

North Yorkshire Sub-Regional Housing Strategy

Draft for consultation

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CHAPTER 1: SETTING THE SCENE

1.1 Introduction

- 1.1.1 Historically, the eight local housing authorities in York and North Yorkshire, North Yorkshire County Council and their partners have worked in collaboration to develop housing services across the County.
- 1.1.2 This joint working has increased and become more formalised over recent years, both in response to demands for sub-regional decision making arising from the formation of the Regional Housing Board – now Housing and Regeneration Board - and the introduction of the Single Capital Pot for housing investment, and also in recognition of the increased capacity and benefits that sharing resources and best practice can bring to smaller district authorities.
- 1.1.3 This first sub-regional housing strategy builds on the joint work undertaken to date, providing a shared vision for housing for North Yorkshire.

1.2 Vision and Priorities

- 1.2.1 The vision for the North Yorkshire Sub-Regional Housing Strategy, agreed following consultation with stakeholders, flows from the visions and key themes identified through the Yorkshire and the Humber Regional Housing Strategy and the North Yorkshire Sustainable Community Strategy and the City of York Sustainable Community Strategy.

‘To make York and North Yorkshire an inclusive place where everyone can have access to decent affordable homes and effective support when they need it.’

The ambitions and priorities for this Strategy were first articulated in North Yorkshire’s bid for resources to the Regional Housing Board for the period 2008-2011.

North Yorkshire Sustainable Community Strategy

The Sustainable Community Strategy for North Yorkshire 2008/18 sets out the overarching strategic direction and long-term, sustainable vision for the economic, social and environmental well-being of North Yorkshire. It forms a building block for the North Yorkshire Local Area Agreement (LAA) – essentially the Strategy’s delivery mechanism.

Affordable housing is identified as one of North Yorkshire’s ten priority actions, with specific aims to:

- increase the amount of affordable housing available to local people
- provide older people and also vulnerable groups with affordable accommodation and appropriate support to enable independent living and integration into their surrounding community
- work to prevent homelessness occurring, through advice services, mediation and support.

City of York Sustainable Community Strategy – York Without Walls

The City of York’s Sustainable Community Strategy – York Without Walls 2008 - 2025 – sets out the City of York’s overarching strategic direction. It identifies seven key themes for the City of York, one of which is to make the City of York and Inclusive City. York’s specific housing actions, included in that theme, are to:

- increase availability of affordable, ‘life standard’ ‘sustainable’ housing in balanced communities
- work with neighbouring council’s to develop new approaches to affordable housing
- reduce homelessness.

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Whilst there has been a change in the economic climate since the bid for 2008-11 resources was made in May 2007, consultation with stakeholders in March 09 specifically in connection with developing this strategy confirmed that the key housing challenges and priorities for North Yorkshire remain unchanged.

North Yorkshire remains an area of high demand and high house prices. Stakeholders identified the broad housing policy agenda around 'Access to Housing' as both critical and central to the development of a North Yorkshire Housing Strategy.

1.3 Ambitions

1.3.1 In order to deliver the vision, the strategy signals a number of ambitions that stakeholders share in respect of delivering housing and housing services across the sub-region notably to:

- Ensure that the homes and services we deliver are of an excellent quality, are efficient, represent good value for money and reflect a culture of continuous service improvement
- Support the development of a wider range of housing choices and facilitate customer access to these choices through the provision of universal, clear and transparent advice about existing housing and housing support services
- Directly invest in and encourage private investment in existing housing stock of all tenures within North Yorkshire, to ensure its sustainability and availability to meet the sub-region's current housing needs
- Strengthen linkages to strategic economic development and regeneration priorities and maximise opportunities for additional affordable housing delivery through joint working with planning colleagues
- Develop a better understanding of the housing needs of the communities across York and North Yorkshire including

vulnerable groups and those with particular needs such as Gypsies and Travellers and Migrant Workers.

1.4 Purpose of this Strategy

1.4.1 This strategy sets out how North Yorkshire will contribute towards delivery of the Regional Housing Strategy and the Sustainable Community Strategies for North Yorkshire and the City of York Council.

1.4.2 The strategy sets out overarching priorities and does not detail specific projects within the North Yorkshire Sub-Region. Nor does it set out plans for the numbers or distribution of housing generally – this is covered within the current Regional Spatial Strategy and will be covered in the forthcoming Integrated Regional Strategy.

1.4.3 To provide more detail at a local level, the strategy will be underpinned by local action plans produced by each of the participating authorities. These local action plans will be tailored to balance each authority's own local circumstances and priorities against the challenges and opportunities to deliver against wider strategic targets.

1.4.4 This is essentially a six year strategy, covering priorities identified in the current 2008-2011 investment period and the following investment period, which it is anticipated will run from 2011 – 2014. A mid-term review is planned during 2011/12 to review the achievements and outcomes from the 2008/11 investment round, check progress against the priorities for 2011-14 and begin to identify the key themes and actions for 2014 onwards. This mid term review will also allow reviews against other emerging key strategies, including the Leeds City Region Housing and Investment Strategy and the emerging Integrated Regional Strategy.

1.4.5 Work on preparing this current strategy has taken place alongside work on the Leeds City Region Housing and Investment Strategy and these documents will complement one another.

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1.5 The York and North Yorkshire Sub-Region

The York and North Yorkshire sub-region is one of the country's most beautiful and varied places with stunning countryside and coast and a rich heritage. It includes:

- the historic yet forward thinking City of York
- two of England's nine national parks - the Yorkshire Dales and the North York Moors
- the Heritage Coast, three Areas of Outstanding Natural Beauty, over 12,000 listed buildings and many thousand more monuments and archaeological sites, including a World Heritage Site at Fountains Abbey

The City of York has a population of around 191,00, whilst the rest of North Yorkshire has a combined population of around 582,000 people in an area covering 3,012 square miles, making it the county with the second lowest population density in England.

20% of the population outside City of York live in the two main towns of Harrogate and Scarborough, with the remainder living in other market towns, including the District Council administrative centres of Malton, Northallerton, Richmond, Selby and Skipton, and in smaller towns and villages.

In Council terms, North Yorkshire predominantly operates as one of the relatively few two-tier local authority areas, with the seven district Councils working alongside North Yorkshire County Council, whilst the City of York is a unitary authority.

There is a mixture of stockholding and non-stockholding council housing authorities – Harrogate, Richmond, Selby and City of York all retain their stock of Council Homes and have no current plans to transfer, whilst Craven, Hambleton, Ryedale and Scarborough have all transferred their former Council stock to locally operating Registered Social Landlords under Large Scale Voluntary Transfer (LSVT).

Map to be inserted



As well as these LSVT stockholders, there is also a large number of both national and smaller local Registered Social Landlords operating across North Yorkshire.

1.6 Local Housing Issues

Housing affordability is probably the greatest issue facing North Yorkshire. This results in difficulties for local people finding suitable accommodation they can afford in the areas they want to live and, in more extreme cases, results in homelessness.

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The issue of affordability is compounded by a high level of second home ownership, particularly in rural areas, coastal areas and National Parks.

Housing markets cross local authority administrative boundaries and the dynamics of the markets within the sub-region are complex and challenging. Three housing market dynamics have been identified as influencing the sub-region:

- The Golden Triangle- stretching across North Leeds, Harrogate and York
- Tees Valley Link- affecting Hambleton , Richmondshire and northern parts of Scarborough District
- Hambleton/York link representing district commuting

Scarborough also has coastal housing market links to East Riding

In common with most of the United Kingdom, North Yorkshire has an increasing ageing population. Figures from the census indicate that 18% of the population of North Yorkshire were over 65 in 2001. This figure is projected to increase by around 50% by 2020.

This creates challenges not only in ensuring provision of specialist appropriate affordable housing for those who need it, but also ensuring that people can remain sustainably in their own homes if that is their choice.

Council and Housing Association housing is relatively scarce in North Yorkshire, so there is great reliance on private sector accommodation, both owner-occupied and rented to meet local housing need. Social housing stock (Council and Housing Association) makes up only just over 12% of the total housing stock in North Yorkshire, compared to 21% in Yorkshire and the Humber and 19% in England as a whole. It is therefore imperative that this stock is maintained to a high standard, is improved where appropriate, and is as accessible as possible to those who need it.

At the present time, most data used to inform this strategy has been collected and commissioned at an individual local

authority level. However, some sub-regional research has been completed, such as the Gypsy and Traveller Accommodation Assessment and the Black and Minority Ethnic/Migrant Workers Study. Development of this sub-regional strategy has flagged the need to procure further research at a sub-regional level, particularly in respect of providing up to date information on Strategic Housing Market Assessments and Private Sector Stock Condition. The York and North Yorkshire Housing Partnership have made provision for some central funding to be available for this purpose, however it is likely that this will need to be supplemented by local authority complementary funding.

More details about these issues and the sub-region's response can be found in Chapter 4.

1.7 North Yorkshire's Priorities

North Yorkshire is very different to other parts of the Yorkshire and Humber Region. Whilst recognising the need to align with regional objectives, stakeholders are keen to support a strategy that reflects North Yorkshire's unique identity to ensure it retains a voice and continued funding for its priorities.

The priorities for housing in North Yorkshire continue to reflect the three themes of the Regional Housing Strategy:

- Creating better places (including supporting economic growth and market town renaissance, delivering affordable housing and responding to the needs of rural communities)
- Delivering better homes, choice and opportunity (including focus on decent, healthy and energy efficient homes for all and promoting sustainable home ownership products)
- Fair access (including tackling homelessness and delivering appropriate and suitable housing for groups that require specialist provision).

Whilst there are some clear regeneration challenges in Scarborough North Yorkshire does not have the scale of

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growth, renewal and regeneration issues associated with some of the larger conurbations in the Yorkshire and Humber Region, Nevertheless, sustained but comparatively modest investment can, will and does make a huge impact in North Yorkshire in respect of delivering locally significant outcomes which substantially improve our residents' quality of life.

Case Study – Deprivation

Scarborough has the highest levels of deprivation within the whole of North Yorkshire with 7 Super Output Areas (SOA's) within the most 10% deprived in the country. This amounts to around 20% of the total population of the town, and includes two large social housing estates and large concentrations of private rented stock. Whilst neighbourhood regeneration and neighbourhood management initiatives are being developed to drive forward the regeneration of the social housing estates, the bigger challenge is within the private rented sector.

1.8 Regional Context/Key Regional documents

1.8.1 Links with Planning, Transport and Economic Development

This strategy has been compiled within the context of other current key regional strategies and priorities, including the Regional Spatial Strategy (RSS), which clearly sets out housing target figures.

Local Development Frameworks (LDFs) across the sub-region, although at different stages, have been taking account of the RSS and new Planning Policy Statement 3 (PPS3). In many cases local authorities are considering thresholds below the PPS3 minimum, because there is evidence of such a high level of need for additional affordable housing.

The Sub-regional Investment Plan (SRIP) sets out the priorities for economic investment in York and North Yorkshire through to 2014 which includes:

- Specific Geographic Programmes for the Urban Renaissance towns of Scarborough and Selby

- The North Yorkshire Market Towns Programme - prioritising Catterick/Richmond, Northallerton, Skipton, Malton/Norton, Whitby and Knaresborough; and also including Helmsley, Kirbymoorside, Bedale, Boroughbridge, Pickering and Settle
- The Rural Enterprise Capital Programme - to support the development of new business space within rural areas of the region.

It is also important to remember the importance of housing development to support economic sustainability and growth in other urban and rural service centres outside those named in the Rural Enterprise Capital programme, examples including Harrogate and Settle, which neither fall into the growth agenda for the Leeds City Region nor into Yorkshire Forward's rural market towns programme.

The partnership is also keen to maximise the opportunities afforded by the decision by the MoD to name Catterick Garrison as the first Super Garrison. With identified land capacity to increase the population from 13,000 to 25,000 and with a potential additional 2,500 homes to serve the military expansion it is crucial that housing growth and affordability issues are addressed since this proposal will have a sub-regional, not just a local, impact.

The sub-region's housing plans are also closely linked to regional transport policies, such as the improvements in connectivity that the upgrades of the A1 and A66 will bring, together with other improved road and public transport links associated with the City Regions.

1.8.2 City Regions

North Yorkshire is unusual in that its boundaries do not accord with a single City Region area - Craven, Harrogate, Selby and City of York are all formal partners within the Leeds City Region. The remaining North Yorkshire authorities are not formal City Region partners but still fall within the wider

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influence of both the Leeds and the Tees Valley City regions and have varying degrees of linkage with both.

The influence of Leeds City Region is especially strong and, whilst those local authorities within it need to have the ability to maximise funding opportunities there is also a need to ensure that issues particular to North Yorkshire (especially rural issues) are not overlooked or jeopardised.

The proposed City Region Growth Point at York North West will provide major benefits for both Leeds City Region and North Yorkshire and will attract additional funding into the sub-region.

This is indeed a challenging time, still with considerable uncertainty, and there is a need to retain sufficient flexibility within the strategy to allow authorities to pursue their City Region aspirations whilst not compromising the priorities of the sub-region as a whole. However, as matters become clearer the sub-region may need to review its position and approach towards strategic investment to ensure key priorities are delivered.

1.8.3 Regional Structures and Integrated Regional Strategy

Following the Sub-National Review of Economic Development and Regeneration, regional decision-making structures have been reviewed in 2009/10. Some aspects of this review have still to be implemented at the time of writing this strategy, including the finalised arrangements for future funding allocations and the impact of the Leeds City Region Forerunner Status, plus the developing role of the single conversation with the Homes and Communities Agency.

A new Regional Housing and Regeneration Board has been established to replace the former Regional Housing Board, and plans are in place to review sub-regional structures in line with these changes. More details about the current structures can be found in Chapter 2.

Under the new structures a Single Integrated Regional Strategy (IRS) is to be produced, but this will not be completed in time to

inform this first North Yorkshire Housing Strategy. The IRS will seek to make appropriate linkages between housing, transport, planning and economic development, both in policy and spatial terms.

1.9 National policy and strategy context

In writing this strategy, North Yorkshire has had to have regard to the national policy and strategic context for housing, which is currently going through major changes.

The strategy reflects current Government thinking on strategic housing, in particular those set out in the Audit Commission paper “Building Better Lives” issued in September 2009, which makes specific recommendations for key players in strategic housing and also encourages effective housing partnerships within two tier districts. This document champions a good strategic approach to housing.

The strategy has also been checked against the Audit Commission’s draft Key Lines of Enquiry checklist for strategic housing, draft issued in July 2009.

Other influencing documents include Planning Policy Statement 3 (PPS3) on housing, the role and findings from Strategic Housing Market Assessments, the report on Rural Housing by Matthew Taylor and a raft of Government initiatives aimed at mitigating the effects of the current national economic downturn, many relating to homelessness and repossessions prevention and increasing the provision of affordable homes nationally.

1.10 Equality and Diversity

Equality legislation has helped challenge much discrimination and prejudice, and the forthcoming Equalities Bill will increase legislative protection to all those falling within the seven recognised strands of diversity.

Housing plays a fundamental role in everyone’s life and influences people’s access to opportunities. The authorities

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joining together in partnership to produce this Strategy are committed to responding to the diverse needs of the communities of York and North Yorkshire.

An Equality and Diversity Impact Assessment has been carried out on this strategy. (The Action Plan arising from this assessment will subsequently be appended as Appendix 3.)

1.11 Social Cohesion

In accordance with regional themes of access, place and better homes the partnership is particularly supportive of developments that will create good quality homes, mixed and balanced communities and increase access to housing through provision of mixed tenure homes such as Derwenthorpe, York which is identified as a Regional Flagship Intervention.

Case Study : Derwenthorpe, York

Derwenthorpe is an exemplar partnership approach, between City of York Council and Joseph Rowntree Foundation and seeks to create a high quality, inclusive and sustainable community on the edge of York which will provide approximately 540 homes, including 135 to rent, 81 part ownership and homes for sale at varying prices.

It is an example of good practice and innovation which will result in the creation of a truly mixed-income, mixed tenure community with high-quality, eco friendly, energy efficient homes that are flexible and adaptable as well as being well-managed and maintained. It will offer residents housing to meet their needs at different stages of their housing life cycle by having a mix of flexible tenures and a balanced range of housing types, sizes and affordability.

Every home will have 'Lifetime Homes' features and will be accessible and adaptable to all members of the community. Additional levels of provision will be made for those with severe disabilities. Every home will be environmentally efficient, with high levels of insulation and heated through a bio mass district

heating system fueled from sustainable sources. Each home will have solar space to take advantage of solar gain and properties will also have mechanical heat recovery ventilation systems. The scheme aims to achieve Code for Sustainable Homes Level 4 across the development with some homes achieving Level 5. Derwenthorpe will be a beacon for York and a model of excellence for the UK with all homes benefiting from high quality design and environmental standards within a safe and environmentally friendly community with high standards of landscape and public open space.

Aiming to reduce the dependence on car ownership through regular bus services, a car club and a cycle path link to wider cycle network sit comfortably with both local and strategic transport policies.

The proposal aspires to set new standards in design, sustainability and affordability that will inspire and encourage others working in the 'urban extension' context, as well as provided access to much needed good quality affordable homes in York.

Derwenthorpe will be managed by Joseph Rowntree Housing Trust which has over 100 years experience of managing a mixed income community. They have a proven track record of managing many aspects, including unadopted areas, green spaces and community facilities with the intention of guaranteeing long term quality and success. The scheme also provides opportunities for follow up research, as well as the benchmarking of this 'village' against other new sustainable communities across the country.

The promotion of sustainable development is central to all housing schemes. Local Development Framework policies throughout the sub-region place emphasis on environmentally sustainable development and a reduction in social inequalities and disadvantage within communities. Affordable housing is well integrated within private housing schemes and pepper

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potting of tenure is a requirement that is clearly set out in affordable housing policies.

Middle Deepdale/Eastfield Regeneration Case Study

Middle Deepdale is one of the most strategically important housing and regeneration projects throughout the whole of the county. The overall proposal is for the development of 92 acres for housing on 2 sites located immediately to the north of the Eastfield estate. Eastfield is situated 4 miles south of Scarborough town centre and is one of the most deprived neighbourhoods within North Yorkshire. The Middle Deepdale project is designed to not only provide much needed housing for Scarborough town but also unlock the regeneration of Eastfield.

The development of Middle Deepdale was initially identified through the 1999 Local Plan and consists of two significant development areas, one within private ownership and the other owned by Scarborough Borough Council. The two development areas would provide for the development of up to 1200 new homes including a significant proportion of affordable housing. The affordable housing provision will also include a new Extra Care scheme. The development also can provide the impetus for significant regeneration opportunities for the adjoining Eastfield estate.

Eastfield was developed in the immediate post war period as a municipal housing estate, with on-going development over the past 50 years. It currently has a population of 6,500, with around 50% of the population living in social housing. Eastfield suffers from high deprivation and is ranked as one of the most 10% deprived wards in the country and is the second most deprived ward within the whole of North Yorkshire. Key problems include high number of people in receipt of benefits, high unemployment and high levels of anti-social behaviour and crime. Significant investment is required to tackle these problems and bring forward regeneration in Eastfield.

A masterplan for Middle Deepdale has been developed, which will include significant regeneration benefits to Eastfield. The key to this is ensuring that there is close integration between the new development and Eastfield both in terms of physical links and specific regeneration initiatives. The key regeneration benefits that are envisaged through the proposal, aside from the affordable housing include:

- Re-modelling of the retail area on Eastfield High Street including redevelopment of key strategic sites
- Potential new school provision
- New employment opportunities for local people including construction training opportunities
- New community facilities

The Council is working closely with its partners in the private and public sectors and with RSL's to bring forward the development as soon as possible with a view to starting on site in 2010

1.12 Tackling Climate Change

The sub-region is at the forefront of developing planning policies and taking advantage of other opportunities to ensure that new housing is provided in an environmentally sustainable way. The sub-region is also looking at encouraging existing homeowners to tackle climate change, directly through promotion and provision of grants and loans for energy efficiency, renewable energies; and indirectly through work to tackle fuel poverty. More details can be found in Chapter 4.

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CHAPTER 2 - PARTNERSHIP WORKING

2.1 Introduction

There is a recognition across North Yorkshire that there are many issues of commonality across the eight local authorities and that in an area where resources may be limited there are substantial gains to be made through effective partnership working.

Historically, the need to increase joint working and the pooling of resources has been a key strategic aim and sub-regional partnership working will be a fundamental mechanism in terms of ensuring delivery of this strategy.

Sub-regional working is already embedded within North Yorkshire and since 2005 a number of formal and informal partnerships have been developed across the sub-region including cross boundary working and the sharing of services, such as between Hambleton and Richmondshire, with further investigation of similar partnerships between other authorities underway.

Since late 2007, like the rest of the country, North Yorkshire has felt the impact of the economic downturn and has been required to respond to these challenges through proactive and innovative working practices such as piloting a sub-regional service using the Valuation Agency Office to undertake financial viability assessments on sites where there is an affordable housing requirement.

2.2 Key Objectives of Partnership Working

Strong partnership working in the future will ensure:

- An effective and informed governance structure to balance, agree and deliver key strategic priorities
- Funding opportunities are maximised, at a time when resources are declining
- North Yorkshire retains an effective political voice within the Region, particularly in respect of rural issues

- North Yorkshire retains its national profile for being a sub-region that is proactive and innovative for developing housing solutions
- Good practice is shared amongst all stakeholders
- Consistency across local authorities that will in turn strengthen North Yorkshire's strategic positioning
- Value For Money
- There is equal access to good housing and support services for all North Yorkshire residents

2.3 Delivering Partnership Working

The Regional Housing Strategy 2005 was the first document to contain a sub-regional housing statement for North Yorkshire and to identify key issues and priorities.

In May 2007 the newly formed North Yorkshire Strategic Housing Board approved **the Investment Bid** for the period 2008-11, clearing setting out its key priorities.

Tools: Joint Working Initiatives, Governance and Resources

The key strategic issues identified in 2005 have been addressed primarily through:

- the formation of the **North Yorkshire Strategic Housing Board** in May 2007.
- the establishment of a **Rural Housing Enabler Network in June 09**
- Joint working initiatives, particularly, the **Enhanced Joint Working Project** and associated actions plans
- the formation of the **North Yorkshire Housing Forum** in 2005
- Existing officer groups such as **North Yorkshire Chief Officers Group** and **North Yorkshire Planning Officers Group**
- The establishment of a **County Homelessness Group and a North Yorkshire Single Homelessness Strategy**

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- The creation of **Supporting People Partnerships** for North Yorkshire and City of York
- the appointment of a dedicated **North Yorkshire Housing Strategy Manager** in March 2007.
- the appointment of additional sub-regional staff to drive forward key projects and manage sub-regional monitoring and performance.

More details of North Yorkshire's progress in achieving its 2005 Regional Housing Strategy targets can be found in Chapter 6.

The Partnership is also seeking to develop a sub-regional website and a brand identity by December 2009

2.4 Joint Working

2.4.1 Audit Commission Affordable Housing Review and Enhanced Joint Working Project

The North Yorkshire Enhanced Joint Working Project was developed in response to an affordable housing review undertaken by the Audit Commission in 2006 within which all North Yorkshire local authorities (except York) participated. Through this innovative project a number of themed based sub-regional Draft Action Plans have been developed to provide a better understanding of sub-regional housing issues, promote more effective and focused joint-working across the sub-region and form a robust evidence base on which to determine investment priorities in the future. The Actions Plans addressed a number of key themes:

- Strategic Housing Role
- Land Assembly and the work of the Rural Housing Enablers
- Using the LDF process and making best use of planning tools to enable the provision of more affordable housing
- Homelessness
- Private Sector Housing

The Action Plans have proved very useful sub-regional tools for improving affordable housing delivery. The progress that has

been made was clearly evident when the Plans were subject to review in 2008. These Plans have proved useful in forming the framework for developing this strategy and its contents. The strategy will supercede previous action plans and ensure future delivery of key sub-regional actions and priorities through an over-arching strategic Action Plan and a suite of local action plans that will sit beneath it.

