



## POLICY AND RESOURCES COMMITTEE

Thursday 18 June 2015 at 6.30 pm

Council Chamber, Ryedale House, Malton

### Agenda

1 **Emergency Evacuation Procedure**

The Chairman to inform Members of the Public of the emergency evacuation procedure.

2 **Apologies for absence**

3 **Minutes**

(Pages 5 - 6)

4 **Urgent Business**

To receive notice of any urgent business which the Chairman considers should be dealt with at the meeting as a matter of urgency by virtue of Section 100B(4)(b) of the Local Government Act 1972.

5 **Declarations of Interest**

Members to indicate whether they will be declaring any interests under the Code of Conduct.

Members making a declaration of interest at a meeting of a Committee or Council are required to disclose the existence and nature of that interest. This requirement is not discharged by merely declaring a personal interest without further explanation.

### PART 'A' ITEMS - MATTERS TO BE DEALT WITH UNDER DELEGATED POWERS OR MATTERS DETERMINED BY COMMITTEE

6 **Appointments of Working Parties**

The Committee is requested to appoint Members to the following Working Parties/Sub-Committee.

**Senior Management Contracts Working Party**

The Leader of the Council, Vice Chairman of Policy and Resources and the Member Staff Champion.

**Resources Working Party (including Community Grants Working Party)**

Conservatives – 6 seats:

Substitutes:

Liberals – 1 seat:

Substitutes:

New Independents – 1 seat:

Substitutes:

Liberal Democrats – 1 seat:

Substitutes:

Independents – 1 seat:

Substitutes:

**Sub Committee – Appeals Panel**

3 named Members – 2 Conservatives, 1 Other

In the absence of any of these Members, the panel to consist of 3 Members (2 Conservative, 1 other) to be appointed by the Chief Executive in Consultation with the Chairman of Policy and Resources, or in the Chairman's absence, the Vice Chairman. The panel to meet as and when required.

7 **Delivering the Council's Priorities** (Pages 7 - 30)

8 **Exempt information**

That under Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended), that the public be excluded from the meeting for part of this item as there would be a likely disclosure of exempt information.

9 **Banking Arrangements** (Pages 31 - 36)

10 **Overpayments write offs** (Pages 37 - 42)

**PART 'B' ITEMS - MATTERS REFERRED TO COUNCIL**

11 **Council Tax Discretionary Relief Policy** (Pages 43 - 48)

12 **NNDR Transitional Relief** (Pages 49 - 54)

13 **Draft York, North Yorkshire and East Riding Housing Strategy 2015 - 2021**  
(Pages 55 - 110)

14 **Homelessness Strategy and Action Plan** (Pages 111 - 180)

**15 Exempt Information**

That under Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended), that the public be excluded from the meeting for part of this item as there would be a likely disclosure of exempt information.

**16 Land at Wentworth Street, Malton** (To Follow)

**17 Funding for Citizen's Advice Bureau** (Pages 181 - 200)

**18 Any other business that the Chairman decides is urgent.**

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## Policy and Resources Committee

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Held at Council Chamber, Ryedale House, Malton  
on Thursday 2 April 2015

### Present

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Councillors J Andrews, Arnold (Vice-Chairman), Bailey, Clark, Mrs Cowling (Chairman), Ives, Mrs Keal and Walker

Overview & Scrutiny Committee Observers: Councillor Wainwright

### In Attendance

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Nicki Lishman, Phil Long and Janet Waggott

### Minutes

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#### 53 **Apologies for absence**

Apologies for absence were received from Councillors Legard and Fraser.

#### 54 **Minutes of the meeting held on 5 February 2015**

##### **Decision**

That the minutes of the Policy and Resources Committee held on 5 February 2015 be approved and signed by the Chairman as a correct record, subject to Councillor Bailey's apology for absence being noted.

##### Voting record

5 for  
3 abstentions

#### 55 **Recommendations of the Resources Working Party held on 12 March 2015**

##### **Decision**

That the recommendations from the Resources Working Party held on 12 March 2015 be approved.

##### Voting record

7 for

#### 56 **Urgent Business**

There were no items of urgent business.

#### 57 **Declarations of Interest**

Councillor Arnold declared a personal non pecuniary but not prejudicial interest in Item 8 as a member of the Executive of the LEADER programme.

**PART 'A' ITEMS - MATTERS TO BE DEALT WITH UNDER DELEGATED POWERS OR MATTERS DETERMINED BY COMMITTEE**

**58 Creative Economy Commissioning Year 1 Report**

Considered – Report of the Head of Economy and Infrastructure

**Decision**

That the report be noted. Members asked that their thanks be passed to officers for their work on the creative economy commissioning project.

Voting record

Unanimous

**59 Appointments to Outside Bodies**

Considered – Report of the Chief Executive

**Decision**

That the report be referred to the Overview and Scrutiny Committee for consideration.

Voting record

Unanimous

**60 Delivering the Council Plan**

Considered – Report of the Chief Executive

**Decision**

That the report be noted.

Voting record

Unanimous

**61 Any other business that the Chairman decides is urgent.**

There being no items of urgent business the meeting closed at 7.00 pm.



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<b>REPORT TO:</b>	<b>POLICY AND RESOURCES</b>
<b>DATE:</b>	<b>18 JUNE 2015</b>
<b>REPORT OF THE:</b>	<b>CHIEF EXECUTIVE JANET WAGGOTT</b>
<b>TITLE OF REPORT:</b>	<b>THE COUNCIL'S PRIORITIES 2015-20</b>
<b>WARDS AFFECTED:</b>	<b>ALL</b>

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## **EXECUTIVE SUMMARY**

### **1.0 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to present the delivery against the Council's priorities in 2014/15 to committee, highlight the challenges facing the Council for the next 12 months and to reaffirm the Aims and Strategic objectives of the Council Business Plan for 2015/16 within this context. The Council Plan is attached at Annex A

### **2.0 RECOMMENDATIONS**

- 2.1 That members note the progress made by the Council in delivering its priorities in 2014/15 and the challenges to be faced in 2015/16
- 2.2 That members agree the Aims and Strategic Objectives of the Council Business Plan for 2015/20 as attached at Annex A.

### **3.0 REASON FOR RECOMMENDATIONS**

- 3.1 The Council Business Plan sets the strategic priorities for the Council for 2015 to 2020. The aims and strategic objectives are reviewed by members annually.
- 3.2 Members of the Council review the progress being made in delivering the Council's priorities at every committee cycle. This report is the annual review and is an element of the Council's performance management arrangements.

## **REPORT**

### **4.0 BACKGROUND AND INTRODUCTION**

- 4.1 The Council Business Plan has been revised following a review of the context in which the Council is operating, the Council's delivery of its priorities in 2014/15 and the challenges facing Ryedale in the next 5 years.

### **5.0 POLICY CONTEXT**

- 5.1 The Council Business Plan is the key policy statement of the Council and is complimented by other plans such as the Financial Strategy and Service Delivery Plans and strategies. Links to these can be found in the document attached at annex A.

## **6.0 CONSULTATION**

- 6.1 The Council engages with the communities it represents throughout the year and in relation to all policy development. The intelligence gathered from all engagement activities informs the delivery of the Council Business Plan and the annual budget process.
- 6.2 This report will be considered by each of the Council's committees ahead of its consideration by Council in July 2015.

## **7.0 REPORT DETAILS**

- 7.1 The following priorities are proposed for the Council Business Plan for 2015-20 which is attached at Annex A :

**Aim 1:** To create the conditions for economic success

**Strategic Objectives:**

1. Place of opportunity – economic structure and supporting infrastructure
2. Opportunity for people – increasing wage and skills levels through the provision of more and better jobs

**Aim 2:** To meet housing need

**Strategic Objectives:**

3. To change and add to housing stock to meet the local housing needs
4. To support people to access a suitable home or remain in an existing home

**Aim 3:** To have a high quality clean and sustainable environment

**Strategic Objectives:**

5. Reducing waste - sustain existing high levels of dry recycling, promotion of home composting and monitoring the impact of charging for green waste
6. To protect and improve the quality of our local environment

**Aim 4:** To have safe and active communities

**Strategic Objectives:**

7. Working with partners, statutory and VCS, to improve health and wellbeing of communities

**Aim 5:** To transform the Council

**Strategic Objectives:**

8. To understand our communities and meet their needs
9. To develop the leadership, capacity and capability to deliver future improvements, considering options for alternative modes of delivery.

- 7.2 The work undertaken in reviewing the Council Business Plan includes:
- Review of the context in which the Council operates taking into account comparative data from a wide variety of sources.
  - Review of the Council's performance in delivering its priorities and the key performance indicators used to monitor and report performance to members
  - Analysis of the feedback received from consultation undertaken



- Consideration of the challenges which may face the place of Ryedale and its communities and the Council itself in the next 5 years

7.3 Progress in delivering the Council's priorities is reported quarterly to the Policy and Resources Committee and the Overview and Scrutiny Committee. These reports are complimented by the Revenue Budget Monitoring reports also submitted to the Policy and Resources Committee. These reports are available on the Councils website and contribute to the delivery of the transparency agenda for local government.

7.4 The Councils Business Plan is attached at Annex A.

## **8.0 IMPLICATIONS**

8.1 The following implications have been identified:

a) Financial

There are no new financial implications in considering this report which are not accounted for in the Financial Strategy.

b) Legal

There are no significant legal implications arising from this report

c) Other

There are no significant other implications arising from this report.

**Janet Waggott**  
**Chief Executive**

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### **Background Papers:**

Council Plan 2009 -13

Delivering the Council Plan Reports – Reported quarterly to Policy and Resources Committee

**Background Papers are available for inspection at:**

[www.ryedale.gov.uk](http://www.ryedale.gov.uk)



# Ryedale District Council Plan 2015-2020

## Introduction

Welcome to Ryedale District Council's business plan – The Council Plan 2015-20. This plan is intended to explain to Councillors, members of the public, to partner organisations and to our staff what the priorities of the Council are for the next five years. We want our customers to have a clear understanding of the issues that this Council believes are most important for the next five years. The Council has linked the planning for its resources to the priorities in this plan. We want to focus our effort on those things that will make the difference to the lives of people in Ryedale's communities, targeting resources for those in greatest need.

The Council Plan includes 5 Priorities that will guide the Council as it delivers services for the people of Ryedale district over the next five years, challenges to be met in the next 12 months, examples of the action to be taken to meet these challenges and performance indicators which will be used to manage delivery of the priorities. Also included is a summary of achievements against priorities made in the preceding year.

## Why have we chosen these priorities?

### Aim 1 To create the conditions for economic success

There is a need to strengthen and diversify Ryedale's economy. Levels of unemployment are low but for those in employment wages are also low, making housing unaffordable for many. The Ryedale economy is currently over reliant on traditional industries that are associated with low pay there is strength in the advanced engineering, agri-food and creative economy and tourism sectors. People in Ryedale are very entrepreneurial with many working at home, in self employment or running small businesses.

The conditions need to be created in Ryedale to support the development of opportunities within sectors that are generally better paid than the current low average income levels. This would then provide opportunities for those with higher and specialist skill levels and additionally the potential to employ younger people who often choose to leave the area to access better opportunities. The population is ageing and businesses continue to struggle to access skilled workers, whilst good students leave the area. Communities in Ryedale have poor transport links via the A64 and only one rail station, broadband coverage is estimated to be 74% compared to 84% in York and North Yorkshire and mobile phone coverage is patchy. Ryedale is the 5<sup>th</sup> least affordable rural area in which to live in the country with poor access to services such as supermarkets, schools, post offices and petrol stations.

The biggest challenges are therefore to develop the infrastructure whilst valuing the historic towns and mitigating flood risk. There is a need to attract investment from the Local Growth Fund into Ryedale.

### Aim 2 To meet housing need in the Ryedale District Council area

In Ryedale there is an imbalance between market house prices and the amount that many local people can afford to pay for a home. This is a result of low wage levels (£10.33 an hour in Ryedale, £13.15 GB average) and high house prices (£213,983). Ryedale has an increasingly ageing population and as people get older their housing needs often change, with an increased level of support from services and access to specialised housing provision. People want to live in Ryedale and believe it is a good place to live where they can enjoy a high quality of life. Affordable housing includes social rented and intermediate housing provided to specified eligible households whose needs are not met in the market.

Ryedale has performed very strongly in delivering housing is one of the few authorities in North Yorkshire to be delivering new homes at the level required by their Local Plan. The delivery of new housing is all currently from market housing and this is delivering all of the affordable housing.

### **Aim 3 – To have a high quality, clean and sustainable environment**

A striking characteristic of Ryedale is the outstanding quality of its countryside, villages and market towns. This is reflected in the designation of the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty. The finest examples of historic buildings and features in Ryedale are legally protected; there are 46 conservation areas, more than 2,000 listed buildings, 440 scheduled ancient monuments and eight registered historic parks and gardens. Ryedale District is very sparsely populated relative to the rest of England, being ranked 2nd, with over half of the population living in villages, hamlets and isolated dwellings. Ryedale possesses a very high quality environment and our aim is to maintain this in future years.

### **Aim 4 – To have safe and active communities**

Ryedale has a network of community facilities for recreation and leisure activities which are all owned and managed by local communities for their own use, and that of other residents and visitors. The council supports existing and new facilities through a community grants programme. The Council owned facilities are now managed under contract with Everyone Active.

The health of people in Ryedale is generally better than the average in England, deprivation is lower than the average, but Ryedale remains the area with the highest rate for road casualties in England. Levels of activity in our communities are high, for physical activity and social activity such as volunteering and gardening (11.4% census ) and the half of the population report they are in very good health (45.5 % census).

Ryedale has one of the lowest crime rates in the country and much work is undertaken to maintain this level and to try and gain improvements. The priorities for Safer Ryedale in response to concerns expressed by residents are tackling dog fouling, safer roads, Alcohol and substance harm reduction, reducing levels of domestic violence and anti-social behaviour and tackling crime in the community. Safer Ryedale – the community safety partnership - responds to the needs of our community through shared intelligence and deployment of joint resources.

### **Aim 5 – To Transform the Council**

We need to ensure that we understand our communities and deliver improvement in the areas which will make the greatest difference in the quality of life of people in our communities. We need also to target our resources on those who are in the greatest need, whilst ensuring that we deliver high quality services which represent good value for money for the taxpayer. The Council faces significant challenges in balancing its budget over the next 5 years, with savings in the region of £500k needing to be realised in 2016/17 and it is anticipated that since launching the one 11 programme the Council will have saved over £4 million by 2020. The Council will be required to make a saving of between 6% and 7% on the revenue budget of £6.8 million to achieve a balanced budget in 2016/17.

Because of the rural nature of Ryedale inequality and disadvantage can occur in small pockets within any community. We need therefore to be innovative in the way we deliver our services and that they can be accessed. Ryedale is fully parished with 100 parishes, 5 town councils, 66 parish councils and 29 parish meetings. The level of turn out at elections is consistently high, we will continue to support local democracy and encourage participation in civic life. The election turnout in May 2015 was 69.4% with 42,241 registered to vote in Ryedale.

**RYEDALE  
DISTRICT  
COUNCIL**



**The Council's vision for Ryedale is of a place**

where all residents can enjoy a good quality of life, with strong, prosperous and welcoming communities

**The Mission of the Council is**

working with you to make a difference

## **Council Priorities 2015-20**

**Aim 1: To provide employment opportunity and create the conditions for economic success in Ryedale**

**Strategic Objective 1:**

Place of opportunity – to have the economic structure and supporting infrastructure in place

**Strategic Objective 2:**

Opportunity for people – increasing wage and skills levels through the provision of more and better jobs.

**We will do this through the development of sites and premises, physical infrastructure and business support and increasing levels of wages and skills in the workforce.**







Our priority activities will include:



















- Identifying sufficient sites for industrial, business and retail use
- Improving the vitality of Malton as a retail centre
- Improving the infrastructure and strengthening the role of the market towns
- Serving the needs of local businesses in a changing economic climate
- Helping people to acquire the skill they need to access employment opportunities
- Paying the right benefit to the right people at the right time
- Contribute to securing the best deal for devolution for Ryedale, North Yorkshire and York and the East Riding
- A64 upgrading:

- With Highways England – Hopgrove to Barton Hill
- With NYCC/SBC and the LEP – Crambeck to Malton / Norton to Scarborough
- Growing agri-food sector
  - Working in partnership with Fera, University of York and Stockbridge on a network of bio-economy growth sites
  - Growth at Fera site – 800 jobs – national agri-food innovation campus – with investment of £8.3m from Local Growth Fund
  - Malton Food Enterprise Zone including the new livestock market and investment of £2.1m Local Growth Fund
  - Y&NY LEP ambition is to be the global leader in food, agri-tech, and bio-renewables
- Supporting growth of our engineering sector linked to the Potash scheme
  - Kirkbymoorside campus
  - Strengths of Derwent Training
- Using planning to support appropriate growth eg allocating employment land
  - Expansion of Thornton Road Industrial Estate, Pickering
- Communicate with businesses and understand where council can help
- Funding apprenticeships and linking skills with employer needs
  - Ryedale Employability Partnership

**Challenges for 2015/16 are:**

- To have the Community Infrastructure Levy scheme examination in autumn 2015.
- To build a business case and secure implementation of major projects in the Ryedale Economic Action Plan, including securing Local Growth Fund and LEP support, to include FERA, A64 improvements and Malton AgriBusiness Park, and other projects to meet the needs of market towns and villages
- To have the sites document ready for examination and the Helmsley Development Plan Document adopted to compliment the LDF
- To establish the Malton Food Enterprise Zone and a network of bio-economy sites around York
- To continue to seek to secure a sustainable future for the Milton Rooms
- Brambling Fields – assess and introduce traffic management measures to make effective use of the improved junction
- Progress initiatives to improve the skills match between the local workforce and the needs of local employers, including apprenticeship schemes and expanding the employability partnership.

Aim 1: Employment Opportunity & Economic Success						
		EC 10	Total Job Seeker Allowance Claimants Aged 16 – 64			
Current Value	0.8%	April 2015	Previous value	1.6% March 2014	Data is published monthly	
April 2015: Yorkshire and the Humber 2.6%, Great Britain 1.9%.						
		EC 12a	% Ryedale population aged 16-64 qualified - NVQ1 or equivalent			

Current Value	83.1%	Jan - Dec 2014	Previous value	91.9% Jan - Dec 2013	Data is published annually
Ryedale has the lowest population qualified to NVQ level 1 or above in North Yorkshire and is the third lowest in Yorkshire and the Humber. Young people achieve level 1 and 2 NVQ's in order to improve their career prospects. The council has targeted resources through various apprenticeships. This level is a stepping stone to future learning opportunities.					
		EC 12b	% Ryedale population aged 16-64 qualified - NVQ2 or equivalent		
Current Value	67.5 %	Jan - Dec 2014	Previous value	80 % Jan - Dec 2013	Data is published annually
Ryedale has the lowest of population qualified to NVQ level 1 or above in North Yorkshire. Young people achieve level 1 and 2 NVQ's in order to improve their career prospects. The council has targeted resources through various apprenticeships. This level is a stepping stone to future learning opportunities.					
		EC 12c	% Ryedale population aged 16-64 qualified - NVQ3 or equivalent		
Current Value	54.4%	Jan - Dec 2014	Previous value	53.2% Jan - Dec 2013	Data is published annually
Ryedale performance is above the North Yorkshire average for this level of qualification.					
		EC 12d	% Ryedale population aged 16-64 qualified - NVQ4 or equivalent		
Current Value	41%	Jan - Dec 2014	Previous value	40.1% Jan - Dec 2013	Data is published annually
Ryedale performance is well above the North Yorkshire average for this level of qualification.					
		EC 13a	Gross weekly earnings by workplace excluding overtime		
Current Value	£414	2013/14	Previous value	£412.6	2012/13
Ryedale has the lowest level of earnings by workplace in Yorkshire and the Humber					
		EC 13b	Gross weekly earnings by residency		
Current Value	£424.80	2013/14	Previous value	£412.20	2012/13
Although an increase in weekly pay compared to last year - Ryedale still has the lowest Gross weekly earnings in Yorkshire and Humber.					
		EC 40	Employment Rate - aged 16-64		
Current Value	84.5%	Jan - Dec 2014	Previous value	81%	Jan - Dec 2013
Jan-Dec 2014-15: Yorkshire & Humber - 70.5%, Great Britain - 72.4%					
Jan-Dec 2013-14: Yorkshire & Humber - 69.7%, Great Britain - 71.3%					

- Supporting Plans:
- [The Ryedale Plan](#)
- [The Ryedale Economic Action Plan](#)

#### Achievements in 2014/15 include:

- £8.3m of funding towards the transition of the Food and Research Environment Agency site at Sand Hutton to the National Agri Food Innovation Campus, with an expected 800 new jobs to be created at the site over forthcoming years.
- £2.1m of Government funding has been secured to help bring forward the new Livestock Market and Agri- Business Parks at Old Malton.

- Injured Jockey's Fund second respite and rehabilitation centre, is set to open in Malton in late Spring 2015
- Ministerial visit to Rosti McKechnie, where 400 new jobs have been created at this specialist supplier for the car industry.
- Ryedale Apprenticeship scheme – supported apprentices in industry and within the Council
- 4th year of opportunity knocks, with a record 20 companies taking part and 400 school pupils from all four of Ryedale's secondary schools attending.
- Established the Ryedale Employability Partnership involving schools and industry
- Partnership working with NYBEP including 4 secondary schools took part in Careers Practitioner Professional Development day
- Tourism campaign two centre holiday
- Visitor Information Point opened in a bookstore in Helmsley
- Love your market campaign
- Business Rates Reoccupation Relief Scheme adopted



## Aim 2: To meet housing needs in the Ryedale District Council area

### Strategic Objective 3:

To change and add to housing stock to meet the local housing needs

### Strategic Objective 4:

To support people to access a suitable home or remain in an existing home

**We will achieve this through the provision of additional affordable and specialist homes and the adaptation of existing homes and by supporting people to access a suitable home or remain in an existing home with support services provided.**

And our priority include:

Affordability and the supply of homes

- Work with partners to increase the supply of good quality new housing across all tenures and locations (in line with Local Plans/site allocations).

Our geography

- Ensure that our housing stock reflects the needs of urban, rural and coastal communities

Changing demography

- Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives

Quality of our housing stock

- Via policy guidance and negotiation, ensure new homes are of high design and environmental quality
- Continue to ensure that we make best use of our existing stock and that it is of a decent quality and meets the needs of our communities
- Ensure all homes have a positive impact on health and well being and are cheap to run

Homelessness and specific needs groups

- Continue to reduce homelessness
- Ensure Housing is allocated fairly and on the basis of need
- Provide appropriate housing and support for those with specific housing needs

### The Challenges for 2015/16 are:

Affordable Housing Delivery:

- To maintain delivery of new affordable homes in the current economic climate and deliver more than 375 affordable homes by 2020. Developments on site or with permission are expected to deliver around a further 200 additional affordable units during 2015/16 and 2016/17.

- The LEP have identified a stretch target of 250 new homes for Ryedale a year for the next 5 years, whilst also maintaining a 5 year land supply, in line with government policy. Recent experience has demonstrated that the most effective form of delivery of affordable homes is through the delivery of market led housing schemes – in order to maintain new housing supply, permissions need to be granted to developers for major housing schemes.
- Maximising income from New Homes Bonus through permissions for new housing and reducing numbers of empty homes.
- Preparation of LDF Sites Documents for publication in 2015
- Helmsley Plan to be published, examined and adopted by December 2015
- Maximise opportunities to support housing delivery through funding initiatives such as Local Growth Fund, Get Britain Building
- Thoroughly investigate innovative ways of building and local delivery of affordable homes in Ryedale.
- CIL examination and links to Housing and infrastructure by the end of 2015

Ensuring that our housing stock reflects the needs of the Ryedale communities across all areas

- Continue to support the work of the Rural Housing Enabler Network and RHE Team
- Address the needs of housing markets including tackling poor quality private housing
- Reducing the number of empty properties in the District and maximising income from New Homes Bonus

Ensuring that our housing stock meets the diversity of needs of our communities at all stages of their lives

- Increase the number and range of homes suitable for our ageing population
- Increase the number and range of homes suitable for working age households, particularly first time buyers, to enable mixed and sustainable communities through policy guidance and negotiation ensuring new homes are of high design and environmental quality

Work closely with house builders, land owners and registered providers to communicate aspirations and needs around quality and design

Promoting grants and loans schemes and service available to improve private sector housing stock

Continue to make best use of existing stock and ensure it is of a decent quality to meet the needs of our communities

- Develop and maintain an understanding of the condition of existing stock
- Identify and use opportunities to redevelop existing residential or commercial stock for new housing

Ensure all homes have a positive impact on health and wellbeing and are affordable to run

- Continue to deliver investment in Energy Efficiency
- Reduce the impact that poor housing has on health and wellbeing

Continue to reduce Homelessness:

- Reduce homelessness through prevention
- Reduce the use of and improve the quality of temporary accommodation
- Reduce the incidence of youth homelessness
- Improve access to support services
- Managing the impact of changes to the welfare benefits system on vulnerable residents

Ensure Affordable Housing is Allocated Fairly and on the Basis of Need
















- Support the sub regional Choice Based Lettings approach and local solutions where appropriate

Provide appropriate Housing and Support for those with Specific Needs

- Identify new and improved opportunities to provide housing and support for households with specific needs  
Support the needs of Gypsy, Roma, Traveler and Showmen
- Continuing the good practice and joint working across the sub-region

Aim 2: Housing Need						
		BS RB 3	Speed of processing - changes of circumstances for HB/CTB claims			
Current Value	9.0 days	2014/15	Current Target	12.0 days	March 2014 - 8.7	
Recent focus on Change of Circs forms has led to dramatic reduction in time taken. Latest value of 5 days for April 2015 well down on December 2014 figure of 14.7 days.						
		FP 7	Net additional homes provided			
Current Value	261	2014/15	Current Target	200	2013/14	
Increase of 37 on 2013/14 figure of 224 additional homes provided.						
		FP 8	Supply of deliverable housing sites			
Current Value	118%	2014/15	Current Target	100.0%	See Annual Monitoring Statement and Strategic Housing Land Availability Assessments. Target five year housing supply= 100%	
		HS 1	Homeless applications on which RDC makes decision and issues notification to the applicant within 33 working days (was LPI 70)			
Current Value	100.0%	2014/15	Current Target	100.0%	Target is to decide on all applications within 33 days	
100% completion of homeless applications within target in 2014/15 year. During quarter 4 of 2014/15, 4 homeless applications were made. All 4 of these had a decision made within 33 days of application receipt.						
		HS 5	Number of Homeless Applications			
Current Value	30	2014/15	Current Target	35	Total number of applications for 2013/14 = 35	
A total of 30 homeless applications were received over the course of 2014/15, lower than the target set and now at its lowest level.						
		HS 8	Prevention of Homelessness through Advice and Proactive Intervention			
Current Value	159	2014/15	Current Target	155	Target is to achieve 10% improvement in numbers of preventions year on year	
159 homeless preventions during the course of the 2014/15 year.						
		HS 10a	% Households in Ryedale in Fuel Poverty (10% income measure)			
Current Value	26%	2013/14	Current Target	27.9%	2012/13	
Latest results yet to be published. Est. no. of households 23,090 of which 6,446 in fuel poverty.						
		HS 10b	% Households in Ryedale in Fuel Poverty (Low Income High Cost)			
Current Value	11.1%	2013/14	Current Target	11.9%	2012/13	
Latest results yet to be published. Est. no of households 23,090 and 2,738 households in fuel poverty						

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		HS 14	Affordability Ratio			
Current Value	7.36	2013/14	Current Target	8.65	2012/13	
North Yorkshire 7.20, England 6.45						
		HS 11	Empty Domestic Properties (New Homes Bonus Annual Return)			
Current Value	249	2014/15	Current Target	253	2012/13	
Annual figures of 885 empty at the end of 31st March 2014, with a total of 299 being empty for more than 6 months.						
		BS RB 2	Speed of processing - new HB/CTB claims			
Current Value	34.2 days	2014/15	Current Target	25 days	March 2014 – 61.5 days	
Much improved processing speed for new claims - Latest figures for April 2015 show speed of processing now at 25.7 days compared to 73.6 days in August 2013. Processing speed has been as low as 12.1 days in March 2015.						
		HS 2	Length of stay in temporary accommodation (B&B, weeks) Snapshot			
Current Value	6.25 weeks	2014/15	Current Target	4.00 weeks	Target: National maximum allowable is 6 weeks. Local target of 4 weeks	
Length of stay in temporary accommodation increased over 2014/15 due to anomaly result in Q4 of 22 weeks. Q1 - 4 weeks. Q2 - 0 weeks, Q3 - 1 week.						
		HS 17	Number of affordable homes delivered (gross)			
Current Value	67	2014/15	Current Target	75	35% of market housing target would result in 70 affordable homes arising from 200 net additional homes.	

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Supporting Plans:

[The Ryedale Plan](#)

York, North Yorkshire and East Riding Housing Strategy 2015/21

[The Ryedale Housing Strategy Action Plan](#)

**Achievements in 2014/15 included:**

- Ryedale District Council partnered with iChoosr – the UK's leading expert in collective energy switching and together was able to deliver market leading tariffs - to help residents save on fuel bills
- 8 affordable rented homes completed in Nawton, Beadlam

- Council has teamed up with Yorkshire Energy Partnership to offer free home insulation to all residents living in the Ryedale area. The 'Wrapping up Yorkshire' scheme is a move aimed at tackling fuel poverty and helping residents save up to £310\* a year on their fuel bills
- RDC and Yorkshire Energy Partnership to promoted a new "free green electricity" scheme to local residents, which will give homeowners the opportunity to have solar panels installed for free.
- encouraged residents to apply for a government incentive scheme to insulate solid walled properties
- Ryecare continued to provide peace of mind for over500 potentially vulnerable residents
- White Rose Home Improvement Agency produced 'warm packs' containing practical items to help keep people safe and warm this winter and providing a winter weather emergency fund, to help those who may suffer in their homes as a result of cold, wintry weather
- White Rose Home Improvement Agency (HIA) was awarded a three year contract with North Yorkshire County Council, so that it can continue to help older and vulnerable residents live independently in their own homes across the Borough of Scarborough and the Ryedale district.
- Supported parish councils in undertaking housing needs surveys
- Supported a scheme which enable residents can reap the financial benefits of being part of Oil Buying Co-operatives – saving up to 10% off fuel bills. Over a quarter of Ryedale homes are heated using oil.
- A record number of affordable homes have been built in rural North Yorkshire over the past four years – exceeding the target by 25%. And the past 12 months has been the best – with the North Yorkshire Rural Housing Enabler Network and its partners delivering 179 completions over 23 sites. Ryedale has delivered 67 affordable homes over the last 12 months
- Private landlord forum with information relating to issues for all private landlords including loan sharks, housing benefit and the Consider-Rate scheme
- Promoted the Warm Home Discount Scheme which helps those in need with their winter energy costs by paying a credit onto the energy account of the qualifying account holder.
- Through CAB, supported Senior Citizen Warm Winter Health Package Week, preparing consumers for winter by offering free, impartial and confidential advice to help consumers save energy, cut their bills and get all the support they are entitled to.

## Aim 3: To have a high quality, clean and sustainable environment

### Strategic Objective 5:

Reducing waste - sustain existing high levels of dry recycling, promotion of home composting and monitoring the impact of charging for green waste

### Strategic Objective 6:

To protect and improve the quality of our local environment

**We will achieve this through the reduction of CO2 emissions and planning to adapt to climate change and improving the quality of our local environment**

Our priority activities will include:



















- Page 22
- Reducing levels of CO2 emissions from our own operations
  - Increasing the rate of recycling and reducing the amount of waste collected
  - Reducing the amount of trade waste sent to landfill sites
  - Designing for the environment
    - Ensuring that future developments are in the right locations
    - Avoid inappropriate development in flood risk areas and managing the risk of future flooding
    - Improving street and environmental cleanliness
    - Improving levels of local biodiversity
    - Encouraging communities to manage their local environment

### The Challenges for 2015/16 are:











- Encourage the increased take up of home composting as the first stage in the councils waste prevention hierarchy.
- To maintain the level of Garden Waste subscriptions at or above 46%.
- Maintain the percentage of dry recycling collected with the consequential reduction in waste sent to landfill.
- Reviewing waste collections, targets and tonnages following implementation of our sustainable policy to charge for green waste.
- Respond to changes in the public health system to ensure that there is the capacity to meet local needs influencing better care fund and integration, managing

the impact for Ryedale

- Continue to work to alleviate pockets of flooding in Ryedale, working in partnership with other agencies to address problems in market towns and villages and contributions towards pumping stations
- Progressing the development of the York and North Yorkshire Waste Partnership.

Aim 3: High Quality Environment					
		DM 2	Planning appeals allowed		
Current Value	38.00%	2014/15	Current Target	33.00%	Target based on national averages and benchmarking
The national performance level is consistently in line with the target figure of 33%, performance for Ryedale has varied because of the relatively low number of appeals received.					
		DM 157a	Processing of planning applications: Major applications (13 weeks)		
Current Value	81.48%	2014/15	Current Target	70.00%	Targets originally set under Planning Delivery Grant regime
By definition these applications are complex, often requiring for example legal agreements such as Section 106. These applications represent 4% of the total number received. Performance has improved in recent months, now well above target.					
		HE 13	% of Food establishments in the area broadly compliant with food hygiene law		
Current Value	76%	2013/14	Current Target	72%	Target is to improve on previous year. Assessments of premises undertaken using risk based scoring and national guidance. 17% of premises are low risk and not accessed and by default not compliant under the national definition for this indicator.
17% of premises are low risk and not assessed and by default not compliant under the national definition for this indicator. The figures in brackets above take into account this number					
		SS 16	% of Household Waste Composted		
Current Value	33.64%	2013/14	Current Target	30.00%	Target set following analysis of previous performance levels
Performance continues to be above target.					
		SS 35	% CO2 reduction from LA operations.		
Current Value	-7.5%	2013/14	Current Target	3.0%	Target set for three years, based on national guidance. To be reviewed following analysis of performance to date
Investment made in energy efficiency measures continues to result in improvements in levels of CO2.					
		SS 36	Tonnes of CO2 from LA operations		
Current Value	1,622	2013/14	Current Target	1,754	Target set for three years, based on national guidance. To be reviewed following analysis of performance to date

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See above				
		SS 192	% of household waste sent for reuse, recycling and composting	
Current Value	52.70%	2013/14	Current Target	49.70% National target to achieve 50% by 2020
Performance continues to be above target and national average				
		DM 157c	Processing of planning applications: Other applications (8 weeks)	
Current Value	88.20%	April 2015	Current Target	93.00% Targets originally set under Planning Delivery Grant regime
Processing of applications in this area continues to perform close to the target level. Customer satisfaction has increased on previous years. Delegated decisions are currently made on 88% of decisions against a target of 90%.				
		SS 15	% of Household Waste Recycled	
Current Value	19.02%	2013/14	Current Target	20.00% Target set following analysis of previous performance levels
Performance continues to improve slightly but priority is now to maintain this level of performance				
		DM 157b	Processing of planning applications: Minor applications (8 weeks)	
Current Value	68.10%	April 2015	Current Target	80.00% Targets originally set under Planning Delivery Grant regime
Performance has been improving for some months and this trend is continuing. The latest processing level of 80% in May 2015 is now at its highest level since May 2010.				
		SS 17	Household Waste Collection - % change in kilograms per head	
Current Value	6.29%	2013/14	Current Target	0.25% Target is to improve on previous years change
Residual waste going to landfill continues to reduce, year on year.				

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Supporting Plans:

The Ryedale Plan

Service Delivery Plans are available on Covalent

**Achievements in 2014/15 included:**

- A new website was launched by the North Yorkshire Building Control Partnership (NYBCP) providing information on the many aspects of Building Regulations needed by residents of Hambleton, Richmondshire, Ryedale, Scarborough and Selby when altering their properties
- The one day sale of subsidised compost bins, organised by Ryedale District Council and the York and North Yorkshire Waste Partnership, proved to be a huge success, with over 355 containers sold.



- Four award winning developments in Ryedale featured at the 2014 Local Authority Building Awards for North and East Yorkshire.
  - Winner of the Best Refurbishment or extension of a Listed Building
  - Winner of the Best Commercial Small Building/Scheme
  - Winner of the Best Social or Affordable Housing Development
  - Winner of the Best Educational Building
- Introduced charging for garden waste collections launched in June 2014 and continued in March 2015. An overall target of 46% was reached for 2014/16 which substantially exceeded the 35% target set
- Support provided for local litter picking groups throughout the year with collection of rubbish and promotion of community clear up days
- A multi-agency flood group which has been meeting since 2012 to look at the emergency response to flooding in the area, commissioned a flood study which models the causes of flooding in four affected locations in Malton, Norton and Old Malton.
- Following consultation with local people Safer Ryedale are working in partnership to tackle dog fouling - one of the main complaints highlighted by the Ryedale Community.  
Patrols have been stepped up in hotspot areas and £50 fines issued to irresponsible dog owners in a bid to reduce the amount of dog waste left on any designated land open to the air and to which the public have access.
- Facilitated a public meeting 'unpacking fracking'
- In an effort to support Ryedale District Council's Choose2Reuse campaign, community groups in Malton, Kirkbymoorside and Pickering are hosted three 'Give or Take' events in October and early November
- North Yorkshire Building Control partnership achieved the Investors in People (IIP) Gold Standard
- Yorwaste won a contract to handle, process and sell all recycling materials collected from households in Ryedale.
- North Yorkshire Building Control Partnership (NYBCP) has retained the prestigious ISO 9001:2008 certification for their efforts to provide a quality service to their customers
- For the second year in a row Ryedale District Council has earned an RSPCA Gold Footprint for its efforts to deal with stray dogs in regard to animal welfare. Around 100 stray dogs a year are looked after by the Ryedale District Council supported by the RSPCA, local dog rescue groups and breed rescue groups

# Council Priorities 2015-20

## Aim 4: To have safe and active communities

### Strategic Objective 7

Working with partners, statutory and VCS, to improve health and wellbeing of communities

**We want to encourage active lifestyles in communities where everyone feels welcome and safe and will achieve this through our support for safe and healthy villages and towns**

Our priority activities will include:

- Minimising the effects of crime and anti-social behaviour on communities within Ryedale
- Improving perceptions of local crime levels.
- Working to increase participation in and satisfaction with the sport, active recreation
- Improving the cultural offer in Ryedale




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**The Challenges for 2015/16 are:**

- Continue to maintain low levels of crime through local delivery whilst the structural changes to community safety partnerships are implemented across North Yorkshire
- To support improvements in reducing the levels of obesity, the council is in the process of introducing a Tier 2 weight management programme as part of a healthy weight initiative, following obtaining grant funding from NYCC. The programme will be delivered by Everyone Active.
- Provide community grants to support the solutions proposed by the market towns, villages and parishes.
- Allocate funds, as appropriate, to CAB to commission and deliver the services required in Ryedale to support vulnerable people, including the Foodbank.
- To offer support for the continued provision of urgent care at Malton Hospital.

#### Aim 4: Active Safe Communities

		EC 77	Total Crime in Ryedale			
Current Value	1483	2014/15	Current Target	2200	2013/14	

		HE 10	Adult participation in sport and active recreation. Sport England Active People Survey-Annual			
Current Value	28.2%	2014/15	Current Target	23.6%	Active People Survey 7	
Ryedale has shown a 5.2% increase in adult participation in sport and active recreation since October 2005.						

Supporting Plans:

[The Ryedale Sports Strategy](#)

[Safer Ryedale Partnership Plan](#)

Service Delivery Plans are available on Covalent

#### **Achievements in 2014/15 included:**

- The third Ryedale Social Enterprise event run by Coast and Vale Community Action (CaVCA) and sponsored by Ryedale District Council, held in Pickering.
- Community grants awarded to help 29 local projects get off the ground, including village halls, sports facilities and community services and projects
- Worked in partnership with NY Police through safer ryedale to target offenders and reduce the number of metal thefts across Ryedale.
- Safer Ryedale promoted a Crime Prevention Menu, giving advice about how to keep your home safe over the Christmas period.
- The Office of National Statistics' "Crime in England and Wales, year ending September 2014" report published in January this year, places the North Yorkshire Police area as the second lowest crime location in England.
- A range of energy efficient and technical improvements have been made to Derwent Pool for the benefit of customers
- North Yorkshire Police, Safer Ryedale, North Yorkshire County Council and other agencies launched their annual crackdown on motorists who drive under the influence of drugs or alcohol in December.
- As part of a community effort to raise the profile of the district and funds for a local charity "A Rose for Ryedale" has been created
- Safer Ryedale urged Ryedale residents to get sheducated and take some simple steps to keep thieves at bay.
- Defra has confirmed that the North York Moors, Coast and Hills (NYMCH) LEADER Programme and the Coast, Wolds, Wetlands & Waterways (CWWW) LEADER area were successful in their bid for funds from the Rural Development Programme for England, which seeks to improve the quality of life in rural areas. £2.3 million will be available over the next 6 years
- Sports and Leisure Management (SLM) Ltd, operating under its brand name, Everyone Active, took charge of the three leisure facilities in the area on 1 October 2014 in partnership with the Council, with the aim of getting more people in the area active. The successful procurement exercise unlocked substantial savings over the life of the contract, plus capital investment by Everyone Active into Ryedales leisure facilities which included a new gym at Pickering.
- Provided support for the tour de france and tour de yorkshire enroute through Ryedale
- Hundreds of cycle fans turned out to watch a weekend of top action at the Ryedale Grand Prix at Ampleforth
- RDC issued a set of final accounts which were unqualified by the external auditors

# Council Priorities 2015-20

## Aim 5: To transform Ryedale District Council

### Strategic Objective 9:

To know our communities and meet their needs

### Strategic Objective 10:

To develop the leadership, capacity and capability to deliver future improvements, considering options for alternative modes of delivery.

