It funded 100% of the costs. The Yorkshire Energy Partnership, main and subcontractors were involved in the scheme - which between April 2013 and March 2014 saw 725 properties were completed. There was no cost to the occupiers of the properties.

Strategic Priority 3

Delivering Community Renaissance

- ✓ **Despite the recession, there were site starts at a number of place shaping schemes across the county**

Strategic Priority 4

Improving access to housing services

- ✓ **Changes to North Yorkshire Home Choice implemented**
- ✓ **Improvements and additions were made to gypsy and traveller sites**
- ✓ **Provision and planning of new Extra Care schemes for older people took place**

Case Study: Derwent Lodge, Ryedale

Derwent Lodge in Church Street, Norton, provides accommodation for up to 14 people aged 16 and over who have nowhere else suitable to live. The centre has been developed by Ryedale District Council and Yorkshire Housing using an Homes and Communities Agency grant of £560,000 - to give people the skills they need to lead independent lives. The centre has been completely redesigned and renovated to provide excellent accommodation with en suite rooms, well equipped kitchens, a communal area and office. It provides spaces for Ryedale's Homelessness accommodation of which seven are for the Young Person' Pathway.



Helen Fielding from the Homes and Communities Agency with Cllr Linda Cowling, Leader of Ryedale District Council

Kim Robertshaw, Housing Manager for Ryedale District Council said Derwent Lodge offered supportive accommodation:

“The residents don't just live here, they are offered training and education and there is a job club every week, with the aim of equipping them to lead independent lives.”

Case Study: Meadowfields Extra Care, Thirsk

North Yorkshire has one of the most successful programmes for the delivery of extra care housing in the Country and is already home to 16 state of the art schemes. Hard work from a range of organisations has allowed these developments to take place on large and small scales and has brought valuable services to a number of rural locations. There are currently a further five schemes with planning permission in various stages of development - and North Yorkshire County Council is launching an ambitious programme to help enable the progress of a large number of schemes across the County to help meet the growing need for this type of accommodation.

In May 2014 the first phase of the £6.6 million Meadowfields extra care housing scheme opened to residents. This development is a result of a partnership between Housing and Care 21, Keepmoat Construction, Hambleton District Council, North Yorkshire County Council and the Homes and Communities Agency.

It was a phased build on the site of the former North Yorkshire County Council residential care home, Cherry Garth, in central Thirsk. The first new residents of the extra care scheme moved from Cherry Garth before the rest of the old building was demolished.

There are a total of 21 self-contained apartments in the first phase which will rise to 52 when the second phase is completed. The completed building, which will also be the new home of Thirsk Public Library, is due to be completed early in 2015.

Extra care housing enables people with a wide variety of care or support needs to live in their own home while having the benefits and peace of mind of having a care team on site if this is required. The scheme will provide a full range of services such as a hairdresser, care shop, restaurant, lounges, and an activity room for residents.



Meadowfields Extra Care, Thirsk

Strategic Priority 5

Reducing Homelessness

Reducing homelessness through joint working

The County Homelessness Group monitors the Housing and Homelessness Strategy's key performance indicators, measuring progress towards achieving our shared strategic objectives and to inform our local action plans.

Delivery of the Single Homeless Action Plan is an example of where partners have developed and implemented a range of projects including:

- **No Second Night Out (NSNO):** York and North Yorkshire local authorities signed up to the NSNO protocol which was launched in October 2013. This protocol details the resources and actions taken by each local authority to assist new rough sleepers off the street as well as work towards helping entrenched rough sleepers to engage with services.
- **Rural Spot Purchase:** funding was used to pay for additional specialist support for single rough sleepers to move into settled accommodation.

Case Study:

A rough sleeper in a remote area of Craven worked with a dedicated officer from Horton Housing who provided intensive outreach support to address medical and anxiety issues that were a barrier to him securing private rented accommodation. Through sustained support he was helped to register with a GP and attend health appointments. Once his situation had stabilised we were able to secure accommodation for him using Homelessness Prevention Funding and the tenancy has been sustained with on-going support being provided by the Homelessness Prevention Service.

- **Moving Forward:** training was delivered to homeless households and households at risk of homelessness on how to maintain a tenancy.
- **Access into the Private Rented Sector (PRS):** a PRS 'offer' has been developed which includes incentives for landlords to accept households who require assistance from our Housing Options Teams to access accommodation. The offer has been agreed by all local authorities and in 2014/15 funding will be released to pay for the additional resources needed to promote and deliver this to landlords.

Case Study:

Using criteria developed by the County Homeless Group, Selby District Council delivered a pilot for the Access into the Private Rented Sector scheme to work with landlords in their district. This involved rent in advance incentives - often through the use of Discretionary Housing Payments (DHP), expansion of the Bond Guarantee Scheme, a free tenant find service for landlords and a dedicated contact providing a light touch support service. In 2013/14, through marketing and the targeting of empty homes, 27 private rented landlords worked with the scheme, providing access to a total of 39 properties and resulting in 18 homeless preventions.

Sustaining and improving homelessness prevention

Key Indicators 2013-14:

- A total of 6,145 households accessed our services
- 320 households were found to be owed a main housing duty (homelessness acceptances), 25% fewer than in 2012/13
- 3,116 Households were assisted to prevent them from becoming homeless - 16% more than in 2012/13

The numbers of homelessness acceptances continue to reduce and preventions are rising year on year. Effective multi-agency working and partnerships are commonplace across North Yorkshire, creating efficiencies through shared resources and skills whilst continuing the positive work by Housing Options teams.

The number of people accessing Housing Options services has increased in most of the sub-region. The impacts of welfare reform continue to adversely affect households in North Yorkshire. This has resulted in an increase in households which have complex issues and require a multi-agency approach to welfare and budgeting advice accessing the Housing Options services. Continued and strengthened partnership working with our Housing Benefit teams has resulted in the prevention of homelessness being a key objective of Discretionary Housing Benefit awards, with 20.5% of all homelessness prevention casework being where housing benefit issues having been resolved to sustain accommodation. Of all homelessness prevention casework 22.9% of it has assisted households into the private rented sector by providing some incentive such as rent in advance and/or a bond - funded either by Discretionary Housing Benefit or Homeless Prevention funds.

Continue to reduce the use of temporary accommodation and improve quality of the temporary accommodation

Key Indicators 2013-14:

On the 31 March 2014 there were:

- 143 households in temporary accommodation - 15% fewer than 31 March 2013
- 23 households in B and B accommodation – 38% fewer than 31 March 2013

Our use of temporary accommodation has reduced year on year and is the lowest since we began recording this in 2004. Whilst this is welcome, the impact, for some local authorities has been additional pressure to retain existing hostels and staffing resources. Since the introduction of welfare reforms and, in particular, the extension of the Shared Room Rate for single people under 35, shared accommodation is the affordable move on accommodation for under 35s. During 2013/14 we have continued to improve this type of provision with, Selby carrying out a refurbishment programme and Ryedale opening a new supported accommodation unit with 12 single and two double bed units, accommodating 16 individuals. Both Richmondshire and Craven have plans for new provision in 2014/16.

Case Study:

Following success in finding suitable accommodation through North Yorkshire Home Choice, Hambleton District Council has reduced temporary accommodation from 19 to nine units. By working with Broadacres and Endeavour Housing Associations, Hambleton District Council has been able to make more effective use of the accommodation available, make savings through a reduced use of B and B accommodation and can request additional units if the need arises.

Sustain and improve progress to tackle youth homelessness

Key Indicator 2013-14:

- There were eight people aged 16/17 who were owed a main housing duty (homelessness acceptance) due to vulnerability because of their age and/or because they were pregnant, had children or other special reason
- 38% fewer than in 2012/13

The Young Peoples Pathway, Housing Solutions '@ the Hub' is now established across the county with additional resources secured in 2013/14 to employ a dedicated Pathway Manager to co-ordinate the partnership.

During 2013/14 there were 1,815 instances of young people accessing the Hubs, this includes young people who may have used the service more than once. Of this total:

- 25% were 16 or 17 years old and there was a fairly even gender split.
- On average 11% of the young women accessing the service were pregnant, however this did spike in the third quarter to 16%.
- 10% were known to Youth Justice, with an average of 57% being open cases at the time of using the Hub.
- 20% were former or currently Looked After or Care Leavers.

The Hubs are experiencing an 88% success rate in preventing or relieving young people's homelessness. Moving forward, the Pathway Manager will be reviewing policies, procedures and systems ensuring the workforce are trained to deliver and record data consistently improving the evidence base for the continuance of the Young Peoples Pathway.

Continue to ensure that housing support is available for vulnerable people

Key Indicators 2013-14:

- Planned moves for households moving on from homelessness prevention floating support services is at 85% - compared to 94% in 2012/13
- Use of accommodation based services for Harrogate, Richmondshire and Selby has reduced to an average of 62% - compared to 69% in 2012/13

In 2013/14, over 1,900 people started receiving formal housing related support services. Of those, 50% received a homeless prevention service, 25% a domestic abuse service and 10% a young people's service. Homeless Prevention service users mostly required support with maintaining and securing accommodation and maximising income.

- 984 new clients accessed Homeless Prevention services
- 1147 received short term services which includes drop in sessions, telephone contact and triage
- The average age of all Supporting People service users is 35 - 57% of people receiving homeless prevention services are aged 26-49 and 24% aged 18 to 25

The decrease in planned moves reflects the increasingly chaotic nature of the clients being supported, resulting in a rise in abandonment and eviction from accommodation or dis-engagement from support services.

Key Indicators 2013-14:

- Planned moves for households moving on from homelessness prevention floating
- Utilisation of accommodation based services for Richmondshire, Harrogate and Selby was at 69% in 2012/13 - compared to 96% in 2011/12

Across the county there have been excellent results from the provision of homelessness services. There has been a reduction in homeless acceptances as well as an increase in homeless preventions, despite the increased volume of clients every local authority is dealing with.

During the next 12 months, we need to continue to work closely with the private sector, ensuring this becomes an available, affordable tenure for our clients. Securing a recently agreed Private Sector Offer across North Yorkshire it is hoped that over the next 12 months this will be embedded into the service we provide.

The reduction in spend across all local authorities as well as the reduced Supporting People budget will put pressure on the services we provide.

It is imperative that we continue the partnership approach as it is evident that this produces positive results.



**The information in this document can be made available
in other languages, large print, braille, audio tape
or electronic format on request.**



Supported by Local Government North Yorkshire and York Housing Board



northyorkshirestrategichousingpartnership.co.uk

APPENDIX B



York, North Yorkshire and East Riding
Housing Strategy
2015-21



EAST RIDING
OF YORKSHIRE COUNCIL

HAMBLETON
DISTRICT COUNCIL



RYEDALE
DISTRICT COUNCIL



SELBY
DISTRICT COUNCIL
Moving forward with purpose



CITY OF
YORK
COUNCIL



YORKSHIRE GALEES
National Park

ENTERPRISE
PARTNERSHIP
York | North Yorkshire | East Riding
Business Inspired Growth





I am very pleased to be launching a new Housing Strategy to cover York, North Yorkshire and East Riding for the period from 2015 to 2021.

This strategy builds on and develops a new era of joint working with the York, North Yorkshire and East Riding Local Enterprise Partnership, as well as the Local Enterprise Partnerships in the Leeds City Region and Humber. It will help all of our partners to deliver ambitions around new market and affordable homes and the significant and positive economic impact that this will have for the area, in line with the Local Growth Deals from July 2015.

Within the pressing need and demand for new housing supply in all tenures there is also a need for homes suited to older households, homes that will meet the needs of a wide range of household types, new affordable housing and accommodation and support for vulnerable households. Existing housing should also be of a good standard and we need to work to address issues around fuel poverty. We also need to ensure that our hard work in reducing the number of homelessness households in the sub region continues and is supported as a strategic priority.

R Foster

Councillor Richard Foster

Chair - York, North Yorkshire and East Riding
Housing Board



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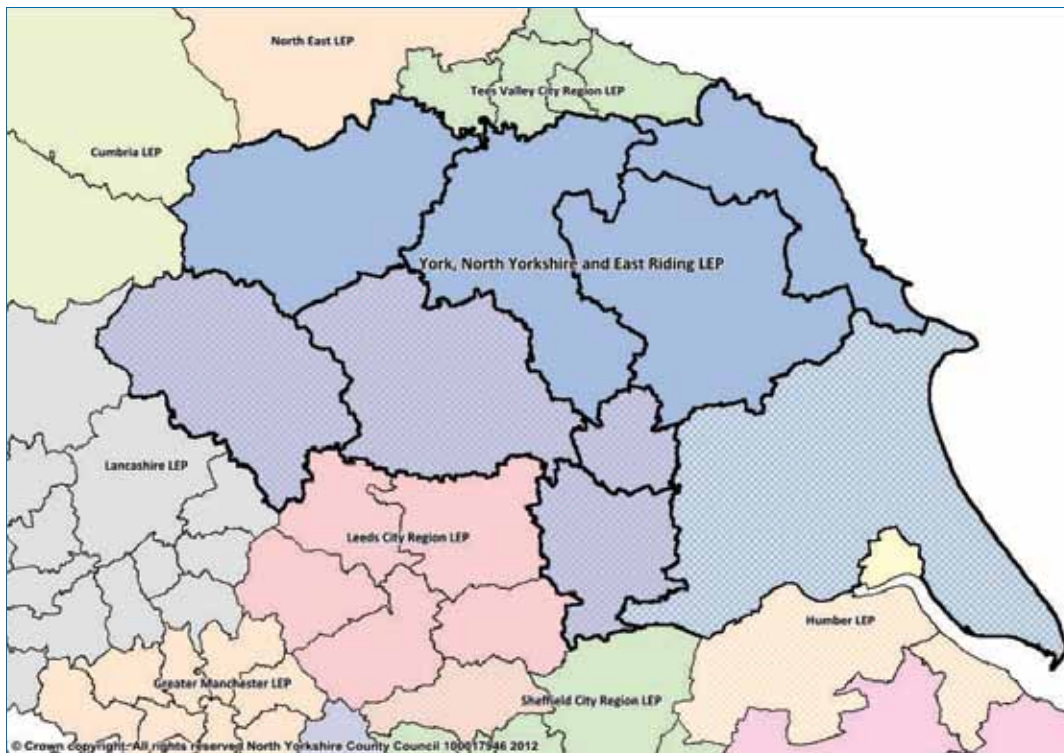
Introduction

This Housing Strategy sets the priorities for housing growth and delivery from 2015 to 2021. It covers the Local Enterprise Partnership (LEP) area of York, North Yorkshire and East Riding and delivery of the priorities and proposals identified here are supported by the York, North Yorkshire and East Riding Housing Board. This document sets out nine strategic housing priorities but does not detail plans for the numbers or local distribution of housing - this spatial planning flows from work undertaken to develop individual Local Plans. This will be addressed through local authorities' Local Plans which are at varying stages of development. Nevertheless these plans and any associated work undertaken in their preparation have informed the spatial elements of this strategy.

This strategy is the culmination of close working between the Housing Board and the York, North Yorkshire and East Riding LEP and our stakeholders.

It builds on previous work by the North Yorkshire Strategic Housing Partnership, City of York Council (CYC) and East Riding of Yorkshire Council (ERYC) and the evidence base in the York and North Yorkshire and East Riding Strategic Economic Plan (SEP)¹. The overarching aim is to support and enable economic growth, deliver the housing priorities set out in the Growth Deals² from Government to the LEPs for our area and meet the diverse housing needs and aspirations of our local economies and communities.

All of the Local Authorities in this partnership are covered by the York, North Yorkshire and East Riding LEP. Harrogate, Selby, Craven and York are also within the Leeds City Region LEP area and East Riding of Yorkshire also falls within the Humber LEP. We will work with these LEPs and reflect their housing priorities this document, where appropriate.



Local Enterprise Partnership area

Legend:
 [Blue box] York, North Yorkshire & East Riding LEP
 [Purple box] Local Authorities also in Leeds City Region LEP
 [Light blue box] Local Authorities also in Humber LEP

¹ <http://www.businessinspiredgrowth.com/about-the-lep/documents/>

² <https://www.gov.uk/government/publications/york-north-yorkshire-and-east-riding-growth-deal-2014>

This strategy, its priorities and proposals will be underpinned by local Housing Strategies and/or local Housing Action Plans, as well as a Homelessness Strategy produced and delivered by each Local Authority. This will enable each to address local circumstances and priorities in the context of delivering sub-regional objectives.

The vision and priorities here cover not only the need for affordable housing, as in previous strategies, but also set out our aims and ambitions in relation to increasing housing supply overall and for new homes to be across all tenures and price brackets. The overarching aim of this strategy is to help to deliver the York, North Yorkshire and East Riding SEP and the resulting 'Growth Deal' from Government.

Housing falls mainly under **Priority 4: Successful and Distinctive Places** in the SEP which includes aims around housing and economic development as well as identifying the broad locations where development is expected to take place. The main housing aims in the York, North Yorkshire and East Riding Growth Deal focus on delivery of over 3,000 new jobs and 4,000 new homes. In summary these are:

- support housing and employment growth ambitions by investing in major strategic development sites in Northallerton, Catterick Garrison, Middle-Deepdale in Scarborough and Selby creating over 4,000 new homes
- double house building (compared to 2012-14 build rates) and triple delivery of affordable housing. This will mean delivery to the maximum annual housebuilding rate identified in the existing Local Plan of each authority in the LEP area
- deliver local strategic housing priorities and outcomes in response to priorities identified in the SEP and Local Growth Deal Implementation Plan, including work on older persons and rural housing
- get up-to-date Local Plans in place, deliver effective strategic planning by working together and across boundaries, and ensure delivery of housing in Local Plans.

House building is an essential element of economic growth and job creation. It is also vital for meeting local housing needs and is the most effective means of delivering affordable housing via planning gain. The ambition to double the total annual rate of house building across the LEP area in the Growth Deal was agreed by the Housing Board and the LEP Infrastructure Board and was a headline in the Strategic Economic Plan for York, North Yorkshire and East Riding.

The approach seeks to double housing completions, from an average of 2,700 a year in 2012/13 and 2013/14 across the LEP area. The target is to double this to a combined delivery figure of around **5,400** new homes per year across York, North Yorkshire and East Riding.

House building across the area showed a very significant shortfall during 2012/13 and 2013/14 compared to the combined total of build rates promoted by the local planning authorities. Within that, there was significant variation between authorities, with some at or close to their housing targets and others significantly below. The target of around 5,400 new homes each year is based on delivering housing at the maximum rate provided for by each local authority in its Local Plan (or the latest estimate in the most up to date Local Plan at the time of producing the SEP in early 2014), including the identified buffer amount (as required by the National Planning Policy Framework).

Inevitably, individual maximum housing delivery rates for Local Planning Authorities within this will be adjusted up or down as Local Plans are developed, are adopted and reviewed. The housing requirement agreed in each Local Plan will take primacy.