Lead local authorities and specialist sub groups including the RHE Network, the County Homelessness Group and the Private Sector Group will remain charged with driving forward strategic priorities. Development of the strategy will provide the opportunity to revisit the terms of reference of these specialist groups to ensure they remain focussed and challenged and to strengthen further links that already exist with North Yorkshire Chief Officers Group and the sub-regional partnership board.

Progress in respect of key strategic actions and priorities will continue to be monitored on an annual basis by the North Yorkshire Strategic Housing Board.

2.4.2 IDEa Rural Excellence Programme

Rural Excellence is a programme based on mentoring in order to improve delivery of affordable housing in rural areas. North Yorkshire's involvement in 2007/8 extended to housing officers, planners and members from a number of local authorities and the National Parks and brought about the following key outcomes:

- Improved links with Parish Councils
- Guide to arranging parish events
- Member visits to schemes
- Sub-regional Section 106 protocol
- Improved negotiation skills
- Sub-regional service for undertaking Financial Viability Appraisals using the Valuation Office Agency

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2.5 Governance and Formal Structures

2.5.1 North Yorkshire's Contribution to Regional Governance

A strong political voice at the regional level will continue to be critical in terms of securing funding and influencing policy making in the future.

North Yorkshire will continue to retain a strong regional profile offering support and contributions towards the development of regional housing policy through Member representation on the Regional Regeneration and Housing Board.

2.5.3 Sub-regional Governance

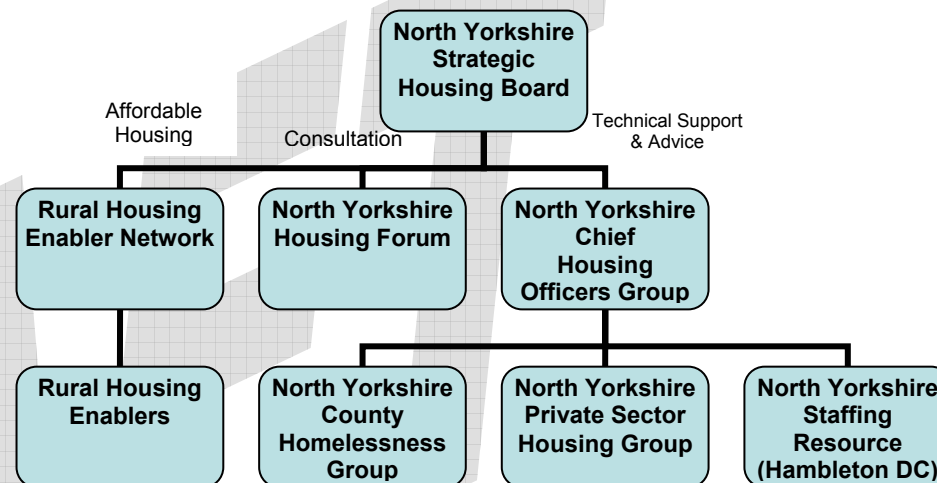
A strategic governance structure is well established within North Yorkshire within which partnering is delivered through strong political sign up; consultation with key stakeholders and housing providers and technical support from 'experts', including planning officers.

A North Yorkshire Strategic Housing Board was created in May 2007 to ensure political sign up to and ownership of the sub-regional housing programmes. It comprises one elected member representative from each of the North Yorkshire Local Authorities, one from the County Council and one from each of the National Park Authorities.

However, in the light of the Sub National Review, both the Region and Sub-region are currently in a period of transition in respect of their governance arrangements. The Regional picture is now becoming clearer and with that clarity will come the need for North Yorkshire to shortly review its own structures, both to ensure strategic alignment and also to ensure that it retains an effective and influential 'housing voice', at the regional level, particularly in respect of delivering its rural affordable housing agenda.

Whilst there are still many unknowns, it is widely accepted by stakeholders that structural changes will bring new challenges and the need to manage them in a balanced and mature

fashion. However, until Regional changes are confirmed and embedded, the sub-region will retain its existing governance which is set out below:



2.6 Partnership with Stakeholders, providers and other groups

Regional and sub-regional partnerships with Stakeholders, providers and other groups are embedded through the following:

- Regional Housing Forum
- North Yorkshire Housing Forum
- North Yorkshire Strategic Partnership (NYSP), City of York Strategic Partnerships and local Strategic Partnerships.
- North Yorkshire and City of York Supporting People Strategies/Boards (Chief Housing Officer representation on NYSP ensures shared priorities and strategic alignment)

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2.7 Partnership through Specialist Technical Groups

Partnership working is also delivered through joint working via the following groups:

- North Yorkshire Chief Housing Officers' Group
- North Yorkshire Rural Housing Enablers Network (NYRHE)
- North Yorkshire Planning Officers Group
- York and North Yorkshire Partnership Unit
- Other Established Sub-regional Practitioner Groups
 - County Homelessness Group
 - County Private Sector Housing Group
 - Housing and Planning Officers Group
 - Development Plans Forum
 - Gypsy and Traveller Steering Group
 - Sub-regional Research Group
- Other specialist regional groups in which North Yorkshire participates:
 - Housing Advisory Group
 - Regional Homelessness Forum
 - Regional Monitoring Group
 - Regional Gypsy and Traveller Group
 - Yorkshire and Humberside Empty Property Forum
 - Northern Adaptations Group
 - Regional Housing Forum Rural Affordable Housing Group
 - Northern Rural Housing Enablers Network
 - Northern Affordable Housing Group

These sub-regional and regional groups will continue to play an important role in advising on technical matters, developing innovative solutions and ensuring delivery of priorities both at the strategic and local level.

Case Study – Making Safe

Making Safe began as a partnership between a number of statutory and voluntary sector agencies who work together in Scarborough and Ryedale to reduce levels of homelessness amongst victims of Domestic Violence.

The project works by enabling the victims of Domestic Violence to remain in their own homes and not suffer the added trauma of homelessness through the removal of the perpetrator. Victims and their families receive the support they need to remain living in the family home and the Police removes the perpetrator of the violence. Offenders are offered accommodation and support on the condition they do not re-offend and they engage with Probation Services offender management programmes.

The project is recognised nationally as good practice and in 2008 won the prestigious Butler Trust Award for innovative offender management services.

In 2008/9 the project was successfully rolled out across North Yorkshire.

2.8

Close working with the National Parks

Two National Parks lie within the sub-region: The North York Moors National Park and the Yorkshire Dales National Park. Local authorities work closely with the Parks both at Member and Officer level. In these areas delivery affordable housing is particularly challenging because of tougher planning policies. Partnership working will need to balance the need for greater flexibility to address local housing needs against the need to protect these special environments. It is hoped that this difficult issues can be addressed through continued political representation on the North Yorkshire Strategic Housing Board, officer representation on key officer groups and local steering groups and continued support from the National Park Authorities on key projects, e.g .Rural Excellence.

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2.9 Involvement in Other Regional Priorities

2.9.1 Golden Triangle Project

The sub-region also has stakeholder interest in the Golden Triangle Partnership. This is a partnership between Leeds City Council, Harrogate Borough Council and City of York Council, which was established in 2003. The Golden Triangle Partnership is an important laboratory for developing innovative solutions to affordable housing issues, more recently affordable housing products, which can be tried and tested and then rolled out across the rest of North Yorkshire.

2.9.2 Leeds City Region and Tees Valley City Region

Four of the local authorities within North Yorkshire (York, Selby, Harrogate and Craven) lie within the boundaries of the Leeds City Region and have a place on the Leeds City Region Board. The four northern local authorities lie within the sphere of influence of the Tees Valley City Region. As well as representing their own local interests local authorities provide a voice for North Yorkshire within these forums, influencing emerging strategic objectives of the City Regions and ensuring that they provide sufficient flexibility to enable North Yorkshire to delivery its strategic objectives.

Historically there has been an open approach towards the sharing of information and good practice/ideas between North Yorkshire officers and their colleagues at the City Regions. This practice will continue to ensure that strategies are informed and are not developed in isolation.

2.10 Development of New Groups/Forums

The development of new groups/forums to further extend partnership working across North Yorkshire will be encouraged particularly in specialist areas where there are currently gaps in information/knowledge or our understanding could be better including Gypsies and Travellers and the Private Rented Sector.

2.11 Dedicated staffing resources for North Yorkshire

The sub-region recognises the need to allocate adequate resources to sub-regional working and the North Yorkshire Strategic Housing Board will continue to make available sufficient monies to embed partnership working and deliver key priorities or projects. However, it is likely that these monies will need to be match funded through local authority and other stakeholder (e.g. RSL) contributions, as they are currently. The nature and extent of the resources required will need to be reviewed regularly to ensure they are appropriate and sufficient to delivery partnership priorities.

To date partnership working has resulted in the employment of the following dedicated officers:

- A part time Housing Strategy Manager, a post funded by local authority contributions. (This post, initially for two years, has now been extended until end of March 2011).
- A Regional Loans Officer to promote and administer the Regional Home Loans Service in North Yorkshire
- A part time Monitoring/Programme Officer (funded up to end of March 2011)
- A part-time sub-regional Gypsy and Traveller Project officer (funded up to end of March 2011)
- 6.5 rural housing enablers for North Yorkshire (funded up to end of March 2011)
- A Sub-regional Choice Based Lettings Officer

The sub-region is also now seeking to engage a local organisation, HARP, to provide a sub-regional co-ordinator on a 12 month contract to manage delivery of a number of identified actions to tackle the threat of repossessions.

2.12 Sub-regional Website and Branding

(Note for consultation draft – this work is taking place alongside the development of the strategy document.)

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Draft for consultation

The sub-regional developed a Partnership website at the end of 2009. This provides a vehicle for posting information and minutes from partnership meetings as well as key contact details. Specific areas of the site are dedicated to key projects for example the RHE Programme and work around Gypsies and Travellers. It also has links to sites of other key stakeholders/interest groups at both the regional and local level.

Launch of the website has enabled information to be more readily available and accessible to our partners. It reflects the partnership's desire to become more accountable and transparent to stakeholders and encourage two way dialogue.

Alongside development of the website has been the creation of a Partnership brand that reflects the unity embedded across North Yorkshire.

2.13 Sub-regional Procurement

Examples of sub-regional work already undertaken include the North Yorkshire Gypsy and Traveller Accommodation Assessment and the North Yorkshire Black and Minority Ethnic/Migrant Workers Study.

The York and North Yorkshire Housing Board has recognised the need to move towards more sub-regional research procurement, particularly in respect of providing up to date information on Strategic Housing Market Assessments and Private Sector Stock Condition and it has made some budgetary provision to move towards this aim.

3.0 Key Outcomes of Partnership Working

- ✓ Vehicle for delivering existing and future investment bids and optimising match funding
- ✓ Strong 'buy in'/ownership from all stakeholders
- ✓ A stronger voice, brand and identity for North Yorkshire
- ✓ Sub-regional innovative and progressive working practices

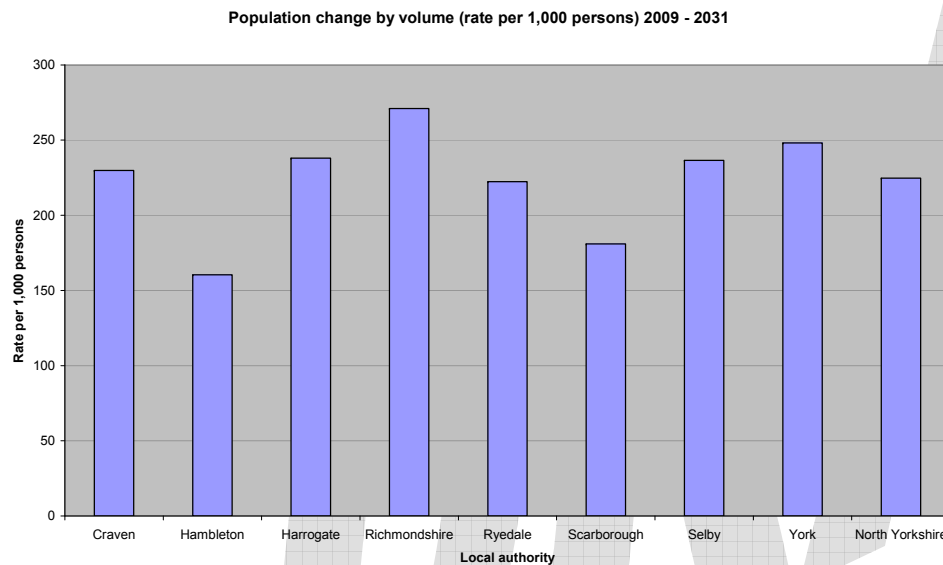
- ✓ Informed decision making at Board and Officer level
- ✓ Joined-up approach to addressing current housing issues
- ✓ Consistent and transparent policy approaches across North Yorkshire
- ✓ Embedded enhanced two tier working between district/borough Councils, North Yorkshire County Council and the National Park Authorities
- ✓ Provision of good quality housing and support services across the sub-region that are accessible to all
- ✓ Opportunities for economies of scale and improved consistency of data quality through sub-regional procurement

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CHAPTER 3 – HOUSING NEEDS ANALYSIS

3.1 North Yorkshire Population Projections 2009-2013

Analysis undertaken by Arc4 on behalf of the sub-region projects population growth throughout the sub-region in the period up to 2031 with highest increases expected in Richmondshire, largely as a consequence of the development of a Super Garrison at Catterick. A graph showing the projected population increase broken down by local authority and for the sub-region as a whole is set out below.

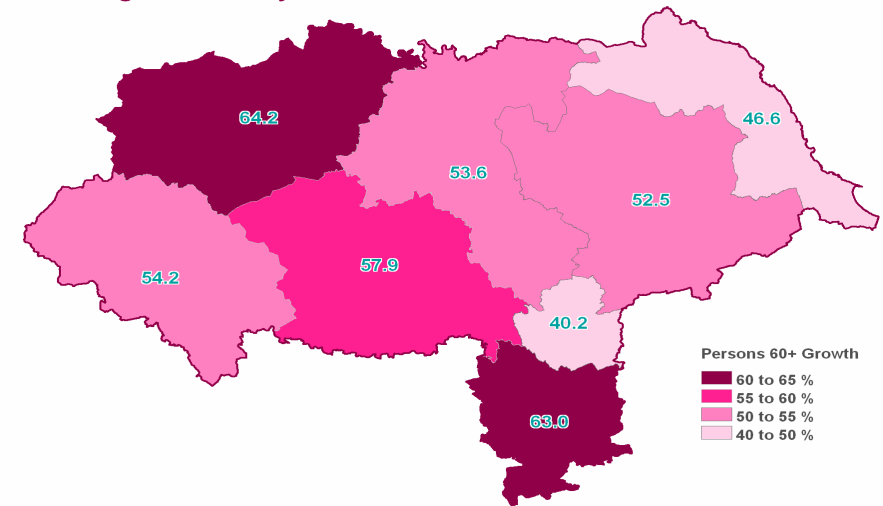


3.2 North Yorkshire's Ageing Population

A key concern for all local authorities across the sub-region is the changing profile of the population and the impact that this will have on planning future services. Historically, North Yorkshire has been an attractive area for retirement and this, coupled with an ageing population, has resulted in a projected increase in the population of those of retirement age from 141,527 in 2009 to an estimated 181,588 by 2020. By 2031 it is

estimated that the number of persons over 60 years old will have increased across the sub-region by between 40 and 64%, with amount the highest occurring growth in Richmondshire and Selby. (Source Arc4 August 2009)

Growth in Persons Over 60 (2009 to 2031)
Percentage Increase by 2031



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(Source Arc4, August 2009)

3.3 Overall Housing Requirements for the sub-region

The overall housing requirements for York and North Yorkshire that support this strategy, and their strategic distribution, are contained within the **Yorkshire and Humber Regional Spatial Strategy (RSS)**. In respect of the North Yorkshire sub-region the RSS focuses growth in the Sub-regional Towns of Harrogate and Scarborough and City of York. The RSS figures are reflective of 'the strategy of appropriate and managed growth to support the roles of market towns as service centres, meet local housing needs, and realise the long term economic opportunities offered through the environmental quality of the coast and the York economy'.

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Local authorities are required to reflect these requirements through their Local Development Frameworks and to allocate any new housing land in accordance with the policies set out within the RSS.

The RSS indicates a requirement for a total of 3170 dwellings in the sub-region from 2008-26 and the breakdown by local authority is shown in the table below:

Table indicating RSS Annual Additions to the dwelling stock 2004-26 (source: Extract from Y&H RSS May 2008)

Local Authority	2004-8	2008-26
Craven	250	250
Hambleton	320	280
Harrogate	390	390
Richmondshire	200	200
Ryedale	230	200
Scarborough	430	560
Selby	390	440
York	640	850
North Yorkshire	2850	3170

The RSS acknowledges that all North Yorkshire districts are in areas of high demand and require higher rates of affordable housing provision and recognizes the importance of providing affordable housing in both regional and local strategies.

Notably, within the RSS, the figures for Richmondshire exclude provision for MoD housing development as part of the expanded role for Catterick Garrison. It is however, noted that additional provision (potentially in the region of 2,250 additional dwellings in the period to 2021) will need to be made in the Richmondshire LDF to accommodate this.

The RSS also considers that the provision rates for York reflect the balance between its significant economic role and safeguarding the historic City's environment and setting. Similarly, the provision for Scarborough reflects the presence of the Sub-regional Town and the need to provide additional housing to support the regeneration of the coast sub area.

[RSS Update Review 2008-2010](#)

Following publication of the Yorkshire and Humber Plan to 2026 (May 2008), the Regional Planning Body is now updating the RSS. This 2009 update of the Plan is primarily in order to review the region's housing growth strategy in line with the Housing Green Paper (July 2007).

It is expected that the review will be completed by the end of 2010. After this, the Government is proposing to replace RSS and RES with a Single Regional Strategy.

3.4 Housing Completions

A significant proportion of affordable housing in York and North Yorkshire is delivered through planning gain and historically the sub-region has performed well when the market has been strong. Unfortunately, completion rates across the sub-region have decreased in the last 12-18 months, as a direct result of the credit crunch and the mothballing of sites by developers. In Selby, for example, the number of residential dwellings completed was 222 dwellings from April 2008 to March 2009, compared to 585 dwellings from April 2007 to March 2008.

However, these figures are expected to increase steadily once the market recovers and developers look first to those areas of high housing demand (all of North Yorkshire) to re-establish their businesses.

The number of affordable housing completions increased steadily across the sub-region from 2005-08 (see table below), reflecting the higher proportion of affordable homes delivered through Section 106

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Affordable Housing Completions for North Yorkshire
(source LGY&H 2009)

	2004-5	2005-6	2006-7	2007-8
Craven	11	7	17	18
Hambleton	9	80	128	158
Harrogate	85	52	93	176
NY Moors	0	0	3	10
Richmondshire	19	28	60	48
Ryedale	5	12	17	0
Scarborough	69	27	11	58
Selby	32	83	130	105
York	195	148	56	51
Yorkshire Dales	0	0	14	16
TOTAL	425	437	529	640

However, it is expected that the downturn in the housing market from 2007 will have an inevitable negative impact on the delivery of affordable homes through Section 106 in future years, and this will require careful monitoring.

A number of local authorities are experiencing a decline in the number of planning applications that are being submitted by developers. In 2007/8 Hambleton, for instance, received 16 applications where there was an affordable housing requirement, (totalling 67 affordable homes) but this decreased to 11 applications (totalling 45 affordable homes) in 2008/9.

Affordable Housing Completions by type 2007-8 (source LGY&H 2009)

	Social Rented	Intermedi ateHousi ng	G&T	Other	Rural Exception Sites
Craven	9	0	0	0	9
Hambleton	128	11	0	0	19
Harrogate	91	20	0	65	0
NY Moors	5	0	0	0	5
Richmondshire	38	0	0	3	7
Ryedale	0	0	0	0	0
Scarborough	37	21	0	0	0
Selby	50	51	0	4	0
York	21	0	0	30	0
Yorkshire Dales	8	0	0	0	8
TOTAL	387	103	0	102	48

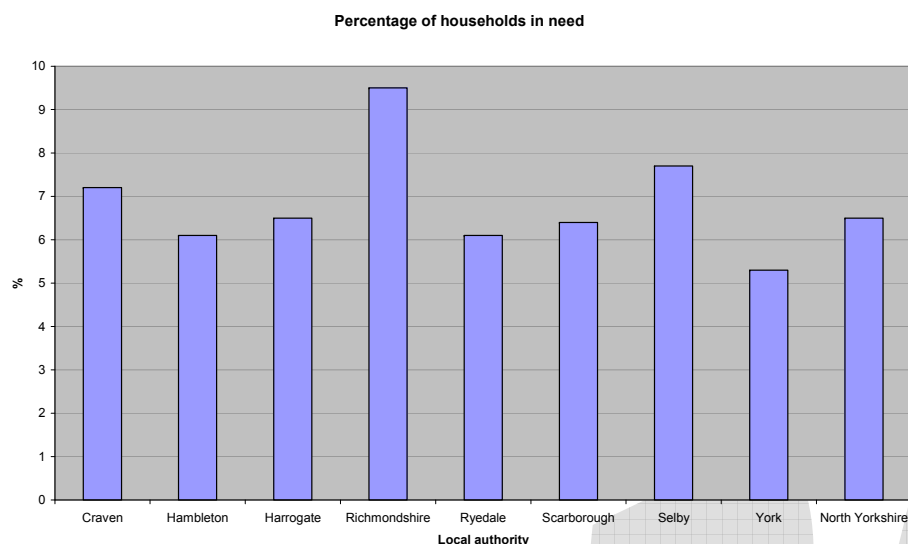
Residential Site Starts

There is evidence in some local authorities that there has also been a reduction in the number of site starts. In Selby the number of site starts has decreased from 74 in April 2007 to March 2008 to 62 in the period April 2008 to March 2009.

