



2015- 2021

Ryedale District Council Housing Strategy Action Plan - Progress August 2016



Draft - August 2016

Draft Housing Strategy Action Plan 2015-21			
ISSUE - AFFORDABILITY AND THE SUPPLY OF HOMES			
Priority 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)			
PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	PROGRESS
Double our house building rate and triple affordable housing delivery (compared to 2012/13 and 13/14 rates)	<p><i>Develop and adopt Local Plans in each Local Authority area in line with National Planning Policy Framework</i></p> <p><i>Continue to work closely with Local Enterprise Partnerships to identify opportunities to enable new housing and via the Local Growth Fund</i></p> <p><i>Explore new funding delivery models to increase housing supply as opportunities arise - Homes and Communities Agency/Communities and Local Government initiatives</i></p> <p>Introduction of Housing and Planning Act 2016</p>	<ul style="list-style-type: none"> - Maintain and review the Local Plan Policy in line with local government changes. - Ensure new members are trained in planning policy - Work with the Housing Board to ensure other Local Authorities meet housing targets - Council Officer currently seconded to the Local Enterprise Partnership for 3 days a week. - Meet regularly with the HCA to ascertain delivery models available. - Development Officer to work closely with RPs to ensure bids reflective of Council's housing needs. - Assess impact of Starter Homes, RTB, rents for high income tenants, reducing regulation of RP's, security of tenure, planning - Officers putting together a business plan 	<p>Ongoing</p> <p>Training delivered as part of the corporate planning training provided for all new members. Member briefings are arranged as and when required in response to national policy changes</p> <p>Delivered 4,618 new homes in 2015/16 across the YNYER partnership with a target of circa 5,400. This represents 71% of the target to double house building in YNYER from 2012-14 annual levels. RDC delivered 30 affordable homes 2015/16. Ryedale is one of the best performing authorities in the LEP area in terms of achieving the housing targets set out in the Local Plan. It is the only district to achieve it's housing completions target in each of the last three years (224, 261, 280 units)</p> <p>Met 3 times over the period. Discussed options for delivery of the new shared ownership programme</p> <p>Work closely with RP's on Wood St Platform for Life bid. Meet with YH, Broadacres & Northstar</p>

	<p><i>Council to consider direct housing provision where appropriate.</i></p> <p><i>Set and monitor targets for market and affordable development in annual action plans</i></p> <p><i>Identify public sector land suitable for housing and work with partners and the HCA to bring forward development</i> <i>Work closely with the HCA on delivery of funding commitments and to secure new funding for the area</i></p> <p><i>Maintain and strengthen relationships with delivery partners including house builders, developers, landowners, agents, Registered Providers and communities.</i></p> <p><i>Work closely with RPs to support the development of new affordable housing funded via the Affordable Homes Programme 2015-18</i></p>	<p>looking at the option of purchase / repair and working in partnership with Registered Providers</p> <ul style="list-style-type: none"> - Provide local data for monitoring to the York, North Yorkshire, East Riding Board as well as the Rural Housing Network - Small sites identified by Ryedale District Council for market sale, ensuring capital receipts toward affordable housing delivery - Monitor development programmes with HCA and partner RPs - Undertake an annual development road show; support a rural event on an annual basis - Registered Providers Forum - Regular one to one meeting with partners regarding specific sites 	<p>Direct provision - Members decision Sept 2016 Look at S106 sites - possible reduction in affordable housing contribution and the Council purchasing the remaining allocation</p> <p>Completed quarterly</p> <p>Completed</p> <p>Ongoing - One scheme with YH at Wood St, Norton</p> <p>Attended Practitioners Rural Conference at Duncombe Park, Helmsley. Agreement for the Duncombe Park estate to take properties as part of a S106 in Helmsley</p>
<p>Help to get Local Plans in place (in line with Y, NY & ER Growth Deal requirement)</p>	<p><i>Site Allocations Development Plan Documents etc to be in place</i></p> <p><i>Work Closely with Planning Officers Groups /Development Plans Forum to identify barriers to getting plans in place.</i></p>	<ul style="list-style-type: none"> - The Council's Local Development Scheme schedules the formal publication of the Local Plans Sites Document and Policies Map in January 2016 with submission for examination in July 2016 and adoption in July 2017 - Corporate housing group to monitor progression on a bi-monthly basis 	<p>Publication of document early 2017 Examination mid 2017 Adoption late 2017</p> <p>HSM and FPM attend CHOG and Dev Plans forum quarterly to share progress and good practice.</p> <p>RDC have provided monitoring info on housing permissions and completions and Local Plan progress to inform performance reports to Housing Board at Q12 and Q4 2015/16</p>