**We want to transform Ryedale District Council to ensuring we understand our communities and that their needs are met.**

**We will achieve this by delivering outcomes that are important to local people and developing the leadership, capacity and capability of the Council to deliver improvements in priority areas.**






















Our priority activities will include:

- Page 28
- Supporting service improvement to meet the needs of all – excellence and diversity
  - Promoting and supporting democracy, encouraging participation in civic life
  - Delivering services which are effective, efficient and economic
  - Building our capacity to deliver through collaboration and working in partnership
  - Secure continuous improvement against the Councils Corporate Governance Framework
  - Achievement of value for money in all the councils operations
  - Monitoring levels of customer satisfaction

### The Challenges for 2015/16 are:

- To maximise the opportunities to achieve efficiencies and meet the needs of customers through the further of the development of the Business Hub
- To deliver a balanced budget in 2016/17 and plan for meeting future financial challenges, including generating projected income.
- Make effective use of the New Homes Bonus funding
- To meet the ongoing challenges presented to the Council by the finance reforms including localisation of Council Tax, business rates and the implementation of Universal Credit
- Maintain processing times for benefits claims and maintain these in line with national targets – 30 days for new claims and 10 days for change of circumstance
- Rolling programme of investment to Council owned property – Ryedale House and the Depot to maximise income by attracting other tenants
- Continue to work with NYCC, other Districts and partners to deliver services
- Agree and deliver a transformation programme to ensure the Council has the capacity to deliver services and meet needs through to 2020

## Aim 5: Transforming the Council

		BS AS 3	Payments made using electronic channels	
Current Value	91%	2014/15	Current Target 85%	Target is set to maintain performance
Electronic channels include web, telephone and Direct Debit.				
		BS BI 02	% FOI Requests responded to within 20 working days	
Current Value	95%	2014/15	Current Target 90%	ICO Target to LAs
		BS RB 11	% of Council Tax collected	
Current Value	98.52%	2014/15	Current Target 98.39%	Target is set to maintain performance
Collection rates are above target and above the previous year's performance.				
		BS RB 12	% of Non-domestic Rates Collected	
Current Value	98.86%	2014/15	Current Target 98.83%	Target is set to maintain performance
Collection rates are above target and slightly above the previous year's performance.				
		BS AS 1 RDC	Service enquiries resolved at first point of contact (telephone)	
Current Value	37%	2014/15	Current Target 50%	Target is for year on year improvement
Telephone enquiries continue to range in number and complexity. Further training to be given for Streetscene queries to improve response rate in this area.				
		BS MD 1	Standard searches done in 5 working days	
Current Value	40.5%	2014/15	Current Target 90.0%	Target is set to maintain performance
Late responses from NYCC pushing back timing of standard searches.				
		HR A 01 R	Average number of Working Days Lost Due to Sickness Absence per FTE, RYEDALE	
Current Value	1.35 days	February 2015	Current Target 0.63 days	Target is North Yorkshire average for 2009

### Supporting Plans:

[The Ryedale Plan](#)

[The Ryedale Economic Action Plan](#)

[The Ryedale Housing Strategy Action Plan](#)

[The Ryedale Sports Strategy](#)

[Safer Ryedale Partnership Plan](#)

RDC Financial Strategy 2015-20

**Achievements in 2014/15 included:**

- As part of Ryedale District Council's Democracy Rocks project, Crash Bang Ballot!, a Stomp style musical performance using old metal ballot boxes, was held at Helmsley Arts Centre
- Successfully implemented all changes to the system for registering to vote - Individual Electoral Registration - with online registration available for the first time.
- Delivered a challenging triple election in May - General, District and Parish elections
- Council Tax has been frozen for the sixth year running. Ryedale District Council's part of the Council tax bill is just over 11% of the total bill and is £176.72 for a band D property. The remainder of the bill is made up by the County Council (71% of the bill), Police Authority (14%) and Fire Authority (4%). Overall a resident in a band D property saw the Council Tax rise from £1,527.19 to £1,554.06.
- A number of successful prosecutions for fraud have been concluded following joint investigations conducted by Veritau, who investigate fraud on behalf of Ryedale District Council, and the Department for Work and Pensions.

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<b>PART B:</b>	<b>RECOMMENDATIONS TO COUNCIL</b>
<b>REPORT TO:</b>	<b>POLICY AND RESOURCES COMMITTEE</b>
<b>DATE:</b>	<b>18 JUNE 2015</b>
<b>REPORT OF THE:</b>	<b>FINANCE MANAGER (s151) PETER JOHNSON</b>
<b>TITLE OF REPORT:</b>	<b>COUNCIL TAX DISCRETIONARY RELIEF POLICY</b>
<b>WARDS AFFECTED:</b>	<b>ALL</b>

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## **EXECUTIVE SUMMARY**

### **1.0 PURPOSE OF REPORT**

1.1 This report sets out the Council's proposed framework for delivering its powers to grant discretionary relief to reduce council tax under provisions set out in Section 13A(1)(c) of the Local Government Finance Act 1992.

### **2.0 RECOMMENDATION(S)**

2.1 It is recommended that:

- (i) Approval be given to introduce the attached Council Tax Discretionary Relief Policy (Appendix A), incorporating powers to grant relief under section 13A(1)(c) of the Local Government Finance Act 1992.
- (ii) Delegated authority be given to the Finance Manager to determine such applications for Council Tax Discretionary Relief where they relate to cases of exceptional hardship.
- (iii) Agree that application of Council Tax Discretionary Relief to a class of case is determined by the Policy and Resources Committee, the application of the relief is then delegated to the Finance Manager as under (ii)

### **3.0 REASON FOR RECOMMENDATION(S)**

3.1 Section 2(7) of Schedule 1A to the Local Government Finance Act 1992 Act (inserted by Sched. 4 to the 2012 Act) requires that a council tax reduction scheme "must state the procedure by which a person can apply to the authority for a reduction under section 13A(1)(c)".

#### **4.0 SIGNIFICANT RISKS**

- 4.1 Any award of a discount under Section 13A (1) (c) is funded entirely at the Council's cost. Members agreed to contribute £6k to a Council Tax Support Hardship Fund when setting the 2013/14 budget.
- 4.2 There have been no awards under Section 13A (1) (c) (formerly Section 13A) since November 2005. People who were potential recipients have received alternative help such as Council Tax Benefit/Support, exemptions, discounts, or Discretionary Housing Payments.

#### **5.0 POLICY CONTEXT AND CONSULTATION**

- 5.1 The award of Section 13A (1) (c) reductions as outlined in this report is most closely linked with the corporate aim of Active Safe Communities. Consultation takes place on an annual basis regarding the Local Council Tax Support Scheme.

### **REPORT**

#### **6.0 REPORT DETAILS**

- 6.1 Councils can reduce the amount of council tax payable by granting locally defined discounts under provisions contained in Section 13A of the Local Government Finance Act 1992. Section 13A(1)(c) allows for a discretionary reduction which can be used in relation to any individual case or by determining a class of case for which the charge should be reduced. The discount must be funded from the Council's Revenue Budget (General Fund) and can amount to anything up to 100% of the council tax charge.
- 6.2 The Council has not had cause to consider granting discretionary discount for any individual case and does not currently have a policy for doing so.
- 6.3 This Authorities Council Tax Reduction Scheme limits support to working age claimants to a maximum of 91.5% of Council Tax liability, the Authority may receive individual discretionary relief referrals. To enable the Council to administer and determine these potential referrals the Council needs to introduce clear guidelines under which individual requests for discretionary relief can be determined.
- 6.4 Powers granted under Section 13A allow the billing authority to reduce the Council Tax payable either for specific classes of cases, as determined by the billing authority, or for individual cases. The billing authority has the power to either reduce or cancel the Council Tax payable.
- 6.5 The intent behind this legislation was to allow billing authorities to create local discounts or exemptions to cater for local circumstances, for example flooding.
- 6.6 The Local Government Act 2012 inserted a new section 13A in the Local Government Finance Act 1992, and this creates two discounts:
- (i) Local Council Tax Support schemes under 13A(1) (a) and (b); and
  - (ii) 13A(1)(c) which is effectively the original 13A discounts that we can use to increase reductions already given under our Local Council Tax Support schemes.



- 6.7 The implications under 13A(1) (a) and (b) are considered and agreed by Full Council on an annual basis when deciding the Local Council Tax Support scheme to replace Council Tax Benefit from 1 April 2013.
- 6.8 The Collection Fund (Council Tax Reductions) (England) Directions 2013 legislate that from 1 April 2013, only discretionary discounts under section 13A(1)(c) will continue to be borne solely by Ryedale District Council.

### **Section 13A(1)(c) Procedures**

- 6.9 We currently have 25,033 domestic properties in Ryedale and could therefore receive many applications for reductions. It is not viable for members to consider each individual application. We need to be able to process applications quickly while ensuring consistency in approach and giving due consideration to the financial implications. We must also bear in mind many of the applicants may supply sensitive information they may not wish to be shared.
- 6.10 The system of delegation detailed below should ensure that proper and consistent consideration is given to all applications, the financial implications are considered and that Members have the final say in deciding on creating specific classes of reductions.

### **Procedure for creating and deciding applications for specific classes of reduction**

- 6.11 Where the Section 151 Officer in conjunction with the Chair of Policy and Resources Committee decide that consideration should be given to creating a specific class of reduction a recommendation will be made to the Policy and Resources Committee. The Policy and Resources Committee will have the delegated power to create, amend or cancel any specific class of reduction.
- 6.12 Once a specific class of reduction has been agreed by the Policy and Resources Committee individual applications for that class are to be considered by the Revenues and Benefits Section. The Section 151 Officer will have the delegated power to decide individual applications within an agreed class of reduction.

### ***Procedure for deciding individual one-off applications for reductions***

- 6.13 The power to decide individual one-off applications (that is all applications other than those to create a specific class of reduction or for a reduction under a specific class) is delegated to the Section 151 Officer.
- 6.14 The Council Tax Reduction Schemes (Prescribed Requirements) (England) Regulations 2012 set out a prescribed procedure in which an application may be made for a discretionary reduction and this requires the Council to introduce a policy for considering such applications.
- 6.15 The Council will exercise its discretionary power to reduce Council Tax by considering applications in accordance with the attached policy (Appendix A).
- 6.16 Consideration will be given to reducing council tax for an individual applicant where they can show exceptional financial hardship. Each case will need to be considered

on its own merits, taking into account the circumstances of the applicant, although a consistent approach will need to be taken to ensure fairness.

- 6.17 Should the Council identify the need to determine a specific class of case to which discretionary relief should be granted it will bring a separate report to the Policy and Resources Committee for approval.

## **7.0 IMPLICATIONS**

7.1 The following implications have been identified:

a) Financial

Any relief awarded under Section 13A (1) (c) will be charged in its entirety to this Council's General Fund. Members agreed to transfer £6k per annum into a Council Tax Hardship Fund when setting the 2013/14 budget. The Council will draw down from this fund to mitigate the cost of any relief awarded.

b) Legal

There are no legal implications regarding this report.

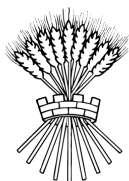
c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)

Adoption of this policy, as required by legislation, will ensure that all applicants for relief under the terms of this policy are treated equally.

**Peter Johnson**  
**Finance Manager (s151)**

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**Background Papers:**



## **Discretionary s13a(c) relief**

### **Introduction**

Section 13A of the Local Government Finance Act 1992 (as amended by section 76 of the Local Government Act 2003) gives power to a billing authority as follows:

- (1) Where a person is liable to pay Council Tax in respect of any chargeable dwelling and any day, the billing authority for the area in which the dwelling is situated may reduce the amount which he is liable to pay as respect the dwelling and the day to such extent as it thinks fit.
- (2) The power under subsection (1) above includes power to reduce an amount to nil.
- (3) The power under subsection (1) may be exercised in relation to particular cases or by determining a class of case in which liability is to be reduced to an extent provided by the determination.
- (4) However, the Council will consider claims on individual cases. There are financial implications to awarding any discounts other than those currently available under the statutory legislation and the financial burden of Section 13A discounts has to be met through an increase in the general level of council tax for other payers.

### **Discretionary Scheme**

- There must be evidence of hardship or personal circumstance that justifies a reduction in Council Tax liability.
- The circumstances under consideration may include those outside of the customer's control.
- The customer must not have access to assets or savings that could be realised and used to pay Council Tax.
- The taxpayer must satisfy the council that all reasonable steps have been taken to resolve their situation prior to application.
- Applications will be granted in exceptional circumstances and where other eligible discounts, reliefs, exemptions, Discretionary Housing Payments, Valuation Office/Valuation Tribunal action or appeals have been considered.
- If the Council Tax account is in arrears, the Council must be satisfied that non-payment was not due to wilful refusal or culpable neglect to pay the Tax.

### **How to apply**

- An application should relate to the current council tax year, unless the liable person has just received an account following late valuation for a previous year(s).
- The application must be in writing by the taxpayer or by someone authorised to act on their behalf, when the liable person is incapable of applying due to health reasons.
- The Council will request any reasonable evidence including the applicant's financial circumstances (household income and expenditure) in support of an application.

Separate applications must be made in respect of different dwellings and/or council tax accounts. No costs will be borne by the Authority in the provision of this evidence.

- The request must set out the circumstances upon which the application is based and any hardship or personal circumstances concerning why the relief is required.
- Where information or evidence requested has not been received within 21 days the Council will determine the application on the basis of the evidence and information in its possession.
- The Council may refuse to award discount where lack of this information and evidence does not enable the Council to reach an informed decision regarding the applicant's circumstances.

#### **Decision**

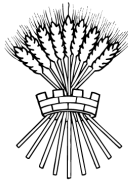
- The council will make a decision on the application by delegated authority.
- If relief is granted it will not continue beyond the end of the council tax period for which it is claimed.
- The relief is intended as short-term assistance only and must not be considered as a way of reducing Council Tax long term.
- If there is a change in circumstances which means that it is no longer appropriate for an award to be made, the council may end or adjust the award as appropriate.
- The Council will provide a written notice of its decision to the applicant or their representative within 21 days of receiving sufficient information to make a decision. The decision notice will detail:
  - The amount of the award (if appropriate)
  - The period of the award (if appropriate)
  - Provide details of how the award (if any) will be made
  - Details of how to ask for reconsideration or obtain information about the decision

#### **If you do not agree with our decision**

Under Section 16(1)(b) of the Local Government Finance Act 1992, there is a right of appeal if a customer applying for a discretionary reduction under Section 13A is aggrieved by the Council's decision. The appeal must be made in writing to the council tax office and give your reasons for appeal.

The council will then consider whether the customer has provided any additional information against the required criteria that will justify a change to its decision.

If the original decision is upheld and the customer remains aggrieved, or the council does not make a determination within 2 months, there is a further right of appeal to the Valuation Tribunal.



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<b>PART B:</b>	<b>RECOMMENDATIONS TO COUNCIL</b>
<b>REPORT TO:</b>	<b>POLICY AND RESOURCES COMMITTEE</b>
<b>DATE:</b>	<b>18 JUNE 2015</b>
<b>REPORT OF THE:</b>	<b>FINANCE MANAGER (s151) PETER JOHNSON</b>
<b>TITLE OF REPORT:</b>	<b>BUSINESS RATES DISCRETIONARY TRANSITIONAL RELIEF POLICY</b>
<b>WARDS AFFECTED:</b>	<b>ALL</b>

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## **EXECUTIVE SUMMARY**

### **1.0 PURPOSE OF REPORT**

The purpose of the report is to seek approval for a new policy in relation to business rates collection.

### **2.0 RECOMMENDATION(S)**

- 2.1 It is recommended that Members approve the policy to award discretionary business rate "Transitional Relief" (attached at Appendix A).

### **3.0 REASON FOR RECOMMENDATION(S)**

- 3.1 On 3 December the government announced in the Autumn Statement that the current transitional rate relief scheme will be extended to March 2017 for properties with a rateable value up to and including £50,000.
- 3.2 The transitional relief scheme was introduced in 2010 to help those ratepayers who were faced with higher bills. The original scheme ended on 31 March 2015 and as a result a number of ratepayers will face a jump to their full rates bill from 1 April 2015.
- 3.3 As this is a measure for 2015-16 and 2016-17 only, the government is not changing the legislation around transitional relief. Instead the government will reimburse local authorities that use their discretionary relief powers, under section 47 of the Local Government Finance Act 1988 (as amended) to grant relief. Central government will fully reimburse local authorities for the local share of the discretionary relief (using a grant under section 31 of the Local Government Act 2003).

#### **4.0 SIGNIFICANT RISKS**

4.1 There are no significant risks to the Council from implementing this policy.

#### **5.0 POLICY CONTEXT AND CONSULTATION**

5.1 The award of Transitional Relief as outlined in this report is most closely linked with the corporate aim of Employment Opportunity and Economic Success. No further consultation has taken place on the content of this report.

### **REPORT**

#### **6.0 REPORT DETAILS**

6.1 Business properties are generally re-valued every five years and given a new rateable value in a new rating list. As this may lead to large increases or decreases for some businesses the Government introduces, at the start of a list, a transitional relief scheme that limits the amount by which a business' rates can be increased or decreased.

6.2 The current Transitional Relief scheme was introduced in 2010, with the introduction of the 2010 rating list.

6.3 As the Government has decided not to revalue business rate properties from 1<sup>st</sup> April 2015 (when it was originally due) the transitional scheme they put in place when rateable values were last generally amended (1<sup>st</sup> April 2010) ends on 31<sup>st</sup> March 2015 as it was legislated for a 5 year period.

6.4 This means some businesses who were receiving relief under the transitional scheme (because their rateable values increased by a large amount in 2010) are left facing large increases as their transitional relief is taken from them with effect from 1<sup>st</sup> April 2015.

6.5 The Chancellor announced in the autumn statement on 3rd December 2014 that this was not the intention of the government and that the government would extend Transitional Relief for small and medium size businesses for 2015-16 and 2016-17.

6.6 Small and medium size businesses are those with a rateable value of up to £50,000.

6.7 The government has announced that it is not able to extend the existing transitional relief scheme into 2015-16 and 2016-17 as was its intention but to ensure that business rate payers are not unfairly penalised, have announced a scheme for Council's to use their powers under section 47 of the Local Government Finance Act 1988 to award discretionary relief in these cases of an amount in line with that which would have been awarded if the scheme had been extended. The amount of relief awarded in this way would then be reimbursed to councils as a section 31 grant.

6.8 As the legislation has been amended to introduce this change under the discretionary powers, each Local Authority needs to develop a policy to deal with the operation and delivery of the relief.

6.9 A copy of the proposed policy is attached at Appendix A.

- 6.10 The guidance issued by the Department of Communities and Local Government changes the way the calculation is carried out from the existing Transitional Relief scheme for 2015-16 and 2016-17, an explanation of the calculation is contained within the policy document.
- 6.11 It's anticipated that less than 50 businesses will be affected by this change, though as Business Rate appeals are settled by the Valuation Office Agency (VOA) this figure may change throughout the year and a number of manual calculations will need to be carried out to establish if these accounts qualify for the amended transitional relief.

## **7.0 IMPLICATIONS**

- 7.1 The following implications have been identified:
- a) Financial  
There are no direct financial implications to the Council, the Council will award the relief as outlined and will then claim the costs of the relief back from central government via a grant claim later in the financial year.
  - b) Legal  
There are no legal implications regarding this report.
  - c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)  
None to report.

**Peter Johnson**  
**Finance Manager (s151)**

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**Background Papers:**  
**None**

# **Appendix A**

# Ryedale District Council

## POLICY FOR AWARDING TRANSITIONAL RATE RELIEF FOR THE 2015/2016 AND 2016/17 FINANCIAL YEARS

On 3 December the government announced in the Autumn Statement that the current transitional rate relief scheme will be extended to March 2017 for properties with a rateable value up to and including £50,000.

The transitional relief scheme was introduced in 2010 to help those ratepayers who were faced with higher bills. The original scheme ended on 31 March 2015 and as a result a number of ratepayers will face a jump to their full rates bill from 1 April 2015.

### **How will the relief be provided?**

As this is a measure for 2015-16 and 2016-17 only, the government is not changing the legislation around transitional relief. Instead the government will reimburse local authorities that use their discretionary relief powers, under section 47 of the Local Government Finance Act 1988 (as amended) to grant relief. Central government will fully reimburse local authorities for the local share of the discretionary relief (using a grant under section 31 of the Local Government Act 2003).

### **Which properties will benefit from relief?**

Properties that will benefit are those with a rateable value up to and including £50,000 who would have received transitional relief in 2015/16 or 2016/17 had the existing transitional relief scheme continued in its current format. In line with the existing thresholds in the transitional relief scheme, the £50,000 rateable value threshold should be based on the rateable value shown for 1/4/10 or the substituted day in the cases of splits and mergers.

This policy applies to transitional relief only (i.e. those moving to higher bills) and not to transitional premium (i.e. those moving to lower bills).

### **How much relief will be available?**

The government will fund the discounts to ensure eligible properties receive the same level of protection they would have received had the transitional relief scheme extended into 2015/16 and 2016/17. The transitional relief scheme should be assumed to remain as it is in the current statutory scheme except that:

- the cap on increases for small properties (with a rateable value of less than £18,000) in both 2015/16 & 2016/17 should be assumed to be 15% (before the increase for the change in the multiplier), and
- the cap on increases for other properties (up to and including £50,000 rateable value) in both 2015/16 and 2016/17 should be assumed to be 25% (before the increase for the change in the multiplier).

Changes in rateable value which take effect from a later date will be calculated using the normal rules in the transitional relief scheme. Properties whose rateable value is £50,000 or less on 1 April 2010 (or the day of merger) but increases above £50,000 from a later date will still be eligible for the relief. Where necessary the Valuation Office Agency will continue



to issue certificates for the value at 31 March 2016 or 1 April 2017. The relief will be calculated on a daily basis.

### **Recalculations of relief**

As with the current transitional relief scheme, the amount of relief awarded will be recalculated in the event of a change of circumstances. This could include a backdated change to the rateable value of the property. This change of circumstances could arise during the year in question or during a later year.

The Non-Domestic Rating (Discretionary Relief) Regulations 1989 (S.I. 1989/1059) require authorities to provide ratepayers with at least one year's notice in writing before any decision to revoke or vary a decision so as to increase the amount the ratepayer has to pay takes effect. Such a revocation or variation of a decision can only take effect at the end of a financial year. A condition of awarding this relief however will be that awards are conditional upon the facility to allow the amount of relief to be amended within the year to reflect changing circumstances from the date the change applies.

### **State Aid**

State Aid law is the means by which the European Union regulates state funded support to businesses. Providing discretionary relief to ratepayers is likely to amount to State Aid. However the extension of transitional relief will be State Aid compliant where it is provided in accordance with the De Minimis Regulations (1407/2013)<sup>9</sup>. The De Minimis Regulations allow an undertaking to receive up to €200,000 of De Minimis aid in a three year period (consisting of the current financial year and the two previous financial years).

To administer De Minimis it is necessary for the local authority to establish that the award of aid will not result in the undertaking having received more than €200,000 of De Minimis aid. To achieve this it is possible that an application form for the relief may be issued where appropriate to include a declaration relating to State Aid. Calculating the extension of transitional relief where other reliefs apply under the existing statutory transition scheme which ends on 31 March 2015, transitional relief is measured before all other reliefs. But the extension of transitional relief into 2015/16 and 2016/17 will be delivered via section 47 of the Local Government Finance Act 1988 (as amended by the Localism Act) which is measured after other reliefs (including other Localism Act delivered reliefs such as retail relief). Therefore the process to be followed for all applications is:

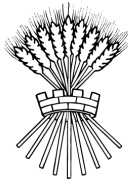
Step 1: identify those eligible properties which would have qualified for transitional relief in 2015/16,

Step 2: calculate the actual rates bill for those properties in 2015/16 after all other reliefs assuming transitional relief has ended,

Step 3: calculate the rates bill for those properties in 2015/16 after all other reliefs assuming transitional relief continued (in line with the assumptions in this guidance), and

Step 4: calculate the difference between stage 2 and 3 and award a Localism Act discount to that value.

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<b>PART B:</b>	<b>RECOMMENDATION TO COUNCIL</b>
<b>REPORT TO:</b>	<b>POLICY AND RESOURCES COMMITTEE</b>
<b>DATE:</b>	<b>18 JUNE 2015</b>
<b>REPORT OF THE:</b>	<b>HEAD OF PLANNING AND HOUSING GARY HOUSDEN</b>
<b>TITLE OF REPORT:</b>	<b>DRAFT YORK, NORTH YORKSHIRE AND EAST RIDING HOUSING STRATEGY 2015/21</b>
<b>WARDS AFFECTED:</b>	<b>ALL</b>

---

## **EXECUTIVE SUMMARY**

### **1.0 PURPOSE OF REPORT**

1.1 This strategy replaces the previous North Yorkshire Housing Strategy 2010/15, and now incorporates the local authority areas of York and East Riding. This reflects the boundary of both the Local Enterprise Partnership (LEP) and the Housing Board for this area. There has been extensive consultation with the community and stakeholders and the draft is now ready for approval from individual Local Authorities. This will be an overarching strategy for Ryedale and a district-based action plan is still required to assist implementation of the York, North Yorkshire and East Riding (YNYER) Housing Strategy.

### **2.0 RECOMMENDATION**

2.1 It is recommended that the Policy and Resources Committee approves the adoption of the York, North Yorkshire and East Riding Housing Strategy for 2015/21.

### **3.0 REASONS FOR RECOMMENDATION**

3.1 All local housing authorities are required by Government to have housing strategies in place. The purpose of these strategies is to ensure that plans and resources are in place to improve the condition of housing and to increase the supply of affordable housing to meet local need.

3.2 Across the LEP area, there will be a joint strategy in place, reflecting the Strategic Economic Plan, and local authorities will develop their own action plans in order to meet the targets set out within the Housing Strategy.

## **4.0 SIGNIFICANT RISKS**

- 4.1 The need to increase joint working and the pooling of resources across YNYER has been a key strategic aim. The Housing Strategy will be used to obtain and direct future housing investment across the LEP area and will provide a common framework for the participating authorities to develop their housing policies and initiatives. The finalised Strategy clearly identifies the key issues and challenges facing the area and makes the linkages with planning, economic and transport strategies for the area. This mitigates the risk of compromising the ability to attract the necessary financial investment to meet the housing challenges facing the area, albeit that such resources are reduced in an era of austerity.

## **5.0 POLICY CONTEXT AND CONSULTATION**

- 5.1 The objectives contained within the Strategy support the Council aims of meeting housing need in the district and creating the conditions to create economic success. The Strategy is also consistent with housing targets and policy in the adopted Ryedale Plan. A local action plan will now need to be developed in order to ensure that the objectives within the strategy can be met.
- 5.2 There are no direct policy changes that arise from the adoption of this Strategy. Any future specific local action plans that have policy implications would be subject to further consideration by Policy and Resources.

## **REPORT**

### **6.0 REPORT DETAILS**

#### **6.1 Introduction**

This Housing Strategy sets the strategic priorities for housing growth and delivery from 2015 to 2021 and covers the York, North Yorkshire & East Riding Local Enterprise Partnership (LEP) area. The York, North Yorkshire & East Riding Housing Board will be responsible for its development, implementation and delivery. The document sets out how we will work with stakeholders to deliver the housing aims of the LEP and Housing Board members. Investing to increase the supply of housing is at the core of the strategy.

Evidence supporting the priorities in the strategy is presented against five main themes:

- 1. Affordability and the supply of homes**
- 2. Our geography**
- 3. Changing demography**
- 4. Quality of our housing stock**
- 5. Homelessness and specific needs groups**

#### **6.2 Affordability and the Supply of Homes**

The demand for homes in many parts of York, North Yorkshire & East Riding is strong, despite the recent national economic downturn, with house prices continuing to remain high compared to regional and national averages. House price to income ratios are significantly higher than the average for England in four of our nine local

authority areas and North Yorkshire has the five least affordable areas to live in Yorkshire and the Humber. The appeal of the area means that there is not only pressure in the housing market from residents and newly forming households but also from commuters, retirees and second/holiday home owners. This impacts on housing availability, communities, land prices and affordability.

The supply of new homes in all tenures falls well short of demand. Data for York, North Yorkshire & East Riding shows a marked increase in the number of housing sites that were beginning to be developed from 2012/13 to 2013/14, particularly by the private sector. However, there has been no real change in the number of dwellings completed over the period and the overall amount of housing being built in the LEP area is significantly below the total planned for the area, as detailed in Local Plans.

The lack of new housing, in particular that which households can afford, has been identified by the Housing Board and the LEP as a constraint on local and sub regional economic growth and on community prosperity.

### **6.3 Our Geography**

Our housing markets are shaped by the mixed economy and geography of our area. We need our housing offer to keep pace with both the needs and aspirations of our communities and the demands of our growing and ambitious economy. Many areas face additional housing market challenges due to either their rural or coastal location. This unique geographic mix presents a range of specific housing issues for the strategy to address.

### **6.4 Changing Demography**

The age profile of our area is changing rapidly. According to mid-year population estimates from 2012, only 16% of our population is aged 16 to 30, 46% are aged between 30 and 64. 21% of the York, North Yorkshire & East Riding population is aged over 65 years<sup>1</sup>, compared to 16% in England. This is the 6<sup>th</sup> highest proportion of the population aged over 65 of the 39 LEP areas in England. This and the smaller than average proportion of working age households provides challenges both for new supply, existing housing, services and facilities and local economies.

### **6.5 Quality of Our Housing Stock**

The overarching aim of the Strategy is to develop more new homes. That said, new homes count for less than one per cent of the total stock each year and innovative asset management to maintain and improving the quality of our existing stock in all tenures is fundamental to delivering our priorities. The Strategy seeks to make best use of existing homes and searches for ways to use both the private rented and owner occupied sectors to address local housing needs. Housing quality has a significant impact on our lives. Investing in our homes and ensuring standards are maintained delivers a wide range of positive outcomes not just for households but for the area as a whole.

## 6.6 Homelessness

Addressing the needs of homeless households and preventing homelessness remains a key priority for the area. We know that preventing homelessness is more cost effective than dealing with its consequences<sup>2</sup>, and it delivers far better outcomes for those concerned. The priority and resource given to this has ensured that homelessness has reduced significantly in recent years, despite the economic downturn and against national trends. We are keen to continue to maximise the opportunities afforded by an area wide strategic approach in terms of addressing homelessness and, in particular, homelessness prevention.

## 6.7 Vulnerable Households and Specific Needs Groups

A lack of suitable accommodation can significantly affect the support, care or treatment of a vulnerable person. Certain vulnerable groups within our communities experience difficulties in accessing appropriate housing and housing related support, for example people with mental health issues or those with learning difficulties or physical disabilities. Additional assistance is often required to ensure that these residents are not further disadvantaged or socially isolated as a result. Whilst there is some specialist supported housing provision in the sub-region for vulnerable groups, demand exceeds supply and there is a shortage of accommodation for those clients ready to move on to more independent housing and for younger people to access training, education and employment.

## 6.8 Vision, Priorities and Proposals

The vision for the Housing Strategy is therefore:

*“To enable the delivery of more new homes and for all housing to be of a quality, type and size which meets the needs of our urban, rural and coastal communities and supports economic growth.”*

The vision aims to address nine priorities for delivery under the main themes.

Issue	Priority
<b>Affordability &amp; Supply</b>	1. Work with partners to increase the supply of good quality new housing across all tenures and locations (in line with Local Plans/site allocations).
<b>Geography</b>	2. Ensure that our housing stock reflects the needs of urban, rural and coastal communities
<b>Demography</b>	3. Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives
<b>Quality</b>	4. Via policy guidance and negotiation, ensure new homes are of high design and environmental quality  5. Continue to ensure that we make best use of our existing stock and that it is of a decent quality and meets the needs of our communities  6. Ensure all homes have a positive impact on health and well being and are cheap to run
<b>Homelessness, Vulnerable Households &amp; Specific Needs Groups</b>	7. Continue to reduce homelessness  8. Ensure Housing is allocated fairly and on the basis of need  9. Provide appropriate housing and support for those with specific housing needs

The vision and priorities cover not only the need for affordable housing, as in previous housing strategies, but also our aims and ambitions in relation to increasing housing supply overall. One of the main aims of the Housing Strategy is to help deliver the York, North Yorkshire & East Riding Strategic Economic Plan and the resulting 'Growth Deal' from Government. The main housing aims in the Growth Deal focus on delivery of over 3,000 new jobs and 4,000 new homes. In summary these are:

1. *Support housing and employment growth ambitions by investing in major strategic development sites in Northallerton, Catterick Garrison, Middle-Deepdale (Scarborough) and Selby, creating over 4,000 new homes*
2. *Double the annual total house building and triple the delivery of affordable housing for the LEP area (compared to annual rates during 2012-13 and 2013-14 build rates). This will mean delivery to the maximum annual house building rate identified in the existing Local Plan of each authority in the LEP area*
3. *Deliver local strategic housing priorities and outcomes in response to priorities identified in the Strategic Economic Plan (SEP) and Local Growth Deal Implementation Plan, including work on older persons and rural housing*
4. *Get up-to-date Local Plans in place, deliver effective strategic planning by working together and across boundaries, and ensure delivery of housing in Local Plans.*

The priorities are supported by detailed proposals, as set out below.

**PRIORITY 1 Work with Partners to Increase the Supply of Good Quality New Housing Across all Tenures and Locations**

<b>PROPOSALS</b>	
1.	Double our house building rate to 5,400 per year and triple affordable housing delivery (compared to 2012-14 build rates by delivering the maximum annual house building rate identified in the Local Plan for each Authority)
2.	Get up to date Local Plans in place (in line with Growth Deal requirement)
3.	Ensure that new housing development provides jobs, skills and apprenticeships for local people
4.	Increase the number and diversity of house builders/providers/landlords to enable delivery in urban and rural areas
5.	Enable and support self build, custom build and community led housing to add to supply
6.	Maximise delivery of affordable housing via Planning Gain and other means (Rural Exception Sites, 100% affordable housing developments) and bring empty properties back into use
7.	Increase diversity and choice in terms of size, type and tenure to meet the needs of our communities
8.	Maintain an up-to-date understanding of our housing markets and housing need across all tenures.
9.	Improve communication with communities affected by new development and seek to address areas of concern

**PRIORITY 2 Ensure that our Housing Stock Reflects the Needs of Urban, Rural and Coastal Communities**

<b>PROPOSALS</b>	
10.	Continue to support the Rural Housing Enablers (RHE) Network and RHE team
11.	Respond to changes to the affordable housing threshold on 'small sites'
12.	Address the needs of coastal housing markets including tackling deprivation and poor quality private rented and owner occupied housing
13.	Address falling populations in the National Parks and use housing to sustain balanced communities
14.	Address urban housing needs and affordability across all tenures (linked with Priority 1)

**PRIORITY 3 Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives**

<b>PROPOSALS</b>	
15.	Increase the number and range of homes suitable for our aging population across all tenures
16.	Increase the number, quality and range of homes suitable for working age households, including in the private rented sector for first time buyers to enable mixed and sustainable communities.



**PRIORITY 4 Via policy guidance and negotiation, ensure new homes are of high design and environmental quality**

**PROPOSALS**

17. Work closely with house builders, land owners and Registered Providers to communicate our aspirations and needs around quality and design
18. Explore opportunities to use innovative methods of construction to deliver new, high quality homes
19. Ensure affordable housing, particularly that delivered via Planning Gain is flexible and of a quality and size suitable for a range of households and for maximum occupancy if needed

**PRIORITY 5 Continue to make best use of existing stock and ensure it is of a decent quality to meet the needs of our communities**

**PROPOSALS**

20. Develop and maintain an understanding of the condition of existing stock
21. Identify and use opportunities to re-develop exiting residential or commercial stock for new housing

**PRIORITY 6 Ensure all homes have a positive impact on health and well being and are affordable to run**

**PROPOSALS**

22. Explore opportunities to use innovative methods of construction to deliver new, high quality homes (link to Priority 4)
23. Continue to deliver investment in Energy Efficiency
24. Reduce the impact that poor housing has on health and wellbeing

**PRIORITY 7 Continue to Reduce Homelessness**

**PROPOSALS**

25. Continue and improve partnership working to prevent homelessness
26. Improve access to prevention and Housing Options services
27. Improve support for young people
28. Increase suitable housing options
29. Reduce the use of temporary accommodation and improve quality

**PRIORITY 8 Ensure Affordable Housing is Allocated Fairly and on the Basis of Need**

**PROPOSALS**

30. Support the sub regional Choice Based Lettings system or other allocation policies as agreed locally.

**PRIORITY 9 Provide appropriate Housing and Support for those with Specific Needs**

**PROPOSALS**

31. Identify new and improved opportunities to provide housing and support for households with specific needs.
32. Continue the good practice and joint working across the sub region in relation to Gypsies, Roma, Travellers and Showmen / women

## 6.9 Delivery

The strategic responsibility for delivering the Vision, Priorities and Proposals of this Strategy lies with the Housing Board, which will work closely with the LEP. Delivery of the areas' housing priorities will be ensured through development of a strategic action plan, underpinned by local action plans, which will be reviewed each year. The Housing Board is responsible for development of this action plan and monitoring performance against the targets within it. The Housing Board will also scrutinise and challenge areas of under-performance and look to ways to mitigate this.

The Strategy was formally adopted by the York, North Yorkshire & East Riding Housing Board in April 2015 and is available on our website at [www.nycverhousing.co.uk](http://www.nycverhousing.co.uk)

## 7.0 IMPLICATIONS

7.1 The following implications have been identified:

a) Financial

a) Legal  
xxx

b) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)

## 8.0 NEXT STEPS

8.1 The Strategy will be presented to all Local Authorities within the LEP area for adoption and it will be formally launched in September 2015. A draft Housing Strategy Action Plan will be developed for the Ryedale District and brought to Policy and Resources in September 2015.

**Gary Housden**

**Head of Planning and Housing**

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E-Mail Address: [kim.robertshaw@ryedale.gov.uk](mailto:kim.robertshaw@ryedale.gov.uk)

### **Background Papers:**

Draft North Yorkshire, York and East Riding Housing Strategy 2015/21

**Background Papers are available for inspection at:**

Location or web address



York, North Yorkshire and East Riding  
**Housing Strategy**  
2015-21



EAST RIDING  
OF YORKSHIRE COUNCIL

HAMBLETON  
DISTRICT COUNCIL



SELBY  
DISTRICT COUNCIL





**I am very pleased to be launching a new Housing Strategy to cover York, North Yorkshire and East Riding for the period from 2015 to 2021.**

This strategy builds on and develops a new era of joint working with the York, North Yorkshire and East Riding Local Enterprise Partnership, as well as the Local Enterprise Partnerships in the Leeds City Region and Humber. It will help all of our partners to deliver ambitions around new market and affordable homes and the significant and positive economic impact that this will have for the area, in line with the Local Growth Deals from July 2015.

Within the pressing need and demand for new housing supply in all tenures there is also a need for homes suited to older households, homes that will meet the needs of a wide range of household types, new affordable housing and accommodation and support for vulnerable households. Existing housing should also be of a good standard and we need to work to address issues around fuel poverty. We also need to ensure that our hard work in reducing the number of homelessness households in the sub region continues and is supported as a strategic priority.

*R Foster*

Councillor Richard Foster

Chair - York, North Yorkshire and East Riding  
Housing Board



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# 1

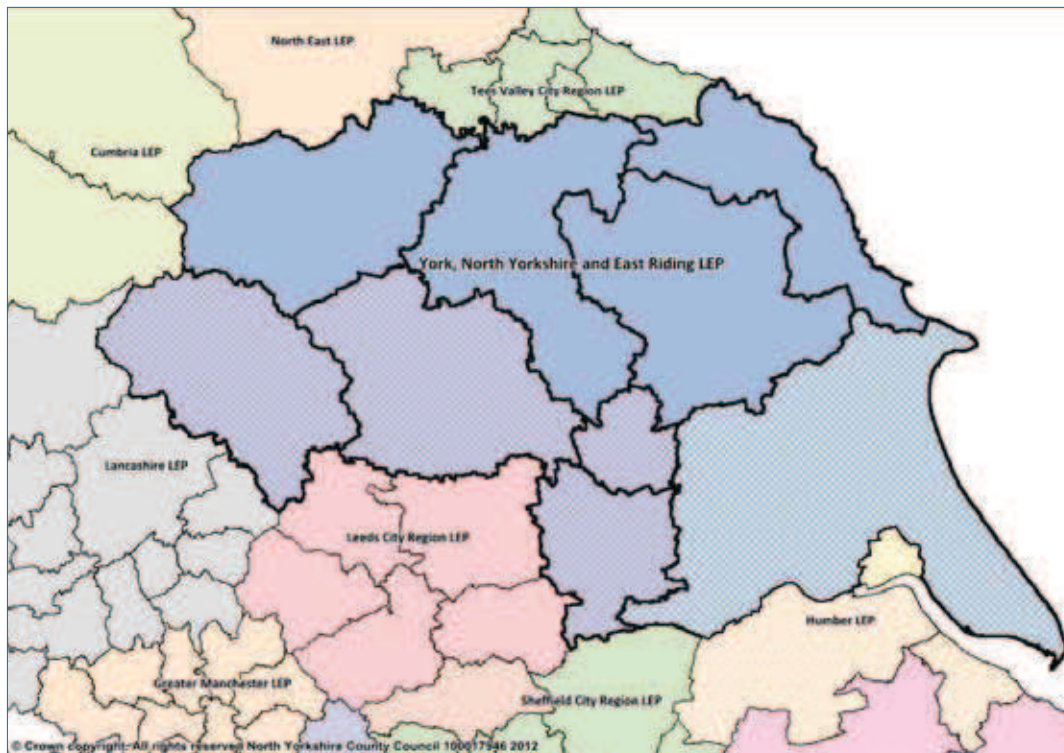
## Introduction

This Housing Strategy sets the priorities for housing growth and delivery from 2015 to 2021. It covers the Local Enterprise Partnership (LEP) area of York, North Yorkshire and East Riding and delivery of the priorities and proposals identified here are supported by the York, North Yorkshire and East Riding Housing Board. This document sets out nine strategic housing priorities but does not detail plans for the numbers or local distribution of housing - this spatial planning flows from work undertaken to develop individual Local Plans. This will be addressed through local authorities' Local Plans which are at varying stages of development. Nevertheless these plans and any associated work undertaken in their preparation have informed the spatial elements of this strategy.

This strategy is the culmination of close working between the Housing Board and the York, North Yorkshire and East Riding LEP and our stakeholders.

It builds on previous work by the North Yorkshire Strategic Housing Partnership, City of York Council (CYC) and East Riding of Yorkshire Council (ERYC) and the evidence base in the York and North Yorkshire and East Riding Strategic Economic Plan (SEP)<sup>1</sup>. The overarching aim is to support and enable economic growth, deliver the housing priorities set out in the Growth Deals<sup>2</sup> from Government to the LEPs for our area and meet the diverse housing needs and aspirations of our local economies and communities.