3.5 Housing Needs

Levels of housing need are especially acute across the York and North Yorkshire sub-region and are likely to remain so throughout the recession and in the longer term, despite the lowering of site thresholds and increases in affordable housing targets over recent years. The highest level of housing need is in Richmondshire. (See graph below)

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(Source Arc4 August 2009)

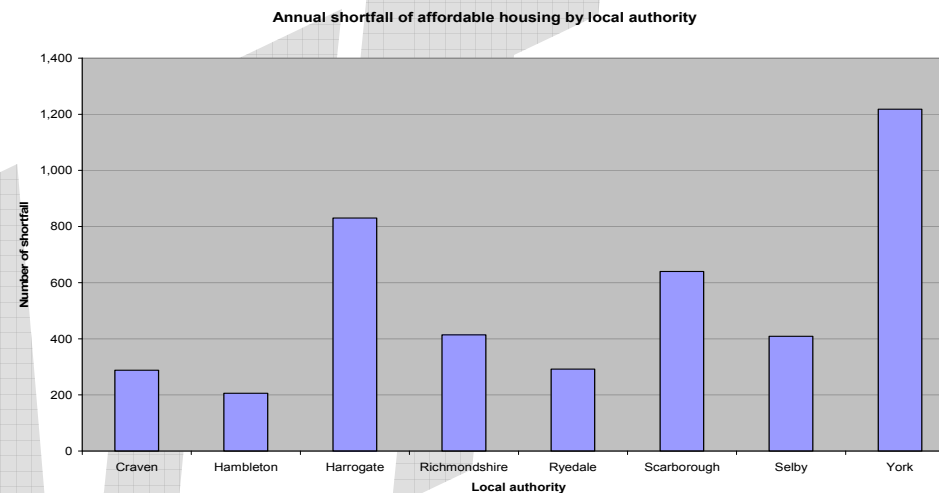
Housing Needs Assessments

Housing Needs Surveys undertaken across the sub-region since 2004 indicate a huge shortfall in the provision of affordable homes:

Local Authority	Date of Survey
Craven	2005
Hambleton	2004
Harrogate	2006
Richmondshire DC	2008
Ryedale	2007
Scarborough	2007
Selby	2004
York	2007

Whilst many of these surveys are now becoming out of date there is still strong evidence from local authority waiting lists

and other Local Development Framework evidence base of acute housing need. Figures indicating the annual shortfall of affordable housing on a local authority by local authority basis are presented below:



Housing Waiting Lists

In July 2009 15035 people were registered on housing lists across the sub-region. These figures were broken down as follows:

Local Authority	Number of people on Waiting List
Craven	824
Hambleton	1400
Harrogate	3200
Richmondshire	1462
Ryedale	1050
Scarborough	2355
Selby	1602
York	3142 (April 09)
TOTAL	15035

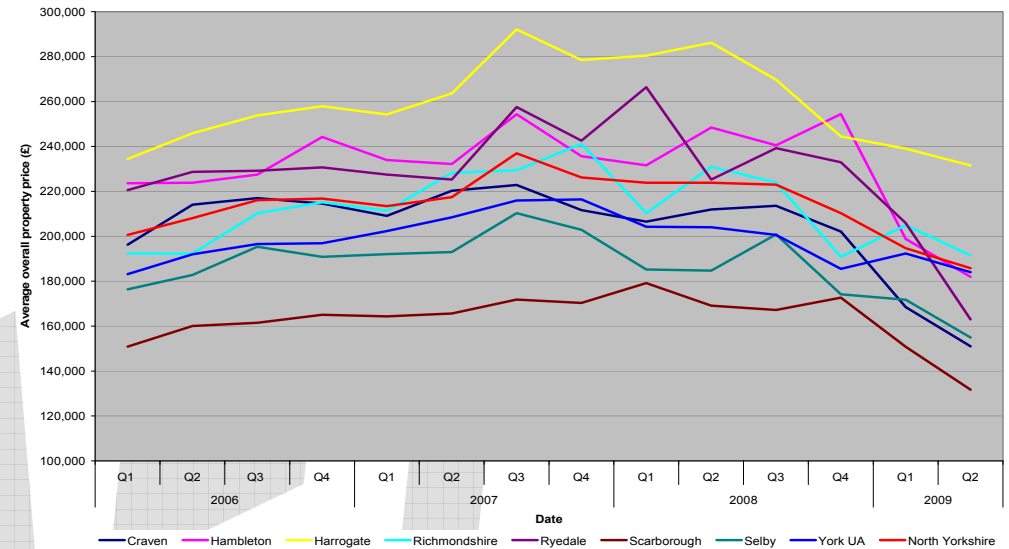
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3.6 Strategic Housing Market Assessments

All local authorities across the sub-region were included in a regional assessment of housing markets by external consultants Ecotec in 2008.

A number of local authorities have also commissioned or undertaken their own Strategic Housing Market Assessments to further inform the LDF evidence base. These continue to show a significant shortfall of affordable dwellings.

Local Authority	Date of Assessment
Craven	2008
Hambleton	2004
Harrogate	2006
Richmondshire	2005
Ryedale	2007
Scarborough	2007
Selby	2009
York	2007



Relative affordability levels

As a consequence of high house prices and relatively low income levels, affordability is a huge issues with income to house price ratios reaching 9.8 in some parts of the sub-region (Ryedale) as indicated on map below:

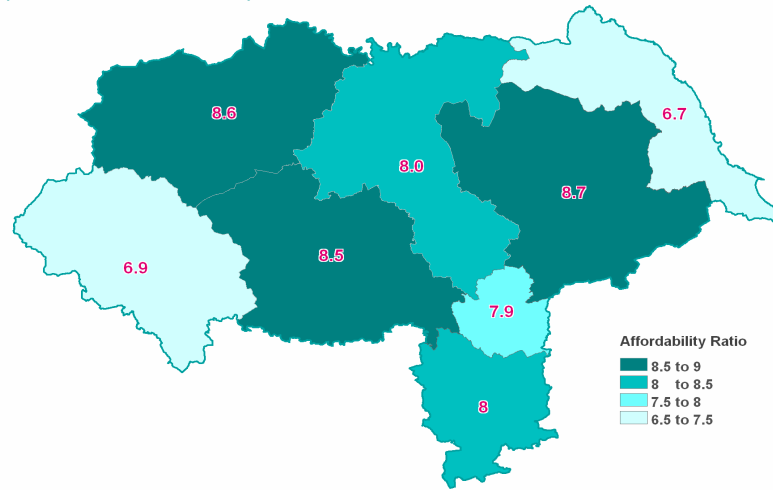
This can be seen on the map below

3.7 House Prices

York and North Yorkshire have traditionally been viewed as desirable and expensive places to live. House prices across North Yorkshire are substantially higher than other parts of the Region. Despite the recent recession and some marked price decreases over the past six months, prices remain high across the region with Harrogate currently the most expensive location, as seen in the graph below.

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Relative Affordability - Income to House Price Ratio
(Lower Quartile Values)



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3.8 Strategic Housing Land Availability Assessments

Most local authorities across the sub-region have recently undertaken an assessment of their housing land supply as part of their background work into their respective LDFs. The assessments have all concluded that there is sufficient housing land supply to meet RSS requirements for the next five years and beyond.

3.9 Homelessness/Temporary Accommodation numbers for each LA area

The number of households that are homeless/ in temporary accommodation across the sub-region is reducing. As of 31 March the North Yorkshire figure stood at 363 compared to a figure of 457 the previous year, with City of York's figure reduced to 109 at 30 September 2009 compared to 209 at 31 March 2008.

3.10 Supporting People Key Data

Across North Yorkshire over 10,000 vulnerable residents are supported at any one time through 200 Supporting People services, either on a short term basis and supported to find sustainable housing, or on a longer term basis.

Housing related services can now demonstrate a range of outcomes for individuals who use services through the outcome monitoring.

As can be seen in the table below, in 2008/9 North Yorkshire Supporting People demonstrated that 1440 households benefited from a support planning process which delivered successful outcomes - 996 households maintained their accommodation and avoided eviction, 1018 maximised income, over 590 reduced debt and 514 better managed their mental health services.

	Number with Support Need	Number achieving outcome	Outcome achieved %
1. Achieve Economic Wellbeing			
1a Maximise income, incl. receipt of correct welfare benefits	1018	911	89.5
1b Reduce overall debt	591	434	73.4
1c(i) Obtain paid work and now in paid work	285	105	36.8
1c(ii) Obtain paid work and has participated in work while in receipt of service	285	139	48.8
2. Enjoy and achieve			
2a(i) Participate in desired training and/or education	443	262	59.1
2a(ii) Achieved a qualification as a result of training/education	443	87	19.6

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(Awaiting equivalent figures from City of York)

2b Participate in leisure/cultural/faith or informal learning activity	236	187	79.2
2c Participate in work-like activities eg unpaid or voluntary work	220	131	59.6
2d(i) Establish contact with external services or groups	625	515	82.4
2d(ii) Establish contact with friends or family	625	332	53.1
3. Be Healthy			
3a Better manage physical health	464	387	83.4
3b Better manage mental health	514	399	77.6
3c Better manage substance misuse issues	360	216	60.0
3d Manage indep. living better as a result of assistive technology, aids or adaptations	55	51	92.7
4. Stay Safe			
4a Maintain accommodation and avoid eviction	996	750	75.3
4b Comply with statutory orders and related processes in relation to offending behaviour	211	165	78.2
4c(i) Better manage self harm	102	87	85.3
4c(ii) Avoid causing harm to others	90	72	80.0
4c(iii) Minimise risk of harm from others	302	264	87.4
5. Make a Positive Contribution			
5 Develop confidence to have greater choice, control or independence	759	659	86.8

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3.11 Sub-regional LAA Targets for Affordable Housing

All local authorities within the sub-region have agreed Local Area Agreement (LAA) targets for affordable housing. The target for the North Yorkshire Districts covered the period 2007-10 and has now been extended to 2011. York, as a unitary authority, has targets of its own for the period 2007-10 which are also monitored in the same way through the North Yorkshire Strategic Housing Board

The LAA targets for the North Yorkshire district authorities (excluding York) include an element of 'stretch'/ reward target for affordable housing delivery. This is effectively to deliver an additional 5% on top of the base targets without using public subsidy. If successful in delivering the 'stretch' the local authorities will be rewarded with an additional £1.2m.

The sub-region has been advised that: "the stretch element will exclude those properties delivered through the National Affordable Housing Programme; through the North Yorkshire Second homes Council tax Scheme; and through Section 106 Agreements signed or agreed prior to 1 April 2007".

LAA1 targets were reviewed at the end of 2008 and the stated affordable housing completion targets in LAA2, approved in April 2009, are set out below.

District/Borough	Target 2007-11
Craven	278
Hambleton	155
Harrogate	504
Richmondshire	120
Ryedale	387
Scarborough	414
Selby	362
TOTAL (excluding York)	2220

Unitary Authority	Target 2007-10
City of York	795

Since 1 April 2008 monitoring of these targets has been through quarterly monitoring reports to the North Yorkshire Strategic Housing Board.

Between them, these targets seek to achieve a minimum of 3015 additional affordable homes by 2011.

Projecting these targets forward on a straight-line basis would produce an additional 2725 additional affordable homes by the end of March 2014, however these targets will need to be reviewed in the light of the current economic climate.

3.12 Links to York and North Yorkshire Partnership Unit

There is frequent dialogue and sharing of information between the North Yorkshire Strategic Housing Partnership and the York and North Yorkshire Partnership Unit.

These links will be further strengthened in the future with a view to maximising the opportunities offered by the latter as a data observatory in respect of providing key information to assist in the monitoring of sub-regional housing markets and other data and providing other research material for the North Yorkshire sub-region.

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CHAPTER 4 – SUB-REGIONAL PRIORITIES AND KEY ISSUES

4.1 Background

The priorities for housing in North Yorkshire reflect the three themes that are the focus of the Regional Housing Strategy:

- Creating **better places**
- Delivering **better homes, choice and opportunity**
- **Fair access**

The four key priorities as identified in North Yorkshire's 2008/11 Housing Investment Bid, a bid for regional funding resources are:

- **enabling the provision of more affordable homes,**
- **reducing homelessness,**
- **improving access to housing services and**
- **making best use of the existing housing stock.**

A programme of interventions has been developed to target the key issues and priorities and, whilst there has been a change in the economic climate since then initial consultation with stakeholders in March 2009 confirmed that the key challenges and priorities for North Yorkshire remain unchanged

In Spring 2010 the sub-region will need to start reviewing its priorities for the period 2011- 2014 with a view to preparing a robust submission for the next regional bidding round. This is the anticipated process by which all the sub-regions in Yorkshire and the Humber Region are invited to put forward their case for a proportion of the regional pot of monies to deliver their housing ambitions. The priorities and actions identified in this strategy will form the basis on which to develop and deliver that bid.

Current Position

North Yorkshire remains an area of high demand and high house prices. Stakeholders identified the broad housing policy agenda around 'Access to Housing' as both critical and central to the development of a North Yorkshire Housing Strategy.

Notwithstanding the impact of the current credit crunch, affordability remains by far the greatest issue facing the sub-region across all tenures.

Addressing the difficulties of accessing the property market both in rural and urban areas remains a long term priority for all local authorities. This is a stretch target in North Yorkshire Local Area Agreement (LAA) and features prominently in the City of York LAA.

The LAAs cover the period 2007-2010. In total, within the sub-region there is a commitment to provide at least 2,220 additional affordable homes, including 103 homes that will be provided within the districts without public funding. This figure should be regarded as a minimum target since it falls a long way short of meeting the need within the sub-region. The number of households across the sub-region was estimated to be in excess of 330,000 in 2006. Performance will need to be continually improved over the period of the strategy if needs are to be met, albeit there has to be an unfortunate acceptance, that housing need is so great in North Yorkshire that it will not ever be wholly met.

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4.2 ENABLING THE PROVISION OF MORE AFFORDABLE HOMES

Introduction

Affordable housing delivery is a key priority for York and North Yorkshire. Overall affordable housing targets set in the Local Area Agreements for the period 2007-11 for North Yorkshire and 2007-10 for City of York were set prior to the current credit crunch and the latest forecasts are that the sub-region will fall well short of these targets. In the current economic climate we cannot rely on newbuild affordable housing provision alone therefore more innovative ways of increasing delivery must be explored.

Although this strategy does not specify site specific locations for additional affordable housing, the issue of linkages between housing, transport and economic development are all issues of key concern which are addressed when considering the appropriateness of location and the sustainability of new affordable housing developments.

4.2.1 Housing markets

Background

Despite the credit crunch, the North Yorkshire housing market remains relatively strong, however, there are indications that sales have slowed considerably and prices have dipped slightly. House prices remain high across the sub-region with 'hot spots' in towns such as Harrogate and parts of Craven, which provide an attractive place to live whilst also being within easy commuting distance of the Leeds City Region and other employment centres of West Yorkshire. Even if, as a consequence of the credit crunch house prices fall significantly within the sub-region the cost of buying a home will still lie beyond the reach of many local people, particularly first time buyers. Land Registry figures indicate that the average house price for North Yorkshire is £168,708 (Land Registry April 2009)

compared with the average annual income of £24,908 and weekly wage of £479 (Nov 2008)

The private sector plays a significant role in the provision of rented accommodation across the sub-region. There is demand for good quality rented homes from military personnel throughout North Yorkshire and demands from people unable to obtain mortgages, the latter being particularly the case in the current recession.

The partnership is aware that the influence of housing markets cross administrative boundaries and the dynamics of the markets within the sub-region are complex and challenging. Various housing market dynamics have been identified as influencing the sub-region:

- The Leeds City Region – officially including City of York, Craven, Harrogate and Selby local authority areas
- The Golden Triangle- stretching across North Leeds, Harrogate and York
- Tees Valley Link- affecting Hambleton, Richmondshire and, perhaps to a lesser extent, Scarborough
- Hambleton/York key commuter link

Housing markets are highly influenced by key road networks such as the A1/A19 corridor and public transport including rail links and bus routes. Ideally, any larger scale developments will also link into economic development aspirations.

At the present time the formal linkages between housing, economic development, planning and transport are still at an early stage of development with scope to strengthen these through closer working encouraged and facilitated by the forthcoming Integrated Regional Strategy.

Interventions taken so far

- A regional assessment of housing markets was commissioned in 2007

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- Local authorities across the sub-region have all undertaken Housing Needs Assessments/ Strategic Housing Market Assessments over recent years.

Key Issues

Much of the regional work was undertaken prior to the credit crunch and things have changed considerably since then as access to finance has become more difficult for purchasers. This has been acknowledged and the Region is currently considering what work is now required to refresh this data to inform the emerging Regional Integrated Strategy.

Some local authority evidence bases are now becoming outdated and in need of review, whilst others are up-to-date. (A table indicating the dates of when assessments were undertaken is contained in Chapter 3)

There is no common base date of when the assessments were undertaken as this has largely been dependent on responding to the needs of emerging Local Development Frameworks (LDFs).

Priorities in Response to Key Issues

Some local authorities notably Hambleton, Craven and Richmondshire are considering jointly commissioning survey work to refresh their data.

There may be economies of scale to be gained by commissioning research at the sub-regional level and this needs to be investigated.

The Region produces an annual monitoring report on the Yorkshire and Humber Housing Market and the sub-region should review this and consider undertaking similar work.

Desired Outcomes

Development of an up-to-date and consistent data source that would also help to gain a better understanding of the complexities and dynamics of the sub-regional housing market

and, in turn assist in the development of effective policies and interventions in the future.

Performance Management

The North Yorkshire Strategic Housing Board should review its data sources and housing market reports commissioned by the Region, and itself, annually.

4.2.2 Land Availability

Background

A major constraint on the delivery of affordable housing across North Yorkshire is the shortage of land coming forward for development especially in the current economic climate. The number of permanent dwellings started across the Yorkshire and Humber region has dwindled from 16,830 in 2006/07 to 6,670 in 2008/09. (source: DCLG Housing Live Data Tables). This significant drop is echoed in York and North Yorkshire.

Key Issues

It is acknowledged that the release of public land could provide a key tool for increasing affordable housing provision. However, many local authorities have already undertaken asset management reviews and sold or transferred their landholdings for affordable housing in recent years. Few opportunities now remain.

Priorities in response to key issues

The partnership will target other owners of public land including the County Council, MoD and PCT's increasing efforts to pursue innovative means of maximising the use of all public land to meet local housing needs.

Desired Outcomes

Increased amount of public land to be brought forward for affordable housing.

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Performance Management

This approach is already embedded through the North Yorkshire LAA target indicator (NI159) that monitors the amount of public land that is brought forward for affordable housing through the LDF process

Case Study: Craven District Council Sites Contributed for Affordable Housing Development

In 2007 the Council undertook a review of its land holdings with the specific intention of identifying land which could have potential for development of affordable housing under the Council's exceptions planning policy which permits the development of sites within or on the edge of settlements, which would not normally be acceptable for open market housing, provided that they meet a proven housing need.

This review resulted in the identification of four sites across the District. The sites are located in Bentham, Ingleton, Hellifield and Skipton and have a combined capacity to deliver 85 affordable homes.

In order to provide a high degree of support for affordable housing and to demonstrate its strong commitment to increasing provision, the Council decided to make the sites available to Registered Social Landlord partners free of charge.

Progress with the developments has been maintained with planning permission and funding now in place for all projects. To date 5 homes have been completed and occupied with a further 16 completions expected in August 2009. Work is scheduled to commence on 34 dwellings in August 2009 with the remainder due to commence during the current year.

4.2.3 Delivery through the planning system

Background

Planning will continue to feature as a key mechanism for addressing housing needs in the future, particularly the opportunities offered through the LDF process to maximise

delivery both through the provision of new homes and, where appropriate, the use of commuted sums either to increase provision or make better use of existing stock.

Interventions taken so far

Good practice models for delivering affordable homes through Section 106 Agreements, an agreed approach and mechanism for financial viability assessments have been developed and there is widespread good practice of close collaborative working across North Yorkshire between housing and planning officers to maximise the opportunities offered following the publication of PPS3 and Regional Spatial Strategy and to address affordable housing issues through Local Development Frameworks and Supplementary Planning Documents.

Local transport issues are considered on a scheme-by-scheme basis and appropriate measures agreed through the Planning Permissions. Wider transport issues are also important factors in influencing housing land allocations via LDFs.

Key Issues

Local Planning Authorities in the sub-region are working the best they can to secure affordable housing in market housing schemes, however the national economic recession is hampering delivery through the planning process as very few market schemes are being put forward for planning approval at present. For example, in the Harrogate District there have been no affordable housing planning permissions sought in the period April 2009 to October 2009.

Furthermore, the ability of local planning authorities to progress towards the adoption of the most appropriate targets and thresholds for affordable housing in their areas is hampered by the challenges emanating from the evidence base requirements of the LDF system.

The proposed Community Infrastructure Levy system – sometimes described as a “roof tax” on new developments –

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may also impact on the financial viability of delivering affordable housing.

Therefore in current markets, reliance on S106 is too risky as the major delivery mechanism for additional affordable housing.

Priorities in response to key issues

The sub-region must investigate and pilot other delivery mechanisms, such as maximising delivery through 'exceptions' sites in rural areas and land banking by stakeholders.

Local authorities need to get smarter and gear themselves in readiness for market recovery via methods such as standard sub-regional claw back provisions in S106 negotiations

Desired Outcomes

Develop and pilot innovative methods of delivery

Increased supply of land brought forward for affordable housing

Planning consents that can respond to market changes

Performance Management

RHE Network to monitor delivery of rural exceptions via established monitoring system

CASE STUDY - Delivery through the planning system: Sowerby Gateway and beyond – Hambleton's LDF promoting housing growth and affordable homes

Hambleton DC has one of the most advanced suites of LDF planning policy documents in the Region, and is capitalising on this to guarantee a programme of sites that will meet Hambleton's housing needs for the next 15-20 years.

The Council's Core Strategy and Development Policies DPDs (adopted April 2007 and February 2008) together with the Affordable Housing SPD (June 2008) provide a raft of comprehensive and detailed guidance about expectations for affordable provision – long established as a Council priority. The Council also has high expectations about levels of

sustainability, quality of design and community involvement, which are articulated within these documents.

With an anticipated adoption date of November 2010, the Allocations DPD sets out in detail a package of new sites ranging from large scale 'place shaping' proposals in the principal market towns to smaller scale developments in sustainable villages that will deliver c4,000 new homes in the period until 2026.

One of the 'place shaping' proposals will be the Sowerby Gateway scheme, to the south west of Thirsk. This extension to the thriving market town will deliver c900 new homes, 40% of which will be affordable for local people, a new primary school, neighbourhood centre with retail and leisure opportunities, a business/employment park and a combined heat and power facility. Broadacres (a local RSL) and a local developer are working with the Council to deliver its vision for this development, and are planning the early stages by launching a design competition to inform the look and feel of this important proposal in a predominantly rural area. The recommendations arising from Matthew Taylor's review of rural housing and business have been key influences on this project, and high levels of sustainability will be inherent within the scheme. By working together from the beginning with absolute clarity about the aspirations and expectations from the site from the start, the partners have been able to address the issues of viability throughout the recent economic downturn, and make plans for the recovery of local markets.

This partnership approach to delivery is planned to be used to deliver large scale growth and renewal at North Northallerton – a package of housing and employment sites that will deliver a further 1000 new homes - 40% of which will be affordable – and a range of community and other benefits, including a new relief road to address congestion in the County town of North Yorkshire. These two areas of major growth, plus the smaller packages of sites in other sustainable locations will promote a true 'living, working countryside'.

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4.2.4 Rurality/Rural Housing

Background

The majority of North Yorkshire is rural in character and rural housing is a key issue for the partnership. Ryedale has 0.34 persons per hectare and Richmondshire has 0.36, which makes them the 7th and 8th most sparsely populated local authority areas in the United Kingdom.

Addressing affordable housing issues in the rural areas is particularly difficult bearing in mind the size and character of settlements. Historically opportunities to negotiate affordable housing through planning gain have been limited because rural development sites are typically small. And we have already seen how a reliance on the market to deliver much-needed affordable homes is a risky strategy in the current market.

Enabling the delivery of affordable housing in rural areas is a specialist function, and evidence has shown time and again that it requires specialist, dedicated resources. The contribution made by a small development of 'local homes for local people' to the sustainability and vibrancy of a rural village's community and economy is apparent across North Yorkshire, and the delivery of rural affordable housing continues to be a priority for the Partnership.

Interventions taken so far

Local authorities have responded to rural affordable housing challenges by:

- Substantially lowering their affordable housing thresholds in rural areas and the pursuance of innovative practices such as the allocation of exceptions sites on the villages where there is an identified housing need.
- Pursuing innovative policies through their LDFs that would restrict new housing in smaller settlements with a local needs occupancy condition.

- Allowing new build affordable housing in the countryside as part of market conversion schemes.
- The partnership has been proactive in developing and supporting a cross boundary shared resource, in the form of a network of 7 specialist Rural Housing Enablers (RHEs) embedded in all North Yorkshire local housing authorities to specifically focus on the issues of the rural areas. This was identified as a flagship intervention in the 09/11 Investment Bid and the group is now successfully working with local communities and parish councils across North Yorkshire to identify sites for development. This model has been cited nationally as innovative and good practice. In 08/09 a total of 152 rural affordable homes were completed across the sub-region and this year the figure is expected to increase to in excess of 200 homes.
- A Rural Housing Network has been established to manage the work programme of the RHEs, monitor performance, market and promote the work of the RHEs and to develop and share innovative working practices and expertise across the sub-region
- The 'lead employer model' adopted for the management of the North Yorkshire RHE programme delivers significant efficiencies, as well as providing a clear focus for the management and direction of the programme.
- The skills, expertise and working methods of the Network have been reviewed by independent consultants with a view to improving performance
- A list of rural actions has been developed to ensure delivery of key initiatives.
- Membership of the RHE Network has recently been extended to include the HCA, Country Landowners Association, RSL representatives and representatives from Local Government Yorkshire and Humber.

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Key Issues

The North Yorkshire RHE Programme does not have long term funding. Current funding only extends until 31 March 2011.