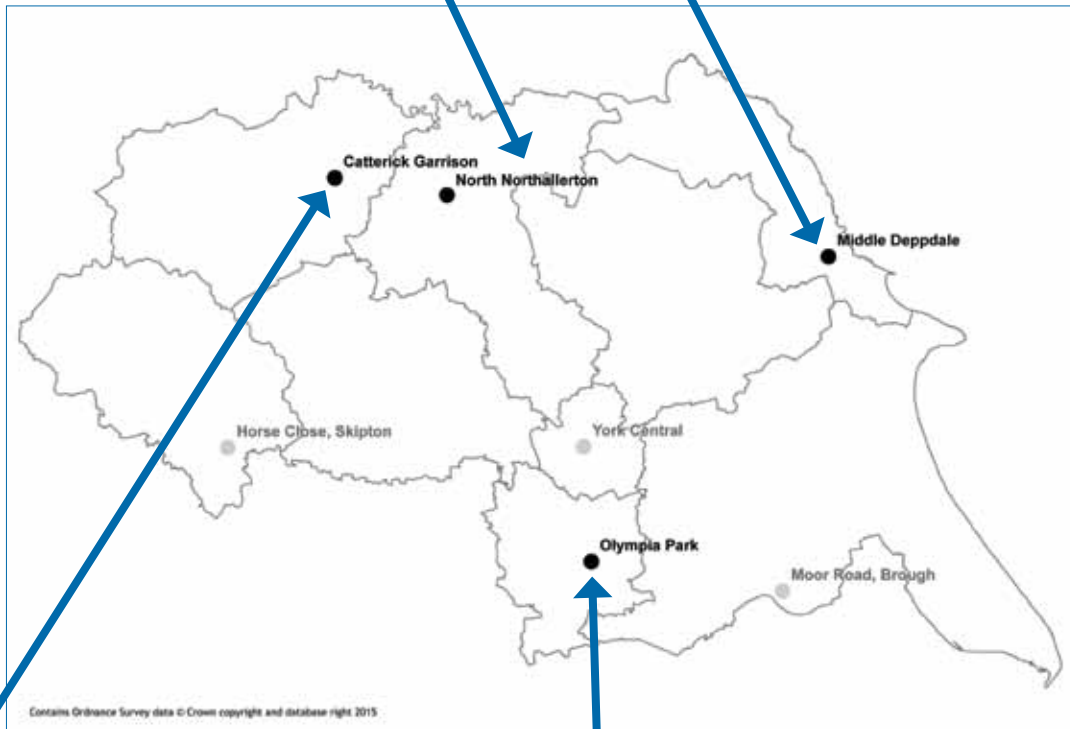
The Housing Board will work with the LEP, the Homes and Communities Agency (HCA) and Local Authorities to help achieve the upper level of housing (including any buffer) agreed in each Local Plan in the area, against the overall aim to double housebuilding to around 5,400 units per annum.

Strategic Housing Sites Supported by Growth Deals

North Northallerton



Middle Deepdale



Catterick Garrison



Olympia Park

Delivery of affordable housing in the LEP area during 2012/13 and 2013/14 was also low, at an average of around 600 units per year. This is of particular concern given the great need for affordable housing across almost all of the area, as detailed Section 3. In addition to doubling house building rates, the SEP also set out an ambition to increase the delivery of affordable homes to over **1,600** per year across the area, thereby almost tripling the delivery of new affordable homes compared to 2012-14. The target of 1,600 affordable homes each year is based on estimates provided by each Local Authority in the LEP area for an upper level of delivery, taking account of the latest overall housing figures and the target percentage for affordable housing in that local planning authority.

The target to increase the annual house building rate in the LEP area to around 5,400 homes, including 1,600 affordable homes, is a very significant increase on recent build rates. Achieving this will require:

- major investment in infrastructure, particularly in York and other focus points for housing growth
- a package of investment in site specific infrastructure to unlock major sites in York and the growth towns across the area
- major investment to support affordable housing provision
- funding and support for a range of other bespoke housing initiatives to improve delivery and to tackle housing issues in the LEP area, such as housing for older people, working age households and in rural areas.

The York North Yorkshire and East Riding LEP was successful in securing funding for some of the above via the Growth Deal for 2014 and 2015. However, a number of areas remain unfunded. The Housing Board will work with the LEP and Government to secure significant funding towards major infrastructure, to unlock sites and support local initiatives in order to reach the desired uplift in housing delivery. In particular, a close partnership

between the Board, the LEP, the HCA, Local Authorities, house builders and Registered Providers will be essential to progress towards the agreed housing targets for the area.

The Growth Deals for Leeds City Region and the Humber also included investment to release new housing supply:

- funding to support site clearance and remediation at Holgate Beck - capital works at the York Central site that will accommodate housing, office, retail and leisure
- funding for a new bridge over the Leeds/Liverpool canal to open up land, including for affordable housing at Horse Close, Craven
- loan funding (subject to due diligence) to accelerate delivery of 750 homes at Moor Road, Brough.

Investing to increase the supply of housing in the right places across a range of price points is therefore at the core of this Strategy. This document sets out how we will work with our stakeholders to deliver the housing aims of the LEP alongside other strategic housing priorities of this Housing Board. The vision for this strategy is:

'To enable more new homes and for all housing to be of a quality, type and size which meets the needs of our urban, rural and coastal communities and supports economic growth'

The vision will be achieved by delivering **Nine Housing Priorities** and supporting actions over the next five years.

■ **One**

Work with partners to increase the supply of good quality new housing across all tenures and locations (in line with Local Plans/site allocations).

■ **Two**

Ensure that our housing stock reflects the needs of urban, rural and coastal communities.

■ **Three**

Ensure that our housing stock meets the diverse needs of our population at all stages of their lives.

■ **Four**

Via policy guidance and negotiation, ensure new homes are of good design and environmental quality regardless of tenure.

■ **Five**

Continue to make best use of our existing stock and ensure that it is of a decent quality to meet the needs of our communities.

■ **Six**

Ensure all homes have a positive impact on health and well being and are affordable to run.

■ **Seven**

Continue to reduce homelessness.

■ **Eight**

Ensure housing is allocated fairly and on the basis of need.

■ **Nine**

Provide appropriate housing and support for those with specific housing needs.

The background to the development of these priorities is set out in **sections 2 and 3** of this document. **Sections 4 and 5** set out the proposals to deliver the priorities and the **final sections** outline the governance arrangements and our approach to risk. The Board will agree a specific action plan each year to set out the steps we will take with our partners to deliver the Nine Priorities.

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Setting the Scene: Housing, Economic and Planning Context

■ Housing Context

The Government's current housing strategy 'Laying the Foundations: A Housing Strategy for England' was published in November 2011. It presents the Government's priorities for housing, its role in the wider economy and contribution to social mobility. It also sets out the housing provision that the Government wants to see, focused on the continued importance of home ownership, alongside the need for affordable housing, and the increasing role of the Private Rented Sector.

Alongside this, the Government has developed a range of policies aimed at invigorating the housing market within the recent economic recovery through: the financing of new supply, the Localism Act (2011), and the National Planning Policy Framework (2012), amongst others. The focus is on increasing housing supply, supporting the housebuilding industry and helping first time buyers. In response to the impact of the housing market downturn on the economy, there has been investment to support the housing market through schemes such as Get Britain Building, Builders Finance Fund, Local Infrastructure Funds and the Help to Buy Programme. Investment in our area in market intervention, working closely with public and private sector partners, totaled over **£53m** for 2013/14 and 2014/15.

These initiatives are designed to address the problems caused in the housing market post boom and recession, namely limited new supply resulting in high and rising prices. This is alongside little or no growth in incomes and high inflation in recent years. The recently published 'Home Truths' Report³ by the National Housing Federation (NHF) highlights the challenges presented by function of the housing market in 2014/15 brought on by increasing demand, lack of supply, difficulties accessing finance, welfare and rising private rents.

Estimates in the report point to a need for around 245,000 new homes each year in England to meet the growing demand and more to clear the backlog. The report highlights that house prices have more than doubled (accounting for inflation) in the past 40 years and, across the UK, the average home costs seven times the average salary, particularly affecting first time buyers.

This background of high house prices, high house price/rent to income ratios, lack of supply of new homes and predicted household formation was a key driver for the SEPs in our area and is a key aspect for this strategy to address.

■ Housing in the Economy

Both nationally and locally, good quality housing has a critical role to play in creating and supporting economic growth, which in turn supports communities. A responsive and balanced housing market supports local economic vitality in the long term. As well as driving growth, housing and related activity also makes a substantial contribution to the UK Gross Domestic Product (GDP). Averaged over the past 10 years, rents contributed an estimated 14% to household spending (9% of GDP); dwellings contributed 20% of total fixed investment (4% of GDP) and value added generated by house building contributed an estimated 2% of Gross Value Added (GVA)⁴.

Housing plays two important economic roles. Firstly, the availability of the right type of housing which is affordable on local incomes is crucial to economic growth, maintaining a local labour supply and sustaining communities. Secondly, new housing construction provides and creates investment and a flow of skilled jobs both directly and in the supply chain. This local workforce then spend their incomes on local goods and services.

³ 'Home Truths, Broken Market, Broken Dreams 2014/15'. National Housing Federation September 2014

⁴ The Role of Housing in the Economy Oxford Economics 2010

Every £1 invested in the construction of new homes generates **£2.84** in local spend⁵. Recent research⁶ indicates that **2.3** person years of direct employment is created for every new house built in addition to the equivalent number in other sectors - a total of **4.5** person years of employment for every new house built. Research by the Home Builders Federation asserts that these are 'real' jobs-permanent, skilled employment opportunities that move from site to site as new homes are delivered. In relation to affordable housing, the Home Truths Report for Yorkshire and Humber also estimates that every new affordable home built adds £83,126 and creates 1.9 jobs in the regional economy.

The impact of this is widely felt. The household wealth and confidence resulting from secure jobs and tenure has a positive impact on investment and spending behaviour ensuring that our local economies remain vibrant and attractive places to live, work and shop, and, in turn, attract and support new and existing businesses. Recent research shows that the average homeowner spends around £5,000 on furniture and decorating to make their house 'feel like home' within 18 months of moving into a property.⁷

The impact of households being unable to access the local housing market on the local economy is widely recognised. Employers both nationally and in the LEP area identify a shortage of housing as constraint on business growth. A recent survey for the National Housing Federation⁸ found that nearly four out of five employers say the lack of housing which people can afford is stalling economic growth, with 70% warning it would affect their ability to attract and keep workers.

The report also found that 55% of managers said that the availability of housing for employees would be important if they were relocating or expanding and 78% said that house prices are a problem in their local area. Over 70% agreed that building more homes would stimulate the local economy and bring in more business and customers and 58% said that building more homes would help them recruit and retain staff.

The University of York⁹ found that households' inability to access homeownership has resulted in recruitment and retention difficulties, particularly for key workers, in high cost areas, as staff relocate to less expensive housing markets. Housing which is affordable to those working in social care and health, for example, is vital both in relation to our local demographic profile and the desire of households to live independently for as long as possible.

It is within this national context and understanding of the role of housing in our economies, that we look now to the picture for the York, North Yorkshire and East Riding area.



The Tannery, York

⁵ University of York CCHPR 2012

⁶ The Case for Housing Savilles and Oxford Economics 2010

⁷ Planitherm Glass (2012)

⁸ <http://www.housing.org.uk/media/press-releases/housing-crisis-choking-economic-recovery-say-businesses/>

⁹ Rapid Evidence Assessment of the economic and social consequences of worsening housing affordability University of York 2009

3

York, North Yorkshire and East Riding Housing Challenges

The York, North Yorkshire and East Riding area lies within the Yorkshire and Humber Region. It comprises the seven Borough/District housing authorities of North Yorkshire with East Riding of Yorkshire Council and the City of York Council, together with North Yorkshire County Council, the North York Moors and the Yorkshire Dales National Parks. These areas make up the York, North Yorkshire and East Riding Local Enterprise Partnership, one of the 39 LEPs in England. The local authorities work as a housing partnership responsible for the development, implementation and delivery of this strategy.

The area has a population of over 1.1m and is very diverse in its economies and geography. It is one of the country's most beautiful and varied areas, with stunning countryside and coast and a rich heritage. Parts are among the most affluent in the country whilst others have challenges associated with deprivation. The distinctive character includes market towns, urban centres, coastline and countryside. Our housing markets are shaped by the mixed economy and geography of our area and we need our housing offer to keep pace with the needs and aspirations of our communities and the demands of our growing and ambitious economy.

The City of York has a population of around 198,000, including a significant student population which makes up around 10% of the population in term time. The rest of the area has a combined population of around 932,500 in an area covering over 3,000 square miles. Around one third of the population is in East Riding which includes rural areas and larger settlements including Beverley, Bridlington, Goole and Driffield. Outside the City of York, 45% of our population live in rural areas¹⁰, with the remainder living in the two main towns of Harrogate and Scarborough and market towns, including the administrative centres of Malton, Northallerton, Beverley, Richmond, Selby and Skipton.

The area includes two of the UK's 15 National Parks, Areas of Outstanding Natural Beauty and over 40 miles of coastline. In terms of population density, 2012 midyear population estimates show the area as the second least densely populated of the 39 LEP areas (after Cumbria) with 106 persons per km² compared to 411 in England.

Our housing market reflects, and in some areas magnifies, the issues outlined above. Our market has dual characteristics with an upper tier functioning over a wider area, with household migration and commuting areas extending into the Leeds City Region, Tees Valley and Hull/Humber conurbations. The interrelationships between the wider housing markets are important to recognise, for example, the policy approach in East Riding to manage development around Hull to support the ongoing regeneration in the City. The area also attracts people (often retirees) from the south east and other affluent areas. There is also a second tier housing market which is far more local and links smaller and rural communities to local service centres and employment.

The demand for homes in many parts of York, North Yorkshire and East Riding is strong, despite the recent national economic downturn, with continuing high house prices compared to regional and national averages. The appeal of the area means that there is pressure in the housing market from residents and newly forming households alongside commuters, retirees and second/holiday homes owners wishing to buy. This impacts on housing availability, demand for affordable housing, communities, land prices and affordability. The resulting lack of housing which households can afford (both private and affordable housing) has been identified by the Housing Board and the LEP as a constraint on local and sub regional economic growth and on community prosperity.

¹⁰ <https://www.gov.uk/government/statistical-data-sets/rural-statistics-local-level-data-sets>

The recent National Housing Federation 'Home Truths' Report for Yorkshire and the Humber¹¹ 2014/15 found that house price to income ratios were higher than the average for England in four of our nine local authority areas. The top five least affordable areas in Yorkshire and Humber were in North Yorkshire. The report blames the region's affordability crisis on the housing shortage and provides the following breakdown from 2013 data:

2013	Mean House Price (£)	Mean Private Rents (£)	Mean Annual Earnings (£)	House Price to Income Ratio (%)	Income needed for 80% Mortgage (£)
Craven	198,173	552	22,693	8.7	45,297
East Riding	164,073	496	25,428	6.5	37,502
Hambleton	236,350	598	23,670	10.5	54,023
Harrogate	271,935	802	25,714	10.6	62,157
Richmondshire	212,416	573	23,072	9.2	48,552
Ryedale	217,858	562	23,124	9.4	49,796
Scarborough	158,721	438	22,542	7.0	36,279
Selby	185,419	553	26,842	6.9	42,381
York	211,844	738	24,970	8.5	48,421
Y, NY, ER Ave	206,750	598	24,488	8.4	47,257
England	251,879	720	26,520	9.5	57,572

Source: NHF Home Truths: Yorkshire and Humber 2014

Our house prices range from 6.5 to 10.6 times annual earnings, all above the 4:1 which would be considered 'affordable'. House price to income ratios are particularly high in Richmondshire, Ryedale, Hambleton and Harrogate. Deposits required for an 80% mortgage are 2.5 times incomes in Harrogate. Rents in the Private Rented Sector (PRS) take up on average 26% of incomes and are higher than the national average in both York and Harrogate. Average PRS rents in Harrogate take up over a third of the local average income.

The percentage of second homes, is more than double the average for England (see page 17) and is particularly high in the Authorities which are also part of National Parks (Scarborough, Craven and Richmondshire).

In addition, research by Shelter in 2013¹² found that Harrogate and Hambleton are housing 'black spots' for first-time buyers, with only 1.6% and 2.6% of housing classed as affordable on local incomes

respectively. London's figure is 1.6%. York is another example quoted with 97% of homes on the market unaffordable for a typical couple with children and only 3.1% of housing classed as affordable on local incomes. The report found that, while most of Britain's affordability crisis was concentrated in the south, there was a "band of low affordability" from the Lake District to the Vale of York.

Within our area there are also very high house prices in the National Parks, making the issues described with the lack of housing and affordable housing even more acute. Recent research by Lloyds Banking Group¹³ found that average house prices in the Yorkshire Dales were 31% above the 'county average' and 11% higher in the North York Moors. This, alongside the high demand from retirees, commuters and second home buyers puts pressure on local household incomes and the affordable and private rented sectors.

¹¹ Home Truths - Broken Market Broken Dreams Yorkshire and the Humber 2014/15' National Housing Federation October 2014

¹² http://england.shelter.org.uk/professional_resources/policy_and_research/policy_library/policy_library_folder/how_much_of_the_housing_market_is_affordable

¹³ <http://www.lloydsbankinggroup.com/Media/Press-Releases/2014/lloyds-bank/national-parks-attract-125000-house-price-premium/>

Behind this there are also areas which include some of the most deprived wards and more suppressed house prices, with 20 Lower Super Output Areas across the area in Scarborough (8 LSOAs), East Riding (9), Harrogate (1), Selby (1) and York (1) falling within the top 10% most deprived areas in England from the 2010 Index of Multiple Deprivation (IMD). There can be house price differentials within Local Authority areas, as evidenced by the significant difference between prices Beverley and Goole in East Riding, for example.

■ Supply and Demand

Behind the high and rising house prices, the **supply of new homes** in all tenures falls well behind the demand. A major constraint on the delivery of housing is that starts on site have slowed when larger builders consolidated and pulled back during and since the national economic downturn. The number of homes completed across York, North Yorkshire and

East Riding reduced significantly over the economic downturn. However, since the emerging recovery there has been a recent and marked increase in the number of starts on sites and planning permissions granted, with an 83% increase in starts from 2012/13 to 2013/14. The number of completions in that period increased by only 1%.¹⁴

These figures support the market sentiment that house building is beginning to increase, however, it will take sometime for the industry to gear up to deliver in terms of skills and materials, for all of these completions to take place and for purchasers and mortgages to be in place once they are complete. There is also a need to increase and diversify the supply chain for homes in the area to ensure greater resilience by engaging with a wider range of suppliers.

Permanent New Build Dwelling Starts and Completions						
Y, NY and ER	Starts			Completions		
LEP	Private	RP/LA	All	Private	RP/LA	All
% Change 12/13 - 13/14	85%	69%	83%	0%	13%	1%
% Change England 12/13 - 13/14	26%	51%	26%	6%	-42%	4%

Source: DCLG Live Tables (does not include conversions)

For information on the potential scale of need and demand for new and existing homes in our area, household population projections from the Office of National Statistics (ONS) are available by Local Authority area. These are based on ONS 2012 based sub national population projections and assume that past trends continue. The projections are not an assessment of housing need nor do they take account of future policies, however, they do provide an indication of the likely increase in households in our area, given the continuation of recent demographic trends. These figures are based on trends in smaller households and newly forming households as well as a proportion of in migration.

