



# A new Housing Service for North Yorkshire

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# Housing Service – Overall Structure



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# Housing is not one thing

- Landlord services
- Independent living services (community alarms)
- Repairs, maintenance, safety
- Housing allocations
- Homelessness (prevention, accommodation, support, rough sleeping)
- Developing affordable homes
- Strategic enabling role
- Home Improvement Agency
- Enforcement of standards
- Energy Efficiency

# Scale of NYC as a Landlord

- Combining 3 stock holding Councils (Harrogate, Selby & Richmondshire areas)
- 8400+ Council homes
- Sheltered housing
- Single Housing Revenue Account
- c200 staff (wide variety of roles)
- 30,000 service requests a year (e.g. repairs)
- Scrutiny through Regulator of Social Housing

# Scale of NYC homelessness service

- Various legal duties around homelessness
- 2800 homeless applicants a year and numbers increasing nationally
- Primary role to prevent homelessness
- Over 200 homeless in temporary accommodation. Combination of Council, Housing Association and private sector (B&Bs, hotels)
- Specialist services around Rough Sleeping
- Housing Support Services to the homeless
- Partnership working with voluntary sector and other statutory bodies
- Resettlement of Refugees

# Housing Allocations

- Statutory Duty to allocate social housing and have a scheme to determine how its let
- North Yorkshire Home Choice and Harrogate Scheme
- Both schemes work on the basis of meeting housing need and reflect the law
- Discharge of nomination agreements through allocation schemes
- Single combined scheme by 2025
- Over 8000 applicants overall on combined waiting lists however only c2500 social housing allocations a year
- Supported Housing Pathways

# Regulatory and enforcement role

- Statutory duty to regulate and take action to improve housing conditions in the private rented sector
- Over 1000 Housing Health and Safety Rating System inspections a year
- Enforcement action where needed
- Advice, information and joint working with NRLA
- Lead Authority for fire safety in residential dwellings
- Houses in Multiple Occupation
- Selective Licencing

# Disabled Facilities Grants and other assistance

- Statutory duty to provide Disabled Facilities Grants
- Home Improvement Agency
- Over 500 major adaptations a year (showers, lifts, extensions)
- Over 3000 minor adaptations
- Handyperson Services
- Interventions around fuel poverty
- Improvement Grants



# Development of affordable homes

- Over 5500 new affordable homes countywide over last 5 years
- Development of new Council Homes
- Working with Registered Providers and Homes England
- Use of Council land and capital funds
- Supporting planning (homes via s106)
- In-house Council Housing development including buy backs Rural Housing Enabler Programme
- Community Led Housing
- Supported housing/ Extra Care

# Retrofit and social housing decarbonisation

- Decarbonisation of social housing stock
- Retrofit Strategy for private sector stock
- Home Upgrade Grant and other Government funding
- Bidding, procurement, contract management
- Energy Company Obligations (ECO)