

North Yorkshire Council

Executive

18 March 2025

Second Homes Council Tax Housing Fund Framework

Report of the Corporate Director Community Development

1.0 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek approval for a programme of housing initiatives that would be funded through the revenue generated by the premium on Second Homes Council Tax.

2.0 BACKGROUND

- 2.1 Second homes ownership has been a real pressure in North Yorkshire particularly in rural and coastal areas. It has meant that not enough housing has been available for local people and those that are working and living within those communities.
- 2.2 On 23 January 2024 the Council agreed to introduce a 100% premium on Council Tax for second homes. This measure is intended to encourage taxpayers to use premises as their main residence or allow others to use the premises as a main residence and allow more empty dwellings or unoccupied dwellings to be brought back into use. It is envisaged that this initiative shall generate in the region of £10.6M per annum of additional Council Tax receipts to the Council equating to £42.4M over a four-year period.
- 2.3 The Council also agreed that it intends to spend this additional revenue on housing initiatives to address North Yorkshire's housing priorities. These housing priorities, including the need to develop more affordable homes, were agreed and set out in the Council's four-year Housing Strategy which was adopted in May 2024 and are grouped under key themes around Our People, Our Places and Our Homes.
- 2.4 This report sets out the proposals as to how the additional funds raised from the Council Tax Premium on second home ownership should be spent to support the delivery of our Housing Strategy over the next four years. The principle of the programme is that it funds "additionality" and **does not** replace existing funding streams such as the Homes England Affordable Homes Programme, Social Housing Decarbonisation Fund or Disabled Facilities Grant. It is assumed that the existing funding streams from government continue.
- 2.5 The report proposes that of the £42.4M raised over four years, £12M is allocated as capital funding to provide an Affordable Housing Delivery Fund to support the development of additional affordable homes, with an additional £4M to be specifically allocated to provide a Rural Housing Delivery Fund and a further £4M specifically to support the development of Community Led Housing.

- 2.6 The report also proposes that a further £4M is allocated as capital funding over 4 years to support the development of bespoke affordable homes that would otherwise not normally be met including homes to meet the specific needs of families and individuals with high support needs, including the development of specially adapted homes to meet the needs of disabled people and the development of supported housing. Plus, an additional £2m for schemes which would not typically attract Homes England Funding, such as area based regeneration schemes for Key Workers, for example. A detailed business case will be developed and reported to the Executive. Some of the funding will be required to develop and administer the scheme.
- 2.7 It is also proposed that £4M is set aside to support the development of a ‘Place of Change’, a much-needed supported housing facility on the Coast to help meet the needs of individuals with multiple and complex needs who have a history of rough sleeping. This Place of Change would act as a prevention measure of recurring homelessness and therefore prevent potential high costs associated with support needs and homelessness. The Place of Change would be leased to a Registered Provider as part of the Commissioning Framework and rental income could either be used to generate a revenue saving or recycle funds back to support further initiatives.
- 2.8 It is estimated that this additional funding, when matched with investment from Registered Providers and Homes England shall support the development of circa 540 additional affordable homes over a 4-year period as well as the development of a 20-bed supported housing scheme for the Coast.
- 2.9 The report also proposes to utilise a further up to £12M over a four-year period) as funding to support the delivery of a new comprehensive four-year Commissioning Strategy for Supported Housing, aimed at increasing the availability and supply of supported housing to both meet housing need and help to alleviate increasing demand for statutory services such as homelessness and social care and the costs associated with these. Additional funds will deliver a range of outcomes including the commissioning of new services to meet a broader range of need and the provision of an additional 150 supported housing placements countywide.
- 2.10 Finally and in anticipation of increased responsibilities on the Council in relation to the Renters’ Rights Bill and proposed licencing of exempt support housing, the report recommends that £100K per annum is allocated as revenue funding as growth to bolster the Councils approach to enforcement activity to help improve housing conditions within the private rented sector. In particular, Scarborough has concentrations of private rented homes in poorer conditions, where we expect increase in enforcement activity.
- 2.11 The proposals for the £42.4m programme are set out in section 3 to 5 in this report against the three Housing Strategy themes. A summary of the proposed budget allocations along with anticipated outcomes is included within Appendix A.