The projections for our area are presented below and shows a total of **33,000 new households** predicted to form by the end of this strategy period (to 2021) and a total of 77,300 by 2037.

The household projection data also provides information on projected average household size in five year bands. The data from this is presented below and shows that, whilst the number of households is projected to grow, household sizes are projected to fall by 2.7% to 2.21 people by 2022.

	Households 2012	2012 - 2021		2022 - 2037		Total 2012 - 2037	
		Average Annual Increase	Total Change	Average Annual Increase	Total Change	Average Annual Increase	Total Change
England	22,304,760	218,592	2,185,920	203,655	3,258,472	209,400	5,444,392
Craven	25,670	124	1,242	125	1,995	125	3,237
Hambleton	38,630	221	2,212	134	2,139	167	4,351
Harrogate	67,875	365	3,645	344	5,504	352	9,149
Richmondshire	21,334	108	1,082	55	878	75	1,960
Ryedale	23,803	131	1,308	112	1,785	119	3,093
Scarborough	49,550	164	1,642	168	2,689	167	4,331
Selby	34,978	390	3,904	299	4,790	334	8,694
East Riding	144,036	1,020	10,199	820	13,125	897	23,324
York	84,247	779	7,790	712	11,388	738	19,178
Y, NY and ER	490,123	3,302	33,024	2,768	44,293	2,974	77,317

Source: ONS 2015

	Average Household Size 2012	Average Household Size 2017	Average Household Size 2022	% Change in Household Size 2012-22
England	2.36	2.33	2.30	-2.4
Craven	2.21	2.16	2.13	-3.4
Hambleton	2.28	2.23	2.20	-3.6
Harrogate	2.28	2.24	2.22	-2.7
Richmondshire	2.31	2.29	2.26	-2.0
Ryedale	2.24	2.19	2.17	-3.0
Scarborough	2.15	2.11	2.08	-2.9
Selby	2.39	2.35	2.33	-2.3
East Riding	2.28	2.25	2.22	-2.6
York	2.28	2.26	2.23	-2.6
Y, NY and ER	2.27	2.24	2.21	-2.7

Source: ONS 2015

Projected household formation only is one part of the evidence in relation to the number of new homes to be provided in an area and does not take account of economic forecasts and other influencers such as local and national planning policy, availability of land, finance, construction sector capacity, mortgage availability and economic growth. This information evidences the quantum of homes which may be needed to satisfy demand if households form at the rates predicted against a current annual new build dwelling completion rate of 1,400 homes 2013/14. In reality, a careful balance needs to be struck between ability to deliver and household formation via the Local Plan process.

Within the context of demand and need for new housing across the area is also the issue of local opposition to development. A recent national survey by the Building Societies Association¹⁵ showed that, while there was general agreement that a major uplift in new house building is crucial to resolution of the housing crisis, 49% of British people would oppose the building of more than 300 properties in their neighbourhood and 53% would oppose developments of between 100 and 299 properties. The Housing Board has identified this as a significant barrier to achieving the aims of this strategy. The Board will develop specific actions to address this and improve communication to support efforts, locally and nationally, to work with local communities to understand and address concerns around new development, housing need and promote the wider benefits of new homes in an area.

■ Tenure

The tenure of our existing stock is not diverse. 88% is in the private sector; either owner occupied or privately rented, the second highest of all of the LEP areas in England (after Cornwall and the Isles and Scilly) and the vast majority of this is owner occupied. The current supply of affordable housing is very low compared to other LEP areas and there are increasing pressures on this and our private rented stock. As of December 2014 there were 15,277 households registered on Choice Based Lettings (CBL)/Housing waiting lists in the area and the 2011 Strategic Housing Market Assessments (SHMAs) covering our areas identified a shortfall of over 4,000 affordable homes if new and pent up demand were to be met.

With the issues posed by rising house prices and the limitations on mortgage lending, the Private Rented Sector (PRS) has taken on an increasing role in our housing market in recent years. Nationally, 16.5% of households live in the PRS as it offers a flexible form of tenure and meets a wide range of housing needs. It also contributes to labour market mobility. It is often the tenure of choice for students and young professionals but it can also provide a sustainable home for other household types. Very many young people will be unable to afford to access home ownership if house price and income trends continue and are not likely to qualify for affordable housing. If they wish to live independently, private renting is their main option.

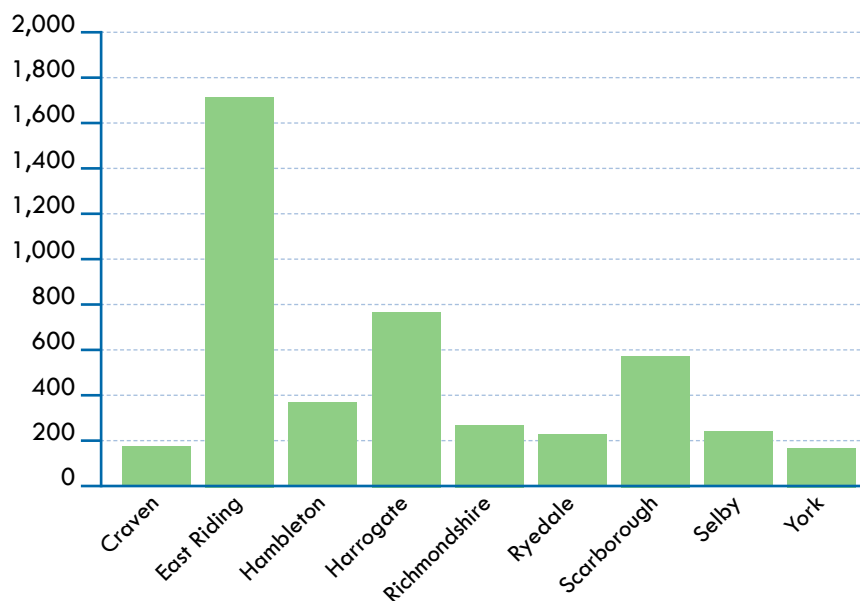
The PRS therefore has an increasingly important role in providing choices for local people and is a resource that needs to be better used and understood. In some areas, good quality private rented accommodation of a suitable size is often scarce, particularly for young/single people and can be expensive, despite being the only option for many younger households. This is exacerbated by the current Social Size Criteria restrictions which caps housing benefit for younger people (in or out of work) to a single room rate. In York, the large student population also impacts on the use of the PRS and the ability of the wider population to access this sector.

Within the overarching need to increase the supply of homes to address demand and affordability issues, there is a need to deliver the right type and tenure of homes to meet the needs of a wide range of households on a wide range of incomes. This will include new supply of starter homes, private rented, intermediate tenures and more affordable housing. Indeed, one of the aims set out in the Growth Deal is to triple the rate of affordable housing delivery in the next five years, whether via planning gain or other means and we also need to increase the range of access points to the market, ranging from social rent to helping households access home ownership.

Whilst new build will be the main way of providing new housing, the use of existing stock as intermediate or affordable housing will also contribute to meeting housing need, as well as tackling our relatively small proportion of empty homes and addressing wider regeneration needs in some areas (see graph below). Whilst the proportions of empty homes is relatively low, bringing properties back into use has significant impacts on local communities.

The issues above, aligned with the objectives of the Local Enterprise Partnership (as set out in Section 1) mean that an increase in the supply of new build homes will be vital in improving affordability and accessibility in the housing market and also in contributing to the local economy.

■ Long Term Vacant Stock 2013 (units)



Source: Neighbourhood

■ Planning Context

The planning system is a key mechanism for addressing housing need and demand over the life of this strategy. In line with the requirements of the National Planning Policy Framework, the Local Planning Authorities in the LEP area are progressing well in terms of plan-making and their ability to deal with large scale planning applications on strategic sites which include the development of market and affordable housing. Local Planning Officers and Housing teams across the area have an increasingly strong track record of working together, alongside North Yorkshire County Council and other agencies, to bring forward new housing to meet local needs.

The Housing Board, alongside the Spatial Planning and Transport Board, recognises the challenges in Local Plan development and the varying points in the process of each Local Planning Authority. Members will work together within the spirit and requirements of the Duty to Cooperate to provide support and

challenge where appropriate and to learn lessons from each other, particularly in relation to key cross-boundary issues.

Officer Groups at various tiers, including the North Yorkshire Planning Officers Group, the North Yorkshire Development Plans Forum, and the Local Government North Yorkshire and York Spatial Planning and Transport Technical Officers Group will provide progress updates to the Housing and Planning Boards. A Directors of Development Group has also been established which will further assist in providing strategic leadership and support in relation to this element of the growth agenda and effective collaboration through the Duty to Cooperate.

The progress of each Planning Authority against the Local Plan requirements (as of Dec 2014) is set out in the table above and will be monitored by the Housing Board. Delivery of new homes will be subject to annual monitoring in line with best practice and requirements.

■ Housing requirements and Local Plan progress (as of April 2015)

District	Annual figure	Housing requirement	Broad pattern of distribution	Strategic sites	Source	Position
Craven	160	2,400 2012-2027	70% South Sub-Area - 51% within Skipton town and 15% in South Craven villages; 14% in Mid Sub-Area; 16% in North Sub-Area	Horseclose		Preliminary Consultation undertaken on Draft Local Plan during Autumn 2014
Hambleton	290	6,540 2004-2026	35% Northallerton; 28% Thirsk	North Northallerton (950) Sowerby Gateway (900)	Core Strategy 2007 Allocations DPD 2010	Adopted
Harrogate						Local Plan to be revised
Richmondshire	180	2,700 2013-2028 plus 500 military	Approximately 70% at Catterick Garrison	Catterick Garrison sites (1,900)	Submitted Core Strategy with modifications (2014)	Adopted Core Strategy
Ryedale	200 -250	3,000 2012-2027	50% Malton and Norton; 25% Pickering; 10% Kirkby Moorside	Not at present	Local Plan Strategy 2013	Adopted Core Strategy Helmsley Plan Examination March 2015 Sites Document Preferred options Spring 2015
Scarborough	Approx. 600	9,200 2011 - 2030	Most development in Scarborough, followed by Whitby and Filey	Middle Deepdale (c1,350) Lancaster Park, Scalby (900) South of Cayton (2,340)	Draft Local Plan May 2014	Consultation on Draft Local Plan undertaken Summer 2014
Selby	450+	5,340 2012-2027	Selby 51% (2,500) Sherburn in Elmet 11% (700) Tadcaster 7% (360)	Olympia Park (1,000)	Core Strategy 2013	Adopted Core Strategy
York	996	TBC	Development will be concentrated in York and Urban extensions to the City along with the freestanding new settlement of Whinthorpe and sites on the edge of the larger villages	Whinthorpe (6,000) East of Metcalfe Lane (1,800) North of Clifton Moor (2,800) North of Monks Cross (1,400) York Central - major mixed use site 60ha.	The housing requirement Publication Draft Local Plan approved by Cabinet Sept 2014.	Publication draft of York Local Plan currently not progressing pending further consideration of the housing requirement. Further technical work ongoing to be reported to members in due course.

District	Annual figure	Housing requirement	Broad pattern of distribution	Strategic sites	Source	Position
East Riding of Yorkshire	1,400	23,800 2012-2029	Major Haltemprice Settlements west of Hull 14.9% (3,550 dwellings) Principal Towns - Beverley, Bridlington, Driffield, Goole - 45.6% (10,850)	Bridlington - 3 large sites (2,123) Rawcliffe Rd, Goole (1,064)	Submission Strategy and Allocations Documents January 2014	Examination Ongoing
NYMNPA				Helmsley	Core Strategy and DPD adopted 2008 LDS Adopted May 2013	
YDNPA					LDS Dec 2014	

■ Housing Challenges - The Geography of the area

The geography of York, North Yorkshire and East Riding is described above. The unique geographic mix, from historic city to deep rural and coastal, presents a range of specific housing issues for this Strategy to address. Atypical of much of the rest of Yorkshire and Humber, many of our housing market areas face additional challenges to more urban areas due to either their rural or coastal location.

■ Urban

Our urban areas generally have house prices above those in our neighbouring urban housing markets and challenges around the availability of homes that local people can afford. The housing markets focussed on the City of York and the main towns are popular with a range of households including commuters working in neighbouring areas, those talking up employment, students, older households looking to live close to amenities and facilities and newly forming households from more expensive areas and their is resulting pressure on all tenures.

The opportunities for new housing provision are often limited by the lack of sites which can be viably developed, particularly brownfield, alongside transport and infrastructure pressures in the City of York and our major towns.



Westfields at Osmotherley

■ Rural

The issues set out above are more acute in rural areas. Many smaller, rural businesses struggle to attract a workforce and communities struggle to meet local needs, such as for social and health care workers, farm worker and teachers. Local wages are traditionally lower than in urban areas and property prices and rental levels are higher. In relation to new development, land values are higher than in urban areas and build costs are higher due to the lack of opportunities to achieve economies of scale and the need for materials and design with fit with the existing vernacular. Many workers struggle to find suitable homes and some businesses resort to providing transport to bring their workforce in from areas where housing is relatively more affordable. This is unsustainable for households, workers, business and communities.

The populations of the Yorkshire Dales National Park decreased between the 2001 and 2011 Census and the population of the North York Moors was static. There is therefore a need to support these areas by ensuring there is a resident population to support the local economy and provide services and facilities. Related to this, both National Park Authorities have developed planning policies which aim to enable new housing linked to local housing needs.



Access to services and facilities is more limited and the cost of living can be higher in rural compared to urban areas, particularly in terms of transport and fuel/heating costs as many of our rural areas are not connected to the mains gas network.

The quality of life offered by our rural areas is a strong attractor for existing populations, in migrants, retirees and second/holiday home owners. In several areas, the percentage of second homes is well above the national average, with Richmondshire, Scarborough and Ryedale having particularly high proportions of the housing stock as second homes.

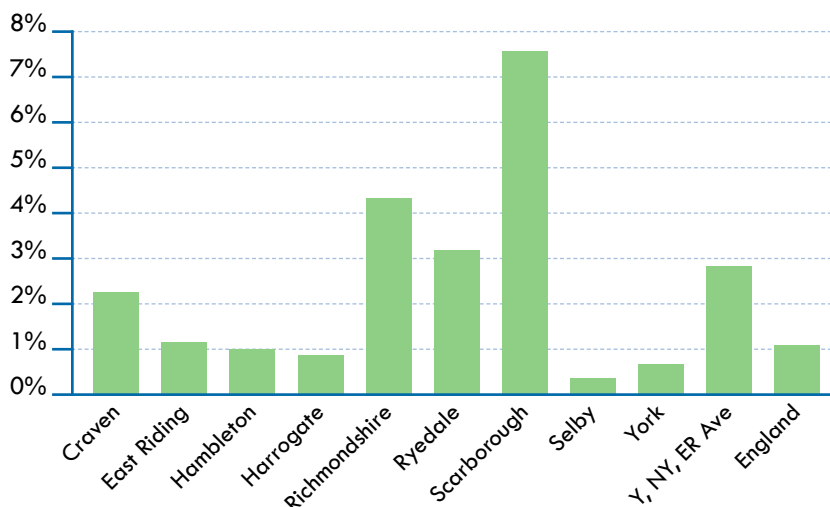
The size and character of many of our settlements also creates challenges when delivering new housing in rural areas. Opportunities are scarce and development costs are relatively high because sites are typically small and there is a need to reflect local architecture and settlement form through high quality design and materials. The overall picture of affluence masks the significant population employed locally in relatively poorly paid employment. Residents in rural areas often struggle to buy their own homes and are heavily dependent on a very restricted supply of private rented, social rented or other affordable tenures.

Research by The University of York¹⁶ found particular evidence that rural housing affordability has an impact on local rural economies and on the character of communities, due to the combined pressures of a lack of housing supply and problems accessing the private or social rented sectors. The work found that it was not just those on the lowest incomes that were priced out in rural areas, but dual earner middle-income households could also not afford housing, even at entry level prices in rural areas.

Local rural employers also need to have a local workforce. A particular local example of this is at Wensleydale Creamery. Based in the small market town of Hawes in Richmondshire it is the UK's only official producer of Wensleydale cheese and its story mirrors the experiences of many rural businesses. The Creamery is quoted in the National Housing Federation report:

“We struggle on occasions to retain staff due to the high costs of housing in rural North Yorkshire. Over the years we’ve had employees who have really found it difficult to find accommodation locally, and as a result some are forced to move away...Wensleydale Creamery is an iconic brand, and we try to invest in our local community whenever possible. But the lack of affordable homes for rent and sale can make this more difficult.”

■ % Second Homes



Source: NHF Home Truths Yorkshire and Humber 2014

¹⁶ Rapid Evidence Assessment of the economic and social consequences of worsening housing affordability. University of York 2009.

The housing authorities and their partners have responded proactively to this issue over recent years and will continue to do so, with the provision of more rural housing remaining a key strategic priority over the LEP area. Local Authorities and Registered Providers (RPs) in the area have committed to continue to invest in a Rural Housing Enabler (RHE) Programme, established in 2011, to increase the supply of rural affordable housing and this forms part of our action plan.

■ Coastal

Our coastline includes some of the best in the UK, including three areas designated as Heritage Coast. However; there are pockets, particularly in the coastal towns of Scarborough, Bridlington and Withernsea with concentrations of poor condition and poorly managed private housing. These properties tend to be located in deprived neighbourhoods, characterised by high levels of Houses in Multiple Occupation (HMOs); low income households in private rented homes; crime and anti-social behaviour, benefit dependency, fuel poverty and empty commercial units.

A key issue is the unwillingness and inability of owner occupiers, housebuilders or landlords to invest in these areas, resulting in a vicious circle of reducing confidence and increased social issues. Access to

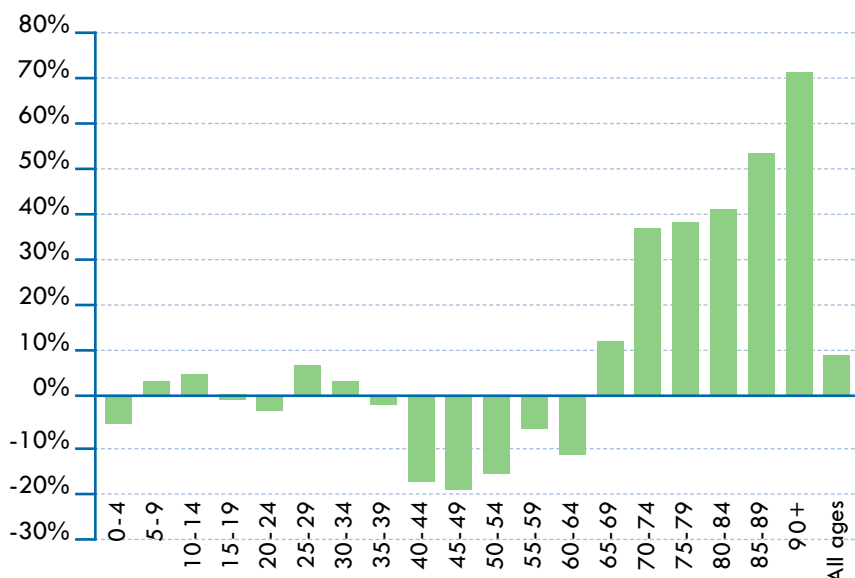
affordable finance is a real problem, as lenders are unwilling to provide finance in places with low rental and capital values and no other investment is available to reverse this.

