

North Yorkshire Council

Housing & Leisure Overview and Scrutiny

10 June 2026

Housing Strategy 2024-2029 Review

Report of the Corporate Director for Community Development

1.0 PURPOSE OF REPORT

- 1.1 The purpose of this report is to present the findings of the 2026 review of the Council's Housing Strategy (2024–2029). The review assesses progress to date, identifies areas requiring further development, and outlines updated actions in response to significant national policy changes and emerging local needs. It also seeks to reaffirm the Council's strategic priorities across homelessness prevention, housing supply, and housing quality.

2.0 BACKGROUND

- 2.1 The Housing Strategy was approved in May 2024 following Local Government Reorganisation. Now the Strategy is two years old, it has been reviewed to ensure it remains effective and continues to reflect the needs of our communities. The review has also been an opportunity to identify what has been delivered by the strategy so far and highlight where further work is required.

3.0 POLICY CHANGES SINCE 2024

- 3.1 Over the last two years, the national policy landscape has shifted considerably, with new requirements relating to housing need, energy efficiency, consumer regulation, and private rented sector reform. Key changes include:
- A revised national housing need calculation requiring 4,115 homes per year, of which 2,458 must be affordable.
 - The Social & Affordable Homes Programme (2026–36), targeting 300,000 new homes nationally, with 60% for social rent.
 - Introduction of the Decent Homes Standard for both social and private rented homes from 2035.
 - New Minimum Energy Efficiency Standards, requiring EPC C by 2030 on at least one metric.
 - Awaab's Law, mandating rapid action on damp, mould, and wider health and safety hazards.
 - The Renters Rights Act, abolishing Section 21 and strengthening enforcement duties.
 - The Warm Homes Plan, offering grants and low-interest loans for energy upgrades.
 - The Planning & Infrastructure Act, requiring faster planning decisions and stronger regional coordination.
 - Improved HRA sustainability, including rent convergence and preferential borrowing rates.
- 3.2 These changes necessitate a refreshed approach to delivery, regulation, and partnership working.

4.0 PROGRESS SINCE STRATEGY ADOPTION

4.1 This section of the report provides a summary of the progress made against each of the Housing Strategy's three priority areas – Our People, Our Places and Our Homes. A more detailed update is attached as Appendix A.

4.2 Our People

- Establishment of a new Housing Needs Service and Rough Sleeper Team, supported by a single IT system and a new Homelessness Toolkit (April 2026).
- Investment of £11.6m in a four-year temporary accommodation (TA) programme, delivering 59 of 116 planned bedspaces by late 2025.
- Work commenced to find a site for a £4m Place of Change project in Scarborough to support individuals with complex needs.
- Recommissioning of Young People's Pathways and improved support for 16–17-year-olds and Care Leavers.
- A new model of Extra Care with priority sites identified in Harrogate, Whitby, Bedale, Malton and Gargrave.
- Progress on a countywide Supported Housing Strategy (due March 2027).
- Ongoing review of the Disabled Facilities Grant (DFG) process to reduce delays and improve resident experience.

4.3 Despite this progress, the number of households in TA continues to rise, with length of stay increasing due to limited move-on options

4.4 Our Places

- Introduction of a 100% Council Tax premium on second homes, generating an estimated £42.4m over four years and creating three new capital funds:
 - £12m Affordable Housing Delivery Fund
 - £4m Rural Housing Delivery Fund
 - £4m Community-Led Housing Fund
- Delivery of 2,565 affordable homes between 2023/24 and 2025/26.
- A Joint Venture with Lovell Homes, expected to deliver 690 homes, including 243 affordable.
- Strengthened partnership with Homes England and the York and North Yorkshire Combined Authority, through a new Strategic Place Partnership.
- Supported the strengthening of contributions from Registered Providers through an improved York and North Yorkshire Housing Partnership.
- Securing Brownfield Housing Fund support for 37 new affordable homes across Rounds 2 and 3.
- Increased activity from Rural Housing Enablers and recruitment of a Community Housing Enabler.
- Establishment of a Property Management Group to repurpose under-used assets for TA or affordable housing.

4.5 Whilst good progress has been made, delivery still falls below identified housing need, illustrating the need for further strategic collaboration with partners.

4.6 Our Homes

- Development of an Asset Management Strategy targeting EPC C by 2030, supported by £22m from the Warm Homes: Social Housing Fund and £18m co-funding.
- A revised Lettable Standard and a Housing Improvement Plan responding to the Regulator's C3 judgement.
- A rolling programme of stock condition surveys (completion due Autumn 2026).

- Additional £7m investment over three years for repairs and maintenance.
- Recruitment of Energy Advisors to support residents with retrofit and carbon-reduction measures.
- Strengthened enforcement activity, including a revised Enforcement Policy and Civil Penalty Notice Policy.
- Work underway to renew the Scarborough South Selective Licensing Scheme.

4.7 Significant progress has been made, which has been recognised in recent meeting with the Regulator of Social Housing.

5.0 REFLECTIONS – MONITORING FUTURE PROGRESS

5.1 The Council has made good progress on many key elements of the Housing Strategy, particularly around unifying systems, strengthening regulatory functions and establishing clearer strategic frameworks for delivery. At the same time our role, working with the York and North Yorkshire Housing Partnership, Combined Authority and Homes England, has led to a more aligned strategic approach with partners.

5.2 However, wider economic factors, such as the housing market itself remain key to success and largely outside of the Council's control. As such, the scale of housing need, rising homelessness, and increasing regulatory expectations require sustained focus, continued investment, and greater partnership working.

5.3 To maintain momentum and to ensure delivery a set of operational action plans have been produced, with actions agreed with key officers across the Council. A new process of quarterly monitoring will be undertaken, so any issues can be identified and mitigations put in place. In addition a new 'RAG' rating system has been introduced to make it easier to identify risks.

5.4 A new annual progress report will be produced and presented to Executive. It is also proposed that this report be shared with Overview and Scrutiny.

6.0 FINANCIAL IMPLICATIONS

6.1 The review of the Housing Strategy does not create new financial pressures which aren't already identified through existing departmental budgets.

7.0 LEGAL IMPLICATIONS

7.1 The review of the Housing Strategy does not create new legal implications which aren't already identified and managed through existing service areas

8.0 EQUALITIES IMPLICATIONS

8.1 Equalities implications were assessed at the time of the strategy's initial adoption. The review has not identified anything new in this regard.

9.0 CLIMATE CHANGE IMPLICATIONS

9.1 Climate change implications were assessed at the time of the strategy's initial adoption. The review has not identified anything new in this regard.

10.0 REASONS FOR RECOMMENDATIONS

10.1 To ensure members of the Overview and Scrutiny Committee retain an overview of the progress being made to deliver the Housing Strategy

11.0 RECOMMENDATION

11.1 The Committee is asked to note and comment on the annual progress report

Nic Harne
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10 June 2026

BACKGROUND PAPERS: None

APPENDICES:

Appendix A – Housing Strategy Progress Report

Report Authors – Matt Lewer – Housing Strategy, Partnerships and Enabling Manager
Hannah Lawty – Senior Housing Strategy Officer

Presenter of Report – Hannah Lawty – Senior Housing Strategy Officer

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