

# Local Government North Yorkshire and York

7 October 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.

#### 2.0 Sub-Regional Housing Board – Report of Mary Weastell, Chief Executive, Selby District Council

Progress report as at September 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, Tel: 01748 901002 email: colin.dales@richmondshire.gov.uk

#### 2.1 Progress to date/update:

- (a) The Housing Partnership's Annual Housing Strategy Update for 2015/16 is attached. This shows how the partnership is performing in terms of delivering the outcomes within the Housing Strategy after its first year of operation. As the report shows, progress is good but the overall policy environment remains challenging.
- (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 selloff 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 have been delayed due to Brexit etc.
- (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. The Government has made recent concessions to reduce fears within the supported housing sector but a great deal of uncertainty remains in the medium to longer term.

- (d) 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). Refugees have started to be resettled in North Yorkshire as phase 1 Councils (Selby, Harrogate and Craven) deliver on the Regional commitment. Lessons are being learned from these initial placements. It is likely that further phases (Council roll out) will be more compressed than originally anticipated meaning that phase 2 and phase 3 Councils will become involved sooner than originally planned.

## 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 The Spatial Planning and Transport Board last met on 9 December 2015 and a subsequent meeting has not been arranged at the time of writing this report. The Board, on 9 December, agreed that the Directors of Development should look at streamlining reporting structures where possible. A new structure was agreed by the Directors of Development in April 2016. Under the new structure, the Directors of Development Group (which reports to the Chief Executives' Group) has agreed to establish a new Heads of Planning Group, which in turn will determine any subordinate officer groups necessary. Discussions are on-going amongst members of the former North Yorkshire Planning Officer Group around the transition to the new Heads of Planning group. At the time of writing this report, information is awaited from the new Heads of Planning group in relation to the sub-ordinate officer groups, including the Technical Officers' Group.

### **4.0 Appointment of Lead Officer for the North Yorkshire and York Housing Board**

4.1 LGNYY is asked to identify and appoint a new lead officer for the North Yorkshire and York Housing Board or reconfirm Mary Weastell in the role. Mary Weastell has been lead officer since 2014. The request for a new appointment is made subsequent to Mary's appointment as Chief Executive of the City of York Council.

4.2 The North Yorkshire and York Housing Board was set up by LGNYY and reports on its proceedings at each LGNYY meeting. The Board aims to ensure that housing and housing-related regeneration priorities and initiatives in the North Yorkshire and York sub-region are coordinated in a way that makes the strongest possible contribution to the area. The Board aims to contribute to successful, thriving and inclusive communities – urban and rural, inland and coastal – across York and North Yorkshire. It brokers agreement on priorities and associated investment plans for housing and housing-related regeneration. Its membership is one elected Member from each of the seven District Councils, the City of York Council, the County Council, and each of the two National Park Authorities, together with a Government Office representative and a Homes and Communities Agency representative. Each Elected Member can be supported by an officer from his/her organisation.

### **5.0 Recommendations**

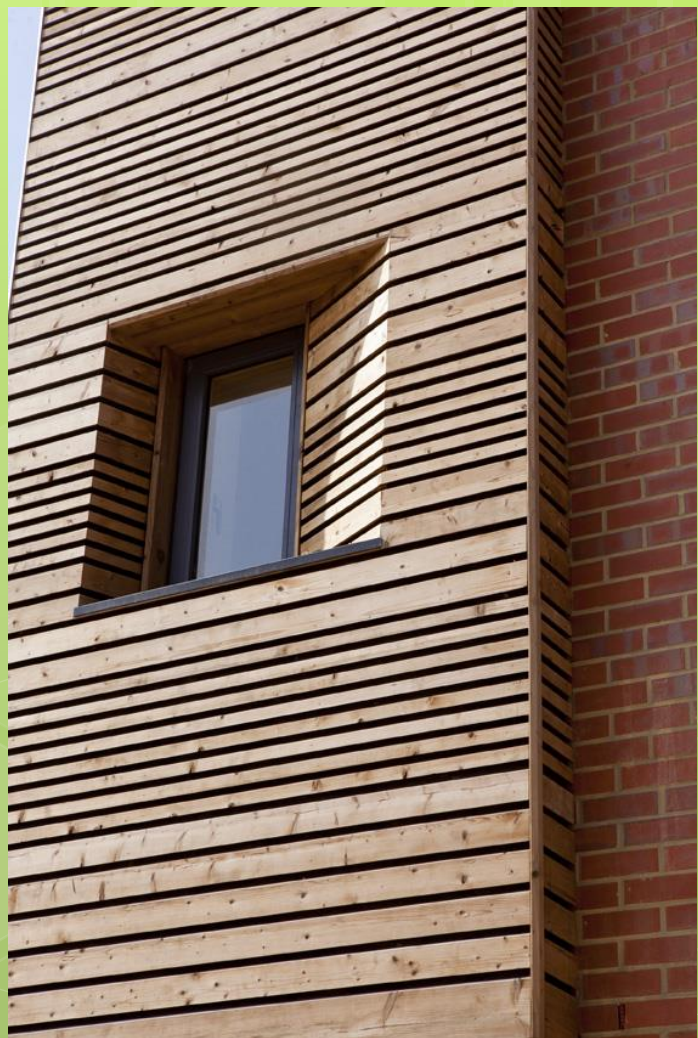
5.1 That the report be noted.