	<i>Provide peer to peer support and mentoring via the Board</i>	- Attendance at the Housing Board, both officer and member	Ongoing. As above and Cllr Cowling attends Housing Board Meetings for RDC with support from HSM/GF/HofE
Ensure that new housing development provides jobs, skills and apprenticeships for local people	<p><i>Work with the LEPs in our area to increase jobs, training and skills in the construction industry and related sectors</i></p> <p><i>Use our relationships with house builders and RPs and developers</i></p> <p><i>to support and encourage the use of local labour, apprenticeships and businesses.</i></p> <p><i>Enable self and custom build opportunities where appropriate</i></p> <p><i>Use opportunities for Community Land Trusts and similar models to ensure local training and job opportunities</i></p>	<ul style="list-style-type: none"> - Support LEP-wide initiatives to address construction skills in partnership with YNYER Housing Board, together with bespoke investment at colleges accessible to Ryedale - Investigate the tender process with RPs to encourage inclusion as part of their procurement - Provide information sheets for inclusion on website regarding different products available - RHE to promote the CLT's to parish Councils through the Parish Council Liaison meetings 	<p>'New construction centre at York College has now opened. In addition, construction skills are now a priority sector in the LEP's Strategic Economic Plan refresh and a focus within new EU funded contracts for up-skilling the workforce. A Yorkshire Coast College initiative at the Middle Deepdale housing site in Scarborough has provided a skills village to provide on-site training.'</p> <p>Ongoing</p> <p>Completed and put on website</p> <p>Press release sent out on community led housing update. Attendance at parish liaison. RHE working to identify possible pilots for the wider NY and ER Project. Consultants working on behalf of Rural Action Yorkshire will be sending out a questionnaire to all RDC Parish Councils in Sept 2016 to ask them about the Community Led Planning (CLT) project to see if any are interested in this type of community housing initiative.</p>
Increase the number and diversity of house builders and Registered Providers to deliver new homes	<p><i>Establish a York, North Yorkshire and East Riding LEP wide house builder/agent/estate agent forum.</i></p> <p><i>Engage with existing local and sub regional forum including the Chamber of Commerce</i></p>	<ul style="list-style-type: none"> - Provide representation at meetings from Ryedale <p>Support LEP-wide initiatives to boost activity from small and medium builders, in partnership with YNYER Housing Board and Housing Builders Federation. NB this formed parts of YNYER devolution asks</p>	<p>Meetings have recently been held with SME builders and developers across YNYER to identify blockages to greater productivity and outturns. This has identified a range of issues. Related proposals to increase activity in this sector will be included in a housing investment package for YNYER that is being developed with the HCA.</p>

