

Local Government North Yorkshire and York

18 July 2014

General Updates

Report of the Honorary Secretary

1.0 Purpose of the Report

1.1 To provide a brief update on issues which do not require a full paper.
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2.0 Sub-Regional Housing Board – Report of Mary Weastell (Chief Executive, Selby District Council)

Progress report as at 24 June 2014

Enhanced two tier project title: Affordable Housing

Project Description: Working together to increase the number of affordable housing units

Project Lead: Colin Dales, Richmondshire District Council
01748 827007. E-mail: colin.dales@richmondshire.gov.uk

2.1 Progress to date/update:

- (a) Work is on-going to strengthen the links between housing investment priorities and economic priorities of the new Local Enterprise Partnership (LEP) Growth Strategy in order to ensure that new funding opportunities are maximised. The Local Government North Yorkshire and York Housing Board ('the Housing Board') has previously agreed that the link between housing and the LEP needed to be strengthened via the new Growth Strategy. The Housing Board received an update report on 25 November 2013 articulating what the key links are and highlighting new / emerging housing investment "asks". This will ensure that key housing messages cross over into the Growth Plan and vice versa, thus ensuring close alignment of these two key strategic priorities.
- (b) Julian Rudd (seconded to the LEP) and Sarah Hall have completed the work to fully develop the housing "asks" via the Growth Strategy. There is a key focus on what can be realistically delivered during 2015/16. The key housing "asks" can be summarised as follows :

- 4 key strategic housing sites – North Northallerton , Catterick Garrison, Olympia Park and Middle Deepdale – infrastructure funding from the Local Growth Fund
- A ring fenced budget for housing in NY and East Riding - £60 million HCA funding and money from HCA capital receipts.
- Added value asks (to come from the above ring fenced budget) including extra care housing , Rural Housing Enabling , affordable warmth, purchase and repair, shared accommodation for young people and a sub regional “Help to Buy” programme

The outcome of these “asks” is not currently known with a formal indication anticipated at the end of July.

- (c) The developing housing / LEP work prompted questions around future membership of the Housing Board. Registered providers and house builders will have a key role to play in delivering our LEP / housing “asks” and therefore need representation at a strategic level. The East Riding of Yorkshire Council also needs to be considered in terms of their representation on the Housing Board. A report was submitted to the Housing Board on 2 June 2014 to approve future membership arrangements, taking into account the Board’s new wider remit.
- (d) In terms of remit, Housing Board members confirmed a revised role – one of performance - managing housing supply in overall terms as well as affordable housing. Previously the Housing Board’s performance management role had related to affordable housing only.
- (e) In terms of increased membership, the following additional members will join the Housing Board with full voting rights:
- East Riding of Yorkshire Council elected member representative – Councillor Symon Fraser
 - Private sector house builder representative – Paul Newman, Managing Director, Barratt Homes; and
 - Registered Provider representative – Paul Lightfoot (Broadacres Housing Association) and Shaun Tymon (Yorkshire Coast Homes) on a rotating basis.
- (f) The Housing Board welcomed this increase in membership as it will bring skills to the table needed to ensure that it fulfils its new wider remit as effectively as possible.
- (g) The Housing Board also approved a review of the single Housing Strategy for York and North Yorkshire at its meeting on 2 June. A new strategy will be in place by 1 April 2015 so as to coincide with the ending of the current strategy. Each Local Authority will progress with its own standalone Homeless Strategy.
- (h) A review of the Rural Housing Enabler programme will also be undertaken in readiness for a new programme from 1 April 2015. A key

element of the review will revolve around a funding model to ensure that the programme remains financially sustainable. There was full consensus amongst the Housing Board that the RHE programme continued to make a vital contribution to rural affordable housing supply.

- (i) A performance report relating to the 2013/14 financial year is attached to this report.