5.2 That LGNYY identify and appoint a new lead officer for the North Yorkshire and York Housing Board or reconfirm Mary Weastell in the role.

**Richard Flinton**

Honorary Secretary to Local Government North Yorkshire and York

# York, North Yorkshire & East Riding Housing Board



Housing Strategy  
2015-21

Annual Report 15/16

*Sept 2016*

Our [Housing Strategy](#) 2015-21 sets the housing priorities for York, North Yorkshire & East Riding. The Housing Board is responsible for the development, implementation and delivery of the Strategy, reporting to the Local Enterprise Partnership (LEP) Infrastructure Board and the Leaders Board.

The Strategy & Action Plan set out how the Board will work with stakeholders to deliver the housing aims of the LEP and promote investment which increases and improves our housing stock.

Delivery against the targets and objectives in the Strategy is reviewed annually by the Housing Board. **This report summarises our progress, performance & achievements in 2015/16, the first year of this Strategy.**



## Vision

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

We need to

- Address housing supply and affordability
- Respond to our varied geography
- Respond to our changing demography
- Address the quality of existing housing stock
- Continue to prevent homelessness
- Respond to the needs of vulnerable households and specific needs groups



## Our Housing Issues

### Average House Prices

North Yorkshire	£202,960
East Riding of Yorks	£160,716
York	£229,893
England	£226,807

UK house Price Index – May 2016

# Priorities 2015-21

Work with Partners to increase the supply of good quality new housing – all tenures & locations

Ensure our housing stock meets the needs of urban, rural and coastal communities

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

Ensure new homes are of a high design & environmental quality

Continue to make best use of existing stock & ensure it is of decent quality to meet community needs

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

Continue to reduce homelessness

Ensure housing is allocated fairly and on the basis of need

Provide appropriate housing and support for those with specific needs





- **200,000 Starter Homes** by 2018, contributing to 1m homes target by 2020
- **135,000 (Help to Buy) Shared Ownership** homes by 2021
- **Help to Buy Extension to 2021** to support the purchase of 145,000 new build homes
- **10,000 homes** to allow tenants to save a deposit through sub market rent, with the opportunity to buy after 5 years
- **Right to Buy** to help council & housing association tenants buy their home at a discount
- **8,000 specialist homes** for older people & those with disabilities



## National Government Housing Priorities



# Changes in 2015/16

The first year of the strategy has seen many changes in the housing & planning arena. Key areas influencing delivery of our priorities are:



The development and implementation of the Housing and Planning Act 2016, including:

- A focus on home ownership & introduction of Starter Homes
- Sale of higher value council housing



The 1% rent cut and the voluntary extension of the Right to Buy for Housing Association tenants



Housing Benefit capped at Local Housing Allowance rates for social housing tenants.

# Housing Strategy: Key Aims & Performance 2015/16



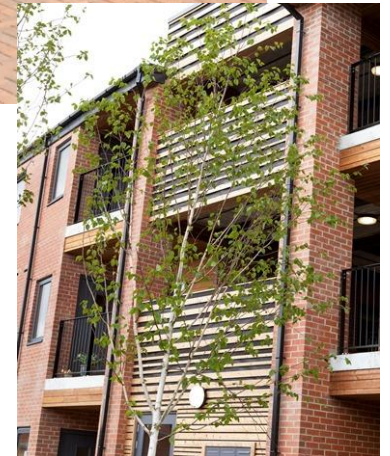
# Key Aims 2015/16

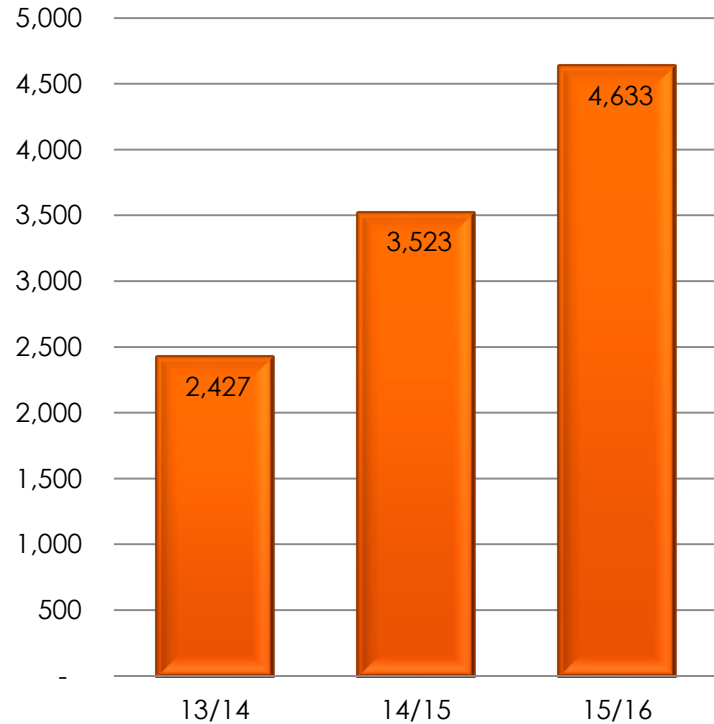
- Double the rate of housebuilding (from 12-14 levels), to around 5,400 per year
- Triple the rate of Affordable Housing delivery, to around 2,700 per year
- Get Local Plans in place
- Increase diversity in size, type and tenure – including for older people
- Increase energy efficiency and reduce the impact of housing on health and wellbeing
- Continue to prevent homelessness through partnership working



