

Local Government North Yorkshire and York

11 March 2016

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 February 2016

Enhanced two tier project title:
Affordable Housing

Project Description:
Working Together to Increase the Number of Affordable Housing Units

Project Lead:
Colin Dales, Corporate Director (Operations), Richmondshire District Council
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2.0 Progress to date/update:

- (a) The Housing Partnership's Annual Report for 2014/15 has been published via the Housing Partnership website.
- (b) The Housing Board is closely monitoring national policy developments, particularly around the extension of the Right to Buy to Housing Associations, annual rent changes for social landlords (being set at -1% each year for the next 4 years), the sell off of high value Council housing and starter home proposals which may have an impact on Council's approach to Section 106 housing supply. The details of how and when these key policies will be rolled out are starting to become clear but we continue to await further details. What has become clear in terms of the extension of the Right to Buy is that Housing Associations have signed a voluntary deal with Government in preference to waiting for prime legislation / regulation. This deal gives Housing Associations significant discretion which means the local impact will be dependent on how each organisation applies the voluntary approach.
- (c) Related to the impact of national policy developments, proposals to cap housing benefit entitlement further is currently undermining the development of new supported housing schemes as registered providers hold back on their development programmes until the revenue implications and future Government intentions to mitigate the impact become clear. In terms of HCA spending, there is a clear shift from new rented provision to low cost home

ownership as new funding programmes begin to emerge. This is likely to lead to a need to increasingly cross subsidise new housing schemes whereby the only way to deliver rented accommodation will be via surpluses generated by homes for sale or shared ownership.

(d) The Housing Partnership has been tasked with formulating a series of high level housing “asks” as part of any agreed devolution deal. The “asks” are being refined via on-going consultation with the CLG and housing partnership members. The Housing Board are also being kept updated on progress. The current updated position is as follows :

- The Housing Devolution sub group is meeting regularly with Mary Weastall and James Farrar to progress the housing elements of the devolution proposals, including consideration of the joint assets approach, Development Corporation and the evidence base on the need for and role of these etc.
- As part of the above, the group, along with the HCA, are considering the infrastructure/gap funding needs including those of a number of key strategic residential sites across the area as part of the developing evidence base. Work on this is on-going.
- The Housing Board are also considering how to close the gap between the rising number of residential planning permissions and the number of completions. Specifically, a task and finish group is considering Section 106 agreements and how these could be standardised and the time to agree them shortened. Local Authorities, RPs and the House Builders Federation are working together on this.
- The monitoring and performance management of the new Housing Strategy has begun. Monitoring for the first half of 2015/16 showed 3,617 permissions granted and 2,060 new home completions (compared to 3,523 completions in all of 14/15).

(e) As part of a wider North Yorkshire partnership approach with all key agencies, North Yorkshire Councils have agreed to assist with the Syrian Refugee Resettlement Programme. Each Council will resettle an agreed number of refugees based on a simple pro rata population formula. The total figure for North Yorkshire is 200 (people). Work is currently on-going to translate this agreement into practical action – each Local Authority is currently seeking approval for a proposed regional and sub regional governance structure along with a draft memorandum of understanding to clarify roles and commitments within North Yorkshire. The overall approach will be based on resettlement in geographical phases to ensure resources are not spread too thinly – Harrogate and Craven (and possibly Selby) are to form phase one in line with this approach. Future phases have not been agreed as yet but North Yorkshire County Council have agreed to take a lead project management role and act as the administering body.

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 continuing to improve and this barrier continues to lower as housing market confidence grows.

- (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 the medium term. The Growth Deal makes specific reference to the need to have up to date local plans and associated land supply.
- (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 has also met with the Housing Minister when he visited 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 has, at least in part, been resolved via the allocation of Local Growth Funding. However, this is likely to be an on-going pressure as further key sites come forward.
- (f) Selby District Council has also had a further barrier raised by developers and agents within its area which relates to delays in statutory agency consultee responses to planning applications.
- (g) The vast raft of new / proposed housing legislation is also proving to become a barrier as housing providers take stock and come to terms with all the new policies and proposals and the impact on business plans. This barrier is likely to reduce as time moves on and updates will continue to be provided in this respect.