2.2 Barriers to progressing the project over the next period

- (a) The main barrier continues to relate to current housing market conditions which are hindering the contribution that the planning system can make to affordable homes delivery. However, housing market conditions and associated confidence are improving and this barrier is expected to lower in the following months.
- (b) Lack of suitable land continues to be a barrier to the delivery of affordable housing although Local Authority planning frameworks are continuing to develop with a growing number receiving or anticipating Planning Inspectorate approval. This progress should ease housing land supply in general terms.
- (c) Private sector housing improvement funding ceased from 1 April 2011 as a direct result of CSR. Local Authorities still have the freedom to fund private sector housing renewal from their own funds, but current feedback from Local Authority colleagues is that this area of activity has reduced significantly with Disabled Facilities Grants being the core business.
- (d) Local opposition to housing (including affordable housing) is also hindering progress in boosting housing supply. The Housing Board has written to the Housing Minister to request that more supportive key messages come out of Government, supporting new housing and the key role it plays in boosting local economies and sustaining communities. The Chair of the Board will also be meeting the Housing Minister when he visits the region in July in order to reinforce this message.
- (e) Funding the infrastructure needed to bring housing sites forward is also a barrier which will, hopefully, at least be partly resolved via the allocation of Local Growth Funding.

3.0 **Sub-Regional Spatial Planning and Transport Board – Report of Ian Stokes (Development Officer (Transport Strategy), City of York Council)**

3.1 Report awaited.

4.0 Yorkshire and Humberside European Regional Development Fund Performance Management Board for North East and West Yorkshire – Report of Councillor Derek Bastiman (Scarborough Borough Council)

4.1 The recent meeting was cancelled.

5.0 Yorkshire and Humber Member Improvement and European Board – Report of Councillor Derek Basiman (Scarborough Borough Council) on behalf of himself and Councillor Tracey Simpson-Laing (City of York Council)

5.1 In the absence of Cllr Stone, as Vice Chairman I chaired the meeting held on 15 April 2014 when the following items/reports were discussed.

5.2 A paper and presentation were considered regarding a snapshot of European funding opportunities available to Councils and their partners in the new 2014-2020 European programme. (These are in addition to local SIFs - Structural Investment Funds which are managed by the LEPs incorporating the ERDF and ESF allocations).

5.3 The 12th European week of regions and cities will be held 6-9th October 2014 in Brussels. Members and officers have had a presence at the open days for many years and report the value of being able to access officials and EU information whilst present. In the past we have also had the opportunity to arrange our own meetings with MEPs and other EU countries to share and learn information. A particular focus this year will be the opportunity to meet with partners to develop funding proposals for the new programme.

5.4 I gave a report from the Committee of the Regions' 6th European Summit of Regions and Cities held on 8th March. The object of the Summit was to take stock of the efforts made at European, national, regional and local level to deliver job rich recovery. It also brought a high level debate with European political leaders about the 2014 European elections and the future of the EU.

5.5 I reminded the Members present that there was an APPG meeting to be held on the 3 June at the House of Commons about local transport and growth and discussion with the Transport Secretary, Rt. Hon. Patrick McLoughlin. Also, a meeting was scheduled for 18th July 10:00 -12:00 hrs at The Lakehouse, Ron Cook Hub, University of York where the heading would be Agri-Tech - An Industrial Growth Strategy for Yorkshire and North Lincolnshire. These meetings give an ideal opportunity to access Ministers and ask pertinent questions that affect our area.

6.0 Recommendation

6.1 That the report be noted.

Richard Flinton

Honorary Secretary to Local Government North Yorkshire and York

9 July 2014



REPORT TO: LG NY & Y Housing Board
DATE: 2nd June 2014
SUBJECT: Performance Outturn 2013/14
AUTHOR: Sarah Hall, NY Housing Strategy Manager

1.0 Purpose

- 1.1 The purpose of this report is to report on the following for 2013/14, notably:
- Affordable housing delivery (including delivery against LIP ambitions)
 - Spend/outputs in respect of Private Sector Renewal, Energy Efficiency and Disabled Facilities Grants Activity
 - Performance against our homelessness targets
 - Sub regional spend on research

2.0 Affordable Housing Delivery

- 2.1 Across North Yorkshire and York in total we delivered **321** affordable homes in 2013/14 (of which 10 were via mortgage rescue and 2 Firstbuy). This is a decrease of 40% from the outturn figures from 12/13.
- 2.2 **92** homes were delivered with subsidy **223** without. **154** affordable homes were delivered via S106.
- 2.3 **5** affordable homes were delivered on NY LIP sites plus **64** homes via the NYRHE programme (**5** homes at Norton le Clay and Whixley in Harrogate).

