

Corresponding Progress Report for Overview
and Scrutiny Committee:
Housing Strategy Review 2024-2029

THEME ONE: OUR PEOPLE
<p>Our key priorities for this theme are:</p> <ul style="list-style-type: none"> • Preventing and tackling homelessness. • Recognising the needs of our population at different life stages. • Meeting supported housing needs and the needs of specific groups.
Key Priority: Preventing and tackling homelessness
<p>We will meet this challenge by: <i>Bringing together homelessness prevention and support services across North Yorkshire to tackle homelessness, using a range of prevention tools, best practice, and interventions to prevent homelessness.</i></p>
<p>The number of households in temporary accommodation is increasing in North Yorkshire, with demand particularly high in Scarborough and Harrogate. Length of stay has also increased, due to a lack of suitable move-on accommodation. In 2024/25, the Council owed 2,500 households a prevention or relief duty (54% reporting to have support needs). Approaches also increased due to financial difficulty, and around 30% of households seeking assistance were in work.</p> <p>Following Local Government Reorganisation, a new 'Housing Needs Service' structure has brought together the former districts into four new localities. A new draft Homelessness Toolkit has also been established - providing financial assistance, referrals to specialist agencies and debt advice, etc. to be operational from April 2026. All localities now utilise one IT system, which further helps to ensure a consistent approach to customer experience. There does however remain variations between localities in how customers can approach NYC and access support, recognised as needing further development. This is particularly relevant for residents in rural areas where public transport is limited or digital access poor.</p> <p>New partnerships have also been created, delivering a joined-up approach in how we respond to the issue of homelessness and rough sleeping in the county:</p> <ul style="list-style-type: none"> • NY Homelessness and Rough Sleeping Partnership – taking a wider strategic lead. • NY Homelessness and Rough Sleeping Forums – focusing on operational work. • NY Registered Provider Homelessness Partnership.
<p>We will meet this challenge by: <i>Delivering new, innovative, and existing accommodation solutions, including new temporary housing, and improving support and access to services.</i></p>
<p>There is commitment to invest £11.6m in a four-year temporary accommodation development programme, to provide an additional 116 bedspaces by 2027 (expected to reduce reliance on hotels/B&Bs and based on current levels, save the Council an estimated £1.9m). As of late 2025, 59 bedspaces had either been completed or were within the development pipeline. The programme is initially focused on partnership working with Registered Providers - NYC providing grant funding for property repair, acquisition, and/or support services, in return for nomination rights. However, longer-term, the Council will seek to provide all temporary accommodation through its own assets.</p> <p>Investment worth £4m has also been agreed to deliver an up to 25-bed 'Place of Change' project in Scarborough, a much-needed supported housing facility to meet the needs of individuals with multiple and complex needs with a history of rough sleeping.</p> <p>The Council recognise that temporary accommodation is not evenly distributed across localities, and its physical quality can vary. The Homelessness and Rough Sleeping Strategy commits to upgrading current temporary accommodation, compliant with the Decent Homes Standard. This</p>

<p>is also a key priority within the Government's 'National Plan to End Homelessness,' with work required between teams to agree a refurbishment plan.</p>
<p>We will meet this challenge by: <i>Doing all we can to reduce rough sleeping in North Yorkshire as much as possible, helping people live independent lives off the street.</i></p>
<p>A Rough Sleeper Team brings together all staff and funding from the previous locality-based services. It has access to 49 bedspaces; however, access to accommodation is not consistent across North Yorkshire and a pathway is to be developed to improve the customer journey.</p> <p>Scarborough's REACH (Reducing Exclusion for Adults with Complex Needs) model has been very successful in supporting people with a history of rough sleeping to maintain tenancies. Following evaluation, the Council are seeking additional accommodation to expand this scheme.</p> <p>Government have also simplified the grant process and consolidated what were multiple funding streams into one - the Homelessness, Rough Sleeping, Domestic Abuse Grant: NYC allocated £3.6m in 2026/27, £3.8 in 2027/28 and £3.9 in 2028/29. Multi-year financial settlements also help to provide NYC with more certainty when planning the delivery of homelessness services.</p>
<p>We will meet this challenge by: <i>Undertaking a full Homeless Review, leading to a new Homelessness Strategy by 2025.</i></p>
<p>A new Homelessness and Rough Sleeping Strategy was adopted in November 2025. Its vision is of preventing homelessness and rough sleeping wherever possible and where homelessness cannot be prevented, to make it rare, brief, and non-recurrent. It has four key themes:</p> <ul style="list-style-type: none"> • Theme 1 - Preventing Homelessness. • Theme 2 - Increasing the availability of suitable accommodation options. • Theme 3 - Improving availability and access to support services. • Theme 4 – Reducing rough sleeping. <p>A corresponding Action Plan has been produced, requiring us to work with key partners in moving forward the Council's strategic vision for its homelessness and rough sleeper service.</p>
<p>Key Priority: Recognising the needs of our population at different life stages</p>
<p>We will meet this challenge by: <i>Updating our extra care offer to meet changing needs, including developing new models of extra care to accommodate smaller schemes in rural areas, supporting those with complex needs, including working age people with learning and physical disabilities, as well as people with dementia.</i></p>
<p>A new model of Extra Care delivery was agreed in October 2025. Whilst North Yorkshire's Extra Care provision has been nationally recognised, there is a new focus on bespoke procurement - individual specifications tailored to need and local communities, ensuring the best possible outcome on a case-by-case basis. Whilst traditional models are still available, so too are others, including Extra Care 'Plus' and 'Mini' – the latter providing smaller schemes in our more rural settings, where housing stock tends to be older and less adaptable. Focus is also given to supported living and village models which can sustain a host of different needs.</p> <p>NYC's ambition is to remain at the forefront of innovation and priority sites have been identified in Harrogate, Whitby, Bedale, Malton and Gargrave. A third-party needs analysis of the Council's Extra Care offer was returned in January 2026, with recruitment of a new officer complete, to start March 2026 and lead on the analysis of this work.</p> <p>As a planning authority, the Council are also moving away from traditional care home models (C2) of development, towards a more flexible approach - C3 classification allows new developments to be recognised as self-contained homes, supporting residents to live independently for longer. C3 schemes are also usually subject to affordable housing obligations and provide the Council with more leverage over design and occupancy.</p>
<p>We will meet this challenge by: <i>Working with Health and Social Care colleagues to ensure a holistic approach to meeting the needs of older people.</i></p>

As an alternative to Extra Care, the Council's Home Improvement Agency and Healthy and Sustainable Homes teams continue to support older residents to live independently wherever possible. Work is underway to enhance our services, which includes an ESRC-funded ISPA programme using our Handyperson Service to develop anonymous case studies, exploring how minor home adaptations can help address stigma linked to age, disability, and place; the research contributing to wider learning for councils, practitioners, and academic partners. NYC are also working to speed up access to adaptations via a Disabled Facilities Grant (DFG), taking a multi-disciplinary approach and meeting quarterly with HAS to discuss complex cases.

As part of the Housing Partnership's 'Affordable Housing Standard' it is agreed that homes built and acquired should be accessible and/or adaptable to suit residents throughout their lifetime. Current Local Plans have varying requirements on M4 properties, and North Yorkshire's Local Plan will need to agree a position on development requirements going forward.

We will meet this challenge by:

Updating our own homes to provide improved specialist and adaptable housing for older people.

The Council is delivering a programme of improvement and retrofit works on its homes, designed to enhance energy performance, accessibility, and overall housing quality. Works are to be guided by stock condition data - a key priority being accessibility adaptations and providing modular, non-fixed solutions to support independent living. DFGs are also available to residents in Council homes, funded through the Housing Revenue Account (HRA). A full review of the Council's Independent Living stock also remains underway, due to complete in summer 2026. Information gathered will determine any further and necessary improvement or adaptation work.

We will meet this challenge by:

Developing accommodation to meet the needs of younger households and newly forming households.

North Yorkshire's HEDNA confirms a difficult market for these households - the county has a higher proportion (compared regionally and nationally) of larger homes, and almost 70% of stock is owned. Of the affordable homes required, most need is from households unable to buy or rent, and points towards a need for rented (primarily social) housing ahead of homeownership, alongside a need for smaller accommodation, with varying proportions of 3+bed homes.