The current financial model relies on contributions from RSL partners which may not be sustainable in its current form in the longer term, if recession continues

Current funding regimes such as City Regions are focussed on growth and outputs on the number of homes delivered, which may not favour small rural schemes

A significant pipeline of rural sites is being assembled – however there are no guarantees about the availability of capital funding to support them.

Delivery of 'exception' sites (sites within or on the edge of settlements that would not be acceptable for the development for open market housing) can be slow, time-consuming and difficult since there are often issues surrounding land acquisition, planning and extensive consultation with local communities.

Priorities in response to key issues

The North Yorkshire RHE model will continue to feature as a key sub-regional delivery vehicle up to 2011 and beyond. Steps will be taken to secure sustainable funding to maintain the programme in the next CSR period.

The Partnership seeks an early dialogue – a rural single conversation - with the Homes and Communities Agency about opportunities for an investment agreement to secure the delivery of a package of rural sites currently being assembled across the County.

Building on its emerging reputation for innovation in delivery, the North Yorkshire RHE Network will seek opportunities to promote its services to other sub-regions and local delivery partnerships as a means of securing its future.

A Sub-regional Rural Housing Strategy should be developed, formalising agreed priorities/targets and performance management and encompassing a Rural Housing Action Plan

Performance of the existing programme needs to be reviewed to ensure it is delivering its targets and improvements made where appropriate

An independent review of the programme thus far will be commissioned, to identify areas for improvement and to inform plans for the growth and sustainability of the project.

Desired Outcomes

A sub-regional package of rural sites to be identified to ensure a stronger position in respect of delivery affordable housing numbers in the next bid round

Funding for the rural programme to be secured beyond 2011

North Yorkshire to be chosen as the Northern pilot for the HCA Rural programme

Delivery of rural affordable homes in line with overall LAA targets, with consideration of monitoring through LAA

North Yorkshire providing rural housing enabling services to other partners.

Deliver regional targets for affordable homes in rural areas, 50% of which to be in settlements with a population of less than 3,000 (target from 2008-11 Investment Bid)

Performance Management

RHE Network to monitor performance of RHE programme via annual Performance Report

Delivery of rural affordable homes to be monitored according to existing frameworks by the RHE Network

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Case Study: Purchase and Repair

In autumn 2008, in response to issues around delivery of affordable homes following the impact of the credit crunch, some local authorities within the sub-region realigned their regional investment monies to enable them to maximise the opportunities available through Purchase and Repair. The sub-region delivered a total of 21 affordable homes through this mechanism in 2008/2009.

Craven Purchase and Repair Initiative

In Craven the initiative involved a partnership between the Council, The Housing Corporation (HC) and Yorkshire Housing whereby the HC provided capital grant and Yorkshire Housing provided resources in the form of mortgage funding based upon projected rent income. The Council also provided “top up” funding from redirected Regional Housing Board (RHB) resources.

The project resulted in a total of 9 family houses being made available to households in need of affordable rented housing at a time of market stagnation and limited new development opportunities. Without the redirected RHB funds the scheme would not have been possible as, even during the economic downturn, prevailing market values exceeded the Housing Corporation funding limits.

This initiative demonstrates the benefits of a flexible approach to investment and of having robust partnerships with both RSLs and funding agencies in order to be able to respond rapidly to emerging opportunities in changing circumstances.

4.2.5 Developing Affordable Housing Products and Innovative Delivery Mechanisms

Background

As well as providing new affordable homes through the planning system, the scale of local need, as demonstrated in Chapter 3, means it is also necessary to promote and develop

products and innovative ways of delivery to help people access and remain in existing homes. There is a need to transform housing information and advice services to appeal to a much wider customer base, not just those on or near housing crisis.

The Partnership supports the use of national shared ownership products such as the current Open Market Homebuy to facilitate access into the housing market.

As first time buyers, in particular, are facing difficulty in accessing mortgages, and mortgage repossessions predicted to rise, it is important for the sub-region to develop a range of products to target people affected by these issues.

Interventions taken so far

A number of innovative ownership products are being developed in Richmondshire, for example, there is the Half a House product, and the Golden Triangle have developed HomeBuy Plus to make ownership products open to a wider range of people and target social housing tenants.

A range of Mortgage rescue products and options are being developed by the Region, local authorities, and the Golden Triangle Partnership.

Other ways of delivery, such as through re-provision and purchase and repair are being rolled out across the sub-region.

Key Issues

Standard home ownership products have proved unsuitable for North Yorkshire since the regional threshold property price for qualifying for this scheme is £140,000 and prices for most homes across the sub-region are far in excess of that figure.

Other ways of delivering new affordable homes and making private sector homes more accessible to those on lower incomes are also being explored and piloted.

Priorities in response to key issues

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Develop, support and market a range of home ownership and Mortgage Rescue products/options that are suitable for North Yorkshire

Deliver additional affordable housing units through re-provision and innovative schemes such as purchase and repair.

Desired Outcomes

Make home ownership products and mortgage rescue products/options open to a wider range of people

Increase opportunities for additional affordable housing

Performance Management

To monitor annually the number of customers that access the products developed and the take up rate.

Annual review of products to ensure that they are suited and accessible to our customer

Delivery of new affordable housing as monitored through NI159

Case Study- Golden Triangle Homebuy Plus

Golden Triangle Homebuy Plus is a successful equity share scheme which allows purchasers to get onto the local property ladder. The equity loans provided by Government under the national Homebuy scheme were proving insufficient for many people on average incomes to access the market in the Golden Triangle area. For those who could not be helped by the national Homebuy scheme, the Golden Triangle Homebuy Plus scheme was developed, providing equity loans of up to 45% of the open market price of the chosen property, and delivered through Guinness Northern Counties who match fund the purchase grant put in by the Golden Triangle Project using part of its Regional Housing Board funding allocation.

In 2008/09 this scheme was particularly targeted at tenants of Council and Housing Association properties, to have the added advantage of releasing an affordable rented home; so two households were assisted at the same time.

Case Study – Discus Bungalows

Across the partnership there are a number of good examples of local authorities using innovative approaches to maximise delivery of affordable housing including the Discus Bungalows Scheme, York

Three sites with a combined total of 100 existing Discus bungalows are being demolished and replaced with an exciting mixed tenure development of new homes. The existing bungalows were on sites of low density and built predominantly from asbestos meaning that they would fall short of meeting the decent homes standard. However, the residents of the bungalows are a very strong community – many of them living in their homes for a long time and the redevelopment of the site is being undertaken in very close consultation with all residents. The new development across the three sites will comprise 60 replacement bungalows which existing residents will move into, an extra care scheme of 41 two bedroom apartments, thirty homes for affordable rent, 18 homes for low cost home ownership and 47 homes for open market sale. Due to the current housing market, the homes earmarked for open market sale may initially be rented at an intermediate rental level.

The first bungalows will be completed by late 2009 with the whole redevelopment scheduled for completion in 2012.

4.2.6 Second Home Ownership

Background

Due to its high landscape quality (reflected in its two National Park designations), relatively easy access to Teesside and West Yorkshire and its coast, North Yorkshire has a high of second home ownership. This impacts on affordability levels across the sub-region and the demand for and availability of accommodation, particularly in rural areas, coastal areas and National Parks.

Local authorities are aware that many second homes could offer a potential source of affordable housing, depending on the

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willingness of second home owners to sell/ rent their properties to RSL partners.

Interventions taken so far

Following changes to legislation and in consultation with the relevant District Councils, in 2004 North Yorkshire County Council agreed to reduce existing Council Tax discount on second homes and re-invest that money on affordable housing initiatives and community projects supported by each district's Local Strategic Partnership (LSP). From 2004 to 2009 direct housing investment came from a commitment to support borrowing for a £4m new-build programme of additional affordable homes across the county, with the remainder of each year's annual income being used to provide revenue support for local housing related projects

In 2009 Richmondshire DC commissioned research to identify the number of second homes across its District. This pilot project has been flagged to other local authorities.

Key Issues

To better assess the contribution that second homes in North Yorkshire can make towards meeting housing needs – either in terms of reviewing options to bring them back into permanent use or in terms of generating additional income to support the delivery of additional affordable housing.

Priorities in response to key issues

Consider the outcome of the research in Richmondshire and the scope to roll out similar research sub-regionally.

Following the initial capital programme for general needs housing funded from the income from reduced Council Tax discount on Second Homes, mechanisms are currently being drawn up to use this funding to support the development of additional affordable homes for vulnerable client groups from 2009/10 onwards. A total budget of £5.6 million has been identified for the financial year 2009/10. Bidding will be through

a special panel made up of Members and Chief Housing Officers, with decisions being ratified by the North Yorkshire County Council Executive.

Desired Outcomes

Further research into the numbers and impact of second homes across York and North Yorkshire

Use Council Tax money from Second Homes to fund additional affordable housing for vulnerable client groups

Performance Management

Overall monitoring within NY LAA and NI159

Annual report to NYSHB on the homes funded through this initiative

4.3 REDUCING HOMELESSNESS

Priority

Homelessness remains a key priority within the Sub-Region. Local authority emphasis is on prevention and resettlement, with resources focussing on investment to support these activities.

4.3.1 Adopting A Strategic Sub-Regional Approach to addressing homelessness

Background

The Partnership has been keen to maximise the opportunities afforded by a sub-regional approach in terms of addressing homelessness.

In recent years all Local Authorities in North Yorkshire have been striving to take a more proactive approach toward preventing homelessness. Central to this approach has been the shift in emphasis towards early intervention and the provision of a range of housing options and solutions that have been put in place to avoid homelessness occurring.

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A further issue in the sub-region is the number of homeless households in temporary accommodation. Although the sub-region remains committed to reducing the number of people in temporary accommodation, this remains a big challenge due to the shortage of settled homes for people to move on to.

Authorities also work closely with Supporting People to ensure that support is made available to families and single vulnerable people to help them make a successful transition from homelessness or a period of time in temporary accommodation into sustainable housing.

Interventions taken so far

Following a recommendation in the Audit Commission Review of Affordable Housing and building on the existing work of the County Homelessness Group, North Yorkshire agreed a Sub-Regional Homelessness Strategy and Action Plan through the North Yorkshire Strategic Housing Board in July 2008, which was subject to its first annual review in June 2009. The sub-regional Homelessness Strategy is also the Supporting people Strategy and forms the priorities of the Supporting People Commissioning Board.

Individual authorities have endorsed the strategy and action plan and an inter-agency information sharing protocol has also been agreed and implemented. Local authorities have individual action plans that feed into this strategy. The County Homelessness Group comprises the following stakeholders: local authorities, North Yorkshire County Council, Children's Services, those representing vulnerable groups and the voluntary sector. It is tasked with progressing this action plan and reporting progress back through the North Yorkshire Chief Housing Officers Group to the North Yorkshire Strategic Housing Board. York has its own homelessness strategy 2008-2013.

All local authorities are putting more resources into preventing homelessness than they were five years ago.

Since the agreement of the North Yorkshire and York Homelessness Strategies, progress in relation to delivery against this objective has been positive.

New core preventative services have been developed and introduced within each district.

Most Local Authorities have now moved away from traditional 'homelessness or housing advice departments, and reconfigured/ re-branded services in line with the new housing options approach. York, Scarborough, Ryedale and Craven all launched new housing options services in 2008/9.

The sub-region is actively progressing the development of schemes through its investment programme which is aligned to the Supporting People commissioning process and therefore has revenue support.

In June 2009 the North Yorkshire Strategic Housing Board agreed an additional Action Plan developed in response further challenges that have arisen as a consequence of the recession. The sub-region has secured £60,000 from CLG to deliver this Action Plan, the key themes of which are focussed around responding to recession and increasing awareness and take up of products and new Government interventions aimed at reducing the impact of repossessions for homeowners.

This will be delivered through engagement of the North Yorkshire Housing Advice Research Project (HARP) to employ a sub-regional co-ordinator to undertake this role on a twelve month fixed term contract.

Sub-regional milestones toward meeting the Government's target to halve the number of households in temporary accommodation by the end of March 2010 are being exceeded.

Where the use of temporary accommodation cannot be avoided, initiatives are currently underway to improve the quality of temporary accommodation by making sure all family accommodation is self-contained and the use of bed and

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breakfast accommodation is eliminated in all but emergencies and at all times for 16/17 year olds.

Key Issues

Homelessness is not just a housing problem, therefore it is vital that the approach to tackling it is one of partnership with other key stakeholders.

Since the County Homelessness Strategy was approved and despite the national economic downturn the number of homeless persons has decreased. This has been achieved by an increase in the number of households having their homelessness prevented through an intervention by Councils and their partners is increasing. LAA targets to prevent homelessness are being exceeded.

Evidence of repossession procedures is unclear – most districts are not seeing increased mortgage repossessions at this stage

Most LAs now have a wide range of prevention number of housing options at their disposal; however there does remain some inconsistency in provision across the county.

Many of the additional Government interventions to prevent and reduce homelessness are time limited and suitable exit strategies must be identified.

Priorities in response to key issues

To sustain successful outcomes in homelessness prevention

Better mapping of provision in order to identify gaps in core services.

Embedding a housing options approach throughout North Yorkshire

Work on reducing the use of and improving the quality of temporary accommodation is to continue.

Desired outcomes

Homelessness levels to be reduced through better prevention measures

Joint commissioning of prevention services

Embed a comprehensive housing options approach across York and North Yorkshire

Continue reductions in the use of temporary accommodation

Performance Management

Local authority targets on homelessness prevention measured through DCLG P1e returns and monitored through LAAs

Appropriate contracts in place for jointly commissioned services

Annual review of the use of temporary accommodation through the Sub-regional homelessness strategy and action plan

Case Study – Developing Innovative Solutions

A new 34 bedroom direct access homeless hostel opened in 2008. The scheme – a partnership between City of York Council, York Housing Association and the Arc Light charity is an innovative scheme jointly funded by CLG Hostel Capital Improvement programme and the Housing Corporation to meet the objectives of the Homelessness and Rough Sleepers Strategy in York. The hostel – which replaced a dilapidated 42 bed hostel - includes meeting and counselling rooms and associated training, education, health, fitness and community facilities. The new building has been designed to a high specification with an emphasis on natural light and materials and as a building that forms an inclusive part of the local community.

4.3.2 Tackling Youth Homelessness

Background

Despite overall reductions in homelessness levels across all of York and North Yorkshire, levels of youth homelessness have remained proportionately high in the Sub-Region.

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In November 2006, the Government produced its National Youth Homelessness Scheme. The scheme announced a range of aspiration to tackle youth homelessness, including ending the use of Bed and Breakfast Accommodation for 16/17 year olds by 2010, creating a new National Supported Lodging Scheme and improving access to homeless mediation. Coupled with this is the need to ensure that suitable and sustainable homes are available for young people.

Recent homelessness case law in Southwark has also identified potential issues over responsibilities for dealing with youth homelessness in two tier authorities.

Interventions take so far

Joint youth homelessness protocols are being successfully developed and embedded in the two-tier parts of the sub-region.

There are newly joint commissioned services across North Yorkshire to tackle youth homelessness for example Timeout (Hambleton/Scarborough)

Key Issues

Parental exclusion is the main cause of homelessness, whilst the supply of suitable accommodation, given the limited amount of Local Housing Allowance available for young people, is proving a major obstacle in getting young people into private sector accommodation.

Priorities in response to key issues

Review protocols in view of new case law

Targets/themes in Homelessness strategy to mirror North Yorkshire Child and Young People's Plan

Identify gaps in joint working

Explore opportunities for joint working

Harrogate and other authorities are starting work on a dedicated youth homelessness strategy and a County wide working group is being formed.

In York there is cross departmental sign up to providing a front line accommodation support service for up to 20 young people under the Places of Change programme. This hostel provision will include separate provision for teenage parents within a separate block.

Desired Outcomes

To reduce Youth Homelessness across North Yorkshire

Eliminate the use of B&B for 16/17 year olds

Joint Commissioning of homelessness services for young people

Performance Management

Targets to reduce youth homelessness:

Year on year reduction in number of 16 and 17 year olds in B&B by 2010

Joint commissioning services to be in place by 2012

Case Study – Behind No Doors

In 2008, Harrogate Borough Council commenced a youth homelessness awareness project. The intention was to increase awareness of the reality of homelessness amongst young people and signpost the help that is available for those at risk of homelessness.

Inspired Youth, a creative arts and media project, was commissioned to work with young people to create resources for this project. With the help of Foundation and Barnardo's, a group of young people formed a group Behind No Doors.

The film "Behind No Doors" was completed in December 2008 and, with the help of the five young people who made the film, presentations have been given to selected secondary schools,

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youth groups, and at a Council meeting. Feedback from those who have seen the film has been very positive.

The young people who made the film have won a Kids Count Award and one of the images won a Big Issue in the North award. During the 2009/10 academic year the film and accompanying resources are being rolled out to all secondary schools and colleges in the Harrogate District.

4.4 IMPROVING ACCESS TO HOUSING SERVICES

4.4.1 Choice Based Lettings

Background

A key strategic objective across the sub-region is to put the customer at the heart of decision-making and to increase choice. Stakeholders have identified progression of the Housing Options agenda as a key priority. One method of how this could be delivered is via Choice Based Lettings, which is a Government target for 2010.

The various benefits of Choice Based Lettings include:

- Economies of scale and promoting customer choice
- Gains in terms of empowering customers and making allocations fairer and more transparent
- Consistency
- The opportunity to promote a range of housing options e.g. low cost home ownership opportunities and accredited private landlords

Interventions taken so far

Choice Based Lettings (CBL) is currently being implemented across North Yorkshire with political support already received from seven out of the eight local authorities and three RSL transfer partners. A CBL Project Manager has been appointed and large scale consultation on a new joint allocations policy is

underway. Implementation of the project is anticipated in Spring/Summer 2010

Key Issues

Because of the enduring problems of affordability in many North Yorkshire housing markets the issue of local priority for scarce affordable homes is a key issue for the sub-region. Combined with this is the need to enable cross boundary mobility to allow people to access employment, training and to give or receive care, and the imperative to target scarce resources at those in the most need.

Any scheme promoting customer choice must demonstrate that already disadvantaged or vulnerable groups are not rendered further disadvantaged, and a range of interventions are in place to prevent this happening. Specific issues for North Yorkshire in this regard are the rurality of the sub-region, limited access to existing services and the steadily ageing nature of its population.

Priorities in response to key issues

The North Yorkshire CBL scheme aims to deliver a single housing register with all homes allocated according to a new joint allocations policy. This policy is predicated on a number of principles – to meet the needs of vulnerable groups, to make best use of the existing stock and to promote flexibility and fairness in the allocation of scarce affordable housing.

A further priority is to expand the scheme to allow for the promotion and marketing of a much wider range of housing options, as well as access to high quality, consistent advice across the partnership area

Desired Outcomes

A fair and flexible system for allocating homes that promotes choice and opportunity, whilst addressing the pressing housing needs of local people. A mechanism for achieving that, which

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empowers customers and improves information about the range of housing options accessible to residents

Performance Management

Annual Performance report to Choice Based Lettings Board

A performance framework for equalities impact assessment reported regularly to the CBL Board

Case Study- Social Lettings Agency

A social lettings agency is being set up by City of York Council which will be evaluated with a view to rolling out similar initiatives across the sub-region. The main focus of the agency will be to reduce homelessness by proactively securing private rented accommodation. 'YorHome' will act as a broker between the private landlord and prospective tenants and will offer a menu of services including comprehensive pre-tenancy checks, a repairs service, gas and electricity certificates and tenancy management

4.4.2 Housing Services and Assistance For Vulnerable Groups

Background

Through work with Supporting People, a number of vulnerable groups have been identified as priorities for housing - women who have experienced domestic abuse; young people, ex-offenders; people with mental health problems, people with learning disabilities and single vulnerable people who require support to make a successful transition from temporary accommodation to sustainable housing. Services for older people also remain a high priority for the Sub-region bearing in mind its demographic profile.

The sub-region is committed to the use of floating support and other assistance to enable disabled clients and clients from other vulnerable groups to access all tenures including private sector housing. It will continue to work closely with supporting people and key agencies to address this issue.

The Government is also committed to ensuring that socially excluded adults are offered the chance to get back on a path to a more successful life, by increasing the proportion in settled accommodation and in employment.

The Supporting People services in North Yorkshire and the City of York commission a wide range of accommodation and person based support services for vulnerable client groups. Separate strategies produced by Supporting People contain more detail on these. Specific information about priorities and interventions for key groups also follows.

Interventions taken so far

Significant progress has been made through Outcome Based commissioning to ensure service specifications and monitoring are tailored to the needs of clients.

A commissioning policy and review timetable is now in place to determine where there is benefit in putting services out to tender. An Accommodation Protocol is being developed for all accommodation based housing support services to sign up to which will ensure there is an agreed approach when putting these services out to tender.

A strategic relevance approach has been developed to ensure that if tough finance decisions are required in future only the least strategically relevant services are decommissioned.

Key Issues

There is an anticipated 5% reduction in the Supporting People funding per year from 2010/11 onwards, and Supporting People will no longer be a named grant but will be included within Area Based Grant. This will have an increased impact on the Area Based Grant on a year-by-year basis unless efficiency savings can be achieved.

Housing support services are now in a strong position to widen their delivery to demonstrate contribution to a raft of national

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indicators as well as the Supporting People indicators NI141 & NI142.

Priorities in response to key issues

With the ring fence coming off Supporting People and the funding being within the Area Based Grant, there is a need to ensure Governance arrangements are fit for purpose. The decision making processes, reporting bodies, eligibility criteria, other funding streams and key stakeholders all need to be examined and the Memorandum of Understanding consulted on and amended accordingly.

Desired Outcomes

To develop strategies to increase the housing choices for vulnerable people focussed around integration within mainstream housing wherever possible

To use tendering exercises and appropriate re-specification of services to maximise value for money and thus mitigate the effects of the predicted reduction in future funding

Performance Management

All Supporting People services are monitored through the City of York and the North Yorkshire Supporting People Commissioning Bodies

4.4.3 People who have experienced domestic abuse

Background

Domestic Abuse is devastating for all victims causing lasting damage to physical health, mental health and emotional well-being. It is unacceptable within our communities and must be challenged.

Partners in North Yorkshire and the City of York are committed to improving the safety of and outcomes for, adult and children victims/survivors of domestic abuse, through co-ordinated services sufficiently flexible to meet individual needs and which encourage empowerment and self-determination.

Interventions taken so far

In 2005, York and North Yorkshire agreed its first county wide strategy to tackle the issues associated with domestic abuse. This strategy has been refreshed and relaunched in November 2009 to cover the period 2009-2013.

There are six broad countywide strategic priorities covering:

- Adult Victims/Survivors of Domestic Abuse
- Children and Young People
- Perpetrators of Domestic Abuse
- Practitioners who provide services
- Organisations and Agencies that Resource Domestic Abuse Services
- Wider Communities

The Domestic Abuse Joint Co-ordinating Group and local domestic abuse co-ordinators will work with the relevant partners and bodies to ensure that the strategic priorities are achieved.

Key Issues

Relating specifically to housing, in some parts of the sub-region partners have identified a worrying trend of vulnerable women and children fleeing domestic abuse being forced to leave established networks of support in order to access services outside York and North Yorkshire.

Members of the County Homelessness group are also concerned that additional pressures placed on families due to the economic recession and other changing characteristics within the communities in North Yorkshire could increase local incidences of domestic abuse, and that additional investment in preventative measures may still leave a gap in provision of services to this most vulnerable of client groups.

Priorities in response to key issues

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Through the Domestic Violence forum and other joint working, the sub-region wishes to:

- Increase awareness of issues relating to domestic violence through the work of the County Domestic Violence Group
- Provide better support and information to victims of domestic abuse and their families
- Implement “Making Safe” schemes across the sub-region to support victims and allow them to remain in their own homes
- Ensure a programme of negative consequences and support services for perpetrators to bring about a change of behaviour

Desired Outcomes

Successful delivery of the agreed York and North Yorkshire Domestic Violence strategy 2009-13

Performance Management

Monitoring through York and North Yorkshire Domestic Violence Partnership

Case Study: Hambleton and Richmondshire Refuge

A flagship intervention in the 2008 – 11 investment plan, the Hambleton and Richmondshire Women’s Refuge is an example of effective joint working to deliver real outcomes for people in need.

