

Local Government North Yorkshire and York

24 March 2017

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 York, North Yorkshire and East Riding ESI Funds Sub-Committee

2.1 On 16th December 2016:-

- (a) The Sub-Committee considered updates on progress from representatives of the Managing Authority (Department for Communities & Local Government – EDRF; Department for Work & Pensions - ESF; Department for the Environment Food & Rural Affairs – EAFRD).
- (b) The Sub-Committee noted that the Treasury has confirmed that all ESI Funds projects contracted prior to the UK's departure from the European Union will be funded in full and that projects contracted after 23rd November 2016 will need to meet two additional criteria these being, fit with domestic strategic priorities and offering good value for money.
- (c) The Sub Committee noted that DCLG, as part of its ongoing review of the ERDF Operational Programme, is currently negotiating a modification with the European Commission in order to allocate the additional Transition and Less Developed area allocation, received as part of a mid-programme review, to a specific Priority Axis, and ensure that the Operational Programme remains deliverable and is reflective of local needs. The Sub-Committee requested the LEP to work with the Managing Authority to explore options for utilising the total Priority Axis 2 allocation on broadband infrastructure activity.

2.2 On 17 February 2017:-

- (a) The Sub-Committee considered updates on progress from representatives of the Managing Authority (Department for Communities & Local Government – EDRF; Department for Work & Pensions - ESF; Department for the Environment Food & Rural Affairs – EAFRD).
- (b) Whilst it was confirmed that allocations under the growth fund will be honoured up to 2019, no decisions have yet been taken by government in relation to the post-Brexit era and all options remain open. DLGG advised that it would be encouraging recipients of funding to develop case studies around how their awards are being spent which could help demonstrate why post EU funding will still be needed. Attendees were advised of a meeting scheduled for March 20 to discuss how RDPE can support the broadband agenda for the remainder of the programme. It was agreed that representatives from the group

attending this meeting should stress the critical importance of this discussion also addressing the need for improved and high quality mobile telephony coverage across the area.

3.0 Sub-Regional Housing Board – Report of Mary Weastell, Chief Executive, City of York Council

Progress report as at 28 February 2017

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

3.1 Progress to date/update:

- (a) The Housing Board held on the 20th February received a performance update for quarters 1 and 2 of the current financial year. This presentation is attached at Appendix 1.
- (b) The Housing Board continues to monitor 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. Some key policy changes are starting to emerge:
 - There is a softening of approach regarding the focus on low cost home ownership products whereby grant funding for new homes for rent is to be made available – more details are awaited,
 - The requirements around starter homes are very likely to be significantly relaxed,
 - Despite some well publicised time extensions, the intention to cap housing benefit levels for supported housing is creating further anxiety within the housing sector with the uncertainty around future funding undermining future provision. A joint response to the consultation on this issue has been submitted by the Districts / Boroughs and the County Council,
 - Details and intentions around the sell-off of high value Council properties are still awaited but this will not commence until 1st April 2018 at the earliest,
 - The roll out of further pilots to test the voluntary right to buy scheme in the Housing Association sector rather than a full national roll-out suggests further changes / concessions may be made in this area of policy which will impact on the point above. The pilot area is not likely to be in York, North Yorkshire or the East Riding.
 - In the autumn statement there is an emphasis being placed on Housing nationally. A key change is the HCA and the drive for accelerated construction. Selby and York are the only two authorities that have submitted a bid for the accelerated construction deadline of 28/2/17.
 - The homeless reduction bill has now being published (this is a private members bill that has all party support). The greater emphasis is on

prevention and what the local authorities need to do to gear up for this.

- The Government published its Housing White Paper “Fixing our broken housing market” on 07/02/17. It is divided into four themes: planning for the right homes in the right places, building home faster, diversifying the market and helping people now. York hosted a Yorkshire regional event on 24/02/17 which was a series of roadshows by the Housing Minister Gavin Barwell. Appendix 2 is a summary of the White Paper.

(c) The Housing Board received a report on the Community Housing Fund allocations and approved the next steps in moving the project forward on a partnership basis. £60 million per year will be made available nationally over the next 4 years, representing a significant opportunity for the Housing Partnership. The following key actions have been approved in this respect :

- Each Local Authority receiving an allocation will contribute 3% of that allocation to fund a central specialist Partnership Hub to support community led housing schemes. The key aim is to provide specialist support which is not generally available at individual Local Authority level, thus creating additional capacity to deliver the programme, avoiding duplication across the partnership area and capturing economies of scale when procuring specialist support. This will create a “pot” of approximately £186,000 to support the programme in years 1 and 2. The position will then be reviewed but no further financial commitments are being sought at this point.
- Initially, the delivery vehicle will be the Housing Partnership as it has clear and established governance, is Member led and links clearly into the LEP via the Infrastructure Board. This will be kept under review and may change at some point. For example, the delivery vehicle may sit within the LEP structure at some future point in order to ensure that other funding opportunities are maximised and funding streams used complement each other. Clearly, any such move will be subject to agreement by the LEP.
- The two Local Authorities which have not received any allocations, Selby and York, will also be able to use the Hub resource and will consider making a contribution from their own funding sources in this respect.

(d) The Syrian Refugee Resettlement Programme continues to be rolled out in the City of York, East Riding, Harrogate/Craven/ Selby and Scarborough / Ryedale. 125 refugees have been re-settled to date in North Yorkshire. Some local difficulties continue to be experienced but the partnership remains on target to fulfil its commitment. The programme will be rolled out into Richmondshire and Hambleton later in the year as the final phase.

(e) Further dialogue with SME builders to find out how the Housing Partnership can assist them in increasing their contribution to housing supply targets is to be piloted via an “open day” hosted by Hambleton District Council. This will test the currently preferred route of hosting local events rather than a single sub regional event on order to engage with SME builders.

3.2 Barriers to progressing the project over the next period:

(a) 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.

- (b) 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.
- (c) 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.
- (d) 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.
- (e) The vast raft of new / proposed housing legislation is also becoming 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.

4.0 Sub-Regional Spatial Planning and Transport Board (Secretariat: City of York Council)

4.1 *Report awaited.*

5.0 Recommendation

5.1 That the report be noted.

Richard Flinton

Honorary Secretary to Local Government North Yorkshire and York



York, North Yorkshire & East Riding Housing Board

APPENDIX 1

Housing Strategy
2015-21
Performance
Management Info.