	<p><i>Engage with the local representatives of the House Builders Federation, National Housing Federation and National House Building Council</i> <i>Via the above, identify and engage with partners not active in the area to promote potential opportunities.</i></p> <p><i>Use opportunities for CLTs and similar models to add to the diversity of providers and identify and support bids to appropriate funding streams</i></p>	<ul style="list-style-type: none"> - Investigate potential marketing opportunities - Promote through information sheets - Mail shot to Parish Council - Attendance at Parish Council liaison meetings - Provide updated information on the website 	<p>The National Housing Federation and House Builders Federation are now both represented on the Housing Board for YNYER</p> <p>Cllr Cowling + HSM/GF attend housing board meeting where feedback from the House Builders Federation and National Housing Federation is provided quarterly. Liaison with Chamber of Commerce is at YNYER level currently.</p> <p>The questionnaire mentioned above which will be circulated to all RDC Parish Councils, will determine if any PCs are interested in CLTs. The questionnaire will explain about CLTs and if any interest shown, the RHE will follow up with the Research Team to attend any PC meetings. The information will be put on RDCs website</p>
<p>Maximise delivery of Affordable Housing via planning gain and other means</p>	<p><i>Develop and adopt Affordable Housing policies as part of the Local Plan in line with the requirements of the NPPF</i></p> <p><i>Maximise opportunities to support Affordable Housing provision at local policy target levels and work with partners to ensure delivery and viability</i></p> <p><i>Work closely with the HCA and other funders to identify opportunities to bolster affordable housing delivery via the AHP and other programmes</i></p> <p><i>Continue to support the Rural Housing Enabler Network to enable Rural Exception and other sites Set and monitor targets for market and affordable development in annual action plans</i></p>	<ul style="list-style-type: none"> - Develop supplementary planning guidance on affordable housing - Develop housing and planning protocol - Standardise Section 106 agreements - Agree specifications, transfer prices - Develop Affordable Housing Performa - Encourage RPs to engage with Continuous Market Engagement programme with HCA - Provide Local Authority contribution for continuation of programme to 2018 - Report on an annual basis through performance management framework 	<p>Draft completed. With Forward Planning</p> <p>Officer attends group set up to standardise clauses</p> <p>High. Investigate whether viability has become an issue because of CIL. Council to ensure affordable homes are not lost.</p> <p>Ongoing</p> <p>Ongoing</p>

	<p><i>Establish a Y, NY & ER LEP wide RP forum.</i></p> <p><i>Via the above, identify and engage with RPs not active in the area to promote potential opportunities</i></p> <p><i>Strategic approach to the funding and tackling of long term Empty Homes</i></p>	<ul style="list-style-type: none"> - Provide representation from RDC once established - Engage with the RPs part of the Rural Housing Network who are not actively working within Ryedale - Work with RPs on potential funding opportunities - Continue to employ P/T Empty Homes Officer - Participate in development of Sub-regional Empty Property action plan - Development of regional Energy Efficiency loans - Investigate financial incentives for owners of empty properties to encourage bringing them back into use - Investigate working with Estate Agents to facilitate the sale of long term empty properties - Develop local Empty Property Strategy 	<p>Not established as yet</p> <p>Ongoing</p> <p>A meeting to be arranged with the sub-region to update the plan due for completion December 2016</p> <p>Completed</p>
<p>Increase diversity and choice in size, type and tenure to meet the needs of our communities (within the confines of welfare reform)</p>	<p><i>Explore opportunities offered by new private rented homes and intermediate tenures</i></p> <p><i>Understand and communicate changing size needs in relation to household formation and Welfare Reform</i></p> <p><i>Identify and support initiatives to provide suitable accommodation for older people</i></p>	<ul style="list-style-type: none"> - Agree intermediate tenures as part of SPD - Investigate HCA opportunities and work with RP partners - Explore new forms of marketing - Agree with developers to sell direct to an eligible occupier - Developers/ Planning to negotiate on size - Ensure RPs are prepared to accept smaller units, look at adaptable properties interchangeable at half bed - Regular meetings with North Yorkshire County Council - Support 4 schemes across Ryedale - 5% bungalows on sites of 50 or more 	<p>Passed to Forward Planning</p> <p>Ongoing</p> <p>Ongoing</p> <p>Completed</p> <p>Update from RP's. Development programme. Number of 1 beds.</p> <p>Mickle Hill, Pickering - Methodist Homes</p> <p>Elmslac Close, Helmsley - Housing Care 21</p> <p>Requested on schemes through planning consultation</p>