3.0 Our Places – Investment to support the provision of additional affordable homes

- 3.1 The “Our Places” theme within the Council’s adopted housing strategy covers three priorities including:
- Growing the supply of affordable and available housing
 - Addressing the rural housing crisis
 - Supporting communities through neighbourhood renewal and regeneration

- 3.2 The need for additional affordable homes is a key priority for the Council and core objective of the Council's Housing Strategy. Parts of North Yorkshire have some of the least affordable housing outside the South-East of England. Demand for social housing is high with around 8,500 households on the local housing waiting list.
- 3.3 Rural and coastal communities are particularly vulnerable to the lack of affordable housing as second home ownership and holiday lets drive up private rent and house prices. Further, delivery in rural areas is challenging as construction costs are exacerbated with limited access to local skills, labour and supply chain.
- 3.4 Whilst over the last 10 years on average around 800 new affordable homes have been developed each year across North Yorkshire this has been insufficient to meet demand. More homes are needed, however rising costs have made the development of these homes increasingly challenging. Between 2016 – 2024 BCIS general build costs saw an increase in the region of 40%.
- 3.5 The current government has committed to deliver 1.5m homes over 5 years including significant levels of affordable homes with a focus on social rented homes. Whilst the Homes England Affordable Homes Programme 2021-26 has been increased by £500m as part of the autumn statement and more recently was increased by a further £300m it is already oversubscribed. Whilst the spending review in Spring may see further funding made available to deliver affordable housing, it is unlikely to address all the challenges fully as set out above.
- 3.6 To address the challenges set out above, it is recommended that the Council commits £20M over four years to support the delivery of new affordable homes, including £12M for an Affordable Housing Delivery Fund, £4M for a Rural Housing Delivery Fund and £4M for a Community Led Housing Fund.
- 3.7 The Affordable Housing Delivery Fund and Rural Housing Delivery Fund is aimed at Registered Providers/Housing Associations with the experience and track-record of delivering and managing affordable homes. Its key objectives are proposed to be:
- Unlocking stalled sites due to viability issues with regard to site abnormalities or infrastructure costs.
 - Deliver social rented homes as a priority and affordable rents (capped at LHA rates).
 - Deliver sustainable and low carbon housing.
 - Address strategic housing need.
 - Prioritise schemes in areas with high second home ownership.
 - Delivery on rural exception sites (Lot 2 only).

As part of developing the affordable housing delivery fund we will also explore how we consider bespoke schemes for key workers or student accommodation where it meets wider ambitions and supports overall supply.

- 3.8 We will work closely with other funding bodies such as Homes England and the York and North Yorkshire Mayoral Combined Authority to maximise efficiency of grants and to deliver shared objectives.
- 3.9 It is anticipated that priority will be given to schemes that can demonstrate deliverability, meet strategic need and deliver higher number of social rented homes. Overall, at an assumed intervention rate of £29,000 per home it is estimated that this

additional £12M capital investment shall enable the delivery of around 400 new affordable homes over 4 years.