The two Councils worked with their respective CDRPs, Supporting People and Broadacres, a locally based RSL to develop the provision of a 16 unit purpose built facility in the market town of Northallerton. The RSL acquired the site on a speculative basis, and a package of capital funding was put together with the support of the then Housing Corporation, Hambleton DC and Broadacres. Revenue support was identified through Supporting People investment planning.

Planning permission was granted in March 2008, and the scheme was completed in May 2009.

The design of the building included elements of best practice from the Places of Change programme, as well as being informed by the experiences of women who had fled abuse. This led to the development of accommodation which, whilst being completely self contained is capable of being flexibly configured to meet the needs of different households sizes and types. The scheme includes an ICT suite, a fully equipped children’s room and imaginatively designed garden, quiet spaces, individual consultation rooms and a shared living space. Each apartment is fully equipped and furnished with high quality fixtures and fittings. The progressive security and imaginative use of colour throughout the scheme create a safe yet unthreatening environment and a number of arts based initiatives are planned for the future.

The staffing comprises a full time Manager and 6 part time support workers, covering shift patterns. The scheme will accept referrals and direct applications nationally, but priority for vacancies will be given to women from Hambleton and Richmondshire. It opened its doors for business in Summer 2009.

4.4.4 Young People

Background

Across the sub-region, most 0-19 year olds experience good health, make good progress educationally, live in safety, many in at least secure economic circumstances, and they are frequently in schools, colleges, workplaces and communities where there are interesting or worthwhile things for them to do. The amount of crime and anti-social behaviour committed by young people is comparatively low.

However, there are groups of children and young people who are vulnerable to doing less well against some, or all, of the five outcomes due to their circumstances. Children looked after by

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the Local Authority, young carers, children with special educational needs or disabilities, children who are very mobile (like some Traveller children, or some of those moving with the Armed Forces), children from different faith groups and some from ethnic minority groups, may make less progress than others against some of the outcomes. These children can be anywhere in our large sub-region, sometimes with variable access to services or extended family support.

Interventions taken so far

District Councils have worked in collaboration with North Yorkshire County Council in developing and setting up the delivery of the objectives within the Children and Young Peoples Plan, which is aligned with the North Yorkshire Homelessness Strategy. This strategy contains the detail of joint targets to improve outcomes for young people.

An Integrated Youth Support service has also been established in North Yorkshire to support young people and their parents when required.

Similar interventions are also being undertaken within the City of York.

Key Issues

Key housing issues relating to young people are around preventing homelessness, supporting vulnerable young people and teenage parents wishing to move into their own accommodation and tackling worklessness through community development work in their areas

Priorities in response to key issues

Housing priorities are continued work on preventing homelessness and supporting young people at risk of homelessness and their families, plus support for moving into sustainable accommodation.

Continued support of projects such as Youthbuild and North Yorkshire Community Build, a construction training build

initiative aimed at providing young people with construction training skills and securing employment in the construction industry.

Desired Outcomes

More sustainable outcomes for vulnerable young people

Performance Management

Key indicators are monitored through York's and the North Yorkshire Children and Young People's Plan and Homelessness Strategy Action Plan

Case Study – Youthbuild

Youthbuild schemes exist elsewhere in the country but Harrogate Youthbuild is different. It was set up specifically to provide construction skills training and housing for vulnerable, 16 - 24 year olds in a high demand housing area, where opportunities for this client group are scarce. The project involves the purchase of empty properties which are then converted to self-contained flats by the Youthbuilders under the guidance of a mentor and construction supervisor. Upon completion, tenancies are allocated to the Youthbuilders and support is provided until such time as they can live independently. For young people with no previous construction industry experience and little prospect in life, the scheme provides mentoring and personal development. A programme of training (developed specifically by Harrogate College) combined with on-site construction work, leads to formal NVQ qualifications. All who complete the scheme leave with education, training, qualifications and a home - the most successful leave with an apprenticeship or even a job too. The costs and drop out rate are both high, but the rewards are exceptional.

Since Harrogate YouthBuild Trust was set up in 2006, over 30 young people have started on the programme; four properties have been purchased and turned into nine additional units of affordable accommodation and eleven Youthbuilders who

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successfully completed the course now have jobs or have apprenticeships in the construction industry. With the support of the HCA and Golden Triangle Partnership, it is intended that this “high demand” model of Youthbuild should be rolled out in York and the high demand/high value area of north Leeds.

4.4.5 Adult Offenders

Background

North Yorkshire Probation Area (NYPA) recognises that “appropriate and accessible accommodation is the foundation of successful rehabilitation and management of risk of harm to others”.

Research suggests that addressing severe accommodation problems can make a difference of up to 20% in terms of reducing further offending.

In North Yorkshire in August 2009, there were 5687 assessments of offenders supervised by NYPA. At the start of supervision, 37% had a housing need and by the end of supervision the figure is 22%.

Interventions taken so far

Existing ex-offender protocols are already in place on a county basis for information exchange and making appropriate arrangements for ex offenders leaving prisons.

Working in partnership with North Yorkshire Probation Services, plans are in place to consider the development of an accommodation protocol for offenders supervised under the Multi Agency Public Protection Arrangements through the MAPPA co-ordinator.

A multi agency working group is also looking at targeted integrated services for persistent and prolific offenders (PPOs) under the Government’s deter agenda.

Shelter provides housing information services to prisoners to reduce the risk of them losing their homes whilst serving a

custodial sentence, and Supporting People commissions specific support services for those leaving prison to help them resettle outside in sustainable tenancies.

Some specialist supported accommodation is available for ex-offenders, such as the Foundation AIRS scheme.

Key Issues

Move-on accommodation has become a major challenge with fewer houses being made available to specialist providers by social housing landlords who themselves have reduced stock principally because of the sales of ex council houses to sitting tenants and the lack of any replacement.

The increase in the prison population has also impacted on the loss of accommodation and the risk of more prisoners losing their homes because of arrears or because they have been deemed to have made themselves intentionally homeless as a result of their offending is being mitigated through Shelter providing dedicated housing advice for people in custody.

Desired Outcomes

To reduce re-offending

To reduce the percentage of ex-offenders who consider themselves to be in inappropriate accommodation

Further development of the MAPPA strategy and services for PPOs

Increasing the number of tenancies sustained by ex-offenders through the work of Shelter in prisons and support services commissioned by Supporting People

Performance Management

Performance is monitored through York and North Yorkshire Probation Service and through Supporting People

4.4.6 People with mental health problems

Background

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Mental illness can affect anyone at any time. One in four people experience some form of mental illness. With regard to North Yorkshire, 2% of the population suffer from a bi-polar disorder or schizophrenia, 5% from a serious or clinical depression. Depression is now the most common reason for claiming Incapacity Benefit. However with the correct support most people with a mental health problem can be treated and recovery rates are good.

Community mental health teams work with people who have a severe or long-term mental illness. Those with milder mental health problems can also access a range of services locally.

National Indicator 149 which looks at the numbers of people with mental health problems in settled accommodation shows North Yorkshire and York being below the regional average and whilst there may be data accuracy issues performance is low.

Interventions taken so far

Both City of York and North Yorkshire County Council Adult and Community Services work in partnership with health services, and with other local and national agencies to provide a network of services, which offer a wide range of support in order to maximise an individual's choices and opportunities and promote their recovery.

With regard to housing interventions, there a number of supported units of accommodation for people with mental health problems across the sub-region as well as specialist housing related support services. 317 people with mental health problems received housing related support services in 2008/9.. Some local authorities have special allocation arrangements in place to assist those with mental health problems access suitable supported accommodation and subsequent follow on accommodation.

Key Issues

inappropriate accommodation or a lack of suitable accommodation can significantly affect the support, care or treatment of a person with a mental health problem.

In addition, many homeless people that are entrenched within the resettlement route are recognised as having mental health problems – have we got evidence regarding this? .

Where clients are ready to move on from specialist supported accommodation there can be a lack of suitable move-on accommodation.

Priorities in response to key issues

The sub-region should maximise opportunities for additional supported housing provision for those with mental health problems

Ensure that allocations policies and choice based lettings process is accessible to people with mental health problems.

To develop move on protocols in order to make best use of supported accommodation.

A partnership arrangement between the Primary Care Trust, City or York homelessness and Supporting People is being developed to address this issue in the City of York. Links are also being made across the North Yorkshire County Council area between Mental Health support teams, Supporting People and District Councils to address needs locally

Desired Outcomes

Improved sustainable housing options for people with mental health issues

Performance Management

Monitoring of services commissioned through Supporting People strategies and planned moves to unsupported accommodation

Monitoring of National Indicator 149

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Setting of specific targets and outcomes relating to housing in North Yorkshire and York Mental Health Strategies

4.4.7 Adults with Learning disabilities

Background

Valuing People Now outlines the policy objective for housing for people with learning disabilities and their families to have the opportunity to make an informed choice about where, and with whom, they live.

Interventions so far

In North Yorkshire and York there have been great improvements in housing options for people and there has been an increase in people living in community settings from 1,000 to over 1,300.

The sub-region has well developed locally based Learning disability Partnership Boards with Housing Task Groups and county-wide arrangements to develop a learning disabilities housing strategy.

Through the personalisation agenda, Supporting People are introducing individualised budgets for Learning Disability and Physical Disability services where there are joint contracts in place. Further work is being carried out with Learning and Physical Disability Client Groups where there is Supporting People funding in place.

Key Issues

Despite the success stories to date, there is still work to do to ensure that all options are available to meet aspirations.

- Over 20% are living in residential or nursing care.
- Less than 1% of people are owner-occupiers compared to 73.5% for the general population.

- 35% are with family or friends which in many cases is appropriate but in others it may not be peoples or their family's aspiration.
- By 2020 there will be 7% more people with mild or severe learning disabilities

Housing Situations of People with Learning Disabilities

Housing Situation	Percentage
Registered Care or Nursing homes and other non settled accommodation	21%
Owner Occupier	0.8%
Tenant	19%
Settled with family/Friends	35%
Supported housing	24%

Source: PSA16 Outturn March 2009

Priorities in response to key issues

The partners involved in providing housing care and support need to continue to look for creative solutions to ensure that people with learning disabilities have access to all housing options including Extra Care and to look for creative solutions to improve in particular social home ownership models and specialist independent housing.

Desired Outcomes

Further explore options and innovative models for housing choices for people with learning difficulties and disabilities

Performance Management

Guidance worked up and issued through Learning Disability Partnership Board

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4.4.8 Single vulnerable people who require support to make a successful transition from temporary accommodation to sustainable housing

See section 4.3 on homelessness

4.4.9 Dementia

Background

Living Well with Dementia sets out the government's strategy for helping people with dementia and their carers over the next five years. Its aim is to ensure that significant improvements are made to dementia services across three key areas: awareness and understanding; earlier diagnosis and intervention; and quality of care. While the emphasis within the strategy is on care services, it recognises that a range of staff and services from non-care sectors, including housing and telecare, have an important part to play.

A recent report on Dementia in Yorkshire and Humberside indicated that North Yorkshire has the highest estimated number of people with late on-set dementia in 2008 in the region at 8,264. This is predicted to increase by 2025 by 78% to 13,876, accounting for around one-sixth of the 30,107 total increase in the number of cases across the region.

(Source: Dementia in Yorkshire & Humber: A Demographic Profile A Report for the Dementia Strategy Lead for the Yorkshire & Humber Improvement Partnership By Michael Jackson July 2009)

Interventions taken so far

Telecare solutions are being used to enable people with dementia and their carers to continue to live well independently and new solutions constantly being tried. Extra Care schemes provide a safe environment for people with dementia and current design of Extra Care is addressing good practice for people with dementia.

Key Issues

The sheer increase in the predicted numbers of cases of dementia in the UK over the next two decades will provide major challenges in the provision of adequate services supporting both carers and people with dementia in their own homes and will mean looking at the design of homes and neighbourhoods.

Priorities in response to key issues

Objective 10 in *Living Well with Dementia* considers the potential for housing support, housing-related services and telecare to support people with dementia. It also sets out the priorities for housing to respond to the needs of dementia, which will be reflected in the North Yorkshire, and York Dementia Strategy. These include:

- Looking at the design and services within specialist models of housing, including extra care housing, to meet the needs of people with dementia and their carers
- Influencing the design of ordinary homes and neighbourhoods using evidence based models
- Staff working within housing and housing-related services to develop skills needed to provide the best quality care and support for people with dementia in the roles and settings where they work
- Continuing to use telecare and emerging solutions to support the needs of people with dementia and their carers to enable implementation once effectiveness is proven

Desired Outcomes

For people in North Yorkshire with dementia and their family carers to be helped to live well with dementia, no matter what the stage of their illness or where they are in the health and social care system.

Performance Management

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Setting of specific targets and outcomes relating to housing in the North Yorkshire and York Dementia Strategy.

Case Study Telecare and Dementia

My wife is 71, she has osteoarthritis, Alzheimer's and incontinence and I look after her at home but we receive a lot of support from the Personal Care at Home Service, day care services and Housing Association wardens.

Her Alzheimer's sometimes causes periods of confusion and recently she has been getting out of bed late at night and leaving the house. Sometimes I wake up in time to hear her and am able to stop her going outside, but not every time. In the past this has left me very on edge at night as I was constantly listening for her in case she gets out of bed. I have lost a lot of sleep being very worried about her coming to serious harm if she manages to go out late at night. My lack of sleep has also started to affect my ability to look after her and I was worried she might have to move into residential care.

Telecare has made a real difference to our lives because we have 24 hour support from a warden service which has allowed me to get a good night's sleep. Our front door was fitted with a telecare sensor and if it's opened late at night, it will alert me via a pager or a vibrating pad, which goes under my pillow if I am in bed. Now I don't have to lie awake listening for the front door and it means I can try to prevent my wife from going out. The telecare solution also tells the warden service at the same time as me, so if I can't stop her leaving, they will respond and bring her home safely. Telecare has allowed us to stay in our home and it has provided me with peace of mind knowing that help is available whenever we need it.

4.4.10 Increasing Housing Choices for an Ageing Population

Background

The Audit Commission's 2008 publication "Don't Stop Me Now - Preparing for an Ageing Population" states that local authorities have a local area leadership role to ensure that

older people can live independently and actively, with a good quality of life, for as long as possible. It also recognises that as the population ages, the challenges and opportunities differ between areas; each council must lead an appropriate local response. In order to have an appropriate response, information is needed about the diversity of local people. Engagement with older people - as citizens, volunteers, and service users - is an important tool for local action planning to tackle social isolation and support independent living.

The document recommends that authorities review their local demographic profiles and reassess their approach to the ageing population; identify how they can work with older people and local partners to make more efficient use of public and community resources; link local demographic profiles and community needs in age-proofing mainstream services and designing targeted services; tackle stereotypes and myths that prevent older people being fully engaged in the community and receiving appropriate services; and target spending to have the most impact and improve evaluation.

With studies in North Yorkshire showing that over 80% of older people wish to remain in their home and an increasing ageing population, one of the biggest challenges that will face the sub-region over the next 15 years will be ensuring that the present housing stock is fit for purpose. In order to meet this challenge effectively, investment needs to be made in the existing stock, in both the private and social rented sector, in order to ensure that it will meet the needs of older persons.

Within the private sector, the challenges are linked to meeting the decent homes targets for the private sector, where the proportion of non-decent homes is currently running at around 22 to 30%. The role of the Home Improvement Agencies across the sub-region will be crucial in this respect. With the decreasing levels of funding for Disabled Facilities Grant, consideration will need to be given to ensuring that use of DFG and other financial assistance is maximised.

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Within the social rented sector, some of the specialised accommodation for older people has become obsolete and does not in any way meet current expectations and aspirations of older people. Investment will be required, in certain circumstances, to remodel obsolete stock in order to ensure that it is fit for purpose.

There is a need to plan for and accommodate the current and future needs of the sub-region's increasing older population. Figures from the census indicate that 18% of the population of North Yorkshire were over 65 in 2001. This figure is projected to increase to 50% by 2020 when the number of people of retirement age will represent 25% of the total population and when there will be 65% more people over 85. This group is most likely to require support and it is likely that 1 in 4 of the 460+ people over 85 will have dementia and a range of long-term conditions affecting their ability to live independently.

North Yorkshire County Council is committed to supporting the development of an Extra Care programme via its own capital and land resources. The priority afforded to the Extra Care programme is evidenced by the North Yorkshire Strategic Commissioning Plan 2007 – 2022 and a stretch target for Extra Care within the North Yorkshire Local Area Agreement

Interventions taken so far

Both North Yorkshire and the City of York have developed Commissioning Strategies and multi agency Older People's Strategies for Older People which highlight the likely future challenges resulting from the increasing number of older people. The trends identified through this work indicate that:

- Most people want to stay in their own homes longer;
- The expectations and aspirations of older people are higher than before.

The work has identified that appropriate housing is key to providing a good quality of life for our future selves. It is recognised by all partners in the sub-region that flexibility and

choice in housing, care and support options have to be developed in partnership with social care and health. The Supporting People Commissioning Plan has been aligned to this to provide the appropriate revenue support.

In York a review of housing needs is being undertaken which, alongside the outcomes of the published Commissioning Strategy for Older People will provide the evidence base for a review of the council's existing elderly people's homes and the development of an extra care strategy.

Housing and partners are already transforming services to address these needs including rolling out the availability of person centred technology solutions and ensuring that low level support and emergency lifelines are available to all the community

City of York is considering providing better information around housing options/ choices for older people through a coordinated 'housing gateway', enabling the development of long term housing plans. This is a model, which if successful could be rolled out sub-regionally

Case Study: Telecare in North Yorkshire

The goal of Telecare is to ensure all older people achieve the promise of their future to the full. Integral to personalised planning, Telecare supports people to live as independently as possible in their own homes through person-centred technology being used alongside other services. Pilots in 2005 showed efficiencies in costs and priceless benefits in terms of transforming the approach and outcomes for carers and vulnerable people's health and daily living. There has been a major programme of training and awareness raising for both staff and people who use services and their carers. The team involved has trained over 3,800 people in a year from agencies as far reaching as the Fire Service and Carers support groups as well as being hands on with individuals and their carers providing expertise and reassurance about the equipment. Over 1600 people are now benefiting from Telecare enhanced

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packages of support to enable them to live independently and give carers peace of mind. Demonstration flats have been developed in neighbourhoods in partnership with housing and equipment providers as a further key tool to promote and market the service.

Key Issues

The numbers of older people in all age bands over 60, or with a physical and/or mental frailty is increasing. There are more older owner-occupiers, with most older people wanting to stay in their own homes (whatever tenure) longer and the expectations and aspirations of older people are higher than before.

Priorities in response to key issues

To make life for our residents as easy as possible for as long as possible

Flexibility and choice in housing, care and support options have to be developed in partnership with social care and health.

Demographic changes will see a sharp increase in the number of older people coupled with their changing needs, aspirations and expectations mean that a fundamental review of existing accommodation and services is needed.

The next generation of older people has a greater expectation of housing options and this will include maintaining equity and ownership. We must look to encourage providers to plan accordingly supporting a mix of rental and purchase alternatives including shared equity schemes.

Gaps around the understanding of the housing needs, provision and support needs of older people need to be addressed and work is already underway in some local authorities.

There is a need to better map existing provision and link this to a better understanding of what older people want/prefer/aspire

to going forward as this information is critical if the sub-region is to achieve an effective level of joint strategic commissioning.

Explore scope for remodelling/adapting existing social housing to better meet needs of older people and enable them to stay put in their own homes.

Work undertaken must inform the development of local development frameworks.

Desired Outcome

Comprehensive information on housing options for older people in both the private and social housing sectors should be made available and widely known.

The sub-region to develop a “Lifetime Homes, Lifetime Neighbourhoods” strategy in order to clearly lay out the demographic challenges and what needs to be done to meet them. This document should be supported by an Action Plan and appropriate monitoring.

Local Development Frameworks to include policies to reflect Lifetime Homes’ ambitions and to include the allocation of land specifically for older people’s housing where appropriate needs are shown through the Strategic Housing Market Assessment.

Performance Management

Monitoring of additional Extra Care Provision through LAA

NI 139 - increase No. of people over 65 receiving info, advice and support to exercise choice and control to live independently.

Register of allocations made reported to NYSHB

Case Study : Bainbridge Extra Care

The Extra Care programme has also delivered added value with links to wider rural regeneration such as e.g. the recently completed Extra Care, at Sycamore Hall in Bainbridge, providing 42 units of extra care accommodation and essential

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community facilities to include; Restaurant, shop, health and beauty salon, PCT nurses base and day centre. The scheme which is featured in the Housing Corporation Rural Communities brochure, is a real success providing vital community resource and a hub for additional activities such as; blood donor sessions, WRVS action group, National Park's training venue as well as a venue for local community action groups.

4.4.11 Gypsies and Travellers

Background

The sub-region is committed to improving Traveller sites, increasing provision across York and North Yorkshire and improving services and communication with the Gypsy and Traveller community

The partnership recognises that, in order to achieve this there is a need to better understand the needs of Gypsies and Travellers across North Yorkshire and to obtain up-to-date knowledge of travelling patterns and Traveller networks. This will help us identify the sites and services that Travellers use throughout York and North Yorkshire with a view to providing better facilities and services in the future.

Research from the Yorkshire and Humber Assembly and Sheffield Hallam identified a sub-regional need for an additional 57 pitches

Interventions taken so far

Further research was commissioned by the sub-region in 2007/8.

The sub-region has earmarked £570k in its 2008-11 investment bid for new Gypsy and Traveller provision in 2010/11

Successful bids were submitted to CLG in 2008 for improvement works at two sites Carlton and Burn and two further bids were submitted in June 2009

A North Yorkshire Gypsy and Traveller Steering Group has been established, comprising housing and planning officers from local authorities, representatives from NYCC Supporting People and the NY Strategic Housing Manager

A North Yorkshire Gypsy and Traveller Action Plan has been developed by the Steering Group which will be the tool for ensuring delivery of critical milestones.

In April 2009 a part-time sub-regional Gypsy and Traveller Officer was appointed (funded from the RHB pot) who, with support from the Gypsy and Traveller Steering Group will ensure delivery of this Action Plan.

Key Issues

Further research commissioned by the sub-region in 2007/8 identified a need for 113 additional pitches across North and North Yorkshire. These shortfalls will need to be addressed through emerging LDFs and except in the case of Hambleton which, due to the advancement of its LDF, will need to take on board these findings when determining any future planning applications.

The table below shows this broken down by individual districts:

	Existing Pitch Supply	Current Need	Vacant	Current Shortfall
Craven	10	17	0	7
Hambleton	34	61	13	14
Harrogate	40	54	0	14
Richmond	20	23	0	3
Ryedale	13	22	0	9
Scarborough	0	3	0	3

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Selby	24	50	0	26
York	54	90	0	36
Total	195	321	13	113

Research undertaken in 2007/8 did not include an assessment of the needs of showpeople or for transit/ stop over sites both of which are required for the LDF evidence base

The condition and management of some existing sites needs to be improved

Local enforcement action is taking place on some unauthorised encampments.

Communication with the Gypsy and Traveller community needs to be improved if the sub-region is to better understand their needs

Priorities in Response to Key Issues

Driving forward the Gypsy and Traveller Action Plan is a key priority, in particular around:

Ensuring appropriate research is undertaken to plug gaps identified in respect of the LDF evidence base and making the most effective use of the sub-regional funding earmarked for new provision

Improving communication and understanding of the needs of Gypsies and Travellers across North Yorkshire

Improving Gypsies and Travellers understanding of the planning process, both LDFs and development control and how to navigate it

Developing a robust sub-regional approach towards bidding for CLG monies

Desired Outcomes

Robust evidence base to be developed for LDFs and to properly inform future investment decisions

Needs of Gypsy and Travellers to be better understood and provided for

Development of a robust sub-regional bidding protocol for future bids to CLG

Reduction in the number of unauthorised encampments/enforcement action

Develop a consistent policy for tackling unauthorised encampments across the whole sub-region.