All of the Local Authorities in this partnership are covered by the York, North Yorkshire and East Riding LEP. Harrogate, Selby, Craven and York are also within the Leeds City Region LEP area and East Riding of Yorkshire also falls within the Humber LEP. We will work with these LEPs and reflect their housing priorities this document, where appropriate.



Local Enterprise Partnership area

Legend:  York, North Yorkshire & East Riding LEP     Local Authorities also in Leeds City Region LEP     Local Authorities also in Humber LEP

<sup>1</sup> <http://www.businessinspiredgrowth.com/about-the-lep/documents/>

<sup>2</sup> <https://www.gov.uk/government/publications/york-north-yorkshire-and-east-riding-growth-deal-2014>

This strategy, its priorities and proposals will be underpinned by local Housing Strategies and/or local Housing Action Plans, as well as a Homelessness Strategy produced and delivered by each Local Authority. This will enable each to address local circumstances and priorities in the context of delivering sub-regional objectives.

The vision and priorities here cover not only the need for affordable housing, as in previous strategies, but also set out our aims and ambitions in relation to increasing housing supply overall and for new homes to be across all tenures and price brackets. The overarching aim of this strategy is to help to deliver the York, North Yorkshire and East Riding SEP and the resulting 'Growth Deal' from Government.

Housing falls mainly under **Priority 4: Successful and Distinctive Places** in the SEP which includes aims around housing and economic development as well as identifying the broad locations where development is expected to take place. The main housing aims in the York, North Yorkshire and East Riding Growth Deal focus on delivery of over 3,000 new jobs and 4,000 new homes. In summary these are:

- support housing and employment growth ambitions by investing in major strategic development sites in Northallerton, Catterick Garrison, Middle-Deepdale in Scarborough and Selby creating over 4,000 new homes
- double house building (compared to 2012-14 build rates) and triple delivery of affordable housing. This will mean delivery to the maximum annual housebuilding rate identified in the existing Local Plan of each authority in the LEP area
- deliver local strategic housing priorities and outcomes in response to priorities identified in the SEP and Local Growth Deal Implementation Plan, including work on older persons and rural housing
- get up-to-date Local Plans in place, deliver effective strategic planning by working together and across boundaries, and ensure delivery of housing in Local Plans.

House building is an essential element of economic growth and job creation. It is also vital for meeting local housing needs and is the most effective means of delivering affordable housing via planning gain. The ambition to double the total annual rate of house building across the LEP area in the Growth Deal was agreed by the Housing Board and the LEP Infrastructure Board and was a headline in the Strategic Economic Plan for York, North Yorkshire and East Riding.

The approach seeks to double housing completions, from an average of 2,700 a year in 2012/13 and 2013/14 across the LEP area. The target is to double this to a combined delivery figure of around **5,400** new homes per year across York, North Yorkshire and East Riding.

House building across the area showed a very significant shortfall during 2012/13 and 2013/14 compared to the combined total of build rates promoted by the local planning authorities. Within that, there was significant variation between authorities, with some at or close to their housing targets and others significantly below. The target of around 5,400 new homes each year is based on delivering housing at the maximum rate provided for by each local authority in its Local Plan (or the latest estimate in the most up to date Local Plan at the time of producing the SEP in early 2014), including the identified buffer amount (as required by the National Planning Policy Framework).

Inevitably, individual maximum housing delivery rates for Local Planning Authorities within this will be adjusted up or down as Local Plans are developed, are adopted and reviewed. The housing requirement agreed in each Local Plan will take primacy.

The Housing Board will work with the LEP, the Homes and Communities Agency (HCA) and Local Authorities to help achieve the upper level of housing (including any buffer) agreed in each Local Plan in the area, against the overall aim to double housebuilding to around 5,400 units per annum.

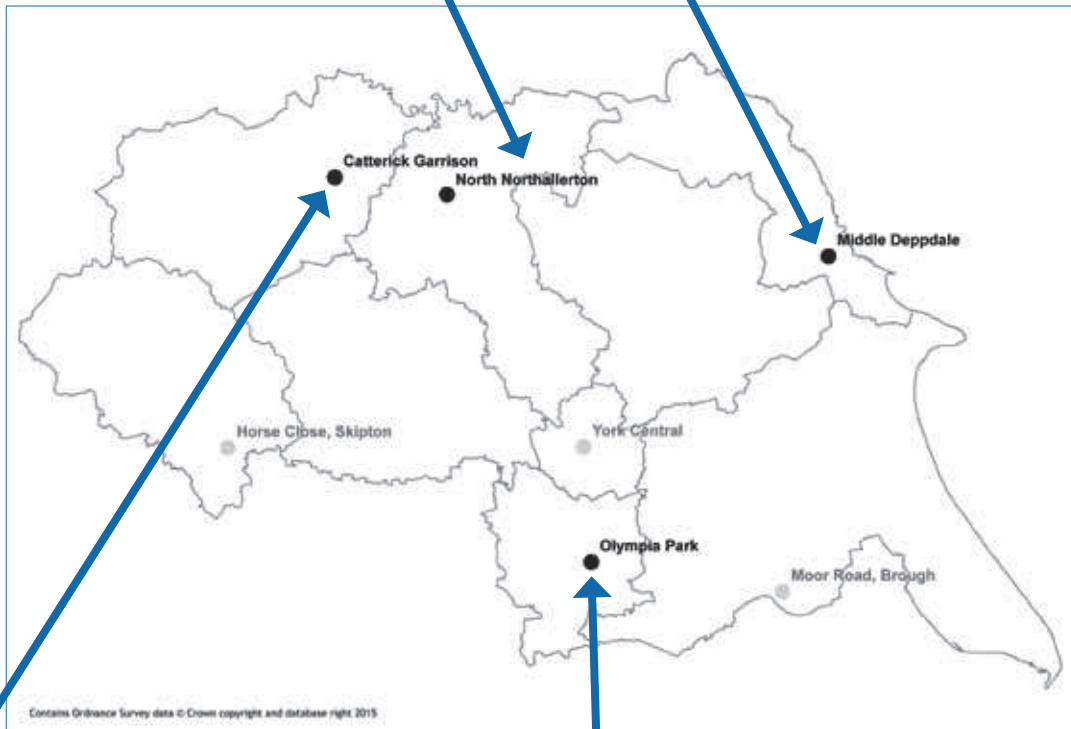


## ■ Strategic Housing Sites Supported by Growth Deals

North Northallerton



Middle Deepdale



Catterick Garrison



Olympia Park

Delivery of affordable housing in the LEP area during 2012/13 and 2013/14 was also low, at an average of around 600 units per year. This is of particular concern given the great need for affordable housing across almost all of the area, as detailed Section 3. In addition to doubling house building rates, the SEP also set out an ambition to increase the delivery of affordable homes to over **1,600** per year across the area, thereby almost tripling the delivery of new affordable homes compared to 2012-14. The target of 1,600 affordable homes each year is based on estimates provided by each Local Authority in the LEP area for an upper level of delivery, taking account of the latest overall housing figures and the target percentage for affordable housing in that local planning authority.

The target to increase the annual house building rate in the LEP area to around 5,400 homes, including 1,600 affordable homes, is a very significant increase on recent build rates. Achieving this will require:

- major investment in infrastructure, particularly in York and other focus points for housing growth
- a package of investment in site specific infrastructure to unlock major sites in York and the growth towns across the area
- major investment to support affordable housing provision
- funding and support for a range of other bespoke housing initiatives to improve delivery and to tackle housing issues in the LEP area, such as housing for older people, working age households and in rural areas.

The York North Yorkshire and East Riding LEP was successful in securing funding for some of the above via the Growth Deal for 2014 and 2015. However, a number of areas remain unfunded. The Housing Board will work with the LEP and Government to secure significant funding towards major infrastructure, to unlock sites and support local initiatives in order to reach the desired uplift in housing delivery. In particular, a close partnership

between the Board, the LEP, the HCA, Local Authorities, house builders and Registered Providers will be essential to progress towards the agreed housing targets for the area.

The Growth Deals for Leeds City Region and the Humber also included investment to release new housing supply:

- funding to support site clearance and remediation at Holgate Beck - capital works at the York Central site that will accommodate housing, office, retail and leisure
- funding for a new bridge over the Leeds/Liverpool canal to open up land, including for affordable housing at Horse Close, Craven
- loan funding (subject to due diligence) to accelerate delivery of 750 homes at Moor Road, Brough.

Investing to increase the supply of housing in the right places across a range of price points is therefore at the core of this Strategy. This document sets out how we will work with our stakeholders to deliver the housing aims of the LEP alongside other strategic housing priorities of this Housing Board. The vision for this strategy is:

**‘To enable more new homes and for all housing to be of a quality, type and size which meets the needs of our urban, rural and coastal communities and supports economic growth’**

The vision will be achieved by delivering **Nine Housing Priorities** and supporting actions over the next five years.

■ **One**

Work with partners to increase the supply of good quality new housing across all tenures and locations (in line with Local Plans/site allocations).

■ **Two**

Ensure that our housing stock reflects the needs of urban, rural and coastal communities.

■ **Three**

Ensure that our housing stock meets the diverse needs of our population at all stages of their lives.

■ **Four**

Via policy guidance and negotiation, ensure new homes are of good design and environmental quality regardless of tenure.

■ **Five**

Continue to make best use of our existing stock and ensure that it is of a decent quality to meet the needs of our communities.

■ **Six**

Ensure all homes have a positive impact on health and well being and are affordable to run.

■ **Seven**

Continue to reduce homelessness.

■ **Eight**

Ensure housing is allocated fairly and on the basis of need.

■ **Nine**

Provide appropriate housing and support for those with specific housing needs.

The background to the development of these priorities is set out in **sections 2 and 3** of this document. **Sections 4 and 5** set out the proposals to deliver the priorities and the **final sections** outline the governance arrangements and our approach to risk. The Board will agree a specific action plan each year to set out the steps we will take with our partners to deliver the Nine Priorities.

# 2

## Setting the Scene: Housing, Economic and Planning Context

### ■ Housing Context

The Government's current housing strategy 'Laying the Foundations: A Housing Strategy for England' was published in November 2011. It presents the Government's priorities for housing, its role in the wider economy and contribution to social mobility. It also sets out the housing provision that the Government wants to see, focused on the continued importance of home ownership, alongside the need for affordable housing, and the increasing role of the Private Rented Sector.

Alongside this, the Government has developed a range of policies aimed at invigorating the housing market within the recent economic recovery through: the financing of new supply, the Localism Act (2011), and the National Planning Policy Framework (2012), amongst others. The focus is on increasing housing supply, supporting the housebuilding industry and helping first time buyers. In response to the impact of the housing market downturn on the economy, there has been investment to support the housing market through schemes such as Get Britain Building, Builders Finance Fund, Local Infrastructure Funds and the Help to Buy Programme. Investment in our area in market intervention, working closely with public and private sector partners, totaled over **£53m** for 2013/14 and 2014/15.

These initiatives are designed to address the problems caused in the housing market post boom and recession, namely limited new supply resulting in high and rising prices. This is alongside little or no growth in incomes and high inflation in recent years. The recently published 'Home Truths' Report<sup>3</sup> by the National Housing Federation (NHF) highlights the challenges presented by function of the housing market in 2014/15 brought on by increasing demand, lack of supply, difficulties accessing finance, welfare and rising private rents.

Estimates in the report point to a need for around 245,000 new homes each year in England to meet the growing demand and more to clear the backlog. The report highlights that house prices have more than doubled (accounting for inflation) in the past 40 years and, across the UK, the average home costs seven times the average salary, particularly affecting first time buyers.

This background of high house prices, high house price/rent to income ratios, lack of supply of new homes and predicted household formation was a key driver for the SEPs in our area and is a key aspect for this strategy to address.

### ■ Housing in the Economy

Both nationally and locally, good quality housing has a critical role to play in creating and supporting economic growth, which in turn supports communities. A responsive and balanced housing market supports local economic vitality in the long term. As well as driving growth, housing and related activity also makes a substantial contribution to the UK Gross Domestic Product (GDP). Averaged over the past 10 years, rents contributed an estimated 14% to household spending (9% of GDP); dwellings contributed 20% of total fixed investment (4% of GDP) and value added generated by house building contributed an estimated 2% of Gross Value Added (GVA)<sup>4</sup>.

Housing plays two important economic roles. Firstly, the availability of the right type of housing which is affordable on local incomes is crucial to economic growth, maintaining a local labour supply and sustaining communities. Secondly, new housing construction provides and creates investment and a flow of skilled jobs both directly and in the supply chain. This local workforce then spend their incomes on local goods and services.

<sup>3</sup> 'Home Truths, Broken Market, Broken Dreams 2014/15'. National Housing Federation September 2014

<sup>4</sup> The Role of Housing in the Economy Oxford Economics 2010

Every £1 invested in the construction of new homes generates **£2.84** in local spend<sup>5</sup>. Recent research<sup>6</sup> indicates that **2.3** person years of direct employment is created for every new house built in addition to the equivalent number in other sectors - a total of **4.5** person years of employment for every new house built. Research by the Home Builders Federation asserts that these are 'real' jobs-permanent, skilled employment opportunities that move from site to site as new homes are delivered. In relation to affordable housing, the Home Truths Report for Yorkshire and Humber also estimates that every new affordable home built adds £83,126 and creates 1.9 jobs in the regional economy.

The impact of this is widely felt. The household wealth and confidence resulting from secure jobs and tenure has a positive impact on investment and spending behaviour ensuring that our local economies remain vibrant and attractive places to live, work and shop, and, in turn, attract and support new and existing businesses. Recent research shows that the average homeowner spends around £5,000 on furniture and decorating to make their house 'feel like home' within 18 months of moving into a property.<sup>7</sup>

The impact of households being unable to access the local housing market on the local economy is widely recognised. Employers both nationally and in the LEP area identify a shortage of housing as constraint on business growth. A recent survey for the National Housing Federation<sup>8</sup> found that nearly four out of five employers say the lack of housing which people can afford is stalling economic growth, with 70% warning it would affect their ability to attract and keep workers.

The report also found that 55% of managers said that the availability of housing for employees would be important if they were relocating or expanding and 78% said that house prices are a problem in their local area. Over 70% agreed that building more homes would stimulate the local economy and bring in more business and customers and 58% said that building more homes would help them recruit and retain staff.

The University of York<sup>9</sup> found that households' inability to access homeownership has resulted in recruitment and retention difficulties, particularly for key workers, in high cost areas, as staff relocate to less expensive housing markets. Housing which is affordable to those working in social care and health, for example, is vital both in relation to our local demographic profile and the desire of households to live independently for as long as possible.

It is within this national context and understanding of the role of housing in our economies, that we look now to the picture for the York, North Yorkshire and East Riding area.



The Tannery, York

<sup>5</sup> University of York CCHPR 2012

<sup>6</sup> The Case for Housing Savilles and Oxford Economics 2010

<sup>7</sup> Planitherm Glass (2012)

<sup>8</sup> <http://www.housing.org.uk/media/press-releases/housing-crisis-choking-economic-recovery-say-businesses/>

<sup>9</sup> Rapid Evidence Assessment of the economic and social consequences of worsening housing affordability University of York 2009



# 3

## York, North Yorkshire and East Riding Housing Challenges

The York, North Yorkshire and East Riding area lies within the Yorkshire and Humber Region. It comprises the seven Borough/District housing authorities of North Yorkshire with East Riding of Yorkshire Council and the City of York Council, together with North Yorkshire County Council, the North York Moors and the Yorkshire Dales National Parks. These areas make up the York, North Yorkshire and East Riding Local Enterprise Partnership, one of the 39 LEPs in England. The local authorities work as a housing partnership responsible for the development, implementation and delivery of this strategy.

The area has a population of over 1.1m and is very diverse in its economies and geography. It is one of the country's most beautiful and varied areas, with stunning countryside and coast and a rich heritage. Parts are among the most affluent in the country whilst others have challenges associated with deprivation. The distinctive character includes market towns, urban centres, coastline and countryside. Our housing markets are shaped by the mixed economy and geography of our area and we need our housing offer to keep pace with the needs and aspirations of our communities and the demands of our growing and ambitious economy.

The City of York has a population of around 198,000, including a significant student population which makes up around 10% of the population in term time. The rest of the area has a combined population of around 932,500 in an area covering over 3,000 square miles. Around one third of the population is in East Riding which includes rural areas and larger settlements including Beverley, Bridlington, Goole and Driffield. Outside the City of York, 45% of our population live in rural areas<sup>10</sup>, with the remainder living in the two main towns of Harrogate and Scarborough and market towns, including the administrative centres of Malton, Northallerton, Beverley, Richmond, Selby and Skipton.

The area includes two of the UK's 15 National Parks, Areas of Outstanding Natural Beauty and over 40 miles of coastline. In terms of population density, 2012 midyear population estimates show the area as the second least densely populated of the 39 LEP areas (after Cumbria) with 106 persons per km<sup>2</sup> compared to 411 in England.

Our housing market reflects, and in some areas magnifies, the issues outlined above. Our market has dual characteristics with an upper tier functioning over a wider area, with household migration and commuting areas extending into the Leeds City Region, Tees Valley and Hull/Humber conurbations. The interrelationships between the wider housing markets are important to recognise, for example, the policy approach in East Riding to manage development around Hull to support the ongoing regeneration in the City. The area also attracts people (often retirees) from the south east and other affluent areas. There is also a second tier housing market which is far more local and links smaller and rural communities to local service centres and employment.

The demand for homes in many parts of York, North Yorkshire and East Riding is strong, despite the recent national economic downturn, with continuing high house prices compared to regional and national averages. The appeal of the area means that there is pressure in the housing market from residents and newly forming households alongside commuters, retirees and second/holiday homes owners wishing to buy. This impacts on housing availability, demand for affordable housing, communities, land prices and affordability. The resulting lack of housing which households can afford (both private and affordable housing) has been identified by the Housing Board and the LEP as a constraint on local and sub regional economic growth and on community prosperity.

<sup>10</sup> <https://www.gov.uk/government/statistical-data-sets/rural-statistics-local-level-data-sets>

The recent National Housing Federation 'Home Truths' Report for Yorkshire and the Humber<sup>11</sup> 2014/15 found that house price to income ratios were higher than the average for England in four of our nine local authority areas. The top five least affordable areas in Yorkshire and Humber were in North Yorkshire. The report blames the region's affordability crisis on the housing shortage and provides the following breakdown from 2013 data:

2013	Mean House Price (£)	Mean Private Rents (£)	Mean Annual Earnings (£)	House Price to Income Ratio (%)	Income needed for 80% Mortgage (£)
Craven	198,173	552	22,693	8.7	45,297
East Riding	164,073	496	25,428	6.5	37,502
Hambleton	236,350	598	23,670	10.5	54,023
Harrogate	271,935	802	25,714	10.6	62,157
Richmondshire	212,416	573	23,072	9.2	48,552
Ryedale	217,858	562	23,124	9.4	49,796
Scarborough	158,721	438	22,542	7.0	36,279
Selby	185,419	553	26,842	6.9	42,381
York	211,844	738	24,970	8.5	48,421
Y, NY, ER Ave	<b>206,750</b>	<b>598</b>	<b>24,488</b>	<b>8.4</b>	<b>47,257</b>
England	<b>251,879</b>	<b>720</b>	<b>26,520</b>	<b>9.5</b>	<b>57,572</b>

Source: NHF Home Truths: Yorkshire and Humber 2014

Our house prices range from 6.5 to 10.6 times annual earnings, all above the 4:1 which would be considered 'affordable'. House price to income ratios are particularly high in Richmondshire, Ryedale, Hambleton and Harrogate. Deposits required for an 80% mortgage are 2.5 times incomes in Harrogate. Rents in the Private Rented Sector (PRS) take up on average 26% of incomes and are higher than the national average in both York and Harrogate. Average PRS rents in Harrogate take up over a third of the local average income.

The percentage of second homes, is more than double the average for England (see page 17) and is particularly high in the Authorities which are also part of National Parks (Scarborough, Craven and Richmondshire).

In addition, research by Shelter in 2013<sup>12</sup> found that Harrogate and Hambleton are housing 'black spots' for first-time buyers, with only 1.6% and 2.6% of housing classed as affordable on local incomes

respectively. London's figure is 1.6%. York is another example quoted with 97% of homes on the market unaffordable for a typical couple with children and only 3.1% of housing classed as affordable on local incomes. The report found that, while most of Britain's affordability crisis was concentrated in the south, there was a "band of low affordability" from the Lake District to the Vale of York.

Within our area there are also very high house prices in the National Parks, making the issues described with the lack of housing and affordable housing even more acute. Recent research by Lloyds Banking Group<sup>13</sup> found that average house prices in the Yorkshire Dales were 31% above the 'county average' and 11% higher in the North York Moors. This, alongside the high demand from retirees, commuters and second home buyers puts pressure on local household incomes and the affordable and private rented sectors.

<sup>11</sup> Home Truths - Broken Market Broken Dreams Yorkshire and the Humber 2014/15' National Housing Federation October 2014

<sup>12</sup> [http://england.shelter.org.uk/professional\\_resources/policy\\_and\\_research/policy\\_library/policy\\_library\\_folder/how\\_much\\_of\\_the\\_housing\\_market\\_is\\_affordable](http://england.shelter.org.uk/professional_resources/policy_and_research/policy_library/policy_library_folder/how_much_of_the_housing_market_is_affordable)

<sup>13</sup> <http://www.lloydsbankinggroup.com/Media/Press-Releases/2014/lloyds-bank/national-parks-attract-125000-house-price-premium/>

Behind this there are also areas which include some of the most deprived wards and more suppressed house prices, with 20 Lower Super Output Areas across the area in Scarborough (8 LSOAs), East Riding (9), Harrogate (1), Selby (1) and York (1) falling within the top 10% most deprived areas in England from the 2010 Index of Multiple Deprivation (IMD). There can be house price differentials within Local Authority areas, as evidenced by the significant difference between prices Beverley and Goole in East Riding, for example.

## ■ Supply and Demand

Behind the high and rising house prices, the **supply of new homes** in all tenures falls well behind the demand. A major constraint on the delivery of housing is that starts on site have slowed when larger builders consolidated and pulled back during and since the national economic downturn. The number of homes completed across York, North Yorkshire and

East Riding reduced significantly over the economic downturn. However, since the emerging recovery there has been a recent and marked increase in the number of starts on sites and planning permissions granted, with an 83% increase in starts from 2012/13 to 2013/14. The number of completions in that period increased by only 1%.<sup>14</sup>

These figures support the market sentiment that house building is beginning to increase, however, it will take sometime for the industry to gear up to deliver in terms of skills and materials, for all of these completions to take place and for purchasers and mortgages to be in place once they are complete. There is also a need to increase and diversify the supply chain for homes in the area to ensure greater resilience by engaging with a wider range of suppliers.

Permanent New Build Dwelling Starts and Completions						
Y, NY and ER	Starts			Completions		
LEP	Private	RP/LA	All	Private	RP/LA	All
<b>% Change 12/13 - 13/14</b>	<b>85%</b>	<b>69%</b>	<b>83%</b>	<b>0%</b>	<b>13%</b>	<b>1%</b>
<b>% Change England 12/13 - 13/14</b>	<b>26%</b>	<b>51%</b>	<b>26%</b>	<b>6%</b>	<b>-42%</b>	<b>4%</b>

Source: DCLG Live Tables (does not include conversions)

<sup>14</sup> DCLG Housing Live Data Tables



For information on the potential scale of need and demand for new and existing homes in our area, household population projections from the Office of National Statistics (ONS) are available by Local Authority area. These are based on ONS 2012 based sub national population projections and assume that past trends continue. The projections are not an assessment of housing need nor do they take account of future policies, however, they do provide an indication of the likely increase in households in our area, given the continuation of recent demographic trends. These figures are based on trends in smaller households and newly forming households as well as a proportion of in migration.

The projections for our area are presented below and shows a total of **33,000 new households** predicted to form by the end of this strategy period (to 2021) and a total of 77,300 by 2037.

The household projection data also provides information on projected average household size in five year bands. The data from this is presented below and shows that, whilst the number of households is projected to grow, household sizes are projected to fall by 2.7% to 2.21 people by 2022.

	Households 2012	2012 - 2021		2022 - 2037		Total 2012 - 2037	
		Average Annual Increase	Total Change	Average Annual Increase	Total Change	Average Annual Increase	Total Change
England	22,304,760	218,592	2,185,920	203,655	3,258,472	209,400	5,444,392
Craven	25,670	124	1,242	125	1,995	125	3,237
Hambleton	38,630	221	2,212	134	2,139	167	4,351
Harrogate	67,875	365	3,645	344	5,504	352	9,149
Richmondshire	21,334	108	1,082	55	878	75	1,960
Ryedale	23,803	131	1,308	112	1,785	119	3,093
Scarborough	49,550	164	1,642	168	2,689	167	4,331
Selby	34,978	390	3,904	299	4,790	334	8,694
East Riding	144,036	1,020	10,199	820	13,125	897	23,324
York	84,247	779	7,790	712	11,388	738	19,178
<b>Y, NY and ER</b>	<b>490,123</b>	<b>3,302</b>	<b>33,024</b>	<b>2,768</b>	<b>44,293</b>	<b>2,974</b>	<b>77,317</b>

Source: ONS 2015

	Average Household Size 2012	Average Household Size 2017	Average Household Size 2022	% Change in Household Size 2012-22
England	2.36	2.33	2.30	-2.4
Craven	2.21	2.16	2.13	-3.4
Hambleton	2.28	2.23	2.20	-3.6
Harrogate	2.28	2.24	2.22	-2.7
Richmondshire	2.31	2.29	2.26	-2.0
Ryedale	2.24	2.19	2.17	-3.0
Scarborough	2.15	2.11	2.08	-2.9
Selby	2.39	2.35	2.33	-2.3
East Riding	2.28	2.25	2.22	-2.6
York	2.28	2.26	2.23	-2.6
<b>Y, NY and ER</b>	<b>2.27</b>	<b>2.24</b>	<b>2.21</b>	<b>-2.7</b>

Source: ONS 2015

Projected household formation only is one part of the evidence in relation to the number of new homes to be provided in an area and does not take account of economic forecasts and other influencers such as local and national planning policy, availability of land, finance, construction sector capacity, mortgage availability and economic growth. This information evidences the quantum of homes which may be needed to satisfy demand if households form at the rates predicted against a current annual new build dwelling completion rate of 1,400 homes 2013/14. In reality, a careful balance needs to be struck between ability to deliver and household formation via the Local Plan process.

Within the context of demand and need for new housing across the area is also the issue of local opposition to development. A recent national survey by the Building Societies Association<sup>15</sup> showed that, while there was general agreement that a major uplift in new house building is crucial to resolution of the housing crisis, 49% of British people would oppose the building of more than 300 properties in their neighbourhood and 53% would oppose developments of between 100 and 299 properties. The Housing Board has identified this as a significant barrier to achieving the aims of this strategy. The Board will develop specific actions to address this and improve communication to support efforts, locally and nationally, to work with local communities to understand and address concerns around new development, housing need and promote the wider benefits of new homes in an area.

## ■ Tenure

The tenure of our existing stock is not diverse. 88% is in the private sector; either owner occupied or privately rented, the second highest of all of the LEP areas in England (after Cornwall and the Isles and Scilly) and the vast majority of this is owner occupied. The current supply of affordable housing is very low compared to other LEP areas and there are increasing pressures on this and our private rented stock. As of December 2014 there were 15,277 households registered on Choice Based Lettings (CBL)/Housing waiting lists in the area and the 2011 Strategic Housing Market Assessments (SHMAs) covering our areas identified a shortfall of over 4,000 affordable homes if new and pent up demand were to be met.

With the issues posed by rising house prices and the limitations on mortgage lending, the Private Rented Sector (PRS) has taken on an increasing role in our housing market in recent years. Nationally, 16.5% of households live in the PRS as it offers a flexible form of tenure and meets a wide range of housing needs. It also contributes to labour market mobility. It is often the tenure of choice for students and young professionals but it can also provide a sustainable home for other household types. Very many young people will be unable to afford to access home ownership if house price and income trends continue and are not likely to qualify for affordable housing. If they wish to live independently, private renting is their main option.

The PRS therefore has an increasingly important role in providing choices for local people and is a resource that needs to be better used and understood. In some areas, good quality private rented accommodation of a suitable size is often scarce, particularly for young/single people and can be expensive, despite being the only option for many younger households. This is exacerbated by the current Social Size Criteria restrictions which caps housing benefit for younger people (in or out of work) to a single room rate. In York, the large student population also impacts on the use of the PRS and the ability of the wider population to access this sector.

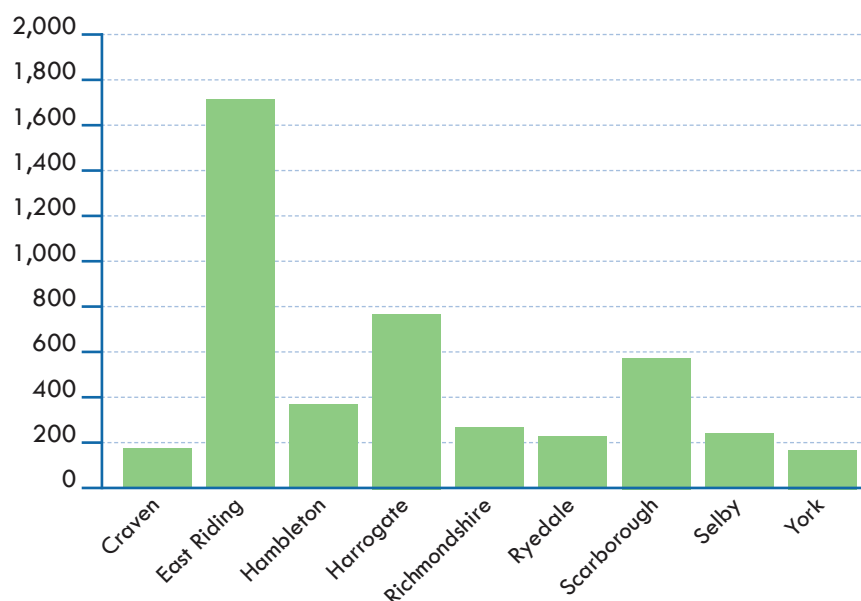
Within the overarching need to increase the supply of homes to address demand and affordability issues, there is a need to deliver the right type and tenure of homes to meet the needs of a wide range of households on a wide range of incomes. This will include new supply of starter homes, private rented, intermediate tenures and more affordable housing. Indeed, one of the aims set out in the Growth Deal is to triple the rate of affordable housing delivery in the next five years, whether via planning gain or other means and we also need to increase the range of access points to the market, ranging from social rent to helping households access home ownership.

Whilst new build will be the main way of providing new housing, the use of existing stock as intermediate or affordable housing will also contribute to meeting housing need, as well as tackling our relatively small proportion of empty homes and addressing wider regeneration needs in some areas (see graph below). Whilst the proportions of empty homes is relatively low, bringing properties back into use has significant impacts on local communities.

<sup>15</sup> BSA Property Tracker Survey September 2014

The issues above, aligned with the objectives of the Local Enterprise Partnership (as set out in Section 1) mean that an increase in the supply of new build homes will be vital in improving affordability and accessibility in the housing market and also in contributing to the local economy.

### ■ Long Term Vacant Stock 2013 (units)



Source: Neighbourhood

### ■ Planning Context

The planning system is a key mechanism for addressing housing need and demand over the life of this strategy. In line with the requirements of the National Planning Policy Framework, the Local Planning Authorities in the LEP area are progressing well in terms of plan-making and their ability to deal with large scale planning applications on strategic sites which include the development of market and affordable housing. Local Planning Officers and Housing teams across the area have an increasingly strong track record of working together, alongside North Yorkshire County Council and other agencies, to bring forward new housing to meet local needs.

The Housing Board, alongside the Spatial Planning and Transport Board, recognises the challenges in Local Plan development and the varying points in the process of each Local Planning Authority. Members will work together within the spirit and requirements of the Duty to Cooperate to provide support and

challenge where appropriate and to learn lessons from each other, particularly in relation to key cross-boundary issues.

Officer Groups at various tiers, including the North Yorkshire Planning Officers Group, the North Yorkshire Development Plans Forum, and the Local Government North Yorkshire and York Spatial Planning and Transport Technical Officers Group will provide progress updates to the Housing and Planning Boards. A Directors of Development Group has also been established which will further assist in providing strategic leadership and support in relation to this element of the growth agenda and effective collaboration through the Duty to Cooperate.

The progress of each Planning Authority against the Local Plan requirements (as of Dec 2014) is set out in the table above and will be monitored by the Housing Board. Delivery of new homes will be subject to annual monitoring in line with best practice and requirements.

## ■ Housing requirements and Local Plan progress (as of April 2015)

District	Annual figure	Housing requirement	Broad pattern of distribution	Strategic sites	Source	Position
Craven	160	<b>2,400</b> 2012-2027	70% South Sub-Area - 51% within Skipton town and 15% in South Craven villages; 14% in Mid Sub-Area; 16% in North Sub-Area	Horseclose		Preliminary Consultation undertaken on Draft Local Plan during Autumn 2014
Hambleton	290	<b>6,540</b> 2004-2026	35% Northallerton; 28% Thirsk	North Northallerton (950) Sowerby Gateway (900)	Core Strategy 2007 Allocations DPD 2010	Adopted
Harrogate						Local Plan to be revised
Richmondshire	180	<b>2,700</b> 2013-2028 plus <b>500</b> military	Approximately 70% at Catterick Garrison	Catterick Garrison sites (1,900)	Submitted Core Strategy with modifications (2014)	Adopted Core Strategy
Ryedale	200 -250	<b>3,000</b> 2012-2027	50% Malton and Norton; 25% Pickering; 10% Kirkby Moorside	Not at present	Local Plan Strategy 2013	Adopted Core Strategy Helmsley Plan Examination March 2015 Sites Document Preferred options Spring 2015
Scarborough	Approx. 600	<b>9,200</b> 2011-2030	Most development in Scarborough, followed by Whitby and Filey	Middle Deepdale (c1,350) Lancaster Park, Scalby (900) South of Cayton (2,340)	Draft Local Plan May 2014	Consultation on Draft Local Plan undertaken Summer 2014
Selby	450+	<b>5,340</b> 2012-2027	Selby 51% (2,500) Sherburn in Elmet 11% (700) Tadcaster 7% (360)	Olympia Park (1,000)	Core Strategy 2013	Adopted Core Strategy
York	996	TBC	Development will be concentrated in York and Urban extensions to the City along with the freestanding new settlement of Whinthorpe and sites on the edge of the larger villages	Whinthorpe (6,000) East of Metcalfe Lane (1,800) North of Clifton Moor (2,800) North of Monks Cross (1,400) York Central - major mixed use site 60ha.	The housing requirement Publication Draft Local Plan approved by Cabinet Sept 2014.	Publication draft of York Local Plan currently not progressing pending further consideration of the housing requirement. Further technical work ongoing to be reported to members in due course.

District	Annual figure	Housing requirement	Broad pattern of distribution	Strategic sites	Source	Position
East Riding of Yorkshire	1,400	<b>23,800</b> 2012-2029	Major Haltemprice Settlements west of Hull 14.9% (3,550 dwellings) Principal Towns - Beverley, Bridlington, Driffield, Goole - 45.6% (10,850)	Bridlington - 3 large sites (2,123) Rawcliffe Rd, Goole (1,064)	Submission Strategy and Allocations Documents January 2014	Examination Ongoing
NYMNP				Helmsley	Core Strategy and DPD adopted 2008 LDS Adopted May 2013	
YDNPA					LDS Dec 2014	

## ■ Housing Challenges - The Geography of the area

The geography of York, North Yorkshire and East Riding is described above. The unique geographic mix, from historic city to deep rural and coastal, presents a range of specific housing issues for this Strategy to address. Atypical of much of the rest of Yorkshire and Humber, many of our housing market areas face additional challenges to more urban areas due to either their rural or coastal location.

## ■ Urban

Our urban areas generally have house prices above those in our neighbouring urban housing markets and challenges around the availability of homes that local people can afford. The housing markets focussed on the City of York and the main towns are popular with a range of households including commuters working in neighbouring areas, those talking up employment, students, older households looking to live close to amenities and facilities and newly forming households from more expensive areas and their is resulting pressure on all tenures.

The opportunities for new housing provision are often limited by the lack of sites which can be viably developed, particularly brownfield, alongside transport and infrastructure pressures in the City of York and our major towns.



Westfields at Osmotherley

## ■ Rural

The issues set out above are more acute in rural areas. Many smaller, rural businesses struggle to attract a workforce and communities struggle to meet local needs, such as for social and health care workers, farm worker and teachers. Local wages are traditionally lower than in urban areas and property prices and rental levels are higher. In relation to new development, land values are higher than in urban areas and build costs are higher due to the lack of opportunities to achieve economies of scale and the need for materials and design with fit with the existing vernacular. Many workers struggle to find suitable homes and some businesses resort to providing transport to bring their workforce in from areas where housing is relatively more affordable. This is unsustainable for households, workers, business and communities.

The populations of the Yorkshire Dales National Park decreased between the 2001 and 2011 Census and the population of the North York Moors was static. There is therefore a need to support these areas by ensuring there is a resident population to support the local economy and provide services and facilities. Related to this, both National Park Authorities have developed planning policies which aim to enable new housing linked to local housing needs.





Access to services and facilities is more limited and the cost of living can be higher in rural compared to urban areas, particularly in terms of transport and fuel/heating costs as many of our rural areas are not connected to the mains gas network.

The quality of life offered by our rural areas is a strong attractor for existing populations, in migrants, retirees and second/holiday home owners. In several areas, the percentage of second homes is well above the national average, with Richmondshire, Scarborough and Ryedale having particularly high proportions of the housing stock as second homes.

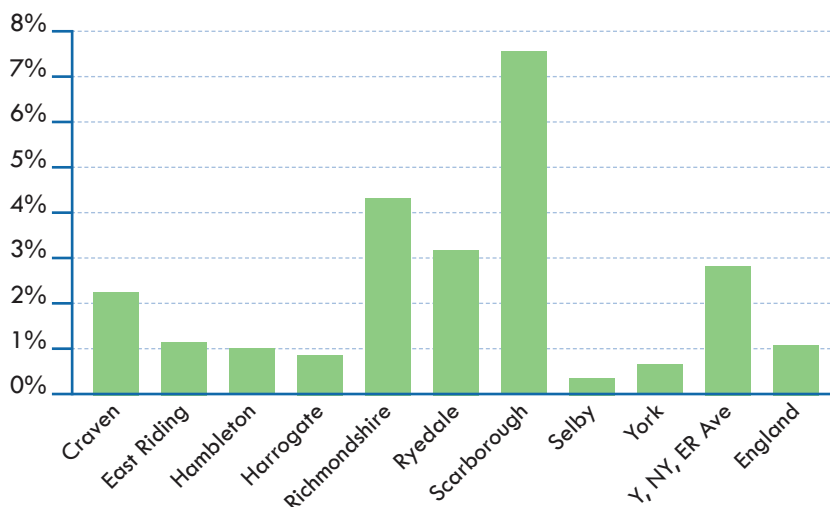
The size and character of many of our settlements also creates challenges when delivering new housing in rural areas. Opportunities are scarce and development costs are relatively high because sites are typically small and there is a need to reflect local architecture and settlement form through high quality design and materials. The overall picture of affluence masks the significant population employed locally in relatively poorly paid employment. Residents in rural areas often struggle to buy their own homes and are heavily dependent on a very restricted supply of private rented, social rented or other affordable tenures.

Research by The University of York<sup>16</sup> found particular evidence that rural housing affordability has an impact on local rural economies and on the character of communities, due to the combined pressures of a lack of housing supply and problems accessing the private or social rented sectors. The work found that it was not just those on the lowest incomes that were priced out in rural areas, but dual earner middle-income households could also not afford housing, even at entry level prices in rural areas.

Local rural employers also need to have a local workforce. A particular local example of this is at Wensleydale Creamery. Based in the small market town of Hawes in Richmondshire it is the UK's only official producer of Wensleydale cheese and its story mirrors the experiences of many rural businesses. The Creamery is quoted in the National Housing Federation report:

“We struggle on occasions to retain staff due to the high costs of housing in rural North Yorkshire. Over the years we’ve had employees who have really found it difficult to find accommodation locally, and as a result some are forced to move away...Wensleydale Creamery is an iconic brand, and we try to invest in our local community whenever possible. But the lack of affordable homes for rent and sale can make this more difficult.”

■ % Second Homes



Source: NHF Home Truths Yorkshire and Humber 2014

<sup>16</sup> Rapid Evidence Assessment of the economic and social consequences of worsening housing affordability. University of York 2009.

The housing authorities and their partners have responded proactively to this issue over recent years and will continue to do so, with the provision of more rural housing remaining a key strategic priority over the LEP area. Local Authorities and Registered Providers (RPs) in the area have committed to continue to invest in a Rural Housing Enabler (RHE) Programme, established in 2011, to increase the supply of rural affordable housing and this forms part of our action plan.

## ■ Coastal

Our coastline includes some of the best in the UK, including three areas designated as Heritage Coast. However; there are pockets, particularly in the coastal towns of Scarborough, Bridlington and Withernsea with concentrations of poor condition and poorly managed private housing. These properties tend to be located in deprived neighbourhoods, characterised by high levels of Houses in Multiple Occupation (HMOs); low income households in private rented homes; crime and anti-social behaviour, benefit dependency, fuel poverty and empty commercial units.

A key issue is the unwillingness and inability of owner occupiers, housebuilders or landlords to invest in these areas, resulting in a vicious circle of reducing confidence and increased social issues. Access to

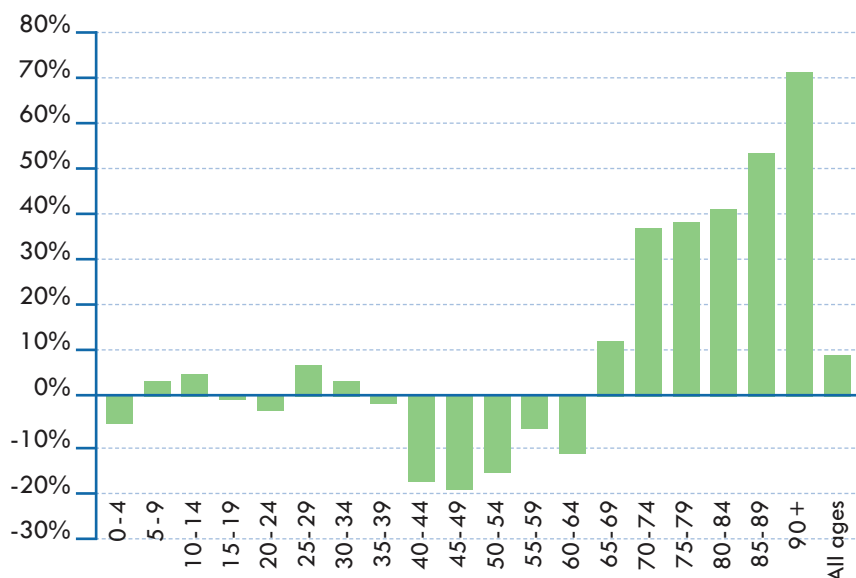
affordable finance is a real problem, as lenders are unwilling to provide finance in places with low rental and capital values and no other investment is available to reverse this.