# Progress & Achievements 2015/16

- Housing Board includes Home Builders Federation & National Housing Federation reps
- Close working with York, North Yorkshire & East Riding Local Enterprise Partnership (LEP) and Homes & Communities Agency (HCA)
- Housing completions increased by 31%
- Good progress on development of Local Plans
- Refresh of Gypsy, Roma, Traveller & Showpeople sub group action plan
- Continuation of the Rural Housing Enabler Programme, delivering 161 rural affordable homes
- Achievements and progress against the Homelessness Gold Standard
- Close working with Health & Well Being Colleagues



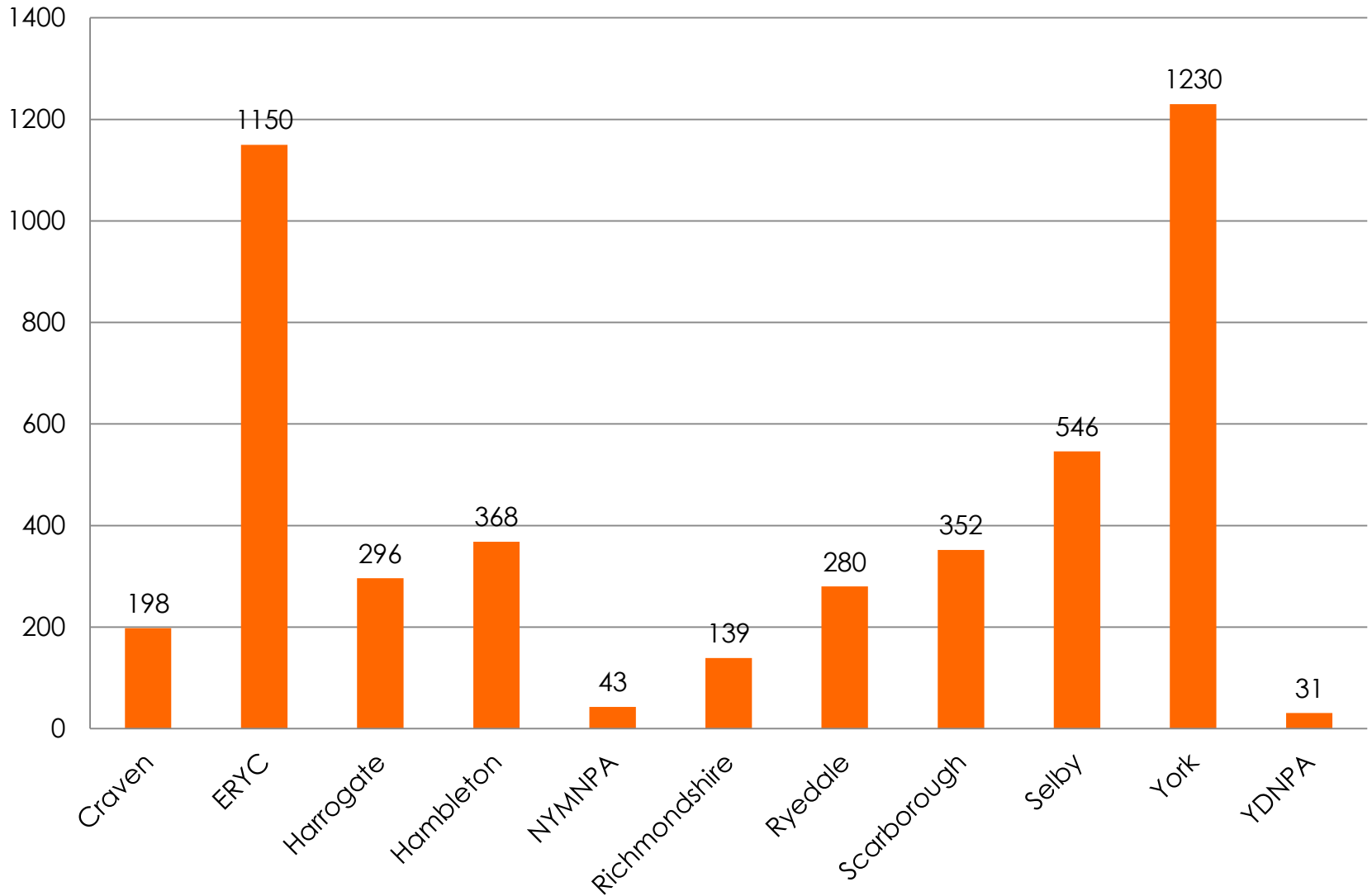


## Housing Completions

- **31%** increase in Housing Completions from 2014/15
- **85%** of 5,400 annual target delivered in 2015/16
- **14%** of completions are affordable homes