Performance Management

Progress on delivery of key research projects and the development of sub-regional tools is to be monitored through the regular review of the Gypsy and Traveller Action Plan and timely reports to NYCHOG and NYSHB.

Robustness/suitability of evidence base to be tried and tested through LDF Examination in Public

Impact of the new planning tool on the number of unauthorised encampments and the use of enforcement action is to be monitored by NY Planning Officers Group.

4.4.12 BME and Migrant Workers

Background

The sub-region recognises the contribution that migrant workers make towards the North Yorkshire economy and acknowledges the need to better understand the housing needs of these groups.

Interventions taken so far

Salford University has been commissioned to undertake research around this issue and the findings of its work are due in December 2009. Once available the research findings and recommendations will be incorporated into the strategy and an

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Action Plan agreed. Appropriate monitoring processes will be put in place to ensure desired outcomes are delivered

[Key Issues](#)

[Priorities in response to key issues](#)

[Desired Outcomes](#)

[Performance Management](#)

ALL AWAITING BME/MIGRANT WORKER REPORT

4.4.13 Safeguarding

[Background](#)

Current key issues around multi-agency working and reviews of both Children and Adult Safeguarding – We need to add a housing response to this – a report is due out shortly but we are still waiting for it to extract the information for the draft.

[Interventions taken so far](#)

[Key Issues](#)

[Priorities in response to key issues](#)

[Desired Outcomes](#)

[Performance Management](#)

4.4.15 Financial Inclusion

The importance of financial services in all of our lives has, in recent years, risen significantly. This is a consequence of both a growing and more prosperous United Kingdom economy, and an innovative financial services sector, which has developed ever more ways of meeting the needs of its customers.

Exclusion from the financial system brings with it, therefore, real and rising costs, often borne by those who can least afford them, which is why promoting financial inclusion has been, and continues to be, a key priority for the Government.

The Government's key goals for financial inclusion are about ensuring that everyone has access to appropriate financial services, enabling them to:

- **manage their money on a day-to-day basis**, effectively, securely and confidently;
- **plan for the future and cope with financial pressure**, by managing their finances to protect against short-term variations in income and expenditure, and to take advantage of longer-term opportunities; and
- **deal effectively with financial distress**, should unexpected events lead to serious financial difficulty.

[Interventions taken so far](#)

In order to take the first steps to encourage financial inclusion, all the housing authorities within the North Yorkshire Housing Partnership have committed funding and resources to the development and delivery of the North Yorkshire Credit Union.

Services are already available to all through the North Yorkshire Credit Union website, and a phased rollout of additional locally accessible services and service delivery points is programmed for all districts within the sub-region.

Some publicity about the Credit Union has already been distributed through the North Yorkshire Times (North Yorkshire County Council's free paper to all households in North Yorkshire), and additional local publicity has been undertaken in Scarborough and Selby, where local delivery points have also been set up. This extended roll out is due in Harrogate District in 2010/11 and to other areas on a phased basis.

[Key Issues](#)

Credit Union services in the North Yorkshire Sub-region were initially only available within the City of York and some very localised schemes.

[Priorities in response to key issues](#)

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To extend Credit Union services across North Yorkshire. The York Credit Union has been re-constituted to allow it to operate across the whole of North Yorkshire, and a phased roll out is now taking place in individual local authority areas to provide extended services beyond those already available to all through the North Yorkshire Credit Union web site.

As part of the phased extended rollout to individual districts, additional publicity will be undertaken increasing local awareness.

Desired Outcomes

The vision, now being translated into reality, is to have a Sub-Regional Credit Union open to all those who live or work in the City of York and North Yorkshire.

Performance Management

The North Yorkshire Credit Union has its own Board of Management which is monitoring its progress.

4.4.15 Worklessness

Background

Worklessness is a less familiar term than unemployment to describe those who are economically inactive. The economically inactive are people of working age who are not working, not in full-time education or training and are not actively seeking work.

Many are outside the labour market voluntarily, because of family responsibilities or early retirement for example. It can also include those who are out of work because of illness. Such people may be claiming Incapacity Benefit (IB) or Severe Disablement Allowance (SDA).

Interventions taken so far

There are a number of locally based projects including in Scarborough, Hambleton and Harrogate tackling worklessness

issues at a local level through Youthbuild in Harrogate and York, and the Scarborough Employment and Skills Partnership.

The Choice Based lettings model being introduced across the majority of the Sub-Region, also increases the opportunity for mobility for work.

Key Issues

Although the sub-region as a whole has lower than national and regional averages of worklessness, there are significant concentrations within Scarborough town and the City of York. Within Scarborough town, the number of working age persons on income related benefits exceeds 35% in two wards, with a high proportion being in receipt of Incapacity Benefit.

Worklessness, even at a low level, is nevertheless an important issue to address in all parts of the sub-region.

Priorities in response to key issues

One of the priorities for North Yorkshire is to develop one or more Foyer projects for young people.

Foyers provide safe, quality assured environments where experts reconnect around young people nationally every year with personal development opportunities, and back into education, training and employment.

In exchange for services tailored to their needs, young people entering a Foyer are expected to actively engage in their own development and make a positive contribution to their local community. The nature of this exchange depends very much on the individual, where they have come from, the barriers they are facing and their aspirations for the future.

Foyers are integrated learning and accommodation centres providing safe and secure housing, support and training for young people aged 16 - 25.

There are also plans to expand the Youthbuild scheme further across the sub-region.

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Desired Outcomes

Provide at least one foyer project in North Yorkshire

Expand the pilot Harrogate Youthbuild scheme to City of York and explore the possibility of expanding to other districts

Performance Management

Progress with a Foyer Project and the development of Youthbuild to be monitored through Chief Housing Officers Group

architects have been developing this plan since Spring 2009, and masterplans and indicative drawings have been produced.

Negotiations are ongoing with local voluntary and community groups, with a view to collectively establishing serviced office and meeting accommodation, and this is being favourably received. More affordable housing is also proposed for the site, providing a mix of tenures in apartment accommodation.

An initial project plan allows for start on site in August 2011.

Case Study – Tackling Worklessness

The Scarborough Employment and Skills Partnership (ESP) was established in 2008 to tackle worklessness issues within the town with a particular emphasis on targeting disadvantaged neighbourhoods and being a key component of neighbourhood regeneration initiatives. A 5 year Employment and Skills Action plan has been developed, which includes a range of initiatives aimed at supporting workless people into employment. Key projects include Scarborough Job Match, which is the provision of a job brokerage service aimed at improving the link between the employer demand for labour and workless people from disadvantaged neighbourhoods, plus other schemes aimed at helping young people get construction skills training and work experience

Case Study ‘A New Heart for Northallerton – Safeguarding the town’s future citizens’

Hambleton District Council, in partnership with Broadacres Housing Association, wish to develop a Foyer project on a surplus Primary Care Trust owned building to provide supported accommodation facility for young people in the centre of Northallerton – part of a wider plan to create a high quality heart to the centre of the town, and promote the economic engagement of young citizens.

A project team comprising District Council planning and housing staff, Broadacres, the local Delivery Team and a firm of

4.5

MAKING BEST USE OF EXISTING HOUSING STOCK

Priority

New housing stock can be controlled through the planning system – but new houses count for less than one per cent of the total stock.

North Yorkshire is now placing a greater emphasis on maintaining and improving the quality of the existing stock of all tenures and in innovative asset management.

As can be seen in the table below, the profile of tenure in the sub-region differs quite significantly from the Yorkshire and the Humber Region and the national picture.

Percentage of tenures in the sub-region compared to the Yorkshire and the Humber Region and England

	Owner Occupied	Social Rented	Private Rented
City of York	73	15	12
Craven	77	10	14
Hambleton	73	13	14
Harrogate	76	9	15
Richmondshire	66	13	21
Ryedale	69	13	18

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Selby	78	13	8
Scarborough	71	13	16
Yorkshire and the Humber	68	21	11
England	69	19	12

Source ; National Statistics Online – 2001 Census Data

Most significantly it can be seen that the Sub-Region has significantly lower levels of social rented housing than the Region and England as a whole, which exacerbates issues of housing affordability.

In turn, this makes it imperative that we seek to make best use of social rented stock and seek ways to use both the private rented sector and the owner occupied sector to address local housing needs.

Four of the housing authorities in the North Yorkshire sub-region - City of York, Harrogate, Richmondshire and Selby – have chosen to retain and manage their own Council stock. The other four districts have gone through the process of Large Scale Voluntary Transfer to transfer the ownership and management of the former Council homes to specifically formed Registered Social Landlords.

A large number of other Registered Social Landlords, both national and local, own and manage the rest of the social rented stock.

4.5.1 Neighbourhood Management

Neighbourhood management is a process of improving and joining up local services in neighbourhoods and making them more responsive to local needs. It involves neighbourhood management partnerships of local residents, together with key agencies and service providers. They use community information to improve services and reduce gaps in outcomes.

At a local level, partnerships work with a neighbourhood manager, or a small neighbourhood management team. They are responsible on the ground for improving services, addressing service gaps and focusing action on local priority areas. There is no one model of neighbourhood management and arrangements vary across the sub-region in response to local needs and aspirations.

4.5.2 Decency and Regeneration

Background

Decency is not felt to be an issue in the social rented sector. All public sector providers are on target to meet the Government's Decent Homes Target by 2010, and have allocated funding in the 08/11 Investment Programme to ensure the stock holding authorities meet the standard. There is also a need to ensure that this standard is maintained beyond 2010.

The situation in the private sector is more of a concern. An estimated 22%-30% of homes are non-decent in the private sector and concerns remain around the capacity to meet the Government's former private sector decent homes target, which is being retained as a local indicator.

Individual private sector stock condition surveys carried out in all areas suggest that decency issues tend to exist in dwellings that are:

- Private rented rather than owner occupied
- Constructed before 1919
- Occupied by vulnerable households and the elderly
- Within inner city areas
- Poorly converted to flats
- Are off the main gas networks

Whilst not required on a county-wide scale, regeneration issues are also important in specific locations within the North Yorkshire Sub-Region, most critically in Scarborough and City of York, but also in smaller pockets in other parts of the County.

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Case Study: Private Sector Housing Issues, Scarborough

Within certain areas of central Scarborough and to a lesser extent in Whitby there are significant concentrations of Houses in Multiple Occupation (HMO) amongst the private rented stock. HMO's developed in these areas as a result of the changing nature of domestic tourism, with many small hotels being converted into HMOs in the 1980s and 1990s.

The phenomenon of "benefit tourism" was created with an influx of socially deprived groups moving into such accommodation as it was the only affordable option available. The changing nature of the population brought with it new socio-economic problems including crime and anti-social behaviour, high unemployment (particularly in the winter months), health problems and also significant environmental and property related problems.

Scarborough Borough Council is now looking to develop a strategic approach to tackling the issues surrounding the HMOs and private rented stock. This will involve developing a targeted programme of activity in order to regenerate these neighbourhoods and will involve establishing a private sector housing partnership involving private landlords, RSLs, voluntary and community sector groups and key agencies such as the Homes and Communities Agency.

Interventions taken so far

The local authorities across North Yorkshire have set up a North Yorkshire Private Sector Group to tackle issues specifically related to this sector and to increase the profile of securing funding and delivering private sector initiatives.

In accordance with Government policy requirements, private sector decent homes works activity is moving away from grants towards loans and most local authorities have already stopped offering grants for decency.

All local authorities are signed up to the regional Homes and Loans Service which assists vulnerable private owners to

release available equity in their homes to carry out essential repairs and improvements.

New interest free loan products are currently being developed to expand the range of assistance available.

North Yorkshire has recently employed a dedicated Home Loans Officer based in York to promote and manage the scheme within the sub-region.

Staff in relevant local authorities are working with Yorkshire Forward and other external agencies to secure funding for targeted regeneration projects where they are required.

Key Issues

Sub-regional housing board allocations for private sector renewal seems likely to suffer a 20% cut in 2010-11. The North Yorkshire Private Sector Group are currently working together to ensure that these cuts have a minimal effect on service delivery.

There have been regional issues around take up of Home Loan products and this has been particularly the case for North Yorkshire where interest has been slow to take off.

There still remain some cases whereby grants remain more appropriate than loans, or where the amount of loan required falls below the minimum for the regional scheme.

Priorities in response to key issues

Where appropriate the sub-region will support targeted area based regeneration schemes

In order to encourage the maintenance and improvement of private sector stock, particularly owner occupied stock, the sub-region will continue to champion the move from grants to loans and will work collaboratively with other sub-regions to identify and address any issues in the future that prevent the Regional Loans Service from achieving success.

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The Homes and Loans Service has recently been the subject of a root and branch review to address issues such as marketing and the sub-region is now confident that the service will gain momentum. All local authorities have now entered into a formal compact agreement with the Homes and Loans Service to deliver agreed number of loans over the next 3 years. Figures for performance for Q12009/10 indicate that after a slow start, take up has increased steadily in North Yorkshire. It is hoped that, despite issues with funding we will see North Yorkshire's commitment to the Home Appreciation Loan gain momentum over the next 18 months

Regional Loans Service - North Yorkshire Summary			
	April 09	May 09	June 09
Anticipated Applications	8	16	23
Actual Applications submitted	0	10	11
Value of approvals	£33,029	£64,339	£68,786
Budget	£50,385	£100,771	£151,156
Paid Out	£9,042	£38,564	£52,931
Outstanding	£122,323	£127,904	£121,415

We will work with the Homes and Loans Service and the York and North Yorkshire Credit Union to deliver a North Yorkshire pilot scheme for the new interest free Home Improvement Loan.

Funding for small loans and grants will continue to be available as indicated in the 2008-11 Investment Bid in circumstances where other loan products are not appropriate.

Case Study- Home Appreciation Loans

Mr T at York, an elderly man living alone, did not have any inside bathing facilities and requested assistance to alter his second bedroom and convert it to provide a toilet and bath. Through several support meetings we were able to complete this work through a Home Appreciation Loan- leaving Mr T delighted with the change to his lifestyle.

Mr B at Richmond, needed adaptations to bathing facilities which took the costs over the grant funds available. Working very closely with the contractor and the Homes and Loans Service we managed to overcome a number of difficulties to complete the adaptation and provide Mr B with a home that was suitable for his needs

Desired Outcomes

Sub-regional support for targeted regeneration in areas which require it

We will aim to complete the move from grants to loans across the sub-region whereby 100% of assistance for general repair and improvement work is by loan rather than grant. (Some specialist grant funding may remain in place to assist in specific key areas)

Home Appreciation Loans and Home Improvement Loans will become the key delivery tools for private sector renewal across North Yorkshire.

Performance Management

Successful area based regeneration schemes

To achieve a target of 100% loans with the exception of particular circumstances wherein the use of grants is the only practical option.

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4.5.3 Optimising Use of Existing Stock

Background

Private sector stock- both owner-occupied and private rented represents the vast majority of the housing on offer in North Yorkshire.

As social rented housing opportunities become scarcer, the role of the private rented sector is increasingly critical in providing homes for those who cannot afford market purchase.

The private rented sector is growing in many areas. In York it has nearly doubled in size over the last 10 years where many of the large student population live in Houses in Multiple Occupation.

The private rented sector is often the tenure of choice for students and young professionals. But with the right support and safeguards in place, it can also provide a sustainable home for many homeless and vulnerable households for whom there are few other options.

Levels of decency in the private rented sector are well below those in the owner occupied stock.

Interventions taken so far

Work has already taken place to try to make links with private sector landlords in order to facilitate access to private sector tenancies.

The sub-region has recently established links with the local representative of the National Landlords Association to improve communication channels with private landlords.

Landlord Accreditation schemes exist in Scarborough and Selby and York has a Landlords' Code of Practice. Discussions have commenced with the National Landlords Association (NLA) regarding the development of a county wide Accreditation Scheme.

Harrogate has successfully delivered two Landlord Trade Fairs which have proved popular providing the opportunity for landlords and managing agents to gather information and ask questions directly to those agencies and bodies responsible for regulation within the sector.

City of York Council provides loan assistance to landlords to raise housing standards.

The 8 local authorities and the North Yorkshire Fire and Rescue Service are working together to develop a Fire Safety Protocol for use in the Private Sector. The protocol will provide generalised guidance as to the minimum fire precautions and means of escape in a range of typical houses in multiple occupation.

Key Issues

Despite significant efforts within the private rented sector the condition and management of many properties remains poor.

Engagement with all but a handful of private sector landlords and letting agents has proved difficult.

The more vulnerable tenants tend to occupy the properties in the worst condition and may be reluctant to complain due to fear of eviction.

Networks/Forums for consulting with private landlords need to be improved.

The sub-region recognises that there are problems of under-occupation and overcrowding within the existing stock. Addressing under-occupation particularly could make a positive contribution towards meeting some housing needs. Whilst challenging, local authorities have been keen to pilot innovative under occupation schemes and the sub-region is piloting both under occupation and home extension schemes to address overcrowding through the Golden Triangle project.

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Priorities in response to key issues

To improve landlord management standards and competency through additional partnership working with both private and social landlords including the establishment of Joint Landlords Forums and through joint working with organisations such as the NLA.

To roll out the Harrogate Landlord Trade Fair model to the rest of the sub-region- Funding has been secured to help roll out a series of landlord workshops during 2010 in partnership with the NLA.

To examine good practice initiatives/models elsewhere and, if appropriate, replicate in North Yorkshire.

In future the use of transfers and exchanges through CBL and allocations policies need to ensure best fit for households.

Encouraging cross tenure migration will build strength and capacity across all housing.

If successful, the extension schemes currently being championed by the Golden Triangle Partnership could be replicated throughout North Yorkshire.

Desired Outcomes

To make better use of existing stock in meeting housing needs

To achieve improved levels of decency in the private rented sector to match levels in the owner occupied sector and increase the proportion of vulnerable private sector households living in decent homes to at least 70% by 2010.

To improve the average SAP rating in the private sector.

Development of a sub-regional Landlord Accreditation Scheme by 2014

To extend the Choice Based Lettings Scheme to private rented sector properties

Performance Management

Average SAP rating in the private rented sector to be increased by 20%

North Yorkshire Landlord Accreditation Scheme launched by 2014

Case Study: Downsizing, City of York

In the current housing climate, optimising the use of existing affordable housing has never been more important.

In York, with the help of funding from the Golden Triangle Partnership, a Housing Corporation/HCA funded development of six two bedroom flats by Yorkshire Housing was prioritised for households downsizing from 3 and 4 bedroom council houses.

Over 44 households expressed an interest in the scheme and 11 applied for the 6 flats. Priority was given to those applicants in the greatest housing need. One of the new tenants had lived in their council house for 39 years and the average length of time at previous tenancies was 11 years.

Money from the Golden Triangle Partnership helped draw together in one package a range of incentives to make the moves less stressful. This included having a single housing officer as a support/point of contact to help people through the whole process of moving including advice and practical help. Also included was the carpeting of the new homes, the provision of white goods and a cash payment. The range of incentives totalled around £5,000 per flat, which as a 'cost' for releasing a three bedroom family house represents good value for money.

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4.5.4 Empty Properties

Background

The Sub-Region recognises that empty properties represent a wasted resource in an area of high demand housing.

The evidence is clear:

It is estimated that the cost of leaving a home empty can be as high as £8000 a year after taking into account a rent loss and deterioration of the property.

Living next to an empty home can reduce the value of your home by almost 10%

There are 4 empty homes for every homeless family in England

Empty homes attract crime and vandalism. Empty homes are described as a 'honey pot' for crime by the Association of Chief Police Officers.

Almost 730,000 homes lie empty in England.

The Government expects councils to encourage the re-use of empty homes.

Interventions taken so far

All eight housing authorities have individual Empty Homes Strategies and Harrogate has a dedicated Empty Property Officer.

To recognise the scope that there is for bringing empty properties back into use, a significant amount of funding has been set aside in the 2008/11 investment programme for Empty Property Work and there is a commitment to develop a sub-regional Empty Homes Strategy by March 2010.

Key Issues

Empty properties account for approximately 1.14% of the total stock in the sub-region.

The sub-region has a number of Second Homes which are often underused and empty for long periods of time.

There is no consistent approach to tackling empty homes across North Yorkshire. There are eight different strategies and policies, and issues and priorities vary between authorities.

Priorities in response to key issues

There is a need to develop a North Yorkshire Empty Property Strategy to bring together the key issues for the sub-region and to ensure an appropriate focus on this issue beyond 2011. A working group will be established from within the North Yorkshire Private Sector Group to take this forward.

Desired outcomes

The delivery of a North Yorkshire Empty Property Strategy and Action Plan which contributes to a focused reduction in empty homes across the sub-region and is endorsed by all local authorities.

Performance Management

Achieve an overall regional vacancy rate of between 2.5 & 3.5% by 2010 and sustain it within this threshold thereafter.

The number of empty properties brought back into use as a percentage of the total stock

The number of affordable homes provided through the re-occupation of long term empties

Case Study-Empty Property Grant

All local authorities offer empty Property Grant to bring long-term vacant buildings back into affordable residential use.

In Ripon two vacant shops (which were listed buildings containing ancient timbers from houses which stood on the site hundreds of years ago) were brought back into use through a mix of Empty Property Grant and partnership arrangements. Harrogate Borough Council co-ordinated the renovation and

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conversion of the building into three small houses and a flat providing affordable housing for four people in housing need.

The development also features cutting-edge heating technology, with the use of air source heat pumps. These were not only less invasive to the fabric of the listed building but were also installed to provide a more affordable and environmentally acceptable form of heating.

Meanwhile, in Ryedale District the Council was approached by the owners of a village property near Pickering which had been occupied by an elderly relative. The property required a lot of work to bring it up to a decent standard, including a new kitchen and bathroom, a complete electrical rewire, a central heating system, insulation works, new floors and windows and treatment for rising damp and woodworm. The job was further complicated as the property was listed and all works had to be completed in a manner which was sympathetic to the age of the building. The work was completed in March 2009 at a cost of £33k. Ryedale contributed £15k to the cost of the works and now provides an affordable home for the tenant who moved into the property in June 2009.

4.5.5 Making existing stock accessible to all

The Disabled Facilities Grant system, the only remaining mandatory private sector grant, provides assistance for those with physical disabilities to make their homes accessible and suitable for their needs. Grants are available to all families with disabled children and for adults with disabilities on lower incomes.

Interventions taken so far

All district authorities within the sub-region work closely with their North Yorkshire Occupational Therapist colleagues to provide adaptations and support to those with disabilities. The North Yorkshire Improving Adaptations Project (a partnership between NYCC, the 7 district authorities and Home Improvement Agencies) is working to ensure that a fair and

consistent approach to disabled adaptation provision exists across the county.

Harrogate, Selby and City of York share the same Home Improvement provider and are working together to develop consistency of service across all areas.

Key Issues

The demand for Disabled Facilities Grants across all of North Yorkshire has outstripped Government funding for the last few years. This is a concern and means that difficult decisions relating to prioritisation and waiting lists have to be considered.

Ensuring consistency and equality is a challenge for all service providers. HIAs and in house services with their focus on older and disabled people are acutely aware of the need to ensure that vulnerable clients are able to gain access to the service and that the service should be equally accessible to all. However, in North Yorkshire, where a number of HIAs exist within one Supporting People administrative area, there is obvious potential for inequality and inconsistency in service provision across the area.

Priorities in response to key issues

The North Yorkshire Improving Adaptations Project is seeking to develop a countywide prioritisation scheme as well as looking at bulk procurement options for stairlifts and level access showers to ensure that available resources go further. It is anticipated that an Action Plan will be produced shortly that will take the disabled adaptations service forward.

The HIA network needs to ensure that they are fit for the future. Self assessment against the model of excellence identified in the Foundations Future HIA project will provide a basis for moving forward.

Desired Outcomes

A consistent, efficient and beneficial disabled adaptations service to be delivered across York and North Yorkshire.