Through the Housing Partnership, the Council works with its partners in providing the right homes in the right places - recognising that much of North Yorkshire consists of smaller, rural communities, and the availability of affordable housing in these areas is key to giving younger people and those on lower incomes the ability to remain in their local communities. The Council continues to actively pursue Rural Exception Sites and Community-Led housing ventures, addressing the shortage of affordable family homes where they are most needed.

Key Priority: Meeting supported housing needs and the needs of specific groups

We will meet this challenge by:

Ensuring better integration of health and social care to support community based preventative pathways.

Joint work to commission a Supported Housing Service for people with complex mental and physical health needs is almost complete - the tender launched January 2026 with services to commence October 2026. This will provide additional supported housing and floating support across North Yorkshire, reducing demand on services, including HAS and mental health.

Further work is also ongoing between Housing and HAS, to:

- Develop multi-agency planning arrangements for hospital discharge.
- Improve the transition of customers between Children's and Adults' services, facilitated by a recent restructure in ASC creating the 'Pathway to Adulthood.'
- Joint commissioning e.g. a new substance-use service operating model from April 2026.
- Build on good practice e.g. Homeless Health Clinics and the pilot MEAM project in Harrogate (recognising that multiple disadvantage is a structural, not individual, issue which requires a whole system response - NYC as place leaders to convene agencies around core issues).
- Explore opportunities for HAS needs to be considered within planning consultations.

<p>We will meet this challenge by: <i>Enhancing home improvement services to ensure that homes can be adapted to meet the needs of residents, including helping residents to live independently with the aid of assistive technology, including undertaking an options appraisal of all available service delivery models.</i></p>
<p>The Council are internally reviewing its DFG process, to improve the experience for residents and reduce timescales on delivery. A working group with RPs has been established, to develop set standards and expectations; and updates to the Council's website will allow residents to undertake a provisional means test to confirm eligibility before an application is made.</p> <p>Telecare is now delivered through a dual-model approach in North Yorkshire: Mediequip/HAS provide assessment-led, statutory support for eligible care needs, while NYC Lifeline operates as a paid-for, preventative digital service (with outsourced call handling to provide 24/7 TSA-accredited emergency monitoring). Work is planned in 2026 to map the individual services to better understand their synergy and how responsibilities align. This will run parallel with the Independent Living review; with a more strategic assessment of the Council's Lifeline/TEC provision taking place in 2027, to agree a model for delivery following contract renewal in 2028.</p>
<p>We will meet this challenge by: <i>Implementation of the changes around the Young People's Pathway from CYPS into the Housing Needs Service through recommissioning and integration of Pathway 1- to prevent homelessness for 16-25-year-olds.</i></p>
<p>The YPP has recently been recommissioned, and a new contract commencing 1 February 2026. It will enhance in-house provisions (working with Children's Social Care to offer dedicated support for 16 and 17 year-olds and Care Leavers), provide clearer transition points, and improve move-on into training, employment, and settled housing. The Housing Need Service now manage the contract, increasing the ability to ensure services meet specification, and facilitating access to new additional accommodation. The service will be closely monitored to ensure it is achieving its aims - preventing homeless for young people wherever possible, and if not, providing safe and secure accommodation with tailored support to move-on when ready.</p>
<p>We will meet this challenge by: <i>Undertake further analysis, including housing needs analysis to better understand our changing demographics and communities, and be better able to meet the needs of all groups.</i></p>
<p>The Supported Housing (Regulatory Oversight) Act 2023 places a duty on Councils to produce a Supported Housing Strategy - to review current provision and assess future need over a 5-year period. Provision relates to various communities, and a housing needs assessment for people with learning disabilities and Autistic people was jointly commissioned for NYC, CYC and Humber & North Yorkshire Integrated Care Board in 2025, to estimate the number of additional supported housing units needed by 2029 and 2039. Recommendations, including the possibility of a dedicated housing pathway, are to be explored; and work will be required to ensure all relevant communities are considered as part of a wider supported housing needs assessment.</p> <p>We know that demand for supported housing is high and growing, and until recently, the Council had no mechanism for direct commissioning; instead having to be reactive to approaches made by developers and providers. However, NYC's new bespoke model does allow for the 'micro-commissioning' of individual properties, helping to remedy this position.</p>
<p>We will meet this challenge by: <i>Supporting refugee resettlement pathways and support services via a dedicated Refugee Resettlement Team.</i></p>
<p>A Migrant Programmes Team have been established within the Council's Localities directorate, who work closely with Housing Options colleagues. Three Refugee Housing Support Officers are managed via this function but funded and provided with matrix management support by the Migrant Programmes Team - ensuring that technical guidance for staff aligns with both statutory responsibilities and wider migrant programmes requirements. Our Housing Delivery Team are also liaising with the Migrant Team around the provision of suitable accommodation, utilising the Local Authority Housing Fund programme.</p>

We will meet this challenge by:

Supporting the development of a new Supported Housing Strategy for North Yorkshire.

Work had paused pending official government guidance (recently published in February 2026) and has now recommenced to establish a working group - to define scope and key partners and agree a governance structure. The strategy is to be published before 31 March 2027, and the Council were provided £87k of government funding to meet this expectation. The strategy must include an assessment of current provision and likely need over a minimum 5-year period.

THEME TWO: OUR PLACES

Our key priorities for this theme are:

- Growing the supply of affordable and available housing.
- Addressing the rural housing crisis.
- Supporting communities through neighbourhood renewal and regeneration.

Key Priority: Growing the supply of affordable and available housing.

We will meet this challenge by:

Delivering at least 2,500 new homes per year across all tenures, including a minimum of 800 new affordable homes each year. We will also look at how we can work with our partners through the York and North Yorkshire Housing Partnership to deliver the affordable homes that we need.

The affordability of housing remains an issue - the average house price in North Yorkshire (September 2025) was £277,000, 4.5% higher than the £265,000 average in 2024. Similarly, the average monthly private rent saw a 4.7% annual increase - from £798 in October 2024, to £835 in 2025 (ONS).

In their 2024 Prospectus, the Housing Partnership identified several key barriers to being able to deliver new affordable homes, relating to funding, capacity, infrastructure and navigating the planning process. The Council are therefore working closely with key partners to find ways of accelerating house building; and through the SPP and Housing Partnership, have identified several strategic sites, with work underway to develop strategies as to how public intervention can be provided to unlock them.

Figures established within the Housing Strategy were also determined before housing need was recalculated for North Yorkshire: 4,115 homes per annum, with 2,458 of these to be affordable (three times our previous target). At current capacity, this is not an achievable output and instead an aspirational target. However, we acknowledge the need to align more closely to Government ambition, and the opportunity afforded by increased grant rates. Work is ongoing to determine a realistic target for delivery.

We will meet this challenge by:

Developing an ambitious Council Housing (HRA) Business Plan, which will include growing our housing stock, with an ambitious 500 new council homes over the next 5 years.

In 2024/25 the Council completed on 27 new homes to add to the HRA. This is expected to increase over the next three years - estimated at 76 in 2025/26, 71 in 2026/27 and 182 in 2027/28. New homes can include general needs affordable housing, temporary accommodation and the buying back of homes lost through Right to Buy. To deliver this ambition, the Council is adopting a range of delivery mechanism, including direct delivery, working with the Council's commercial development company (Brierley Homes), and most recently, the establishment of a Joint Venture with Lovell Homes.

We will meet this challenge by:

Developing an Investment Framework for new housing, ensuring that we are delivering the right homes in right places.

