



PART A: MATTERS DEALT WITH UNDER DELEGATED POWERS

REPORT TO: COMMUNITY SERVICES COMMITTEE

DATE: 26 NOVEMBER 2009

**REPORT OF THE: HEAD OF ECONOMY & HOUSING
JULIAN RUDD**

TITLE OF REPORT: HOUSING PERFORMANCE REPORT

WARDS AFFECTED: ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

1.1 To inform Members of progress made against the Council's agreed Housing Strategy objectives and to invite comments from the Committee.

2.0 RECOMMENDATION(S)

2.1 It is recommended that Members endorse the performance report and agree any amendments to policy or further action required to improve performance.

REPORT

Generated from Covalent on 11 November 2009

<p>Enable Affordable Housing</p>	<p>Exception Sites</p>	<ul style="list-style-type: none"> • Pickering, Swainsea Lane site - planning application submitted, to be considered at December 09 Planning Committee. • Habton - no suitable site available, replacement scheme to be identified. • Pickering/Malton/Norton - proceeding with 10 homes from the small sites to be developed by March 2011. The other potential sites were not viable. • Rosedale, Hartoft - RHE carrying out a housing needs survey. • Aislaby, Middleton, Wrelton - housing needs survey to be carried out shortly. • Sherburn, Slingsby - discussions with Parish Council taking place.
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	Planning Gain	Poor market conditions continue to have a dramatic impact on house building activities and only 5 affordable units have been completed through the S106 route thus far in 09/10. However delivery of other forms of affordable housing mean that performance is expected to exceed the annual target of 75 affordable units during 2009/10.		
	Registered Social Landlord/Other Funded	<ul style="list-style-type: none"> • Malton - scheme for 19 rented homes withdrawn as offers insufficient value. Replacement scheme to be identified. • Nawton - RSL (Yorkshire Housing) conducting interviews in tendering process for Phase 1 (10 homes). Start on site date Jan 2010. • Ampleforth - RSL (YH) still in negotiation with Ashley House to agree on conditional contract. S106 questionnaire sent to RSL. Problem with HCA now wanting 3 sale properties out of 8 in order to obtain funding despite issues with affordability and housing need showing preference for rented. 		
NI 155 LAA	Number of affordable homes delivered (gross)	Q2 2009/10	55	

Prevent Homelessness	Homelessness applications & acceptances	<ul style="list-style-type: none"> • A total of 288 initial housing enquiries from 1 April 2009 to 11 November 2009. • A 3.6% decrease in the number of homeless applications in the period 1 April 2009 to 11 November 2009 compared to the same period in the previous year. • A 16% reduction in the number of homeless acceptances in the period 1 April 2009 to 11 November 2009 compared to the same period in the previous year. • A total of 108 homelessness preventions in the period 1 April 2009 to 11 November 2009. 		
	Provision of a Mortgage rescue scheme in partnership	<ul style="list-style-type: none"> • Three Mortgage Rescue Scheme cases should be completed by December 2009. 		
	Temporary Accommodation & Bridge House	<ul style="list-style-type: none"> • Temporary accommodation occupancy level as at 11 November 2009 of 11 households compared with 15 households on the 11 November 2008. • A total of 12 homeless households had positive move ons into independent accommodation for the period 1 April 2009 to the 11 November 2009. 		
	Homelessness - Projects & Initiatives	<ul style="list-style-type: none"> • A total of four positive move ons from the Ryedale Lettings Service in the first 12 months of the scheme. • A total of 7 clients are currently on the Ryedale lettings Scheme, with an additional two clients receiving only housing support through the scheme. • A total of 17 Bond Guarantee Schemes/Bond Payments and Rent in Advance delivered in order to prevent homelessness. • Employed an additional Housing Options Officer. • Hosted a Private Landlords fair in Pickering. 		

	Homelessness - Projects & Initiatives (cont.)	<ul style="list-style-type: none"> Housing Options currently taking part in pastoral lessons at Norton Sixth Form College, 2 completed so far, involving twenty five 16/17 year olds. Attended the National Private Sector Conference. 		
	Homelessness Strategy Action Plan	Discussions to be held with RSL re development of Action Plan following review and Member endorsement of Homelessness Strategy Action Plan by CS Committee on 23/07/09.		
HS 1	Homeless applications on which RDC makes decision and issues notification to the applicant within 33 working days (was LPI 70)	Target 100% within 33 days		As at 11 November 2009 – 100%
HS 2	Length of stay in temporary accommodation (B&B, weeks) (Was LPI 74 & BV 183a) Snapshot	Q2 2009/10	2.43 weeks	As at 11 November 2009 - 11 homeless households in temporary accommodation
HS 3	Number of Bond Guarantee/Rent in Advance schemes undertaken	Target for 2009/10 - 30		As at 11 November 2009 - 17
HS 4	Number of Households assisted through the Ryedale Lettings Scheme	Target for 2009/10 - 12		As at 11 November 2009 - 7
HS 5	Number of Homeless Applications	Target for 2009/10 - Not to exceed 54		As at 11 November 2009 - 27
HS LAA 8	Prevention of Homelessness through advice and proactive intervention	Target for 2009/10 - 163		As at 30 September 2009 - 108

Improve Private Housing Stock	Home Repair Grants/Loans	<ul style="list-style-type: none"> • Approved a total of 8 Home Repair Grants to a value of £23,557 and completed 8 grants totalling £25,653 from 1 April to 9 November 2009. • Approved a total of 3 Home Repair Loans to a value of £12,282.
	Decent Homes	
	HMO Grants	Approved 1 House in Multiple Occupation Grant to a value of £10,170 in the period 1 April to 9 November 2009. Total budget for 2009/10 is £30k.
	Empty Property Grants	Approved a total of 2 Empty Property Grants to a value of £30,000 and completed 1 EPG totalling £15,000 from 1 April to 9 November 2009. The Council has nomination agreements in place with the owners of the properties with regard to any lettings for a 5 year period on completion of grant works.
	Empty Homes Strategy	Local empty homes strategy for Ryedale being implemented whilst NY wide strategy developed.

Enable Independent Living	Disabled Facilities Grants	Approved a total of 7 DFGs to a value of £78,771 and completed 24 grants totalling £208,865 from 1 April to 9 November 2009.
	Lifeline Service	Secured a total of 90 new connections to the Ryecare Lifeline Service for the period 1 April to 10 November 2009.

Provide Sustainable Communities	Energy Efficiency Grants	Approved a total of 51 Energy Efficiency Grants to a value of £39,420 and completed 35 grants totalling £26,216 in the period 1 April to 9 November 2009.
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