Through market intervention in specific streets to complement economic development strategies and Area Action Plans, Local Authorities and other partners have sought to ensure that these towns improve and flourish as tourist destinations and diversify their economic base to make them more attractive places for people to live and work. There is also an aim to invest in communities whilst encouraging new housing which also attracts households on a range of incomes to invest in the area.

## ■ Demography

The age profile of our area is changing rapidly. According to mid-year population estimates from 2012, only 16% of our population is aged 16 to 30, 46% are aged 30 to 64. 21% of the York, North Yorkshire and East Riding population is aged over 65 years<sup>17</sup>, compared to 16% in England. Sub national population projections from 2012 show this trend continuing - whilst the overall population is projected to grow by 8% by 2037, the number of older people will make up a large part of this, particularly those aged over 90 years.

### ■ % Population Change 2012-37



Source: ONS sub national population figures

<sup>17</sup> <http://neighbourhood.statistics.gov.uk/dissemination/Info.do?m=0&s=1413807718094&enc=1&page=analysisandguidance/analysisarticles/local-enterprise-partnership-profiles.htm&njs=true&nck=false&nsvg=false&nswid=747>





## ■ Younger Households

Overall, our area has a smaller than average working age population. This means we have less younger, working people to support the economy, provide services and facilities both formally and informally. It also limits our ability to attract and respond to job creation.

There is a particular shortage of suitable accommodation for young people who wish to live independently which is affordable on local incomes, particularly in rural areas and market towns. Not having a suitable place to live which they can afford can affect a young person's ability to gain or sustain work locally or remain in study. It also means that young people continue to live with family or leave their area to find suitable and affordable accommodation and find it difficult to return. As a consequence, communities are becoming unbalanced and local employers struggle to retain their younger workforce. There is particular issue with a lack of available properties for those under 35 who are in receipt of Housing Benefit.

There is a need to enable mixed and sustainable communities and this means having a mix of households in areas to enable greater community sufficiency and mutual support from families and wider networks.

## ■ Quality of our Housing Stock

The overarching aim of this Strategy and of the LEP is to develop more new homes. We must work with our partners to ensure that this new supply provides a lasting legacy for future generations and that the affordable housing provided is of sufficient size and quality to provide long term sustainability and meet a wide range of housing needs.

However, new homes count for less than one per cent of the total stock each year and innovative asset management and maintaining and improving the quality of existing stock in all tenures is fundamental in delivering our priorities. It is imperative that we seek to make best use of existing homes and seek ways to use both the PRS and the owner occupied sector to address local housing needs. The social housing stock in the area largely meets the Decent Homes Standard and this also to be maintained.

Housing quality has a significant impact on our lives. Investing in our homes and ensuring standards are maintained delivers a wide range of positive outcomes not just for households but for the area as a whole including:

- fewer homes that pose a risk to health and well being
- improved outcomes for families and young people
- greater independence for older or vulnerable households
- lower carbon emissions, improved energy efficiency and reduced fuel poverty
- less anti-social behaviour relating to derelict or nuisance properties
- communities that are more cohesive, attractive and economically vibrant.

The primary responsibility for repairing and maintaining homes rests with the property owner. Over recent years, many millions of pounds of public and private sector money has been invested to ensure the quality of private rented and owner occupied housing is improving. Within this overall picture however significant challenges remain particularly in funding terms as grant funding to support landlords and home owners has diminished significantly in recent years. Some of our homes do not meet expected standards and can have damaging consequences on health and wellbeing.

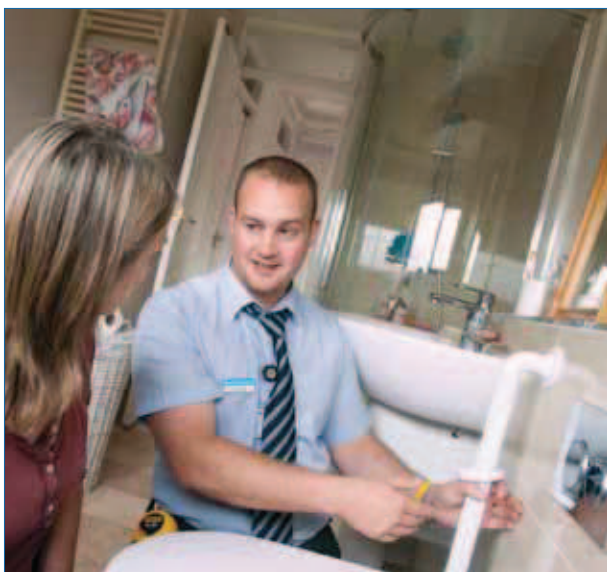
This is particularly apparent in coastal areas where there are issues with quality and repair and in our rural areas where many properties are hard to heat and insulate due to their construction and may also be off the gas network and where group repair schemes are difficult to deliver due to the dispersed nature of some areas. There is an emerging issue of under occupation, particularly linked to older home owners. This manifests itself in rooms not heated and large homes which are difficult to maintain as many in this group are asset rich (in terms of the equity/size of their homes) but income poor.

The proportion of households in fuel poverty in the area is above the national average. A key reason for this is that many settlements are unable to access mains gas, therefore relying on expensive alternatives. Poor energy efficiency in the PRS is also a concern, leaving many vulnerable and low income households unable to afford to heat their homes to a reasonable level. Households living without suitable heat are at greater risk of a range of conditions such as mental health problems, respiratory issues, heart attack and stroke. In addition, our area has an aging population who are more significantly affected by these issues.

Improvements in the efficiency of existing stock also makes a significant contribution to carbon reduction, as around one third of carbon emissions are from domestic dwellings. Councils are committed to carbon reduction targets and the associated programmes including the Green Deal and Better Homes.

The student population, particularly in the City of York, can also present issues in the existing PRS. Whilst students are a valuable economic asset, there has been debate about the impact student households have on the wider housing market. Part of this has centred on the impact that concentrations of student households can have on the sustainability of neighbourhoods. The City of York Council has recently agreed to use new planning laws to require landlords to seek permission for new shared dwellings in some areas to manage the impact.

Our approach to some of the issues to date has involved the use of the Housing Health and Safety Rating Systems (HHSRS) and encouragement and support to home owners and effective partnerships with landlords and other local organisations, guided by the Housing Board and the Private Sector Sub Group and funded by initiatives such as 'Better Homes'. This approach will continue.



Handyperson Services



## ■ Homelessness

Addressing the needs of homeless households and preventing homelessness remains a key priority within the area. We know that preventing homelessness is more cost effective than dealing with its consequences<sup>19</sup>, and it delivers far better outcomes for those concerned. The priority and resource given to this issue means that levels of homelessness have been significantly reducing in recent years despite the economic downturn and recent welfare reforms and against national trends, but we cannot afford to be complacent about our success.

We are keen to maximise the opportunities afforded by an area wide strategic approach in terms of addressing homelessness and particularly homelessness prevention. The Homelessness Group has and will continue to play an important role in sharing best practice and jointly developing new initiatives and protocols to improve performance including the joint commissioning of services. Funding for many of the successful services that have been developed has been obtained on a fixed term basis. Local Authorities are keen to secure alternative sustainable funding with homelessness prevention embedded within investment and commissioning plans.

An example of this is the North Yorkshire Prevention partnership delivering Young People's Housing Solutions @The Hub service, jointly funded by the Supporting People Commissioning Plan, North Yorkshire County Council Children & Young People and Local Authorities.

In recent years all our local authorities have been striving to take a more proactive approach towards preventing homelessness. Central to this has been the shift in emphasis towards early intervention, coupled with the development and commissioning of new services. Our resources have been focussed on investment to support these activities and this will continue.

## ■ Vulnerable and Specific Needs Groups

A lack of suitable accommodation can significantly affect the support, care or treatment of a vulnerable person. Whilst there is some specialist supported housing provision in the sub-region for vulnerable groups, demand exceeds supply and there is a shortage of accommodation for those clients ready to move on to more independent housing.

Certain vulnerable groups within our communities experience difficulties in accessing appropriate housing and housing related support. Additional assistance is often required to ensure that these residents are not further disadvantaged or socially isolated as a result. For example, we are aware that vulnerable people are likely to need additional guidance and support in accessing housing options including through Choice Based Lettings and our Housing Options teams support households where necessary. We are committed to ensuring that vulnerable residents are offered the chance to get back on a path to a more successful life by supporting them to live in settled and sustainable accommodation.

A number of vulnerable groups have been identified through the Supporting People Group as priorities for housing related support. These are people who have experienced domestic abuse, young homeless or potentially homeless people, ex-offenders, people with mental health problems, people with substance misuse issues and single vulnerable people who require support to make a successful transition from temporary to a sustained tenancy. This is in addition to the priority given to support services for older people and dementia sufferers as highlighted previously.

Whilst a number of vulnerable people require short term support, there are groups of younger people who are likely to need care and support for life - with learning disabilities, autism or complex needs. The aspiration is for them to live as independently as possible in the community. For some people this will mean specialist accommodation, typically between four and twelve apartments close to shops, transport links and sometimes linked to Extra Care schemes.

<sup>19</sup> Evidenced Review of the Cost of Homelessness, DCLG, August 2012

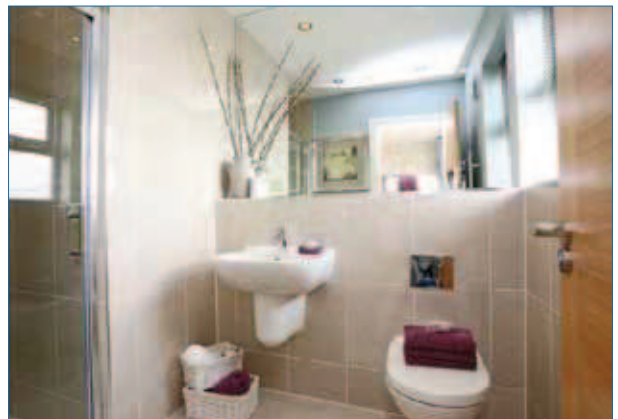


Working closely with the Supporting People Commissioning Group and key agencies, we are committed to enabling and supporting a mixture of supported accommodation, floating support and other assistance to enable disabled clients and clients from other vulnerable groups to access all tenures including private sector housing.

For varying reasons, Gypsies, Roma, Travellers, and Showpeople, Black and Minority Ethnic groups and migrant workers living in the sub-region also have difficulty accessing suitable settled accommodation and appropriate housing support services. Cultural and language differences and literacy issues can

create barriers in accessing mainstream housing advice services and suitable accommodation for these groups. The Local Authorities and the County Council work together and with external partners to increase awareness of Gypsy, Roma, Traveller and Showmen issues. Officer representatives from Housing and Planning departments have had specific training to better understand the needs and lifestyle of the GTRS community. We will continue to develop and share good practice.

Having set out an understanding and evidence of the issues we face in our area, the next section looks at how we will address these issues.



Sowerby Gateway, Thirsk

# 4

## Meeting Our Housing Challenges

Set out above are the challenges that the priorities and actions from this Housing Strategy need to address within the housing, economic and planning context for York, North Yorkshire and East Riding. In summary, there are **Six Key Issues** or challenges to be addressed:

Developed from the contextual evidence and via consultation with our stakeholders, the agreed vision for the area is:

- Supply and the affordability of homes
- Our Geography
- Changing Demography
- Quality of our Housing Stock
- Homelessness
- Vulnerable Households and Specific Needs Groups

“To enable the delivery of more new homes and for all housing to be of a quality, type and size which meets the needs of our urban, rural and coastal communities and supports economic growth.”

We have developed **Nine Housing Priorities** to address the issues we face and deliver the vision:

Issue	Priority
<b>Supply and Affordability</b>	<b>1</b> Work with partners to increase the supply of good quality new housing across all tenures and locations (in line with Local Plans/site allocations).
<b>Geography</b>	<b>2</b> Ensure that our housing stock reflects the needs of urban, rural and coastal communities.
<b>Demography</b>	<b>3</b> Ensure that our housing stock meets the diverse needs of our population at all stages of their lives, reflecting changing local demographics and promoting social cohesion.
<b>Quality</b>	<b>4</b> Via policy guidance and negotiation, ensure new homes are of high design and environmental quality, regardless of tenure. <b>5</b> Continue to make best use of existing stock and ensure it is of a decent quality to meet the needs of our communities. <b>6</b> Ensure all homes have a positive impact on health and wellbeing and are affordable to run.
<b>Homelessness</b>	<b>7</b> Continue to reduce homelessness.
<b>Vulnerable Households and Specific Needs Groups</b>	<b>8</b> Ensure affordable housing is allocated fairly and on the basis of need. <b>9</b> Provide appropriate housing and support for those with specific needs.

These priorities are supported by detailed **Proposals** which will be delivered over the lifetime of the Strategy. Proposals set out against each of the nine Priorities are set out in the next section. By delivering these priorities and the local and sub regional action plans for each year of the strategy, the York, North Yorkshire and East Riding LEP will be aided in delivering the priorities presented in the Growth Deal, namely:

- support housing and employment growth ambitions by investing in major strategic development sites in Northallerton, Catterick Garrison, Middle-Deepdale in Scarborough and Selby creating over 4,000 new homes
- double house building (compared to 2012-14 building rates) and triple delivery of affordable housing
- deliver local strategic housing priorities and outcomes in response to priorities identified in the SEP and Local Growth Deal Implementation Plan, including work on older persons and rural housing
- get up to date Local Plans in place, deliver effective strategic planning by working together and across boundaries, and ensure delivery of housing in Local Plans.

In addition, the Leeds City Region and Humber LEP Growth Deals will also be supported by delivery of York Central, Horseclose, Skipton and Moor Road, Brough.

The Housing Board will develop, monitor and report on specific annual targets/outcomes and outputs for each of the five years of this Strategy, under each activity i.e. number of new homes, number of affordable homes etc. Progress against each of the priorities each year will be taken from the action plan and published in an Annual Report and published on our website:

[nycyehousing.co.uk](http://nycyehousing.co.uk) 

which also includes Annual Reports detailing our achievements under the previous York and North Yorkshire Housing and Homelessness Strategy 2010-15.



Derwenthorpe housing development

# 5

## Housing Priorities and Proposals

Set out below are the proposals which will deliver the Nine Priorities up to 2021. A detailed action plan will be developed and agreed by the Housing Board for each year of the strategy so that we can work towards the overarching aims and respond to the changing environment year on year.

Following agreement of the Priorities and Proposals in this strategy, each Local Authority will agree its own Local Action Plan, setting out how it will deliver the priorities and proposals. It will identify specific local projects and a targeted response to issues.

Each authority will also have the scope to identify additional priorities that reflect particular local circumstances, provided they are complementary to this strategy. Each Local Authority will also develop and adopt a Homelessness Strategy and Action Plan under Priority 7.

The table below sets out the Nine Priorities and their delivery proposals developed to address each of the issues as set out in Sections 2 and 3.

Priority 1 - Work with partners to increase the supply of good quality new housing across all tenures and locations	
PROPOSALS	
1	Double our house building rate to 5,400 completions per year and triple affordable housing delivery (compared to 2012-14 build rates by delivering the maximum annual housebuilding rate identified in Local Plans).
2	Get up to date Local Plans in place (in line with Growth Deal requirement).
3	Ensure that new housing development provides jobs, skills and apprenticeships for local people.
4	Increase the number and diversity of house builders/providers/landlords to enable delivery in urban and rural areas.
5	Enable and support self build, custom build and community led housing to add to supply.
6	Support the viable delivery of affordable housing via Planning Gain and other means (Rural Exception Sites, 100% affordable housing developments) and bring empty properties back into use.
7	Increase diversity and choice in terms of size, type and tenure to meet the needs of our communities.
8	Maintain an up to date understanding of our housing markets and housing need across all tenures.
9	Improve communication with communities affected by new development and seek to address areas of concern.



**Priority 2 - Ensure that our housing stock reflects the needs of urban, rural and coastal communities**

**PROPOSALS**

<b>1</b>	Continue to support the Rural Housing Enablers (RHE) Network and RHE team.
<b>2</b>	Respond to changes to the affordable housing threshold on 'small sites' and the impact of the Vacant Building Credit.
<b>3</b>	Address the needs of coastal housing markets including tackling deprivation and poor quality private rented and owner occupied housing.
<b>4</b>	Address falling populations in the National Parks and use housing to sustain balanced communities.
<b>5</b>	Address urban housing needs and affordability across all tenures (linked with Priority 1).

**Priority 3 - Ensure that our housing stock meets the diverse needs of our population at all stages of their lives**

**PROPOSALS**

<b>1</b>	Increase the number and range of homes suitable for our aging population across all tenures.
<b>2</b>	Increase the number, quality and range of homes suitable for working age households, including in the private rented sector and for first time buyers, to enable mixed and sustainable communities.

**Priority 4 - Via policy guidance and negotiation, ensure new homes are of good design and environmental quality, regardless of tenure**

**PROPOSALS**

<b>1</b>	Work closely with house builders, land owners and Register Providers to communicate our aspirations and needs around quality and design and the integration of affordable homes on new build, conversion and/or refurbishment schemes.
<b>2</b>	Explore opportunities to use innovative methods of construction to deliver new, high quality homes.
<b>3</b>	Ensure affordable housing, particularly that delivered via Planning Gain is flexible and of a quality and size suitable for a range of households and for maximum occupancy if needed.

**Priority 5 - Continue to make best use of existing stock and ensure it is of a decent quality to meet the needs of our communities**

**PROPOSALS**

<b>1</b>	Develop and maintain an understanding of the condition of existing stock.
<b>2</b>	Identify and use opportunities to redevelop exiting residential or commercial stock for new housing.

**Priority 6 - Ensure all homes have a positive impact on health and well being and are affordable to run**

**PROPOSALS**

<b>1</b>	Explore opportunities to use innovative methods of construction to deliver new, high quality homes (link to Priority 4).
<b>2</b>	Continue to deliver investment in Energy Efficiency works and make best use of Disabled Facilities Grants.
<b>3</b>	Reduce the impact that poor housing has on health and well being.

**Priority 7 - Continue to reduce homelessness**

**PROPOSALS**

<b>1</b>	Continue and improve partnership working to prevent homelessness.
<b>2</b>	Improve access to prevention and Housing Options services.
<b>3</b>	Improve support for young people.
<b>4</b>	Increase suitable housing options.
<b>5</b>	Reduce the use of temporary accommodation and improve quality.

**Priority 8 - Ensure affordable housing is allocated fairly and on the basis of need**

**PROPOSALS**

<b>1</b>	Support the sub regional Choice Based Lettings system or other allocation policies as agreed locally.
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**Priority 9 - Provide appropriate housing and support for those with specific needs**

**PROPOSALS**

<b>1</b>	Identify new and improved opportunities to provide housing and support for households with specific needs.
<b>2</b>	Continue the good practice and joint working across the sub region in relation to Gypsies, Roma, Travellers and Showpeople.

# 6

## Delivery of the Priorities and Proposals

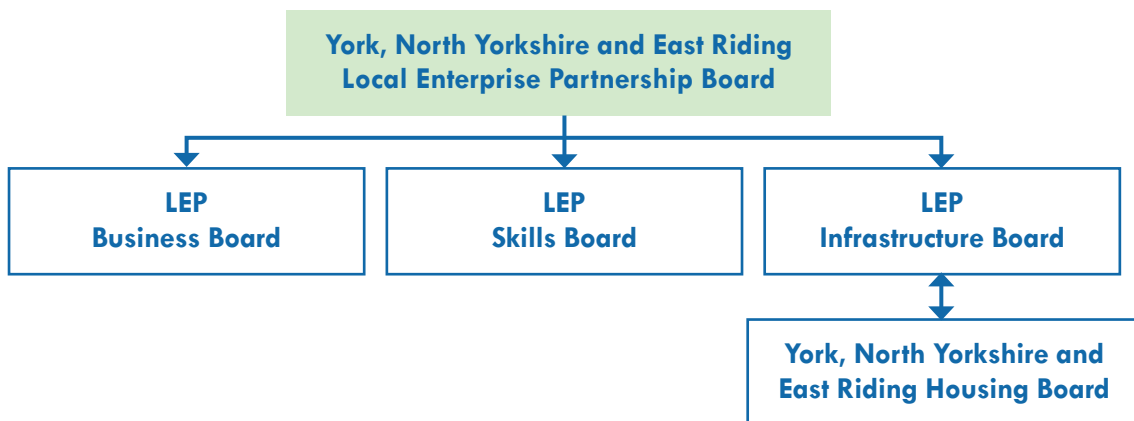
The overview and monitoring of the delivery of the proposals set out in this document will be taken forward by the Housing Board, covering York, North Yorkshire and East Riding, working closely with the LEP Board/LEP Infrastructure Board. The delivery of the actions set out as part of this strategy and the LEP Growth Deal is heavily reliant on the Housing Board and its sub groups maintaining strong relationships with a wide range of partners, including house builders, Registered Providers, Local Authorities and a range of public and private service providers.

The Housing Board is well placed to continue to work with public and private sector housing providers to ensure in future that public funding and private investment are utilised in the most effective way in our housing markets and communities, against the priorities set out below. There is a good track record

of affordable housing delivery and partnership working, supporting two successful strategic housing partnerships in North Yorkshire and Humber as a foundation for this.

### ■ Governance

Our governance structure is headed by the Housing Board. The strategic responsibility for delivery of the Priorities and Proposals set out above lies with the York, North Yorkshire and East Riding Housing Board. The Board has a direct link from the constituent local authorities and into the York, North Yorkshire and East Riding LEP. The Board is responsible for developing an annual action plan and undertaking monitoring against the targets set out in that action plan. The Board will also will scrutinise and challenge any areas of underperformance and look to ways to mitigate this.



The York, North Yorkshire and East Riding Housing Board is made up of political representatives from:

- Craven District Council (Chair)
- Ryedale District Council
- East Riding of Yorkshire Council
- Selby District Council (Vice Chair)
- Hambleton District Council
- Scarborough Borough Council
- Harrogate Borough Council
- City of York Council
- Richmondshire District Council
- North York Moors National Park Authority
- North Yorkshire County Council
- Yorkshire Dales National Park Authority

The recent changes in the role of the Housing Board as part of the development of the LEP Strategic Economic Plan and the relationship with the LEP Infrastructure Board, as well as the wider remit in terms of enabling increased housing supply across all tenures, means that the Board now also includes representatives nominated by the Homebuilders Federation (HBF) and the National Housing Federation (representing Registered Providers). The representatives (as of 1st April 2015) are Barratt Homes (Yorkshire), York Housing Association and Broadacres Housing Association.

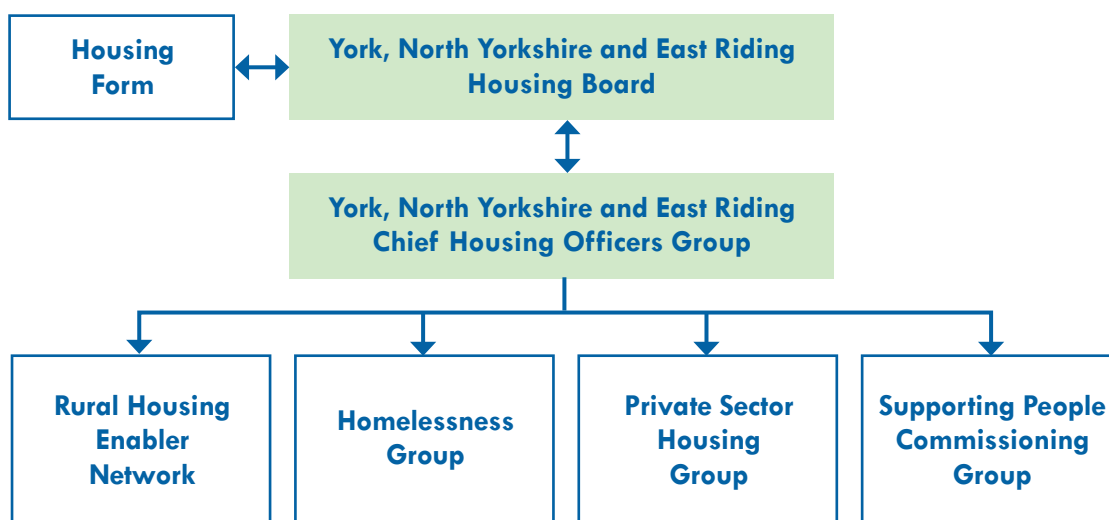
The Homes and Communities Agency (HCA) and our Health and Well Being Boards are also represented. They act in an advisory capacity but do not have voting rights. The Housing Board

has the experience and maturity to guide housing investment and to work with key stakeholders to deliver housing priorities and feed into the LEP Infrastructure Board on housing matters as part of the LEP 'Local Growth Team'.

Changes to the membership of the Board, terms of reference, agendas and minutes of meetings will be published on regularly on our website at:

[nycyerhousing.co.uk](http://nycyerhousing.co.uk) 

The Board is supported in delivering specific Priorities and Proposals by several officer groups as set out below. The role and make up of these groups is set out in more detail in Appendix 3.



## ■ Resources - Funding

Although public funding for housing is currently limited, the York, North Yorkshire and East Riding LEP Growth Deal awarded approximately £21m to front fund infrastructure to unlock large housing sites via a combination of grant and recoverable investment. Further investment will come from the Leeds City Regional and Humber LEPs, and from the HCA in the form of funding from programmes including the Large Sites Infrastructure Programme and Local Growth Fund (Housing and Infrastructure) and the Builders Finance Fund. The Help to Buy scheme has also had a significant impact on the housing markets in our area and the demand for new homes. As part of the initial 'firm' allocations of housing investment from Central Government via the Affordable Homes Programme (AHP) from 14/15 onwards, RPs and Local Authorities in the area have also been awarded approximately £19m by the HCA to deliver new affordable homes, supported housing, bring empty homes back into use and provide traveller pitches. We expect that more will come forward from bids to the AHP and other HCA programmes through the process of Continuous Market Engagement through 2014/15 and beyond. House Builders and Registered Providers will invest from their own lending and reserves and further investment will come from Local Authorities, including the use of commuted sums and New Homes Bonus and from other programmes such as Help to Buy, Disabled Facilities Grants, Local Infrastructure Funding and energy efficiency improvements.

To continue to deliver our ambitions and priorities it is important that we achieve value for money and continue to lever private sector and alternative funding as future Government capital allocations are likely to continue to reduce, particularly if currently funded priorities are not delivered in the required timescales.

## ■ Resources - Staffing and Delivery

The actual delivery of housing and investment is through many formal and informal partnerships and individuals. These include housebuilders, local authorities, housing associations, the third sector, local land and estate agents, individuals and the private sector. Major programmes of investment such as the delivery of new affordable homes are overseen and facilitated by bodies such as the HCA.

Staffing capacity for sub-regional working within individual local authorities is limited because of the size and nature of the partner organisations. However, the sub-region has a good track record of partnership working and sharing expertise through specialist groups as described above. Sub-regional partners jointly employ a small staffing team including Rural Housing Enablers and a Housing Strategy Manager to support, manage, administer and deliver key areas of work and represent and champion York, North Yorkshire and East Riding at regional and national groups and events.



The Chocolate Works, York

# 7

## Risks and Mitigation

The Action Plan for each year will include an assessment detailing the risks of not delivering each element of the plan and mitigating actions. Whilst some elements of delivery are outside the direct control of the Board, the action plan strives to better manage and, wherever possible, mitigate, risks to ensure the best chance of successful delivery.

One of the main areas of risk is in relation to the Growth Deal aim to double the rate of house building across the LEP area by 2021. The delivery of this aim relies on many factors, including:

- a supply of land with allocated for housing development/planning permission
- the financial capacity of the house building sector
- the required infrastructure to enable development, such as utilities and transport
- the capacity of the construction industry and the supply of skills, labour and materials
- the availability of mortgages in the owner occupied sector
- national housing and planning policies
- the continued stability of the local, national and global economy throughout the lifetime of the plan.

The Housing Board is taking steps to understand and mitigate the risks associated with these factors where it is able. Initially, this has involved bringing private house builder representation onto the Board to ensure that members are aware of market issues and what they can do to assist delivery. In addition the Board is working with the LEP to develop and improve relationships with house builders of all sizes and with RPs to set out the aims of the Strategy and the opportunities that brings. The Growth Deal funding for the four strategic housing sites is focussed on providing infrastructure to enable delivery and we will continue our focus on

identifying opportunities of this type and working with the LEPS in our area. Each annual housing action plan will include steps which the Board and its partners can take to encourage and support housing delivery across all tenures.

In relation to the need for a supply of sites with planning permission, the membership of the Housing Board was reviewed in 2014 to ensure that elected members and officers covered a mix of housing and planning areas, for example the current Chair is also the Leader of Craven District Council, Vice Chair of Policy Committee and the Lead Member for Affordable Housing. As well as local efforts by Board and Chief Housing Officer Group members to work to get Local Plans in place, we will also work closely with the North Yorkshire Planning Officers Group and the Development Plans Forum to understand and support the progress towards adopted plans. Where there are delays or challenges in adopting Local Plans we will also work together to manage the impact on housing delivery. The Board will also lobby and respond to Government consultations on policy areas which impact on the delivery of this strategy.

### ■ Review

This Strategy sits alongside the Strategic Economic Plan of the York, North Yorkshire & East Riding LEP and, as such, covers the same period from 2015 to 2021. The Board will develop, monitor and review annual action plans to delivery the priorities of this strategy. There may be a need for a light touch review mid-way through this strategy's lifetime and the Board will consider this in 2017/18.

### ■ Equalities Impact Assessment

An Equalities Impact Assessment (EIA) has been undertaken for the strategy and is available at:

[nycyerhousing.co.uk](http://nycyerhousing.co.uk) 



# 8

## Conclusions and Summary

This document has set out the main housing issues for the York, North Yorkshire and East Riding area and the challenges set out in the Local Growth Deal. From this, the Housing Board for the area has then developed and agreed a vision, priorities and proposals and will go on to develop sub regional and local annual action plans.

The issues and priorities and the document overall were developed in consultation with the Housing Board members, Housing Forum, Local Authorities, National Parks officer groups, the York, North Yorkshire & East Riding LEP house builders, and the HCA in Summer and Autumn 2014. Details of the consultation are set out in Appendix 4.

This Strategy was formally adopted by the York, North Yorkshire and East Riding Housing Board in April 2015. It will be published on our website at:

[nycyerhousing.co.uk](http://nycyerhousing.co.uk) 

and on the websites of the member organisations. Annual Reports of progress and any subsequent amendments will also be consulted on and published on the website.