The Council are supporting the SPP in developing an Affordable Housing Delivery Plan. This will be delivered through the Housing Partnership, with work ongoing to establish a pipeline of schemes to support targeted investment from Homes England. Data indicates that whilst partner RPs are integral to the delivery of affordable housing throughout North Yorkshire, there remains

<p>a shortfall in meeting the number of affordable homes required over the coming years, with an identified need for additional support from the SPP to ensure the homes are delivered.</p>
<p>We will meet this challenge by: <i>Working with the Mayoral Combined Authority and City of York Council to develop a Housing Investment Plan and supply pipeline, as well as deliver the Brownfield Housing Fund allocation.</i></p>
<p>The Council support the Strategic Place Partnership in their three strategic objectives:</p> <ul style="list-style-type: none"> • SO1 Unlocking Strategic Sites - Accelerating housing delivery across the sub-region through a pipeline of short, medium and long-term investment ready proposals. • SO2 Affordable Housing - Growing the supply of affordable homes across the sub-region through coordinated place-based working. • SO3 Public Estate Opportunities - Maximising public estate opportunities to deliver new homes. <p>Delivery plans are being developed to support each objective and a Housing Framework adopted by the CA to help guide initial investment decisions. Work is also ongoing to establish a new Housing Growth Plan (to supersede the former investment plan) aimed at providing strategic direction as to housing delivery within the region, exploring the ways in which the CA can engage with the market to scale up delivery.</p> <p>This includes the Brownfield Housing Fund Programme - comprising of 17 sites set to deliver 1,150 new homes (50% affordable) due to start on site by April 2027. In June, the CA launched a third call for sites to help build on the future pipeline, with successful projects announced in early 2026. NYC have approval for 3 projects, set to deliver 23 new affordable homes. NYC are also supporting RP partners in securing individual bids as part of the funding programme.</p>
<p>We will meet this challenge by: <i>Pursuing opportunities to bolster housing supply (temporary and permanent) in the medium to long term by working with new partners such as the Ministry of Defence and One Public Estates.</i></p>
<p>NYC's is supporting the One Public Estates (OPE) workstream; however, work is currently led by the CA. The Brownfield Land Release Fund is delivered through OPE - designed to help councils unlock their surplus land on small to medium-sized sites that are otherwise unviable. A third round of funding closed in 2024, but NYC will consider submitting a future bid should the opportunity arise. The Council also hold quarterly meetings with the MOD to review housing opportunities across North Yorkshire.</p>
<p>We will meet this challenge by: <i>Maximising all sources of funding to support affordable housing viability and boost delivery.</i></p>
<p>As of April 2025, a 100% premium on Council Tax is due for any North Yorkshire property deemed a second home, encouraging taxpayers to use premises as their main residence or free up their home for others. The initiative is expected to generate approx. £10.6m per annum (£42.4m over a four-year period) with the additional revenue used to create new capital funds aimed at addressing the Council's housing priorities, and to include:</p> <ul style="list-style-type: none"> • £12m Affordable Housing Delivery Fund (AHDF). • £4m Rural Housing Delivery Fund (RHDF). • £4m Community Led Housing Fund (CLHF). <p>These funds aim to unlock stalled sites, prioritise delivery of social and affordable homes, deliver sustainable and low carbon housing, and address housing need. Bidding opened October 2025, and work is ongoing to support RPs to access the relevant funding streams. Remaining funds are also being used to deliver specialist housing where the market fails to deliver, including supported and adapted housing, and the 'Place for Change' project.</p> <p>The Council has also made use of Homes England grant to support several schemes over the past two years; and discussions are taking place with Homes England as to the Council's potential delivery programme for inclusion within the new SAHP.</p>
<p>We will meet this challenge by: <i>Reviewing all our land assets to identify land that could be used for new housing (affordable and market homes).</i></p>

<p>Housing developers and RP partners indicate that identifying new viable sites for housing is a challenge, especially in rural areas, and a barrier to the acceleration of affordable housing delivery. The Council hold a significant portfolio of assets associated with social housing (that being sites earmarked for future delivery, communal and green space, unadopted access routes, and underutilised land etc.) and a Property Management Group has been established to review this land and its possible uses, to inform investment decisions. Through this process, several Council-owned sites have been identified for inclusion in the first phase of the Council's Joint Venture with Lovell Homes. This initial suite of schemes will deliver c.690 homes - 243 affordable, of which 177 will be additional to Planning Policy requirements.</p>
<p>We will meet this challenge by: <i>Developing our affordable housing delivery model, ensuring that we capture the best delivery models and develop them further to enhance affordable housing supply.</i></p>
<p>Section 106 planning gains will not provide the number of homes needed to meet North Yorkshire's need, requiring the Council to identify other ways of delivering affordable housing. The Council is developing its own Affordable Housing Delivery Plan, exploring the ways in which we can and do deliver through Section 106, but also beyond this – working with our partners and using various mechanisms to develop and acquire in our own right.</p> <p>This work is also supported through new RP Developer Forums, which will help to identify new and additional sites suitable for affordable housing. By employing a range of delivery models, the Council can maximise the number of, and speed at which affordable homes are brought forward.</p>
<p>Key Priority: Addressing the rural housing crisis</p>
<p>We will meet this challenge by: <i>Supporting the Rural Housing Enabler Partnership and Community Led Housing groups – to ensure a supply of housing is maintained, of the right quality, type, and tenure in rural areas.</i></p>
<p>Rural housing makes up approximately a fifth (19.3%) of the current housing pipeline in the region. This is unsurprising, given that rural communities are relatively small, leading to lower levels of relative need in individual parishes and much smaller sites. Our Rural Housing Enablers also hold an established and growing pipeline of rural sites which would, on coming forward, deliver c.300 new rural affordable homes. Capital funding has also been made available through the Second Homes Council Tax premium:</p> <ul style="list-style-type: none"> • £4m Rural Housing Delivery Fund – circa £40k per home. Available as match funding to RPs, to support development of affordable homes on rural exception sites. This could enable the delivery of c.100 new affordable homes over 4 years. • £4m Community Led Housing Fund – circa £100k per home. Prioritising areas where other delivery models have failed to deliver, particularly true for rural and coastal areas. It is anticipated this will enable the delivery of c.40 new homes over 4 years. <p>The Council continue to employ 3 FTE Rural Housing Enablers, and from October 2025 1 FTE Community Housing Enabler to progress work on our Community-Led Housing (CLH) pipeline. We are currently engaging with 10 groups and supporting 6 projects and developing a virtual peer support network with the backing of national organisations. Through work with Community Infrastructure Organisations and the CA, the Council are also investigating innovative models of CLH delivery, appropriate to our communities.</p>
<p>We will meet this challenge by: Working strategically with the National Parks to deliver new affordable housing to both meet the needs of local households and support the sustainability of local communities in the National Parks.</p>
<p>Our Rural Housing Enablers hold quarterly meetings with both National Park authorities, to consider their emerging Local Plans alongside existing management plans. The team attend National Park and stakeholder forums, as well as regional Parish Council forums, exploring the challenges in delivering rural affordable housing, as well as developing solutions to try and address these. The Council also engage similarly with National Landscapes (former Areas of Outstanding Natural Beauty) to bring forward rural affordable housing in these key areas.</p>

<p>We will meet this challenge by: <i>Keeping sufficient focus on affordable housing supply in our rural communities.</i></p>
<p>Our Enablers conduct Housing Needs Surveys for parishes and organise public meetings throughout North Yorkshire and the National Parks. They raise awareness at forums and share success stories, and work to address misconceptions about affordable housing. Considerable work has been completed in the last year to build and strengthen community relationships in the pursuit of meeting rural housing need. Enablers have begun attending local drop-in surgeries managed by the Council's Parish Liaison team; and have established new relationships with the Council's Locality Team, providing Housing Need profiles as requested and presenting at key stakeholder meetings. Enablers are also now engaged with both the York and Leeds Diocese in considering the possible uses of church land, particularly in our very rural areas.</p>
<p>We will meet this challenge by: <i>Working with key partners to ensure that rural affordable homes are digitally enabled.</i></p>
<p>NYnet is a Council-owned broadband company that builds and operates its own fibre network. It provides high-speed fibre connectivity to businesses, the public-sector, and homes in rural areas that commercial providers often overlook. The superfast broadband programme, which ended in 2024, was instrumental in providing much improved connection to more than 200,000 households and businesses in North Yorkshire, including Picton, Sockburn, Leyburn, Danby Wiske and Beckwithshaw.</p>
<p>We will meet this challenge by: <i>Working with the York and North Yorkshire Housing Partnership, the Mayoral Combined Authority, and Homes England to develop an enhanced rural affordable housing supply pipeline and ensure that there is sufficient investment to deliver the homes needed.</i></p>
<p>Rural development is always at risk of being sidelined as it is more costly and complex, less attractive to manage, and delivers a smaller number of homes. However, in a recent study by English Rural, the CA were commended for their ambition to embed rural need within its strategic plans, with commitment in the Housing Framework, to: <i>increase overall housing supply...and accelerate delivery across our urban, rural and coastal communities; and to ensure that the right homes are built in the right places to ensure community sustainability, especially across our rural areas.</i></p> <p>With a place-based approach, the SPP can recognise local issues and strategically align resources in response to them. NYC are in the early stages of working with the CA to establish a Rural Housing Action Plan, which includes collaboration between the local authorities, CA, National Parks, RPs and Homes England. The partnership is looking to pilot new ways of working to drive the rural pipeline and add value wherever possible.</p>
<p>Key Priority: Supporting communities through neighbourhood renewal and regeneration.</p>
<p>We will meet this challenge by: <i>Developing an approach to neighbourhood renewal for our most deprived neighbourhoods.</i></p>
<p>Based on need, scale and opportunity, three locations within North Yorkshire were deemed as priority for developing Town Investment Plans - Scarborough, Selby and Harrogate. Completed in partnership with local communities, these help to guide future priorities for investment. Scarborough will also benefit from 'Pride in Place' funding, which will channel £19.5 million into the town over the next ten years. In partnership with Scarborough's Neighbourhood Board, NYC submitted the Pride in Place Regeneration Plan in November 2025, and wider consultation is currently underway.</p> <p>The Property Management Group will also continue to review underperforming Council assets, assessing their potential for repurposing, which can include housing. In Scarborough for instance, several empty Council-owned assets have been identified for conversion either into temporary accommodation or new affordable homes. Given North Yorkshire's large rural spread, projects for regeneration are often scattered, which can also make funding difficult to secure. Housing and Renewal teams are in the early stages of working more collaboratively, looking at ways to progress housing-led regeneration which meets the needs of our diverse communities.</p>