- 3.10 In addition to the Affordable Housing Delivery Fund, it is recommended that a further £4M is allocated over four years for a separate Rural Housing Delivery Fund. Again, this fund would be available as match funding to Registered Providers to support the development of affordable homes on rural exception sites. At an assumed intervention rate of £40,000 per home (including grant administration costs) it is estimated that this additional capital investment shall enable the delivery of around 100 new affordable homes over 4 years.
- 3.11 On 5 November 2024, as part of its commitment toward the delivery of affordable homes the Executive approved the establishment of the Community Led Housing Fund to make £1M per annum available over a three-year period to support the delivery of Community Led Housing Schemes. The scheme will prioritise areas where other delivery models have failed to deliver affordable homes. This is particularly true for rural and coastal areas as well as pockets of small infill opportunities in urban areas. It is proposed to align this fund to the other housing initiatives set out in this report, which are funded over a 4-year period, hence extending the Community Led Housing Fund for another year. It is anticipated that the funding shall enable the delivery of around 40 new homes over 4 years.
- 3.12 The development and administration of the three Funds has resource implications and is anticipated to require 4% (£200,000 per annum) of the Funds.
- 3.13 Further, the Council is looking to deliver a “Place for Change”, an exemplar supported housing development of 20 homes that will help meet the needs of individuals with multiple and complex needs who have a history of rough sleeping. It is the aim of this development to help individuals to improve their health and develop their skills as such that they are able to maintain their own tenancy when they are ready to move on. To delivery this scheme, the report earmarks £4m of capital funding.
- 3.14 Finally, the Council is envisaging £2m for schemes which would not typically attract Homes England Funding, such as area-based regeneration schemes for Key Workers or student accommodation. These could help to meet wider objectives and would mean other housing may be released to private rented sector.

4.0 Our People

- 4.1 Supported housing is accommodation designed to help people live independently with varying levels of support. It typically caters to individuals who need assistance to sustain accommodation due to their age disability, mental health issues, or other vulnerabilities. It can include supported accommodation and resettlement and floating support services.
- 4.2 Supported housing is often needed for people who are homeless and need some short-term support to help them move on from temporary accommodation and sustain the accommodation they move into. It can also include more specialist programmes for people with multiple and complex needs including those with a history of rough sleeping, poor mental health, drug and alcohol addiction and offending. It also includes prevention and supported housing pathways for young people and other groups including victims of Domestic Violence.

- 4.3 It can play a key role in alleviating pressure on core statutory services, including the discharging of homelessness duties and the provision of social care. Whilst there is a patchwork of existing supported housing provision across the County overall levels of provision are low. There are some services commissioned by Health and Adult Social Care as a legacy of the old Supporting People Programme. These include commissioned housing support services around mental health (value c£500K per annum), housing support services jointly commissioned with the Probation Service around offenders (value c£282K per annum), and housing support services commissioned around substance misuse (c£30K per annum). There are also services that were jointly commissioned via the districts utilising various short-term pots of Government funding including for example the REACH project in Scarborough and other services that were jointly commissioned between the districts and NYCC, including the Young Persons pathway. There are also wider housing support services funded via the Police and Crime Commissioner including some services for offenders and victims of Domestic Violence.
- 4.4 Overall levels of supported housing provision across the County is however insufficient to meet existing and future demand. Currently there is no overarching strategic approach to the commissioning of these existing services. There are some clear and obvious gaps in provision including an 'eligibility gap' between statutory housing and social care responsibilities, some potential duplication between existing services and there is no overarching plan as to how different services complement and support each other, for example around the transition to adulthood for a young person no-longer eligible for support under the Young Persons Pathway. The lack of supported housing options across the county has negative consequences for vulnerable people including increased numbers of households becoming homeless and both needing and then struggling to move on from temporary accommodation. This has significant cost implications to the Council with spending on temporary accommodation and increased levels of rough sleeping countywide.
- 4.5 The additional funds being levied from second home ownership present a unique opportunity to address this shortage in supported housing provision. As part of the overarching framework, it is recommended that up to £12M over 4 years of the additional funding is utilised to support the delivery of a new comprehensive four-year Commissioning Strategy for Supported Housing, aimed at increasing the availability and supply of supported housing to both meet housing need and help to alleviate increasing demand for statutory services such as homelessness and social care.
- 4.6 This strategy shall be designed to better meet need by increasing the number of supported housing units available overall, improve the co-ordination between different commissioned services and reduce expenditure on statutory services. Whilst the overall plan is evolving and a final strategy will be developed and shall be informed by evidence based need, the Council has over the last 18 months already made a number of decisions that will inform this strategy including for example the recognised need to bolster the supported housing offer on the coast through the development of a purpose built 'Place of Change' for individuals with a history of rough sleeping and through its commitment to improve and bolster the Young Persons Pathway (specialist supported housing for vulnerable and homeless young people) going forward.
- 4.7 Additional resource is needed in the Adult Social Services Team to develop and administer the Commissioning Strategy. £70k-90k per annum will be required to support the development and implementation of the Commissioning Strategy. The value of the commissioning framework will therefore be accordingly reduced.