Housing Permissions
and Completions
Progress Qs1 &2 2016/17

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 a decent quality to meet community needs

Ensure all homes have a positive impact on health & well being and 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

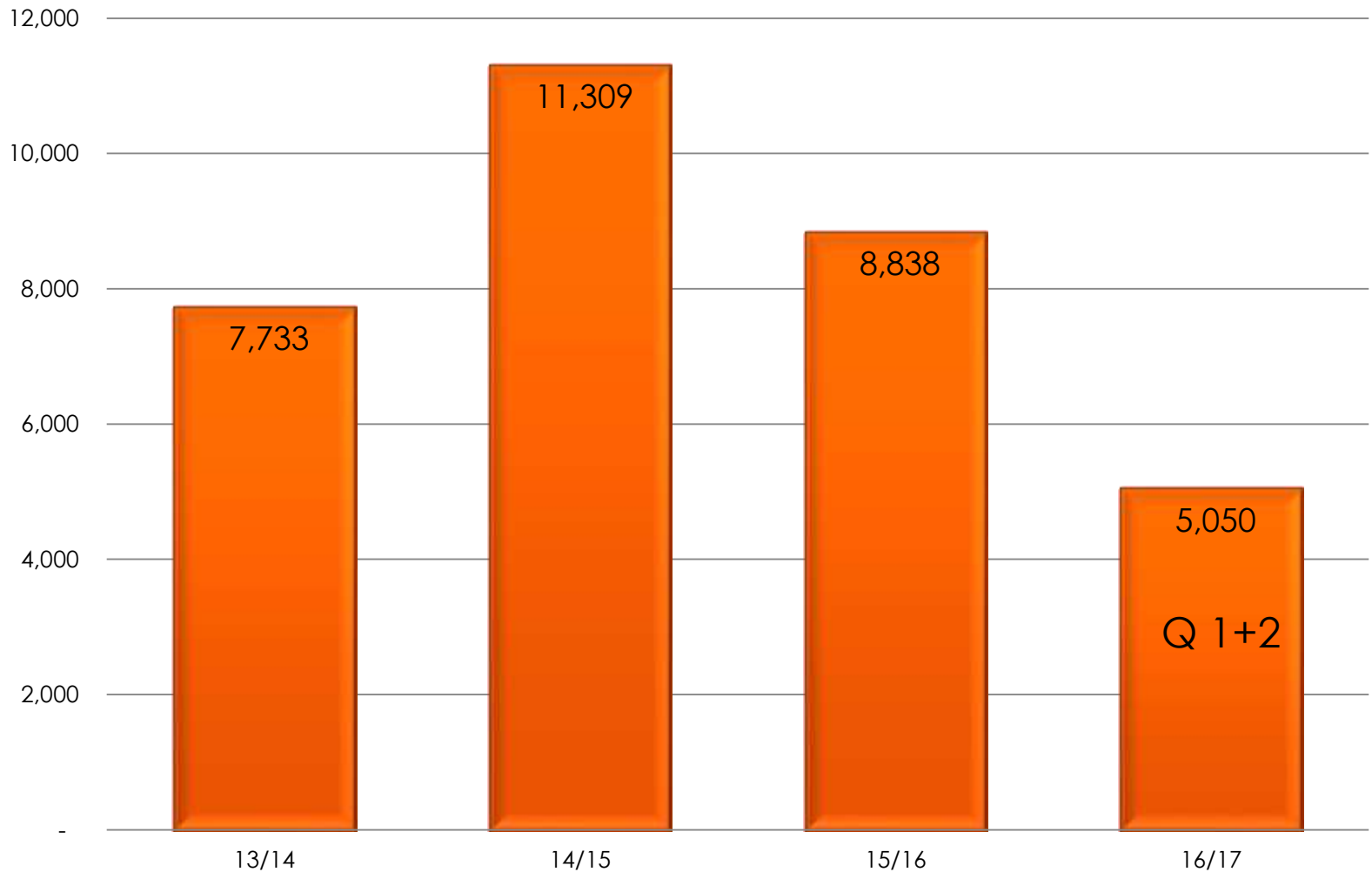
Key Aims

- Double the rate of housebuilding (from 2012 - 2014 levels), to around 5,400 p.a.
- Triple the rate of Affordable Housing delivery to around 2,700 p.a.
- 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 & wellbeing
- Continue to prevent homelessness through partnership working