<p>We will meet this challenge by: <i>Working with key partners to support communities through projects that will improve their local environment.</i></p>
<p>NYC are in the process of developing a series of other Town Investment Plans, which focus on pressing issues within local communities - 32 plans to be approved by the end of 2027. Where housing is deemed a priority, the Council will work with communities to evidence and try to meet this need, including exploring the possibility of Rural Exception Sites or supporting a Community-Led Housing project. Where regeneration is planned, this also has the potential to unlock significant Brownfield housing sites e.g. in Catterick with the £19m Levelling Up fund, and Selby's £28m Selby Station Gateway project.</p>
<p>We will meet this challenge by: <i>Working in partnership with the Mayoral Combined Authority and Homes England to drive strategic regeneration projects across North Yorkshire.</i></p>
<p>The SPP recognise the potential for regeneration schemes to facilitate the growth of housing throughout the region. Once funding opportunities are available, work will commence on securing investment to fund renewal projects and unlock stalled sites.</p>
<p>We will meet this challenge by: <i>Developing a new Empty Homes Strategy to bring long term empty properties back into use.</i></p>
<p>In 2024/25, Long-Term Empty Homes (those empty 6 months plus) made up a small proportion of total homes in North Yorkshire, at 1.52%. Over the year however, this equates to an additional 897 properties entering this category, which is significant. Work has therefore commenced on an Empty Homes Strategy, with data being collated and analysed, and good and best practice options being explored.</p>
<p>We will meet this challenge by: <i>Making best use of existing properties and brownfield land to regenerate our towns.</i></p>
<p>The Council bid in both Rounds 2 and 3 of the Brownfield Housing Fund. Funding for Round 2 was granted and consists of 14 homes, allocated on one individual site to be delivered in 2026/27. The Council have since received approval for 3 separate schemes in Scarborough and Selby to deliver 23 additional homes following bids in Round 3.</p>

THEME THREE: OUR HOMES

Our key priorities for this theme are:

- Decarbonising the whole housing stock, including our council homes, making them more energy efficient and affordable to live in, reducing fuel poverty.
- Ensuring that new housing supply of all tenures contributes to our net zero ambitions.
- Addressing stock condition issues, improving poor quality housing in all tenures.
- Ensuring that our council homes meet the decent homes standard and management of our stock is fully compliant with the Regulator of Social Housing Consumer Standards.

Key Priority: Decarbonising the whole housing stock, including council homes, making them more energy efficient and affordable to live in, reducing fuel poverty.

We will meet this challenge by:

Developing a social housing decarbonisation plan, with the aim of getting all Council homes to achieve EPC C and up to Decent Homes Standard (when the target date is announced by Government).

The Council approved its Asset Management Strategy late 2025, setting out its approach to service delivery until 2027. The Council remain committed to achieving EPC C ratings across its housing stock by 2030 - works to be guided by stock condition data. Funding is derived from the Warm Homes: Social Housing Fund, and in May 2025 the Council accepted a Wave 3 grant of almost £22m (with NYC co-funding an additional £18m), aimed at delivering retrofit at scale. A 'whole street' retrofit approach is also central to the Government's new Warm Homes Plan, which provides additional funding capacity to decarbonise homes in both the social and private sector. Work continues to understand the Council's role in its implementation.

Note – a new methodology is being introduced to reshape how we assess domestic energy performance. The Home Energy Model (HEM) is built to accurately model the performance of modern, low-carbon technologies, consistent with the Future Home Standard. Implications are yet to be fully understood, but some properties currently at EPC C may fall to EPC D, increasing the numbers which need to be uplifted.

We will meet this challenge by:

Developing a longer-term plan with the aspiration of meeting EPC A/B for Council homes.

Work is on hold whilst the Council develops its EPC Investment Plan (in place by 2027). This will track and report progress made on EPC uplift, aligning with the Beyond Carbon Programme and the York and North Yorkshire Strategy for a Sustainable Future. Going forward, the Council expect all new build homes they acquire to function at a minimum EPC B rating.

We will meet this challenge by:

Working with our Registered Provider partners and Homes England to implement investment plans to make homes warmer and more affordable to live in.

The CA have produced a draft Retrofit Strategy 2025-2030, which concludes that the region needs to accelerate the pace and scale of retrofit across its domestic buildings, to improve energy efficiency and move away from fossil fuels. It expects various organisations to work together to achieve this, including the Housing Partnership, who have three distinct approaches: the right homes in the right places, low carbon homes, and workforce capacity. Through combined investment of up to £1bn, the Partnership aims to decarbonise existing social homes by 2038 - a key priority also within the CA's Housing Growth Plan.

We will meet this challenge by:

Attracting Government funding to improve and decarbonise our private sector homes.

Currently, North Yorkshire's Warm Homes: Local Grant can be accessed by private landlords or homeowners on a low income; supporting upgrades to insulation, low-carbon heating systems, solar panels, and other energy-saving improvements. However, from 2027/28 onwards, the two Warm Homes funds (Social Housing and Local Grant) will integrate into a single capital scheme and shift towards area-based delivery. Further consultation is expected in 2026 as to how local and Mayoral authorities can best support the new Warm Homes Plan - offering universal grant support for a Boiler Upgrade Scheme, as well as zero/low interest consumer loans for households to meet the up-front costs of improving the energy efficiency of homes.

The Council are also exploring opportunities provided by 'Solar Together' - a group buying scheme for solar PV and battery storage. Delivered and managed via third party, it is designed to grant able-to-pay households access to trusted installers at lower than market prices (typically between 10-25%). Direct mail to approximately 98,000 households has been modelled for NYC, and a funding bid accepted to allow the first phase of marketing to proceed.

Key Priority: Ensuring that new housing supply of all tenures contributes to our net zero ambitions

We will meet this challenge by:

Ensuring that the new Local Plan maximises the quality of new homes in terms of design, energy efficiency, and accessible and adaptable standards.

Securing and developing homes to meet additional needs is essential to an inclusive housing strategy, enabling residents to live independently and with dignity, whilst also reducing pressure on HAS. The Housing Partnership's 'Affordable Housing Standard' is that homes should meet Nationally Described Space Standards, and they should be accessible and/or adaptable to suit customers' needs throughout their lifetime. It is important therefore that evidence is gathered for the new Local Plan, setting out what is considered necessary as to the adaptability of future housing stock, working with the Housing Partnership to agree a consistent approach.

Government have also confirmed implementation of the Future Homes Standard from Q1 2026, with new homes requiring low-carbon heating, high levels of energy efficiency and solar panels by default. Whilst this new standard is controlled through Building Regulations, rather than the Local Plan, compliance will be monitored by the Council as the Local Planning Authority.