4.8 The development of a new Commissioning Strategy and the use of the Second Homes Council Tax premium presents the Council with the opportunity meet a range of outcomes including:

- Significantly increased levels of supported housing provision overall meeting a broader range of need.
- The opportunity to address gaps in existing provision including a flexible and enhanced housing offer to those with complex and multiple needs who often fall between housing and social care responsibilities including rough sleepers.
- A new and enhanced Young Persons supported housing offer including an enhanced offer for care leavers.
- Additional units of Supported Housing for the homeless to enable move on from temporary accommodation.
- A consistent approach to the commissioning of services including the maximisation of income from rents and housing benefit subsidy from Government to reduce cost overall along with the opportunity to consolidate and improve the co-ordination between services.
- The development of a single 'housing front door' to assess need and to access different options.

5.0 Our Homes

5.1 In addition the capital funding proposals as set out to boost affordable housing delivery, this report proposes that the Council also to make available a separate capital fund to support the development of homes that the market would not normally meet without an additional financial intervention. Under the 'Our Homes' theme of the Housing Strategy it is recommended that £4M over the 4 years is set aside as capital funding to support the development of homes that provide enhanced outcomes in terms of their accessibility, adaptability, and size. This includes the development of purpose-built homes or conversions for individuals where the care needs are likely to provide life-long challenges. Further this fund can be used to provide capital grant funding to registered providers to provide supported housing to address specific needs.

5.2 Demand for specialist housing will increase significantly in coming years, research commissioned by the council indicates that more than 500 units of supported accommodation will be required, of which a proportion will require elements of specialist build.

5.3 In addition to new demand, this figure also includes 'legacy' housing which is of low quality and in many cases increases care costs as additional support is required to manage the home environment.

5.4 Adult Social Care has a key priority to increase the supply and quality of supported accommodation for working age adults, this will meet demand pressures driven by demographics (both through Preparing for Adulthood and people living with older parents) and a continuing transition away from residential care.

5.5 Research completed by Learning Disability England shows that people aspire to living in their own homes, particularly with their own front door, in a location which provides access to the community and local amenities.

5.6 This research also showed that people are seeking supported housing which has been designed to be accessible from the outset, rather than adapted from a general

standard. The inclusion of wet rooms, assisted bathing, hoist ready structures and wheelchair charging needs to be a pre-requisite for supported housing.