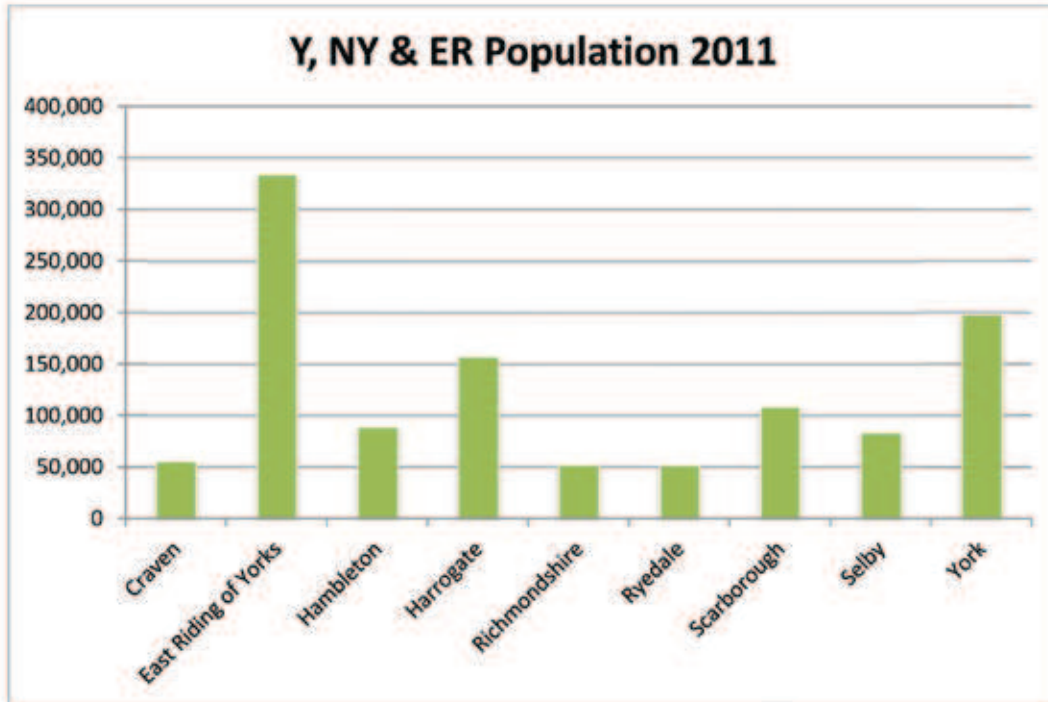


Farndale Housing Development

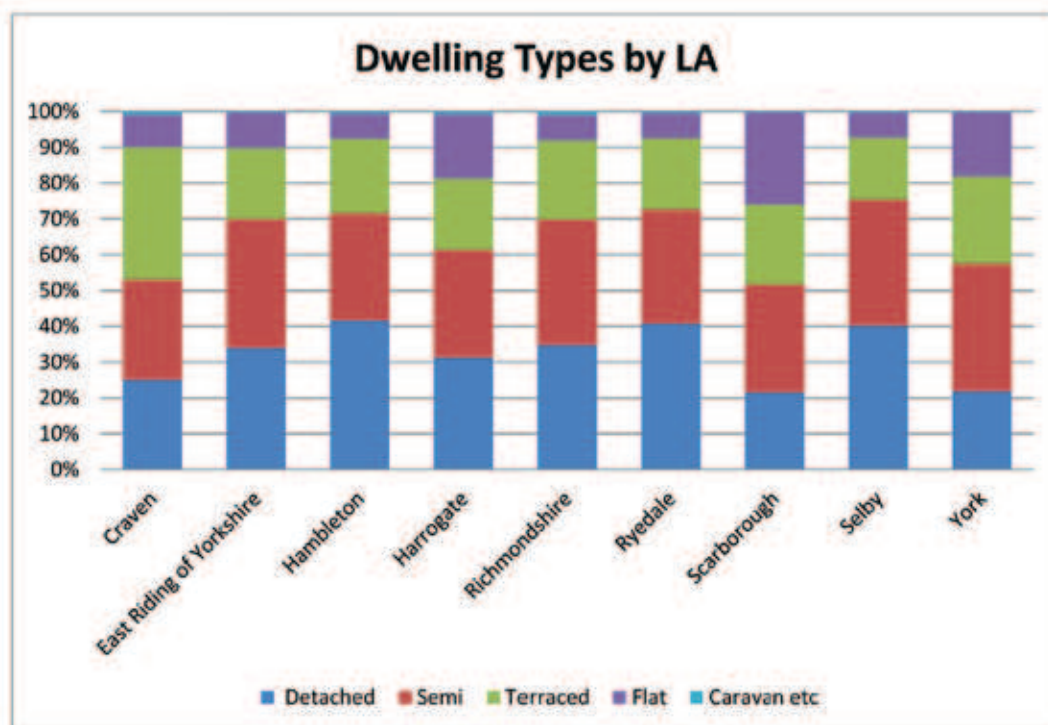


# A1

## Social and Housing Stock Data for York, North Yorkshire and East Riding

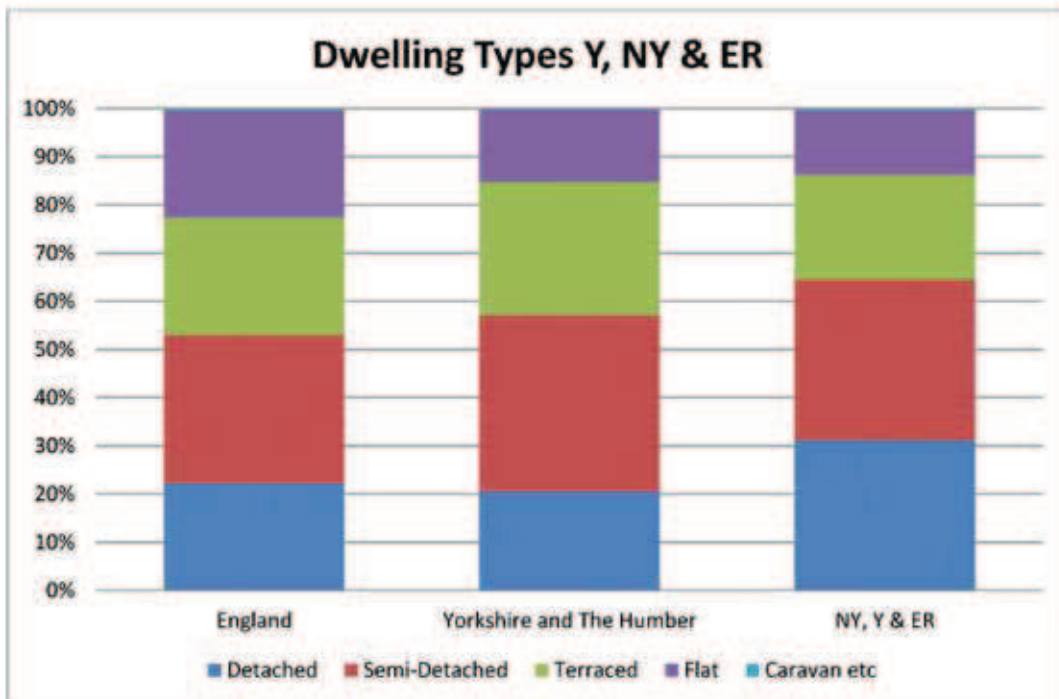


Source: ONS Census 2011

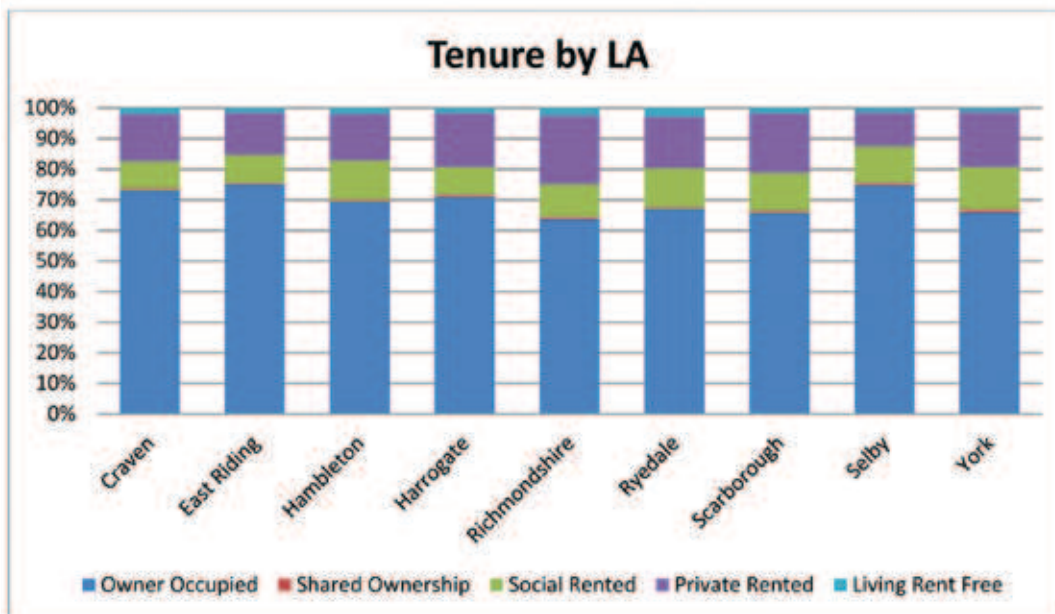


Source: ONS Census 2011

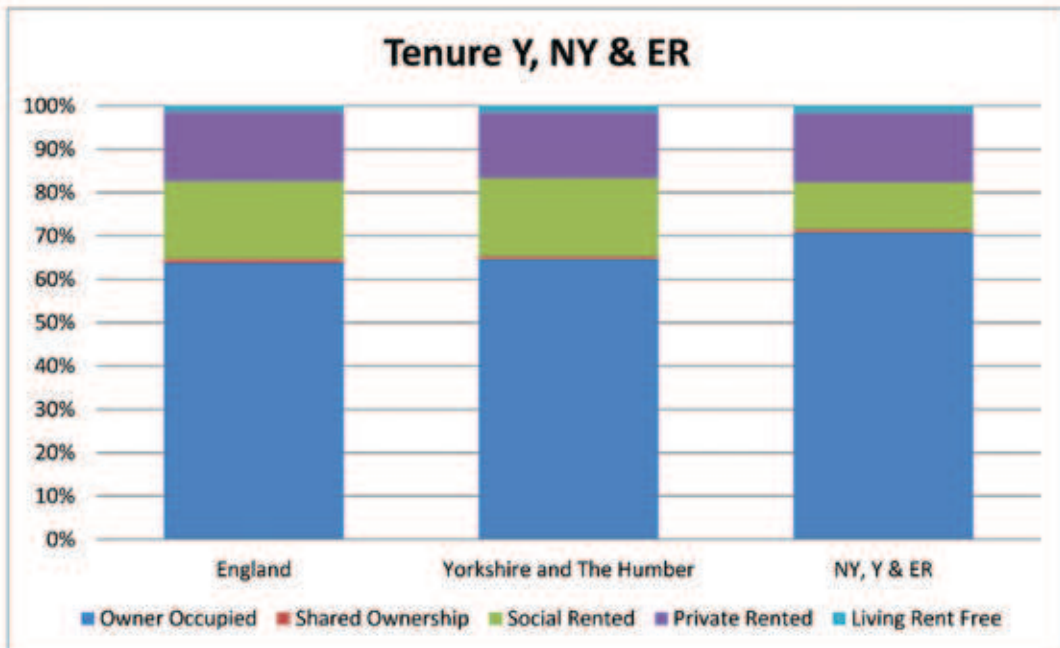




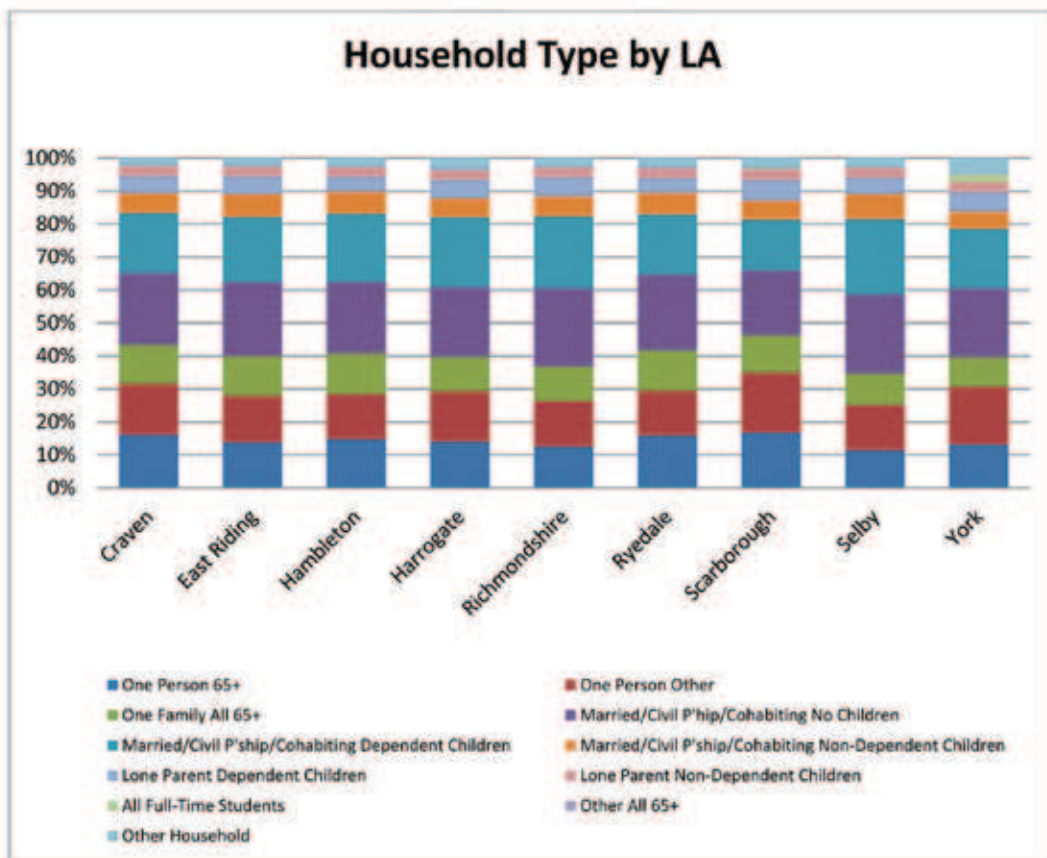
Source: ONS Neighbourhood Statistics



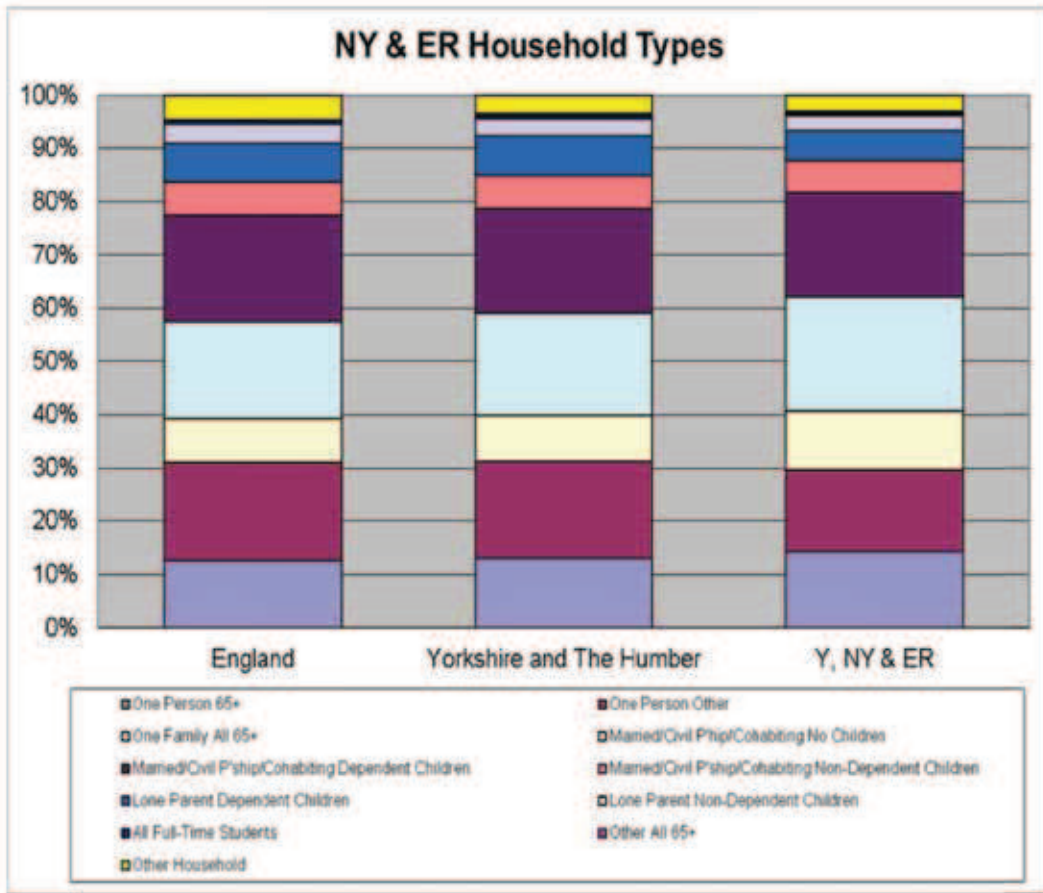
Source: ONS Neighbourhood Statistics



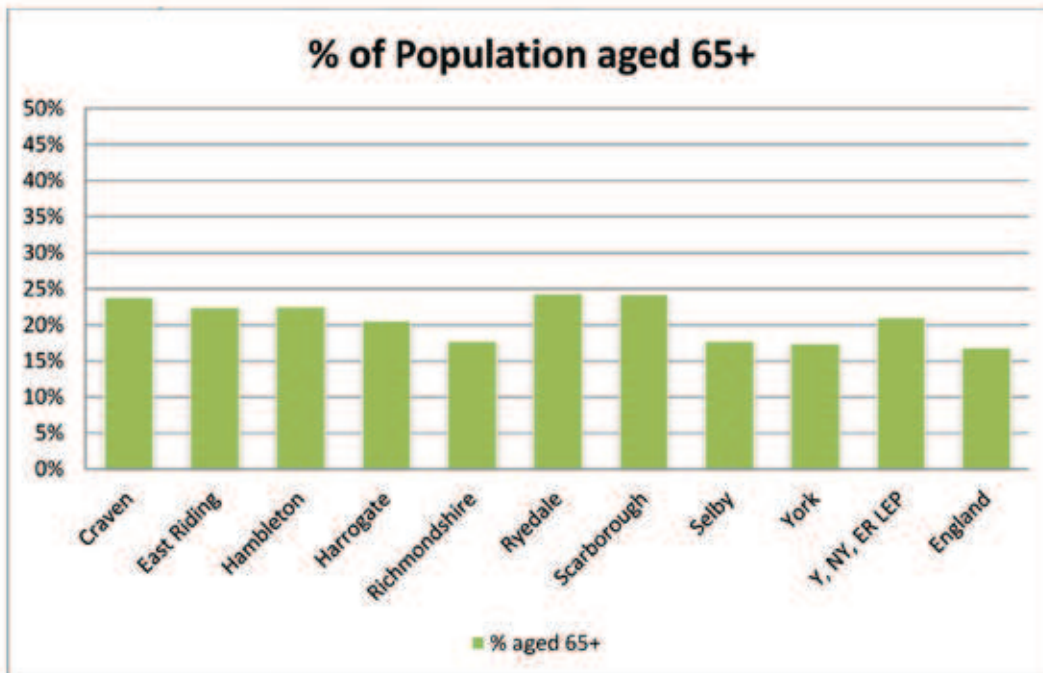
Source: ONS Neighbourhood Statistics



Source: ONS Neighbourhood Statistics



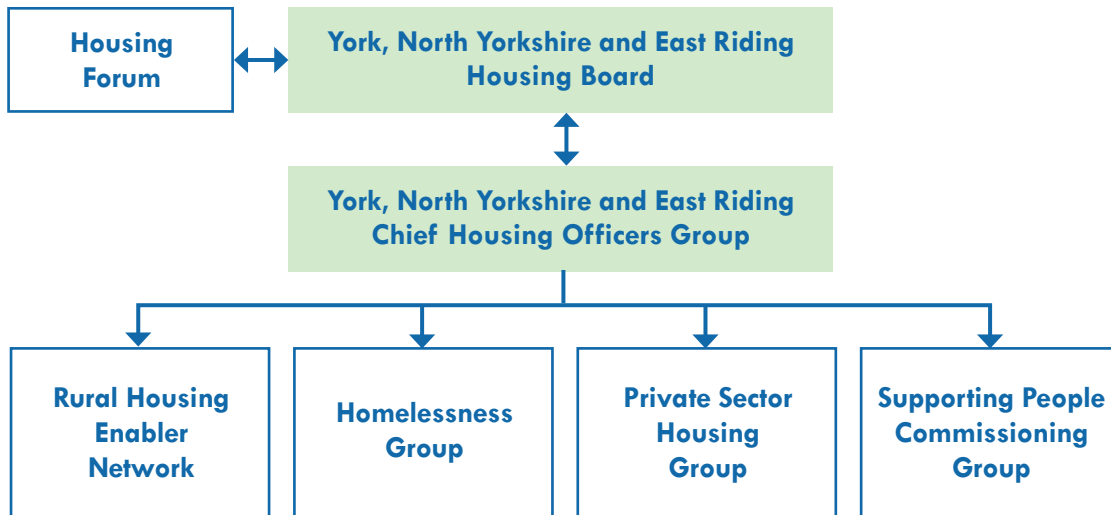
Source: ONS Neighbourhood Statistics



Source: ONS Neighbourhood Statistics

# A2

## Sub Regional Technical Groups



### ■ Housing Forum

The Housing Forum comprises Council Members and officers and representatives from a wide range of housing and support providers within the sub-region. It provides a sounding board through which The Board and other groups consult on key policy documents and initiatives as well as being a vehicle for promoting and sharing good practice and innovation. Its views are reported to the Housing Board and it currently Chaired by the Housing Board Vice Chair.

The Forum will perform an important role in supporting the development and delivery of the Action Plan. It will advise and feed back on performance and flag up areas that require review in the light of changing policy or good practice.

### ■ Officer Groups Chief Housing Officers Group

The Chief Housing Officers Group provides technical support and advice to the Board. It comprises Chief Housing Officers from all the local authorities, plus

representatives from North Yorkshire County Council, the two National Parks, the Homes and Communities Agency, the Health and Well Being Boards and housing association representatives. It is responsible for identifying new initiatives, championing good practice, ensuring that accurate performance and monitoring information is reported to the Board, responding to new challenges and delivery issues as they arise. It also plays a key role in liaising with colleagues from other disciplines both within their own local authorities and through other sub-regional groups such as the Development Plans Forum and Planning Officers Group.

This Group is further supported by specialist technical groups - the Homelessness Group, Private Sector Housing Group, the North Yorkshire Rural Housing Enabler Network and the Supporting People Commissioning Group, which each have responsibility for driving forward aspects of the strategy and key actions related to their area of expertise and identified in the Action Plan, as well as carrying out more detailed monitoring to ensure delivery. There is a Chief Housing Officer representative on each of these groups.

### **Homelessness Group**

**Role: to increase homelessness preventions through joint working and sharing best practice.**

**Attended by: Housing Options Team Leaders from each Local Authority and County Council.**

### **Private Sector Housing Group**

**Role: To improve the quality of our housing stock and work with the private sector**

**Attended by: Local Authority Private Housing lead officers**

### **Rural Housing Enabler Network**

**Role: to increase the supply of Rural Affordable Housing.**

**Attended by: Local Authority and Registered Providers who are funding partners of the Network.**

### **Supporting People Commissioning Group**

**Role: To manage and oversee the locally ring fenced budget for housing related support services in North Yorkshire and services that are managed in partnership.**

**Attended by: NYCC, the District and Borough Councils, Probation and the Health community**

# A3

## Consultation Record

Date	Consultee(s)	Stage
<b>July/August 2014</b>	Housing/Planning Officers from each Local Authority and National Parks and Y, NY and ER LEP	Development of vision and priorities
<b>21 July 2014</b>	Briefing for Gypsy, Romas, Traveller, Showman sub group	
<b>5 Sept 2014</b>	Agenda item at Y, NY and ER Chief Housing Officers Group	
<b>10 Sept 2014</b>	Briefing at RHE Network Meeting	
<b>22 Sept 2014</b>	Topic of Housing Forum Agenda item at Housing Board	
<b>21 Oct 2014</b>	Briefing for Supporting People Commissioning Body and Homelessness Group	
<b>24 Oct 2014</b>	Presentation/workshop at North Yorkshire Partnership Conference	
<b>18 Nov 2014</b>	Agenda item at North Yorkshire Development Plans Forum	
<b>25 Nov 2014</b>	Briefing for Private Sector Group	
<b>28 Nov 2014</b>	Agenda item at Y, NY and ER Chief Housing Officers Group	
<b>8 Dec 2014</b>	Topic of Housing Forum Agenda item at Housing Board	
<b>Jan 2015</b>	Wider Partners - Publication on Website	Consultation Draft
<b>Feb 2015</b>	Agenda item at Harrogate and District Housing Forum	
<b>24 Feb 2015</b>	Agenda item at North Yorkshire Development Plans Forum	
<b>26 Feb 2015</b>	Agenda item at Home Builders' Federation Yorkshire Planning Meeting	
<b>3 March 2015</b>	Agenda item at NYCC Corporate Management Board	
<b>6 March 2015</b>	Agenda Item at Y, NY and ER Chief Housing Officers Group	
<b>16 March 2015</b>	Topic of Housing Forum Agenda item at Housing Board	

A4

## Equalities Impact Statement (EIA)

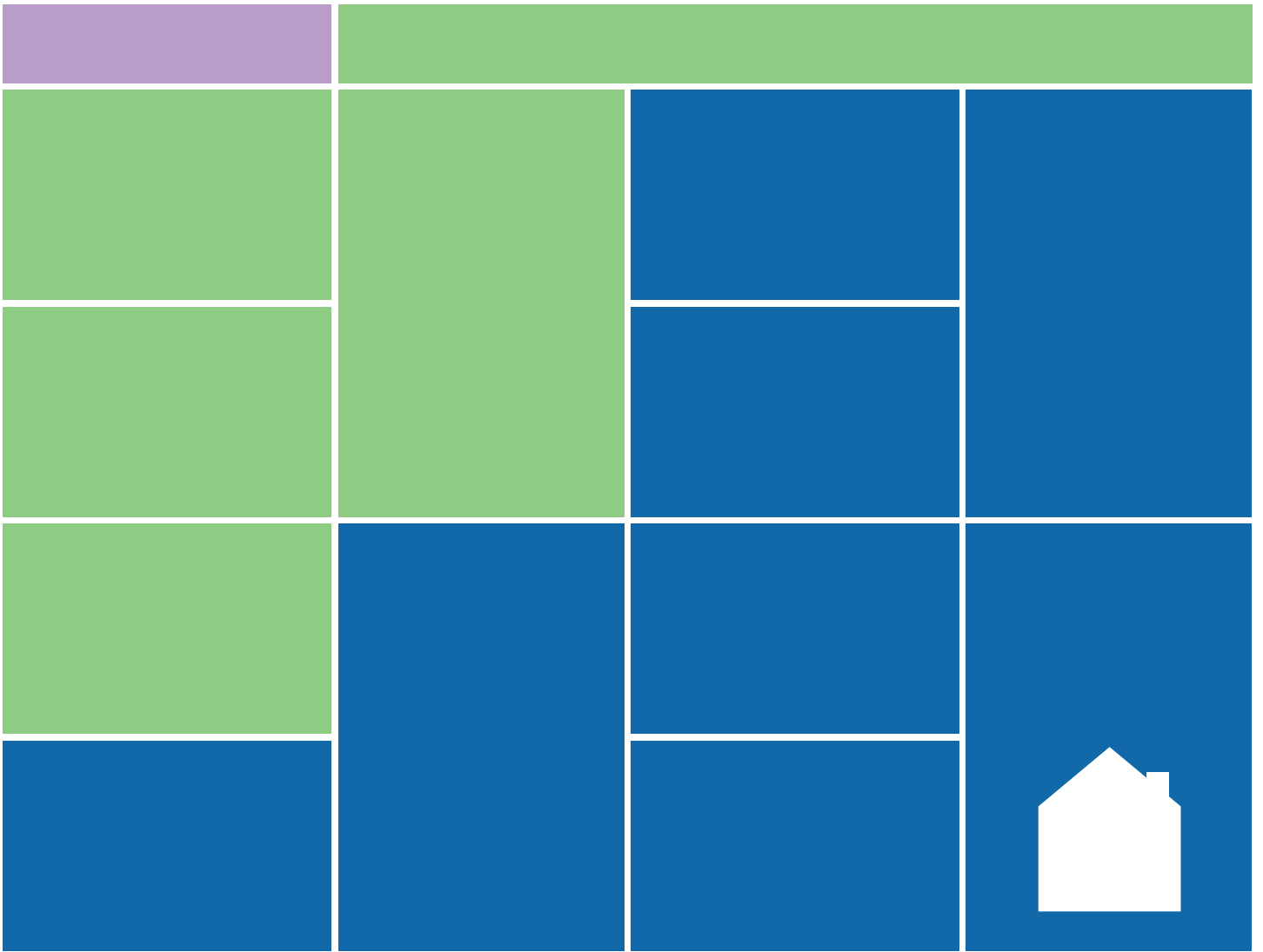
A full copy of the Equalities Impact Statement is available on request:

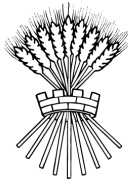
[nycyerhousing.co.uk](http://nycyerhousing.co.uk) 

Notes









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<b>PART B:</b>	<b>RECOMMENDATION TO COUNCIL</b>
<b>REPORT TO:</b>	<b>POLICY AND RESOURCES</b>
<b>DATE:</b>	<b>18 JUNE 2015</b>
<b>REPORT OF THE:</b>	<b>HEAD OF PLANNING AND HOUSING GARY HOUSDEN</b>
<b>TITLE OF REPORT:</b>	<b>HOMELESSNESS STRATEGY AND ACTION PLAN 2015/20</b>
<b>WARDS AFFECTED:</b>	<b>ALL</b>

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## **EXECUTIVE SUMMARY**

### **1.0 PURPOSE OF REPORT**

- 1.1 To seek members' approval for the draft 2015/2020 Homelessness Strategy and Action Plan (Annex A).

### **2.0 RECOMMENDATION(S)**

- 2.1 It is recommended that members approve the draft 2015/2020 Homelessness Strategy and Action Plan.

### **3.0 REASON FOR RECOMMENDATION(S)**

- 3.1 The draft strategy replaces the previous North Yorkshire Homelessness Strategy. In previous years there has been a Joint Homelessness Strategy covering North Yorkshire, with each local authority developing individual local authority action plans. It has been agreed across the sub region that each local authority going forward would develop its own Homelessness Strategy and Action Plan. This was in response to the government aim that all Housing Options services need to be working towards a "Gold Standard". Officers have developed the draft strategy following consultation with partners and stakeholders. The strategy and action plan needs to be approved by Members prior to adoption.

### **4.0 SIGNIFICANT RISKS**

- 4.1 Under the Homelessness Act 2002 all housing authorities must have in place a Homelessness Strategy based on a review of homelessness within their district. This is required to be reviewed every five years. The review of the strategy commenced in 2014. It is a requirement that the draft homelessness strategy is adopted in order to meet statutory requirements.

## **5.0 POLICY CONTEXT AND CONSULTATION**

- 5.1 Following publication of the governments first national housing policy in 2011, “Laying the Foundations: A Housing Strategy for England”, the emphasis on homelessness prevention was very clear. In August 2012 the ministerial group on homelessness published its national homelessness strategy: “Making Every Contact Count”
- 5.2 Ryedale’s homelessness strategy is further underpinned by the North Yorkshire, York and East Riding Housing Strategy 2015-20. This strategy includes an objective on the prevention of homelessness. Ryedale’s Homelessness Strategy will ensure that proposals under that objective have been highlighted and will be developed and monitored at a local level. The council will continue to work closely with the other local authorities across the LEP area on homelessness issues and share good practice in the implementation of its homelessness strategy.
- 5.3 The Ryedale Housing Forum, a large group of local agencies and services, helped to develop the draft strategy through a homelessness strategy steering group. The group consulted local organisations and stakeholders about their concerns and their ideas for maintaining and developing future services.
- 5.4 The steering group then planned and held a consultation event in Ryedale with partner agencies with its focus on homelessness. This raised awareness about the services provided for homelessness to households across the district. The consultation was based around five key objectives which are listed in Paragraph 6.7 of this report . The consultation involved exploring potential developments for the future. The feedback from agencies has been incorporated into the strategy.
- 5.5 In addition the housing services department undertakes regular customer consultation. This is through face to face consultation, questionnaires following advice interviews and exit forms from all temporary accommodation provided.

## **REPORT**

### **6.0 REPORT DETAILS**

- 6.1 Ryedale’s five year strategy sets out the Council’s aim to tackle homelessness across the district and details how the Council will provide housing options services for the residents of Ryedale.
- 6.2 The strategy recognises the important role that other partners and stakeholders have to play in harnessing skills and delivering sensitive and tailored solutions to some of the issues within our community.
- 6.3 In recognition of the fact that homelessness can be devastating, and is seldom a problem in isolation; the provision of accommodation without considering all contributory factors and aiming to provide specialist support and assistance to address those problems is not a solution. A holistic approach ensures that health, employment, income, social isolation, relationships and other issues affecting individuals’ ability to maintain their home are considered.
- 6.4 It has long been recognised that the prevention of homelessness is more cost-effective for authorities than dealing with its consequences. Resources deployed to prevent homelessness saves on costs long-term and helps to alleviate the crisis for

the client. To achieve this in the current economic downturn the emphasis must be on partnership working, sharing resources and employing creative solutions

- 6.5 Local authorities and their partners must increasingly work under ongoing financial constraints. Therefore working together - including early and positive intervention - is considered to be the key to success. Prevention considered to be better than the cure.
- 6.6 This plan fits into the overall aims and visions of Ryedale District Council's Housing Strategy Action Plan. This strategy and action plan details the services and initiatives in place to achieve these goals and will highlight any gaps in service and future development needs.

**Working with our partners across Ryedale, the Council aims to achieve the following:**

- encourage people to seek assistance before they reach a homelessness crisis
- enable people to stay in their own homes whenever possible through appropriate advice, support, information and assistance
- work together to ensure an holistic approach to clients' difficulties
- identify suitable housing options for those who cannot remain in their current situation
- increase the availability of new affordable homes
- ensure that the Private Rental Sector plays a larger role in homelessness prevention

- 6.7 **This will be achieved by meeting 5 key objectives:**

- 1.Reduce homelessness through prevention**
- 2.Reduce the use and improve the quality of temporary accommodation**
- 3.Reduce the incidence of youth homelessness**
- 4.Improve access to support services and advice to prevent homelessness and increase sustainability**
- 5.Increase the supply of affordable housing**

- 6.8 **Review over the past 5 years**

- 6.9 During the period of the last homelessness strategy, progress has continued to be made towards reaching homelessness targets. There continues to be an increase in number of households approaching the Housing Services department on an annual basis. This is up 31% from 2010 figures. There were 713 new enquiries during 2014/15, additional improvements and service developments include:

- 29% reduction in the number of individuals presenting as homeless
- 228 homeless preventions
- 66% reduction in the number of households accepted as homeless
- 26% reduction in the average length of time spent in temporary accommodation
- 46% reduction in the number of households in temporary accommodation
- Development of a 14 unit supported accommodation project in Norton

- Reduction of spending on temporary accommodation by 88% over the past five years.
- Securing of funding from Crisis for a Shared Solutions Officer in partnership with Foundation (lasting for three years - until March 2016)
- Employment of a part time Lettings Officer funded through sub regional funding
- Taken over the management of two properties in Malton, allowing six rooms to let for employed single people
- Negotiation of the leasing of a House in Multiple Occupation in Norton providing five rooms to let for housing clients.
- Development of a sub regional Rural Spot purchase scheme to provide intensive support for preventing rough sleeping
- Securing of Moving Forward training, funded through sub regional funding; staff trained to provide pre-tenancy training to single households
- Development of a Private Sector Landlord Officer role to encourage the take up of landlords working directly with the council
- Development of Ryedale Homeshare scheme to match potential lodgers to hosts
- Expansion of the use of Discretionary Housing Payment (DHP) to assist those affected by welfare reforms. 45 applications received in 2011/12, rising to 407 in 2013/14
- Continuation of participation of the Breathing Space scheme in partnership with Wakefield Council to assist clients with mortgage arrears.
- Development of a social sector arrears referral scheme to ensure those living in social housing are referred to the council once arrears reach a level of £500 to enable advice and assistance can be given to prevent homelessness.
- Successful completion of a safeguarding audit for children and vulnerable adults
- Partnership work to improve services to young people through the Young Persons Partnership, co-located NYCC Homeless Prevention Officer (16 and 17 years olds) into Housing Services department.
- Secondment of Homelessness Prevention Officer to Housing Services to improve services for 18 to 25 year olds, funded through Supporting People
- Development of a joint Home Improvement Agency with Scarborough Borough Council to include a wellbeing and handyperson service.
- Completion of an extension to the traveller site providing 7 additional pitches.
- Expansion of the Ryedale Food Bank service, through partnership working, to include new premises in Norton.
- Employment of a Development Officer funded through affordable housing commuted sums
- Development of 348 affordable homes.

6.10 **During the next five years the council and its partners will:**

6.11 **Objective one:  
Preventing homelessness**

- Continue to raise awareness of changes of welfare reform through the Housing Forum partners
- Achieve 'Gold Standard' for the Housing Options service
- Use local media to raise awareness and outline services which can help by developing a communications strategy for the Housing Options service

- Increase the capacity of the Ryedale Lettings service
- Improve access to the Private Rented Sector (PRS) by discharging duty into this sector homeless households
- Continue to operate Sharing Solutions and seek alternative funding from 2016
- Ensure the safeguarding of children and adults is paramount in all services provided
- Promote the 'Private Sector offer' to landlords
- Expand the arrears case referral scheme to all registered providers operating across Ryedale
- Continue to offer mortgage repossession schemes
- Continue to provide a money advice service through the Citizen's Advice Bureau
- Target resources on prevention for single people
- Increase amount of accommodation suitable for single people
- Continue joint working internally on Discretionary Housing Payments (DHPs)
- Work with Homes and Communities Agency on available funding
- Continue to provide the 'No Second Night Out' protocol and 'Winter Warmth'
- Ensure all Housing Options staff are fully trained
- Ensure 'Moving Forward' tenancy training is provided in all supported housing
- Ensure disrepair issues in the private sector are dealt with quickly to reduce homelessness

**6.12 Objective 2:**

**Reduce the use of, and improve the quality of temporary accommodation**

- Continue to keep Bed & Breakfast usage to a minimum
- Maintain low numbers of households in temporary accommodation
- Ensure resettlement is used to its full potential
- Maintain the standard of accommodation
- Ensure residents have access to support, education and training opportunities
- Fulfil the Management Agreement with Yorkshire Housing
- Provide safe accommodation for those affected by domestic abuse
- Increase access to the Private Rented Sector to facilitate move on
- Ensure all residents of temporary accommodation have support plans to enable them to move forward in life
- Regularly consult with clients in temporary accommodation to improve the quality of their service

**6.13 Objective three:**

**Reduce the incidence of youth homelessness**

- Continue to provide a specialised mediation and advice service to 16 to 25 year olds in partnership
- Provide emergency safe and sound accommodation for young people
- Continued to provide accommodation for those that cannot return home through the Young People's Partnership
- Support the continuation of the partnership post 2016
- Identify young people at risk of disengaging with society
- Ensure appropriate referrals are made to guarantee needs are met in multi agency approach
- Offer education and training opportunities for all residents of the Pathway

- Ensure young people have a voice in the services provided.
- Look at any available funding to improve accommodation options for young people

**6.14 Objective 4:  
Improve access to support services and advice to prevent homelessness and increase sustainability**

- Planned moves for clients that are being released from prison and high risk offenders
- To continue to offer specialist housing support to vulnerable clients once they have been housed
- Continue to provide specialised support services to enable clients to sustain tenancies
- Improve referrals to new drug and alcohol services
- Continue to be involved in Supporting People's procurement of services for vulnerable people
- Look at the options for housing support for older people
- Remain a partner of North Yorkshire Home Choice
- Continue to work with Stonham Support Service to provide floating support for clients needing this service
- Offer support and financial assistance for older people and people with disabilities to maintain and adapt their homes
- Continue to support the North Yorkshire tenancy strategy
- Continue to work with North Yorkshire County Council, Horton and the traveller community to address the housing and support needs of gypsies and travellers

**6.15 Objective five:  
Increase the supply of affordable housing**

- Delivery of 375 affordable homes during the life of the new strategy
- Look at Houses in Multiple Occupation (HMOs) and other shared housing as means of developing other sources of affordable housing
- Look at options to review the 2011 Strategic Housing Market Assessment
- Support the work of the Rural Housing Enabler to assist in the supply of exception sites.
- Further work to complete the Affordable Housing supplementary planning guidance
- Provide a Section 106 check list to standardise requirements in order to assist in the delivery of affordable housing

**7.0 IMPLICATIONS**

**7.1** The following implications have been identified:

a) Financial

Success to date and the majority of the priorities, actions and targets within the action plan is not dependant on securing additional government funding or increased council revenue spend. The focus is on how positive outcomes can be achieved by making best use of existing resources especially though partnership



and dialogue. The Council allocates £83K a year from the governments Homelessness Prevention Grant.

Effective homeless services make an important contribution to reducing the resource burden on other statutory services such as health, social care, the police and the wider criminal justice system.

- b) Legal  
The Homelessness Act 2002 requires that all local authorities must have adopted a Homelessness Strategy and Action Plan.
- c) Annex B shows the Equalities Impact Assessment. There are no additional staffing implications.

## **8.0 NEXT STEPS**

### **8.1 Delivering the Homeless Strategy**

Whilst the provision of a housing options service is a statutory duty of the Council the actual delivery of the service relies on the support of many formal and informal partners. Moving forward we will need to work closely with these partners if the Council is to realise the ambitions of the strategy. Partnership working will become increasingly critical in the light of government funding cuts and the continuing need to demonstrate value for money

### **8.2 Monitoring**

The action plan will be a tool for monitoring progress against milestones and targets. It will be monitored and reviewed by the Council annually.

The Homelessness Strategy Steering Group will continue to monitor the strategy. They will consider progress made during the year and will actively contribute to setting new priorities and targets for the future.

The responsibility for reporting progress will rest with the Senior Housing Options Officer (SHOO). There will be formal monitoring of all elements of the Housing Strategy Action Plan including the Homelessness Strategy. Responsibility for this will rest with the Housing Services Manager (HSM)

- 8.3 In these times of reduced public funding and challenging welfare reforms, it is more important than ever to ensure that homeless prevention remains at the top of the agenda and that through close partnership working, that the homelessness service provided by the Council, is effective and that it provides a high quality service in order to improve the lives of those people faced with homelessness.

**Gary Housden**  
**Head of Planning and Housing**

**Author:** **Kim Robertshaw, Housing Services Manager**  
Telephone No: 01653 600666 ext: 383  
E-Mail Address: [kim.robertshaw@ryedale.gov.uk](mailto:kim.robertshaw@ryedale.gov.uk)

**Background Papers:**  
Draft Homelessness Strategy and Action Plan 2015/20  
Homelessness Strategy Equalities Impact Assessment

**Background Papers are available for inspection at:**  
Location or web address



# Ryedale Homelessness Strategy Review and Action Plan

2015 - 2020





## Foreword

This is Ryedale Council's Homelessness Strategy and sets out our plans over the next five years. Despite the economic challenges over recent years Ryedale's innovative and dedicated approach in preventing homelessness has seen significant results.

However, with homelessness in the UK steadily rising and the challenges of the impact of welfare reform, the next few years may bring further challenges to the Council as it seeks to continue to help households faced with the threat of homelessness in Ryedale.

Whilst Ryedale residents enjoy the benefits of its beautiful location Ryedale's attractiveness means property prices to rent or buy are beyond the reach of many. This creates demand for more affordable housing which far outstrips the supply, even taking into account the recent reduction in the numbers on North Yorkshire Home Choice's waiting list for Ryedale following the review in 2013.

The lack of supply means households either have to find accommodation in less expensive areas outside of Ryedale or have to live in far from ideal circumstances in the homes of friends or relatives. Such situations inevitably trigger tensions in homes that in some cases can lead to homelessness. This can particularly be exacerbated for households with additional needs due to their vulnerability.

This strategy outlines both the successes in tackling homelessness over the last few years as well as the challenges ahead and proposed actions to meet these challenges.

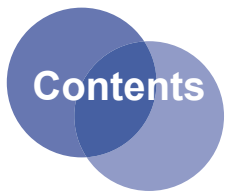
The Council's corporate commitment to Housing Options services will continue with the support of the necessary funding to achieve our aims. In Ryedale there is a commitment to early intervention and prevention and this will continue throughout the life of the strategy.

The Council is indebted to the many people and organisations that have assisted in producing this strategy and would like to thank them for contributing to its content and their commitment to achieving its aims.

I am pleased to commend this strategy and hope it will help the Council and those people seeking assistance with their housing issues.

A handwritten signature in blue ink that reads "Linda Cowling". The signature is written in a cursive, flowing style.

**Cllr. Linda Cowling**



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# Introduction

**Welcome** to Ryedale District Council's Homelessness Strategy and Action Plan for 2015 – 2020

Ryedale's five year strategy sets out the Council's aim to tackle homelessness across the district and details how the Council will provide housing options services for the residents of Ryedale.

This strategy and action plan has been written to comply with the legal requirement to do so, and with regard to national policy, Sub regional policy, stakeholders, partners and Ryedale District Council's Review of the service in 2014. The latter was undertaken in consultation with:

- Partner agencies across Ryedale.
- Front-line staff in our own and all partner services
- Clients using the service

The strategy recognises the important role that other partners and stakeholders have to play in harnessing skills and delivering sensitive and tailored solutions to address some of the issues within our community.

In recognition of the fact that Homelessness can be devastating, and is seldom a problem in isolation, the provision of accommodation without considering all contributory factors and aiming to provide specialist support and assistance to address those problems is not a solution. A holistic approach ensures that health; employment, income, social isolation, relationships and other issues affecting individuals' ability to maintain their home are considered.

It has long been recognised too, that the prevention of homelessness is more cost-effective for authorities than dealing with its consequences. Resources deployed to prevent homelessness save on costs long-term and alleviate the crisis for the client. To achieve this in the current economic downturn the emphasis must be on partnership working, sharing resources and employing creative solutions

Local authorities and their partners have to increasingly work under ongoing financial constraints. Therefore working together, including early and positive intervention is the key to success. Prevention is indeed better than cure.

## Service Review

The strategy has been informed by a Homelessness Service Review, undertaken in 2014. This aimed to highlight gaps in our service and identify resources available to meet the emerging needs.

The Ryedale Housing Forum, comprising local agencies, Members and services, was crucial to the process. Volunteer Forum members formed a Homelessness Strategy Steering Group and consulted with local organisations to discuss how to develop and maintain services, jointly seeking funding opportunities wherever possible. In addition a full Housing Review was undertaken in 2010/11 benchmarking information was used to compare

the services provided with other authorities. The Council continues to work closely with other North Yorkshire Authorities in ensuring value for money for services provided and consistency of approach. Benchmarking information will be collated on an annual basis to inform and compare service costs and examine efficiencies in the service.

## Partners

Partners play a significant part in homelessness prevention by providing timely, specific and tailored intervention, support and assistance - reducing the impact of such issues on the sustainability of the home. Ryedale Council's efforts to tackle homelessness are part of a bigger picture, which includes tackling the causes of social exclusion and improving access to services for our clients across all of North Yorkshire.

As part of a small, largely rural authority, Ryedale's Housing Options Service has of necessity developed close working relationships with partner agencies over many years. This has been and will remain a vital tool in maintaining current levels of service. Changes for families and young people due to welfare reform make it vital that current services are protected and maintained, and that we are ready to help those who will need our support.

The writing of homelessness strategies has enabled the Council and partners to better understand the key homeless challenges facing the district and to develop creative and innovative options for tackling these challenges. The strategy is being developed within the context of a continual increase in demand for homeless services. The strategy will set out the Council and stakeholders' commitment to meeting these challenges through partnership, dialogue, creativity and innovation.

## Existing Resources

Success to date and the majority of the priorities, actions and targets within the action plan are not dependent on securing additional government funding or increased Council revenue spend. Rather, the focus is on how positive outcomes can be achieved by making better use of existing resources especially through partnership and dialogue. Effective homeless services make an important contribution to reducing the resource burden on other statutory services such as health, social care, the police and the wider criminal justice system.

## Spend to Save

The council has used "spend to save" initiatives in order to justify the moving of financial resources to facilitate Homeless prevention. This has been evident in the allocation of £10k to form the Housing Options Toolkit a few years ago. This was provided following significant "spend to save" arguments in the consequential reduction in spend on temporary accommodation. In addition the council continues to receive the full Homeless prevention grant as the Council understands that the implications of a reduction in this would result in increased spend across other budget areas.



## Five Year Strategy

The strategy will cover the period between 2015 and 2021 and will be framed around five objectives. There will be actions and targets linked to each objective. The strategy action plan will be monitored on an ongoing basis through the multi-agency Homelessness Strategy Steering Group and will be updated and reviewed. This will incorporate any policy changes, resource issues and feedback from client and stakeholder consultation, being done on an annual basis.

## Ryedale Homelessness Strategy – A Summary

The aim of this strategy is to increase homelessness prevention across Ryedale with early intervention as key. The Council will strive to ensure that it provides and maintains current services to meet the housing and support needs of people facing the potential loss of their home.

Homelessness levels have been reducing over recent years as prevention initiatives continue to be employed at an early stage. However, households continue to be adversely affected by the economic downturn and the impact of Welfare Reform. Ryedale will continue to prevent homelessness, ensuring that all clients have access to the right support and advice. The Council will also increase the provision of accommodation across all tenures to ensure that this trend continues.

## Partnership Approach

This Strategy builds on the strengths of the previous strategies moving towards enhanced partnership working that will deliver joint priorities, more preventative activities and a focus on addressing causes as opposed to symptoms of homelessness. Such an approach will assist the Council in attaining the Government's "Gold Standard" set out in its report 'Making Every Contact Count: A Joint Approach to Preventing Homelessness "Local Authority Challenges"'. The Strategy development process has been a partnership process with Ryedale's Homelessness Strategy Group, a multi agency steering group that has shaped the priorities and key actions that will be delivered during the life of this Strategy. Therefore, the priorities represent the collective view of the statutory and voluntary agencies of what this strategy needs to achieve within its lifespan. Many actions contained within the Action Plan will only be achievable through this joint working to fulfil our vision.

## Aims

This plan fits into the overall aims and visions of Ryedale District Council's Housing Strategy Action Plan. This strategy and action plan detail the services and initiatives in place to achieve these goals and will highlight any gaps in service and future development needs.

In developing the strategy the Council has taken into account the North Yorkshire Home Choice Allocations Policy and the North Yorkshire Tenancy Strategy,

Working with our partners across Ryedale the Council aims to achieve the following:

- encourage people to seek assistance before they reach a homelessness crisis
- enable people to stay in their own homes whenever possible through appropriate advice, support, information and assistance
- work together to ensure an holistic approach to clients' difficulties
- identify suitable housing options for those who cannot remain in their current situation
- increase the availability of new affordable homes
- ensure that the Private Rental Sector plays a larger role in homelessness prevention

## THIS WILL BE ACHIEVED BY MEETING 5 KEY OBJECTIVES

- Reduce homelessness through prevention
- Reduce the use of , and improve the quality of, temporary Accommodation
- Reduce the incidence of Youth homelessness
- Improve access to Support Services and advice to prevent homelessness and increase sustainability
- Increase the supply of Affordable Housing

## The National Context

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Following publication of the Government's first national housing policy in 2011, "Laying the Foundations: A Housing Strategy for England", the emphasis on homelessness prevention was very clear. The needs of vulnerable people were highlighted, with particular "client groups" being identified as needing additional priority for housing.

In August 2012 the Ministerial Working Group on Homelessness published its national homelessness Strategy "Making Every Contact Count". This advocated a joint approach to the prevention of homelessness and included some challenges for local authorities, in the light of the Localism Act 2011 and Welfare Reform changes in 2012:

During this time we saw the introduction of;

- Fixed term tenancies to be offered by social housing providers
- Greater flexibility could be employed when allocating properties and operating waiting lists
- Changes to affordable housing contribution

- Legislation changes around retaliatory evictions
- The Homelessness duty could be discharged by an offer of private sector accommodation
- The introduction of Universal Credit
- Housing Benefit changes
- Local Housing Allowance
- Council Tax Benefit changes
- Disability benefits reforms
- Community Care Grants and Crisis Loans replaced with Locally administered schemes

In addition, the Government plans to further reduce public spending. Already ended is the ring fenced "Supporting People" funding within its grant to local government. Throughout North Yorkshire the "supporting people" fund has, however, remained ring fenced at present and has not been used by North Yorkshire County Council to fund other services. National Policies will continue to be reviewed



Ryedale's Homelessness Strategy links to the aims and objectives of the North Yorkshire Housing and Homelessness Strategy

[www.northyorkshirestrategichousingpartnership.co.uk/index.php/north-yorkshire-housing-strategy](http://www.northyorkshirestrategichousingpartnership.co.uk/index.php/north-yorkshire-housing-strategy)

Approved in October 2012, but expiring in 2015, to be replaced by Ryedale's own strategies.