<p>We will meet this challenge by: <i>Ensuring that all new council homes are built to Future Homes Standard and setting a minimum of EPC C, but with the aspiration of achieving EPC A where possible.</i></p>
<p>Minimum EPC C ratings have been achieved in all newly built Council homes, and going forward there is an expectation that new homes will achieve a minimum EPC B. A new specification is also required based on the Future Homes Standard, with Development and Housing Standard officers currently liaising to begin this work.</p>
<p>We will meet this challenge by: <i>Supporting our Registered Provider partners to meet net zero carbon ambitions in the delivery of new affordable homes.</i></p>
<p>By aligning efforts between the Housing Partnership and CA, there is an opportunity to use the region's net zero ambitions to generate inward investment and employment opportunities through the delivery of affordable homes, including local jobs, apprenticeships and training opportunities. The Council will work with its partners in this, committed itself to reducing carbon emissions and achieving net carbon neutrality by 2030, or as near to that date as possible.</p>
<p>Key Priority: Addressing stock condition issues, improving poor quality housing in all tenures</p>
<p>We will meet this challenge by: <i>Producing a private housing stock condition baseline and a retrofit action plan to inform future investment.</i></p>
<p>Whilst a baseline 'State of the Nation' report was commissioned to investigate the condition of private rented accommodation in North Yorkshire, work to understand the wider private market has been led by the CA. Their Retrofit Strategy and draft Housing Growth Plan both acknowledge the importance of decarbonising the region's homes; and the Council will monitor these documents, alongside the newly introduced Warm Homes Plan, to better understand the direction of travel relating to retrofit work and inform our own future investment decisions.</p>
<p>We will meet this challenge by: <i>Tackling stock condition issues, improving poor quality housing across all tenures.</i></p>
<p>The Council's Housing Improvement Plan establishes a commitment to meeting the Regulator's Consumer Standards. To ensure compliance, the Council approved a revised Lettable Standard in July 2025, setting out a consistent approach to the condition and specification of council homes at the point of letting. A rolling programme of stock condition surveys (to complete Autumn 2026) has also been introduced, to better understand current and future maintenance needs. The Council plans to shift from a reactive to proactive programme, completing repairs in-house and performing cyclical and planned maintenance to extend asset life and compliance.</p> <p>The Renter's Rights Act is expected to improve standards in the private rented sector, with councils expected to be more proactive in their pursuit of poor quality and unlawful landlords. Revisions are expected to the Council's Housing Standards Enforcement Policy to include the RRA, alongside the addition of a new separate Civil Penalty Notice Policy. Additional funding through the Second Homes Council Tax premium and New Burdens is helping to bolster the service in preparation for the RRA. The Council also secured £1.4m of funding through the Government's PRS Pathfinder programme, used to fund 9 temporary Housing Enforcement Officers (several then obtaining permanent positions via service restructures).</p> <p>More widely, the Council's Healthy and Sustainable Homes team have recruited new Energy Advisors, providing energy advice and support to residents with insulation and heating upgrades, and carbon reduction measures. Landlord forums have also been established for 2026, offering a wealth of information and support to private landlords operating in North Yorkshire.</p>
<p>We will meet this challenge by: <i>Working with the Mayoral Combined Authority to deliver the Carbon Abatement Pathway.</i></p>
<p>In October 2022, the YNYLEP launched the Route Map to Carbon Negative, wanting to reach net zero by 2034 and net negative by 2040. The former LEP have now been integrated into the CA, but this work continues - the Route Map's strategic priorities are currently being refreshed, and a draft 'Strategy for a Sustainable Future' due for public consultation in 2026.</p>

<p>We will meet this challenge by: <i>Using our legal powers to enforce and raise standards in the private rented sector - taking a consistent and firm approach to raising housing standards, including the further development of selective licencing schemes.</i></p>
<p>Two areas within Scarborough are subject to Selective Licencing schemes: Scheme 4 (Scarborough Town) introduced in June 2024 and in place until May 2029; and Scheme 3 (Scarborough South) which runs until April 2027 and is currently being reviewed. No other area within North Yorkshire has ever been designated for Selective Licensing; however, the 'State of the Nation' report allows us to assess whether other locations would be suitable for designation. The report highlights 38 areas (some under the current Scarborough schemes) where poor performance against health and deprivation indicators intersects with the highest concentrations of privately rented homes. The Council will continue to monitor conditions in the sector and will consider developing additional business cases in future, should this be deemed appropriate.</p> <p>Following Local Government Reorganisation, a considerable amount of work has been done to amalgamate the various private sector teams and reporting methods, to ensure consistency in how we set standards, manage cases and report outcomes. Alongside new licensing regimes expected for Supported Housing and Short-term Lets, measures do however indicate increasing legislative focus on the private sector and a growing demand for resources in this area.</p>
<p>We will meet this challenge by: <i>Taking forward the findings from the 'State of the Nation' report to develop targeted actions in locations with high concentrations of private rented stock, where there are identified issues.</i></p>
<p>As noted, 38 locations throughout North Yorkshire were highlighted as the lowest performing in terms of health/wealth indicators, alongside having a high proportion of private rental stock. This helps guide the Council when considering where to invest resources; the report recommending the Council: consider further selective licencing, develop assistance loans and incentives to improve conditions, increase overall supply, and respond to empty homes. Recommendations not already taken forward as part of the Strategy will require additional consideration.</p>
<p>We will meet this challenge by: <i>Maximising external funding opportunities to improve standards in the private rented sector and decarbonise homes across all tenures.</i></p>
<p>The publication of the Warm Homes Plan and additional funding capacity reinforces Government ambition to improve domestic energy efficiency. Whilst the possibility of longer-term planning is welcome, the Council will continue to seek out external funding opportunities where possible e.g. joint work is underway with CYC on an Indoor Air Quality Demonstrator Project, to measure air quality in the region's homes before and after retrofit measures. The project has been submitted to the Carbon Negative Challenge Fund, a £10m CA funding stream aimed at supporting innovative projects which could assist the authority in becoming the first carbon negative region.</p>
<p>Key Priority: Ensuring that our council homes meet the decent homes standard and management of our stock is fully compliant with the Regulator of Social Housing Consumer Standards</p>
<p>We will meet this challenge by: <i>Implementing the Housing Revenue Account Business Plan for all our housing stock over the next 30 years.</i></p>
<p>The Council have responded to the Regulator's C3 grading by committing to a new Asset Management Strategy and Housing Improvement Plan. To ensure compliance with the Consumer Standards and build further resilience, the HRA budget 2026/27 and medium-term financial plan commit £7m of additional capacity over the next three years related to repairs and maintenance works. The capital plan also incorporates significant investment to support the delivery of HRA homes (expected 1,220 additional over the 30-year plan) and included match funding for the Warm Homes Fund to improve homes to EPC C and to meet the DHS.</p>
<p>We will meet this challenge by: <i>Putting tenant safety first and fully meeting our regulatory responsibilities, including the eradication of mould and damp issues within set timescales.</i></p>

The Council's new Asset Management Strategy is underpinned by key legislation pertaining to housing and tenant safety - Awaab's Law, the Decent Homes Standard and the Regulator's Consumer Standards. To ensure compliance, the Council have improved their internal damp and mould processes, as well as launched an online reporting tool to make it easier for tenants to raise and report concerns - both around damp and mould, and for all other repairs. Whilst compliance has been initially focused on damp and mould, Awaab's Law incorporates all 29 HHSRS hazards, and the Council will respond to each as required by the legislation. KPIs have been established and performance to be reported on the Tier 1 dashboard.

Tenant safety in the private sector is also a concern, and the Asthma and Housing Pathway is being developed jointly between Public Health, the West Yorkshire ICB, local NHS acute trusts and NYC's housing teams, to ensure children and families with respiratory issues receive timely, joined-up support when housing conditions may be contributing to poor asthma control.

We will meet this challenge by:

Developing a new Tenancy Strategy and establishing clear and high standards for the delivery of tenancy services.

The Council's Tenancy Strategy was approved in February 2025, aiming to provide affordable housing tenancies which meet local housing needs, provide support to those who need it, improve choice, and contribute to sustainable communities, economic growth and recovery. A consultant report was consequently commissioned, to understand the progress made against the Housing Improvement Plan, and to ensure that the Council continues to meet the Regulator's Tenancy Standard. The results of this review have been overwhelmingly positive and highlight continued progress on our improvement journey.

We will meet this challenge by:

Appraising our housing stock and re-purposing where required.

Data derived from the Council's stock condition surveys will help inform capital investment planning, compliance monitoring, and repairs and improvement programmes. A review is currently underway of NYC's Community Centres, garage sites and Independent Living; and where appropriate, Council assets/land will undergo 'option appraisals' and be considered for re-purposing should this be deemed best use of resources.

