



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

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 years¹, compared to 16% in England. This is the 6th 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 consequences², 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
Affordability & Supply	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).
Geography	2. Ensure that our housing stock reflects the needs of urban, rural and coastal communities
Demography	3. Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives
Quality	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
Homelessness, Vulnerable Households & Specific Needs Groups	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

PROPOSALS

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

PROPOSALS

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

PROPOSALS

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

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.

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Background Papers:

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

Background Papers are available for inspection at:

Location or web address