This is further underpinned by the York, North Yorkshire and East Riding Housing Strategy 2015 – 21 this highlights eight key areas of consideration;

- **Work with partners to increase the supply of good quality new housing across all tenures and locations(in line with Local Plans/site allocations)**

Ryedale has developed 229 affordable homes over the past three years. It is becoming increasingly difficult to maintain high levels of delivery, the reasons being the economic downturn and large developers consolidating, therefore declining to develop substantially. Ryedale has exceeded its target of 75 affordable homes per year. Ryedale's track record of the Housing and Planning departments working in partnership goes a long way to achieving the target of providing 75 new affordable homes annually. This joint working will continue in order to meet the new Housing Strategy's projected target of 3,000 new homes needed in Ryedale by 2027.

- **Ensure that our housing stock reflects the needs of urban, rural and coastal communities**

Ryedale District Council will be looking to update its Strategic Housing Market Assessment over the next 12 months as current data dates back to 2011. The Ryedale Local Plan (2013) further details the strategic policies which aim to meet the objective of delivering sustainable development to a diverse range of communities across the district, particularly to those in more isolated locations.

- **Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives and promotes social cohesion**

Foresight in design will ensure that properties can be easily adapted to meet the changing needs of residents, negating the need to move as has often been the case previously, allowing communities the stability which promotes cohesion. Housing developments will include a range of property types and tenures, providing a mix to suit the needs of Ryedale residents.

- **Via Policy guidance and negotiation, ensure new homes are of high design and environmental quality**

Ryedale's Local Plan details how this aim will be achieved.

- **Continue to make best use of existing stock and ensure it is of a decent quality to meet the needs of our communities**

Stock condition surveys have long shown that Ryedale's housing stock is of a good standard. The Housing Health & Safety Rating System is applied to all properties coming to

the attention of the authority, ensuring that fitness standards are maintained and that the housing stock continues to meet residents' needs.

- **Ensure that all homes have a positive impact on health and wellbeing and are affordable to run**

Sustainable building, as detailed in the Ryedale Local Plan, ensures that new homes will use less energy; use energy efficiently; and will use renewable and/or low carbon sources, meaning less impact on the environment. They will be more affordable to run. Energy Efficiency measures continue to be offered to residents of existing stock, along with schemes offering effective heating systems, insulation, collective switching (cheaper energy) and Property Improvement Loans.

- **Continue to reduce homelessness**

This is the stated aim of this Homelessness Strategy and Action Plan.

- **Ensure that affordable housing is allocated fairly and on the basis of need**

Ryedale District Council maintains an active presence on the North Yorkshire Home Choice Board, ensuring adherence to the aims of this equality-based allocations policy.

- **Provide appropriate Housing and support for those with specific needs**

Working in collaboration with NYCC's Supporting People, support services and accommodation for vulnerable people has been assured. Those assisted through specific and targeted support include: Young People; those with Learning Disabilities; those with physical or mental disabilities; people struggling with addictions; those at risk of domestic abuse; Gypsies and Travellers; people leaving prison and people leaving the armed forces.

Consideration and added focus will be given in the new strategy to the provision of specialised housing and support for older people. Homelessness resulting from the unsuitability of clients' homes as people become less physically able. Consideration and support, grants and move-on. Extra-Care housing provision will continue to be built into Local Plans.

- **Support the needs of Gypsy, Roma, Travellers and Showmen**

Ryedale District Council is an active member of the North Yorkshire Gypsy, Roma, Travellers & Showmen Strategy Steering Group. Deficit in site provision has been addressed, resulting in the provision, in 2013, of additional pitches and facilities. Horton Housing provides ongoing specialised support to residents of the site and non-residents living in the community.

The above priorities are reflected within Ryedale's Housing Strategy Action Plan reviewed in 2015. The Council's Homelessness Strategy further provides relevant details of how these priorities will be met.

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### **North Yorkshire Health and Wellbeing Board,**

From April 2014, new arrangements have taken effect to deliver public health priorities across North Yorkshire. North Yorkshire's Health and Wellbeing Board is a formal committee of North Yorkshire County Council. Work in partnership to develop robust joint health and wellbeing strategies. These in turn set the North Yorkshire framework for commissioning of health care, social care and public health.

A new Health and wellbeing strategy has been developed, a number of strategic priorities being set within it which will assist many of the health and wellbeing problems that can lead to homelessness or arise from it.

### **North Yorkshire Care and Support "Where I Live Strategy" 2020**

North Yorkshire County Council is consulting on a strategy that will transform services to ensure that people can remain safe and independent in their homes and improve the amount and quality of accommodation with care and support across the county by 2020.

### **Partnership working across the Sub Region and Local Enterprise Partnership (LEP) area**

Ryedale is a member of the North Yorkshire Strategic partnership which is led by the Local Government North Yorkshire, York and East Riding (NYCYER) Housing board, further partnership working is enhanced through the following joint working arrangements;

- **Chief Housing Officers Group**
- **Supporting People Commissioning Body**
- **County Homelessness Group**
- **Gold Standard Working Group**
- **Domestic Abuse Joint Commissioning Group**
- **Multi Agency Public Protection arrangements (MAPPA)**
- **Multi Agency Risk Assessment Conference (MARAC)**
- **Young's Peoples Partnership**
- **Safeguarding Lead Officers Group**
- **North Yorkshire Home choice Board**
- **Making Safe County Group**
- **Private Sector Housing Group**
- **Empty Property Forum**
- **Northern Affordable Housing Group**
- **North Yorkshire Housing Forum**
- **Children in Need Meeting and Child Protection Case Conferences**
- **North Yorkshire Substance Misuse Partnership**
- **North Yorkshire Rural Housing Network**
- **North Yorkshire Gypsy, Traveller, Roma of Showpeople Steering Group**
- **Sounding Board**
- **Regional Housing Board**
- **"Young in Yorkshire" Strategy**

In addition there are close working arrangements internally between the Revenues and Benefits department, Planning, Environmental health, legal and the Safer Ryedale Partnership.

This strategy links directly to one of the corporate aims of Ryedale District Council's Corporate Plan 2013/17, which is committed to achieving its aims by working with Local Strategic Partnership members:

## Corporate Aim: To meet housing needs in the Ryedale district area

In addition to this, other plans and strategies which link to this strategy action plan are:

- **RDC Housing Strategy Action Plan**
- **North Yorkshire Housing and Homelessness Strategy**
- **North Yorkshire Domestic Abuse Strategy**
- **North Yorkshire Gypsy, Roma, Traveller and Show People Strategy**
- **Ryedale Safer Communities Strategy**
- **York, North Yorkshire and East Riding Housing Strategy 2015-21**
- **Ryedale Local Plan**
- **Ryedale District Council's Empty Property Strategy**
- **North Yorkshire Empty Property Strategy**
- **NYCC's Young People's Accommodation Partnership**
- **North Yorkshire and York Single Homelessness Plan.**
- **Ryedale Private Sector Renewal Strategy**

## Homelessness in Ryedale

The population of Ryedale is 51,700 (2011 census). Populations are dispersed across a huge, mostly rural area with five market towns (Malton, Norton, Pickering, Helmsley and Kirkbymoorside), which in this context constitute "urban" areas. Analysis of Homelessness across the District would tend to show that it is Malton and Norton where most of the problems exist. However, the dispersal of the population is wide and it is a fact that both our services and our temporary accommodation are based in the two towns, making accessibility of services difficult. Outreach services in the northern market towns have been made available in the past, with little take-up. This will continue to be reviewed on a regular basis.

The need for a proactive and flexible Housing Options service is underpinned by the following: statistics

Statistic	12/13	13/14
New clients contacting Housing Options	709 in 12/13	747 in 13/14
Homelessness Preventions	301 in 12/13	346 in 13/14
Homeless applications made	39 in 12/13	35 in 13/14
Homeless applications accepted, a full housing duty being owed	18 in 12/13	15 in 13/14
Households fleeing violence	10 in 12/13	21 in 13/14
Young people able to remain at home via the Young People's Accommodation Partnership	N/A	156 in 13/14
Young people prevented from homelessness through YPAP accommodation	N/A	44 in 13/14
16/17 year olds accommodated by YPAP	N/A	15 in 13/14
Affordable Homes completed in Ryedale	94 in 12/13	40 in 13/14
Rural affordable homes completed	N/A	5 in 13/14
Numbers accommodated in temporary accommodation	31 March 2013	31 March 2014
Units of supported accommodation for young people	26 in 12/13	22 in 13/14
Average length of stay in B&B accommodation	4 weeks in 12/13	3 weeks in 13/14
Average length of stay in temporary accommodation	19 weeks in 12/13	19 weeks in 13/14

### Advice Cases

Statistic	12/13	13/14
Protection from Eviction info	5	4
Bond Guarantee Application	8	7
Information only-no action	18	21
Invite to make a HA appointment	25	22
Housing Advice appointment made	18	23
Referral to Housing Benefit	17	26
Home visit made	37	29
Tenancy support referral	20	31
HO Private sector referral	21	38
North Yorkshire HC Advice	31	106
Housing Advice interview	178	200

In 2013/14 there was a huge increase in advice on North Yorkshire Home Choice, alongside an increase in Housing Advice interviews. There was also a significant increase in the number of private sector, tenancy support and housing benefit referrals.

#### North Yorkshire Home Choice

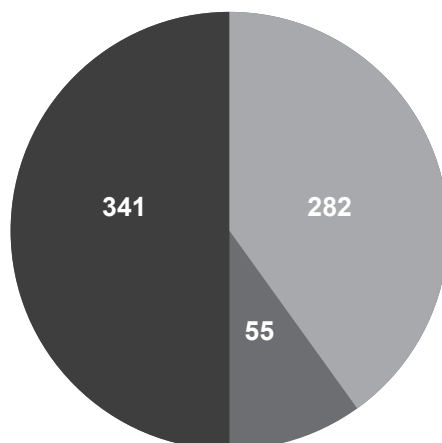
Social Housing is allocated in Ryedale through North Yorkshire Home Choice; this is a partnership between the Housing Authorities across North Yorkshire, excluding Harrogate BC and York, and the main Social Housing providers Yorkshire Housing and Broadacres in Ryedale. It comprises a Joint allocations policy and became operational in 2011.

#### Housing Register

As at 31 Dec 2014 there were 678 households on the register for Ryedale. This represents 10% of the overall numbers for the sub region. There has been a massive reduction in numbers compared to previous years. As at March 2012 there were 1455 on the list, this reduced to 896 in March 2014. The main reason for the reduction was the move to Choice Based Lettings and a further review that took place in 2013. It is expected that numbers will start to gradual increase and this will continue to be monitored through the North Yorkshire and York Choice Based Letting Project Board. Households who have made no bids within a 12 month period will have their application cancelled.

North Yorkshire Home Choice assesses need and applicants are placed in one of three bands, as at 31 Dec 2014 there were;

## North Yorkshire Home Choice as at 31st December 2014



- Of the 678 on the housing register, 642 stated they were a UK national.
- 5 applicants on the list for Ryedale were classed as statutory homeless.
- 15 applicants were at risk of homelessness and in priority need.

### Application by age

	0-16	16-17	18-24	25-31	32-38	39-45	46-52	53-59	60-64	65-69	70-74	75-79	80+	Total
<b>Ryedale</b>	0	0	74	118	77	86	77	81	42	37	36	21	29	678

### Applicants needing assistance to Bid

#### Register by LA Applicants and Age who need help to bid

18-24	25-31	32-38	39-45	46-52	53-59	60-64	65-69	70-74	75-79	80+	Total
13	5	5	8	10	9	4	5	6	10	17	92

### Applicant's with Disabilities

Applicants Stating Disability	Autistic	Does not wish to disclose	Hearing Impairment	Learning Disability	Mental Health	Mobility	Other	Progressive Disability/ Chronic Illness	Visual Impairment
<b>Ryedale</b>	1	15	4	6	46	63	21	43	4

New Tenancies commenced during 2013/14 across Ryedale

Yorkshire Housing new tenancies

10/11-299

11/12-312

12/13-308

Other housing providers tenancies commenced in 2013/14

Home Housing Group – 12

Broadacres Housing Association – 22

# Consultation

A Review of Homelessness Services in Ryedale was undertaken in 2014.

All partners and agencies were invited to take part in a consultation event and their feedback informed this strategy. The consultation was based on the five objectives embedded in the then sub-regional plan for North Yorkshire.

## Ryedale Homelessness Strategy Steering Group (HSSG)

This Group was formed through consultation with the Housing Forum, with volunteer members coming together to help to develop the Homelessness Action Plan. The group had representation from the Council, Ryedale Voluntary Action, Foundation, Stonham Homestay, Yorkshire Housing and Ryedale Community Safety and were tasked with informing the Action Plan for homeless people in Ryedale by consulting their clients and stakeholders.

The HSSG began the Review process by consulting the Housing Forum in order to identify gaps in service, areas of concern and a “wish list” for future development.

A Homelessness “event” in Ryedale was attended by a wide range of partner agencies, their feedback being incorporated into this action plan. A more recent 2014 survey of the Housing Forum and Homelessness Steering Group has informed the latest review of this strategy and action plan.

The Action Plan provides the detail of all homelessness prevention initiatives used in Ryedale by the Housing Services department and its partners, in order to achieve the stated objectives. It states how the Council will strive to maintain services at their current high standard and consider new initiatives and partnering opportunities to increase effectiveness. The Action Plan further develops the need for such working arrangements in light of the changes brought about by Welfare Reform, likely to have financial and provision implications for many Ryedale residents and services alike.

## The following page shows the Housing Forum & Event Consultation Results

What would you say was missing from homelessness services in Ryedale?	What are your top 3 concerns for homelessness services?	What would be the top 3 in your “wishlist” for homelessness Services in Ryedale?
Older people’s Services Drug & Alcohol Services Mental Health (Specialist Housing) Focussed support to start a tenancy Money and debt advice Insufficient affordable accommodation Lack of knowledge of available services Difficulties with rurality All temporary accommodation is in Norton Communications strand to strategy Wider private sector rental options Improve relationships with landlords Raise awareness of options, to avoid crises	Welfare Benefit Reform Universal credit leading to rent arrears Lack of affordable/suitable housing Probability of increased debt due to WR Staffing CBL & access to Yorkshire Housing Lack of 1 bedroom accommodation Housing stock going to people from outside Ryedale High private rents Increase in homelessness & enquiries Funding cuts/freezes /reduced resources Loss of working relationships – within authorities	Open the PRS to more vulnerable clients More staff More accommodation & affordable homes Continuation of ongoing tenancy support Welfare Officers (visiting) Debt Counsellors Building Programme of suitable housing Access to services/outreach work/drop-ins Agencies using resources flexibly “Invest to Save” in service commissioning Increase positive move on into the PRS Increase in funding for debt advice Work clubs to address worklessness

Suggestions for developments from the event focussed on the following areas:

- Extending early intervention and prevention work with young people and their Families, as well as the wider community
- Welfare Reform concerns and awareness raising regarding the implications for many Ryedale residents
- Providing accommodation & support to people with lower needs – frequently (often “overlooked” in terms of service provision
- Agencies and Services Working more closely together to develop creative and innovative approaches, particularly at a time of budget constraints

been included in the current work & future aims of this strategy & action plan.

## Ryedale Housing Forum

All public and voluntary agencies in Ryedale acknowledge the need for closer working to improve outcomes for those in need. Ryedale’s Housing Services department works with many local agencies, some through formal partnership working protocols. Facilitated by the Council, Ryedale Housing Forum meets quarterly and ensures that all agencies, voluntary, community and statutory, are invited and updated on housing related issues, many of which affect their clients. The forum also includes Council member who have the knowledge and interest in housing issues. The forum shares information, good practice, developments and strategies affecting housing in Ryedale - including the Homelessness Strategy and Action Plan.

Partners are consulted for feedback on services and issues.



## Mapping of Schemes of Initiatives available to Homeless People

Initiatives	Health & Wellbeing	Young People
<ul style="list-style-type: none"> <li>• Bond Guarantee</li> <li>• Advance Rent scheme</li> <li>• Prevention Fund</li> <li>• Lettings Officer</li> <li>• CAB Debt Advice</li> <li>• Repossession Loan Fund</li> <li>• Breathing Space Loan</li> <li>• Rural Housing Enabler</li> <li>• Home Improvement Grants/Loans</li> <li>• Disabled Facility Grants</li> <li>• Discretionary Housing Payments</li> <li>• North Yorkshire Local Assistance Fund</li> <li>• Personalisation Fund</li> <li>• Ryedale Landlord Forum</li> <li>• SP Commissioning Body</li> </ul>	<ul style="list-style-type: none"> <li>• Making Safe</li> <li>• Housing Support Workers - young people</li> <li>• Homelessness Support</li> <li>• Childrens Centre referrals</li> <li>• No Second Night Out</li> <li>• Adaptations</li> <li>• Ryecare Lifeline</li> <li>• Next Steps</li> <li>• Child and Adolescent Mental Health Service</li> <li>• Community Mental Health Team</li> <li>• Ryedale Food Bank</li> <li>• Alcohol Harm Reduction Group</li> <li>• Adult Safeguarding Group</li> <li>• Older Persons' Forum</li> <li>• Gypsy, Traveller, Roma and Showpeople Strategy Steering Group</li> </ul>	<ul style="list-style-type: none"> <li>• Homelessness Prevention Worker</li> <li>• Safe and Sound Homes</li> <li>• Young Persons Accommodation Partnership</li> <li>• Springboard Project Worker</li> <li>• Safeguarding and Projects Officer</li> <li>• Social Inclusion Officer</li> <li>• Children's Safeguarding &amp; Strategy Group</li> </ul>
Partners	Support	
<ul style="list-style-type: none"> <li>• Yorkshire Housing</li> <li>• NYYPAP (see "Young People")</li> <li>• YMCA</li> <li>• Foundation</li> <li>• CAB</li> <li>• Key House</li> <li>• Stonham Homestay</li> <li>• Safe and Sound Homes</li> <li>• Adult Social Care/Health Services</li> <li>• Children &amp; Families' Service</li> <li>• National Probation Service</li> <li>• Health Services</li> <li>• All Private Registered Providers</li> <li>• Horton Housing</li> <li>• DWP</li> <li>• Job Centre Plus</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Options</li> <li>• Foundation RACS</li> <li>• Stonham Homestay</li> <li>• Gypsy and Traveller drop-in &amp; support</li> <li>• British Legion</li> <li>• Key House Court Advice Service</li> <li>• Ryedale Lettings Scheme</li> <li>• Private Rented Sector Project</li> <li>• Single Homelessness Strategy</li> <li>• Housing Solutions</li> <li>• Making Safe</li> <li>• Provider arrears case referral</li> <li>• Developing Stronger Families</li> <li>• SSAFA</li> <li>• Scarborough, Whitby, Ryedale and Filey Domestic and Sexual Abuse Forum</li> </ul>	

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## Customer Consultation 2014

It is important that we try and consult with clients whenever possible in order to make improvements to the services we offer.

### Consultation with those in Temporary accommodation

In general the feedback has been that the majority of clients enjoy residing in the accommodation; however there are still improvements to be made. These include:

- More residents need access to training/education options
- Many residents are not registered with a Dentist
- More engagement to take place with residents over and above Support meetings

### Ongoing Consultations

- To be undertaken every 6 months at Old Railway court and Derwent Lodge.
- Exit Forms to be completed at both establishments.
- Ongoing via Ryedale Housing Forum and Homelessness Strategy Steering Group, with all partner agencies.

In addition there are regular residents meetings at Derwent Lodge in order for feedback to improve service delivery where possible. This has resulted in changes to how we operate and the services on offer to the residents.

### Feedback from Housing Options Interviews

Clients approached the Council for a variety of reasons and the majority found attending the Council an easy process, the advisors were found to be helpful and 100% claimed they had received adequate advice. 100% were also satisfied with the interview process and said they would contact the Council again.

This will be renewed every 6 months using SNAP software.



This Ryedale Strategy Review aims to measure progress against previous Action Plans.

Each objective will be considered and the Ryedale picture, past present and future will be detailed.

## OBJECTIVE 1: PREVENTING HOMELESSNESS

The Council has had a proactive approach towards homelessness prevention since 2011, by offering free advice to everyone seeking our services and focussing more on prevention services. This can be seen by the 346 homeless preventions in 2013/14.

All clients receive a comprehensive needs analysis as part of the Housing Options interview process. This provision is for all clients irrespective of the Council's formal homeless duties.

### Homeless Prevention Grant

The Council continues with the corporate commitment to preventing homelessness through the allocation of £85K of homelessness grant. This was agreed following the grant no longer being ring fenced. This decision by the Council is a vital tool for investing in the prevention of homelessness.

Without this grant many services, both internally and externally that the grant supports to prevent homelessness would cease. Some examples of what this funds include: The Making Safe Scheme; Ryedale Foodbank; Money Advice Service; Ryedale Lettings Scheme. In addition it provides funding towards staffing, North Yorkshire Home Choice, Positive activities for excluded clients and vital staff training.

### Revenue Funding

The Council also continues to support Homeless Prevention through a £10K revenue budget to provide a Housing Options ToolKit, covering such things as Bonds, Rent in advance and Rent Guarantees.

### Homelessness Applications

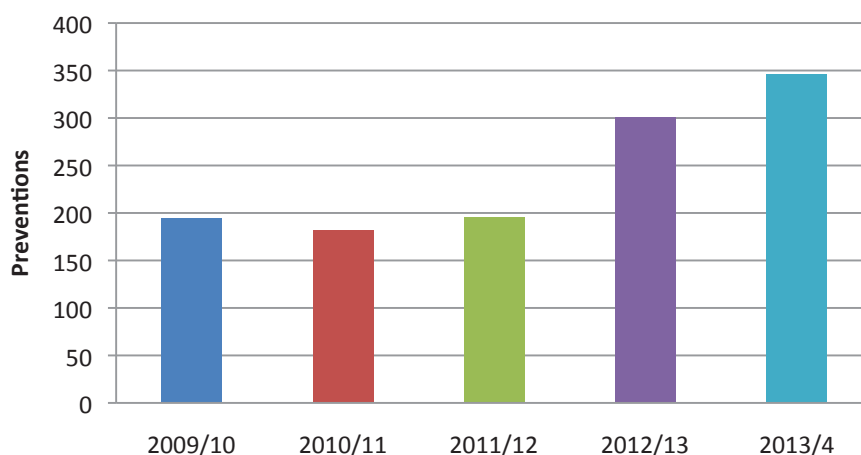
Ten years ago the council was dealing with 175 homeless applications on an annual basis. This has been reducing year on year in line with the increase in preventions. In the same ten years we have seen a 100% increase in those approaching the council for advice and assistance. In 2013/14 35, applications made were a slight decrease on 39 in 2012/13.

### Main Reasons For Homelessness

For several years the main 3 reasons for homelessness have remained the same in Ryedale:

- Parents or relatives no longer willing to accommodate
- Relationship Breakdown, and
- Loss of Assured Shorthold Tenancy

## Homeless Preventions



**Parents/relatives no longer willing to accommodate**, this still continues to be a main reason for homelessness in Ryedale. However the young people's partnership is having a real effect on the number of younger people having to leave the family home. Households are staying together much longer than they used to with different generations sharing accommodation. It is difficult for people to leave home at an early age to form new households; it is up to the Council to assist by providing a real affordable alternative for our clients.

**Relationship breakdown** remains an issue in Ryedale. All efforts are made to protect the rights to the family home of the person with caring responsibilities for children, whether or not the breakdown is due to domestic abuse. Where domestic abuse is the problem there are further interventions and support in place to ensure the safe retention of the home. Foundation's Domestic Abuse Service and Making Safe schemes have proven to be very successful as prevention tools.

The consequence of these relationship breakdowns is the need for additional accommodation. Local figures of single people approaching the service at risk of becoming homeless for this reason have continued to increase.

**Loss of Assured Shorthold Tenancy**, Ryedale works closely with landlords to try and reduce this occurring, however with the market recovering many single property landlords are now looking to sell their properties. The Council tries to make letting properties as easy as possible to encourage an increase across Ryedale. All Housing Options staff are fully trained in Landlord and Tenant Law to ensure support and good legal advice is given to both the tenants and the landlords.

## Complex Cases

Approaches to Housing Options remains high, those seeking advice include cases of a complex nature where clients are approaching with two or more identified areas of need requiring advice and assistance.

For some people, homelessness is not just a housing issue but something that is inextricably linked with complex and chaotic life experiences. Mental health problems, drug and alcohol dependencies, street culture activities and institutional experiences (such as prison and the care system) are often closely linked with the more extreme experiences of homelessness.

A better understanding of how multiply disadvantaged people become homeless is necessary to inform the design and delivery of effective services.

## Service provision

Providing effective services for people with such complex needs is a huge challenge. There is a plethora of programmes, strategies and advice to providers of services on issues central to people with high-level needs. Work will be undertaken with partners to provide protocols and referrals systems to aid the transition of these clients into suitable accommodation and support. In addition, officers will continue to receive specialist training to enable them to provide effective services. The Council is aware of the need to involve its partners in the solution to client problems. Protocols need to be developed with partners to ensure that where possible the needs of clients can be met.

## The Private Sector

### Single Households

The authority was approached for assistance by increasing numbers of single people; 301 in 2012/13 and 551 in 2013/14. Not ordinarily given any priority in terms of housing and accommodation, single people have struggled to find suitable accommodation in a reasonably affluent area where the rental market provides mostly family size accommodation. Housing Options has always aimed to assist such clients with advice and the offer of prevention remedies such as Bond & Advanced Rent and flexible Discretionary Housing Benefit payments where possible. This Discretionary fund has proved vital, given the increasing pressures on the service.

### North Yorkshire and York Single Homelessness Agreement

Single Homelessness has clearly been a national trend as Government funding of £316,716 in 2012/13 was made available to North Yorkshire to use for what has been called the Single Homelessness Agreement.

The Funding was used to:

- provide an officer dedicated to identifying Houses in Multiple Occupation in the District, this type of accommodation being the means by which the majority of single people would be housed. Once identified, a reciprocal offer was made to landlords; light-touch management of the property in return for nomination rights. This was then formalised, with Management Agreements being put in place for 3 private HMOs and one provided by Yorkshire Housing. By this means we have access to 17 units.
- Ryedale further secured access to funding to eradicate rough sleeping. The Council signed up to the county-wide No Second Night out Agreement by which the District committed to prevent rough sleeping by offering a reconnection, accommodation and support service to any rough sleeper approaching for assistance. Personalisation funding was made available to pay for accommodation and/or support to assist with independent living. For clients not wishing to reconnect with their original home area, just wanting a bed when temperatures drop, a referral to Winterwatch in Scarborough can be made. Ryedale has very few rough sleepers approaching the authority for assistance. The occasional client is usually on their way through the District, not wishing to stay. The Rough Sleeper Count undertaken annually has been a NIL return for the last 15 years, with the exception of 2011/12 when 2 clients were found and one of these accepted the offer of assistance.
- Further assistance to rough sleepers may be given through the Rural Spot Purchase Scheme, allowing the funding of targeted support from Foundation and the Salvation Army.
- Through the Gate was funded in order to provide immediate support and housing assistance to those leaving prison. However, funding ceased as of 14/15 as the scheme was of most benefit to the Scarborough and York authorities.
- Moving Forward Training this is pre tenancy training for single households. Initially this was provided in a class room scenario, however in Ryedale this training is now provided to all residents over 25 residing in Derwent Lodge. In 2012/13 this was delivered by Housing staff to 35 clients. This reduced in 2013/14 to 24.

## Housing Solutions

During 2014 the Council set up a Housing Solutions team, this consisted of a lettings Officer employed by the Council and an officer funded through Crisis and employed in partnership with Foundation.

## Private Sector Landlord Offer

This service is now offered to private landlords and aimed predominately around the housing of single people. The offer includes

- Advice on letting Property
- Advertising property
- Finding prospective tenants
- Ongoing support for tenants
- Rent guarantees for high risk tenants
- Advice on ending tenancies

## Sharing Solutions

A successful bid to Crisis, the Homeless charity, provided Ryedale with a Private Sector Link Worker employed by Foundation but based in Housing Options in 2012. The scheme ran for two years and successfully rehoused and supported a total of 75 clients. This scheme ended in April 2014 Foundation was supported in a further bid to provide 25 clients with accommodation under the "Sharing Solutions" Scheme, operational from December 2013. The remit of the two Foundation workers (again based within Housing Options) was to offer a potential solution to tenants affected by the Single Room Supplement, in the form of a lodger. This scheme has met its target of rehousing 25 clients. This scheme will continue for a further 12 months and replacement funding options will be sought during 2015/16.

## Ryedale Homeshare

Ryedale Homeshare aims to prevent homelessness by matching potential lodgers to hosts, providing accommodation in people's homes. The service can help to manage the entire process for both the hosts and the lodger to match the right people for a successful outcome.

## Houses In Multiple Occupation (Shared Housing)

In the last 18 months the council worked in partnership with Yorkshire Housing and took over the management of 2 properties in Ryedale, this provided 6 letting rooms for local working people. This has been a success and the concept of shared housing is being promoted by the Government at the moment. Ryedale will look at further opportunities in the private sector.

In addition Ryedale will explore possibilities for applying for funding from Platform for Life, government funding stream. This fund provides for shared housing for young people.

It has shown over the past 12 months that there is a proven need for these schemes within the private sector to single members of the community who would otherwise face significant difficulties accessing accommodation themselves.

## Ryedale Lettings Service

The Council has been in partnership with a Local letting agent for the past seven years. The Lettings service provides 12 properties for families facing homelessness that would not normally be accepted into the private rented sector. Suitable candidates for the scheme are assessed by Housing Options. The letting agent works with landlords to ensure properties are available for our clients. In return the council will fund the management of the properties for up to 6 months for the landlord. Landlords must accept a Bond and Rent in Advance from the Council.

Potential tenants for the scheme are those who:-

- Have insufficient funds to pay for rent in advance
- Have insufficient funds for a bond
- Lack suitable references
- Will fail a credit check
- Lack a guarantor
- Need tenancy support

The scheme has been very successful and during the next five year the Council aims to increase the capacity of the scheme.

## Homeless due to Disrepair

Prompt referrals need to be made to Private sector housing to ensure that an inspection can be made to assess the condition of the property and take the appropriate action. Private sector housing will always work with landlords to ensure that repairs are affected and the tenant can remain in their homes.

## Housing Options Toolkit

With revenue funding of £10K per year the council provides a Housing Options Toolkit which can be used in many ways to prevent homelessness. This can be creative and innovative and examples of what has been provided includes:

- Bond Guarantee Scheme
- Bond Payment Payments
- Advance Rent Payments
- Funding fuel costs
- Removal costs
- Purchase of Furniture and white goods
- Travel expenses for re connection to other areas

Housing Options has reduced the use of the Bond payment scheme and Rent in Advance as Discretionary Housing Payments can be used in certain circumstances.

## In 2013/14 Housing services issued

- 8 Bond Guarantees (Paper Bonds)
- 4 Bond payments
- 10 Rent in Advance payments

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## Mortgage Rescue Schemes

The Council continues to deal with clients facing mortgage arrears, though in 2013/14 it made up only 26 cases, which was 3.5% of total new enquiries.

### - Lenders Notifications

In the same period the Council received and actioned 26 letters from lenders informing us of possible repossession. All these households received a letter from Housing Options inviting them in for an interview for all options to be discussed.

### - Repossession Loan Fund

The Council continues to be able to offer small repossession loans to clients in mortgage difficulties. The remaining allocation granted to the Council in 2011/12 continues to be rolled over each year in order to continue providing assistance where needed.

The fund provides an additional option for Ryedale to tackle repossessions in our area. This can be achieved by offering small, short term interest free loans, or grants, to households who are at risk of repossession (for example where their lender has confirmed they are taking possession action). Lenders can sometimes commence possession action on very small amounts of arrears where they cannot see evidence that the borrower will be able to address their financial situation. In many cases it is secondary borrowing that is the barrier to this.

Small loans can be used to reduce mortgage arrears or reduce second charge loans to help address immediate short term financial difficulties. In return, the lender would halt possession action. This can allow the homeowner some 'breathing space' which can be used to seek independent debt advice to help get their finances back on track. Ultimately, the fund is designed to avoid repossession and subsequent homelessness.

### - Breathing Space

Ryedale has been part of the Regional Mortgage Assistance Loan Scheme called Breathing Space since 2009/10. The Breathing Space Loan is an interest free secured loan to assist homeowners in difficulty with their mortgage or secured loan repayments. Funding was originally provided by the Regional Housing Board for a scheme based on the Mortgage Assistance Loan Scheme operated by Wakefield Metropolitan District Council within their area. Wakefield Metropolitan District Council has been nominated to act as administrative body and banker for the scheme. This scheme continues to be in operation and is available should any of our clients be in need of it.

## Engagement with Landlords

It is important that we engage with landlords where mortgage repossession could be imminent due to a Buy to Let mortgage. Landlords need to be aware of the advice available to them as well as the tenants.

## Social Sector Arrears referral scheme

Officers from Housing Options meet regularly with the main provider of social housing in the area. Information is shared regarding those tenants at risk of losing their accommodation. All tenants with £500 arrears or more are referred to Housing Options. Contact via letter is then made with the tenant where all options available to them from the Council are detailed. The Council believes the earlier we are aware of potential homeless cases the more can be done. It is the Council's intention to make sure all Registered Social landlords operating within Ryedale will take part in the scheme.

## Safeguarding

### Safeguarding Children and Vulnerable adults

North Yorkshire County Council is the lead authority with responsibility to safeguard children and vulnerable adults but District Councils have a statutory duty, (under Section 11 of the Children's Act 2004), to make arrangements to ensure its functions safeguard and promote the welfare of children.

District Councils also have a responsibility to work with partners to ensure that vulnerable adults at risk of abuse receive protection and support. Throughout its work Housing Options ensure the safeguarding of its clients. The Housing Services Manager is the Designated Safeguarding Officer (DSO) for the Council and all referrals made Social Care are recorded and monitored through the Corporate Safeguarding Panel.



# Welfare Reform - The Ryedale Approach To Assist Homeless Prevention

The Welfare Reform Act 2012 introduced several changes to the benefits system, many of which have had a real and problematic impact on Ryedale residents. In order to address the issues, Housing Options has put in place some actions, some in conjunction with other Ryedale District Council departments, to lessen this impact and offer long-term solutions.

All potentially affected households were informed individually about Welfare reform changes and implications. Awareness has been raised continually with professionals at the Ryedale Housing Forum, and an open event was held by Ryedale Voluntary Action. Housing Options and Revenues and Benefits have provided dedicated staff to ensure that Discretionary Housing Payments are assessed and allocated effectively to assist local households, with prevention of homelessness a priority.

**The Benefits Cap** – combined income from out-of-work benefits (including Housing Benefits, Child Benefits and Tax Credits) was capped at £500 per week for couples and lone parents and £350 per week for single adults. The number of household in Ryedale was small at 10, these being larger families occupying more expensive properties. These families were initially granted Discretionary Housing Payments which ensured that rent arrears would not arise, then prioritised for housing in the social rented sector and assisted to relocate.

**Council Tax Benefit** - was abolished, being replaced by Localised Council Tax Support Schemes, administered locally – Ryedale residents became liable for 8% of the total liability (when otherwise in receipt of full benefits).

**Social Sector Size Criteria Subsidy (or Bedroom Tax)** - means that in social housing, children of different sexes are expected to share a bedroom until the age of ten. Children of the same sex must share until they reach 16 years old. Housing Benefit is calculated on these rules and where there is a “spare” room the tenant is deemed to be under-occupying and is responsible for paying the shortfall in rent. Such households were initially granted a Discretionary Housing Payment (where they showed a commitment to downsize) then, again, prioritised for a move via North Yorkshire Home Choice.

Housing Benefit for single people below 35 years of age is based on the rate for a room in a shared house House of Multiple Occupation. Therefore, anyone in a one-bedroom flat claiming Housing Benefit must make up the shortfall in rent. Housing Services is ensuring the wider availability of House of Multiple Occupation rooms by employing an officer to both identify and offer a management service to the owners of such properties in the District. By providing this service the council can more adequately meet the needs of this growing section of the community.

There were 350 households in Ryedale affected by this change.

**Community Care Grants & Crisis Loans** - were abolished and replaced with locally administered schemes, ours becoming the North Yorkshire Local Assistance Fund.

Housing Options and partners have been pro-active in referrals for clients needing assistance. We have ensured, however, that alternative assistance is available via partner organisations as the North Yorkshire Local Assistance Fund is limited and may not be available for the whole life of this strategy. For 2012/13 the North Yorkshire Local Assistance Fund wasn't in place. It was still Department for Work and Pensions Crisis Loans and Community Care Grants until March 31st 2013.

For 2013/14 there were 257 awards to the Ryedale District. For 2014/15 (to Feb 28th) there were 309 awards to the Ryedale District.

Families under exceptional pressure represent the vulnerability category with the highest number of awards, followed by homelessness/risk of homelessness, and mental health.

**Personal Independence Payments** - replaced Disability Living Allowance for 16 – 64 year olds. The grant of this benefit is now based on the effect of a condition on a person's ability to manage, not only the diagnosis. Changing the eligibility criteria and making qualification for PIP much more stringent has led to difficulties for some people whose benefits have been drastically cut as they are considered to be capable of working. Again, these clients are prioritised for Discretionary Housing Payment funds and, where needed, offered advice and assistance to help them to move to a cheaper property, if they so wish.

**Universal Credit** - combines and replaces several existing benefits for people out of work, and tax credits for people who work. All benefits will be combined, making the individual responsible for all their outgoings, including rent. For some, this will be the first time they have had this responsibility and it is therefore likely that rent arrears will increase. This will threaten tenancies and potentially lead to an increase in homelessness.

This change affects Ryedale's single-claimant population as of February 2015. Housing Options will identify clients likely to be affected and ensure that support is available as they learn to budget. Rent arrears may increase initially, but all partner agencies are aware of this and will refer to Housing Options any clients needing assistance. The transition to Universal Credit has not been as problematic as anticipated in other Districts (including Harrogate in North Yorkshire) but Housing Options will work with our own Revenues and Benefits department and the Department for Work and Pensions via Ryedale Job Centre to ensure the availability of advice and assistance.

## Discretionary Housing Payments

Ryedale Council's successful bid for Discretionary Housing Payment funding for people in such circumstances has ensured that the impact of these reforms has been greatly alleviated. Providing a dedicated Housing Options Officer to work with the Revenues and Benefits Manager, sharing knowledge and offering a variety of options and solutions ensures that the allocation of these funds is directed at preventing homelessness, in line with the local.

## Funding in the future

Government funding made available for these payments increased significantly in 2014/15 to £175,000, previously this had been only been £16,939 in 12/13.

The Council is aware that this funding may in future years be reduced, therefore during the past 12 months and throughout 2015/16 Housing Options will be working with those households affected to provide the advice and assistance needed to access alternative accommodation to reduce the dependency on this fund in future years.

## Increase in Applications

2011/12- 45  
2012/13 -75  
2013/14- 407

## The fund can now be used to assist those to move to affordable alternative accommodation by funding

- Rent in advance
- Bond payments
- Clearing of rent arrears
- Removals cost

The Council is aware, as are all housing colleagues in the sub-region, of the importance at this crucial time of working in partnership to minimise the impact on families and vulnerable people, especially where the threat of homelessness exists. The Council is working with all partners to continue to monitor the overall impact and ensure that housing needs are addressed as far as possible throughout the period of reform implementation.

## During the Next Five Years the Council and its partners will:

- Continue to raise awareness of changes of Welfare Reforms through the Housing Forum partners
- Achieve Gold Standard for the Housing Options Service
- Use local media to raise awareness and outline services which can help by developing a communications strategy for the Housing Options Service
- Increase the capacity of the Ryedale Lettings service
- Improve access to the private rented sector in order to discharge the duty owed to homeless households
- Continue to operate Sharing solutions and seek alternative funding from 2016
- Ensure that the Safeguarding of Children and Adults is paramount in all services provided
- Promote the Private Sector Offer to landlords
- Expand the Arrears case referral scheme to all Registered providers operating across Ryedale
- Continue to offer Mortgage repossessions schemes
- Continue to provide a Money Advice Service through the Citizens Advice Bureau
- Target resources on prevention for single people
- Increase amount of accommodation suitable for single people
- Continue Joint working internally on Discretionary Housing payments
- Work with Homes and Communities Agency on available funding
- Continue to provide the No second night out protocol and winter warmth
- Ensure all Housing Options Staff are fully trained
- Ensure the Moving Forward tenancy training is provided in all supported housing
- Ensure disrepair issues in the private sector are dealt with quickly to reduce homelessness

## OBJECTIVE 2: REDUCE THE USE OF, AND MAINTAIN THE QUALITY OF, TEMPORARY ACCOMMODATION

### Legal Duties

The Housing (Homeless Persons) Act 1977 placed a duty on local housing authorities to secure permanent accommodation for unintentionally homeless people in priority need. Authorities' duties towards homeless people are now contained in Part 7 of the 1996 Housing Act (as amended). Authorities do not have a duty to secure accommodation for all homeless people.

If an applicant has become homeless unintentionally the authority must assess whether they, or a member of their household, falls into a 'priority need' category. These categories are set out in section 189 of the 1996 Act and were added by The Homelessness (Priority Need for Accommodation) (England) Order 2002 which came into force on 31 July 2002.

Temporary accommodation is typically not secure or suitable long term for homeless people. For families, living in temporary accommodation means constant insecurity and disruption. Homeless children living in temporary accommodation are some of the most deprived children in this country, missing out on schooling, on play, and opportunities to develop and grow in a healthy living environment. Due to these and many other factors it has always been Ryedale's priority to reduce the need for temporary accommodation where possible. Enabling access to affordable housing for those finding themselves in housing difficulties is key.

However, it is recognised that people often ask for help quite late. Some have specific identified needs and require more intensive work. For these people, where there is a duty to accommodate, temporary accommodation will be needed. This accommodation must be of good quality, with access to relevant support. This ensures a smooth transition into permanent accommodation.

Where possible clients will be offered temporary accommodation within Ryedale. Placements out of area can happen in an emergency and this normally involves single people and will be in Scarborough. As soon as accommodation is located within Ryedale then the household would be offered a move. This may happen no more than a couple of times in a year.