# Completions 2015/16



# Completions Breakdown

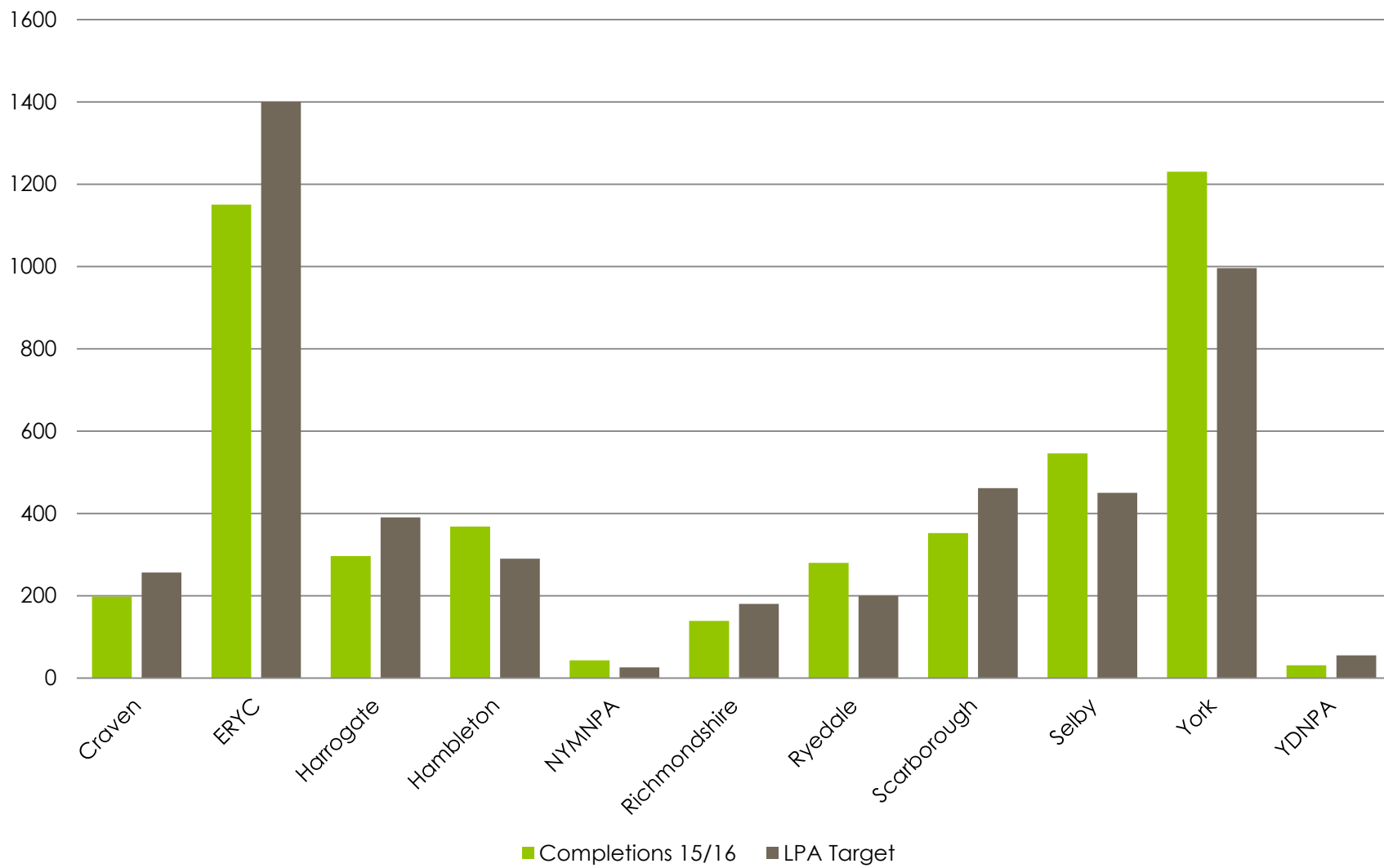
Of the 4,618 completions

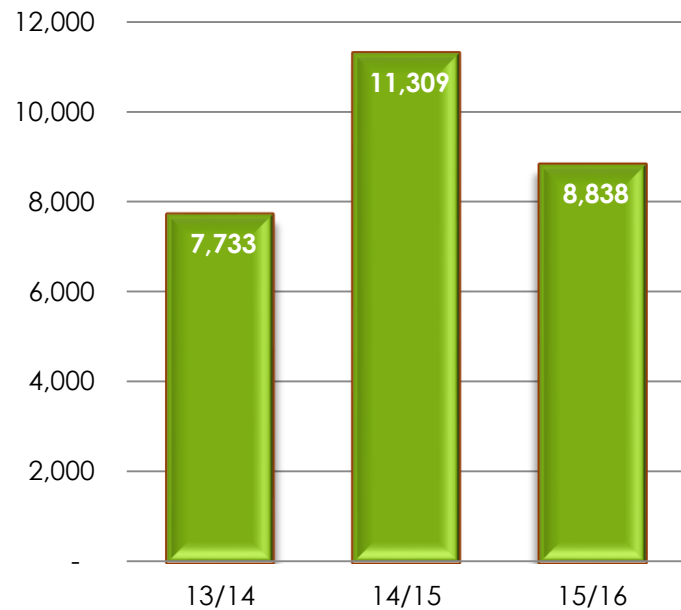
- 671 (14%) were Affordable Homes
- 664 (14%) were in rural areas, of which 161 (24%) were affordable
- 392 (8%) were in coastal areas
- 141 (3%) were for older people
- 579 (12%) were student accommodation