Through market intervention in specific streets to complement economic development strategies and Area Action Plans, Local Authorities and other partners have sought to ensure that these towns improve and flourish as tourist destinations and diversify their economic base to make them more attractive places for people to live and work. There is also an aim to invest in communities whilst encouraging new housing which also attracts households on a range of incomes to invest in the area.

■ Demography

The age profile of our area is changing rapidly. According to mid-year population estimates from 2012, only 16% of our population is aged 16 to 30, 46% are aged 30 to 64. 21% of the York, North Yorkshire and East Riding population is aged over 65 years¹⁷, compared to 16% in England. Sub national population projections from 2012 show this trend continuing - whilst the overall population is projected to grow by 8% by 2037, the number of older people will make up a large part of this, particularly those aged over 90 years.

■ % Population Change 2012-37



Source: ONS sub national population figures

¹⁷ <http://neighbourhood.statistics.gov.uk/dissemination/Info.do?m=0&s=1413807718094&enc=1&page=analysisandguidance/analysisarticles/local-enterprise-partnership-profiles.htm&nsjs=true&nsc=false&nsv=false&nswid=747>

Older Households

Our area has a significant and growing population of people aged over 65 years. The proportion of older people ranges from 17% in York to almost one quarter of the population in Scarborough, Ryedale and Craven. This is the 6th highest proportion of the population aged over 65 of the 39 LEP areas in England.

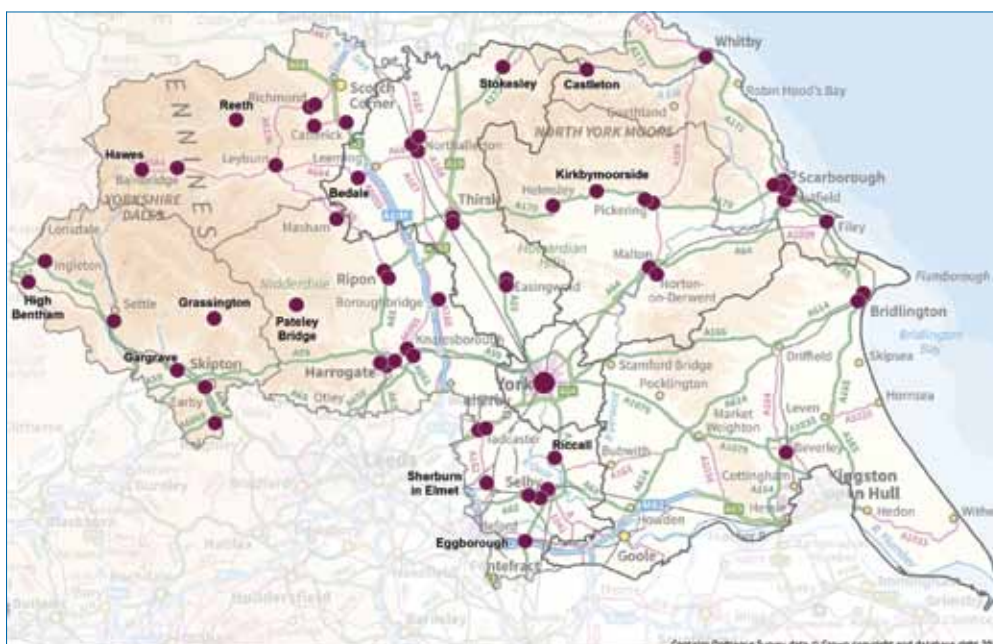
The majority of these households will live independently and make informed housing and support choices. Many of them will be relatively healthy, wealthy and active and will wish to meet their needs and aspirations in the private market. A proportion of them however, will also live with a long term limiting illness and/or dementia. They may need or wish to move to more suitable/manageable accommodation as under occupation poses problems with heating and maintaining homes and also restricts family homes coming to the market. Modern, purpose built accommodation suitable for older people, particularly in the private market, would allow 'downsizing' and free up family accommodation which is in short supply. The high proportion of larger, detached properties in the area will not, for the most part, meet the needs of our older population.

There have also been significant changes to national policies in relation to care, including the introduction of the Care Act 2014. This strategy looks to support parallel strategies, such as the Care and Support Where I Live Strategy in North Yorkshire, and by

providing housing for older people where we can. This includes supporting Extra Care Developments, older people's housing in the affordable and private housing markets and services such as Telecare/Health, Home Improvement Agencies and Handyperson Schemes.

Based on research across the sub region, such as North Yorkshire County Council's Our Future Lives Policy and the Care and Support Where I Live Strategy¹⁸, one of the response we are making to the needs of older households is to develop Extra Care housing to provide for a wide range of housing, support and care needs in a number of locations. Extra Care housing offers high quality on site care and self-contained accommodation with a focus on community involvement and individual wellbeing. There are currently 23 Extra Care type schemes in operation in the area and proposals for several more. Across the area, there are plans for an Extra Care development in every major town and several rural areas, with plans for developments including Helmsley, Stokesley, Beverley, Hawes and Masham, which will also act as community hubs providing facilities such as shops, cafes and GP surgeries.

Across the area we support older households to live independently through the provision of aids and adaptations, Disabled Facilities Grants and Home Improvement Agencies. In addition, we are also enabling the provision of housing suitable for older people as part of mixed housing developments through negotiation and the use of planning policy.



Planned and Existing Extra Care Developments

¹⁸ <http://www.northyorks.gov.uk/article/29404/Care-and-support-where-i-live-consultation>

■ Younger Households

Overall, our area has a smaller than average working age population. This means we have less younger, working people to support the economy, provide services and facilities both formally and informally. It also limits our ability to attract and respond to job creation.

There is a particular shortage of suitable accommodation for young people who wish to live independently which is affordable on local incomes, particularly in rural areas and market towns. Not having a suitable place to live which they can afford can affect a young person's ability to gain or sustain work locally or remain in study. It also means that young people continue to live with family or leave their area to find suitable and affordable accommodation and find it difficult to return. As a consequence, communities are becoming unbalanced and local employers struggle to retain their younger workforce. There is particular issue with a lack of available properties for those under 35 who are in receipt of Housing Benefit.

There is a need to enable mixed and sustainable communities and this means having a mix of households in areas to enable greater community sufficiency and mutual support from families and wider networks.

■ Quality of our Housing Stock

The overarching aim of this Strategy and of the LEP is to develop more new homes. We must work with our partners to ensure that this new supply provides a lasting legacy for future generations and that the affordable housing provided is of sufficient size and quality to provide long term sustainability and meet a wide range of housing needs.

However, new homes count for less than one per cent of the total stock each year and innovative asset management and maintaining and improving the quality of existing stock in all tenures is fundamental in delivering our priorities. It is imperative that we seek to make best use of existing homes and seek ways to use both the PRS and the owner occupied sector to address local housing needs. The social housing stock in the area largely meets the Decent Homes Standard and this also to be maintained.

Housing quality has a significant impact on our lives. Investing in our homes and ensuring standards are maintained delivers a wide range of positive outcomes not just for households but for the area as a whole including:

- fewer homes that pose a risk to health and well being
- improved outcomes for families and young people
- greater independence for older or vulnerable households
- lower carbon emissions, improved energy efficiency and reduced fuel poverty
- less anti-social behaviour relating to derelict or nuisance properties
- communities that are more cohesive, attractive and economically vibrant.

The primary responsibility for repairing and maintaining homes rests with the property owner. Over recent years, many millions of pounds of public and private sector money has been invested to ensure the quality of private rented and owner occupied housing is improving. Within this overall picture however significant challenges remain particularly in funding terms as grant funding to support landlords and home owners has diminished significantly in recent years. Some of our homes do not meet expected standards and can have damaging consequences on health and wellbeing.

This is particularly apparent in coastal areas where there are issues with quality and repair and in our rural areas where many properties are hard to heat and insulate due to their construction and may also be off the gas network and where group repair schemes are difficult to deliver due to the dispersed nature of some areas. There is an emerging issue of under occupation, particularly linked to older home owners. This manifests itself in rooms not heated and large homes which are difficult to maintain as many in this group are asset rich (in terms of the equity/size of their homes) but income poor.

The proportion of households in fuel poverty in the area is above the national average. A key reason for this is that many settlements are unable to access mains gas, therefore relying on expensive alternatives. Poor energy efficiency in the PRS is also a concern, leaving many vulnerable and low income households unable to afford to heat their homes to a reasonable level. Households living without suitable heat are at greater risk of a range of conditions such as mental health problems, respiratory issues, heart attack and stroke. In addition, our area has an aging population who are more significantly affected by these issues.

Improvements in the efficiency of existing stock also makes a significant contribution to carbon reduction, as around one third of carbon emissions are from domestic dwellings. Councils are committed to carbon reduction targets and the associated programmes including the Green Deal and Better Homes.

The student population, particularly in the City of York, can also present issues in the exiting PRS. Whilst students are a valuable economic asset, there has been debate about the impact student households have on the wider housing market. Part of this has centred on the impact that concentrations of student households can have on the sustainability of neighbourhoods. The City of York Council has recently agreed to use new planning laws to require landlords to seek permission for new shared dwellings in some areas to manage the impact.

Our approach to some of the issues to date has involved the use of the Housing Health and Safety Rating Systems (HHSRS) and encouragement and support to home owners and effective partnerships with landlords and other local organisations, guided by the Housing Board and the Private Sector Sub Group and funded by initiatives such as 'Better Homes'. This approach will continue.



Handyperson Services



■ Homelessness

Addressing the needs of homeless households and preventing homelessness remains a key priority within the area. We know that preventing homelessness is more cost effective than dealing with its consequences¹⁹, and it delivers far better outcomes for those concerned. The priority and resource given to this issue means that levels of homelessness have been significantly reducing in recent years despite the economic downturn and recent welfare reforms and against national trends, but we cannot afford to be complacent about our success.

We are keen to maximise the opportunities afforded by an area wide strategic approach in terms of addressing homelessness and particularly homelessness prevention. The Homelessness Group has and will continue to play an important role in sharing best practice and jointly developing new initiatives and protocols to improve performance including the joint commissioning of services. Funding for many of the successful services that have been developed has been obtained on a fixed term basis. Local Authorities are keen to secure alternative sustainable funding with homelessness prevention embedded within investment and commissioning plans.

An example of this is the North Yorkshire Prevention partnership delivering Young People's Housing Solutions @The Hub service, jointly funded by the Supporting People Commissioning Plan, North Yorkshire County Council Children & Young People and Local Authorities.

In recent years all our local authorities have been striving to take a more proactive approach towards preventing homelessness. Central to this has been the shift in emphasis towards early intervention, coupled with the development and commissioning of new services. Our resources have been focussed on investment to support these activities and this will continue.

■ Vulnerable and Specific Needs Groups

A lack of suitable accommodation can significantly affect the support, care or treatment of a vulnerable person. Whilst there is some specialist supported housing provision in the sub-region for vulnerable groups, demand exceeds supply and there is a shortage of accommodation for those clients ready to move on to more independent housing.

Certain vulnerable groups within our communities experience difficulties in accessing appropriate housing and housing related support. Additional assistance is often required to ensure that these residents are not further disadvantaged or socially isolated as a result. For example, we are aware that vulnerable people are likely to need additional guidance and support in accessing housing options including through Choice Based Lettings and our Housing Options teams support households where necessary. We are committed to ensuring that vulnerable residents are offered the chance to get back on a path to a more successful life by supporting them to live in settled and sustainable accommodation.

A number of vulnerable groups have been identified through the Supporting People Group as priorities for housing related support. These are people who have experienced domestic abuse, young homeless or potentially homeless people, ex-offenders, people with mental health problems, people with substance misuse issues and single vulnerable people who require support to make a successful transition from temporary to a sustained tenancy. This is in addition to the priority given to support services for older people and dementia sufferers as highlighted previously.

Whilst a number of vulnerable people require short term support, there are groups of younger people who are likely to need care and support for life - with learning disabilities, autism or complex needs. The aspiration is for them to live as independently as possible in the community. For some people this will mean specialist accommodation, typically between four and twelve apartments close to shops, transport links and sometimes linked to Extra Care schemes.

¹⁹ Evidenced Review of the Cost of Homelessness, DCLG, August 2012

Working closely with the Supporting People Commissioning Group and key agencies, we are committed to enabling and supporting a mixture of supported accommodation, floating support and other assistance to enable disabled clients and clients from other vulnerable groups to access all tenures including private sector housing.

For varying reasons, Gypsies, Roma, Travellers, and Showpeople, Black and Minority Ethnic groups and migrant workers living in the sub-region also have difficulty accessing suitable settled accommodation and appropriate housing support services. Cultural and language differences and literacy issues can

create barriers in accessing mainstream housing advice services and suitable accommodation for these groups. The Local Authorities and the County Council work together and with external partners to increase awareness of Gypsy, Roma, Traveller and Showmen issues. Officer representatives from Housing and Planning departments have had specific training to better understand the needs and lifestyle of the GTRS community. We will continue to develop and share good practice.

Having set out an understanding and evidence of the issues we face in our area, the next section looks at how we will address these issues.



Sowerby Gateway, Thirsk

4

Meeting Our Housing Challenges

Set out above are the challenges that the priorities and actions from this Housing Strategy need to address within the housing, economic and planning context for York, North Yorkshire and East Riding. In summary, there are **Six Key Issues** or challenges to be addressed:

- Supply and the affordability of homes
- Our Geography
- Changing Demography
- Quality of our Housing Stock
- Homelessness
- Vulnerable Households and Specific Needs Groups

Developed from the contextual evidence and via consultation with our stakeholders, the agreed vision for the area is:

“To enable the delivery of more new homes and for all housing to be of a quality, type and size which meets the needs of our urban, rural and coastal communities and supports economic growth.”

We have developed **Nine Housing Priorities** to address the issues we face and deliver the vision:

Issue	Priority
Supply and Affordability	1 Work with partners to increase the supply of good quality new housing across all tenures and locations (in line with Local Plans/site allocations).
Geography	2 Ensure that our housing stock reflects the needs of urban, rural and coastal communities.
Demography	3 Ensure that our housing stock meets the diverse needs of our population at all stages of their lives, reflecting changing local demographics and promoting social cohesion.
Quality	4 Via policy guidance and negotiation, ensure new homes are of high design and environmental quality, regardless of tenure. 5 Continue to make best use of existing stock and ensure it is of a decent quality to meet the needs of our communities. 6 Ensure all homes have a positive impact on health and wellbeing and are affordable to run.
Homelessness	7 Continue to reduce homelessness.
Vulnerable Households and Specific Needs Groups	8 Ensure affordable housing is allocated fairly and on the basis of need. 9 Provide appropriate housing and support for those with specific needs.

These priorities are supported by detailed **Proposals** which will be delivered over the lifetime of the Strategy. Proposals set out against each of the nine Priorities are set out in the next section. By delivering these priorities and the local and sub regional action plans for each year of the strategy, the York, North Yorkshire and East Riding LEP will be aided in delivering the priorities presented in the Growth Deal, namely:

- support housing and employment growth ambitions by investing in major strategic development sites in Northallerton, Catterick Garrison, Middle-Deepdale in Scarborough and Selby creating over 4,000 new homes
- double house building (compared to 2012-14 building rates) and triple delivery of affordable housing
- deliver local strategic housing priorities and outcomes in response to priorities identified in the SEP and Local Growth Deal Implementation Plan, including work on older persons and rural housing
- get up to date Local Plans in place, deliver effective strategic planning by working together and across boundaries, and ensure delivery of housing in Local Plans.

In addition, the Leeds City Region and Humber LEP Growth Deals will also be supported by delivery of York Central, Horseclose, Skipton and Moor Road, Brough.

The Housing Board will develop, monitor and report on specific annual targets/outcomes and outputs for each of the five years of this Strategy, under each activity i.e. number of new homes, number of affordable homes etc. Progress against each of the priorities each year will be taken from the action plan and published in an Annual Report and published on our website:

nycyehousing.co.uk 

which also includes Annual Reports detailing our achievements under the previous York and North Yorkshire Housing and Homelessness Strategy 2010-15.



Derwenthorpe housing development

5

Housing Priorities and Proposals

Set out below are the proposals which will deliver the Nine Priorities up to 2021. A detailed action plan will be developed and agreed by the Housing Board for each year of the strategy so that we can work towards the overarching aims and respond to the changing environment year on year.

Following agreement of the Priorities and Proposals in this strategy, each Local Authority will agree its own Local Action Plan, setting out how it will deliver the priorities and proposals. It will identify specific local projects and a targeted response to issues.

Each authority will also have the scope to identify additional priorities that reflect particular local circumstances, provided they are complementary to this strategy. Each Local Authority will also develop and adopt a Homelessness Strategy and Action Plan under Priority 7.

The table below sets out the Nine Priorities and their delivery proposals developed to address each of the issues as set out in Sections 2 and 3.

Priority 1 - Work with partners to increase the supply of good quality new housing across all tenures and locations	
PROPOSALS	
1	Double our house building rate to 5,400 completions per year and triple affordable housing delivery to 1,600 per year (compared to 2012-14 build rates by delivering the maximum annual housebuilding rate identified in Local Plans).
2	Get up to date Local Plans in place (in line with Growth Deal requirement).
3	Ensure that new housing development provides jobs, skills and apprenticeships for local people.
4	Increase the number and diversity of house builders/providers/landlords to enable delivery in urban and rural areas.
5	Enable and support self build, custom build and community led housing to add to supply.
6	Support the viable delivery of affordable housing via Planning Gain and other means (Rural Exception Sites, 100% affordable housing developments) and bring empty properties back into use.
7	Increase diversity and choice in terms of size, type and tenure to meet the needs of our communities.
8	Maintain an up to date understanding of our housing markets and housing need across all tenures.
9	Improve communication with communities affected by new development and seek to address areas of concern.

Priority 2 - Ensure that our housing stock reflects the needs of urban, rural and coastal communities

PROPOSALS

1	Continue to support the Rural Housing Enablers (RHE) Network and RHE team.
2	Respond to changes to the affordable housing threshold on 'small sites' and the impact of the Vacant Building Credit.
3	Address the needs of coastal housing markets including tackling deprivation and poor quality private rented and owner occupied housing.
4	Address falling populations in the National Parks and use housing to sustain balanced communities.
5	Address urban housing needs and affordability across all tenures (linked with Priority 1).

Priority 3 - Ensure that our housing stock meets the diverse needs of our population at all stages of their lives

PROPOSALS

1	Increase the number and range of homes suitable for our aging population across all tenures.
2	Increase the number, quality and range of homes suitable for working age households, including in the private rented sector and for first time buyers, to enable mixed and sustainable communities.