### Temporary accommodation occupancy

Due to the development of a new supported housing scheme, the number of households in temporary accommodation has reduced significantly from 15 as at 31 March 2013 to 6 as at 31 March 2014

### Units of Accommodation

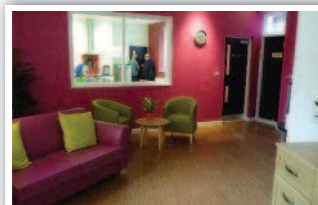
Accommodation units have been reduced year on year, from 22 in 2011/12 to now only 9 dedicated units for homeless households. A main contributor in this was the development of Supported Accommodation for up to 14 households in November 2013. The units we do provide are of a very high standard, and remain so due to the diligence of the staff in place to manage them.

The Council also has provision for disabled access should it be needed, at Old Railway Court.

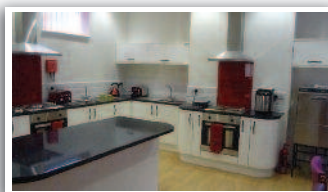
**Old Railway Court** was purpose-built as temporary accommodation in 2002. Owned and maintained by Yorkshire Housing, it is managed by the Housing Options Team, with a dedicated Officer providing effective management to the resident families, offering access to good quality housing support and advice. A scheduled programme of refurbishment ensures that the property is redecorated and updated every 5 years. Individual flats are redecorated as required, between periods of occupation.

**One unit of self contained accommodation**, owned by Yorkshire Housing, is managed by Ryedale District Council. Used as temporary accommodation, this flat offers two bedroom family accommodation. However, it is likely that this flat will no longer be required when the current occupant is re-housed.

**Derwent Lodge** is Ryedale's flagship single-person accommodation in Norton. The building was opened in 2013 refurbished to a very high standard, this was funded in partnership with the Homes and Communities Agency Homes and Communities Agency. The council achieved Investment status with the Homes and Communities Agency and developed the scheme direct. Derwent Lodge provides accommodation, facilities, training and support for 14 single people with identified support needs.



Although not temporary accommodation for use exclusively by homeless households, Derwent Lodge provides safe, supported accommodation for single people (7 for under 25s and 7 for over 25s) with the aim of moving them on positively to live independently once they no longer need full support. The scheme was developed in order to reduce the need for single people to apply as homeless.



### Under 25s

Young people (16-25) are assessed with regard to their risk and needs and accommodated under the aegis of the Young People's Accommodation Partnership. Support Workers offer full support through a Pathway Plan which will lead, in time, to a positive outcome and independent accommodation.

Since the opening of Derwent Lodge in November 2013 there have been 31 new residents who were Under 25 and 29 positive moves to suitable accommodation.

### Over 25s

Older individuals must have a support need and are given a dedicated support worker whose aim is also to offer advice and guidance to prepare them to move on successfully. These residents will also have the opportunity to take advantage of Pre-Tenancy training to equip them to return to independent living.

Since the opening of Derwent Lodge in November 2013 there have been 16 new residents who were over 25 and 10 positive moves to suitable accommodation.

### Support within Temporary Accommodation

It is not just the physical conditions in temporary accommodation that are important. The support services need to engage with and motivate people to address their needs to try and alleviate the cycle of homelessness. The Council aims for support services for homeless people to provide positive opportunities that help people to move forward into work and a settled home.

All those in Temporary Accommodation will be assigned a Support Officer who will work with residents providing a range of support covering financial matters, including rent and Housing Benefit, emotional and social issues. They will also refer resident direct to other agencies that provide additional services. A support plan will be completed. The Council aims for all residents' stay to be a positive one.

### Support providers

The main support provider in Old Railway Court is Stonham Homestay, who are funded for 60 places in Ryedale through Supporting people Funding, with priority given to those in temporary accommodation.

For the Ryedale area throughout 2013/14 there were 225 referrals and 107 clients were signed up for full support over that period.

### Reasons for Referrals;

*From the 225 referrals*

- 82 – At risk of homelessness due to debts/arrears
- 76 – Living in temp or had an eviction notice
- 12 – Moving to a new tenancy
- 55 – miscellaneous/ Needs too low

The support at Derwent Lodge is provided directly by the Council and Foundation.

### Resettlement

Where an individual can verifiably prove through their support worker that they have completed a programme of specialised re-settlement, then Housing Options can 'fast-track' the individual by providing them with Gold Banning status under North Yorkshire Home Choice; the purpose of this is to incentivise uptake of re-settlement services over statutory homelessness.

### Rough Sleepers

Rough sleepers are not a major issue in Ryedale; the rough sleeper count return has been Nil for the past few years. If the Council has rough sleepers the Housing Options service provides advice and assistance to assist clients off the street. This is highlighted in the No Second Night Out protocol.

### Severe weather provisions

Bed and Breakfast accommodation will be provided in an emergency for a maximum of three nights if the temperature remains below freezing, to allow the chance for officers to assist to locate alternative accommodation.

### Bed and Breakfast

On the 13 March 2002 the then Government gave a commitment to ensure that, by March 2004, no family with children would have to live in a B&B except in an emergency and for no more than six weeks. Also the homelessness charity, Centrepoint, has supported a ban on using B&B hotels for homeless 16 and 17 year-olds for some time.

A report by Homelessness Link (June 2013) explored the causes of homelessness among 16 and 17 year olds, its long term impact and whether they are being safeguarded by local authorities: The Select Committee on Education, in its second report of 2014-15, "Into independence, not out of care: 16 plus Care Options" (July 2014), recommended an "outright ban" on the use of B&B accommodation for young homeless people

It is therefore Ryedale's priority not to use Bed and Breakfast in any instance for a homeless 16/17 year old and will only use it in an emergency for Families.

In 2013/14 2 households left bed and breakfast accommodation with an average length of stay of 3 weeks

### Consult on quality

The Council will continue to seek the opinions of those in temporary accommodation about the quality of the service the Council provides to ensure service improvements wherever we can.

### During the next five years the Council and its partners will:

- Continue to keep bed and breakfast usage to a minimum
- Maintain low numbers of households in temporary accommodation
- Ensure Resettlement is used to its full potential
- Maintain the standard of accommodation
- Ensure residents have access to support and education and training opportunities
- Review the management agreement with Yorkshire Housing
- Provide safe accommodation for those affected by Domestic Abuse
- Increase access to the private rented sector to facilitate move on
- Ensure all residents of temporary have support plans to enable them to move forward in life
- Regularly consult with clients in temporary accommodation to improve the quality of the service.



### OBJECTIVE 3: REDUCE THE INCIDENCE OF YOUTH HOMELESSNESS

Young People can struggle to access secure affordable housing and because of their age can be vulnerable and in need of extra support. The council does everything it can to keep young people at home with their families. In cases where this is not possible everything needs to be done to ensure that good quality accommodation is available for them and that adequate support is in place.

Ryedale has been fortunate to have benefited from the efforts of a Homelessness Prevention Officer seconded to Housing Options who has successfully provided interventions for young people at risk of exclusion from home for many years. This officer is complemented by a similar role, provided by NYCC Children and Young People's Service, specifically to prevent homelessness in 16/17 year olds. The officers provided advice to 215 young people in 2013/14

As previously stated Ryedale District Council fully complies with government guidance that 16/17 year olds should not be placed in B&B accommodation, except in an emergency. On occasion due to the pressures on services, 18 to 25s year olds have had to be placed in this accommodation, so Housing Options has cultivated a relationship with local establishments where the safety of young people can be assured.

As with all homelessness situations, early intervention is vital. Ryedale's Homelessness Prevention Officer will quickly become involved with a family, offering mediation, advice and access to further support and resources in order to keep a young person in the best place, at home (assessments ensure that this is done only when safe for the young person).

#### Ryedale Young People's Accommodation Partnership

The North Yorkshire County Council, Children and Young People's Plan contains a target that all children and young people are living in decent, secure affordable homes and receive appropriate support. This support element, funded by Supporting People, has been protected and will therefore remain in place.

Budgetary constraints for all services led, in 2010/11, to a review of young people's services across the sub-region led by NYCC Supporting People, with the co-operation of the Children's and Young People's Service and District Councils. This developed the criteria for a Young Peoples Pathway to ensure that young people threatened with homelessness had access to accommodation and support. This funding has been protected until September 2016.

Originally a "pilot" trialled in Ryedale in 2011, Young Peoples Accommodation Partnership was adopted by the whole of North Yorkshire in 2012. Partnership arrangements between Ryedale District Council, YMCA, Foundation, Safe and Sound Homes (SASH) and

Barnardo's have ensured that young people have a single point of contact and access to both safe and secure accommodation and support if they are unable to remain safely at home.

Where families need "breathing space" to consider their options, Ryedale District Council uses short-term emergency accommodation for the young person whilst mediation takes place. This is provided by Safe and Sound Homes who provide safe accommodation in approved hosts' homes.

Homelessness awareness training starts early, with the Young Persons' Homelessness Prevention Officer going into schools, offering early intervention and advice, discussing the reality of independent living, parenting, health and family support.

Where young people have already moved to independent living and this is at risk, the Young Persons' Homelessness Prevention Officer will work with landlords to prevent evictions and to ensure that tenancies are sustained. The work undertaken has been done in partnership with a number of organisations which continue to work with Ryedale to improve and build upon existing provision.

Within the partnership all Homeless 16/17 year olds will receive an initial assessment from Children's Social Care.

#### Services already in place include;

- Joint protocols for young people facing homelessness
- Family mediation
- Safe and Sound Homes (emergency accommodation)
- Supported lodgings scheme for vulnerable young people (through Safe and Sound Homes)
- Flexibility with accommodation to find a "best fit" for the young person
- Flexibility of approach

The Young People's Pathway is split into two packages

**Service Package 1:** assesses the needs of the young person in order to provide a specialised mediation/prevention service, offering support, mediation or temporary accommodation to give a "breathing space" to plan for the future. Should this be unsuccessful then:

**Service Package 2:** provides the young person with the most appropriate accommodation and support.

Recognition of the barriers which hamper some clients from successfully sustaining accommodation and moving on, has led the partnership to adopt a flexible approach with regard to accommodation, location and ongoing support. These factors are considered by a Young Persons Accommodation Panel when allocating both accommodation and support workers. Clients' needs are monitored and reviewed and future plans updated, as

required.

20 units are available across Ryedale for young people. They are Derwent Lodge, Ryedale YMCA and Foundation, including high, medium and low support needs.



**Ryedale YMCA** works in close partnership with Ryedale District Council providing fourteen units of good quality self-contained accommodation in Norton for

young people (18-25). Eleven of these flats form part of the YPAP, offering less intensive support for people with medium support needs. Three units can be accessed directly by the community. Again, not strictly temporary accommodation, but used to prepare young people for independent living.

**Safe and Sound Homes** aims to provide host families offering longer term supported lodgings to vulnerable young people (16/17) who need support in a family environment. This service has previously been provided by Barnardos.

Focussing on the support needs of the young person, before they leave the family home, has been very successful, ensuring that 44 young people were able to remain at home in 2013/14.

For those who cannot remain, Ryedale District Council is confident that the accommodation and support provided gives them every opportunity to succeed, should they accept the services on offer.

#### **Identifying Young People at risk of homelessness**

The Council needs to improve the links with education establishments. There is currently an officer that attends Multi Agency Problem Solving meetings and the Council needs to improve these links to ensure the right advice to getting to those who need it as soon as possible.

#### **Child in need referrals**

All homeless 16/17 are referred to Children's Social Care, these referrals are monitored through the Young People's Pathway group in partnership with Children's Social Care and providers in Ryedale.

#### **Over the next five years the Council and its partners will:**

- Continue to provide a specialised mediation and advice service to 16 to 25 years in partnership
- Provide emergency Safe and Sound accommodation for young people
- Continue to provide accommodation for those who cannot return home through the Young People's Partnership
- Support the continuation of the partnership post 2016
- Identify young people at risk of disengaging with society
- Refer appropriately to ensure that needs are met through a Multi-Agency approach
- Offer education and training opportunities for all residents of the pathway
- Ensure that young people have a voice in the services provided.
- Look at any available funding to improve accommodation options for young people



Connecting rough sleepers to local services

**Street  
Link**

**0300 500 0914**

**[www.streetlink.org.uk](http://www.streetlink.org.uk)**

## OBJECTIVE 4: IMPROVE ACCESS TO SUPPORT SERVICES AND ADVICE TO PREVENT HOMELESSNESS AND INCREASE SUSTAINABILITY

Ryedale Council is always striving to plug any gaps in services and partner organisations help both with this and with developing effective services to meet increasing needs. NYCC Supporting People, in particular, has helped to fund and develop services in order to allow our clients to access support to prevent homelessness and enable them to remain in their own homes. These services work alongside, and are mostly based within, the Housing Options Team.

These comprise:

- Young Persons' Homelessness Prevention Officer – working with 18-25 year olds.
- Young Persons' Homelessness Prevention Officer – working with 16/17 year olds.
- Housing Support Officers – Derwent Lodge.
- Housing Services Officer - assisting families to access private sector accommodation.
- Assistant Support Officers – Derwent Lodge.
- Ryedale Lettings Officer – enabling access to private sector housing for single people.
- Shared Solutions Support Worker – helping tenants affected by bedroom tax to take a lodger and assisting access to the Private Rented sector for single households - Funded through "Crisis", Foundation and the Council until April 2016.
- Springboard Project Worker – supporting young "care leavers" into education/employment/training - funded through the Big Lottery.
- Ryedale YMCA – providing accommodation and support to under 25's.
- Making Safe - support for victims and perpetrators of domestic abuse.
- Resettlement And Community Safety Scheme - supporting the resettlement of offenders.
- Making Safe – Support for victims of Domestic Abuse.
- Making Safe – Support for perpetrators of Domestic Abuse.
- Stonham Homestay – prevention of homelessness and new tenancy support.
- Citizens Advice Bureau – providing housing and debt advice to those at risk of losing their home.
- Gypsy Traveller support provided by Horton Gateway.

The Council is a member of the North Yorkshire Supporting People Commissioning Group where the majority of funding for the above services is allocated. It is imperative that we remain a key member in allocation of resources that affect our district.

### Older People

The Council provides Ryecare services to assist older people in preventing homelessness and providing support to sustain existing accommodation.



### The White Rose Home Improvement Agency

The above is a partnership between the Council and Scarborough Borough Council, the agency provides Disabled facilities grants for both districts and wellbeing and Handypersons of gardening service.

### Disabled Facilities Grants

The number of Disabled Facilities Grants continue to improve year on year, in 2013/14 99 grants were allocated to households in Ryedale at a capital cost of £436,123.90

### Wellbeing Service

The service provides advice to help residents stay safe and well and maintain independence in their own homes. Advice and assistance is provided on

- Home Adaptations
- Identifying potential hazards
- Fire Safety
- Crime Prevention
- Energy efficiency and reducing fuel bills
- Potential grants and financial benefits

92 Wellbeing visits were made in Ryedale throughout 2013/14. The Home improvement Agency also worked with North Yorkshire County Council to deliver Winter Planning assistance and has provided the following support across Ryedale

- Keep Warm Packs
- Ice Grippers
- Heating Repairs

### Handypersons Service

This service contract was successfully bid for and won in 2014. Throughout the past 6 months there has been a marketing campaign to ensure the community is aware of the services on offer.



### Ryecare Lifeline Services

Provides an emergency response service to elderly, disabled and vulnerable by installing a lifeline unit linked to a 24 hour call centre.



## Older Persons Housing Options Officer

For older people, moving may be traumatic. Ryedale District Council recognises that it needs to look at barriers and provide a service to alleviate this. In addition the Council has identified a gap in services for older people and will be seeking external funding for a role which will focus on ensuring that specialist support is provided. This will raise awareness and improve access to advice and assistance for older people with housing-related problems.

The Council works with a variety of vulnerable groups needing support who may find themselves homeless through lifestyle choice, mental illness, offending behaviour or domestic abuse. The council needs to further develop and improve the way in which we involve this client group in service planning and service improvements.

## Multi Agency Public Protection Arrangements (MAPPA)

The council is currently the County Housing rep for Multi Agency Public Protection Arrangement across the sub region, it is imperative that we work in partnership to meet the housing needs of those clients posing the most risk to the community.

## Multi Agency Risk Assessment Conference (MARAC)

Officers attend Multi Agency Risk Assessment Conferences on a regular basis to ensure that everything is being done to jointly support those clients suffering abusive relationships.

## Learning disabilities

North Yorkshire County Council's Learning Disabilities Partnership Board exists to ensure that services specifically designed to assist people with learning disabilities remain effective, and that the needs of these clients are considered within other mainstream services.

Ryedale Council maintains contact with the Local Area Group for Scarborough, Whitby and Ryedale, ensuring that the housing needs of local clients are met. Specialised supported accommodation in Ryedale is managed by the charitable organisations and the LAG has links directly with these. Ryedale District Council will assist directly when the clients' requirement is for accommodation outside of this.

## Mental health

Specialised services for clients with mental health problems are delivered locally by the Community Mental Health Team (funded jointly by NHS and NYCC) based in Malton. Ryedale Council's positive working relationship with the service for clients experiencing housing difficulties ensures that clients' housing is safeguarded wherever possible and that they do not suffer detriment due to their condition.

Clients living in supported housing or hospital who are ready to move into independent accommodation will be recommended to Housing Options through regular liaison with and attendance at the mental health team's monthly housing meetings. Housing Options will aim to meet the accommodation needs of the client, with ongoing support from the Community Mental Health Team

## Ex Offenders

Strategically we have recently worked with the National Probation Service and other NY authorities to review the process for housing ex offenders and a North Yorkshire Ex offenders Strategy has been developed.

## Resettlement and Community safety Scheme (RACSS)

There are currently 3 units of accommodation in Ryedale designated for high risk offenders, this is managed directly by Foundation. In 2013/14 the scheme provided support across Ryedale to 16 new clients, figures for the 12 months previous were 9 clients.

## Making Safe

As part of this scheme to reduce the number of victims of Domestic Violence having to leave their homes, Foundation supported 15 perpetrators in accessing alternative accommodation in 2013/14, compared to 12 the previous year.

## Domestic Abuse Services

Ryedale District Council recognises the negative impact that Domestic Abuse has on families, children and communities, and is committed to providing effective and consistent support and early interventions to meet the needs of those affected. Services locally (Scarborough, Whitby, Ryedale, Filey) are provided by Supporting People funding, under the umbrella of Making Safe, with Ryedale retaining a seat on the Steering Group.

Victim services, in the form of advice, safety planning, safety measures to property, support and accommodation are delivered by Domestic Abuse Services. Perpetrators are offered advice, support and accommodation in addition to this victim support, to ensure that wherever possible, families are able to remain safely at home. Housing Options is a partner in services to both victims and perpetrators and is a referring partner for Multi Agency Risk Assessment Conferences, actively assisting with safety planning measures and homelessness prevention.

## Gypsies and Travellers

The Council completed an extension to its Traveller site in November 2013, the Council now has 20 pitches available to the community. This is managed through a local agreement and is extremely well maintained and is promoted as a good example of provision across the sub region.



## Drug and Alcohol Services

In the last 12 months Ryedale has seen a change to Local Drug and Alcohol services for adults. This was replaced in October 2014 with Horizons, commissioned by North Yorkshire County Council Supporting People to deliver specialist drug and alcohol services. Local community venues will be used to provide services for Ryedale. Once in place, Housing options will improve links between the two organisations. Services for Young people will continue to be provided by Compass.

## North Yorkshire Tenancy Strategy

In 2012 Ryedale signed up to a North Yorkshire tenancy strategy.

[www.northyorkshirestrategichousingpartnership.co.uk/images/documents/NY\\_Tenancy\\_Strategy\\_Oct\\_2012.pdf](http://www.northyorkshirestrategichousingpartnership.co.uk/images/documents/NY_Tenancy_Strategy_Oct_2012.pdf)

This framework includes a number of shared goals in respect of tenancy policy across North Yorkshire. It seeks to protect and provide for the interests of vulnerable groups, increased choice, advice and access for customers and address issues of equality, diversity and fairness and consistency across North Yorkshire.

## Ryedale Foodbank

The services of the Foodbank have developed over the past two years. Recent figures show that since the scheme was opened 1235 households have benefited.

Since April 2014 718 food parcels have been distributed.

The majority were issued to residents of Malton and Norton and Pickering. 440 and 134 respectively.

New premises were recently opened in Norton with Ryedale District Council providing subsidised rent for an initial period. From April 2015 Housing Services will support the scheme with £5K funding.

## Developing Stronger families

This 3-Year programme, developed by North Yorkshire County Council from the government's Troubled Families initiative, aims to deliver targeted support to families with persistent problems around crime, anti-social behaviour, school attendance and unemployment. It builds on strengths within the household to address the needs of the whole family. Housing Options is a member of the core Developing Stronger Families Group and, as such, plays a major role in ensuring that potential homelessness does not compound other problems and jeopardise the success of the intervention team.

## Homestart

Home-Start Ryedale aims to provide support to socially excluded families struggling to cope within this largely rural district. The support aims to improve parents' motivation, skills and confidence enabling them to meet their children's needs. Trained volunteers provide flexible and responsive support and friendship to local families with children 0-5 years old. Partnering arrangements means that Housing Options is able to refer families for specific family orientated support to complement ongoing tenancy and homelessness prevention support, if that too is needed. Contact is maintained through the work of the Ryedale Community Agency Forum, at which Housing Options and local third-sector agencies share operational information.

## Job Centre Plus

The Council works closely with the Job centre where possible to access education and training schemes for our clients. Support staff at Derwent Lodge meet weekly with the under 18's advisor. In addition support staff have agreed fortnightly appointments and should a client fail to attend a meeting, the job centre will contact Support staff. Meetings take place with the Assistant Manager approximately one a month to update them with any clients experiencing issues.

## Adult Education

Adult educational services are provided directly at Derwent Lodge, these have included IT courses, basic Maths and English and cookery.

## Equalities Forum

The Ryedale Equalities Forum operates as a multi agency group ( who have contact with people from a variety of demographics) to address the needs of minority groups within Ryedale. It also discusses the risk of terrorism and any form of radicalisation or extreme behaviour that affects our community and acts as the Bronze Group for Ryedale for the Prevent agenda. Discussions are always varied and recently have included, education for minority groups, the travelling community, fracking, sexual exploitation, young people's services, gaps in provision for our community.

## Fuel Poverty

The Council continues to provide Energy Efficiency grants with a £50K budget annually. Also in 2014 in partnership with Scarborough Borough Council the Council employed an Oil Co-Operative Officer who has managed to work with clients across Ryedale to reduce energy costs. In addition Ryedale is taking part in the national Collective Switching Scheme.

### Over the next five years the Council and its partners will:

- Assist to plan moves for people leaving prison and High Risk offenders
- To continue to offer specialist housing support to vulnerable clients once they have been housed
- Continue to provide specialised support services to enable clients to sustain tenancies
- Improve referrals to new Drug and Alcohol services
- Continue to be involved in Supporting People Procurement of services for Vulnerable people
- Look at the options for housing support for Older People
- Remain a partner of North Yorkshire Home choice
- Continue to work with Stonham to provide floating support for clients needing this service
- Offer support and financial assistance for older people and people with disabilities to maintain and adapt their homes
- Continue to support the North Yorkshire Tenancy Strategy
- Continue to work with North Yorkshire County Council, Horton and the traveller community to address the housing and support needs of gypsies and travellers
- Ensure that the authority is aware of emerging needs in relation to LD, Learning Disabilities, mental health and carers
- Continue to support Ryedale Foodbank
- Ensure access to services for all minority groups in Ryedale

## OBJECTIVE 5: INCREASE THE SUPPLY OF AFFORDABLE HOUSING

There is a shortage of affordable homes across Ryedale. Many houses are out of reach for local people. In response to this over the past three years Ryedale has developed 229 affordable homes.

### Statistics in Ryedale for 2013

	Mean House Price	Mean Private Rents	Mean Annual Earnings	House Price to Income Ratio	Income needed for 80% mortgage	% Housing Benefit claimants in employment	Unemployment Rate	% 2nd Homes	Long Term Vacant Stock
2013									
Ryedale	£217,858	£562	£23,124	9.4	£49,796	20.9%	4.0%	3.2%	252

### Additional Staff resources

To assist with the development of affordable homes, the Council has employed a dedicated Development Officer in 2014, their role being to assist the Authority in meeting its affordable housing targets. The officer is employed to work with planners, registered providers, private developers and other agencies. They assist to ensure that new housing opportunities are developed so that the Ryedale community are provided with homes suitable for their needs and at a cost that they can afford.

### Corporate Affordable Housing Group

Service units across the Council meet on a bi monthly basis to discuss affordable housing issues and look at ways of improving service delivery. The group; includes representatives from Housing Services, Forward Planning, Development Management, Facilities and Legal services.



### Strategic Housing Market Assessment (SHMA)

A Strategic Housing Market assessment in 2011 identified a shortfall of 256 homes per annum. To address these needs the Council uses Section 106 Agreements and Planning Regulations, and works closely with Registered Social Landlords to ensure a mixed balance of housing, sustainable communities and delivery of the Local Authority Agreement targets both in Ryedale and the sub-regional area. The council is planning to update this study in the next 12 months.

### Development Programme

In addition we have a Development Programme which details all completions and tracks all developments which have started on site in that particular year. The programme also lists other sites which have planning consent as well as sites in the pipeline for future programmes.

Ryedale District Council's strategic housing role is to:

- Identify housing needs, demand and aspirations in the local housing market
- Create appropriate strategies and policies
- Work with partners to meet housing need through the identification of sites

The Council's aims to work towards the priorities contained within the North Yorkshire, York and East Riding Housing Strategy is ensuring more market homes are delivered to facilitate the improvement in the number of affordable homes available for our community.

### Section 106 sites

New affordable homes delivered through planning gain have mainly been two or three bedroom properties. The Council will ensure that there is now a mix of properties, including the provision of smaller units. It is imperative that market sites are developed in order to achieve the levels of affordable housing needed in Ryedale.

### Rural Housing Enabler

The Council continues to support the North Yorkshire Rural Housing Enabler Programme, providing affordable homes in rural villages of Ryedale. Rural Housing Needs surveys are, and will continue to be, undertaken to ascertain the level of need throughout the district. Funding for the Rural Housing Network has been agreed for a further three years.



### Commuted Sums Policy

The Council also has a Commuted Sums Policy which explains how the Council works out commuted sum contributions as well as how any money received will be spent. Over the past three years this has provided funding to assist the development of Derwent Lodge, provide an extension to the Travellers site and the work of the Rural Housing Enabler and Development Officer. In 2013/14 the Council received just over £100K in commuted sums.

### Local Plan Strategy

This provides the planning strategy for the district to 2027. It outlines the aims and objectives of the Ryedale Plan and includes key policies to support the delivery of new development in the district. Significantly the Local Plan Strategy establishes the level of new housing and employment development for Ryedale. This strategy was adopted in September 2013.



## Local Plan sites

This document will identify site specific land allocations to ensure supply of land for a range of land uses and site specific protection policies. The council intends to consult on the preferred sites allocation in the summer of 2015, with formal publication in Autumn 2015. Housing intends to play a key role in ensuring land owners who are unsuccessful with proposed sites will have the opportunity to look at the possibility of 100% affordable sites as an alternative.

## Empty Properties

Ryedale Council's Empty Property Strategy has a target to bring 5 empty properties back into use on an annual basis. The council looks to direct resources where appropriate to try and bring such housing stock back into use and ensure it is available to those in housing need. This is done through the provision of Landlords' Improvement Grants and loans, for empty properties and Houses in Multiple Occupation. The North Yorkshire Empty property strategy ends in 2015, Ryedale will be an active member in ensuring that this is reviewed during the next 12 months. A Ryedale Action plan will then be developed in order to meet the objectives of the strategy

## Council Loans and Grants

Our aim is to extend the range of housing options to enable homeless households to secure affordable permanent accommodation using the resources available to us. The existing private sector housing stock makes an important contribution to the provision of affordable housing, so it is essential to maintain this supply. The Council recognises that the elderly, vulnerable and those on fixed or low incomes will require assistance to maintain their properties in a good state of repair and improvement and therefore the available financial resources will be directed so as to assist this particular client group within the terms of the Private Sector Renewal Strategy.

### - Property Improvement Loans

Ryedale continues to be the only North Yorkshire Council to provide discretionary Loans , In 2013/14 8 loans were approved to the value of £44,743.57. This will be a recycled fund to continue to support this scheme.

### - Landlords Improvement Grants

These grants are given for landlords of empty properties and Houses in Multiple Occupation. In return the council receives nomination rights into the properties. 2 grants were approved in 2013/14 to the value of £27,500

### - Landlords Improvement Loans

Again these are only available for owners of Empty properties and Houses in Multiple occupation. 3 were approved in 2013/14 to the value of £49K

## Private Landlords Forum

Access to the private sector for clients in Ryedale is challenging in an area of high demand for housing and holiday lettings. The Council continues to promote various initiatives and schemes. The Landlords Forum provides an opportunity to engage landlords and develop further solutions to break down the barriers to access.

The Lettings Service and the Private Sector Project Worker has increased access to private sector accommodation for our clients.

### Over the next five years the Council and its partners will:

- Deliver 375 affordable homes annually
- Look at Houses in Multiple Occupation/Shared Housing as means of developing affordable housing
- Look at options to review the 2011 Strategic market assessment
- Support the work of the rural housing enabler
- Work to complete Affordable Housing Supplementary Planning guidance
- Provide a Section 106 check list in the delivery of affordable housing

Objective 1  
REDUCE  
HOMELESSNESS  
THROUGH  
PREVENTION

# Ryedale Homelessness Action Plan 2015-20

HOW

PERFORMANCE  
INDICATOR

TARGET  
DATE

PARTNERS

RESOURCES

LEAD  
OFFICER

Continue to ensure that homeless preventions remained consistently high and homeless applications low

Ensure that clients have access to North Yorkshire Home Choice as a preventative tool

Develop and instigate all agreed homeless prevention tools

Maintain membership of the North Yorkshire Home Choice Board, Operational and Equalities Groups

Offer advice and assistance to register for North Yorkshire Home Choice in Housing Options discussions.

Provide additional staff member time (via the Ryedale District Council Hub) to register applications

Provide ongoing advice and actively assess applications, increasing priority if imminently homeless

Offer practical, operational, assistance to social landlords with properties to let

Ensure that "New Build" properties are advertised accurately

Allow access to current property information by having property lists available in Reception

Homeless strategy annual review

Board continues to be operational

Numbers provided with advice

Numbers seen

Review of waiting list and banding

Adverts where Housing Options have had an input

Monitor accuracy

Weekly display of information

June 2016

June 2016

Annual monitoring

Annual monitoring

Annual monitoring

Ongoing

Ongoing

Weekly basis

Housing Forum  
Internal Groups

North Yorkshire Homechoice Project board  
In House

In House

In House

Choice Based Lettings Project

Board

Registered Providers

Registered Providers

Housing Options budget

Homeless Prevention Grant

Staff Time

Staff Time

Staff Time

Staff Time

Staff time

Staff Time

Staff time

Housing Services Manager  
Senior Housing Options Officer

Housing Options Staff

Housing Options Staff

Housing Options Staff

North Yorkshire and York Choice Based Lettings Coordinator

Senior Housing Options Officer

Housing Options Staff

Housing Options Staff



**Objective 1  
REDUCE  
HOMELESSNESS  
THROUGH  
PREVENTION**

**PERFORMANCE INDICATOR      TARGET DATE      PARTNERS      RESOURCES      LEAD OFFICER**

**HOW**

Submit "bids" for properties for those with no Internet access	Annual monitoring	In house	Staff time	Housing Options Staff
Maintain the availability of an "access point" in Reception, to enable clients access to the North Yorkshire Home Choice website if they wish to assist themselves	Ongoing	In house	Staff time	Housing Options Staff
Review suitability of the scheme going forward	September 2015	Access to Services North Yorkshire CBL Project Board	Laptop Staff time	Housing Services Manager
Continue to provide effective management of Wells Lane, Houses in Multiple Occupation	Ongoing	Yorkshire Housing	Lettings Officer	Senior Housing Options Officer
Take over the lease of an existing House in Multiple Occupation to facilitate access to affordable suitable accommodation	June 2015	Private Landlord	Lettings Officer	Senior Housing Options Officer
Investigate the option of managing current Houses in Multiple to ensure they remain part of the available stock for our clients	April 2016	Private landlords	Housing Solutions	Senior Housing Options Officer
Use of the Housing Solutions initiative and the PRS Landlord Offer	Ongoing	Private landlords	Housing Solutions	Senior Housing Options Officer
Continuation of the Sharing Solutions scheme in Ryedale	Ongoing	Private landlords	Housing Solutions	Senior Housing Options Officer
Develop a protocol for dealing with clients with complex needs	January 2016	Members of the Ryedale Housing Forum	Staff time	Senior Housing Options Officer

**Continue to explore the options in the private sector for Single Households**

**Objective 1  
REDUCE  
HOMELESSNESS  
THROUGH  
PREVENTION**

**PERFORMANCE INDICATOR**      **TARGET DATE**      **PARTNERS**      **RESOURCES**      **LEAD OFFICER**

<p>Ensure the safeguarding and well-being of children and vulnerable adults brought to our attention by a housing issue</p>	<p>Appropriate training for all new staff</p>	<p>September 2015</p>	<p>NYCC CSC NYCC ASC NYCC DSF S'Guarding Locality Group RDC Lead RDC S'guarding Group NY Police YPAP</p>	<p>Staff Time</p>	<p>HSM-Housing Services Manager SHOO-Snr. Housing Options Officer Housing Project Officer</p>
	<p>Develop a comprehensive Training Plan</p> <p>Update staff annually with the Ryedale District Council Safeguarding Policy</p> <p>Appropriate referrals to North Yorkshire County Council</p> <p>Information sharing and liaison with Children's Social Care/Adult Social Care</p> <p>Referral to Developing Stronger Families Team where families meet the criteria</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>DSF Group</p>	<p>Staff Time</p>	<p>Housing Project Officer</p>
<p>Publicise all services using a newly developed Communication Strategy</p>	<p>Promotion of Housing Options by development of a Communication Strategy</p>	<p>April 2016</p>	<p>In-house arrangements</p>	<p>Staff Time</p>	<p>Senior Housing Options Officer</p>
	<p>Ensure materials are available in schools</p>	<p>April 2017</p>	<p>North Yorkshire County Council</p>	<p>Staff time</p>	<p>Young People's Homelessness Prevention Officer</p>
	<p>Programme of publicity and service profile raising</p>	<p>Ongoing</p>	<p>Housing Forum partners</p>	<p>Advertising budget Staff time</p>	<p>Housing Options Staff</p>
	<p>Improve information available on the Website</p>	<p>April 2016</p>	<p>In house</p>	<p>Staff time</p>	<p>Housing Project Officer</p>

**Objective 1  
REDUCE  
HOMELESSNESS  
THROUGH  
PREVENTION**

**PERFORMANCE INDICATOR      TARGET DATE      PARTNERS      RESOURCES      LEAD OFFICER**

**HOW**

Increase use of the Ryedale Lettings Scheme to improve access to the PRS, giving clients more choice and to discharge the Homelessness Duty

Improve access to the PRS for single people, often with complex needs

Sustain the level of preventions by improving access to a defence advocate via referral to CAB

Increase the use of the Arrears case referral scheme with other Registered Socials landlords operating in the area

In partnership with a local Letting Agent, provide a full management service throughout the tenancy	SLA	Private Sector Letting Agent	Housing Options Toolkit	Housing options officers
Use the Private Rented Sector to discharge Ryedale District Council's Homeless duty.	Annual review		Homeless Grant	Housing Services Officer
Promote the Landlords Offer to those with suitable accommodation	HO Team Mtgs P1E	Housing Solutions Private landlords	Crisis Funding Revenue Funding Officer Time	Senior Housing Options Officer House of Multiple Occupation Officer
Partnership and referral arrangements with Citizens Advice Bureau	In house	Citizens Advice Bureau Key House	Homeless Prevention Grant	Senior Housing Options Officer Housing options officers
Arrears Case Referral Scheme	Ongoing	Partner Registered Providers Ryedale DC	Officer time	Senior Housing Options Officer
Use of Discretionary Housing Payments to cover arrears	Annual review	Discretionary Housing Payment Panel	Housing Options Toolkit	Housing Options Officers
Promote the funds with all Registered Providers	July 2015			
Referral to Stonham for support				

Increase numbers on scheme				
Numbers discharged into the private sector				
Number of places secured				
Number of clients supported				
Number of referrals				
Number of cases				
Additional agreements with RPS				
Number of referrals to Stonham				

**Objective 1  
REDUCE  
HOMELESSNESS  
THROUGH  
PREVENTION**

**PERFORMANCE INDICATOR**      **TARGET DATE**      **PARTNERS**      **RESOURCES**      **LEAD OFFICER**

**HOW**

Ensure the continued flexible use of Discretionary Housing Payments for clients at risk due to Welfare Reform

Discretionary Housing Payment Panel to include Housing Options Officer  
  
At-risk clients prioritised and also offered a Housing Options interview  
  
Publicise the availability of Discretionary Housing Payments  
  
Ensure flexible use of Discretionary Housing Payment funds  
  
Advise and assist clients for longer term solutions

Joint meetings completed  
  
Numbers receiving an interview  
  
Publicity materials developed  
  
Annual report on usage  
  
Number of referrals to Stonham

Ongoing  
  
Ongoing  
  
March 2016  
  
March 2016  
  
March 2016

Revenues & Benefits dept. Stonham

£175,000 government funding

Revenues & Benefits Manager  
  
Housing Options Officer

Maintain efforts to prevent homelessness within the "owned" sector by continuing to offer all mortgage repossession options

Timely response to lenders' Mortgage Repossession notifications  
  
Continue to consider all home owners at risk of repossession for assistance via Mortgage Repossession Loans  
  
Refer all suitable clients to the Breathing Space Loan Project Group  
  
Refer to NHAS for specialist advice

Number of responses  
  
Number of Mortgage Repossession loans  
  
Number of referrals to Breathing Space  
  
Feedback from site

Ongoing  
  
Ongoing  
  
Annual review of scheme  
  
Ongoing

Breathing Space Citizens Advice Bureau

Homeless Prevention Funding RDC Mortgage Repossession Fund  
  
Breathing Space Loans  
  
National Housing Advisory Service

Senior Housing Options Officer  
  
Housing Options Officer

**Objective 1  
REDUCE  
HOMELESSNESS  
THROUGH  
PREVENTION**

**PERFORMANCE INDICATOR**      **TARGET DATE**      **PARTNERS**      **RESOURCES**      **LEAD OFFICER**

**HOW**

Provide training and dissemination of information for all agencies re. early and flexible homelessness prevention intervention

Multi agency training, to include Citizens Advice Bureau, Registered Providers, support providers, Children's Social Care, Adult Social Care  
  
Encourage active agency engagement with Housing Services

Joint training delivered  
  
Homeless Strategy Steering group

Annual review  
  
Annual review

Stakeholders Housing Forum  
Housing Strategy Steering Group

Staff time

Senior Housing options officer  
  
Housing Options officer

Develop a forum/library of knowledge, good practice and excellence

Develop a library/directory of legislative information and shared good practice  
  
Share knowledge through partner forums  
  
All officers to have access to all training resources

Directory operational  
  
Information exchange at the Housing Forum  
  
Annual training programme

April 2016 then ongoing  
  
Ongoing  
  
Ongoing

All Sub-Regional authorities and Registered Providers Partners

Staff time

Housing Options officer

Join other North Yorkshire authorities in working towards Housing Gold Standard accreditation

Work to the standards set out by the NHAS, available on their Gold Standard website.  
  
Work towards the goals of the accreditation and submit to a Peer Review of the service.  
  