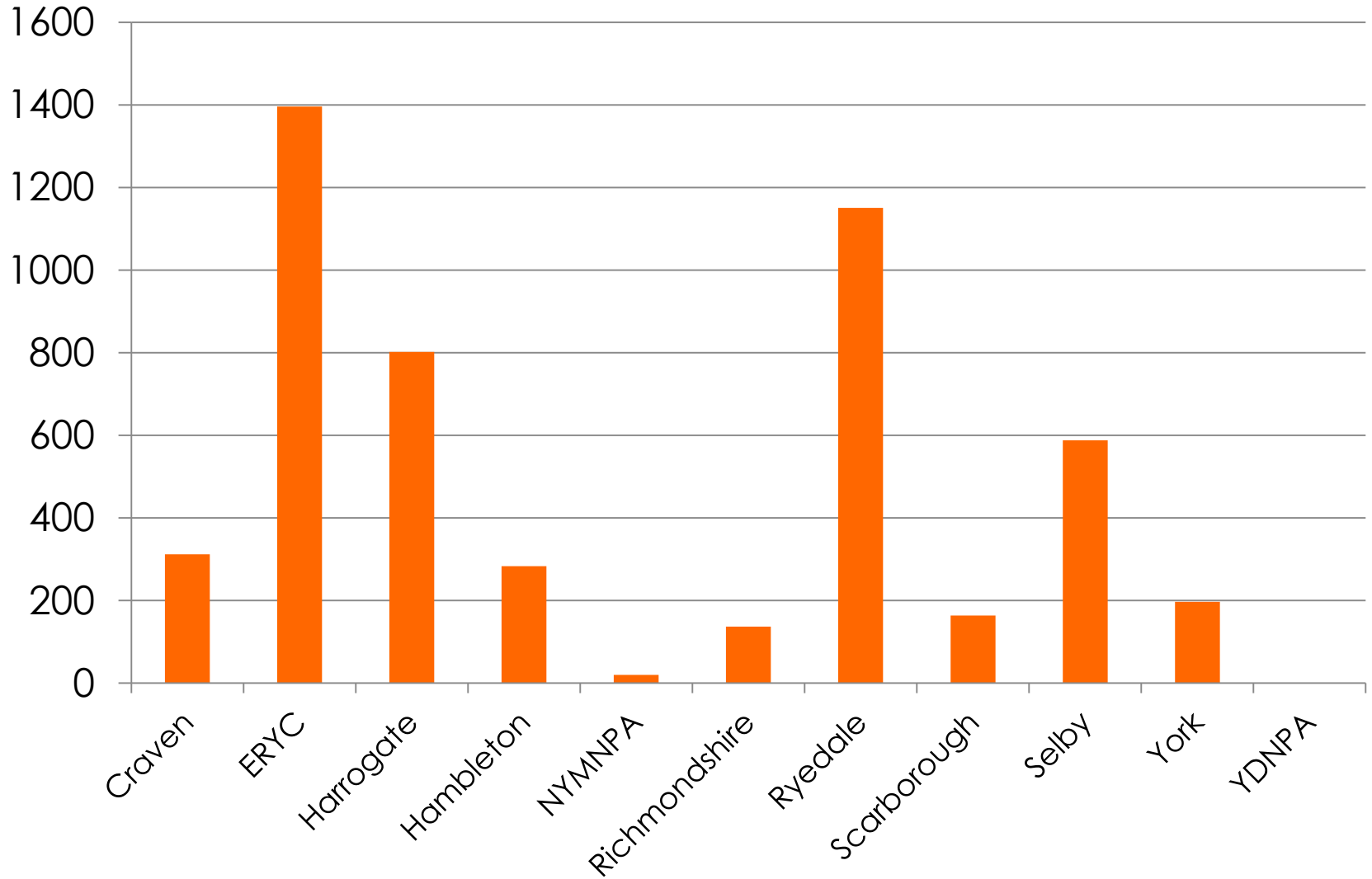


LPA	Local Plan Progress	Supply
CDC	Informal public consultation on Draft Local Plan May 2016 – Aiming for formal publication Sept 2016.	5
ERYC	Adopted Local Plan. SHMA under preparation	7.6
HDC	Preferred options consultation on new Local Plan Dec 2016.	7.9
HBC	LDS revised Feb 2016. Draft Local Plan consultation Oct 2016. Publication due July 2017.	4.92
RDC	Local Plan found sound at EIP Adopted Dec 2014. Review/refresh 2017	5.3
RyDC	Local Plan strategy adopted. Site allocations doc due 2017	5.8
SBC	Local Plan submitted 9 May 2016. EiP in Aug and Sept 2016. Inspectors report expected late 2016/ early 2017 with adoption currently proposed for 3 March 2017.	n/k
SDC	Undertaking further consultation on PLAN Selby in 2017	5.8
CYC	Local Plan further sites consultation expected summer 2016 Revised Local Plan Publication Draft consultation expected autumn/winter2016. New SHMA drafted.	4.2
YDNP	Local Plan submitted Jan 2016. Local plan hearing sessions July 2016. Inspectors Report December 2016 (?)	5 +
NYMNP	Work on new Local Plan Jan 2016 – Publication due Feb 2018	

Planning Permissions (Qs 1 & 2 2016/17)



Planning Permissions (Qs 1 & 2 2016/17)