Priority 4 - Via policy guidance and negotiation, ensure new homes are of good design and environmental quality, regardless of tenure

PROPOSALS

1	Work closely with house builders, land owners and Registered Providers to communicate our aspirations and needs around quality and design and the integration of affordable homes on new build, conversion and/or refurbishment schemes.
2	Explore opportunities to use innovative methods of construction to deliver new, high quality homes.
3	Ensure affordable housing, particularly that delivered via Planning Gain is flexible and of a quality and size suitable for a range of households and for maximum occupancy if needed.

Priority 5 - Continue to make best use of existing stock and ensure it is of a decent quality to meet the needs of our communities

PROPOSALS

1	Develop and maintain an understanding of the condition of existing stock.
2	Identify and use opportunities to redevelop exiting residential or commercial stock for new housing.

Priority 6 - Ensure all homes have a positive impact on health and well being and are affordable to run

PROPOSALS

1	Explore opportunities to use innovative methods of construction to deliver new, high quality homes (link to Priority 4).
2	Continue to deliver investment in Energy Efficiency works and make best use of Disabled Facilities Grants.
3	Reduce the impact that poor housing has on health and well being.

Priority 7 - Continue to reduce homelessness

PROPOSALS

1	Continue and improve partnership working to prevent homelessness.
2	Improve access to prevention and Housing Options services.
3	Improve support for young people.
4	Increase suitable housing options.
5	Reduce the use of temporary accommodation and improve quality.

Priority 8 - Ensure affordable housing is allocated fairly and on the basis of need

PROPOSALS

1	Support the sub regional Choice Based Lettings system or other allocation policies as agreed locally.
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Priority 9 - Provide appropriate housing and support for those with specific needs

PROPOSALS

1	Identify new and improved opportunities to provide housing and support for households with specific needs.
2	Continue the good practice and joint working across the sub region in relation to Gypsies, Roma, Travellers and Showpeople.

6

Delivery of the Priorities and Proposals

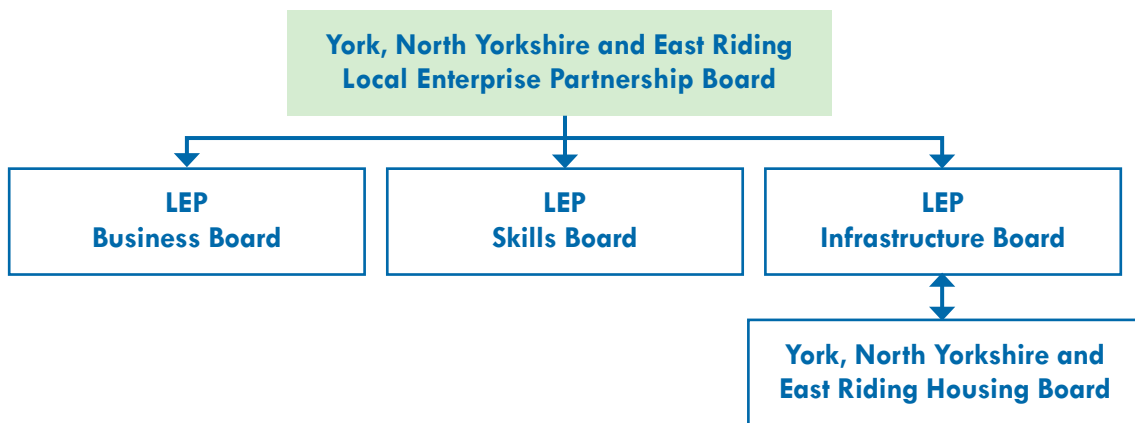
The overview and monitoring of the delivery of the proposals set out in this document will be taken forward by the Housing Board, covering York, North Yorkshire and East Riding, working closely with the LEP Board/LEP Infrastructure Board. The delivery of the actions set out as part of this strategy and the LEP Growth Deal is heavily reliant on the Housing Board and its sub groups maintaining strong relationships with a wide range of partners, including house builders, Registered Providers, Local Authorities and a range of public and private service providers.

The Housing Board is well placed to continue to work with public and private sector housing providers to ensure in future that public funding and private investment are utilised in the most effective way in our housing markets and communities, against the priorities set out below. There is a good track record

of affordable housing delivery and partnership working, supporting two successful strategic housing partnerships in North Yorkshire and Humber as a foundation for this.

■ Governance

Our governance structure is headed by the Housing Board. The strategic responsibility for delivery of the Priorities and Proposals set out above lies with the York, North Yorkshire and East Riding Housing Board. The Board has a direct link from the constituent local authorities and into the York, North Yorkshire and East Riding LEP. The Board is responsible for developing an annual action plan and undertaking monitoring against the targets set out in that action plan. The Board will also will scrutinise and challenge any areas of underperformance and look to ways to mitigate this.



The York, North Yorkshire and East Riding Housing Board is made up of political representatives from:

- Craven District Council (Chair)
- Ryedale District Council
- East Riding of Yorkshire Council
- Selby District Council (Vice Chair)
- Hambleton District Council
- Scarborough Borough Council
- Harrogate Borough Council
- City of York Council
- Richmondshire District Council
- North York Moors National Park Authority
- North Yorkshire County Council
- Yorkshire Dales National Park Authority

The recent changes in the role of the Housing Board as part of the development of the LEP Strategic Economic Plan and the relationship with the LEP Infrastructure Board, as well as the wider remit in terms of enabling increased housing supply across all tenures, means that the Board now also includes representatives nominated by the Homebuilders Federation (HBF) and the National Housing Federation (representing Registered Providers). The representatives (as of 1st April 2015) are Barratt Homes (Yorkshire), York Housing Association and Broadacres Housing Association.

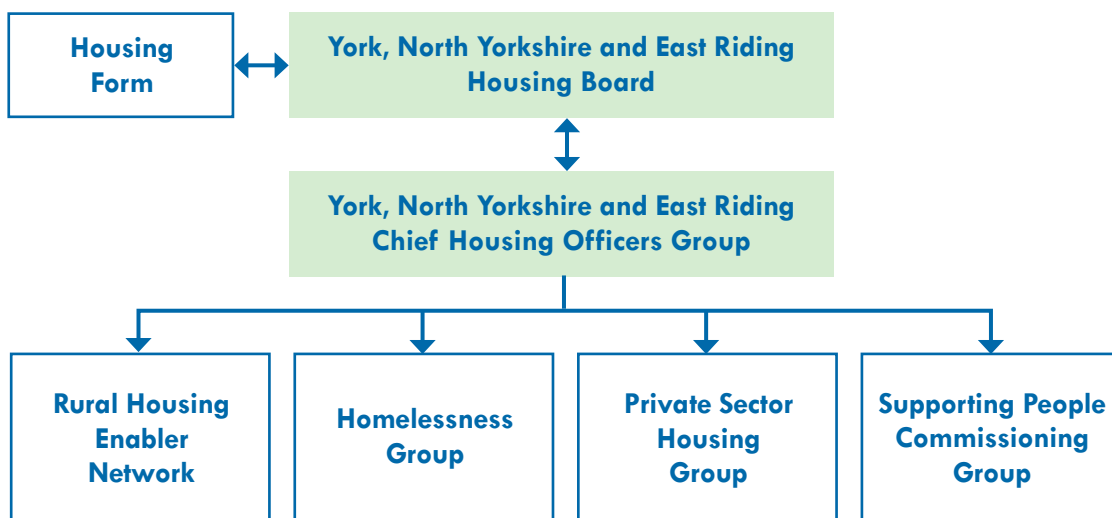
The Homes and Communities Agency (HCA) and our Health and Well Being Boards are also represented. They act in an advisory capacity but do not have voting rights. The Housing Board

has the experience and maturity to guide housing investment and to work with key stakeholders to deliver housing priorities and feed into the LEP Infrastructure Board on housing matters as part of the LEP 'Local Growth Team'.

Changes to the membership of the Board, terms of reference, agendas and minutes of meetings will be published on regularly on our website at:

nycyerhousing.co.uk 

The Board is supported in delivering specific Priorities and Proposals by several officer groups as set out below. The role and make up of these groups is set out in more detail in Appendix 3.



■ Resources - Funding

Although public funding for housing is currently limited, the York, North Yorkshire and East Riding LEP Growth Deal awarded approximately £21m to front fund infrastructure to unlock large housing sites via a combination of grant and recoverable investment. Further investment will come from the Leeds City Regional and Humber LEPs, and from the HCA in the form of funding from programmes including the Large Sites Infrastructure Programme and Local Growth Fund (Housing and Infrastructure) and the Builders Finance Fund. The Help to Buy scheme has also had a significant impact on the housing markets in our area and the demand for new homes. As part of the initial 'firm' allocations of housing investment from Central Government via the Affordable Homes Programme (AHP) from 14/15 onwards, RPs and Local Authorities in the area have also been awarded approximately £19m by the HCA to deliver new affordable homes, supported housing, bring empty homes back into use and provide traveller pitches. We expect that more will come forward from bids to the AHP and other HCA programmes through the process of Continuous Market Engagement through 2014/15 and beyond. House Builders and Registered Providers will invest from their own lending and reserves and further investment will come from Local Authorities, including the use of commuted sums and New Homes Bonus and from other programmes such as Help to Buy, Disabled Facilities Grants, Local Infrastructure Funding and energy efficiency improvements.

To continue to deliver our ambitions and priorities it is important that we achieve value for money and continue to lever private sector and alternative funding as future Government capital allocations are likely to continue to reduce, particularly if currently funded priorities are not delivered in the required timescales.

■ Resources - Staffing and Delivery

The actual delivery of housing and investment is through many formal and informal partnerships and individuals. These include housebuilders, local authorities, housing associations, the third sector, local land and estate agents, individuals and the private sector. Major programmes of investment such as the delivery of new affordable homes are overseen and facilitated by bodies such as the HCA.

Staffing capacity for sub-regional working within individual local authorities is limited because of the size and nature of the partner organisations. However, the sub-region has a good track record of partnership working and sharing expertise through specialist groups as described above. Sub-regional partners jointly employ a small staffing team including Rural Housing Enablers and a Housing Strategy Manager to support, manage, administer and deliver key areas of work and represent and champion York, North Yorkshire and East Riding at regional and national groups and events.



The Chocolate Works, York

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Risks and Mitigation

The Action Plan for each year will include an assessment detailing the risks of not delivering each element of the plan and mitigating actions. Whilst some elements of delivery are outside the direct control of the Board, the action plan strives to better manage and, wherever possible, mitigate, risks to ensure the best chance of successful delivery.

One of the main areas of risk is in relation to the Growth Deal aim to double the rate of house building across the LEP area by 2021. The delivery of this aim relies on many factors, including:

- a supply of land with allocated for housing development/planning permission
- the financial capacity of the house building sector
- the required infrastructure to enable development, such as utilities and transport
- the capacity of the construction industry and the supply of skills, labour and materials
- the availability of mortgages in the owner occupied sector
- national housing and planning policies
- the continued stability of the local, national and global economy throughout the lifetime of the plan.

The Housing Board is taking steps to understand and mitigate the risks associated with these factors where it is able. Initially, this has involved bringing private house builder representation onto the Board to ensure that members are aware of market issues and what they can do to assist delivery. In addition the Board is working with the LEP to develop and improve relationships with house builders of all sizes and with RPs to set out the aims of the Strategy and the opportunities that brings. The Growth Deal funding for the four strategic housing sites is focussed on providing infrastructure to enable delivery and we will continue our focus on

identifying opportunities of this type and working with the LEPS in our area. Each annual housing action plan will include steps which the Board and its partners can take to encourage and support housing delivery across all tenures.

In relation to the need for a supply of sites with planning permission, the membership of the Housing Board was reviewed in 2014 to ensure that elected members and officers covered a mix of housing and planning areas, for example the current Chair is also the Leader of Craven District Council, Vice Chair of Policy Committee and the Lead Member for Affordable Housing. As well as local efforts by Board and Chief Housing Officer Group members to work to get Local Plans in place, we will also work closely with the North Yorkshire Planning Officers Group and the Development Plans Forum to understand and support the progress towards adopted plans. Where there are delays or challenges in adopting Local Plans we will also work together to manage the impact on housing delivery. The Board will also lobby and respond to Government consultations on policy areas which impact on the delivery of this strategy.

■ Review

This Strategy sits alongside the Strategic Economic Plan of the York, North Yorkshire & East Riding LEP and, as such, covers the same period from 2015 to 2021. The Board will develop, monitor and review annual action plans to delivery the priorities of this strategy. There may be a need for a light touch review mid-way through this strategy's lifetime and the Board will consider this in 2017/18.

■ Equalities Impact Assessment

An Equalities Impact Assessment (EIA) has been undertaken for the strategy and is available at:

nycyehousing.co.uk 

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Conclusions and Summary

This document has set out the main housing issues for the York, North Yorkshire and East Riding area and the challenges set out in the Local Growth Deal. From this, the Housing Board for the area has then developed and agreed a vision, priorities and proposals and will go on to develop sub regional and local annual action plans.

The issues and priorities and the document overall were developed in consultation with the Housing Board members, Housing Forum, Local Authorities, National Parks officer groups, the York, North Yorkshire & East Riding LEP house builders, and the HCA in Summer and Autumn 2014. Details of the consultation are set out in Appendix 4.

This Strategy was formally adopted by the York, North Yorkshire and East Riding Housing Board in April 2015. It will be published on our website at:

nycyerhousing.co.uk 

and on the websites of the member organisations. Annual Reports of progress and any subsequent amendments will also be consulted on and published on the website.

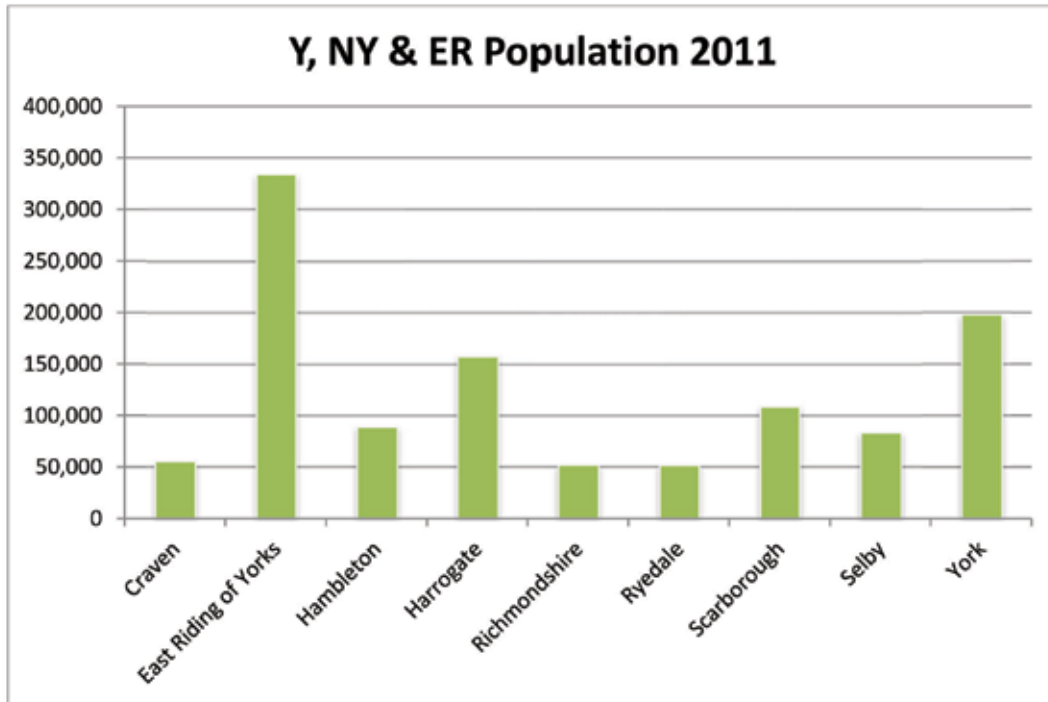


Farndale Housing Development

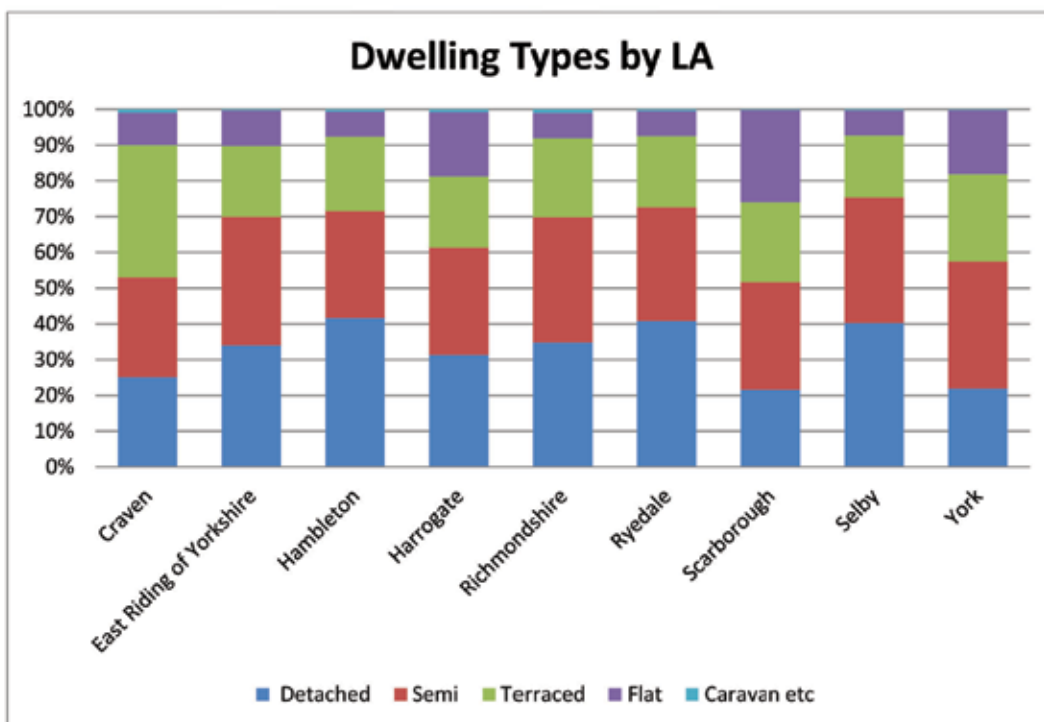


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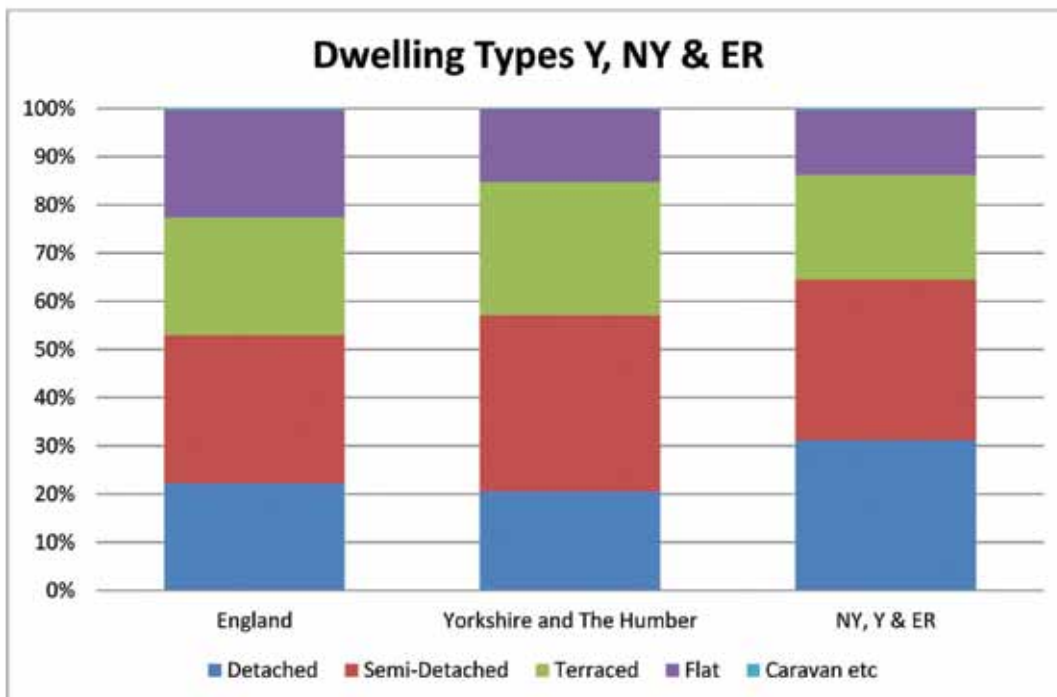
Social and Housing Stock Data for York, North Yorkshire and East Riding