- 5.7 By providing high quality supported accommodation, more people can be supported to live in their communities in places that feel like home. This is better for people receiving care and support and is also financially beneficial to the council. In much the same way that Extra Care Housing derives benefits by being cheaper to fund than residential care for older people, so Supported Living can have the same impact for working age adults.
- 5.8 The current approach to commissioning supported housing accommodation lacks a fully defined strategic programme such as that which delivers the Extra Care programme, instead relying on a site by site approach which is time consuming and dependent on good relationships with RPs and Developers. The presence of a defined fund for supported housing will allow a more strategic approach to housing delivery for this group.
- 5.9 Under the Homes and Places themes it is also proposed that £2M over 4 years is set aside to support the development of bespoke housing that would not be traditionally eligible for Homes England funding support. This could include area-based initiatives to support physical regeneration or the development of homes to meet a specific need such as key worker or student housing. Subject to subsidy control rules, this fund could be targeted towards non-RP led development. Proposals would need to meet the Council's strategic priorities and would be subject to business case consideration on a case by case basis.
- 5.10 As part of the overall funding split it is also proposed to use an element of the second homes fund (£100K per annum) as revenue to bolster the Council's overall approach to working to improve conditions in the Private Rented Sector
- 5.11 The Private Rented Sector continues to pose challenges in terms of quality and safety of residents. More households live in privately rented accommodation across North Yorkshire than the number that live in social housing. Whilst much of this accommodation is well managed much of it also requires improvement and investment.
- 5.12 Significant changes are being introduced by Government through the introduction implementation of the Renters' Rights Bill. This legislation has several significant implications including the proposed abolishment of fixed term tenancies and new obligations on private landlords in terms of their responsibilities. These changes are intended to uplift conditions in the private rented sector and are likely to include requirement on private landlords to comply with the Decent Homes Standard, the extension of Awaab's law in the sector and the creation of a new landlords register. There is a strong emphasis within the draft legislation on the role of the Council as local housing authority to police and enforce these new standards. The changes are significant however there is real uncertainty at this time as to how these additional duties are to be funded.
- 5.13 In addition to the Renters Rights Bill, further changes are being introduced through new legislation via the Supported Housing (Regulatory Oversight) Act. This legislation seeks to introduce new minimum standards for supported exempt accommodation and includes changes as to how this type of accommodation is regulated. Like the Renters Rights Bill, this has significant implications for Councils and includes a range of new provisions and duties including the mandatory licencing of exempt supported housing.

- 5.14 Whilst it is anticipated there may be an element of short term ‘new burdens’ funding coming from Government to support housing authorities, it is recognised that the current structures and capacity within the Council’s regulatory housing service are unlikely to be sufficient to meet the new emerging expectations. Whilst some detail still needs to be worked through, this report recommends that £100K per annum is made available from the second homes fund annually to help proactively support the outcomes that both these new acts are intending to achieve. This use of second homes fund for this purpose would contribute toward the Council meeting is enhanced legal obligations and support the ambition within the housing strategy to improve conditions within the private rented sector.

6.0 CONSULTATION UNDERTAKEN AND RESPONSES

- 6.1 Consultation has been undertaken internally with the Assistant Director of Children and Young People, the Head of Housing Market Development, Head of Placement Support. Further, both Homes England and the York and North Yorkshire Mayoral Combined Authority have been consulted.

7.0 CONTRIBUTION TO COUNCIL PRIORITIES

- 7.1 The proposals directly support the implementation of the Housing Strategy 2024-29.

8.0 ALTERNATIVE OPTIONS CONSIDERED

- 8.1 The Council could use the revenue stream to fund various Council Services. However, the preference is to ringfence the revenue generated on housing initiatives, ensuring that affordable housing is delivered as well as supported housing solutions to help our most vulnerable residents.

9.0 IMPACT ON OTHER SERVICES/ORGANISATIONS

- 9.1 The funding will ensure to provide accommodation for a range of customer groups. Housing have been working with Health and Adult Services as well as Children and Young People Services to address specific needs identified within their service areas. Any additional resource needed to bring forward the housing initiatives will be funded through the respective 2nd Homes Council Tax funds. The Council is working closely with the York and North Yorkshire Housing Partnership and its members. They will play a crucial role in delivering the Affordable Housing Delivery Fund and the Rural Housing Delivery Fund. The Council is already working with Community Group to bring forward Community Led Housing Schemes.

10.0 FINANCIAL IMPLICATIONS

- 10.1 The development of schemes within this report are based on the assumption that Second Homes Council Tax premium will generate circa £10.6M per annum. However, it is recognised that one of the objectives for introducing the charge was to serve as a prevention tool and therefore may result in a reduction in premiums generated over the coming years. The proposals will therefore be reviewed on an annual basis in line with updated forecasts on Second Homes premium. Should the revenue generated be less than anticipated, a number of the proposed funding allocations can be flexed, namely the Affordable Housing Delivery Fund, the Rural Housing Delivery Fund and the Community Led Housing Fund, as well as the fund for bespoke housing solutions and supported housing schemes. However, once the

Commissioning framework is set up and the Council is in contract with providers, the expenditure is committed and therefore needs to be funded for the term of the contract. It is also important to note that beyond the initial 4-year programme, there will be a requirement to re-commit funding if the Council wishes to continue to fund this service and therefore it may be prudent to consider this as permanent revenue funding. All schemes make provision for the cost of the resource implications.