Affordable Housing Completions 13/14

Local Authority		Total Affordable Homes	With subsidy	Without subsidy	LIP Scheme	NYRHE Programme	S106 Site	On public land	In National Park	Older Persons	Lifetime Homes
Craven	Q1&Q2	5	0	5	0	0	0	0	0	5	0
	Q3&4	4	4	0	0	4	0	0	4	0	0
	Sub Total	9	4	5	0	4	0	0	4	5	0
Hambleton	Q1&Q2	33	6	27	0	30	27	0	0	0	0
	Q3&4	15	0	15	0	4	15	0	0	0	0
	Sub Total	48	6	42	0	34	42	0	0	0	0
Harrogate	Q1&Q2	27	7	20	0	0	0	0	0	0	0
	Q3&4	34	24	9	5	5	5	5	0	0	0
	Sub Total	61	31	29	5	5	5	5	0	0	0
Richmondshire	Q1&Q2	0	0	0	0	0	0	0	0	0	0
	Q3&4	14	0	14	0	0	14	0	0	0	0
	Sub Total	14	0	14	0	0	14	0	0	0	0
Ryedale	Q1&Q2	19	0	19	0	0	0	0	0	0	0
	Q3&4	30	0	30	0	4	26	0	0	0	0
	Sub Total	49	0	49	0	4	26	0	0	0	0
Scarborough	Q1&Q2	12	5	4	0	0	0	0	0	0	0
	Q3&4	40	31	7	0	0	7	0	0	0	0
	Sub Total	52	36	11	0	0	7	0	0	0	0

Local Authority		Total Affordable Homes	With subsidy	Without subsidy	LIP Scheme	NYRHE Programme	S106 Site	On public land	In National Park	Older Persons	Lifetime Homes
Selby	Q1&Q2	9	1	8	0	0	0	0	0	0	0
	Q3&4	30	2	28	0	17	29	0	0	0	0
	Sub Total	39	3	36	0	17	29	0	0	0	0
York	Q1&Q2	17	3	14	0	0	0	0	0	0	0
	Q3&4	32	9	23	0	0	31	0	0	0	0
	Sub Total	49	12	37	0	0	31	0	0	0	0
SUB REGIONAL TOTAL	Q1&Q2	122	22	97	0	30	27	0	0	5	0
SUB REGIONAL TOTAL	Q3& Q4	199	70	126	5	34	127	5	4	0	0
TOTAL for year		321	92	223	5	64	154	5	4	5	0

2.4 The NYRHE Programme has managed to sustain delivery levels. Of the **64** homes it delivered last year **10** were built on exception sites and **54** delivered via S106. The delivery by number of homes is as follows: Craven 4, Hambleton 31, Harrogate 8, Richmondshire 12, Ryedale 4, and Selby 9. The target is 75 per annum. To date we have delivered 285 homes since 11/12 giving an annual average completion rate of 95.