Achieve Bronze Standard

Council committed to Gold Standard  
  
Peer Review taking place April 2015  
  
Submission for assessment

April 2015  
  
May 2015  
  
August 2015

North Yorkshire Housing Authorities  
  
North Yorkshire Housing Authorities  
  
North Yorkshire Housing Authorities

Officer Time  
  
Officer Time  
  
Officer Time

Housing Services Manager  
  
Projects Officer

**Objective 1  
REDUCE  
HOMELESSNESS  
THROUGH  
PREVENTION**

**PERFORMANCE INDICATOR      TARGET DATE      PARTNERS      RESOURCES      LEAD OFFICER**

**HOW**

Achieve Silver Standard	Dec 2015	NY Housing Authorities	Officer Time	Housing Services Manager
Achieve Gold Standard	March 2016	NY Housing Authorities	Officer Time	Safeguarding and Projects Officer
Ensure full use of the Housing Services training budget	Six monthly	North Yorkshire Training Group	Housing Services Training Budget	Senior Housing Options officer
Continue to be an active member of the North Yorkshire Training Group to ensure staff needs are met.	Ongoing	Shelter Welfare Benefits Units/ Dept Work and Pensions	Homeless Prevention Grant	Senior Housing Options officer
Identify needs & gaps in knowledge at staff appraisals and through monthly 1-1 meetings	Annual update			
Encourage shadowing opportunities inside and outside Ryedale District Council.	March 2017	North Yorkshire County Council S'Guarding Board		Senior Housing Options officer
No Second Night Out policy – temporary accommodation, relocation and resettlement choices to rough sleepers seeking a lifestyle change	Annual review	Foundation Town and Parish Councils	Single Homeless Agreement Funding	Senior Housing Options Officer
Promote the service in the community using available options in the Housing Options Communication Policy.	March 2017	Salvation Army	Staff time	Senior Housing Options officer
Encourage the Ryedale community to alert via StreetLink or directly to Ryedale District Council.	March 2016	Faith Groups	Staff time	Senior Housing Options officer

Provide relevant, ongoing training to housing staff to ensure efficiency, maintain professionalism and contribute to staff development

Offer emergency housing and Resettlement to Rough Sleepers wishing to relocate or settle

**Objective 1  
REDUCE  
HOMELESSNESS  
THROUGH  
PREVENTION**

**PERFORMANCE INDICATOR      TARGET DATE      PARTNERS      RESOURCES      LEAD OFFICER**

<p>Consider all options for rough sleepers wanting short-term intervention only using the Rural Spot Purchase Scheme</p>	<p>Number of referrals for support</p>	<p>Annual Review</p>	<p>Foundation Salvation Army</p>	<p>Staff Time</p>	<p>Senior Housing Options officer</p>
<p>If No Second Night Out is not an option, or very short-term accommodation is required, refer to Winterwatch for B&amp;B (October-March)</p>	<p>Number of referrals for the scheme</p>	<p>Annual review</p>	<p>Stonham North Yorkshire Police</p>	<p>Staff Time</p>	<p>Senior Housing Options Officer</p>
<p>Refer clients stating disrepair issues in their property  Maintain contact with client and refer to Stonham for support  Communicate with landlord if retaliatory Notice is given explaining legal changes</p>	<p>Number of cases of disrepair  Referral for support  Review of Housing Advice cases</p>	<p>Annual review  Ongoing  Ongoing</p>	<p>Environmental Health Officer  Stonham Homestay  Housing Options</p>	<p>Staff time  Staff Time  Staff Time</p>	<p>Environmental Health Officer  Housing Options officers  Housing Options officers</p>

**Provide emergency winter accommodation to rough sleepers**

**Reduce the incidence of homelessness due to disrepair or unfitness of property by prompt referral to Private Sector Housing for advice and assistance**

# Ryedale Homelessness Action Plan 2015-20

**OBJECTIVE 2**  
REDUCE THE USE &  
MAINTAIN THE STANDARD  
OF TEMPORARY  
ACCOMMODATION

PERFORMANCE INDICATOR      TARGET DATE      PARTNERS      RESOURCES      LEAD OFFICER

HOW

<p>Maintain the low numbers of households living in temporary accommodation</p>	<p>Early intervention and improved alternative housing solutions</p>	<p>Annual review</p>	<p>Registered Providers Debt Advice Services Citizens Advice Bureau Private Rented Sector Stonham</p>	<p>Housing Options Toolkit</p>	<p>Housing Options Officer</p>
	<p>Innovative and flexible use of the Homeless Prevention Fund and Discretionary Housing Payment</p>	<p>Annual review of spend</p>	<p>Homeless Prevention Grant</p>	<p>Housing Options Officer</p>	<p>Housing Options Officer</p>
	<p>Effective use of Housing Options Toolkit measures</p> <p>Use of the Ryedale Lettings Scheme</p>	<p>Annual review of initiatives</p> <p>Numbers on the scheme</p>	<p>Yorkshire Housing</p>	<p>Funding via service charge paid by client</p>	<p>Housing Options Officer</p> <p>Housing Services Officer</p>
<p>Maintain the high standard of accommodation at Old Railway Court</p>	<p>Prompt reporting of maintenance issues</p> <p>Regular review of Yorkshire Housing's Improvement Programme</p> <p>Regular Flat inspection</p> <p>Customer satisfaction surveys</p>	<p>Monthly Property check</p> <p>Fortnightly Flat inspection</p>	<p>100% of residents seen fortnightly</p>	<p>Staff time</p>	<p>Housing Options Officer</p> <p>Housing Options Officer</p> <p>Housing Project Officer</p>
	<p>A dedicated Officer providing advice and assistance, report repairs, carry out fire safety checks, monitor CCTV, and deal with breaches of licence.</p> <p>Housing Options officers to maintain contact with clients</p>	<p>Maintain 100% contact fortnightly</p>	<p>YH Stonham</p>		



**OBJECTIVE 2  
REDUCE THE USE &  
MAINTAIN THE STANDARD  
OF TEMPORARY  
ACCOMMODATION**

**PERFORMANCE INDICATOR**      **TARGET DATE**      **PARTNERS**      **RESOURCES**      **LEAD OFFICER**

<p>Seek alternatives to temporary accommodation for these vulnerable households</p> <p>Use the Ryedale Lettings Service</p> <p>Liaise with women's refuges</p> <p>Ensure referral for specialist support to Independent Domestic Abuse Services</p>	<p>Annual review of services</p>	<p>Making Safe NY Police Safer Ryedale Stonham IDAS</p>	<p>SP Funding Revenue Funding</p>	<p>Senior Housing Options officer</p>
<p>Home Safety measures and support to be offered</p> <p>Ensure all perpetrators referred to the Making Safe scheme</p> <p>Ensure all victims referred to Domestic Abuse Services</p>	<p>Continue offer to 100% of eligible clients</p>	<p>Making Safe NY Police IDAS Foundation WRHIA Ryecare</p>	<p>Revenue Funding</p>	<p>Senior Housing Options Officer</p>
<p>Use of the Ryedale Lettings Scheme</p> <p>Increase the "pool" of approved private landlords and agents</p> <p>Offer tenancy support for initial set-up</p> <p>Use PRS to discharge Duty</p> <p>Reduce the average length of stay</p>	<p>All officers to use as Prevention tool</p>	<p>Private rented sector Stonham</p>	<p>Housing Options Toolkit  Homeless Grant Funding</p>	<p>Senior Housing Options Officer  Housing Options Officer  Housing Services Officer</p>

Provide safe emergency housing for those suffering Domestic Abuse & unable to remain safely at home

Reduce numbers of clients having to leave their home because of domestic abuse

Increase the number of applicants offered Private Sector homes to avoid use of or reduce length of time in temporary accommodation

**OBJECTIVE 2  
REDUCE THE USE &  
MAINTAIN THE STANDARD  
OF TEMPORARY  
ACCOMMODATION**

**PERFORMANCE INDICATOR**      **TARGET DATE**      **PARTNERS**      **RESOURCES**      **LEAD OFFICER**

**HOW**

<p>Support Workers to have 1-1 meetings with client and support plan &amp; Outcome Star completed (as per Quality Assessment Framework)</p> <p>Move-on barriers eliminated</p> <p>Deliver Pre-tenancy training</p>	<p>100% of residents</p>	<p>Ongoing</p> <p>Weekly meetings</p>	<p>Derwent Lodge Support Staff</p>	<p>SP Funding</p> <p>Revenue Funding</p>	<p>Housing Options Officer</p>
<p>Ensure safe, secure accommodation</p> <p>Offer weekly Support meetings.</p> <p>Plan "life-skills" learning activities</p> <p>Engage with staff and other residents</p> <p>Develop partner working with training providers and Benefits Agency</p> <p>Network with all outside services.</p>	<p>Annual review of services offered</p>	<p>Ongoing</p>	<p>Young persons Partnership</p> <p>Adult Education Ryedale Jobcentre</p>	<p>SP Funding</p> <p>NYCC</p>	<p>Derwent Lodge Staff</p>
<p>Enhance eligibility and skills by progression through the scheme, proving "positive change"</p> <p>Ensure that all support needs are met</p> <p>Ensure that residents are equipped to successfully manage independent living</p>	<p>Positive move-ons from supported accommodation and temporary accommodation</p>	<p>Annual review</p> <p>March 2015</p>	<p>North Yorkshire Home Choice</p>	<p>Staff time</p> <p>Housing Options Toolkit</p> <p>Supporting people</p>	<p>Senior Housing Options officer</p>

Provide full support plans to all residents of Derwent Lodge, enabling positive move-on & reduction of repeat homelessness

Ensure that Derwent Lodge residents have access to education, training and employment to enable positive move-on

Use the North Yorkshire Home Choice Resettlement provisions to ensure positive move-on to independent living

**OBJECTIVE 2  
REDUCE THE USE &  
MAINTAIN THE STANDARD  
OF TEMPORARY  
ACCOMMODATION**

**HOW**

**PERFORMANCE  
INDICATOR**

**TARGET  
DATE**

**PARTNERS**

**RESOURCES**

**LEAD  
OFFICER**

Regularly consult with clients in all supported & temporary accomm. to ensure continued good service

6 monthly interviews/surveys with all residents.  
Exit interviews when leaving Derwent Lodge  
Follow-up and exit interview after leaving ORC

Yearly review of surveys and exit questionnaires

Annual review

Derwent Lodge  
YMCA  
Stonham

Supporting people Funding  
Staff time

Senior Housing Options officer

# Ryedale Homelessness Action Plan 2015-20

**OBJECTIVE 3  
REDUCE THE  
INCIDENCE OF  
YOUTH  
HOMELESSNESS**

**HOW**

**PERFORMANCE  
INDICATOR**

**TARGET  
DATE**

**PARTNERS**

**RESOURCES**

**LEAD  
OFFICER**

Continue to provide a specialised mediation and advice service to all 16-25 year olds at risk of exclusion from the family home or elsewhere

Regular review of Young Peoples Partnership effectiveness

Comply with the aims & objectives of the Young People's Partnership (The Hub)

Provide a first point of contact for young people at risk

Liaise with family and signpost to other agencies where possible

Liaise fully with, and share information with, partner agencies

Reviewed at Sub regional meetings

Annual report produced

Ongoing

Children and Young People's Service

Targeted Youth Support

Supporting People

Safe and Sound Homes

Supporting people Funding

Staff time

Housing Services Manager

Hub Co-ordinator

Provide Young People with access to safe & secure accommodation whilst a return home is negotiated

Use Safe and Sound Homes services to offer a "breathing space"

Negotiate possible return home with parents or carers

Engage other support agencies

Homeless preventions

Annual review

Children and Young Peoples Service

Safe and Sound Homes

North Yorkshire County Council revenue

Supporting People

Housing Services Manager

Hub Coordinator

Ensure that a full CYPs assessment is carried out for all 16/17yr olds at risk of homelessness

100% of all 16/17 year old clients to receive an Initial Assessment when accommodation is needed.

Number of referrals against assessments

Ongoing with annual review

Children and Young peoples service

Supporting People Funding

Children and Young People Service staffing contribution

Children and Young people's Service

Hub Co coordinator

**OBJECTIVE 3  
REDUCE THE  
INCIDENCE OF  
YOUTH  
HOMELESSNESS**

**PERFORMANCE INDICATOR**      **TARGET DATE**      **PARTNERS**      **RESOURCES**      **LEAD OFFICER**

**HOW**

<p>Utilisation of units available</p>	<p>Quarterly monitoring</p>	<p>YMCA Safe and Sound Homes</p>	<p>Supporting People Funding</p>	<p>Hub Co-ordinator</p>
<p>Review of effectiveness of partnership</p>	<p>Annual review</p>	<p>Leaving Care services Springboard Project</p>	<p>NYCC Lottery funded</p>	<p>Hub Co-ordinator</p>
<p>Number of referrals</p>	<p>Ongoing</p>	<p>North Yorkshire County Council LEA Further Education Wheels to Work</p>	<p>Staff Time Staff Time</p>	<p>Senior Housing Options officer</p>

Provide safe accommodation for young people unable to remain at home, with access to full support

Ensure that all young people leaving Care are offered suitable accommodation, to avoid homelessness

Maintain close partner arrangements with youth support & other services offering education, training and access to employment opportunities for those young people within the pathway

**OBJECTIVE 3  
REDUCE THE  
INCIDENCE OF  
YOUTH  
HOMELESSNESS**

**HOW**

**PERFORMANCE  
INDICATOR**

**TARGET  
DATE**

**PARTNERS**

**RESOURCES**

**LEAD  
OFFICER**

Identify young people at risk of disengaging from society and in need of Homelessness Services

Ensure that appropriate TAC referrals are made for young people, ensuring that support needs are met via this multi-agency approach

Ensure that young people can voice their opinions on housing and support services which affect them

MAPs meetings with Police and Education Services  
Liaison with Community Safety and YP specialist agencies  
Attendance at Anti Social Behaviour Tasking Group

Ensure that all staff are fully aware of the Ryedale District Council Safeguarding Policy  
Ensure Housing Options officers and Partnership staff are trained and competent to undertake a Common Assessment Framework assessment and referral  
Continue to advise and work with related agencies

Develop and maintain appropriate feedback mechanisms and consultation.  
Consultation with clients at Derwent Lodge

Homeless preventions

Policy part of New Staff Induction  
Training Plan

Completion of Exit Interviews  
Residents meetings

ongoing

Re-train by April 2015

Refresher training bi-annually

Ongoing

North Yorkshire County Council  
Safer Ryedale Community Safety P'ship

North Yorkshire County Council

Scarborough Borough Council

S'Guarding Children's Board

Derwent Lodge

Staff Time

Staff time  
Revenue funding

Staff time

Senior Housing Options Officer  
Young Person's Hub Officer

Housing Services Manager

Housing Options Officers

# Ryedale Homelessness Action Plan 2015-20

**OBJECTIVE 4**  
**IMPROVE ACCESS TO**  
**SUPPORT AND ADVICES**  
**SERVICES TO PREVENT**  
**HOMELESSNESS**

**LEAD**  
**OFFICER**

**PERFORMANCE**  
**INDICATOR**

**TARGET**  
**DATE**

**PARTNERS**

**RESOURCES**

**HOW**

PERFORMANCE INDICATOR	TARGET DATE	PARTNERS	RESOURCES	LEAD OFFICER
<p>Early referral to support services aimed at Homelessness Prevention</p>	Annual review	Stonham Horton Housing	Supporting People Funding Staff Time	Senior Housing Options officer
<p>Ensure clients are referred promptly to the most appropriate service for their needs Encourage close working and information sharing protocols with all support agencies</p>	Annual review	Multi agency Making Safe Scheme NY Police Ryedale Community Safety P'ship	Supporting People Funding Revenue Funding	Senior Housing Options officer
<p>Refer all perpetrators of domestic abuse for support from Making Safe</p>	Annual review	Making Safe IDAS NY Police RCSP	Supporting People Funding Staff Time	Housing Options Officer
<p>Increase the number of clients remaining safely at home through the 'Making Safe' scheme</p>	Annual review	Foundation (RACS) Probation Service	Supporting people Funding	Senior Housing Options officer
<p>Refer clients identified at Housing Options interviews or referred by any other means Assist with accommodation for the client where this keeps a victim or family safe</p>	Annual review	Number of referrals made	Number of clients supported through Making safe	Number of clients supported through RACCS Number of clients accepted
<p>Provide access to support &amp; accommodation for high risk ex-offenders</p>	Annual review	Refer clients identified at Housing Options interviews or referred by any other means Assist with accommodation for the client where this keeps a victim or family safe	Refer clients identified at Housing Options interviews or referred by any other means Assist with accommodation for the client where this keeps a victim or family safe	Refer clients identified at Housing Options interviews or referred by any other means Assist with accommodation for the client where this keeps a victim or family safe

**OBJECTIVE 4**

**IMPROVE ACCESS TO SUPPORT AND ADVICES SERVICES TO PREVENT HOMELESSNESS**

**HOW**

**PERFORMANCE INDICATOR**

**TARGET DATE**

**PARTNERS**

**RESOURCES**

**LEAD OFFICER**

Refer clients for specialised drug and alcohol support to help to maintain accommodation

Provide specialist debt advice aimed at prevention via CAB's Money Advice Service

Maintain low number of applications from those suffering domestic abuse by offering home safety options

Referral where problem raised at Housing Options interview and consent given  
Ensure consent-driven information sharing to identify problems which may have housing implications

Ensure thorough client interviews and information gathering to ensure suitable referrals are made

Work with Making Safe, White Rose Home Improvement Agency and Police  
  
Refer clients at risk to Multi Agency Risk Assessment Conference where appropriate and provide officer at meetings  
  
Offer safety solutions (minor works) at the property  
  
Install Lifelines for additional security.

Number of referrals

Numbers directly referred

Review Numbers annually  
  
Referrals made and Multi Agency Risk Assessment Conferences attended  
  
Security measures installed  
  
Number of lifelines installed

Annual review

P1E

MSSG Multi Agency Risk Assessment Conference Ongoing  
  
Ongoing  
  
Ongoing

New Horizons  
  
Anti Social Behaviour Tasking Group

Citizens Advice Bureau  
  
Hope Central  
  
Step Change

MSSG  
DAS  
Foundation  
WRHIA  
Ryecare

Staff time

Ryedale District Council Core Funding

£1500 Target  
Hardening Budget  
Communities and Local Government

Staff Time

Staff Time

Ryecare Budget

Housing Options Officers  
  
Senior Housing Options Officer

Housing Services Manager  
Senior Housing Options Office  
Housing Options Officers

Senior Housing Options Office

Housing Options Officers



**OBJECTIVE 4  
IMPROVE ACCESS TO  
SUPPORT AND ADVICES  
SERVICES TO PREVENT  
HOMELESSNESS**

**PERFORMANCE INDICATOR**      **TARGET DATE**      **PARTNERS**      **RESOURCES**      **LEAD OFFICER**

**HOW**

Referrals to Making Safe	MSSG Multi Agency Risk Assessment Conferences	Making Safe IDAS	£44,000 Supporting People funding	Housing Options Officers
Work with referral agencies to identify need and accommodation requirements Ensure that full Support plans are in place	Ongoing	Yorkshire Housing Stonham Young People's Partnership	Staff time Supporting People funding	Housing Options Officers Senior Housing Options Officer
Referrals to the Making Safe scheme Ensure timely referrals from probation where appropriate	MSSG Multi Agency Risk Assessment Conferences	MSSG Foundation Registered Providers NY Police	Homeless Prevention Grant	Housing Options Officers
Direct referrals from Housing Options	Resettlement and Community Safety Scheme Probation	Foundation	Housing Benefit Funding	Senior Housing Options Officer
Maintain membership of Ryedale Together Equalities Group Work to Gypsy Traveller Roma & Showmen Strategy Outcomes	Ongoing	Ryedale Together NYCC Horton Housing	Supporting People Funding Staff Time	Senior Housing Options Officer Housing Options officers

Provide victims of Domestic Abuse with specialised support

Ensure comprehensive age-appropriate support and accommodation for 16-17 year old parents

Provide support & housing for perpetrators of domestic abuse

Provide support & housing to offenders through the RAC scheme

Ensure access to services for all minority groups in the Ryedale Community

**OBJECTIVE 4**

**IMPROVE ACCESS TO SUPPORT AND ADVICES SERVICES TO PREVENT HOMELESSNESS**

**PERFORMANCE INDICATOR      TARGET DATE      PARTNERS      RESOURCES      LEAD OFFICER**

**HOW**

Use of Language Line translation service	Numbers requiring assistance		Language Line	HP Grant	Housing Options Officers
Report incidents of Hate Crime to ?	Number of reports	Ongoing	Ryedale Together	Staff Time	Housing Options Officers
Adhere to the aims and requirements of the national Prevent strategy	Referrals made	Ongoing	Ryedale Together	Staff Time	Housing Options Officers
Provide a specialist "signer" for those with impaired hearing, with advance notice	Number requiring assistance	Ongoing	Specialist Signer	HP Grant	Housing Options Officers
Information may be provided in Braille or other formats for blind or partially sighted people	As above	As Required	-	HP Grant	Housing Options Officers
All Over 25s in supported housing to have access to Moving Forward	Number of clients trained	Annual review	Housing Solutions Derwent Lodge	Staff time	Homelessness Support officer (Derwent Lodge) Senior Housing Options Officer
Promote Ryecare, Disabled Facilities Grants, HIA Grants, Winterwarmth etc. Raise awareness of issues and options within the Ryedale community Provide a home visiting service for those unable to access Ryedale House	Annual reviews	Ongoing	White Rose Home Improvement Agency	Supporting People funding Service User Funding	Housing Services Manager

Offer over 25s in supported housing access to the Persons' "Moving Forward" tenancy training scheme

Improve access to advice and assistance to older people, allowing them to remain safely at home or explore alternatives

**OBJECTIVE 4  
IMPROVE ACCESS TO  
SUPPORT AND ADVICES  
SERVICES TO PREVENT  
HOMELESSNESS**

**PERFORMANCE INDICATOR**      **TARGET DATE**      **PARTNERS**      **RESOURCES**      **LEAD OFFICER**

**HOW**

<p>Explore funding sources for the provision of a specialist Older People's Housing Options Officer, to ensure access to services for those who may be more difficult to reach</p> <p>Continue to work in partnership with the White Rose Home Improvement Agency</p> <p>Promote the wellbeing service and the Handypersons service across Ryedale</p>	<p>Service Provided</p>	<p>Autumn 2015</p>	<p>Supporting People</p>	<p>SP Grant</p> <p>Homeless Prevention Grant</p>	<p>Housing Services Manager</p>
<p>Referral for specialist support where requested or identified at Housing Options interviews</p> <p>Maintain Attendance at the Learning Disabilities Housing Task Group</p>	<p>Monitored through Housing Task Group</p>	<p>Ongoing</p>	<p>NYCC Adult Social care S'Borough, Whitby, Ryedale Learning Disabilities Task Group</p>	<p>Staff time</p>	<p>Senior Housing Options Officer</p> <p>Housing Options Officers</p>
<p>Provide positive outcomes for service users referred by specialist agencies</p> <p>Ensure timely referral to the emergency Crisis Intervention Team</p> <p>Develop an information sharing protocol with the Ryedale Community Mental Health Team</p>	<p>Joint Hospital D'charge Protocol in place</p>	<p>Jan 2016</p>	<p>Community Mental Health Team</p>	<p>Staff Time</p>	<p>Senior Housing Options officer</p>

Improve access to support for learning disabled adults and young people

Work with Community Mental Health Services to support mutual clients

**OBJECTIVE 4**

**IMPROVE ACCESS TO SUPPORT AND ADVICES SERVICES TO PREVENT HOMELESSNESS**

**PERFORMANCE INDICATOR**      **TARGET DATE**      **PARTNERS**      **RESOURCES**      **LEAD OFFICER**

**HOW**

<p>Review referral arrangements with Ryedale Carers' Resource</p> <p>Review referral arrangements for Ryedale Special Families</p>	<p>Referral arrangements</p>	<p>2016</p>	<p>Carers' Resource</p> <p>Ryedale Young Carers</p> <p>Ryedale Special Families</p>	<p>Housing Options Officers Time</p>	<p>Housing Options Officer</p>
<p>Make appropriate referrals to the Developing Stronger Families Team</p> <p>Develop referral arrangements with Children's Centres</p> <p>Develop referral arrangements with Ryedale Home Start</p> <p>Attend all appropriate Team around the child meetings</p>	<p>Informal referral systems in place</p>	<p>March 2016</p>	<p>NYCC</p> <p>Developing Stronger Families York &amp; North Yorkshire NHS</p> <p>NYCC</p> <p>Children's Centres</p> <p>Home Start Ryedale</p>	<p>Staff Time</p>	<p>Senior Housing Options Officer</p>
<p>Attendance at Commissioning Board meetings</p>	<p>Attendance at meetings and retention of services</p>	<p>Ongoing</p>	<p>North Yorkshire Housing Authorities</p> <p>Probation</p> <p>North Yorkshire County Council</p>	<p>Staff time</p> <p>Supporting people Funding</p>	<p>Housing Services Manager</p>

Ensure that carers/applicants with caring responsibilities can access housing support

Widen access to specialist support for parents of young children, to alleviate some of the pressure of housing difficulties

Continue to be an active member of the NY Supporting People Commissioning Body to ensure support services are procured effectively for Ryedale

**OBJECTIVE 4  
IMPROVE ACCESS TO  
SUPPORT AND ADVICES  
SERVICES TO PREVENT  
HOMELESSNESS**

**HOW**

**PERFORMANCE  
INDICATOR**

**TARGET  
DATE**

**PARTNERS**

**RESOURCES**

**LEAD  
OFFICER**

Continue to remain a partner in North Yorkshire Home Choice assessing its effectiveness in the allocation of properties across Ryedale

Continue to provide support to Stonham Homestay to ensure support is allocated where most needed across the district

Continue to support the North Yorkshire Tenancy Strategy

Ensure that Ryedale's Travellers site is managed effectively and access to the accommodation is facilitated through the Council

Attendance at North Yorkshire home Choice Project Board  
Attendance at the North Yorkshire Home Choice Equalities Meeting and operational group

Timely referrals made for housing related support

Review the strategy in partnership with Sub region

Regular weekly inspections  
Regular meetings with Site managers  
Waiting list maintained by Housing Services

Continuation of attendance

Monthly meetings with Stonham

Review completed

Annual report on progress

Ongoing

Annual review

March 2016

Ongoing

North Yorkshire Housing Authorities and Registered Providers

Stonham Homestay Supporting People

North Yorkshire Partners

Facilities

Staff time

Staff time Supporting People funding

Staff time

Staff time

Housing Services Manager  
Housing Options Senior Housing Options Officer

Housing Options Officers

Housing Services Manager

Environmental Health Officer

**OBJECTIVE 4**

**IMPROVE ACCESS TO SUPPORT AND ADVICES SERVICES TO PREVENT HOMELESSNESS**

**PERFORMANCE INDICATOR**      **TARGET DATE**      **PARTNERS**      **RESOURCES**      **LEAD OFFICER**

**HOW**

Continue to support the expansion of the Ryedale FoodBank and its accessibility for Housing clients	Regular meetings to ensure successful referrals to the scheme. Grant funding agreed for 2015/16	Number of referrals	Ongoing April 2015	Ryedale FoodBank	Staff time £5,000 Homeless Prevention Grant	Housing Services Manager
Continue to provide financial support to Ryedale CAB to facilitate access to Money Advice for housing clients	Review with the Citizens Advice Bureau the continuation of funding through the development of a Business Plan Provide funding support for the Money Advice Service	Review ongoing Number of referrals	May 2015 April 2015	Ryedale Citizens Advice Bureau	Revenue funding £12K Homeless Prevention Grant	Housing Services Manager
Increase the numbers of elderly & disabled clients able to remain safely at home, promoting independence	Offer Disabled Facilities Grants & Property Improvement Loans for adaptations. White Rose Home Improvement Agency referrals for the Handyman Service to carry out minor works Install Ryecare Lifelines for emergency contact/ reassurance Referral to YH for those eligible for Supporting People funding.	Completions and capital allocation spent Number of referrals 500 private clients Referrals made annually	Annual review with Home Improvement Agency Budget monitoring on an annual basis Ongoing	Home Improvement Agency Ryecare	Capital Disabled Facilities Grant Budget Revenue contribution to White Rose Agency Ryecare	Housing Services Manager Ryecare Team Leader

# Ryedale Homelessness Action Plan 2015-20

Objective 5  
INCREASE THE  
SUPPLY OF  
AFFORDABLE  
HOUSING

PERFORMANCE INDICATOR      TARGET DATE      PARTNERS      RESOURCES      LEAD OFFICER

HOW

<p>Completion of Affordable Housing schemes</p> <p>Work with partners to take advantage of the Homes and Communities Agency Affordable Housing Programme 2015/20</p> <p>Ensure support and advice is given to developers to maximise affordable housing on Section 106 sites</p>	Ongoing review	75 annually	<p>Corporate Housing Group</p> <p>Registered Providers</p> <p>Homes and Communities Agency</p> <p>Private Developers</p>	<p>Homes &amp; Communities Grant Registered Provider Reserve</p> <p>Private Developers</p>	<p>Housing Services Manager Development Officer</p> <p>Rural Housing Enabler</p>
<p>Work with Parish Councils and communities to identify opportunities for new development, refurbishment and reinstatement</p> <p>Encourage owners of land to consider selling for development by Registered Providers</p> <p>Housing Development Officer and Rural Housing Enabler to work collaboratively to generate new schemes.</p>	Ongoing review	75 annually	<p>Parish Councils &amp; Communities</p> <p>Private Developers</p> <p>Land owners</p> <p>Registered providers</p>	<p>Homes and Communities Agency Grant</p> <p>Private Registered Providers Reserve</p> <p>Private Developers</p>	<p>Housing Services Manager Development Officer</p> <p>Rural Housing Enabler</p>
<p>Develop intermediate housing e.g. discount for sale, shared ownership, intermediate rent to widen access to more households in Ryedale</p>	Development of Supplementary Planning Guidance	April 2017	<p>Parish Councils &amp; Communities</p>	<p>Homes and Communities Agency Grant</p> <p>PRP Reserve</p>	<p>Housing Services Manager</p>

Deliver 75 new affordable homes annually to address identified need in Ryedale

Secure opportunities for developing future affordable housing

Increase access to a range of intermediate tenure housing options

**Objective 5  
INCREASE THE  
SUPPLY OF  
AFFORDABLE  
HOUSING**

**PERFORMANCE INDICATOR**      **TARGET DATE**      **PARTNERS**      **RESOURCES**      **LEAD OFFICER**

**HOW**

Develop Ryedale's Supplementary Planning Guidance in partnership with Forward Planning	April 2017	Private Developers Land owners Registered Providers	Private Developer funding	Housing Services Manager
Continue to undertake Rural Housing Needs surveys	Ongoing	Consultant services	Staff time	Housing Services Manager
Commission new Strategic Housing Market Assessment	April 2016		£40K funding allocation	Forward Planning Manager
Continue to be a member of the Rural Housing Network	Agreement for next three years	North Yorkshire Districts And Rural Network partners	£6,500 revenue support/commuted sums	Housing Services Manager
Completion of checklist for inclusion into future section 106s	April 2015	Corporate Housing Group	Staff time	Development Officer

Regularly update Ryedale Housing needs data to inform development of future affordable housing policy and strategy

Ensure the continuation of the Rural Housing Enabler post

Complete a standard Section 106 check list in relation to affordable housing to provide timely information for developers



Objective 5 INCREASE THE SUPPLY OF AFFORDABLE HOUSING	HOW	PERFORMANCE INDICATOR	TARGET DATE	PARTNERS	RESOURCES	LEAD OFFICER
Review S106 and "nomination" arrangements with Registered Providers, using these to prevent homelessness	Review numbers & outcome of referrals made through nominations	Review Nomination agreements	April 2016	Registered Providers	Staff time	Development Officer Senior Housing Options Officer
Review RDCs Empty Property Strategy & ensure best use of nomination rights to grant-aided properties	Review the Empty property strategy Work closely with Private Sector Housing to identify properties Prevent homelessness by nomination of clients	New strategy in place	Dec 2015	In House arrangements	Staff Time	Environmental health officer Senior Housing Options Officer
Continue to work with Wakefield on breathing space	Remain an active partner of the breathing space partnership group	Continuation of the scheme	ongoing	Wakefield Council	Staff time	Housing Options Officer

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### **Delivering the Homeless Strategy**

Whilst the provision of a Housing Options service is a statutory duty of the council the actual delivery of the service relies on the support of many formal and informal partners. Moving forward we will need to work closely with these partners if we are to realise the ambitions of the Strategy. Partnership working will become increasingly critical in light of government funding cuts and as we increasingly need to demonstrate Value for Money

### **Monitoring**

The action plan will be a tool for monitoring progress against milestones and targets. It will be monitored and reviewed by the Council annually. The Homelessness Strategy Steering Group will continue to monitor the Strategy. They will consider the progress made during the year and will be actively contributing to setting new priorities and targets for the future. The responsibility for reporting progress will rest with the Senior Housing Options Officer (SHOO). There will be formal monitoring of all elements of the Housing Strategy Action plan including the Homelessness Strategy. Responsibility for this will rest with the Housing Services Manager (HSM)

### **Annual review**

An annual review of the Homelessness Strategy and Delivery Plan will take into consideration the following:-

- **What actions have been completed and What actions are still to do?**
- **Are the actions still Current, Relevant and Achievable?**
- **Resource implications and ownership of the tasks**
- **Registered Provider monitoring and any impact on homelessness**
- **Monitoring of the effects of Welfare Reform and subsequent impact on homelessness and advice services**
- **Forthcoming legislation and potential impact on the Homelessness Strategy**

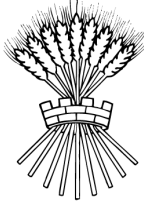
In these times of reducing public funding and challenging welfare reforms, it is more important than ever to ensure that homeless prevention remains at the top of the agenda and that through close partnership working, the homelessness service provided by the Council, is effective and provides a high quality service in order to improve the lives of those people faced with homelessness.

For further information on any aspects relating to the Ryedale's Homelessness Action Plan 2015-2020 contact:

**Kim Robertshaw - Housing Services Manager**  
**01653 600666 - Ext 383 - [kim.robertshaw@ryedale.gov.uk](mailto:kim.robertshaw@ryedale.gov.uk)**

**Lorraine Gould - Senior Housing Options Officer**  
**01653 600666 - Ext 265 - [lorraine.gould@ryedale.gov.uk](mailto:lorraine.gould@ryedale.gov.uk)**

A large print version of this strategy as well as Braille and audio versions can be made available on request. If English is not your first language we will arrange for a translated version of the Strategy to be made available to you. We can also arrange for a translator to explain the contents of the strategy.

<b>RYEDALE DISTRICT COUNCIL</b>		<b>Equality Impact Assessment</b> Updated in line with the Equality Act 2010
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**Please refer to Ryedale District Council's Single Equality Scheme 2010-2013 when completing Equality Impact Assessments.**

Policy/Strategy/Service Owner	Housing Services Manager
Name of policy, strategy, function or service being assessed	Homelessness Strategy
New policy/function/service or review of an existing one?	Review of Existing Strategy
This issue date:	March 2015
Review date (if applicable):	March 2020
Assessors:	<i>Jo Marriott , Lorraine Gould</i>

<b>Stage 1 – Identifying the aims and objectives of the policy, strategy, function or service</b>
<b>1.1 Aim(s)</b>
<i>The aim of this strategy is to increase homelessness prevention across Ryedale with early intervention key. The Council will strive to ensure that it provides and maintains current services to meet the housing and support needs of people facing the potential loss of their home.</i>
<b>1.2 Objectives</b>
<ul style="list-style-type: none"> <li>• <i>To meet the Council's statutory duty to produce a homelessness review and strategy once every five years.</i></li> <li>• <i>To present a full picture of the reasons for homelessness in the district and the groups of people most likely to become homeless.</i></li> <li>• <i>To set out a plan for working with stakeholders.</i></li> <li>• <i>To maximise resources for preventing and tackling homelessness and to present a case for increasing resources.</i></li> <li>• <i>To prioritise resources for the groups most in need of assistance.</i></li> <li>• <i>To decrease the number of households applying for assistance under homelessness legislation.</i></li> <li>• <i>To decrease the number of households living in temporary accommodation and ensure the availability of good quality temporary accommodation.</i></li> <li>• <i>To use resources more effectively. For to only use expensive bed and breakfast accommodation in an emergency and allow greater use of more cost-effective housing</i></li> </ul>

*options such as the private rented sector.*

- *To produce better outcomes for homeless households, enabling them to live in accommodation suitable for their needs with appropriate support if required.*
- *To increase the supply of affordable housing*
- *To decrease the incidents of young people's homelessness*
- *To improve access and promote awareness of existing support services in order to prevent homelessness*

### **1.3 Scope**

- People/households entitled to assistance under homelessness legislation.
- People/households unintentionally homeless but without priority need.
- People/households most susceptible to becoming homeless. The action plan is structured around objectives for each of the following groups:- tenants of the private rented sector, young families, young people, victims of domestic violence, ex offenders, ex service personnel, residents in temporary accommodation, people with special needs including learning disabilities and physical disabilities, single people who are non-priority homeless, gypsies and travellers, foreign nationals, speakers of languages other than English, LGBT community, older people, black minority ethnic people

### **1.4 Other policies, strategies, functions or services linked to or affected**

- 
- Ryedale Housing Strategy
- Choice-based lettings Allocations Policy
- Ryedale Private Sector Housing Strategy
- Ryedale Empty Homes Strategy
- The Local Plan
- The Corporate Business Plan
- North Yorkshire Homelessness Strategy
- North Yorkshire, York and East Riding Housing Strategy
- Yorkshire Housing Tenancy Strategy
- All local Policies and Strategies agreed at the North Yorkshire County Homeless Group

### **1.6 Stakeholders**

- *Homeless and potentially homeless households,*
- *The Housing Options Team*
- *The Private Sector Housing Team*
- *The Housing Benefit Team*
- *Adult Social Care*
- *Children's Social Care*
- *Community Mental Health Team*
- *Youth Services*
- *Yorkshire Housing Choice Based Letting Team*
- *Yorkshire Housing Neighbourhood Team*
- *Other Registered providers*
- *North Yorkshire Police*
- *North Yorkshire Fire and Rescue*
- *The National Probation Service*
- *Ryedale Citizen's Advice Bureau*
- *Stonham Homestay*
- *Foundation*
- *Domestic Abuse Services*
- *Making Safe Scheme*

- Ryedale YMCA
- Derwent Lodge
- Private Landlords
- Members of Ryedale Homelessness Forum
- North Yorkshire Horizons
- Compass Reach
- Children's Centre
- York and North Yorkshire NHS Foundation Trust
- Developing Stronger Families Group
- Horton Housing Gateway
- Safer Ryedale
- Hope Central
- Ryedale Foodbank
- Salvation Army
- NYCC local education authority

### 1.7 Methods of measuring progress against objectives

*Progress will be measured against targets set in the Homelessness Strategy Action Plan and will be reviewed by the Homelessness Strategy Steering Group quarterly.*

### Stage 2 – Considering the relevant data and information

	Source (plus link if electronic)	Brief description
2.1	<i>Public web site – Ryedale in Statistics</i>	<i>Demographic make-up of the area</i>
	<i>P1E</i>	Homelessness statistics produced by the Housing Options Team and collated by central government showing number of homelessness people in the Ryedale area and number of people whose homelessness has been prevented. Detailed information is collated regarding the circumstances leading to homelessness and household composition including ethnicity
	<i>Results of consultation with Housing Options Clients</i>	Analysis of client surveys of people who have been advised by the Housing Options Team
	<i>Results of consultation with clients who have been accommodated in temporary accommodation</i>	Analysis of client surveys of people who have been accommodated in temporary accommodation
	<i>Results of stakeholder survey</i>	A partner consultation event was held, hosted by the Housing Options Team and attendees were encouraged to suggest ideas about new ways of providing services in the area, gaps in services locally and what they felt priorities should be for homelessness services
	<i>Results of consultation with residents of Supported Accommodation</i>	Analysis of client surveys completed by residents of Derwent Lodge

	<i>Homelessness Strategy Steering Group Meetings</i>	Meetings were held with key partner agencies to inform the review of the Strategy held in 2014, this group is still in place and advises on an 'ad hoc' basis and contributes in ongoing consultation
	<i>Housing Forum Quarterly Meeting – Minutes available</i>	The Housing Forum is attended by a range of agencies working with clients in the Ryedale area with an interest in housing issues

<b>Stage 3 – Assess the actual or likely impact on equality taking into account the protected characteristics.</b>	
<p><b>Protected Characteristics</b>  <i>Protected characteristics covered by:</i>  <i>All forms of discrimination - Age, Disability, Gender Reassignment, Race, Religion or Belief, Sex, Sexual Orientation</i>  <i>Direct discrimination, indirect discrimination, victimisation – Marriage &amp; Civil Partnerships</i>  <i>Direct Discrimination, victimisation – Pregnancy &amp; Maternity</i></p>	
<p>We have analysed our data to understand the drivers of homelessness and to identify any client groups who may be unrepresented in order to ensure that resources are targeted accordingly. By working closely with NYCC's Supporting People Team Housing Options has ensured that specialised support services have been provided for those at risk of domestic abuse, perpetrators of domestic abuse, gypsies and travellers, young people, ex- offenders.</p> <p>We recognise that there are gaps in services and the strategy is aiming to address this e.g. we are seeking further funding in order to provide a special Housing Options worker for older people.</p>	
<p><b>Socio-Economic</b>  <i>The Socio-economic Duty on public bodies - Ministers are considering how to implement this provision in the best way for business and for others with rights and responsibilities under the Act. Their decisions will be announced in due course. Inclusion and consideration of this category is recommended best practice.</i></p>	
<p><i>The demography of Ryedale shows that there is a larger proportion of older people than nationally, some have a higher than an average income, conversely many younger people in the area and families struggle to access affordable housing. House prices locally in Ryedale are high when compared with average earnings.</i>  <i>Fuel poverty affects many households in Ryedale due to the absence of main gas and expense of other forms of fuel in rural areas of the district.</i>  <i>Ryedale is one of the most sparsely populated areas of Yorkshire and Humber and those on a low income are often forced to migrate to market towns where there are facilities and work opportunities, as public transport services and facilities have been cut severely in rural areas putting additional pressure on the 5 main centres of population (Malton, Norton, Pickering, Helmsley, Kirkbymoorside)..</i></p>	
<p><b>Future Barriers</b>  <i>Will implementation of this policy/strategy/function or service potentially create any future barriers to equality.</i></p>	

<p>The whole aim of this Strategy is to remove any barriers which may reduce access to services for some identified groups of the community.</p> <p>The Homelessness Strategy has taken into consideration the fact that our services are Geographically based in Malton at Ryedale House and there is lack of provision in other parts of the district. This location discriminates against members of the community who may be financially or otherwise unable to easily access the building at Ryedale House (the building itself is fully DDA compliant).</p> <p>Not all residents in the Ryedale area have access to the internet or the skills to use online services, during future reviews of the Strategy this will be a key consideration and services will be put in place in order to ensure social inclusion by offering additional assistance.</p>
<p><b>Consideration of Alternatives to the Proposal and Outcomes</b></p>
<p>This is a statutory requirement.</p>
<p><b>Consultation</b> <i>Method and details of consultation, links to any relevant documentation</i></p>
<p><b>As above</b></p>
<p><b>List of consultees:</b> <i>Staff Forum, Community Forum, Unions, Community Groups, Businesses etc</i></p>
<p>Residents in Temp Accommodation Staff Partner Agencies Service users Third Sector Organisations</p>
<p><b>Issues raised from consultation:</b></p>
<p>Rurality Lack of affordable housing Lack of 1 beds and shared houses for single people Work in schools to education about homelessness Welfare reform Low income households Links to health services</p>

<p><b>Stage 4 – Decision making &amp; action planning</b></p>
<p><b>Overall impact of policy/strategy/function or service</b> <i>Where equality issues have been identified, give details of justification or plans to mitigate the effects</i></p>
<p>The Homelessness Strategy has taken into consideration the fact that our services are Geographically based in Malton at Ryedale House and there is lack of provision in other parts of the district. This location discriminates against members of the community who may be financially or otherwise unable to easily access the building at Ryedale House (the building itself is fully DDA compliant).</p> <p>Not all residents in the Ryedale area have access to the internet or the skills to use online services, during future reviews of the Strategy this will be a key consideration and services will be put in place in order to ensure social inclusion by offering additional assistance.</p>

<b>Decision</b>
To implement future plans for improved access to services as discussed in Section 3. To follow agreed guidance as to review procedure. To continue to monitor the success of the Strategy through the Homelessness Strategy Steering Group and consultation with staff, services user and partner agencies.
<b>Communicating the Results</b> <i>Details of how and where this Equality Impact Assessment will be published</i>
We will inform all stakeholders of the existence of this assessment and distribute it where requested.
<b>Contact point for questions or advice regarding the policy, strategy, function or service</b>
<a href="mailto:kim.robertshaw@ryedale.gov.uk">kim.robertshaw@ryedale.gov.uk</a> <a href="mailto:lorraine.gould@ryedale.gov.uk">lorraine.gould@ryedale.gov.uk</a>



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