Housing Strategy Action Plans – revised

THEME ONE: OUR PEOPLE

Key Priorities: <ul style="list-style-type: none"> Preventing and tackling homelessness. Recognising the needs of our population at different life stages. Meeting supported housing needs and the needs of specific groups. 	KPIs will monitor the number of: New homes specifically developed for older people (annually). Homeless assessments (quarterly). Successful homeless preventions and reliefs (quarterly). Households in temporary accommodation (quarterly). Rough sleepers (quarterly). Disabled Facilities Grants completed (quarterly). Refugee households resettled into permanent accommodation (annually).	
WE WILL PREVENT AND TACKLE HOMELESSNESS BY:		
<i>Bringing together homelessness prevention and support services across North Yorkshire to tackle homelessness, using a range of prevention tools, best practice, and interventions to prevent homelessness.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Implement the new Homelessness Toolkit across North Yorkshire.	Operational by April 2026.	Housing Needs Service - Kim Robertshaw
Develop and improve outreach services across North Yorkshire to ensure an accessible service within our rural areas.	As per new Homelessness & Rough Sleeper Strategy 2025-2030.	Housing Needs Service - Kim Robertshaw
Monitor the Housing Need Service KPIs to track emerging trends and service delivery/outcomes for residents.	Quarterly review of KPIs.	Housing Needs Service - Kim Robertshaw
<i>Delivering new, innovative, and existing accommodation solutions, including new temporary housing, and improving support and access to services.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Progress Temporary Accommodation Development Programme.	To complete 2028/29.	Housing Delivery - John Burroughs
Deliver the 'Place of Change' project in Scarborough.	To complete 2028/29.	Housing Delivery - John Burroughs
All current Temporary Accommodation mapped, and a programme for necessary upgrades agreed (SLA to be drafted between property and housing needs to establish clear roles and responsibilities).	SLA to be agreed 2026. Work complete by 2028/29.	Housing Needs Service - Kim Robertshaw Housing Standards - Lorraine Larini Housing Delivery - John Burroughs
<i>Doing all we can to reduce rough sleeping in North Yorkshire as much as possible, helping people live independent lives off the street.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Establish a consistent pathway across North Yorkshire for support and access into rough sleeper accommodation.	As per new Homelessness & Rough Sleeper Strategy 2025-2030.	Housing Needs Service - Kim Robertshaw
Develop additional emergency accommodation for rough sleepers dispersed throughout North Yorkshire.	To complete 2028/29.	Housing Needs Service - Kim Robertshaw Housing Delivery - John Burroughs
Establish business case for expanding on the Scarborough REACH / Housing First model and housing earmarked for further schemes.	As and when opportunities present.	Housing Needs Service - Kim Robertshaw Housing Delivery - John Burroughs

<i>Undertaking a full Homeless Review, leading to a new Homelessness Strategy by 2025.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Progress the Strategy's Action Plan – developing working groups and identifying key stakeholders.	Updated Action Plan to be in place by Autumn 2026.	Housing Needs Service - Kim Robertshaw
WE WILL RECOGNISE THE NEEDS OF OUR POPULATION AT DIFFERENT LIFE STAGES BY:		
<i>Updating our extra care offer to meet changing needs, including developing new models of extra care to accommodate smaller schemes in rural areas, supporting those with complex needs, including working age people with learning and physical disabilities, as well as people with dementia.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Progress the new model of EC procurement on the sites identified - Harrogate, Whitby, Bedale, Malton and Gargrave.	Procurements to be launched Spring 2026.	Supported Housing - Mike Rudd
Monitor effectiveness of the new model (key KPI to be diversion of people from residential care into Extra Care - target of 10 people per scheme).	Work ongoing – monitored through the allocations process.	Supported Housing - Mike Rudd
Consider the results and recommendations provided by the needs analysis of the Council's Extra Care offer.	Work to commence March 2026 with new Officer in post.	Supported Housing - Mike Rudd
<i>Working with Health and Social Care colleagues to ensure a holistic approach to meeting the needs of older people.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Explore M4 requirements within North Yorkshire for the new Local Plan.	In-line with LP developments.	Housing Strategy & Partnerships - Hannah Lawty
Complete work on the ISPA Handyperson programme.	Late 2026/27.	Housing Renewals - Lynn Williams
Maintain DFG complex case meetings with HAS and all partners to understand their roles (encompassing all housing tenures).	Work ongoing.	Housing Renewals - Lynn Williams
<i>Updating our own homes to provide improved specialist and adaptable housing for older people.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Independent Living review complete and data used to determine a plan for improvement and/or adaptation works.	Review complete Summer 2026.	Housing Standards - Lorraine Larini
Complete appropriate accessibility adaptations in general needs stock to support independent living.	Work ongoing.	Housing Standards - Lorraine Larini
<i>Developing accommodation to meet the needs of younger households and newly forming households.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Monitor completion of new affordable homes in North Yorkshire.	Work ongoing.	Housing Strategy & Partnerships - Matt Lewer
Use our evidence base (HEDNA, NYHC waiting list, HNS) to help determine the right size and location of new affordable homes.	Work ongoing.	Housing Strategy & Partnerships - Matt Lewer Housing Delivery - John Burroughs

WE WILL MEET SUPPORTED HOUSING NEEDS AND THE NEEDS OF SPECIFIC GROUPS BY:		
<i>Ensuring better integration of health and social care to support community based preventative pathways.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Implement the new Supported Housing Service.	To commence October 2026.	Supported Housing - Mike Rudd
Housing Need Service and HAS to co-commission and develop services where appropriate e.g. MEAM project in Harrogate.	Work ongoing.	Housing Needs Service - Kim Robertshaw HAS
Explore opportunities for health and social needs to be considered as part of the planning consultation process.	Work ongoing.	Housing Strategy & Partnerships - Hannah Lawty HAS
<i>Enhancing home improvement services to ensure that homes can be adapted to meet the needs of residents, including helping residents to live independently with the aid of assistive technology, including undertaking an options appraisal of all available service delivery models.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Complete review of DFG process, looking at both actions/quick wins as well as planning longer-term service development.	To complete 2026/27.	Housing Renewals - Lynn Williams
Complete work with RPs to agree standards on return of statutory consents and information to enable approval of DFGs.	2026 – Joint forums now in place.	Housing Renewals - Lynn Williams
NYC website up to date and residents able to undertake a provisional means test prior to an assessment.	2026	Housing Renewals - Lynn Williams
Review Mediequip and Lifeline services to inform wider strategic review planned 2027 onwards.	2026	Housing Renewals - Lynn Williams
<i>Implementation of the changes around the Young People's Pathway from CYPS into the Housing Needs Service through recommissioning and integration of Pathway 1- to prevent homelessness for 16-25-year-olds.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Monitor effectiveness of the new contract – KPIs established to monitor move-on success, negative pathway exits, development of YP and their satisfaction with the service.	Contract commenced February 2026 and reviewed quarterly.	Housing Needs Service - Kim Robertshaw
<i>Undertake further analysis, including housing needs analysis to better understand our changing demographics and communities, and be better able to meet the needs of all groups.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Consider the recommendations of the housing needs assessment for people with learning disabilities and Autistic people – notably the potential for a dedicated housing pathway.	Work ongoing as part of the Supported Housing Strategy Review.	Supported Housing - Mike Rudd Housing Needs Service - Kim Robertshaw
As part of establishing NYC's Supported Housing Strategy, undertake a full supported housing needs assessment.	2026.	Housing Strategy & Partnerships - Hannah Lawty Supported Housing - Mike Rudd

Consider the micro-commissioning of individual properties to increase supply of Supported Housing where appropriate.	As required.	Supported Housing - Mike Rudd Housing Delivery - John Burroughs
<i>Supporting refugee resettlement pathways and support services via a dedicated Refugee Resettlement Team.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Continue close working between Housing Options and Migrant Programmes Team to support Refugee Resettlement Team.	Work ongoing.	Housing Needs Service - Kim Robertshaw Migrant Teams - Lucy Moss-Blundell.
Liaise with Refugee Resettlement Team on provision of suitable accommodation through the Local Authority Housing Fund programme.	2026-2030	Housing Delivery - John Burroughs
<i>Supporting the development of a new Supported Housing Strategy for North Yorkshire.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Produce a Supported Housing Strategy to be approved by Council Executive.	In place by March 2027.	Housing Strategy & Partnerships - Hannah Lawty Supported Housing - Mike Rudd