# Performance Against Local Targets

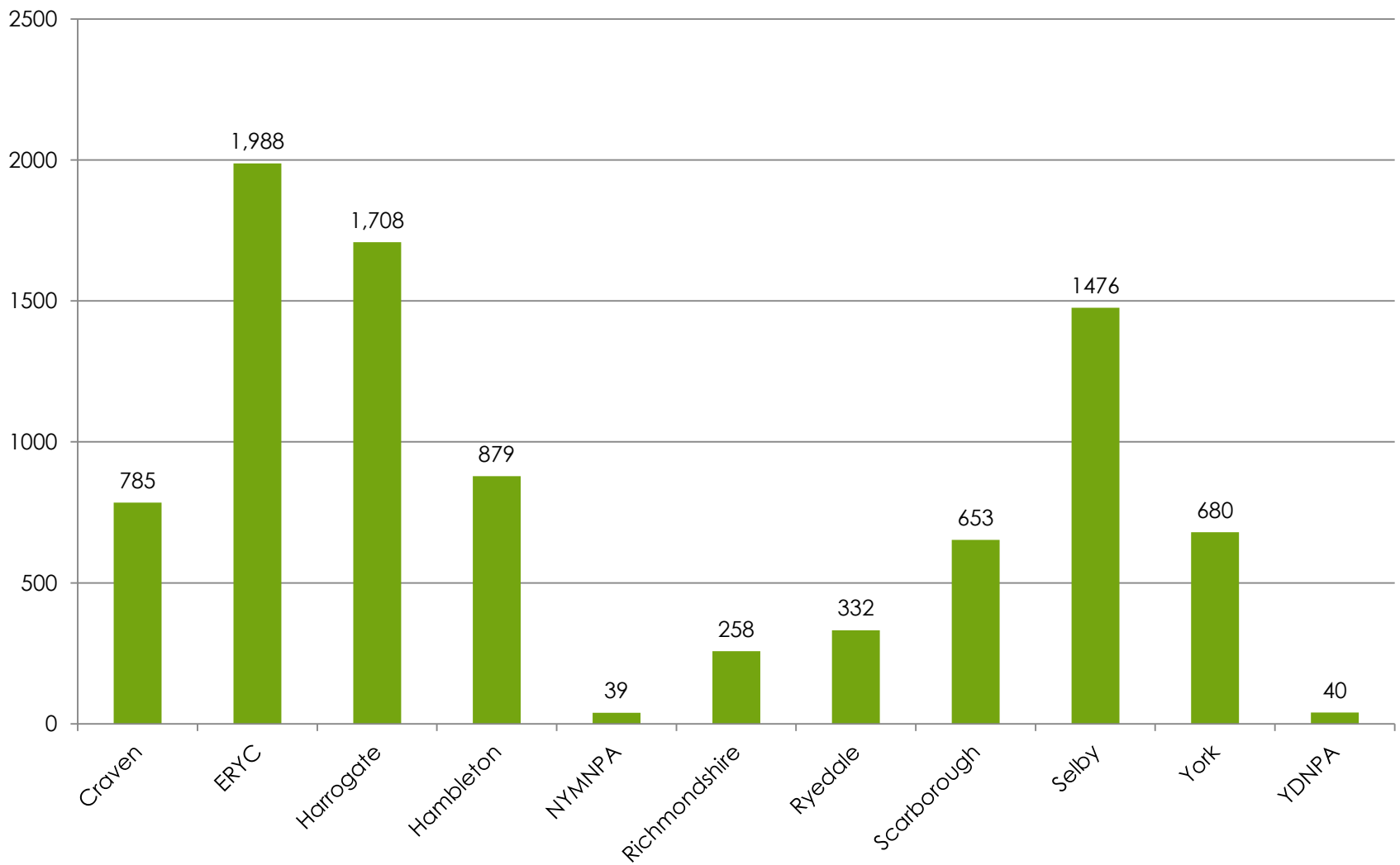


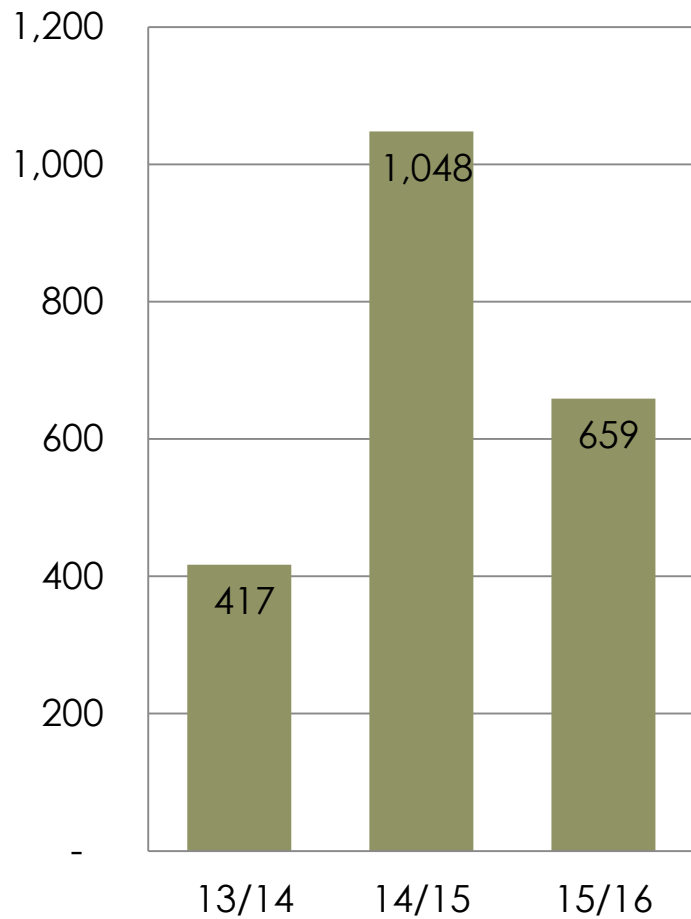


## Planning Permissions

8,838 new homes were granted planning permission in 2015/16 forming the pipeline for later years