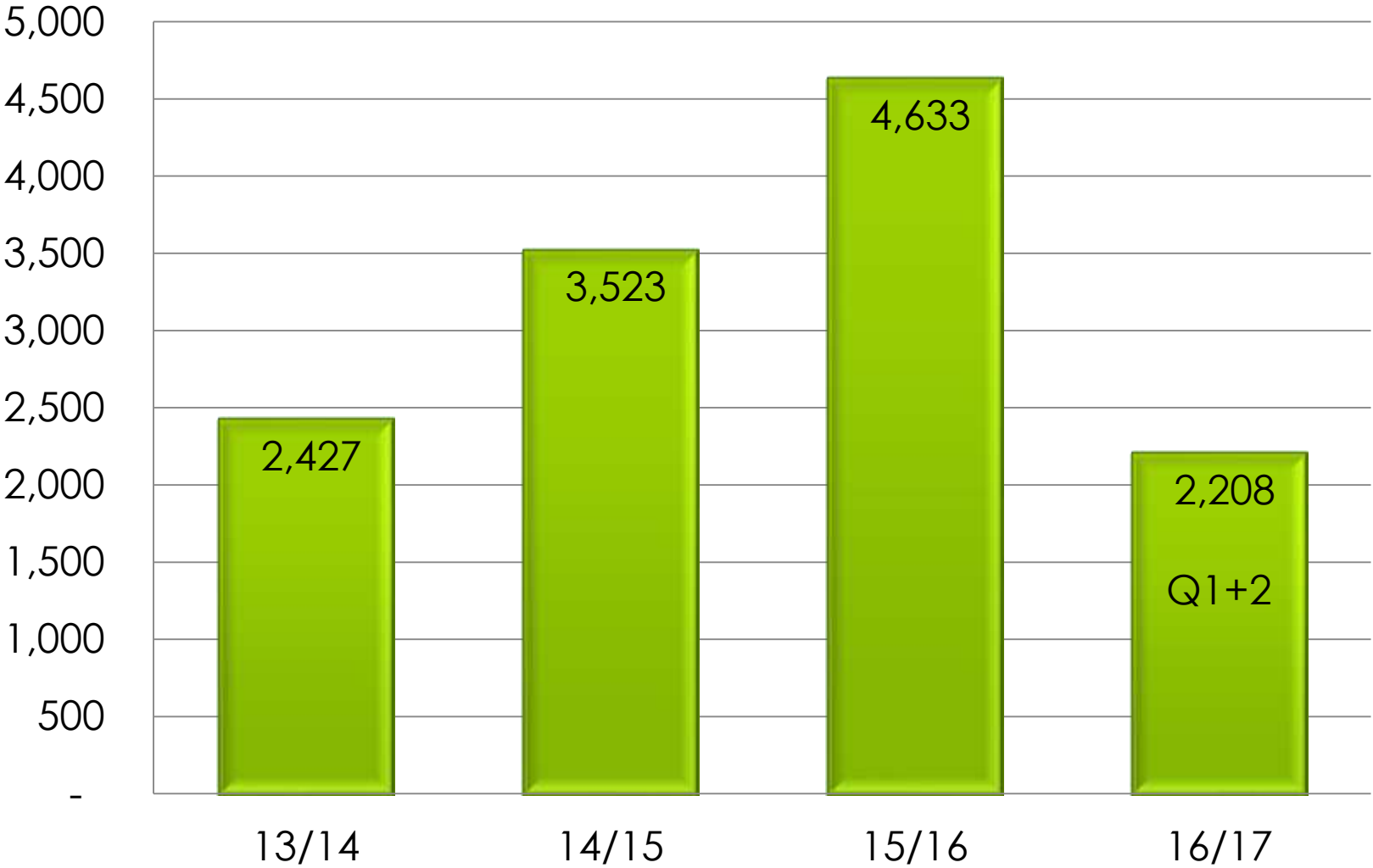


Unimplemented Planning Permissions Dec 2016

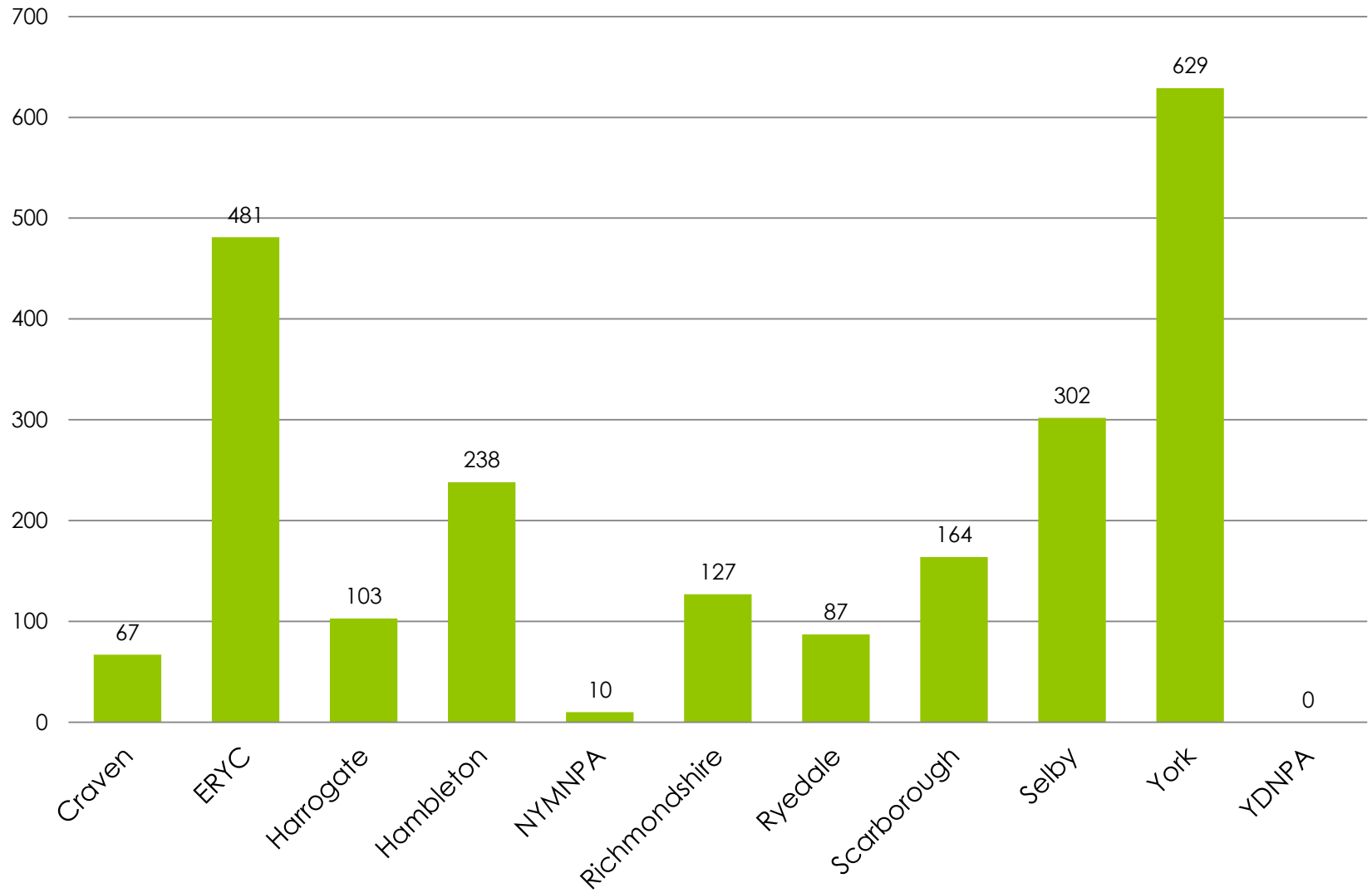
Local Planning Authority	Unimplemented Planning Permissions - Dec 2016
Craven	1,639
ERYC	5,070
Harrogate	5,266
Hambleton	2,012*
Richmondshire	541
Ryedale	n/k
Scarborough	2663
Selby	4875
York	3680
YDNPA	98
NYMNPA	93
<i>TOTAL YNYER Unimplemented Permissions - Dec 16</i>	25,844

* incl. 900 at NNDA

Completions (Qs 1 & 2 2016/17)