THEME TWO: OUR PLACES

Key Priorities: <ul style="list-style-type: none"> • Growing the supply of affordable and available housing. • Addressing the rural housing crisis. • Supporting communities through neighbourhood renewal and regeneration. 	KPIs will monitor the number of: <ul style="list-style-type: none"> New housing completions overall (annually). HRA new builds - direct delivery (annually). HRA acquisitions (annually). Affordable Housing completions (annually). Empty homes brought back into use (annually). Community Led Housing completions and engagements (Bi-annually). Rural Housing Enabler programme completions (Bi-annually). Units delivered through the Development Partnership (Bi-annually). 	
WE WILL GROW THE SUPPLY OF AFFORDABLE AND AVAILABLE HOUSING BY:		
<i>Delivering at least 2,500 new homes per year across all tenures, including a minimum of 800 new affordable homes each year. We will also look at how we can work with our partners through the York and North Yorkshire Housing Partnership to deliver the affordable homes that we need.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Work with the YNYHP and SPP to address challenges relating to affordable housing development.	Work ongoing.	Housing Strategy & Partnerships - Matt Lewer
Establish NYC Affordable Housing Delivery Plan, to quantify/estimate output and determine a revised affordable housing target.	Work ongoing.	Housing Strategy & Partnerships - Hannah Lawty
<i>Developing an ambitious Council Housing (HRA) Business Plan, which will include growing our housing stock, with an ambitious 500 new council homes over the next 5 years.</i>		

ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Deliver on the HRA Business Plan (500 homes in 5 years).	To complete 2029.	Housing Delivery - John Burroughs
Progress the Housing Delivery Joint Venture with Lovell.	Contract sign off in 2026 with delivery of initial homes from 2027 onwards.	Housing Delivery - John Burroughs
<i>Developing an Investment Framework for new housing, ensuring that we are delivering the right homes in right places.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Support the CA and YNYHP to develop their Affordable Housing Delivery Plan.	April 2026.	Housing Strategy & Partnerships - Matt Lewer
<i>Working with the Mayoral Combined Authority and City of York Council to develop a Housing Investment Plan and supply pipeline, as well as deliver the Brownfield Housing Fund allocation.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Support the CA in their development of a Housing Growth Plan.	May 2026.	Housing Strategy & Partnerships - Matt Lewer
Continue work on NYC projects funded via the BHDF.	Round 3 projects to commence 2026.	Housing Delivery - John Burroughs
Support partner RPs to secure funding under the BHDF.	Work ongoing.	Housing Strategy & Partnerships - Matt Lewer
<i>Pursuing opportunities to bolster housing supply (temporary and permanent) in the medium to long term by working with new partners such as the Ministry of Defence and One Public Estates.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
NYC to consider a future bid under the BLRF.	Should opportunity present.	Housing Delivery - John Burroughs
Maintain quarterly meetings with MOD to review housing opportunities.	Work ongoing.	Housing Delivery - John Burroughs
<i>Maximising all sources of funding to support affordable housing viability and boost delivery.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Support RPs to bid for new funding available through the Second Homes Council Tax premium.	Work ongoing.	Housing Strategy & Partnerships - Matt Lewer
Establish new Development Forums with partner RPs.	First round April/May 2026 - to be biannual.	Housing Strategy & Partnerships - Matt Lewer
Consider all funding opportunities aimed at boosting affordable housing delivery.	SAHP open April 2026 onwards.	Housing Delivery - John Burroughs
<i>Reviewing all our land assets to identify land that could be used for new housing (affordable and market homes).</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Project Management Board to agree a strategic approach to affordable housing in relation to Council land - exploring the option to ringfence sites for 100% affordable schemes.	2026.	Housing Delivery & Partnerships - Hannah Heinemann

Developing our affordable housing delivery model, ensuring that we capture the best delivery models and develop them further to enhance affordable housing supply.

ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Develop the Council's Affordable Housing Delivery Plan.	2026.	Housing Strategy & Partnerships - Hannah Lawty.

WE WILL ADDRESS THE RURAL HOUSING CRISIS BY:

Supporting the Rural Housing Enabler Partnership and Community Led Housing groups – to ensure a supply of housing is maintained, of the right quality, type, and tenure in rural areas.

ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Increase the pipeline of Community-Led Housing schemes.	Work ongoing – to be reviewed in line with current Community Housing Fund Framework 2024-28.	Housing Enabling & Partnerships - Angela Walmsley

NYC to manage the RHE service and work with partners through the RHE Network to identify and deliver affordable rural housing schemes.	Work ongoing – output monitored via KPI.	Housing Enabling & Partnerships - Angela Walmsley
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Working strategically with the National Parks to deliver new affordable housing to both meet the needs of local households and support the sustainability of local communities in the National Parks.

ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Maintain quarterly meetings with the National Park authorities.	Work ongoing.	Housing Enabling & Partnerships - Angela Walmsley

Keeping sufficient focus on affordable housing supply in our rural communities.

ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Deliver housing in North Yorkshire's rural communities as part of the wider HRA Business Plan to deliver 500 new homes.	Work ongoing to 2029.	Housing Delivery - John Burroughs
Work with Community First Yorkshire to support the development of rural affordable housing, including considering proposals for DEFRA funding.	Work ongoing.	Housing Enabling & Partnerships - Angela Walmsley

Working with key partners to ensure that rural affordable homes are digitally enabled.

ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Engage with the YNYHP to confirm all new affordable housing in rural locations are digitally enabled.	2026.	Housing Strategy & Partnerships - Matt Lewer

Working with the York and North Yorkshire Housing Partnership, the Mayoral Combined Authority, and Homes England to develop an enhanced rural affordable housing supply pipeline and ensure that there is sufficient investment to deliver the homes needed.

ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Assist in establishing a Rural Housing Action Plan alongside the CA to ensure investment is targeted where most needed.	Inception meeting April 2026.	Housing Enabling & Partnerships - Angela Walmsley

WE WILL SUPPORT COMMUNITIES THROUGH NEIGHBOURHOOD RENEWAL AND REGENERATION BY:

<i>Developing an approach to neighbourhood renewal for our most deprived neighbourhoods.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Continue work towards approved Town Investment Plans for priority locations – Scarborough, Selby and Harrogate.	End of 2026.	Service Regeneration - Helen Jackson
Progress regeneration of identified Council sites in Scarborough to deliver new housing (tenure tbc).	Ongoing to 2029.	Housing Delivery - John Burroughs
<i>Working with key partners to support communities through projects that will improve their local environment.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Continue to develop and have full support for all Town Investment Plans with a pipeline of investable propositions.	32 approved plans by end December 2027.	Service Regeneration - Helen Jackson
Engage with community groups as part of Town Investment Plans where housing is an identified issue.	As required.	Housing Enabling & Partnerships - Angela Walmsley
<i>Working in partnership with the Mayoral Combined Authority and Homes England to drive strategic regeneration projects across North Yorkshire.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Work with the CA and SPP on funding opportunities linked to renewal projects to unlock stalled sites.	Work ongoing.	Housing Strategy & Partnerships - Matt Lewer
<i>Developing a new Empty Homes Strategy to bring long term empty properties back into use.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
New Empty Homes Strategy to be approved by Executive.	Survey data to be presented at O&S June 2026.	Housing Strategy & Partnerships - Hannah Lawty
<i>Making best use of existing properties and brownfield land to regenerate our towns.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Work to bring problem empty homes back into use, through both assistance and enforcement.	Work ongoing.	Housing Renewal - Lynn Williams
Deliver the 14 homes funded by Rd. 2 of the Brownfield Housing Fund.	To complete 2027/28.	Housing Delivery - John Burroughs
Begin development of homes funded by Rd. 3 of the Brownfield Housing Fund.	23 homes across 3 sites: delivery to commence in 2026 through to 2029.	Housing Delivery - John Burroughs