# Planning Permissions 2015/16

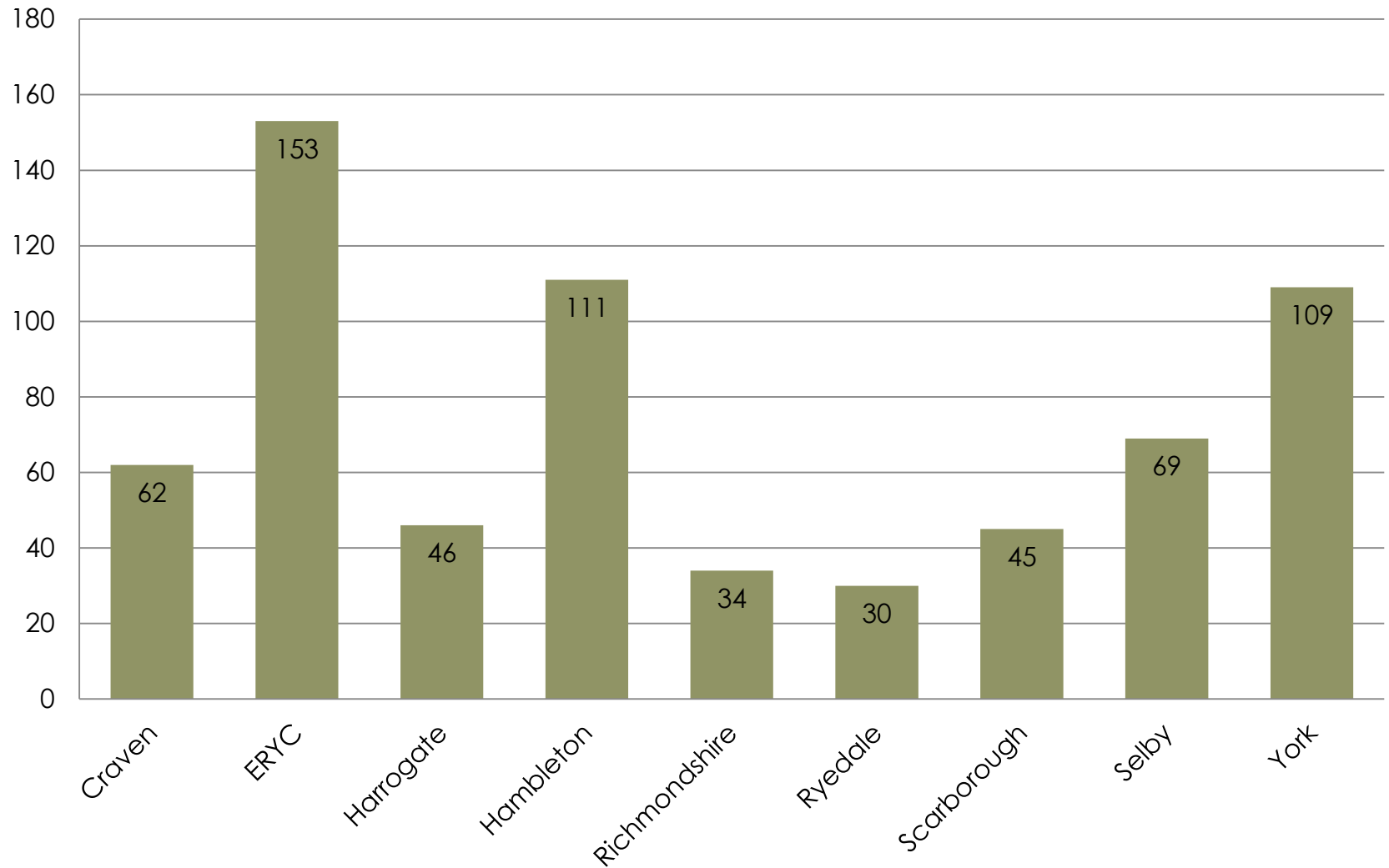




## Affordable Housing Completions

- 24% rural, via the Rural Housing Enabler Network
- 46% received subsidy
- 29% were through S106 agreements
- 6% were developed by Local Authorities
- 64% rent & 12% low cost home ownership