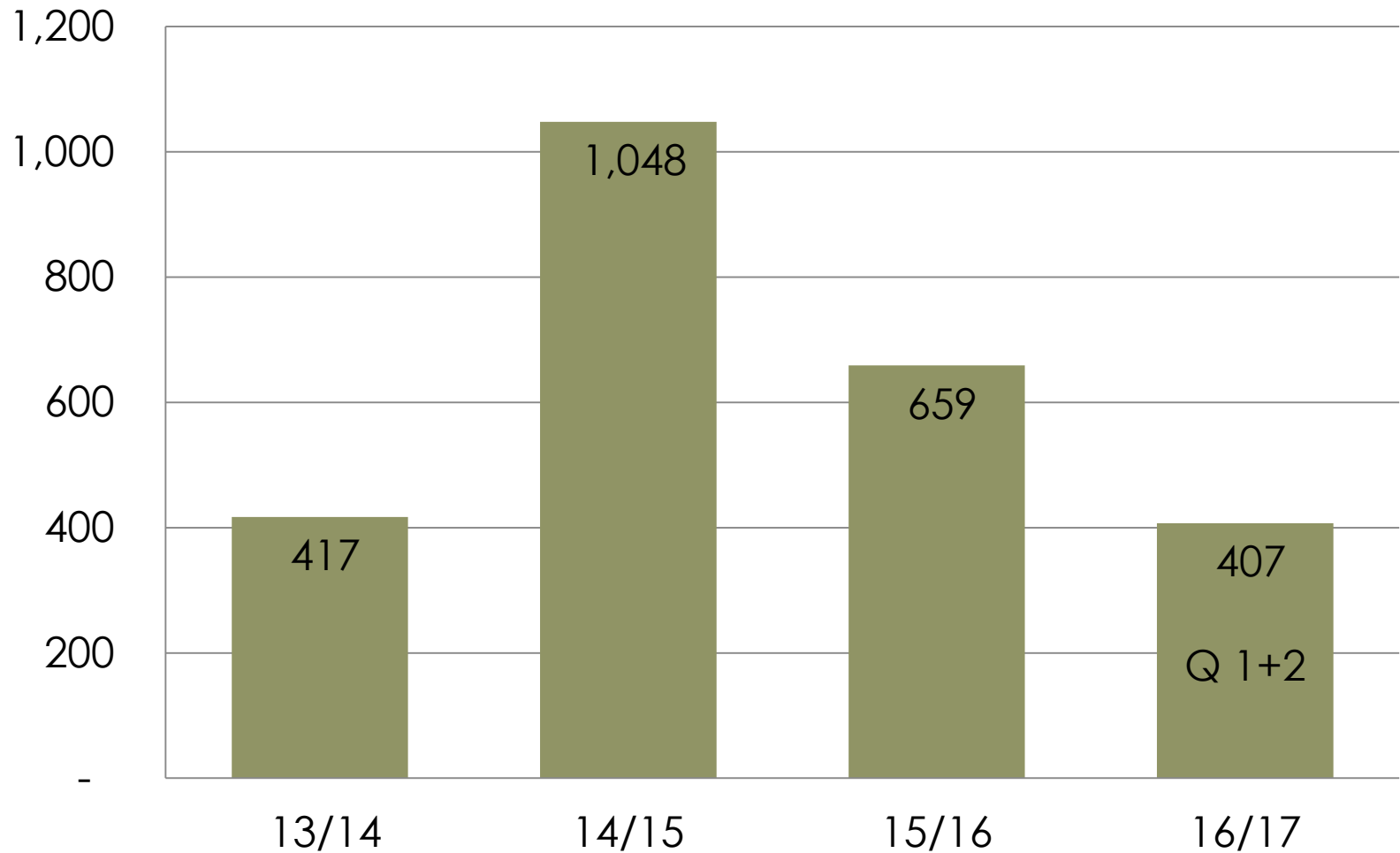
Completions (Qs 1 & 2 2016/17)