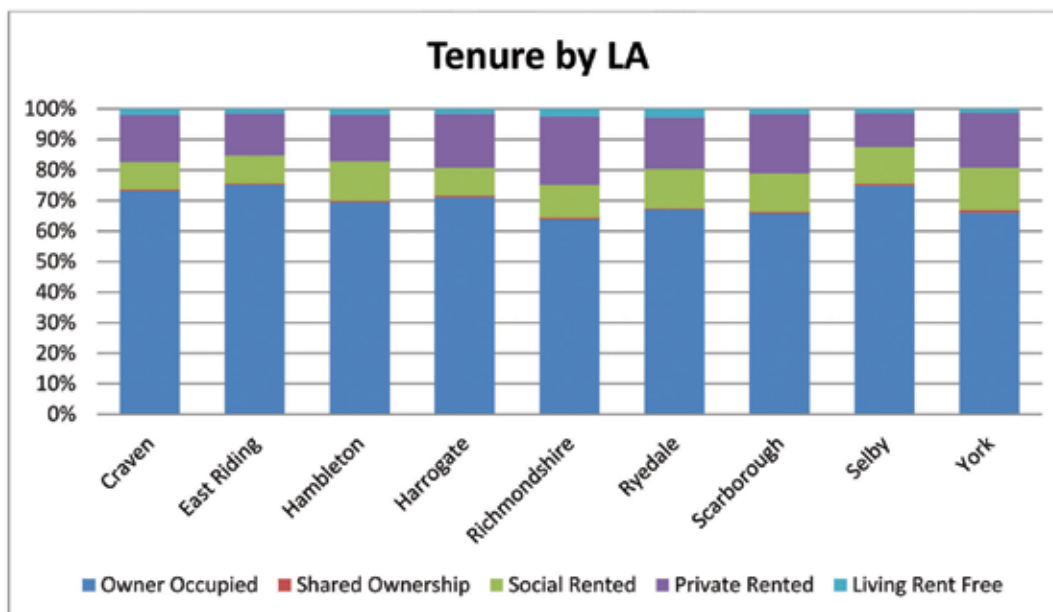
Source: ONS Census 2011



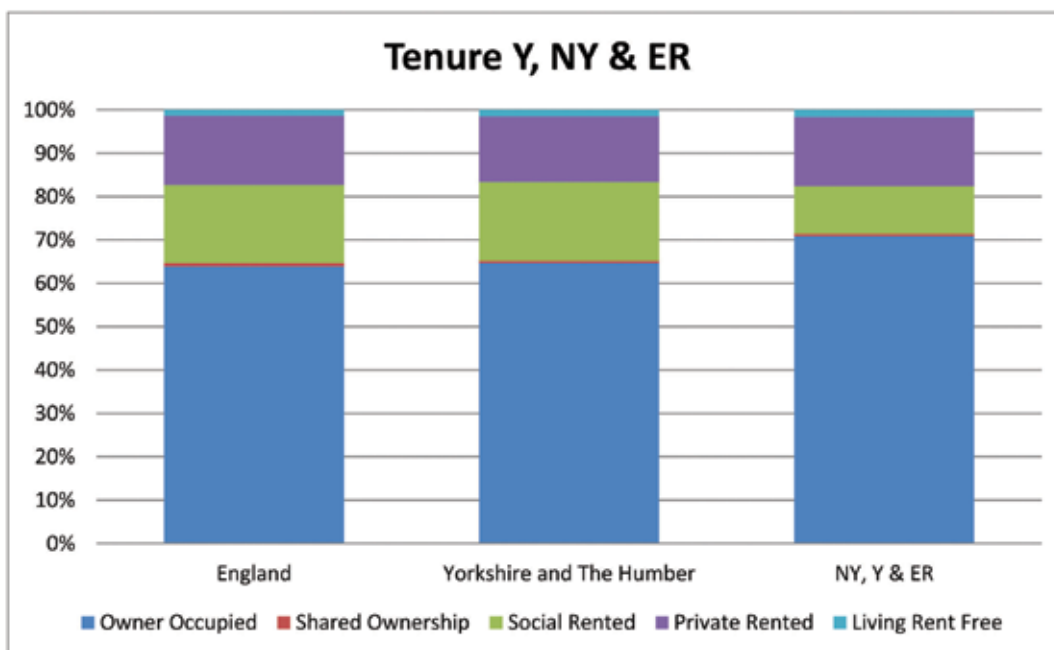
Source: ONS Census 2011



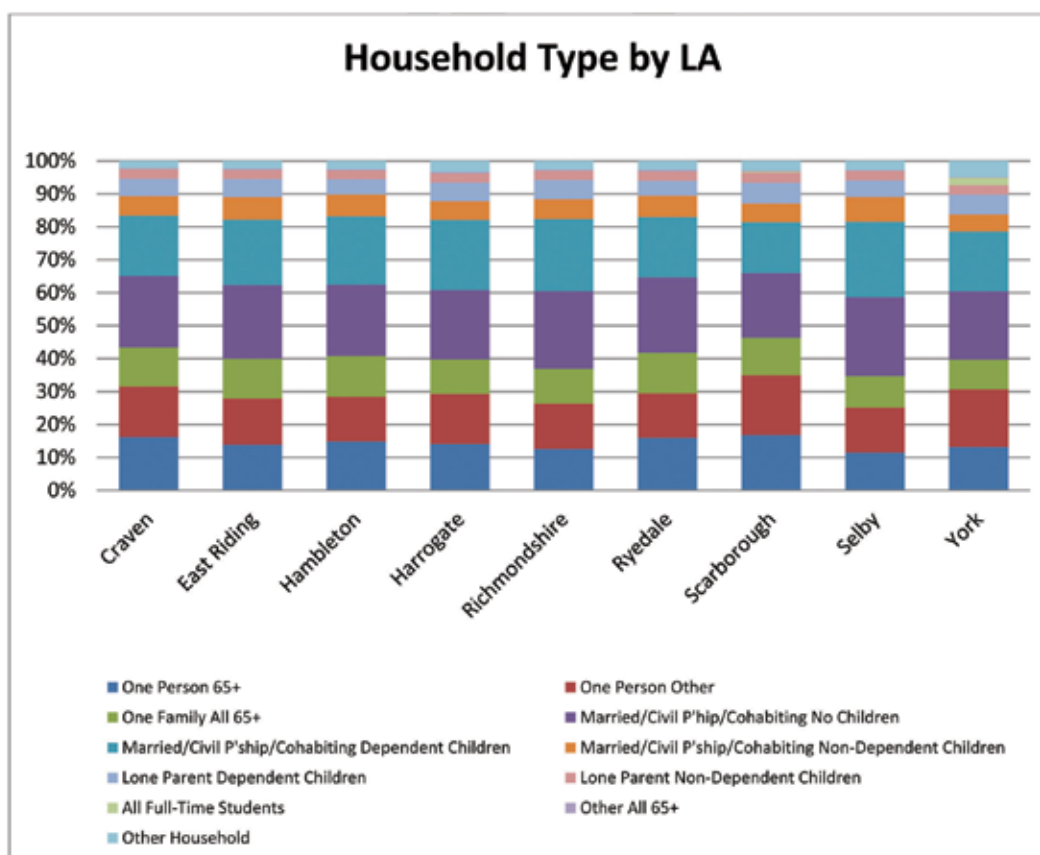
Source: ONS Neighbourhood Statistics



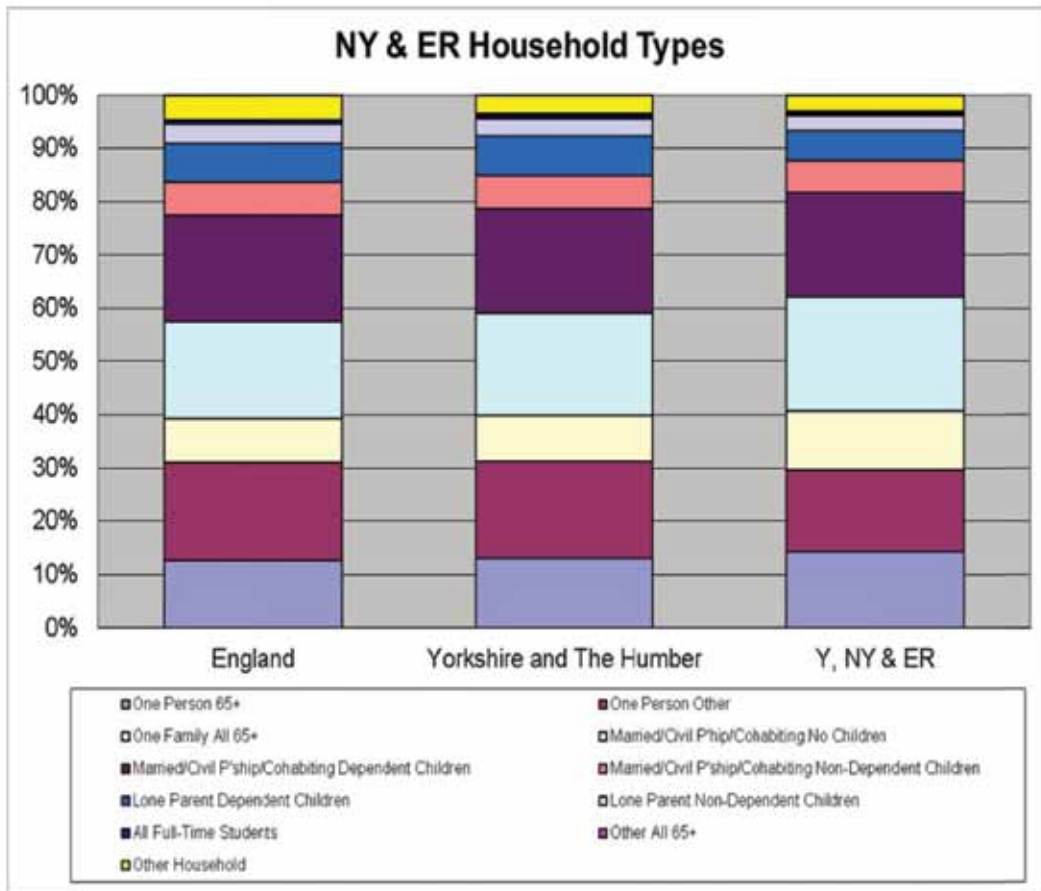
Source: ONS Neighbourhood Statistics



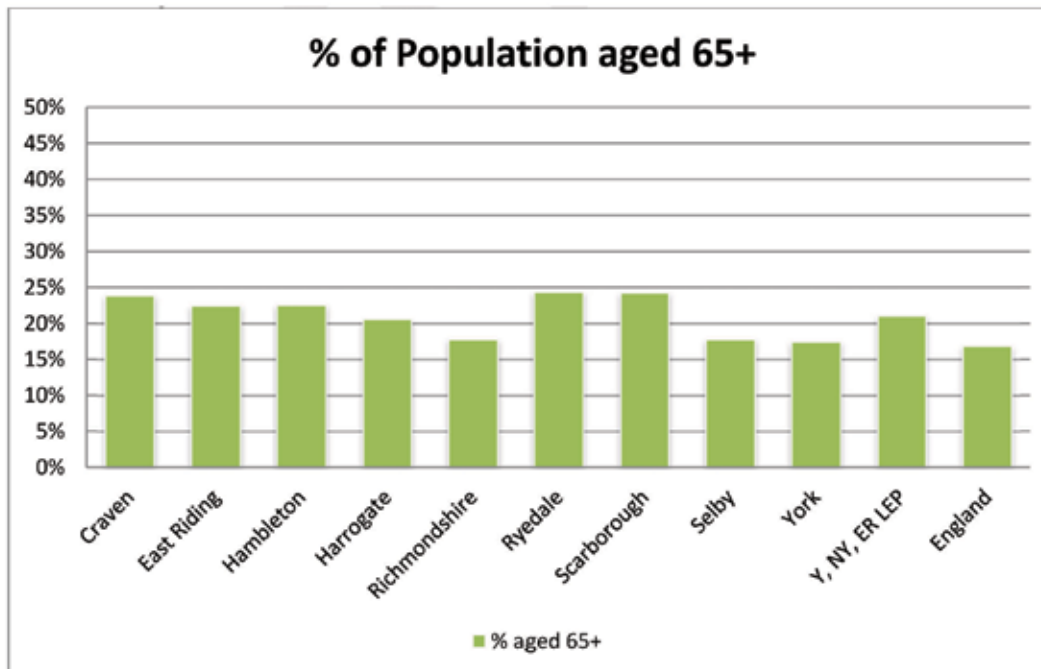
Source: ONS Neighbourhood Statistics



Source: ONS Neighbourhood Statistics



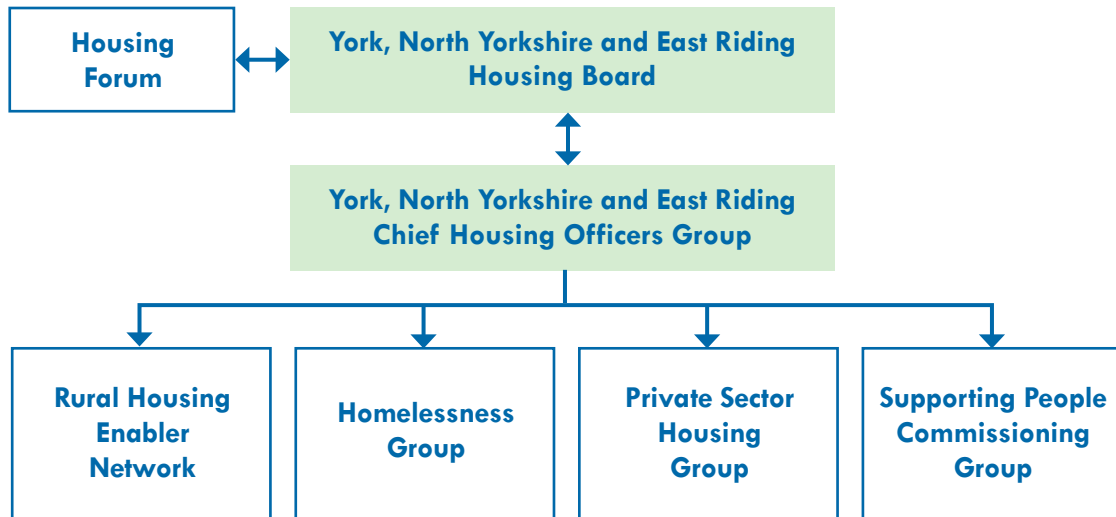
Source: ONS Neighbourhood Statistics



Source: ONS Neighbourhood Statistics

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Sub Regional Technical Groups



■ Housing Forum

The Housing Forum comprises Council Members and officers and representatives from a wide range of housing and support providers within the sub-region. It provides a sounding board through which The Board and other groups consult on key policy documents and initiatives as well as being a vehicle for promoting and sharing good practice and innovation. Its views are reported to the Housing Board and it currently Chaired by the Housing Board Vice Chair.

The Forum will perform an important role in supporting the development and delivery of the Action Plan. It will advise and feed back on performance and flag up areas that require review in the light of changing policy or good practice.

■ Officer Groups Chief Housing Officers Group

The Chief Housing Officers Group provides technical support and advice to the Board. It comprises Chief Housing Officers from all the local authorities, plus

representatives from North Yorkshire County Council, the two National Parks, the Homes and Communities Agency, the Health and Well Being Boards and housing association representatives. It is responsible for identifying new initiatives, championing good practice, ensuring that accurate performance and monitoring information is reported to the Board, responding to new challenges and delivery issues as they arise. It also plays a key role in liaising with colleagues from other disciplines both within their own local authorities and through other sub-regional groups such as the Development Plans Forum and Planning Officers Group.

This Group is further supported by specialist technical groups - the Homelessness Group, Private Sector Housing Group, the North Yorkshire Rural Housing Enabler Network and the Supporting People Commissioning Group, which each have responsibility for driving forward aspects of the strategy and key actions related to their area of expertise and identified in the Action Plan, as well as carrying out more detailed monitoring to ensure delivery. There is a Chief Housing Officer representative on each of these groups.

Homelessness Group

Role: to increase homelessness preventions through joint working and sharing best practice.

Attended by: Housing Options Team Leaders from each Local Authority and County Council.

Private Sector Housing Group

Role: To improve the quality of our housing stock and work with the private sector

Attended by: Local Authority Private Housing lead officers

Rural Housing Enabler Network

Role: to increase the supply of Rural Affordable Housing.

Attended by: Local Authority and Registered Providers who are funding partners of the Network.

Supporting People Commissioning Group

Role: To manage and oversee the locally ring fenced budget for housing related support services in North Yorkshire and services that are managed in partnership.