# Affordable Housing Completions by Local Authority



# Homelessness 2015/16

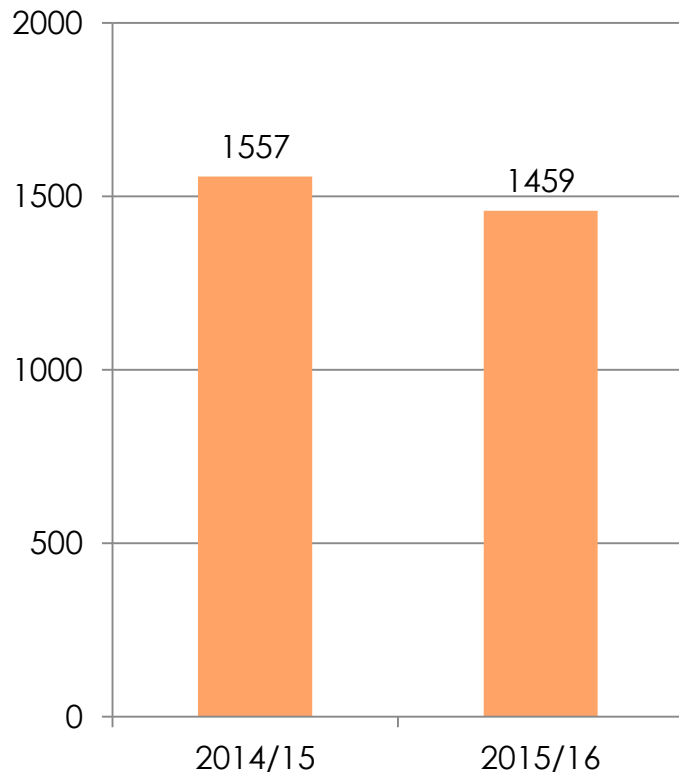
**10,325** households accessed Housing Options Services in YNYER in 2015/16

**687** households were owed a main homeless duty, a decrease of 10% from 2014/15

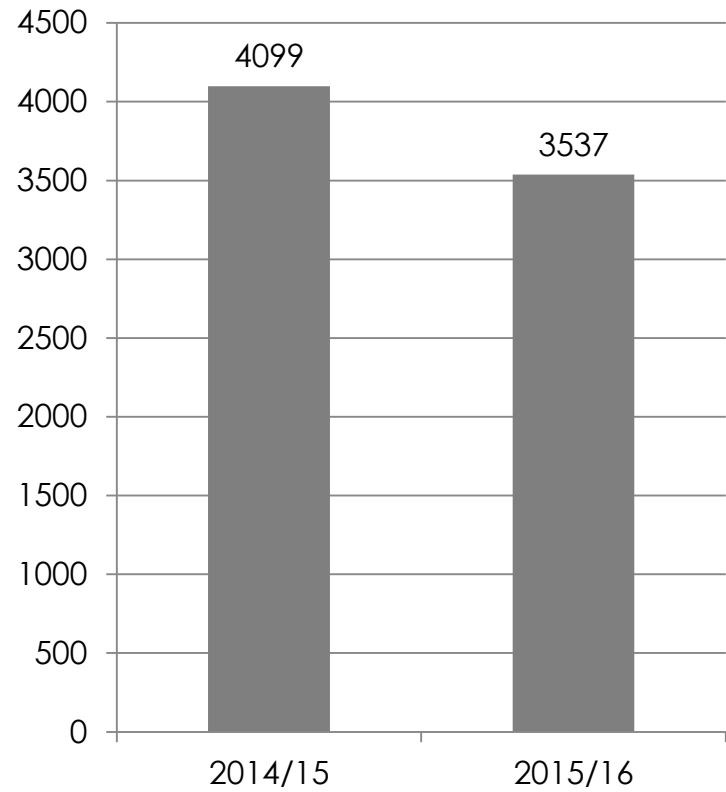
Households in temporary accommodation decreased by 2% between Q4 14/15 and Q4 15/16 (227 to **223**)