- 10.2 The Second Homes Council Tax income will be managed on a programme basis meaning that monies can be rolled back and forward to deliver the outcomes of the housing initiatives. The initial estimated phasing is set out below, with an indication of which schemes are one-off funding pots, and which are expected to be on-going revenue funding. An element of 'back-loading' is likely on development projects which will be beneficial for ensuring council tax receipts are generated before funding is committed: -

Intervention Scheme	Flexible / Non Flexible	Estimated Phasing				Total (£m)
		Year 1 (£m)	Year 2 (£m)	Year 3 (£m)	Year 4 (£m)	
One-Off funding schemes						
Affordable Housing Delivery Fund	Flexible	2.00	2.00	4.00	4.00	12.00
Community Led Housing Fund	Flexible	1.00	1.00	1.00	1.00	4.00
Rural Housing Delivery Fund	Flexible	1.00	1.00	1.00	1.00	4.00
Bespoke Housing Solutions Fund – Supported Housing	Flexible	1.00	1.00	1.00	1.00	4.00
Bespoke Housing Fund – Other				1.00	1.00	2.00
Place of Change / Scarborough	Non Flex	0.50	1.50	1.50	0.50	4.00
Total One-Off funding		5.50	6.50	9.50	8.50	30.0
On-going revenue funding						
Support Housing Commissioning	Non Flex	0.00	4.00	4.00	4.00	12.00
Enhanced Housing Enforcement	Non Flex	0.10	0.10	0.10	0.10	0.40
Total on-going revenue funding		0.10	4.10	4.10	4.10	12.40
Total Funding Allocated		5.60	10.60	13.60	12.60	42.40

11.0 LEGAL IMPLICATIONS

- 11.1 Legal advice will be sought and provided in relation to each of the projects to ensure that both the establishment of and expenditure of the funds allocated to each project accords with the Council's Procurement and Contract Procedure Rules, public procurement legislation and the Subsidy Control Act 2022. legislation.

12.0 EQUALITIES IMPLICATIONS

- 12.1 An Equalities Impact Screening assessment has been prepared, and no negative impacts have been identified. See Appendix B.

13.0 CLIMATE CHANGE IMPLICATIONS

13.1 An Climate Change impact initial screening assessment has been prepared, and no negative impact have been identified. See Appendix C.

14.0 RISK MANAGEMENT IMPLICATIONS

14.1 The key risks with the scheme are as follows:

Risk	Potential Impact	Mitigation
The revenue anticipated from 2 nd Homes Council Tax does not meet the expected levels	The housing initiatives set out in this report will need to be reviewed and the funds reduced. This would result in the delivery of less affordable housing in North Yorkshire.	The 2 nd Homes Council Tax revenue will be reviewed on an annual/quarterly basis. If it transpires that not enough revenue is raised to support the initiatives the capital funds may need to be reviewed.
Not enough eligible scheme bids get submitted to the Funds set out under "Our Places"	A reduced number of affordable homes is delivered.	Continuous dialogue with the York and North Yorkshire Housing Partnership to address any barriers.

15.0 REASONS FOR RECOMMENDATIONS

15.1 To enable the delivery of a housing initiative that support the priorities as set out in the Council's Housing Strategy.

16.0 RECOMMENDATION(S)

The Executive is asked to: -

16.1 To approve the establishment of an Affordable Housing Delivery Fund and a Rural Housing Delivery Fund.

16.2 To delegate the development of the Affordable Housing Delivery and the Rural Housing Delivery funds (including eligibility and assessment criteria and subject to appropriate subsidy control advice) and entering into the associated grant agreements to the Corporate Director Community Development in consultation with the Corporate Director of Resources and the Assistant Chief Executive Legal and Democratic Services.