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

3.1 A meeting of the LGNYY Spatial Planning and Transport Board took place on Wednesday 9 December 2015. The following issues were discussed at this meeting:

3.2 **Publication of proposed Scarborough Borough Local Plan Submission** – Steve Wilson introduced a paper and gave a brief outline of some of the key aspects of the Plan, as follows:

- It has a housing growth target of 460 dwellings per year. This is ambitious, (and achievable) but is less than target figure in the, now revoked, RSS.
- It contains a strategic residential allocation south of Cayton that will require education, social and highway infrastructure.
- There are no new employment sites allocated, but it is proposing to protect land south of Scarborough Business Park
- The town of Scarborough will take the highest proportion of residential development and two other towns, Whitby and Filey, will take 10% and 5% of the overall allocation for the borough respectively.

- Proposed development for the borough is self contained with minimal cross-boundary impacts
- There is very little interaction with neighbouring authorities with regard to Gypsies and Travellers
- There are some risks to delivery. These are mainly infrastructure related, primarily highways infrastructure. SBC is working with NYCC to resolve these, particularly the issues relating four junctions in the town of Scarborough SBC for which SBC is seeking to make a bid to the LEP to fund improvements. SBC is also investigating other funding options alongside this.
- CIL is generally not viable within the borough.

The Board approved the recommendations in the paper, namely - That the North Yorkshire and York Spatial Planning and Transport Board:

1. Confirms that the Board considers that Scarborough Borough Council has met its Duty to Co-operate in respect of the production of the Plan;
2. Recommend to the LGNYY Board that it endorses the submission version of the Scarborough Borough Local Plan, and
3. Request that the Board Members' respective organisations, if required, respond formally on this matter meeting any Duty to Cooperate.

3.3 Enabling a longer-term sub-regional approach to delivering housing in the York Housing Market Area. Ian Stokes (City of York Council) introduced the paper which followed-on from a paper considered by the Board on 10 September 2015, and the Board's agreement in principle for future plans (but not this current round of plans) to be more sub-regional in approach. In essence the paper:

- Set out City of York Council's (CYC's) considerations for allocating sufficient land within its emerging Local Plan to meet its housing need over the plan period and set an enduring green belt in the context of an 'agreement in principle' to a more sub regional approach for delivering housing in the York Housing Market Area being considered in the longer term (i.e. in the next plan-making round).
- sought the Board's view on:
 - the approach being taken by City of York Council in its considerations for allocating sufficient land within its emerging Local Plan, and
 - setting an enduring Green Belt beyond the Local Plan period.

The Board agreed that it could not offer its considered view at this time. However, the Board agreed to:

- Note the paper
- Defer the making of a decision and any further work on this until
 - The outcome of the current devolution debate is known / clearer
 - Work on the current round of local plans has been completed.
- Maintain ongoing and meaningful discussion between neighbouring LAs in the current round of local plan preparations.

3.4 York North Yorkshire and East Riding Governance Structure. IS introduced the paper which sought for the Board to make a suitable decision in relation to requesting further work to be undertaken to review and optimise the governance structure for the LGNYY sub-area and the York, North Yorkshire and East Riding (YNYER) Local Enterprise Partnership (LEP) area. The paper also put forward three options for consideration as interim measures with a recommendation to instruct TOG to

undertake further work to review the governance structure for the LGNYY sub-area and the York, North Yorkshire and East Riding (YNYER) Local Enterprise Partnership (LEP) area, and report this back to the Board together with recommendations for optimising the structure irrespective of whether any further Government announcements on devolved government for Yorkshire are made. The Board agreed to an amended recommendation, as follows:

- Instruct TOG to liaise with DoD (and NYPOG) as it reviews the governance structure for the LGNYY sub-area and the York, North Yorkshire and East Riding (YNYER) Local Enterprise Partnership (LEP) area, as it relates to strategic planning, and report progress on this back to the Board, together with recommendations for optimising the structure irrespective of whether any further Government announcements on devolved government for Yorkshire are made.

3.5 **Board and TOG work programme.** IS tabled a draft work programme. The Board agreed that Members would give the programme their consideration and offer their comments back to the Secretariat by early January 2016.roach.

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 Board has not met since my previous report to LGNYY.

5.0 Recommendation

5.1 That the report be noted.

Richard Flinton

Honorary Secretary to Local Government North Yorkshire and York