Attended by: NYCC, the District and Borough Councils, Probation and the Health community

A3

Consultation Record

Date	Consultee(s)	Stage
July/August 2014	Housing/Planning Officers from each Local Authority and National Parks and Y, NY and ER LEP	Development of vision and priorities
21 July 2014	Briefing for Gypsy, Romas, Traveller, Showman sub group	
5 Sept 2014	Agenda item at Y, NY and ER Chief Housing Officers Group	
10 Sept 2014	Briefing at RHE Network Meeting	
22 Sept 2014	Topic of Housing Forum Agenda item at Housing Board	
21 Oct 2014	Briefing for Supporting People Commissioning Body and Homelessness Group	
24 Oct 2014	Presentation/workshop at North Yorkshire Partnership Conference	
18 Nov 2014	Agenda item at North Yorkshire Development Plans Forum	
25 Nov 2014	Briefing for Private Sector Group	
28 Nov 2014	Agenda item at Y, NY and ER Chief Housing Officers Group	
8 Dec 2014	Topic of Housing Forum Agenda item at Housing Board	
Jan 2015	Wider Partners - Publication on Website	Consultation Draft
Feb 2015	Agenda item at Harrogate and District Housing Forum	
24 Feb 2015	Agenda item at North Yorkshire Development Plans Forum	
26 Feb 2015	Agenda item at Home Builders' Federation Yorkshire Planning Meeting	
3 March 2015	Agenda item at NYCC Corporate Management Board	
6 March 2015	Agenda Item at Y, NY and ER Chief Housing Officers Group	
16 March 2015	Topic of Housing Forum Agenda item at Housing Board	

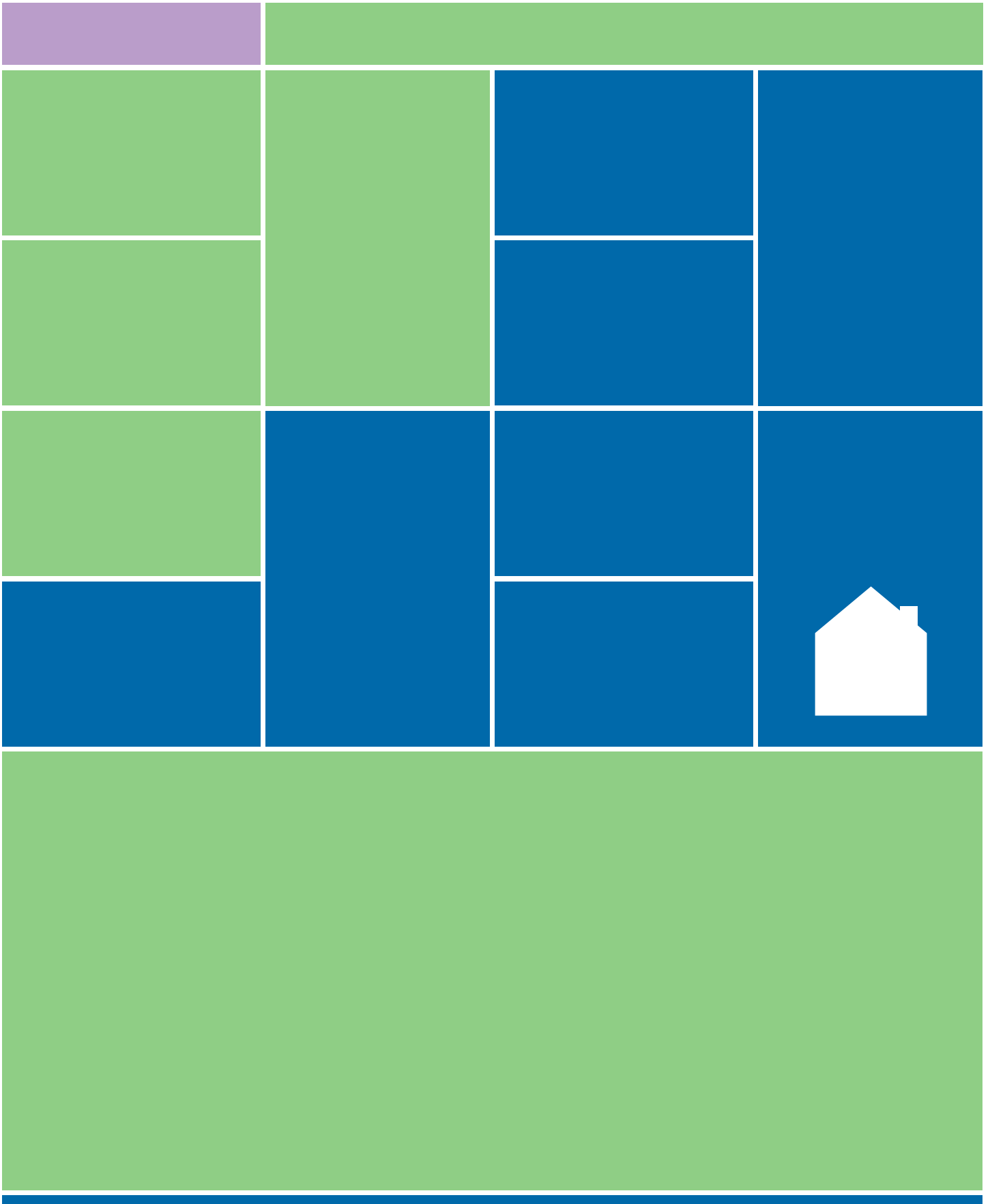
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Equalities Impact Statement (EIA)

A full copy of the Equalities Impact Statement is available on request:

nycyerhousing.co.uk 

Notes



This information is available in alternative formats and languages



York, North Yorkshire and East Riding Housing Strategy 2015-21

Executive Summary

This Housing Strategy sets the strategic priorities for housing growth and delivery from 2015 to 2021 and covers the York, North Yorkshire and East Riding Local Enterprise Partnership (LEP) area. The York, North Yorkshire and East Riding Housing Board will be responsible for its development, implementation and delivery.

The document sets out how we will work with stakeholders to deliver the housing aims of the LEP and Housing Board members. Investing to increase the supply of housing is at the core of the Strategy.

Evidence supporting the priorities in the strategy is presented against **five main themes**:

- affordability and the supply of homes
- our geography
- changing demography
- quality of our housing stock
- homelessness and specific needs groups

■ Affordability and the Supply of Homes

The demand for homes in many parts of York, North Yorkshire and East Riding is strong, despite the recent national economic downturn, with house prices continuing to remain high compared to regional and national averages. House price to income ratios are higher than the average for England in four of our nine local authority areas and North Yorkshire has the five least affordable areas to live in Yorkshire and Humber.

The appeal of the area means that there is not only pressure in the housing market from residents and newly forming households but also from commuters, retirees and second/holiday homes owners. This impacts on housing availability, communities, land prices and affordability.

The supply of new homes in all tenures falls well short of demand. Data for York, North Yorkshire and East Riding shows a marked increase in the number of housing sites where development has started from 2012/13 to 2013/14, particularly by the private sector. However, there has been no real change in the number of dwellings completed over the period.

The lack of housing which households can afford has been identified by the Housing Board and the LEP as a constraint on local and sub regional economic growth and on community prosperity.

■ Our Geography

Our housing markets are shaped by the mixed economy and geography of our area. We need our housing offer to keep pace with both the needs and aspirations of our communities and the demands of our growing and ambitious economy. Many areas face additional housing market challenges due to either their rural or coastal location. The unique geographic mix presents a range of specific housing issues for the Strategy to address.

■ Changing Demography

The age profile of our area is changing rapidly. According to mid-year population estimates from 2012, only 16% of our population is aged 16 to 30 and 46% are aged 30 to 64. 21% of the York, North Yorkshire and East Riding population is aged over 65 years¹ compared to 16% in England. This is the 6th highest proportion of the population aged over 65 of the 39 LEP areas in England. This and the smaller than average proportion of working age households provides challenges both for new supply, existing housing, services and facilities and local economies.

■ Quality of Our Housing Stock

The overarching aim of the Strategy is to develop more new homes. That said, new homes count for less than one per cent of the total stock each year and innovative asset management to maintain and improve the quality of our existing stock in all tenures is fundamental to delivering our priorities. The strategy seeks to make best use of existing homes and look at ways to use both the private rented and owner occupied sectors to address local housing needs. Housing quality has a significant impact on our lives. Investing in our homes and ensuring standards are maintained delivers a wide range of positive outcomes, not just for individual households but for the area as a whole

■ Homelessness

Addressing the needs of homeless households and preventing homelessness remains a key priority. We know that preventing homelessness is more cost effective than dealing with its consequences², and it delivers far better outcomes for those concerned. The priority and resource given to this means homelessness has reduced significantly in our area in recent years, despite the economic downturn and against national trends. We are keen to continue to maximise the opportunities afforded by an area wide strategic approach to addressing homelessness and particularly homelessness prevention.

¹ <http://neighbourhood.statistics.gov.uk/dissemination/Info.do?m=0&s=1413807718094&enc=1&page=analysisandguidance/analysisarticles/local-enterprise-partnership-profiles.htm&nsjs=true&nsc=false&nsvg=false&nswid=747>

² Evidenced Review of the Cost of Homelessness, DCLG, August 2012.

■ Vulnerable Households and Specific Needs Groups

A lack of suitable accommodation can significantly affect the support, care or treatment of a vulnerable person. Certain vulnerable groups within our communities experience difficulties in accessing appropriate housing and housing related support, for example people with mental health issues or those with learning or physical disabilities. Additional assistance is often required to ensure that these residents are not further disadvantaged or socially isolated as a result.

Whilst there is some specialist supported housing provision in the sub-region for vulnerable groups, demand exceeds supply and there is a shortage of accommodation for those clients ready to move on to more independent housing and for younger people to access training, education and employment.



Westfields at Osmotherley

■ Vision, Priorities and Proposals

The vision for the Housing Strategy is:

‘To enable the delivery of more new homes and for all housing to be of a quality, type and size which meets the needs of our urban, rural and coastal communities and supports economic growth’



The Tannery, York

The vision aims to address nine priorities for delivery under the main themes.

Issue	Priority
Affordability and Supply	1. Work with partners to increase the supply of good quality new housing across all tenures and locations (in line with Local Plans/site allocations).
Geography	2. Ensure that our housing stock reflects the needs of urban, rural and coastal communities.
Demography	3. Ensure that our housing stock meets the diverse needs of our population at all stages of their lives, reflecting changing local demographics and promoting social cohesion.
Quality	4. Via policy guidance and negotiation, ensure new homes are of high design and environmental quality, regardless of tenure. 5. Continue to make best use of our existing stock and ensure that it is of a decent quality to meet the needs of our communities. 6. Ensure all homes have a positive impact on health and well being and are affordable to run.
Homelessness	7. Continue to reduce homelessness.
Vulnerable Households and Specific Needs Groups	8. Ensure Housing is allocated fairly and on the basis of need. 9. Provide appropriate housing and support for those with specific housing needs.

The vision and priorities cover not only the need for affordable housing, as in previous housing strategies, but also our aims and ambitions in relation to increasing housing supply overall. One of the main aims of the Housing Strategy is to help deliver the York, North Yorkshire and East Riding Strategic Economic Plan and the resulting 2014 'Growth Deal' from Government.

The main housing aims in the Growth Deal focus on delivery of over 3,000 new jobs and 4,000 new homes. In summary these are:

- support housing and employment growth ambitions by investing in major strategic development sites in Northallerton, Catterick Garrison, Middle-Deepdale in Scarborough and Selby creating over 4,000 new homes

- double house building and triple the delivery of affordable housing (compared to 2012-14 build rates). This will mean delivery to the maximum annual housebuilding rate identified in the existing Local Plan of each authority in the LEP area
- deliver local strategic housing priorities and outcomes in response to priorities identified in the Strategic Economic Plan (SEP) and Local Growth Deal Implementation Plan, including work on older persons and rural housing
- get up-to-date Local Plans in place, deliver effective strategic planning by working together and across boundaries, and ensure delivery of housing in Local Plans.

The priorities are supported by detailed proposals, as set out below.

Priority 1 - Work with partners to increase the supply of good quality new housing across all tenures and locations	
PROPOSALS	
1	Double our house building rate to 5,400 completions per year and triple affordable housing delivery to 1,600 per year (compared to 2012-14 build rates by delivering the maximum annual housebuilding rate identified in Local Plans).
2	Get up to date Local Plans in place (in line with Growth Deal requirement).
3	Ensure that new housing development provides jobs, skills and apprenticeships for local people.
4	Increase the number and diversity of house builders/providers/landlords to enable delivery in urban and rural areas.
5	Enable and support self build, custom build and community led housing to add to supply.
6	Support the viable delivery of affordable housing via Planning Gain and other means (Rural Exception Sites, 100% affordable housing developments) and bring empty properties back into use.
7	Increase diversity and choice in terms of size, type and tenure to meet the needs of our communities.
8	Maintain an up to date understanding of our housing markets and housing need across all tenures.
9	Improve communication with communities affected by new development and seek to address areas of concern.
Priority 2 - Ensure that our housing stock reflects the needs of urban, rural and coastal communities	
PROPOSALS	
1	Continue to support the Rural Housing Enablers (RHE) Network and RHE team.
2	Respond to changes to the affordable housing threshold on 'small sites' and the impact of the Vacant Building Credit.
3	Address the needs of coastal housing markets including tackling deprivation and poor quality private rented and owner occupied housing.
4	Address falling populations in the National Parks and use housing to sustain balanced communities.
5	Address urban housing needs and affordability across all tenures (linked with Priority 1).
Priority 3 - Ensure that our housing stock meets the diverse needs of our population at all stages of their lives	
PROPOSALS	
1	Increase the number and range of homes suitable for our aging population across all tenures.
2	Increase the number, quality and range of homes suitable for working age households, including in the private rented sector and for first time buyers, to enable mixed and sustainable communities.

Priority 4 - Via policy guidance and negotiation, ensure new homes are of good design and environmental quality, regardless of tenure

PROPOSALS

1	Work closely with house builders, land owners and Registered Providers to communicate our aspirations and needs around quality and design and the integration of affordable homes on new build, conversion and/or refurbishment schemes.
2	Explore opportunities to use innovative methods of construction to deliver new, high quality homes.
3	Ensure affordable housing, particularly that delivered via Planning Gain, is flexible and of a quality and size suitable for a range of households and for maximum occupancy if needed.

Priority 5 - Continue to make best use of existing stock and ensure it is of a decent quality to meet the needs of our communities

PROPOSALS

1	Develop and maintain an understanding of the condition of existing stock.
2	Identify and use opportunities to redevelop exiting residential or commercial stock for new housing.

Priority 6 - Ensure all homes have a positive impact on health and well being and are affordable to run

PROPOSALS

1	Explore opportunities to use innovative methods of construction to deliver new, high quality homes (link to Priority 4).
2	Continue to deliver investment in Energy Efficiency works and make best use of Disabled Facilities Grants.
3	Reduce the impact that poor housing has on health and well being.

Priority 7 - Continue to reduce homelessness

PROPOSALS

1	Continue and improve partnership working to prevent homelessness.
2	Improve access to prevention and Housing Options services.
3	Improve support for young people.
4	Increase suitable housing options.
5	Reduce the use of temporary accommodation and improve quality.

Priority 8 - Ensure affordable housing is allocated fairly and on the basis of need

PROPOSALS

1	Support the sub regional Choice Based Lettings system or other allocation policies as agreed locally.
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Priority 9 - Provide appropriate housing and support for those with specific needs

PROPOSALS

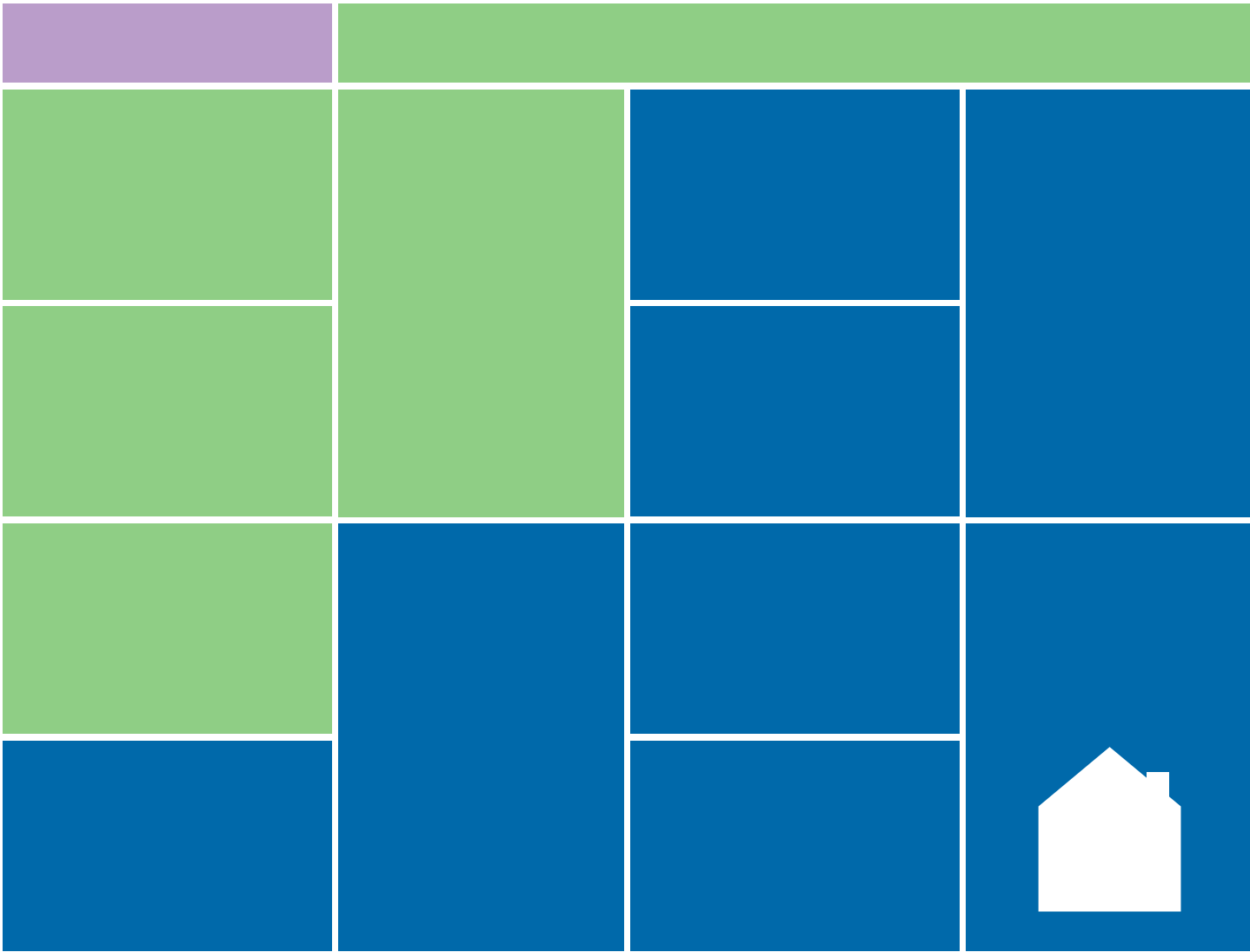
1	Identify new and improved opportunities to provide housing and support for households with specific needs.
2	Continue the good practice and joint working across the sub region in relation to Gypsies, Roma, Travellers and Showpeople.

■ Delivery

The strategic responsibility for delivering the Vision, Priorities and Proposals of this Strategy lies with the Housing Board, which will work closely with the LEP. Delivery of the areas' housing priorities will be ensured through development of a strategic action plan, underpinned by local action plans in each Local Authority, which will be reviewed each year. The Housing Board is responsible for development of this action plan and monitoring performance against the targets within it. The Board will also scrutinise and challenge areas of underperformance and look to ways to mitigate this.