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Improved value for money on common and frequently occurring adaptations (such as stairs lifts and level access showers)

A county-wide development of Home Improvement Agency Services that ensures an excellent service throughout all areas.

Performance Management

Monitoring of disabled adaptations service through County Private Sector Housing Group and NYSHB

To have a bulk procurement model in place for key disabled adaptations

Review of Home Improvement Agencies via Supporting People and County Private Sector Housing Group

Case Study – Home Improvement Agencies

The HIA network across North Yorkshire provides a range of services. As well as assisting some local authorities with the delivery of their private housing assistance programmes, services provided by Home Improvement Agencies may include Handyperson services for minor works, Home from Hospital Programmes delivering minor adaptations, free Home Condition Checks and approved builders lists, and the provision of additional security measures for people who have been victims of burglary or domestic violence

4.5.6 Fuel Poverty and Climate Change

Background

A household is deemed to be in fuel poverty when they have to spend more than 10% of their income on keeping warm.

Reducing Fuel Poverty and tackling Climate Change are very key issues for North Yorkshire. Our commitment is demonstrated by the North Yorkshire Local Area Agreement adoption of National Indicator 185 (authorities' own carbon dioxide emissions), and National Indicator 186 (per capita carbon dioxide emissions) and, agreement and the inclusion of NI187 (Fuel Poverty) in the City of York Local Area Agreement.

Fuel Poverty remains a significant issue in North Yorkshire with high fuel charges and the recession contributing to an increase in the number of households who cannot afford to heat their homes.

The sub-region understands the importance of encouraging housing developers to build environmentally sustainable new homes. We also recognise that we must support existing home-owners to meet their own climate change responsibilities through the direct promotion and provision of grants and loans for energy efficiency and renewable energies and also indirectly through our work on tackling fuel poverty.

Interventions taken so far

Each Indicator has been assigned a specialist sub-regional working group to ensure appropriate and effective delivery of projects and initiatives in partnership.

The wider scope of NI 186 and NI187 has empowered the authorities to tackle fuel poverty in an integrated manner, ensuring that the maximum number of homes, existing and new, are energy efficient. This indirectly addresses some of the issues of affordability across the sub-region.

The sub-region supports the development of a sub-regional approach to the Sustainability Energy Network and has been involved in the development of the regional Affordable Warmth Strategy linked to the Regional Affordable Warmth Action Plan for Yorkshire and the Humber.

The sub-region operates a cross organisational fuel poverty affordable warmth group, convened by the PCT which coordinates interagency activities towards the improvement of National Indicator 187 (fuel poverty) figures.

To complement the Government's Warm Front Scheme, a grant to vulnerable households, North Yorkshire has developed a number of initiatives including grants and loans to householders for energy efficiency improvements; these include insulation and heating in every sub-regional area, as

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well as heating improvements and renewable energy technologies.

The sub-region has been the national pioneer in developing a structured partnership between the eight authorities, Warm Front and the Energy Saving Trust (ESTac) advice centre which ensures that potentially qualifying households are contacted twice each year in order to stimulate their uptake of assistance.

A 'Hotspots' scheme for North Yorkshire and the City of York was launched in September 2009. The scheme is operated in partnership with the Energy partnership (a community owned, not for profit organisation), the PCT and the North Yorkshire Fire and Rescue Service and aims to alleviate fuel poverty in vulnerable households through a simple card referral system.

Local initiatives have been undertaken in a number of authorities with ground source heat pumps and solar hot water systems with a view to developing and rolling them out across the sub-region.

Case Study- all local authorities work in partnership with the ESTac.

The City of York Council has introduced a pilot area based scheme targeting the areas in the two worst wards identified in their fuel poverty report with the lowest SAP ratings. The aim of the scheme is to install free loft insulation and/or cavity all insulation, where appropriate to bring the average SAP rating for wards up to the city average SAP of 66.

Craven, Harrogate, Richmondshire, Selby and the City of York offer free cavity wall and loft insulation to home owners aged 60 or over, living in properties banded A,B or C for Council Tax purposes. Homeowners with a child aged 16 or under, receiving working tax credit and whose property is banded A,B or C for Council Tax purposes can access free insulation in Craven District, Mashamshire, Pateley Bridge, Bishop Monkton and Boroughbridge.

Heating grants are also available to homes heated using individual gas heaters or electric plug in heaters for residents living in the districts of Craven, Harrogate, Selby and the City of York.

Key Issues

Figures for those households in fuel poverty in Yorkshire and the Humber region have increased from 180,000 (8.6%) to 520,000 (24.6%) in 2009.

In many areas fuel poverty is driven by household circumstances such as low income rather than by poor energy efficiency.

The Yorkshire Futures Report 'Cold Hard Facts' 2007 reported that Selby and Craven had significantly higher winter deaths (over 25%) than all other Yorkshire and Humber authorities in 2005/6. Fuel Poverty is seen as one of the contributory causes of excess winter deaths.

Priorities in response to key issues

Increased grant maxima and changes to delivery within the Government Warm Front Scheme are expected to ensure improved assistance for more vulnerable households.

The Hotspots scheme has been embraced by all local authorities. A programme to train key staff will now commence to ensure it delivers on improving energy efficiency and maximising income.

To champion the use of small grants to cheaply install insulation schemes where it is more cost effective.

Desired Outcomes

Referral pathways and protocols are developed and delivered in partnership to maximise access to housing and energy efficiency improvements as well as income maximisation and advice services (including energy advice, home fire safety advice and money advice)

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Achieve a reduction in the number of households in fuel poverty

Increase average SAP ratings

Performance Management

The number of households in fuel poverty will reduce by 20%

To increase the average SAP rating to 55

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CHAPTER 5: RESOURCES

5.1 Introduction

Since the introduction of the Single Capital Pot and the allocation of the resources outlined below collaboration with respect to resources has significantly developed across the sub-region. A strong track record of spending resources to deliver agreed outputs is being established within a developing monitoring system. The North Yorkshire Strategic Housing Board is committed to further developing the monitoring system to ensure delivery of agreed outputs and the appointment of a dedicated Monitoring Officer in April 2009 will ensure this area continues to develop. Whilst the economic climate has changed since the allocation of the following resources, consultation with stakeholders in March 2009 confirmed that the key challenges and priorities for North Yorkshire remain unchanged.

5.2 2008/11 Bid and Allocation - Capital Resources from Regional Housing Board

5.2.1 Funding by Theme

Regional Housing Board Funding: By theme 2008/11					
	NEW funding			Commit- ted funding	RHB
	PLAC E*	ACCES S*	HOMES *PRIVA TE	HOMES *LA	TOTAL
	£M	£M	£M	£M	£M
Sub-Region		34.571	9.250	6.690	50.511
Housing Corporation				12.214	12.214
Research & Support		0.150	0.125		0.275
Total RHB					63.000

The table above summarises the funding split by theme. It highlights that the main priority for the sub-region was access and principally around affordability, but it also showed that North Yorkshire had recognised that increased emphasis and investment was needed around better homes and making better use of the existing stock. The table also shows that although a small amount of money is being used for research, the principle focus was on delivery. The research was to focus attention on improving delivery in areas where it is most needed.

5.2.2 Funding and Leverage

	Funding and Leverage						
	Regional Housing Board		Leverage 2008 – 11			Public	
	2008-11	2011-13	Other LA	HMRF	ALMO	Hsg	Non-Hsg
	£M	£M	£M	£M	£M	£M	£M
Total New	44.096	43.19	18.197	0	0	85.196	2.481
Local Authority Commitments	6.690	4.460					
Housing Corporation Commitments	12.214						
T Total RHB	£63.000	£47.650					

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The table above summarises the total amount of money being invested in delivering the Regional Housing Strategy in the sub-region. It was anticipated that the money provided by the Regional Housing Board would lever in substantial additional resource including that from Local Authorities to fund affordable housing and improvements to existing stock in both the public and private sector; private sector investment (both in the form of RSLs investing in affordable housing and private donations from large financial institutions); and finally other grant schemes such as Warm Front or from elsewhere. Monitoring is indicating that substantial additional resources are being levered in.

5.2.3 Split between funding streams

Regional Housing Board Funding: Local Authority/Housing Corporation Split				
2008-2011				
		LA	HC	TOTAL
		£M	£M	£M
New		10.455	33.641	£44.096
Committed		6.690	12.214	£18.904
Total		£17.145	£45.855	£63.000

In line with priorities the majority of the funding is being directed via the Homes and Communities Agency (formerly the Housing Corporation), as the main funder of affordable housing. It is important however, to look at the two preceding tables together, as the sub-region is becoming increasingly sophisticated at leveraging in private and alternative sources of funding for projects.

5.2.4 Outputs

OUTPUTS FOR SUB-REGION 2008-11		
	RHB Programme	WIDER Programme
No. of Poor quality homes Demolished	3	3
No. Homes Refurbished - Public	3141	204
No. of homes Refurbished Private	1814	128
No of homes benefitting from work to improve Energy Efficiency	1845	253
Number of New Homes Of Which:		
Social Rent	981	942
Intermediate Rent	142	75
Low Cost Home Ownership	164	503
Market Sale	5	1115
Rural (Incl Above)	395	387
TOTAL	8095	3223

The above table shows the overall outputs from the proposed 2008/11 investment. It is important to bear in mind, however, that these were the minimum outputs that the Local Authorities have agreed to deliver through the Local Area Agreements and with the emerging LDFs, the sub-region hopes to deliver these targets however the current climate is making this challenging.

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5.3 2011 – 2014 Regional Bidding Round

In the Spring of 2010 the sub-region will need to start preparing a submission for the next regional bidding round, with the priorities and actions identified in this strategy forming the basis on which to develop that bid. Current and future research projects during 2009 – 2011 will inform and evidence those priorities.

Currently, key programmes such as the RHE programme and sub-regional staff resources are supported through short/medium term funding streams. The sub-region needs to explore and agree more sustainable funding options if it wishes to retain this programme/ these posts in the future.

Long term housing funding will need to be secured for the sub-region by maximising existing and future funding streams, including:-

- National Affordable Housing Programme
- City Region Programme
- Rural Funding Streams
- Disabled Facilities Grants
- Regional Loans Board
- Match funding through LAs, RSLs and other stakeholders

As the Spring of 2010 approaches all options for future funding streams will need to be investigated and pursued. The coming months with regional structural changes and a pending general election bring an uncertain period for future funding.

The sub-region will also need to respond to the challenges around decreased regional funding both in respect of key regional initiatives such as the Home Loans Service and Mortgage Rescue and its Private Sector Housing Allocation which is to be cut by 20% in 2010/11. Furthermore, it is unlikely that this situation will ease in the near future as the government seeks to further reduce public spending.

In determining sub-regional priorities initiatives to be considered include the National Affordable Housing

Programme, the impact of the Leeds City Region Forerunner Status, reforms to the Housing Revenue Account that will encourage and enable stock holding local authorities to build council houses and any new or existing Government initiatives like Kickstart, Mortgage Rescue or Homeless repossessions prevention funding. Match and complimentary funding will clearly be of greater importance in future years and all avenues must be explored.

Priorities and actions will need to consider and reflect:-

- Access and affordability
- Investment around better homes and making better use of the existing stock
- Future of the RHE programme
- Actions in relation to the Gypsy and Traveller strategy
- Dedicated staffing resources

This approach will steer the wider investment for the sub-region, ensuring a strategically led bid reflecting priorities aligned with the wider investment needs.

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CHAPTER 6 – DELIVERY, MONITORING AND REVIEW ARRANGEMENTS

6.1 Key Tools and Mechanisms: Action Plans

6.2.1 Strategic Action Plan

Attached at Appendix 1 is the Strategic Action Plan which will ensure delivery of this Strategy and the Sub-Region's investment priorities up to 2015. This action plan articulates what the Sub-Region wants to achieve through this strategy and the key mechanisms for delivery of these ambitions.

The Strategic Action Plan also includes a risk assessment which details the risks of not delivering the key elements of the Strategy. Whilst some elements of delivery are outside the direct control of the Sub-Regional Partnership, the action plan strives to better manage and wherever possible, mitigate, risks to ensure the best chance of successful delivery.

6.2.2 Detailed Action Plan

At Appendix 2 is a more detailed action plan which picks up the targets set in the 2008-11 Investment Bid and identifies milestones for their delivery, as well as collating all of the more detailed actions identified in Chapter 4 of this document. This provides a useful checklist against which the Sub-region can quickly measure its performance effectively.

6.2.3 Local action plans

Following agreement of this strategy, each local authority (including North Yorkshire County Council) and each National Park Authority will agree its own local action plan, setting out how it will deliver the sub-regional priorities at a local level. It will identify specific local projects and set out a targeted local response to key issues in its area. Each Local Action Plan will also identify any particular local priorities which will have strategic alignment to the North Yorkshire Sub-Regional Housing Strategy but reflect particular local circumstances

6.2.4 Local Area Agreement Targets

The Housing Champion on the relevant Local Strategic Partnership will collate data on the t the relevant City of York and North Yorkshire Local Area Agreement housing targets which had already been set prior to the agreement of this strategy.

6.3 Key Tools and Mechanisms: Governance and Monitoring Arrangements

6.3.1 Role of the Board

The York and North Yorkshire Housing Board needs to ensure that the appropriate measures are in place to deliver the strategy.

It will directly monitor progress against the Strategic Action Plan and the sub-region's spending against the Investment Allocation provided by the Regional Regeneration and Housing Board.

Spend will be monitored quarterly, and progress against the Strategic Action Plan will be monitored annually.

The Board will also monitor progress against the housing related Local Area Agreement targets.

6.3.2 Roles of Officer Groups

The York and North Yorkshire Chief Housing Officers Group will monitor progress against the Detailed Action Plan bi-annually.

In order to do this they will need the support of the specialist technical groups such as the County Homelessness Group, the Private Sector Housing Group and the North Yorkshire Rural Housing Network and the Gypsy and Traveller Steering Group who will each have responsibility for monitoring their own respective areas of the Detailed Action Plan. These Groups will also be required to report regularly to the North Yorkshire

North Yorkshire Sub-Regional Housing Strategy Draft for consultation

Chief Housing Officers Group on the achievement of their key milestones.

A programme for reports/year planner on key issues will be produced for agreement by the North Yorkshire Chief Housing Officers Group once the strategy has been approved, in addition to the North Yorkshire Chief Housing Officer Group's bi-annual monitoring of the Detailed Action Plan.

6.3.3 Role of Local Authorities and the National Park Authorities

Individual Local Authorities (including North Yorkshire County Council) and the National Park Authorities will be responsible for providing performance data and exceptions reports to feed into the monitoring of both the Strategic Action Plan and the Detailed Action Plan, as well as for monitoring their own Local Delivery Plans, once agreed.

6.3.4 Sub-Regional Research Project Group

A separate sub-group will also be convened to monitor and make recommendations to the Board about sub-regional research projects and advise on their progress and outcomes.

6.4 Regional Monitoring

The Sub-Region is required to monitor its spend and outputs against the Regional Regeneration and Housing Board Housing Allocation and report to the Regional Regeneration and Housing Board quarterly.

At officer level, the Sub-Region has representatives on the Regional Monitoring Group (RMG) and Housing Advisory Group (HAG), which both meet quarterly and give technical advice to the Regional Regeneration and Housing Board.

The York and North Yorkshire Housing Board meetings will be aligned with the Regional Meetings to enable the Board to receive the monitoring information and scrutinise and challenge it before it is presented to the Regional Board.

6.5 Risk Assessment

The Strategic Action Plan has a column identifying the risk of not delivering that strategic objective. Through regular monitoring of progress towards meeting the objectives of the Strategic Action Plan, the York and North Yorkshire Housing Board will identify any areas where the sub-region is at risk of not delivering the key objectives and identify any actions that can be taken to reduce this risk. This will include putting in additional actions to address any areas of poor performance that are directly within the sub-region's control, and lobbying for changes where circumstances of non-delivery are at a regional or national level.

6.6 Review Arrangements

Whilst it is not anticipated that the overall priorities for the Sub-Region will change significantly before the end of this Strategy period, there will be a mid term review in 2011/12 in line with the anticipated capital investment rounds.

This process will review the achievements and outcomes from the 2008/11 investment round, check progress against the priorities for 2011-14 and begin to identify the key themes and actions for 2014 onwards. This mid term review will also allow reviews against other emerging key strategies, including the Leeds City Region Housing and Investment Strategy and the emerging Integrated Regional Strategy.

DRAFT NORTH YORKSHIRE HOUSING STRATEGY ACTION PLAN

REF	OBJECTIVE AND INTENDED IMPACT	WHY	BASELINE POSITION	TARGET ACTION(S)/ TARGET DATE	RESOURCES	RISK	LEAD
1.	ENABLING THE PROVISION OF MORE AFFORDABLE HOMES						
1.1	<p>Provide additional good quality affordable housing to meet identified housing needs</p> <p>RHB – Better Places</p>	There is a shortage of housing supply against demand across the sub region	429 units delivered between 1 st April 2007 and 31 st March 2009 as measured by NI159	<p>2220 additional affordable homes delivered between 1st April 2007 and 31st March 2011 in North Yorkshire plus 795 in the City of York between 2007-2010</p> <p>2725 additional affordable homes delivered on top of these targets by 31st March 2014 <i>(these are straight line projections – this figure needs to be reviewed in the light of the current economic climate)</i></p>	Existing LA resources	<p>Delivery targets not achieved. This would lead to the North Yorkshire LAA Reward Funding not being granted and, at its most severe, could lead to increased homelessness</p>	Local authority planning and housing development teams

Sub-headings in pink reflect the investment priorities identified in the Yorkshire and Humber Regional Housing Strategy 2005-2021

REF	OBJECTIVE AND INTENDED IMPACT	WHY	BASELINE POSITION	TARGET ACTION(S)/ TARGET DATE	RESOURCES	RISK	LEAD
1.2	<p>Maximise the delivery of affordable housing in rural areas to meet the identified rural housing needs</p> <p>RHB – Better Places</p>	Rural housing needs are particularly acute and impacting on the sustainability of smaller communities	Rural Housing Enabler (RHE) Network established and team of RHEs supported financially until 31 March 2011	<p>North Yorkshire Rural Housing Strategy and Action Plan agreed and implemented by April 2010</p> <p>Individual rural delivery targets agreed annually at local authority level through RHE Network</p> <p>Sustainable longer term funding stream to be secured for RHE programme by 31 March 2011</p> <p>Two additional affordable rural housing schemes brought forward per local authority area per annum, 50% of which to be in settlements with a population of less than 3,000</p>	<p>RHB and other match funding for RHE network</p> <p>Existing LA, RSL, Homes and Communities Agency and private developer resources for delivery</p>	<p>As above.</p> <p>It could also mean that some rural communities became unsustainable. This would not only affect housing, but also local services and facilities such as schools, community facilities and shops.</p>	<p>RHE Network</p> <p>Local authority planning and housing development teams</p>

REF	OBJECTIVE AND INTENDED IMPACT	WHY	BASELINE POSITION	TARGET ACTION(S)/ TARGET DATE	RESOURCES	RISK	LEAD
1.3	<p>Ensure new housing is provided in an environmentally sustainable way, to minimise the impact on the environment and reduce the energy costs for the occupier</p> <p>RHB – Better Homes</p>	<p>Domestic dwellings are a major source of CO2 emissions. There is evidence of fuel poverty in certain areas across the region</p>	<p>Code for sustainable homes level 3 on all new development</p>	<p>Code for Sustainable homes level 4 on new development by 2012</p> <p>Code for sustainable homes level 6 (carbon zero) by 2016</p> <p>Individual LA targets set in LDFs by 2011</p>	<p>Existing LA resources</p> <p>Developer contributions</p>	<p>Energy costs to users are higher than they could be, which could lead to problems with affordable warmth</p> <p>At its worst, this could increase homelessness if occupiers are unable to pay for utilities to their homes</p>	<p>Local authority planning and housing development teams</p>
1.4	<p>Ensure new housing is built to a standard that is accessible and adaptable over time. To reduce the need for later adaptations and enable residents to stay independent in their own home for as long as they wish.</p> <p>RHB – Fair Access</p>	<p>Many people wish to remain independent in their own home as they get older but the design of the home makes this difficult or unsafe.</p> <p>To make our residents' homes and localities as safe as possible for the occupants</p>	<p>Standards of new homes do not fully meet the needs and changing aspirations of our residents.</p> <p>Lifetime homes and Building for Life standards now embedded</p> <p>Secured by Design is an established principle reflected in HCA funding requirements</p>	<p>All public sector funded housing to be built to Lifetime Homes standard by 2011 and all private sector housing to be built to this standard by 2013</p> <p>Gold Standard to be achieved on 80% of new schemes</p> <p>All new schemes to be Secured by Design</p>	<p>Existing LA resources.</p>	<p>Increased need for future adaptations on a budget that is already over-stretched.</p>	<p>Local authority planning and housing teams</p>

Sub-headings in pink reflect the investment priorities identified in the Yorkshire and Humber Regional Housing Strategy 2005-2021

REF	OBJECTIVE AND INTENDED IMPACT	WHY	BASELINE POSITION	TARGET ACTIONS/TARGET DATE	RESOURCES	RISK	LEAD
2.	REDUCING HOMELESSNESS						
2.1	Reduce homelessness and mitigate the effects of homelessness by improving prevention measures and homeless services which minimise the negative impact on those who have become homeless or threatened with homelessness	There are still too many people coming through the homelessness route when their homelessness could have been prevented through early intervention	<p>Sub Regional Homelessness Group well established</p> <p>Existing Homelessness Strategies and Action Plans in place for North Yorkshire and City of York</p> <p>Homeless prevention levels as at 08/09 were: (Figs still to be added)</p>	<p>Review of Homelessness Action Plans annually by 31st March each year</p> <p>Fixed term worker appointed from mid 2009/2010 to co-ordinate and publicise local authority homelessness prevention initiatives</p> <p>Funding bids made for special DCLG initiatives as and when appropriate.</p> <p>Existing homeless prevention levels are detailed in the respective York and North Yorkshire Homelessness Strategies to 2009/10 Beyond that <i>(subject to agreement by County Homelessness Group)</i> Homeless prevention levels in</p>	<p>Existing staffing resources</p> <p>Sub-regional DCLG grant for 2009/10</p> <p>Individual local authority DCLG grants plus existing local authority financial resources</p>	Levels of homelessness increase. This is not satisfactory for the households concerned and would also have significant cost implications for those local authorities with a statutory duty to provide homelessness services and responses	Individual local authorities through North Yorkshire Homelessness Group plus City of York Council

Sub-headings in pink reflect the investment priorities identified in the Yorkshire and Humber Regional Housing Strategy 2005-2021

	RHB – Fair Access			<p>the sub-region of: 2121 in 2011/12 2323 in 2012/13 2490 in 2013/14</p> <p>Youth Homeless Acceptances no greater than</p> <p>81 in 2011/12 56 in 2012/13 49 in 2013/14</p>			
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Sub-headings in pink reflect the investment priorities identified in the Yorkshire and Humber Regional Housing Strategy 2005-2021

REF	OBJECTIVE AND INTENDED IMPACT	WHY	BASELINE POSITION	TARGET ACTIONS/TARGET DATE	RESOURCES	RISK	LEAD
3. IMPROVING ACCESS TO HOUSING SERVICES							
3.1	<p>Provide access to a much wider range of housing options, especially for vulnerable groups</p> <p>RHB – Fair Access</p>	<p>Not everyone is aware of the full range of housing options available, and some don't plan their housing moves well enough in advance to avoid crisis.</p> <p>The housing options of certain vulnerable groups can sometimes be more limited</p>	<p>NY and York Supporting People strategy</p> <p>Information from local authority housing needs surveys.</p> <p>Access to housing options services are currently available across all of the sub region</p> <p>7 LAs signed up to CBL</p>	<p>Update report on key Supporting People issues provided to NYSHB annually</p> <p>Additional specific research on older people/learning disabilities carried out by end of 2010</p> <p>100% of local authorities with a dedicated housing options service by 2010</p> <p>CBL operational in participating authorities by 2011</p> <p>NI 139 - increase No. of people over 65 receiving info, advice and support to exercise choice and control to live independently</p>	<p>Existing staffing and financial resources</p> <p>RHB research funding for North Yorkshire</p>	<p>Households do not have the knowledge to be able to access suitable accommodation and support services, leading to continuing social exclusion</p>	<p>NY and York Supporting People</p>