THEME THREE: OUR HOMES

Key Priorities:	KPIs will monitor the number of: Council owned homes improved through retrofit initiatives (annually) No. of private homes improved through energy efficiency initiatives (annually)
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<ul style="list-style-type: none"> Decarbonising the whole housing stock, including our council homes, making them more energy efficient and affordable to live in, reducing fuel poverty. Ensuring that new housing supply of all tenures contributes to our net zero ambitions. Addressing stock condition issues, improving poor quality housing in all tenures. Ensuring that our council homes meet the decent homes standard and management of our stock is fully compliant with the Regulator of Social Housing Consumer Standards. 	No. of homes achieving EPC C or above (annually) No. of private sector enforcement notices served (annually) No. of new homes build to Future Homes Standard (annually) No. of Council homes improved through Improvement Programme (annually)	
WE WILL DECARBONISE THE WHOLE HOUSING STOCK, INCLUDING OUR COUNCIL HOMES, MAKING THEM MORE ENERGY EFFICIENT AND AFFORDABLE TO LIVE IN, REDUCING FUEL POVERTY BY:		
<i>Developing a social housing decarbonisation plan, with the aim of getting all Council homes to achieve EPC C and up to Decent Homes Standard (when the target date is announced by Government).</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Use new stock condition data to target retrofit work in NYC properties relating to EPC C and DHS.	Work ongoing to Dec 2027.	Housing Standards - Lorraine Larini
Monitor impact of the Warm Homes Plan on retrofit capacity and duties relating to LAs.	Work ongoing.	Housing Standards - Lorraine Larini
Monitor the introduction of the new HEM in assessing energy efficiency and potential impact on HRA homes.	Work ongoing.	Housing Standards - Lorraine Larini
<i>Developing a longer-term plan with the aspiration of meeting EPC A/B for Council homes.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Develop and have approved an EPC Investment Plan for all NYC homes with relevant funding secured.	March 2027.	Housing Standards - Lorraine Larini
Monitor the availability of new Government funding to formulate a longer-term plan for meeting EPC A/B in Council homes.	Work ongoing.	Housing Standards - Lorraine Larini Housing Strategy & Partnerships - Hannah Lawty
<i>Working with our Registered Provider partners and Homes England to implement investment plans to make homes warmer and more affordable to live in.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Support the YNYCA in finalising their Retrofit Strategy.	2026.	Housing Strategy & Partnerships - Matt Lewer
Support the YNYHP to decarbonise existing social homes.	Homes to be decarbonised by 2038 – EPC C target by 2030.	Housing Strategy & Partnerships - Matt Lewer
<i>Attracting Government funding to improve and decarbonise our private sector homes.</i>		

ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Maintain current funding programme of WH: LG where budget allows.	Currently in a 3-year programme.	Housing Renewals - Lynn Williams
Monitor funding changes to the Warm Homes funds and feed into Government consultation.	2026 consultation.	Housing Renewals - Lynn Williams
Work with partners to secure available funding to improve energy efficiency (and other improvements) in private housing stock e.g. Solar Together and Air Quality monitoring.	Solar Together - first auction expected mid/late summer 2026.	Housing Renewals - Lynn Williams
WE WILL ENSURE THAT NEW HOUSING SUPPLY OF ALL TENURES CONTRIBUTES TO OUR NET ZERO AMBITIONS BY:		
<i>Ensuring that the new Local Plan maximises the quality of new homes in terms of design, energy efficiency, and accessible and adaptable standards.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Track the progress of FHS implementation and respond accordingly to Local Plan consultations.	Work ongoing.	Housing Strategy & Partnerships - Hannah Lawty
Ensure that all new homes are built to FHS and meet NDSS.	Work ongoing.	Planning Policy & Place - Steve Wilson
Gather evidence and agree an approach for the new Local Plan regarding future M4 requirements on new affordable housing.	In-line with Local Plan requirements.	Housing Strategy & Partnerships – Matt Lewer
<i>Ensuring that all new council homes are built to Future Homes Standard and setting a minimum of EPC C, but with the aspiration of achieving EPC A where possible.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Ensure all newly built Council homes have an EPC rating of B.	Work ongoing.	Housing Delivery - John Burroughs
Develop a new Council house specification which ensures they meet the FHS.	2026.	Housing Delivery - John Burroughs Housing Standards - Lorraine Larini
<i>Supporting our Registered Provider partners to meet net zero carbon ambitions in the delivery of new affordable homes.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Encourage partners in ensuring that all new affordable housing is built to net-zero principles.	Work ongoing.	Housing Strategy & Partnerships - Matt Lewer
WE WILL ADDRESS STOCK CONDITION ISSUES, IMPROVING POOR QUALITY HOUSING IN ALL TENURES BY:		
<i>Producing a private housing stock condition baseline and a retrofit action plan to inform future investment.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Monitor Warm Homes Fund, the CA's Retrofit Strategy and Housing Growth Plan to ensure NYC projects align with direction of travel.	Work ongoing.	Housing Renewals - Lynn Williams
<i>Tackling stock condition issues, improving poor quality housing across all tenures.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON

Through stock condition surveys, improve the data we hold re NYC housing stock to help inform investment plans.	Surveys to be completed September 2026.	Housing Standards - Lorraine Larini
Increase use of enforcement to improve the condition of homes in the private sector.	Monitor via RRA data submissions – completion of enforcement notices.	Housing Renewals - Lynn Williams
New Enforcement and Civil Penalties policies in place.	May 2026.	Housing Renewals - Lynn Williams
Roll out a new landlord forum for private landlords.	To commence April 2026.	Housing Renewals - Lynn Williams
<i>Working with the Mayoral Combined Authority to deliver the Carbon Abatement Pathway.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Monitor and feed into the Strategy for a Sustainable Future as required, being aware of our responsibilities within it.	Public consultation in 2026.	Housing Renewals - Lynn Williams Housing Standards Manager - Paul Cole
<i>Using our legal powers to enforce and raise standards in the private rented sector - taking a consistent and firm approach to raising housing standards, including the further development of selective licencing schemes.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Assess identified locations for new selective licensing schemes and, if appropriate, develop a business case to support future designation.	Late 2026/27, following RRA being embedded into service.	Housing Renewals - Lynn Williams Housing Strategy & Partnerships - Hannah Lawty
Review Selective Licensing Scheme 3 (Scarborough South) and complete renewal business case should this be considered appropriate.	2026 – designation to end April 2027	Housing Strategy & Partnerships - Hannah Lawty
Monitor the introduction of the RRA (via data collection and bench marking) alongside new licensing schemes to assess impact on resource and make the case for additional resources should they be required.	Significant new data collection requirements late 2026.	Housing Renewals - Lynn Williams
Taking forward the findings from the 'State of the Nation' report to develop targeted actions in locations with high concentrations of private rented stock, where there are identified issues.		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Consider the recommendations made within the report and formulate business cases for any options deemed suitable to progress.	Late 2026/27 - utilise report to support proactive work where resources permit.	Housing Renewals - Lynn Williams Housing Strategy & Partnerships - Hannah Lawty
<i>Maximising external funding opportunities to improve standards in the private rented sector and decarbonise homes across all tenures.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Monitor the Warm Homes Fund implementation and all potential funding opportunities maximised e.g. Indoor AQ Demonstrator Project.	Work ongoing.	Housing Renewals - Lynn Williams
WE WILL ENSURE THAT OUR COUNCIL HOMES MEET THE DECENT HOMES STANDARD AND MANAGEMENT OF OUR STOCK IS FULLY COMPLIANT WITH THE REGULATOR OF SOCIAL HOUSING CONSUMER STANDARDS.		
<i>Implementing the Housing Revenue Account Business Plan for all our housing stock over the next 30 years.</i>		

ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Maintain the HRA Business Plan, using ringfenced resources to support investment in Council housing stock to meet DHS.	30-year plan due to be formulated by March 27.	Housing Standards - Lorraine Larini
<i>Putting tenant safety first and fully meeting our regulatory responsibilities, including the eradication of mould and damp issues within set timescales.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Timescales for eradication of damp and mould issues set and met.	Work ongoing – to monitor via KPIs.	Housing Standards - Lorraine Larini
Respond to all relevant hazards as per the phases of Awaab's Law.	Work ongoing - monitored via KPIs.	Housing Standards - Lorraine Larini
<i>Developing a new Tenancy Strategy and establishing clear and high standards for the delivery of tenancy services.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Continue to meet the Regulator's Tenancy Standard and support the Housing Improvement Plan.	Work ongoing.	Housing Management - Carl Doolan
<i>Appraising our housing stock and re-purposing where required.</i>		
ACTION	TIMELINE	RESPONSIBLE TEAM/PERSON
Consider the outcomes of current stock reviews and consider sites for repurposing where appropriate (notably garage sites, Independent Living and Community Centres).	Work ongoing – all stock data to be collected by September 2026.	Housing Standards - Lorraine Larini Housing Management - Carl Doolan Housing Strategy & Partnerships - Hannah Lawty