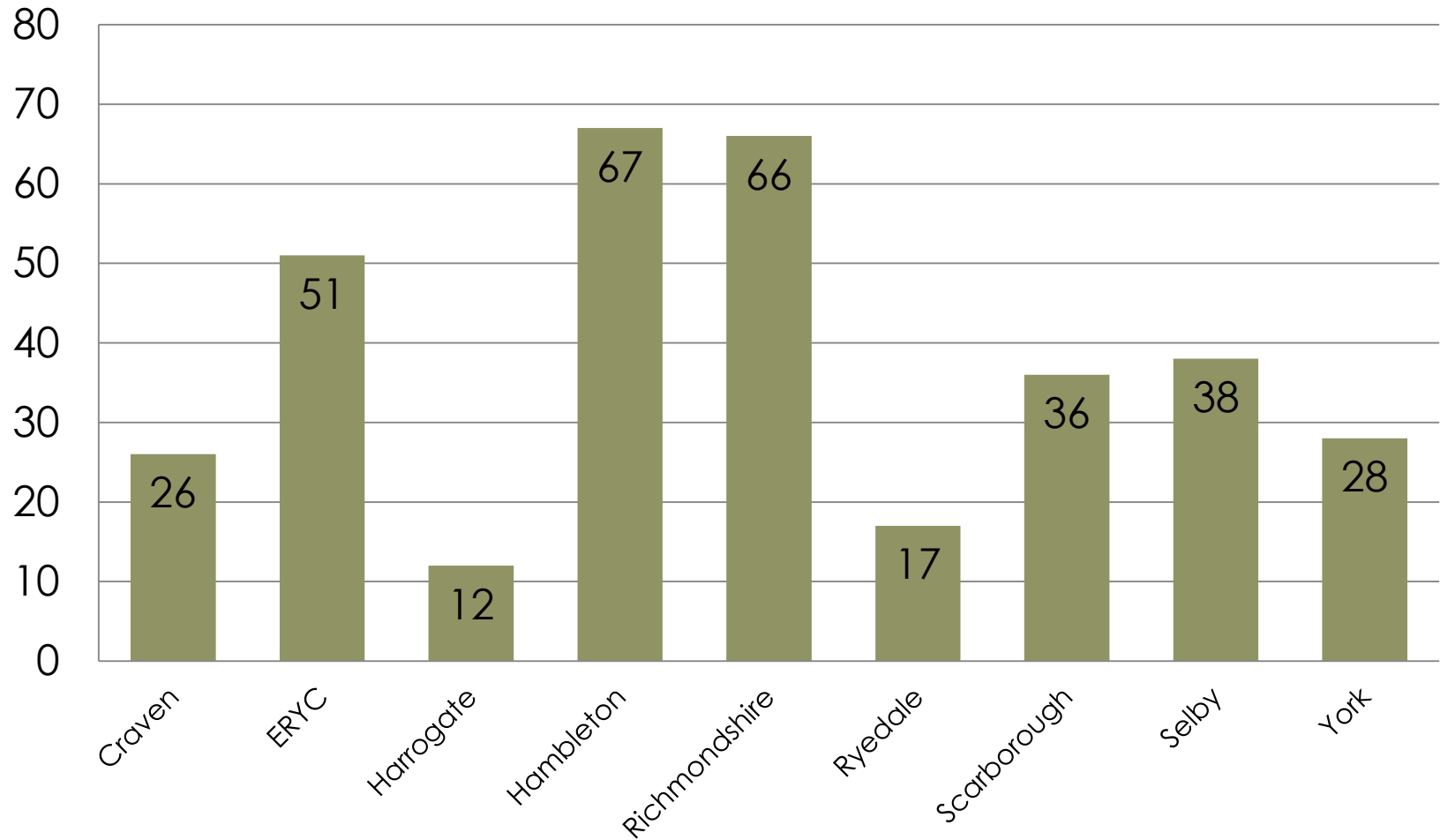
Performance Against Local Targets

LPA	Completions Q1+2 16/17	LPA Target	% of Target
Craven	67	290	23%
ERYC	481	1,400	34%
Harrogate	103	577	18%
Hambleton	238	290	82%
NYMNPA	10	26	38%
Richmondshire	127	180	71%
Ryedale	87	198	44%
Scarborough	164	461	36%
Selby	302	450	67%
York	629	996	63%
YDNPA	0	55	0%
YNYER Completions Q2+1 16/17	2,208	4,923	45%

Affordable Housing Completions Qs1 & 2 2016/17



Affordable Housing Completions (Qs 1 & 2 2016/17)



Help to Buy

LA	No of loans	Ave Amount	Loans per 1,000 homes	Position out of 325 LAs
Craven	27	£ 52,914	1.0	293
Harrogate	33	£ 58,411	0.5	312
Hambleton	155	£ 45,658	3.8	163
Richmondshire	83	£ 36,497	3.6	171
Ryedale	166	£ 39,467	6.5	66
Scarborough	185	£ 35,591	3.2	183
Selby	358	£ 37,119	9.5	30
York	227	£ 48,273	2.6	200
ERYC	383	£ 40,904	2.5	205
YNYER Total	1,617	£ 43,870	3.7	

Homelessness Q1+2 16/17

- All LAs have an adopted Homelessness Strategy + No Second Night Out Offer
- GOLD Standard for Hambleton and York
- Four LAs improving Temporary Accom.
- No 16/17 year olds in NY in B&B April – Sept. 2 in East Riding.
- Only Harrogate (5) and Richmondshire (1) have accepted full housing duties for 16/17 year olds.

	Q1/Q2 2015/16	Q1/Q2 2016/17	% Change
Craven	22	32	45%
Harrogate	118	122	3%
Hambleton	47	18	-62%
Richmondshire	40	48	20%
Ryedale	17	9	-47%
Scarborough	78	92	18%
Selby	15	28	87%
York	74	95	28%
East Riding	343	274	-20%
YNYER Total	754	718	-5%

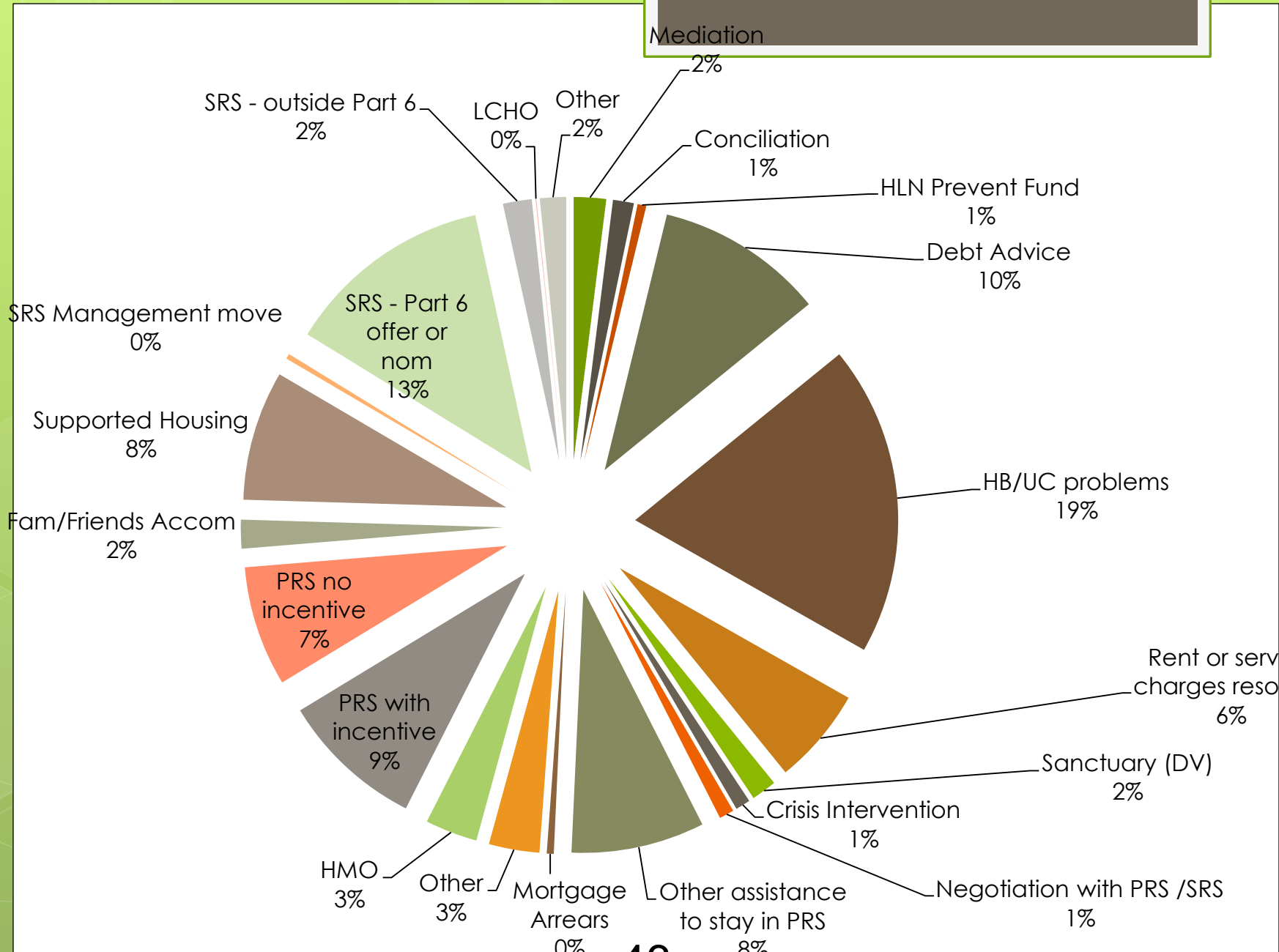
Homeless Decisions

	Q1/Q2 2015/16	Q1/Q2 2016/17	% Change
Craven	5	8	60%
Harrogate	70	86	23%
Hambleton	20	9	-55%
Richmondshire	26	34	31%
Ryedale	6	5	-17%
Scarborough	36	53	47%
Selby	4	7	75%
York	48	53	10%
East Riding	169	132	-22%
YNYER Total	347	386	11%