The Chocolate Works, York



The Strategy was formally adopted by the York, North Yorkshire and East Riding Housing Board in April 2015 and is available on our website at nycyerhousing.co.uk



This information is available in alternative formats and languages

APPENDIX D

**York, North Yorkshire & East Riding Housing
Strategy 2015-18**

*Housing Board
Year 1 Action
Plan 2015/16*

PRIORITY 1 Work with partners to increase the supply of good quality new housing across all tenures and locations (in line with Local Plans/site allocations)

PROPOSAL	Housing Board Actions 2015-16
Double our house building rate and triple affordable housing delivery (compared to 2012-14 rates)	<ol style="list-style-type: none"> 1. <i>Set and agree annual targets for market and affordable completions (urban rural & coastal)</i> 2. <i>Work closely with and provide biannual reports to the Y, NY & ER LEP Board on progress against housing aims in the Growth Deal (house building rate, local plans strategic sites, rural and older people)</i> 3. <i>Develop and promote of opportunities to enable new housing via the Local Growth Fund (freedoms and flexibilities)</i>
Help to get Local Plans in place (in line with Y, NY & ER Growth Deal requirement)	<ol style="list-style-type: none"> 4. <i>Provide peer to peer support and performance via the Board in relation to the adoption of Local Plans in each Local Authority area via a Local Plans agenda item at each Board meeting</i>
Work with LEPs to ensure that new housing development provides jobs, skills and apprenticeships for local people	<ol style="list-style-type: none"> 5. <i>Work with the LEPs in our area to increase jobs, training and skills in the construction industry and related sectors.</i>
Increase the number and diversity of house builders and RPs to deliver new homes	<ol style="list-style-type: none"> 6. <i>Maintain and strengthen relationships with delivery partners by inclusion of HBF and NHF reps on the Housing Board</i>
Maximise delivery of Affordable Housing via planning gain and other means	<ol style="list-style-type: none"> 7. <i>Establish a Y, NY & ER LEP wide Registered Provider forum and identify and engage with RPs not active in the area to promote potential opportunities</i>
Increase diversity and choice in size, type and tenure to meet the needs of our communities (within the confines of welfare reform)	<p style="text-align: center;"><i>Delegated to the North Yorkshire HomeChoice Board, and Harrogate BC Housing Allocation Scheme/ERYC Housing Waiting List</i></p> <ol style="list-style-type: none"> 8. <i>Undertake a review of the North Yorkshire Tenancy Strategy 2012</i>

Maintain an up to date understanding of our housing markets and housing need	<i>Delegated to Local Authorities</i>
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PRIORITY 2 Ensure that our housing stock reflects the needs of communities across urban, rural and coastal areas

PROPOSALS	ACTIONS 2015-21
Continue to Support the Rural Housing Enabler Network and RHE Team	9. <i>Support the funding of the RHE Network to deliver 100 new affordable homes per year across Y, NY & ER as per the Growth Deal. Delegate responsibility for delivery to the RHE Network</i>
Address falling populations in the National Parks and use housing opportunities to sustain communities	<i>Delegated to relevant Local Authorities/National Parks and the Rural Housing Enabler Network</i>
Respond to any changes to the affordable housing requirements on 'small sites' and the impact of the Vacant Building Credit	10. <i>Continue to lobby re the outcome of the policy review.</i>
Address the needs of coastal housing markets including tackling deprivation and poor quality private housing	<i>Delegated to relevant Local Authorities</i>
Address urban housing needs and affordability across all tenures	<i>Delegated to Local Authorities</i>

Priority 3 Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives

PROPOSAL	ACTIONS 15-16
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Increase the number & range of homes suitable for our aging population across all tenures	11. <i>Link to NYCC Community Strategy and local Health and Well Being Boards</i>
Increase the number & range of homes suitable for young and working age households, particularly newly forming households and first time buyers to enable mixed and sustainable communities.	<i>Delegated to Local Authorities</i>

PRIORITY 4 Via policy guidance and negotiation, ensure new homes are of high design and environmental quality

PROPOSAL	ACTIONS 15-16
Work closely with house builders, land owners and Register Providers to communicate our aspirations and needs around quality and design	<i>Delegated to Local Authorities</i>
Explore opportunities to use innovative methods of construction to deliver new, high quality homes	<i>Delegated to Local Authorities</i>
Ensure Affordable Housing, particularly via Planning Gain, is flexible and of a quality/size suitable for a range of households and max. occupancy if needed	<i>Delegated to Local Authorities</i>

PRIORITY 5 Continue to make best use of existing stock and ensure it is of a decent quality to meet the needs of our communities	
PROPOSAL	ACTIONS 15-16
Develop and maintain and understanding of the condition of existing stock	<i>Delegated to Local Authorities and the Private Sector Group</i>
Identify and use opportunities to re develop existing residential or commercial property for new housing	<i>Delegated to Local Authorities and the Private Sector Group</i>

Priority 6 Ensure all homes have a positive impact on health and well being and are affordable to run	
PROPOSALS	ACTIONS 15-16
Continue to deliver investment in Energy Efficiency	<i>Delegated to LAs and the Private Sector Group</i>
Reduce the impact that poor housing has on health and wellbeing	<p>12. <i>Maximise the opportunities that the Better Care fund brings and include a Health and Well Being Board representative on the Housing Board</i></p> <p>13. <i>Continue to operate the Disabled Facilities Grants System (delivery delegated to Local Authorities)</i></p>

PRIORITY 7 Continue to reduce Homelessness	
PROPOSALS	ACTIONS 15-16
Continue and Improve partnership working to reduce homelessness	<i>Delegated to Local Authorities and the Homelessness Group. The Board will encourage Local Authorities to work towards Gold Standard Status for Homelessness services.</i>
Improve access to services	

Improve support for young people	
Increase suitable housing options	
Reduce the use and increase the quality of temporary accommodation	

PRIORITY 8 Ensure Housing is Allocated Fairly and on the Basis of Need	
PROPOSALS	ACTIONS 15-16
Support the sub regional Choice Based Lettings approach and local solutions where appropriate	<i>Delegated to the NY Home Choice Board, Harrogate BC and ERYC as appropriate</i>

PRIORITY 9 Provide appropriate Housing and Support for those with Specific Needs	
PROPOSALS	ACTIONS 15-16
Identify new and improved opportunities to provide housing and supported living for households with specific needs	<i>Delegated to Local Authorities and the Supporting People Commissioning Group</i>
Ensure Safeguarding Policies are in place and fit for purpose	

TITLE OF DOCUMENT: CRAVEN HOUSING AND HOMELESSNESS INTEGRATED ACTION PLAN
SHORT TITLE: CRAVEN HOUSING ACTION PLAN

This document details the actions required by Craven District Council to:

- a) Support delivery of shared priorities and Core Activities identified within the Sub-regional Housing Action Plan for 2015/16
- b) Meet local priorities identified within the Craven Council Plan, Housing Service Plan and Craven Homelessness Strategy 2015/21

The Craven Action plan contains both Housing and Homelessness Delivery Plans with milestones which have been transferred from our 2014/15 Action plan as they were not achieved or are “on-going” actions and new actions for 2015 onwards.

HOMELESSNESS STRATEGY DELIVERY PLAN

Priority 1: Reducing Homelessness						
Actions	Milestones	2015/16	Lead	Partner	Measurable Targets	Financial Resources* 2015/16
CHHSAP 9 Improve Access to the Private Rented Sector (PRS)	(A) Commence Private Rented Lettings project	Q1	CW	Private Rented Sector Landlord + Lettings Agent	Service Level Agreement signed	£ 24,000
	(B) Evaluate Lettings Project	Q4	NP/CW		Evaluation Report	
	(C) Formalise Private Rented Sector Offer (PRSO)	Q3	NP/CW	Environmental Health PRS Landlords	PRSO Finalised	
	(D) Promote Private Rented Sector Offer	Q3	NP/CW	Environmental Health	PRSO Publicity presented	
CHHSAP 13 Sustain levels of homelessness prevention activity and improve interventions available	(E) Deliver North Yorkshire & York Single Homeless Action Plan (NY&Y SHAP) & Rough Sleeper Pathway (inc. the No Second Night Out (NSNO) Protocol)	Q4	NP	Sub-Regional – local Authorities	Performance Monitoring Reports on progress	Sub-regional Funding
	(F) Develop exit strategy for NY&Y SHAP Projects and NSNO Protocol when funding ceases March 2016	Q4	NP/CW	Sub-Regional – local Authorities Skipton Baptist Church Voluntary & Community Sector	Exit strategy developed and included in Homeless Prevention Toolkit	Sub-Regional Funding £10,000
	(G) Review the Homelessness Prevention Toolkit	Q3	CW	ALL Partners	Homelessness Toolkit Publicity	£79,000
CHHSAP 7 Respond to the effects of Welfare Reform	(H) Support the introduction of a Credit Union	Q3	PS	Skipton South Project Credit Union Support Provider	CHSAP 2 No.of cases where Housing Benefit problems have been resolved by intervention and homelessness has been prevented	£ 26,320
	(I) Finalise Department of Work & Pensions Local Support Service Agreement (LSSA)	Q3	NP/SH WRTG	Revenues & Benefit Team Horton Housing	LSSA Finalised	
	(J) Revise Discretionary Housing Payments (DHP) Policy	Q3	NP/SH	Welfare Reform Task Group	DHP Spend	N/a
	(K) Secure funding for Welfare Reform Support Worker (WRSW) 2016 onwards	Q4	NP/CW/ WA	Horton Housing and Welfare Reform Task Group	Service Level Agreement signed	N/a

Priority 2: Improving the quality and accessibility of housing services						
Actions	Milestones	2015/16	Lead	Partner	Measurable Targets	Financial Resources* 2015/16
CHHSAP 10 Develop and Improve homelessness and housing advice services	(L) Update of webpages	Q3	NP	Housing Forum	CHSAP 3 Number of Households accessing the Housing Options Service CHSAP 4 Number of cases where homelessness has been prevented or relieved CHSAP 5 Number of homelessness applications where a decision has been made SH 13 % of households accessing HOS who have been assisted in the prevention of Homelessness CHSAP 6 Number of Rent in Advance and Bonds Awarded	£ 5,150
	(M) Evaluate outreach provision and implement response (subject to capacity)	Q4	CW	Support Providers		
	(N) Policy Committee decision on Homelessness Strategy	Q3	NP/WA	Members/Councillor Foster		
	(O) Pass Peer Review - Achieve Bronze by Dec 2015	Q3	CW	ALL Partners		
	(P) Incorporate recommendations of Homelessness Strategy and Peer Review into Housing Options Improvement Plan and implement	Q4	CW/NP	N/a		
	(Q) Carry out review of Homelessness 2015/16	Q4	NP/CW	ALL Partners		N/a
CHHSAP 12 Continue to ensure that housing support is available for homeless and vulnerable people	(R) Deliver NY Gypsy, Roma, Traveller and Showpeople Action Plan	On going	NP	Horton Housing	Completion of projects	N/a
	(S) Final draft of GRTS policy presented to members of Craven spatial Planning Sub Committee prior to wider consultation	Q3	Planning Policy		Final GRTS Policy completed	N/a
	(T) Monitor prevalence of households with Drug & Alcohol Issues accessing Housing Options Services	Q3	NP	New Horizons	Review completed	£ 3,350
	(U) Set up Rural Spot Purchase arrangement with New Horizons	Q2	NP	New Horizons Sub-Regional Local Authorities	Service Level Agreement in place	
	(V) To support and contribute towards Review of Young People's Services	Q4	CW/NP	North Yorkshire County Council –Children & Young People	Review completed	
	(W) Review and develop support services in partnership with Supporting People	On going	WA/NP	North Yorkshire County Council – Health & Adult services	Reviews completed	
CHHSAP 8 Safeguard Equal access to North Yorkshire Home Choice	(X) Complete “non bidding” survey and Implement findings	Q3	CW/MH (YH)	Yorkshire Housing	Survey report shared with stakeholders	N/a

Priority 3: Increase Range and quality of temporary and supported accommodation options						
Actions	Milestones	2015/16	Lead	Partner	Measurable Targets	Financial Resources* 2015/16
CHHSAP 11 Increase range and quality of temporary and supported accommodation options available	(Y) Evaluate viability of Platform for Life bid	Q2	NP/JW	Registered Provider	Evaluation completed	N/a
	(Z) Homelessness Hostel Options Report to Policy Committee for a decision	Q3	JW	Registered Provider	SH 12 LOS for households in accommodation arranged by the LA	N/a

HOUSING DELIVERY PLAN

Priority 4: Enabling the provision of more affordable housing						
Actions	Milestones	2015/16	Lead	Partner	Measurable Targets	Financial Resources* 2015/16
COUNCIL PLAN PRIORITY: CP 14/18/05 Take advantage of opportunities to bid for appropriate funding to sustain economic growth through housing development and secure a minimum of 160 new affordable homes over 4 years	(AA) On-going – work with the Housing Boards & LCR to deliver development Opportunities within the Y,NY&ER & Leeds City Region Local Enterprise Partnerships	On-going	WA	Y,NY&ER Housing Board + registered provider partners	SH 10 Number of affordable homes delivered 40 Homes	£ 3,650 + COMMUTED SUMS
	(BB) Work with landowners & developers	On-going	EG	Registered Provider		
	(CC) Get Craven Building “approval in principle” implemented a) Purchasing shared ownership units on s106 sites b) Building private rented housing on CDC sites	Q4	DS	To be identified		
	(DD) To consider amendment to Interim Affordable Housing Policy in light of SHMA evidence base and amend targets as necessary	Q3	Planning Policy	JW	Revised IAHP in place	
	(EE) Local Plan submitted to the Secretary of State	Q3	Planning Policy		Local Plan Published	
	(FF) To work with RPs and landowners/developers to maximise access to 1 Bed properties	On going	JW/EG	Registered Providers		
CHHSAP 2 – Return empty properties into use and maximise the benefits from the Empty Homes Reserve	(GG) Promote opportunities to registered providers to acquire/lease and refurbish/renovate empty properties	Q3	WA	Registered Providers	CHHSAP 1 Vacant dwellings returned to occupation or demolished (exc. BRIA)	Empty Homes Reserve
	(HH) Investigate impact of Council Tax charging system, withdrawal of Empty Homes Grant and reduced resources on levels of Empty Homes and implement corrective action	Q4	NP	Revenues & Benefit team		

Priority 5: Ensure that our housing stock reflects the needs of our community now and at all stages of their lives

Actions	Milestones	2015/16	Lead	Partner	Measurable Targets	Financial Resources* 2015/16
NEW CHHSAP N1 To ensure that our housing stock reflects the needs of our community and at all stages of their lives	GENERAL (II) To either adopt national standards through the Local Plan process <i>or</i> consult with RPs and adopt standards which ensure affordable housing is flexible and of suitable quality and size	Q3	JW	Planning Policy/ Registered Providers		
	(JJ) Request and analyse/summarise partner RP's Growth Strategies to identify barriers and resolve issues	Q3	JW	Registered Providers	Summary of RP Growth Strategies completed	
	(KK) Assist RHE in delivery of Sub Regional Affordable Housing Target	On-going	WA	Registered Providers	None	£ 6,500 + Hosting
	(LL) Contribute to National Park Consultation	Q1	JW/WA			
	(MM) Work with the National Park to revise local lettings policies impeding take up	Q2	JW	Yorkshire Dales National Park		
	(NN) Spatial Planning Committee adopts Sub Regional Guidance changes within the revised Interim Affordable Housing Policy	Q2	Planning Policy	JW	Revised Interim AH Policy Adopted	
	OLDER PERSONS (OO) To find out from NYCC the housing and care needs of ageing population to inform identification of sites	Q3	JW	North Yorkshire County Council	NOTE: NYCC currently in procurement – driven by NYCC timescale	

Priority 6: Maintaining and improving existing Housing Stock

Actions	Milestones	2015/16	Lead	Partner	Measurable Targets	Financial Resources* 2015/16
Amend: CHHSAP 4 Maintain and improve existing housing stock in Craven including increasing its energy efficiency	ENERGY EFFICIENCY (PP) Assist Green Deal provider to identify properties suitable for Green Deal interventions	On going	CT	Better Homes Yorkshire	Better Homes Targets to be advised	
CHHSAP 3 Improve health outcomes and the wellbeing of residents by investing and improving housing in Craven	(QQ) Support delivery of works to improve health outcomes as part of NYCC Innovation Grant Programme	ON going	NP	NYCC, AWCCCG		
	(RR) Work with CHIA to deliver emerging Better Care Funding outcomes	On going	NP	CHIA		
	(SS) Work to develop/deliver NYCC Winter Health outcomes	Q3	NP/WA	NYCC	Local Winter Health Projects developed	
	(TT) Assist to develop emerging Craven Health & Well-being Strategy	Q4	SHu	Housing Services	H&WB Strategy published	
CHHSAP 5 Review and update the Private Sector Renewal (PSR) Policy	(UU) Complete Review of PSR Policy incorporating findings from Stock Condition & health Impact Assessment surveys	Q2	NP	CCG , NYCC, CHIA, SME's		
	(VV) Submit Private Sector Renewal Policy to Policy Committee for consideration	Q3	NP	WA	Policy Committee approves PSR Policy	

*Financial resources in addition to officer time

GLOSSARY:

KEY			
AWCCCG	Airedale, Wharfedale and Craven Clinical Commissioning Group		
BC	Borough Council		
CBL	Choice Based Lettings		
CHHSAP	Craven Housing & Homelessness Strategy Action Plan		
CHIA	Craven Home Improvement Agency (support provider of Handyman Services and administrator for Disabled Facilities Grants)		
CT	Catherine Thornton	Senior Environmental Health Officer	cthorton@cravenc.gov.uk
CW	Claire Willoughby	Housing Options Manager	cwilloughby@cravenc.gov.uk
EH	Environmental Health (Craven District Council)		
EMG	Equalities Monitoring Group		
ERYC	East Riding & York Councils		
HC	Home Choice		
H&WB	Health & Well-being		
MH (YH)	Michael Hewson	Neighbourhood Services Manager (Yorkshire Housing)	Michael.hewson@yorkshirehousing.co.uk
NP	Nina Pinder	Housing Policy & Contracts Officer	npinder@cravenc.gov.uk
NY	North Yorkshire		
NYCC	North Yorkshire County Council		
PRS	Private Sector Landlords		
PS	Paul Shevlin	Chief Executive	pshevlin@cravenc.gov.uk
PSR	Private Sector Renewal		
RP	Registered Providers (aka housing associations, registered social landlords)		
SH	Stephanie Harling	Revenues and Benefits Team Leader	SHarling@cravenc.gov.uk
SHu	Sharon Hudson	Communications Manager	shudson@cravenc.gov.uk
SMEs	Small and Medium-sized Enterprises		
WA	Wyn Ashton	Environmental Health & Housing Services Manager	washton@cravenc.gov.uk
WRTG	Welfare Reform Task Group		
Y,NY&ER	York, North Yorkshire & East Riding (Partnership area for sub-regional Housing Strategy)		
YP	Young People		