3.0 Affordable Housing Delivery by tenure/mechanism 2013-14

Local Authority		Social rent	Affordable rent	Intermediate rent	Intermediate sale/LCHO	Shared ownership	Homebuy	Firstbuy	Mortgage Rescue	Via EPG	Via P&R
Craven	Q1&Q2	0	5	0	0	0	0	0	0	0	0
	Q3&Q4	0	2	2	0	0	0	0	0	0	0
	Sub total	0	7	2	0	0	0	0	0	0	0
Hambleton	Q1&Q2	8	14	0	7	4	0	0	0	0	0
	Q3&Q4	15	0	0	7	0	0	0	0	0	0
	Sub total	23	14	0	14	4	0	0	0	0	0
Harrogate	Q1&Q2	3	16	0	2	6	0	0	0	0	7
	Q3&Q4	5	14	12	0	2	0	0	1	0	0
	Sub total	8	30	12	2	8	0	0	1	0	7
Richmondshire	Q1&Q2	0	0	0	0	0	0	0	0	0	0
	Q3&Q4	10	0	0	4	0	0	0	0	0	0
	Sub total	10	0	0	4	0	0	0	0	0	0
Ryedale	Q1&Q2	0	6	0	0	9	0	0	0	0	0
	Q3&Q4	0	19	0	2	9	0	0	0	0	0
	Sub total	0	25	0	2	18	0	0	0	0	0
Scarborough	Q1&Q2	4	6	0	0	0	0	0	3	0	0
	Q3&Q4	16	6	1	0	15	0	0	2	0	0
	Sub total	20	12	1	0	15	0	0	5	0	0
Selby	Q1&Q2	6	0	0	0	2	0	0	1	0	0
	Q3&Q4	5	0	9	0	14	1	0	1	0	0
	Sub total	11	0	9	0	16	1	0	2	0	0
York	Q1&Q2	8	0	0	6	0	0	2	1	0	0
	Q3&Q4	15	5	0	8	3	0	0	1	0	0
	Sub total	23	5	0	14	3	0	2	2	0	0
SUB REGIONAL TOTAL	Q1&Q2	29	47	0	15	21	0	2	5	0	7
SUB REGIONAL TOTAL	Q3&Q4	66	46	24	21	43	1	0	5	0	0
TOTAL FOR 13/14		95	93	24	36	64	1	2	10	0	7

3.1 Across the sub region of the affordable homes delivered **95** were for social rent, **93** affordable rent, **24** for intermediate rent, **36** intermediate sale/LCHO and **64** shared ownership. This means that around 30% of the

programme is social rent and 30% Affordable Rent, compared to 45% and 12% respectively in 12/13.

- 3.2 **2** homes were delivered via Firstbuy, **1** by Homebuy and there were **10** Mortgage Rescues (compared to 17 in 12/13). **7** were delivered via purchase and repair. Our RP partners are delivering a wide range of affordable housing tenures particularly affordable rent and intermediate rent/LCHO. Information from the HCA shows that there were also **184** Help to Buy completions across York and North Yorkshire totalling £6.8m.

Local authority data	Number of equity loans				Value of equity loans (£)			
	2013			2014	2013			2014
	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
York UA	1	4	20	13	31,990	245,480	695,655	487,170
Craven	0	0	0	0	0	0	0	0
Hambleton	0	3	10	7	0	119,770	391,320	255,930
Harrogate	0	2	0	6	0	110,989	0	236,990
Richmondshire	0	0	0	0	0	0	0	0
Ryedale	2	8	16	23	55,998	330,893	589,386	880,353
Scarborough	5	2	4	6	179,000	71,999	168,988	207,095
Selby	3	7	27	15	108,987	231,978	877,464	503,755

4.0 Delivery on Public Land and in National Parks

- 4.1 A total of **5** affordable homes have been provided on public land. **4** affordable homes were delivered within the National Parks last year.

5.0 Lifetime Homes

- 5.1 No Lifetime Homes were delivered in 13/14.

6.0 Private Sector Renewal, Energy Efficiency and Disabled Facilities Grants Activity

- 6.1 Sub regionally the number of these types of works has increased from last year - in 2013/14 we delivered **2,923** improvements to existing homes compared to 1,985 and spent **£3.9m** (compared to £3.5m). The majority of this spend has been on DFGs. Spend is broken down by local authority and activity in the table below.