REF	OBJECTIVE AND INTENDED IMPACT	WHY	BASELINE POSITION	TARGET ACTION(S)/ TARGET DATE	RESOURCES	RISK	LEAD
3.2	<p>Increase site provision and improve the related services which address the needs of the Gypsy and Traveller community to improve their accommodation and service choices.</p> <p>RHB – Fair Access</p>	<p>A recent assessment of Gypsy and Traveller accommodation needs showed a need for more pitches/sites across the sub region and some gaps in service provision.</p>	<p>Sub Regional G&TAA completed</p> <p>Sub Regional Gypsy and Traveller Action Plan agreed and in place</p> <p>Sub Regional Gypsy and Traveller Steering Group established</p> <p>Funding for new provision of £570,000 awarded to sub-region within 2008/11 allocation with anticipated spend in 2010/11</p> <p>195 pitches across the sub region</p>	<p>All actions in NY Gypsy and Traveller Action Plan implemented by March 2011</p> <p>Priorities agreed by NYSHB and additional site provision commissioned using existing RHB funding allocation by 31 March 2011</p> <p>Provide additional pitches to address the identified shortfall of 113 pitches by 2013</p> <p>Provide further dedicated provision for Travelling Showpeople to address identified need (<i>numerical need awaiting sign-off of needs survey before figures included</i>)</p>	<p>Existing staffing resources including fixed term Gypsy and Traveller Project Officer (post funded to 31st March 2011)</p> <p>Site provision funding from 2008/11 RHB funding allocation</p>	<p>The Gypsy and Traveller Community are not able to access the services to which they are entitled.</p> <p>A shortfall of pitches means the risk of increased levels of unauthorised encampments leading to high enforcement costs for local authorities, and leaves the sub-region open to challenge for not taking steps toward meeting identified needs</p>	<p>G&T Project Officer with assistance from G&T Steering Group</p> <p>Local authority planning and housing staff</p>

REF	OBJECTIVE AND INTENDED IMPACT	WHY	BASELINE POSITION	TARGET ACTION(S)/ TARGET DATE	RESOURCES	RISK	LEAD
4. MAKING BEST USE OF THE EXISTING HOUSING STOCK							
4.1	<p>Maintain and improve the condition of existing housing stock to ensure it plays an ongoing role in meeting local housing needs, and contributes positively to the health and wellbeing of local households.</p> <p>RHB – Better Homes, Choice and Opportunity</p>	<p>New homes represent only 1% of existing stock.</p> <p>The condition of a person's home can have a significant impact on their health and wellbeing</p>	<p>RHB funding secured to March 2011</p> <p>Regional Home Loans Scheme in place</p> <p>Xxxx homes improved between 1 April 2008 and 31 March 2009 (extract from monitoring data)</p>	<p>Existing programme of ??? homes improved by 31st March 2011 (total taken from 08/11 investment plan)???</p> <p>Bid submitted for sub regional monies and appropriate match funding for 2011 onwards</p> <p>75% of properties with vulnerable people living in them to be brought up to Decent Homes standard by 2012</p> <p>Maintain 100% decency in social rented stock post 2010</p> <p>10% more private sector homes brought into decency by 2014</p>	<p>RHB funding</p> <p>Other external funding</p> <p>Existing staffing resources</p>	<p>More pressure on social housing, of which there is already an undersupply.</p> <p>Not maintaining existing stock is also potentially detrimental to the health and wellbeing of its occupants</p>	<p>Private Sector Housing Group</p> <p>Individual local authorities</p>

REF	OBJECTIVE AND INTENDED IMPACT	WHY	BASELINE POSITION	TARGET ACTION(S)/ TARGET DATE	RESOURCES	RISK	LEAD
4.2	<p>Maximise use of existing housing stock by offering services and incentives to encourage people to occupy homes which are most appropriate for their needs, taking into account property size, attributes and location</p> <p>RHB – Better Homes, Choice and Opportunity</p>	Recent assessments have shown many households are technically under occupying their homes, (according to the government's 'bedroom standard')	<p>Sub Regional Choice Based Lettings (CBL) scheme being developed</p> <p>Social lettings pilot established in York</p> <p>Under-occupation policies/schemes in place in some areas with further pilot by Golden Triangle Project in 2009/10</p> <p>Scheme to reduce overcrowding being piloted by Golden Triangle Project</p>	<p>Sub-Regional choice based lettings scheme implemented in participating authorities by Spring 2010</p> <p>Social lettings agency pilot evaluated by August 2010 with a view to decisions on replication elsewhere by 31/12/10</p> <p>Under-occupation and overcrowding pilot schemes to be evaluated by August 2010 with a view to decisions on replication elsewhere by 31/12/10</p>	<p>DCLG funding</p> <p>Local Authority funding</p> <p>Golden Triangle Project Funding</p> <p>Existing staffing resources</p>	More pressure on social housing, of which there is already an undersupply.	<p>City of York for CBL and Social Lettings Agency</p> <p>Golden Triangle partnership for under-occupation and overcrowding pilot evaluation</p> <p>Individual local authorities</p>

REF	OBJECTIVE AND INTENDED IMPACT	WHY	BASELINE POSITION	TARGET ACTION(S)/ TARGET DATE	RESOURCES	RISK	LEAD
4.3	<p>Encourage existing residents to tackle climate change, both to reduce global warming and to reduce their own energy bills</p> <p>RHB – Better homes, choice and opportunity</p>	<p>Over 30% of CO2 emissions come from domestic energy consumption</p> <p>There are still many households in fuel poverty, and the figure has recently increased with rising fuel bills.</p>	<p>Climate change policies in individual LA housing, planning and sustainability policies</p> <p>Energy Efficiency and renewable energy funding secured through Better Homes element of 2008-11 RHB funding and Regional Home Loans fund, plus other match funding</p> <p>LA funded Ryedale Energy Advice Centre partnership well established</p> <p>Energy efficiency improvements made to xxx homes in the public and private sectors between 1 April 2008 and 31 March 2009 (taken from monitoring data and LA data not yet collated)</p> <p>NI187 baseline on households in fuel poverty within the sub region to be inserted (data not yet available from all LAs)</p>	<p>Existing programme of targeted energy efficiency improvement and renewable energy installations delivered to 2098 homes between April 2008 and end of March 2011</p> <p>Bid submitted for sub regional monies and appropriate match funding for 2011 onwards</p> <p>Publicity and information services provided for North Yorkshire residents through Ryedale Energy Advice Centre and Energy Savings Trust Advice Centre in York throughout strategy period</p> <p>No. of households in fuel poverty within the sub region measured by NI187</p>	<p>Existing RHB funding plus match funding from utility companies and other external sources</p>	<p>Risk of more households falling into fuel poverty.</p> <p>At worst this could also lead to more excessive winter deaths.</p> <p>From a global perspective, the risk of not taking sufficient action to tackle climate change could be harmful to the environment and our natural resources.</p>	<p>Private Sector Group</p> <p>Individual local authorities</p>

Sub-headings in pink reflect the investment priorities identified in the Yorkshire and Humber Regional Housing Strategy 2005-2021

REF	OBJECTIVE AND INTENDED IMPACT	WHY	BASELINE POSITION	TARGET ACTIONS/TARGET DATE	RESOURCES	RISK	LEAD
5. CROSS CUTTING ISSUES AND PARTNERSHIP DEVELOPMENT							
5.1	Maximise funding to support housing investment in the sub region by 2011 and beyond	Ensure sub regional investment beyond 2011 and ensure the delivery of the strategy and its priorities.	Existing investment programme in place to 31 March 2011 Dedicated sub regional staff in place to deliver 2008/11 programme and to draft bid for 2011 onwards	Bid or bids submitted to Regional Housing and Regeneration Board and any other appropriate funding streams within prescribed timescales (<i>actual bidding arrangements not yet confirmed</i>)	Existing sub-regional staffing resources with assistance from local authorities	If the sub region does not secure sufficient funding the objectives in this strategy cannot be fully delivered and our residents lives will be affected	Sub Regional Staff North Yorkshire Chief Housing Officers Group (NYCHOG) North Yorkshire Strategic Housing Board (NYSHB)
5.2	Strengthen linkages to regional economic regeneration and transport priorities to ensure that any potential additional funding opportunities can be secured and to ensure that housing is well placed to contribute to and benefit from the forthcoming Integrated Regional Strategy.	Maximise leverage for investment ensuring York and North Yorkshire maintain strategic position in wider investment proposals. Influence regional investment priorities. Reinforce linkages between housing and economic development	New Regional governance structure being developed – North Yorkshire Structures to be reviewed once regional structures confirmed	North Yorkshire Housing and Regeneration governance structures reviewed by 31 st March 2010 Effective North Yorkshire member representation confirmed annually on Regional Regeneration and Planning Board and any other appropriate regional bodies Effective officer representation confirmed annually on appropriate regional sub groups.	Existing Member and staffing resources	If linkages are not made, opportunities will be missed to the detriment of our communities	NYSHB NYCHOG Sub Regional staff

REF	OBJECTIVE AND INTENDED IMPACT	WHY	BASELINE POSITION	TARGET ACTIONS/TARGET DATE	RESOURCES	RISK	LEAD
5.3	Support housing innovation and the sharing of good practice/ideas to make best use of resources and continually improve the services delivered	Ensure that the sub region remains proactive in addressing affordable housing issues Ensure consistency	Golden Triangle Partnership (involving Harrogate and City of York) is an established arena for developing innovative models	Regular progress reports presented to NYSHB on key policy areas Policy development demonstrated through NY Housing Forum and specialist sub-groups Sub regional training on key issues delivered through local training events	Existing staffing resources, Golden Triangle RHB funding to 31 st March 2011.	The sub-region stands still and does not continually improve services nor respond to changing economic climates and national policies. This would lead to the sub-region operating less effectively for the communities we represent.	Golden Triangle Partnership, NY Housing Forum, RHE Network Sub Regional Steering Groups/sub groups

REF	OBJECTIVE AND INTENDED IMPACT	WHY	BASELINE POSITION	TARGET ACTIONS/TARGET DATE	RESOURCES	RISK	LEAD
5.4	Maximise opportunities for collective procurement, including sub-regional research where appropriate, to assist sub-regional strategy and service development and to achieve best value for money	Ensure good value for money and consistency across sub region	<p>Collective procurement already taken place on G&TAA and BME Migrant Workers research</p> <p>Sub regional appraisals service currently being piloted with Valuation Office Agency.</p> <p>Collective procurement currently under consideration for Housing Needs Assessments, Strategic Housing Market Assessments, and Stock condition surveys York and North Yorkshire Partnership developing housing market data source/monitoring system for Leeds City Region which could be extended to include all North Yorkshire LAs</p>	<p>Programme of sub-regional procurement agreed by NYSHB for delivery by 31st March 2010.</p> <p>Development of a sub regional housing market data source by 31 March 2011</p>	<p>Existing LA resources pooled for sub-regional benefit</p> <p>Potential £250k RHB funding available for research up to 2011.</p> <p>York and North Yorkshire Partnership</p>	<p>Opportunities for increasing value for money, and obtaining more consistent data sources would be missed, and opportunities for financial savings would not be captured.</p> <p>This in turn could weaken the status and unity of the York and North Yorkshire Partnership.</p> <p>Lack of sub regional data may also put the sub-region in a weaker position for future bids for regional and national investment.</p>	NYCHOG Research Sub Group NY Strategic Housing Manager NY Housing Investment Officer

DRAFT NORTH YORKSHIRE HOUSING STRATEGY ACTION PLAN

Sub-Action Reference (Contributes to Strategic Action Plan Reference)	Desired Outcome	Performance Management	Actual Target
Enabling the provision of more affordable homes			
AH1 (1.1)	Routinely updated sub regional housing market intelligence	Annual report to Strategic Housing Board	Robust housing information source to be in place by December 2011
AH1.2 (1.1)	Increase the amount of public land brought forward for affordable housing	Monitored through NY LAA and NI 159	15% of land brought forward for affordable housing to be public land.
AH3 (1.1)	Increase the amount of other land brought forward for affordable housing through the planning process	Monitored overall through NY LAA and NI 159 Rural housing enablers monitor rural exceptions separately	14 rural sites to be brought forward per year up to end of 2010. Annual figure then to increase to 16 sites.
AH4 (1.2, 5.1 and 5.2)	Identify and obtain sustainable funding for North Yorkshire Rural Housing Enabler programme	Funding identified and secured beyond 2011	Bid for funding to be made to Region in May 2010 and funding bid to be secured by end of November 2010. (NB both subject to regional timescales for bid rounds which may be subject to change)
AH5 (1.2)	Identify a sub regional package of rural sites	RHE annual monitoring report RHE Network	Package of sites to be identified and agreed by summer 2010. (Subject to HCA bidding timescales and may require review)
AH6 (1.2)	Deliver additional rural affordable homes in line with sub-regional targets	RHE annual monitoring report NY LAA/York? Not currently in LAA NI159? 2008-11 Investment plan target to deliver regional targets for affordable homes in rural areas, 50% of which to be in settlements with a population of less than 3,000	Each local authority to deliver a minimum of 2 rural affordable schemes per annum. Sub regional targets of 50% of total of all rural schemes to be in settlements with a population of 3000 or less.

Sub-Action Reference	Desired Outcome	Performance Management	Actual Target
AH7 (1.1 and 4.2)	Make home ownership and mortgage rescue products available to more people	Annual review of products and monitoring of take-up	10% increase in take-up of products across the sub region by 2012. Target to be reviewed thereafter to respond to changes in market and lending conditions
AH8 (1.1,4.2, 5.3, 5.4)	Carry out additional sub-regional research into the impact and opportunities arising from Second Home Ownership	Additional survey work completed and results evaluated	Feedback required from Richmondshire Pilot by March 2010 and then decision to be made by December 2010 as to whether additional research should be undertaken across the Region.
AH9 (1.1 and 3.1)	Use Council Tax money from Second Homes to fund additional affordable housing for vulnerable client groups	Overall monitoring within NY LAA and NI159 Annual report to NYSHB on the homes funded through this initiative	Delivery of agreed programme
Reducing Homelessness			
RH1 (2.1)	Increase homelessness prevention levels	LAA Targets on homelessness preventions	To meet LAA targets
RH2 (2.1)	Explore joint commissioning of prevention services	Appropriate contracts in place	Work to be completed by December 2010
RH3 (2.1)	Embed a comprehensive housing options service across all of York and North Yorkshire	Services reviewed through Sub Regional Homelessness Strategy and Action Plan and City of York Homelessness Strategy and Action Plan	Work to be completed by December 2012
RH4 (2.1)	Continue to reduce the use of temporary accommodation	Government target to halve the numbers in temporary accommodation from a 2004 baseline position by December 2010 Numbers reviewed through Sub Regional Homelessness Strategy and Action Plan and City of York Homelessness Strategy and Action Plan	50% reduction of people in temporary accommodation by December 2010, compared with baseline position of 2004

Sub-Action Reference	Desired Outcome	Performance Management	Actual Target
RH5 (2.1)	To reduce youth homelessness across North Yorkshire	Numbers of young people accepted as priority homeless	Reduce youth homelessness acceptances by 10% year on year to 31 st March 2014
RH6 (2.1)	End use of B&B for 16/17 year olds by 2010	P1e returns for local authorities	To be achieved by 31 December 2010
RH7 (2.1)	Joint commissioning of Youth Homelessness services by 2012	Appropriate contracts in place	Joint commissioning of services by March 2012
Improving Access to Housing Services			
ATS1 (3.1)	Implement an integrated Choice Based Letting system across participating areas of North Yorkshire	Annual progress reports to NY CBL Board, incorporating Equalities Impact Assessment	Choice Based Lettings System to be implemented by end of March 2011
ATS2 (3.1)	Vulnerable people to achieve independent living	North Yorkshire and City of York Supporting People Commissioning Bodies	NI141 North Yorkshire LAA 75% pf people to have moved on in a planned way from temporary accommodation.
ATS3 (3.1)	Successful delivery of the housing related elements of the York and North Yorkshire Domestic Violence Strategy	Monitoring through York and North Yorkshire Domestic Violence Partnership	To sustain availability of Making Safe schemes to 2012 Maintain level of refuge places available
ATS4 (3.1)	More sustainable outcomes for vulnerable young people	Key indicators monitored through NY Children and Young People's Plan and North Yorkshire Homelessness Strategy Action Plan	Additional supported lodgings service to be available by April 2010 At least two foyer projects to be in place by March 2014
ATS5 (3.1)	Reduce the percentage of ex-offenders who consider themselves to be in inappropriate accommodation	Data monitored by YNY Probation?	Set baseline and monitor improvement target for N!XXX of numbers of offenders in settled accommodation

Sub-Action Reference	Desired Outcome	Performance Management	Actual Target
ATS6 (3.1)	Further development of MAPPA strategy and services for PPOs	Progress reported via County Group and Y&NY Probation	Awaiting advice on target
ATS7 (3.1)	Increase the number of tenancies sustained for six months or more by ex-offenders	Supporting People data	Awaiting confirmation what information is available
ATS8 (3.1)	Improved sustainable housing options for those with mental health issues	Monitored through Supporting People data on supported tenancies and planned moves	Set baseline and monitor improvement target for N!XXX of numbers of people with mental health problems in settled accommodation
ATS9 (3.1)	Further explore options and innovative models for housing choices for those with learning difficulties and disabilities	Guidance produced and circulated through Learning Disability Partnership Board	Set baseline and monitor improvement target for N!XXX of numbers of people with learning disabilities in settled accommodation
ATS10 (3.1)	Develop an appropriate sub-regional strategy to address the issue of dementia	Setting of specific targets and outcomes relating to housing in the North Yorkshire and York Dementia Strategy.	Strategy to be in place by April 2010
ATS11 (3.1)	Comprehensive information on housing options for older people should be made available and widely known	NI 139 - increase No. of people over 65 receiving info, advice and support to exercise choice and control to live independently.	
ATS12 (1.4, 3.1)	Lifetime homes standards adopted for all new development	Ambition clearly cited in LDFs and reported to NYSHB?	Lifetime Homes standards for all new homes to be adopted by 1 January 2014
ATS13 (3.1)	Specific land allocations made through LDFs for older and other vulnerable people where need identified through mapping To develop a range of housing for older and other vulnerable people where need identified through mapping	Register of land allocations for older and other vulnerable persons housing reported to NYSHB?	Timescales to align with emerging LDFs Target L12 North Yorkshire LAA 403 units of specialist accommodation for older and disabled people and their carers by 2010/11

Sub-Action Reference	Desired Outcome	Performance Management	Actual Target
ATS14 (3.2)	Improved communication with G&T Community on their needs and aspirations	Gypsy and Traveller Action Plan reported to NYSHB	Housing and Planning Communication Strategy to be approved by Board by March 2010. and to input into emerging Wider Gypsy and Traveller Communication Strategy
ATS15 (3.2)	Additional information collated on the accommodation needs of Gypsies, Travellers and Travelling showpeople, and preferred locations for additional sites	Additional research completed; robustness tested through LDF public inquiries	Completion, Board sign off and dissemination of research findings re: Showpeople's needs and Transits sites by end of March 2010. Identification of new sites to be timely with progress of individual Local authority LDFS
ATS16 (3.2)	Sub regional protocol developed on bidding for DCLG funding for additional Gypsy and Traveller provision	Protocol agreed and adopted through NYSHB	Protocol to be developed, signed off by Board and implemented by end of March 2010 <i>Should there also be a target for additional pitches in line with Accommodation Needs Assessment?</i>
ATS17 (3.2)	Reduced incidents of unauthorised encampments requiring formal enforcement	Improved and consistent enforcement policy being operated by all interested parties across the whole of the NY and York sub-region	Consistent sub regional policy to be developed by end of December . 25% reduction of incidents of unauthorised encampments requiring formal enforcement by 2013.
ATS18 (3.1)	BME & Migrant Workers	To follow	
ATS19 (3.1)	Safeguarding	To follow	
ATS20 (3.1)	Extend the services of the North Yorkshire Credit Union across all parts of the sub-region	Through North Yorkshire Credit Union Board	Service already available to all residents and workers in North Yorkshire. Target to increase the amount of local service points across the sub-region

Sub-Action Reference	Desired Outcome	Performance Management	Actual Target
ATS21 (3.1)	Extension of existing Youthbuild pilot to other districts within the sub-region	Monitored through North Yorkshire Chief Housing Officers Group	Youthbuild to be extended to at least one other local authority area by end of December 2010
Making best use of the Existing Housing Stock			
ES1 (4.1)	Ensure all social housing tenants live in decent homes by 2010, as a minimum, and continue to do so thereafter	Monitored by local authorities individually and RSLs through Tenant Services Authority	100% decency in social housing stock to be achieved by 31 December 2010. 100% Decency to be maintained beyond 2010.
ES2 (4.1)	Support targeted regeneration in those areas which require it	Local monitoring with results reported back through NYSHB	Areas for targeted regeneration to be identified by end of March 2011
ES3 (4.1)	Encourage/assist vulnerable homeowners to maintain and improve their properties	Home Appreciation/Home Improvement Loans	Deliver annual spend and outcome targets in line with investment bid
ES4 (3.1, 4.1)	Pilot the extension of CBL to include private sector landlords	Progress of implementation and impact of scheme to be monitored by CBL Board	Scheme to be implemented and have 90% sub regional coverage by end of December 2011
ES5 (4.1)	Increase decency in private sector	Local indicators collated through Private Sector Housing Group and reported through North Yorkshire Chief Housing Officers Group to York and North Yorkshire Housing Board	Increase the proportion of vulnerable private sector households living in decent homes to at least 70% by 2010
ES6 (4.1, 4.3)	Increase SAP ratings in the private sector by 20%	Waiting for confirmation whether/how these figures can be obtained	Increase SAP ratings in the private sector by 20%
ES7 (3.1, 4.2)	Develop a sub-regional Landlord Accreditation scheme by 2014	Scheme in place	Scheme to be fully developed and implemented by 2014

Sub-Action Reference	Desired Outcome	Performance Management	Actual Target
ES8 (4.2)	Develop a sub-regional Empty Property Strategy by 2011	Though the Private Sector Housing Group and NYSHB, monitor the number of empty properties brought back into use and the numbers of those brought back into use as affordable homes and achieve an overall sub regional stock vacancy rate of between 2.5 & 3.5% by 2010 and sustain it within this threshold thereafter.	Sub Regional Empty Homes Strategy to be developed, signed off by Board and disseminated by end of December 2011
ES9 (3.1, 4.1)	Consistent services across York and North Yorkshire for Disabled Facilities Grants	Monitoring though County Private Sector Housing Group and NYSHB	Consistent service to be in place by end of December 2010
ES10 (3.1, 4.1)	Improved value for money on key common adaptations	Bulk procurement options in place for key disabled adaptations	
ES11 (3.1, 4.1)	County wide review of Home Improvement Agency Services	Supporting People review and monitoring though County Private Sector Housing Group	
ES12 (4.3)	Reduce the number of households in fuel poverty by 20%	<i>Need further advice on these targets and ease/practicality of collection. Recent suggested targets from our contributing experts contradict 2008/11 stated target, which was to “end fuel poverty for vulnerable households by 2010, and for all households by 2016 (former Govt target?); including increasing the average home energy rating across all homes to SAP 65 by 2016, including reducing the percentage of homes with a SAP rating of less than 30 to below 1% in social housing and 2% (or less) in private sector housing”</i>	
ES13 (4.3)	Increase Average SAP ratings across all tenures to 55	<i>Can use NI187 – Fuel poverty indicator for one measurement, less clear on availability of detailed SAP data by tenure</i>	