



### A new Housing Service for North Yorkshire

Andrew Rowe, Assistant Director (Housing)



### Housing Service – Overall Structure



Andrew Rowe Housing Assistant Director



Lorraine Larini Head of Homes and Places



Lynn Williams Head of Housing Renewal



Kim Robertshaw Head of Housing Needs

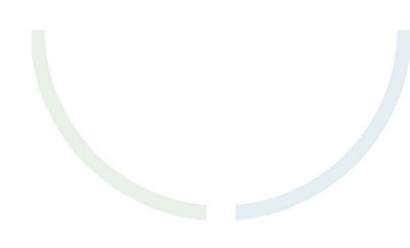


Carl Doolan Head of Housing Management and Landlord Services



Hannah Heinemann Head of Housing Delivery and Partnerships





## 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**

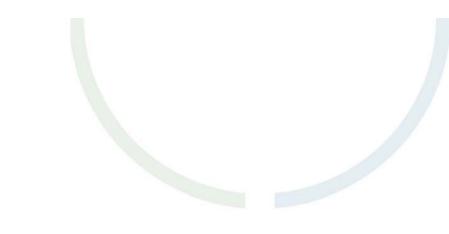
- Statutory duty to provide Disabled Facilities Grants
- Home Improvement Agency
- Over 500 major adaptations a year (showers, lifts, extensions)
- Over 3000 minor adaptations
- Handyperson Services
- Interventions around fuel poverty
- Improvement Grants



### **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)