16.3 To extend the Community Led Housing Fund by 1 year and to increase the fund by a further £1m.

16.4 To approve the delivery of a "Place of Change" on the coast and the associated cost of £4M subject to a detailed business case to be approved by the Executive.

16.5 To approve the development of a Commissioning Framework for Supported Housing and the associated cost of £12M.

16.6 To approve the expenditure of £100k per annum to support the implementation of the Renter's Rights Reform Bill.

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| 16.7 | To approve a capital fund of £4M to deliver bespoke housing solutions and supported housing schemes that address specific needs subject to a detailed business case being developed. |
| 16.8 | To approve a capital fund of £2M to deliver flexible area-based housing that is not eligible for Homes England funding support subject to detailed business cases. |

APPENDICES:

Appendix A - Summary of the proposed budget allocations along with anticipated outcomes
Appendix B – Equalities Impact Assessment
Appendix C – Climate Change Assessment

BACKGROUND DOCUMENTS: None

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Report Author – Andrew Rowe
Presenter of Report – Andrew Rowe

Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

Summary of the proposed budget allocations along with anticipated outcomes

Housing Strategy Theme	Proposed Intervention	Description	Funding allocation over 4 years	Anticipated outcomes
Places	Affordable Housing Delivery Fund	Funding for Registered Providers to accelerate and increase affordable housing with a focus on unlocking stalled sites. Favourable to the delivery of social rent and a presumption in favour of development in areas most impacted by second home ownership.	£12M	With match funding from RPs and Homes England supports the delivery of around 400 new affordable homes over 4 years @ £30K per home (including grant administration costs)
Places	Community Led Housing Fund	Both revenue and capital support to community groups to deliver affordable community led housing	£4M	With match funding from RPs and Homes England supports the delivery of 40 new affordable homes over 4 years @ £100K per home including grant administration costs)
Places	Rural Housing Delivery Fund	Capital funding for Registered Providers to accelerate and increase affordable homes on rural exception sites.	£4M	With match funding from RPs and Homes England supports the delivery of 100 new affordable homes over 4 years @ £40K per home including grant administration costs)
People	Supported Housing Commissioning Fund	Revenue funding to support the development and delivery of a new supported housing commissioning strategy for North Yorkshire	£12M	New and improved Young Persons Pathway alleviating pressure on homeless services and social care including and enhanced offer for care leavers. Brand new commissioned housing support service providing pathway to sustainable tenancies for the

				homeless including around 150 units of additional supported housing overall. Brand new commissioned service for high needs/ complex needs individuals.
People	A Place of Change – Scarborough	Capital funding to support the development of purpose-built supported accommodation in Scarborough for rough sleepers.	£4M	The development of a 20-bed purpose-built facility for individuals with multiple and complex needs and a history of rough sleeping.
Homes	Bespoke housing solutions fund – Supported housing	Intended to alleviate pressure on care budgets, this is Capital funding for Registered Providers to enable the development of additional units of supported housing including the development of homes to meet the specific needs of families and individuals including specially adapted homes and larger homes	£4M	With match funding from RPs and Homes England would support the delivery of 74 new affordable homes over 4 years @ £100K per home
Homes & Places	Bespoke housing solutions – Other	Capital funding for bespoke housing that are not eligible for Homes England Funding. These could include area-based regeneration initiatives for key worker accommodation and student accommodation.	£2M	Subject to individual business case approval and subsidy rules.
Homes	Enhanced enforcement capacity for the Private rented sector	Revenue funding to bolster the Councils capacity to improve conditions within the Private Rented Sector and to support likely growth needed in response to the Renters Reform Bill	£400K	Increased enforcement (staffing) capacity to undertake additional responsibilities in relation to the Renters Reform Bill and the proposed licencing of exempt supported housing