Only two 16/17 year olds were in Bed & Breakfast accommodation

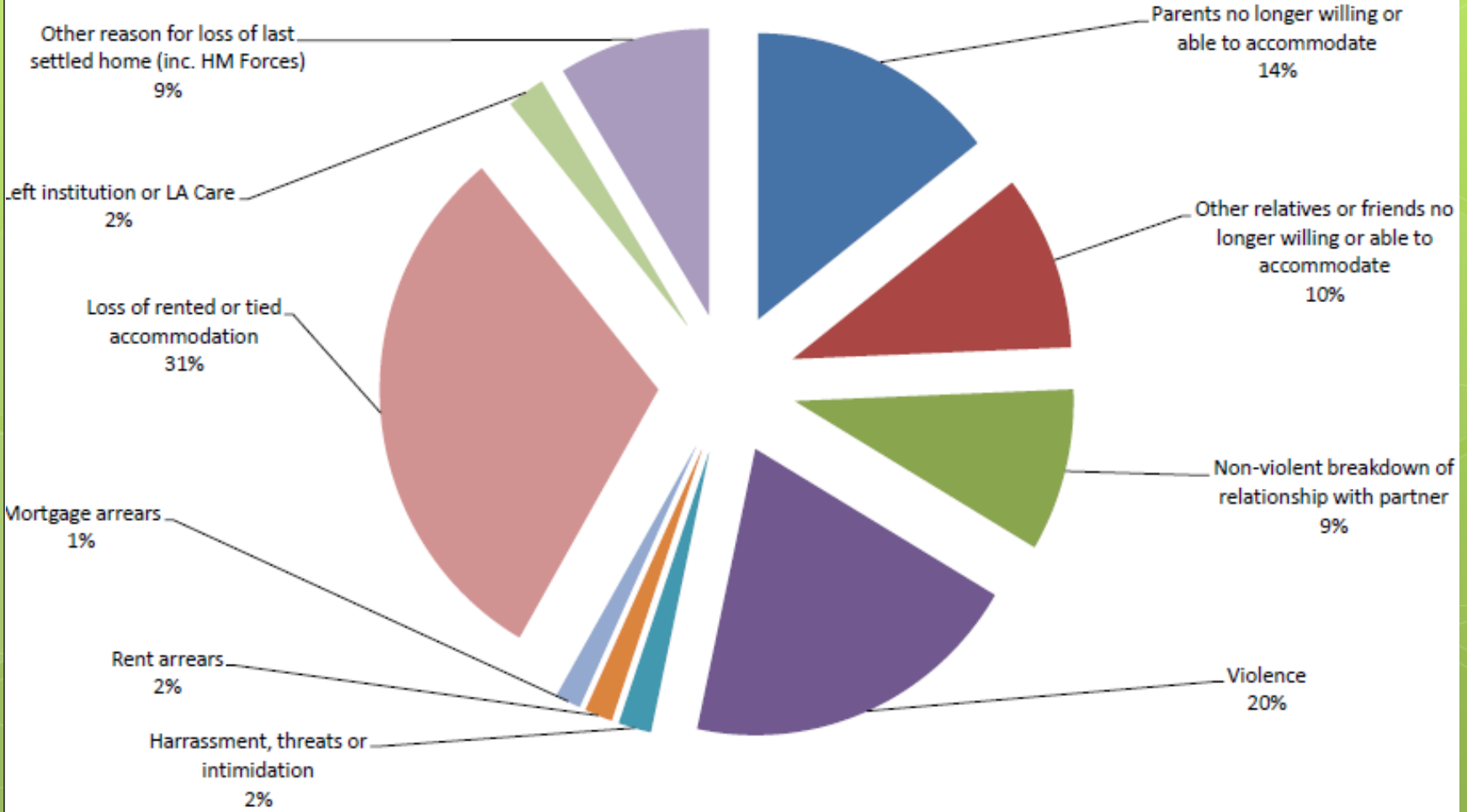
## Homelessness Decisions



## Homelessness Preventions



# Reasons for Homelessness

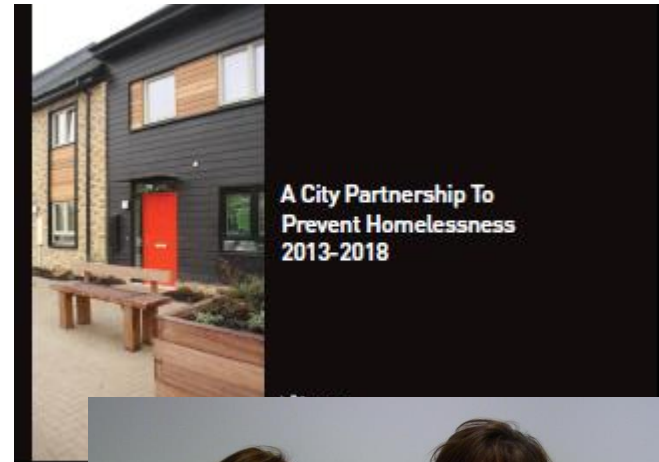




# Homelessness

All of our Local Authorities:

- Have a Homelessness Strategy & Action Plan in place
- Are working towards the Gold Standard for Homelessness Services. 2 have reached the Bronze Standard and 3 Silver and are in the top 3% in the country.
- Have a formalised No Second Night Out (NOSO) offer



# Investing in Existing Homes



# Investment in 2015/16

Local Authority	Disabled Facilities Grants #	Disabled Facilities Grants £
Craven	34	£ 249,258
ERYC	495	£ 2,323,000
Harrogate	29	£ 383,936
Hambleton	44	£ 260,562
Richmondshire	23	£ 114,963
Ryedale	19	£ 117,000
Scarborough	92	£ 684,790
Selby	22	£ 150,000
York	150	£ 1,019,000
<b>TOTAL</b>	<b>908</b>	<b>£ 5,302,509</b>

Local Authorities also invested a total of **£5,023,191** on 1,211 energy efficiency measures

and

**£1,227,254** on 230 other works, including property improvement & repair assistance loans.

# 2016/17 - Risks and Opportunities

Risks	Opportunities
<ul style="list-style-type: none"><li>• Changes in Govt policy</li><li>• Local Plan adoption</li><li>• Strategic site progress</li><li>• Economy and house prices</li><li>• Starter Homes</li><li>• Welfare Reform</li><li>• Homelessness</li></ul>	<ul style="list-style-type: none"><li>• New administration/ministers</li><li>• Focus on smaller builders &amp; sites</li><li>• Rural focus and poss £60m funding</li><li>• New Local Growth Fund £</li><li>• Starter Homes</li><li>• Community led Housing</li><li>• Joint Assets Board</li></ul>

For more information visit

[www.nycyerhousing.gov.uk](http://www.nycyerhousing.gov.uk)