Main Housing Duty Decisions

Preventions

Housing Authority	Q1/Q2 2015/16	Q1/Q2 2016/17	% Change
Craven	140	125	-11%
Harrogate	302	318	5%
Hambleton	295	312	6%
Richmondshire	287	284	-1%
Ryedale	92	96	4%
Scarborough	297	220	-26%
Selby	144	132	-8%
York	328	362	10%
East Riding	54	18	-67%
YNYER Total	1939	1867	-4%



Households Accessing Housing Options

	15/16 Q3	15/16 Q4	16/17 Q1	16/17 Q2	TOTAL – PREV. 4 QUARTERS	Ave per quarter
Craven	78	97	74	113	362	91
Harrogate	414	360	457	402	1,633	408
Hambleton	106	91	139	103	439	110
Richmondshire	158	133	66	167	524	131
Ryedale	124	179	178	190	671	168
Scarborough	325	371	318	347	1,361	340
Selby	149	165	126	138	578	145
York	750	864	724	626	2,964	741
East Riding	170	208	251	158	787	197
YNYER Total	2,274	2,468	<u>2,333</u>	<u>2,244</u>	9,319	2,330

2016/17 – Current challenges & Opportunities

Challenges	Opportunities
<ul style="list-style-type: none">• Government policy changes• Housing White Paper• Local Plan adoption• Strategic site progress• Welfare Reform• LHA cap consultation & outcomes• Resources and Capacity (to accelerate delivery)• Smaller sites & SMEs	<ul style="list-style-type: none">• Focus on smaller builders & sites• Community Housing Fund• New Local Growth Fund• Joint Assets Board• HCA funding – Large sites, Accelerated Construction• SOAHP Allocations• Housing White Paper

Today, the Government published its Housing White Paper, 'Fixing our broken housing market'. The full 104 page document can be read [here](#). It is divided into four themes: planning for the right homes in the right places, building homes faster, diversifying the market and helping people now.

DCLG is consulting on new planning proposals which will amend the National Planning Policy Framework (NPPF) and set out some wider changes to national planning policy in relation to sustainable development and the environment. The consultation consists of 38 questions and will close on 2 May 2017.

In a change of emphasis the Government is moving away from home ownership to creating more homes of different tenures – particularly shared ownership and private rent. It also steps back from plans for all sites to include Starter Homes, to allow other forms of affordable housing.

Summary

The main provisions of the White Paper are as follows:

- Forcing councils to produce an up-to-date plan for housing demand using a standardised approach to assess needs.
- Expecting developers to avoid "low-density" housing where land availability is short.
- Developers that do not build out sites where they have planning permission can have their land seized by Local Authorities (LAs) through compulsory purchase powers.
- Reducing the time allowed between planning permission being granted and the start of building from three to two years.
- Using a £3bn fund to help smaller building firms challenge major developers, including support for off-site construction, where parts of buildings are assembled in a factory.
- A "Lifetime ISA" to help first-time buyers save for a deposit.
- Maintaining protection for the green belt, which can only be built on "in exceptional circumstances".
- Introducing banning orders "to remove the worst landlords or agents from operating".
- Banning letting agents' fees.

Planning for the right homes in the right places

Ensuring places have an up to date plan. Govt will intervene to ensure plans are put in place and are reviewed every 5 years. Where LAs do not comply there is an obligation for neighbouring LAs to work together to remedy.

Assessing housing requirements. Govt will introduce a standardised approach to assessing housing requirements to improve transparency and ensure Local Planning Authorities (LPAs) have policies to meet needs of particular groups e.g. older people, disabled people.

A new **£45m Land Release Fund**, for land remediation and small scale infrastructure, will support LAs.

Work with garden towns and villages to ensure development and infrastructure investment are as closely aligned as possible. New Town Development Corporations will be set up to be used as the delivery vehicle where appropriate.

Green Belt. National policy will change so that LAs should only change Green Belt boundaries when they can show they have examined 'all other reasonable options' for meeting development requirements. When Green Belt land is used, local policies should require the impact to be offset by measures such as improving accessibility of remaining Green Belt land and improving air quality.

Make more land available for homes by **maximising the contribution from brownfield and surplus public land, regenerating estates, releasing more small and medium-sized sites.**

Neighbourhood Plans. Promote preparation of neighbourhood plans by early involvement in the planning process; introduce a streamlined procedure for modifying neighbourhood plans and areas; new requirement for LPAs to set out how they will help neighbourhood planning groups/communities in their wider plan-making activity.

Local and neighbourhood plans and more detailed development plan documents should set out clear design expectations following consultation with local communities

The Government proposes to **amend the National Planning Policy Framework (NPPF)** to make it clear that plans and individual development proposals should:

- **Make efficient use of land and avoid building homes at low densities** where there is a shortage of land for meeting identified housing requirements.
- **Address the scope for higher-density housing in urban locations** that are well served by public transport (e.g. near railway stations); give scope to replace/build over low-density uses (e.g. retail warehouses, lock-ups and car parks); or where buildings can be extended upwards.
- **Ensure that the density and form of development reflect the character, accessibility and infrastructure capacity of an area**, and the nature of local housing needs.
- **Take a flexible approach in adopting and applying policy and guidance that could inhibit these objectives** in particular circumstances -e.g. avoiding a rigid application of open space standards where there is adequate provision in the wider area.

Building Homes Faster

LAs will have the opportunity to **have their land supply agreed on an annual basis** and fixed for a one year period

Infrastructure. £25m of new funding will be available to help authorities in areas of high housing need to plan for new homes and infrastructure. The **£2.3bn Housing Infrastructure Fund** will be targeted at the areas of greatest housing need to fund infrastructure where these will unlock delivery of new homes.