DFGs, Energy Efficiency and Other Works 2013-14

Local Authority		DFGs		Energy Efficiency		Other works	
		Outputs	Spend	Outputs	Spend	Outputs	Spend
Craven	Q1&Q2	17	£137,030	0	£0	0	£0
	Q3&Q4	22	£135,559				
	Sub total	39	£272,589	0	£0	0	£0
Hambleton	Q1& Q2	12	£44,585	107	£33,593		
	Q3&Q4	17	£117,662				
	sub total	29	£162,247	107	£33,593	0	£0
Harrogate	Q1&Q2	22	£112,755	197	£0	0	£0
	Q3&Q4	35	£225,430	26	£0		
	sub total	57	£338,185	223	£0	0	£0
Richmondshire	Q1&Q2	10	£49,141				
	Q3&Q4	10	£71,332				
	Sub total	20	£120,473	0	£0	0	£0
Ryedale	Q1&Q2	32	£209,000	2	£6,222	6	£43,000
	Q3&Q4	67	£204,000	120	£35,388	5	£64,000
	Sub total	99	£413,000	122	£41,610	11	£107,000
Scarborough	Q1&Q2	48	£233,000	0	£0	0	£0
	Q3&Q4	76	£463,716				
	Sub total	124	£696,716	0	£0	0	£0
Selby	Q1&Q2	4	£18,000	0	£0	3	£4,000
	Q3&Q4	29	£131,135	0	£0	6	£18,194
	Sub total	33	£149,135	0	£0	9	£22,194
North Yorkshire	TOTAL Q1&Q2	145	£803,511	306	£39,815	9	£47,000
	TOTAL Q3&Q4	256	£1,348,834	146	£35,388	11	£82,194
	NY TOTAL	401	£2,152,345	452	£75,203	20	£129,194
York	Q1 &Q2	66	£305,970	385	£18,873	7	£17,305
	Q3&Q4	163	£945,884	259	£0	1170	£285,574
	York Total	229	£1,251,854	644	£18,873	1177	£302,880
Overall total		630	£3,404,199	1096	£94,076	1197	£432,074
						2923	£3,930,349

8.0 Homelessness

8.1 North Yorkshire's figures are set out below and are taken from the County P1E return for 13/14:

Number of Homelessness Decisions 13/14

	2012/13	2013/14	% Change
North Yorkshire	721	620	-14%
Craven	48	60	25%
Harrogate	95	86	-9%
Hambleton	163	138	-15%
Richmondshire	92	74	-20%
Ryedale	36	34	-6%
Scarborough	229	172	-25%
Selby	58	56	-3%

Number of Households in Temporary Accommodation at end of Q4 2013/14 compared to Q4 2012/13

	Q4 2012/13	Q4 2013/14	% Change
North Yorkshire	171	143	-16%
Craven	4	6	50%
Harrogate	65	52	-20%
Hambleton	18	8	-56%
Richmondshire	16	10	-38%
Ryedale	6	4	-33%
Scarborough	57	50	-12%
Selby	5	13	160%

Total Number of Homeless Prevention Cases

	2012/13	2013/14	% Change
North Yorkshire	2678	3116	16%
Craven	189	246	30%
Harrogate	611	629	3%
Hambleton	340	487	43%
Richmondshire	254	376	48%
Ryedale	219	316	44%
Scarborough	924	835	-10%
Selby	141	227	61%

Total Number of Households Accessing Housing Options Services

	Q1 2013/14	Q2 2013/14	Q3 2013/14	Q4 2013/14	% Change
North Yorkshire	1592	1658	1440	1455	-13%
Craven	102	71	74	83	4%
Harrogate	402	407	372	400	-9%
Hambleton	178	192	110	108	-43%
Richmondshire	127	140	148	119	6%
Ryedale	176	208	175	180	-16%
Scarborough	411	442	375	444	-15%
Selby	196	198	186	121	-6%

10.0 Sub Regional Research monies

10.1 There remains **£355** of unspent/uncommitted money in the pot following the commissioning of GVA to respond to the Barton Wilmore letter challenging the SHMA methodology and findings.

11.0 Staffing

11.1 Sub regional spend on staffing (Housing Strategy and RHE posts) is on profile.

12.0 Recommendation

12.1 The report is **noted**

12.2 The figures are used to produce an Annual Report for 2013/15