Digital infrastructure. Govt. will consult on requiring LAs to have planning policies setting out how high quality digital infrastructure will be delivered in their area.

Tackle lack of capacity in planning departments as this is restricting developers. Steps include securing financial sustainability of planning departments by allowing LAs to increase planning fees by 20% from July 2017 if they commit to invest the income in their planning department. Govt. will consider introducing an appeal fee to reduce the cost of unnecessary appeals.

Improving skills in the sector by introducing a refreshed approach to support training in the construction industry (to ensure strong leadership to address skills challenge, improve retention and training courses); launching a new route into construction in September 2019 to streamline the courses available, improve quality and employability; and working to ensure house builders invest more in training, support retention etc.

Increase transparency through planning and build out phases. The DCLG will increase the transparency/quality of data it publishes on delivery against targets and more data on pipeline development to enable so timely support. It will also require more information to be provided about the timing/pace of delivery of new housing so LAs will be able to consider this information when planning to meet their housing need.

The White Paper outlined a set of ‘tools’ for LAs to speed up building of homes:

- Amend national planning policy to encourage LAs to consider how realistic it is that a site will be developed when deciding whether to grant planning permission (on sites where previous permissions have not been implemented) aiming to discourage proposals where there is no intention to build or where there are insurmountable barriers to delivery on the site.
- Consultation on whether an applicant’s track record of delivering previous, similar housing schemes should be taken into account by LAs when determining planning applications.
- Considering whether LAs can shorten the timescales for developers to implement permission for housing development from three years to two years.
- Provisions to encourage more active use of compulsory purchase powers to promote development on stalled sites.

A new **Housing Delivery Test** will be introduced to hold LAs to account on delivery of homes. It will highlight whether delivery is below target, provide a mechanism for establishing the reasons why, and where necessary trigger policy responses that will

ensure that further land comes forward. The first assessment period will be for financial years April 2014 – March 2015 to April 2016 – March 2017.

Diversifying the Market

Measures to **help small and medium sized (SME) builders to grow - a £3bn Home Building Fund** will provide £1 billion of short-term loan finance for SMEs and custom-builders to deliver up to 25,000 homes this parliament and £2 billion of long-term loan funding for infrastructure and large sites to unlock up to 200,000 homes.

A new '**Accelerated Construction programme**' will support market diversification through partnering with SME and others as development partners and contractors. Aims include: 15,000 starts over the Parliament (through building out public sector sites faster); changes in the wider housing market through supporting offsite and modern manufacturing techniques; generating higher receipts for the taxpayer through sharing risk and reward in the development of land.

Plans to make public land available and ready to build on, including through Govt. working with LAs to help them bring forward sites. Measures include:

- Govt. undertaking costs of some remediation work to reduce development risk.
- Publicity of the '**Help to Buy**' equity loan scheme to SME builders.
- **Support custom-build homes with greater access to land and finance**, including thorough: enabling easier access to LA registers through Right to Build portal; ensuring the exemption from the Community Infrastructure Levy for self build remains in place; supporting custom build through the Accelerated Construction programme; and working with lenders to ensure they have plans in place to increase their lending in line with consumer demand.

Proposals to **encourage more investors into housing**, including for building more **homes for private rent**, and **encouraging family-friendly tenancies**:

- Change the NPPF so authorities know they should plan proactively for Build to Rent where there is a need.
- Make it easier for Build to Rent developers to offer affordable private rental homes instead of other types of affordable housing.
- Ensure that family-friendly tenancies of three or more years are available for tenants on Build to Rent schemes.

Measures to **support social housing landlords to build more homes**:

- A rent policy for social housing landlords for the period beyond 2020 to help them to borrow against future income.
- Govt. to urge Housing Associations (HAs) to explore every avenue for building more homes and to make every effort to improve their efficiency to release additional resources for house-building.
- Deregulatory measures to allow HAs to be classified as private sector bodies.
- Work with LAs to understand all the options for increasing the supply of affordable housing, and ensure they have the tools to get homes built.

The **Homes and Communities Agency** will be re-launched as **Homes England** with a clear purpose: 'To make a home within reach for everyone'. It will increase homes for communities across all housing tenures, put in infrastructure to unlock housing capacity and attract small builders and new players to diversify the market.

Helping People Now

Measures to **support people to buy their own home** through Help to Buy and Starter Homes. This is a shift in focus from Starter Homes to wider range of affordable housing. Initiatives include:

- A '**Lifetime ISA**' from to support flexible long term saving, which will give a 25% bonus on up to £4,000 of savings a year when used to buy first new home.
- £8.6 billion for the '**Help to Buy Equity loan**' scheme to 2021 to support homebuyers and stimulate housing supply.
- Eligibility for **Starter Homes** will be changed to be available for households with an income of less than £80,000 (£90,000 for London). There will also be a 15 year repayment period for a Starter Home. If the property is sold within this period, some/all of the discount is repaid. This will reduce the risk of speculation.
- The NPPF will be amended so that local authorities should seek to ensure that a minimum of 10% of all homes on individual sites are affordable home ownership products.
- The Govt. now aims to "help over 200,000 people become homeowners by the end of the parliament" through the entirety of its homeownership programmes.
- More brownfield land will be released for developments with a higher proportion of **Starter Homes** by ensuring non-strategic employment sites that are vacant/unused/unviable for five years are considered for Starter Home-led development.
- Allowing development on **brownfield land in the Green Belt**, but only where it contributes to the delivery of starter homes and there is 'no substantial harm to the openness' of the Green Belt.
- The £1.2 billion **Starter Home Land Fund** will be invested to support the preparation of brownfield sites to support these developments
- The **2016-21 Affordable Homes Programme** has been opened up so providers can build a range of homes, including for affordable rent.

Measures to **make renting fairer** for tenants by:

- Bringing forward legislation to **ban letting agent fees** for tenants.
- Introducing **banning orders to remove the worst landlords or agents** from operating, and enabling LAs to issue fines and prosecute.
- Promoting '**family friendly**' tenancies.
- Promoting **transparency and fairness for leaseholders**.

Measures to crack down on **empty homes and support areas most affected by second homes** through a new **Community Housing Fund** to support communities to take the lead in developing homes, and to support LAs in efficient use of existing stock, including making best use of homes that are long-term empty.

Alice Rowland/John Madden 07/02/16