	<p><i>Identify and support initiatives to provide suitable accommodation for young working age people</i></p> <p><i>Link to 2012 North Yorkshire Tenancy Strategy and review as appropriate</i> http://www.northyorkshirestrategichousingpartnership.co.uk/images/documents/NY_Tenancy_Strategy_Oct_2012.pdf</p>	<ul style="list-style-type: none"> - Investigate the need to provide support in order to facilitate moving to alternative accommodation through older persons Housing Options Officer - Continue with the management of Wells Lane - Options to lease / manage Houses in Multiple Occupation accommodation - Promote sharing opportunities for young people - Continue partnership working with Foundation Housing in the employment of a Shared Solution Officer - Submit a Platform for Life Bid - Ensure continuation of part-time Letting Officer post - Participate and evaluate reviews in changes from partner agencies 	<p>Lack of progress due to resources</p> <p>Ongoing</p> <p>Vine St, Norton - Lease signed. 45 Commercial St, Norton - Manage</p> <p>Until Dec 2016 when funding expires</p> <p>Bid successful with Broadacres - ongoing negotiations with YH & Broadacres</p> <p>Ongoing until new structure in place</p> <p>Ongoing</p>
<p>Maintain an up to date understanding of our housing markets and housing need</p>	<p><i>Maintain up to date Strategic Housing Market Assessments and Economic Viability Assessments by Local Authority – Working together and sharing best practice where this delivers efficiencies.</i></p> <p><i>Engage with the local representatives of the Homes Builders Federation, National Housing Federation and National House Building Council</i></p>	<ul style="list-style-type: none"> - Procure a new SHMA - Look at opportunities of reducing costs through partnership working - Launch a new SHMA - Ensure views are taken into account as part of SHMA through focus group 	<p>Completed and available on RDC website.</p> <p>Published April 2016</p>

ISSUE - WORKING WITHIN OUR GEOGRAPHY			
Priority 2 - Ensure that our housing stock reflects the needs of the Ryedale communities across all areas			
PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	PROGRESS
Continue to Support the Rural Housing Enabler Network and RHE Team	<p><i>Support the RHE to deliver new affordable homes per year across Ryedale</i></p> <p><i>Delegate responsibility for delivery to the North Yorkshire Rural Housing Enabler Network</i></p> <p><i>Identify communities where CLTs may be appropriate – Pilot via the RHE programme.</i></p> <p><i>Link with the development of Strategic Housing Market Assessments to ensure Rural Needs are understood</i></p>	<ul style="list-style-type: none"> - Attendance at the Rural Housing Network - Monitor rural schemes in Ryedale as part of each yearly RHE Rural Programme. Participate in any rural events in order to promote rural affordable housing in Ryedale and North Yorkshire - Promote the RHE Programme with local forums and in particular Parish Councils in Ryedale. - Investigate whether any interest in CLTs in Ryedale - Attendance at the RHE Steering Group for Scarborough/Ryedale - Work with rural delivery partners to increase the amount of affordable housing in Ryedale 	<p>Ongoing. RHE and HSM attend quarterly RHE Network meetings</p> <p>Sheriff Hutton: Planning application submitted Aug 16 for 12 affordable units on a Rural Exception Site in the village. York Housing Association is the developer and a successful Community Open Event was held in June with excellent support from the Parish Council as well as the community. If permission is granted, York HA hope to be on site early 2017</p> <p>The RHE Programme also holds annual rural housing events in North Yorkshire to promote the work of the RHEs. Parish Councils and RDC Members are invited to these events.</p> <p>The RHE Steering Group meets on a quarterly basis in Scarborough/Ryedale and works with rural delivery partners on affordable housing schemes/opportunities.</p>
Address falling populations in the National Parks and use housing opportunities to sustain communities	<p><i>RHEs and providers to work closely with National Park Authorities to deliver their Plans and the housing needs of their communities</i></p>	<ul style="list-style-type: none"> - The RHE to work closely with the Planning Team at the NYMNPA to identify sites and develop more rural affordable homes in the NP. - The RHE to contribute to NYMNPA policy on Affordable Housing - To attend any rural events in the NYMNPA associated with affordable housing 	<p>The RHE works closely with the NYMNPA on all aspects of rural affordable housing delivery. The most recent Ryedale schemes have been the S106 sites in Helmsley: Linkfoot Lane (5 units), Swanland Road (24 units) and the Black Swan (4 units).</p> <p>The RHE is contributing to the consultation process on policy for the NP Local Plan. In June 2016, the RHE spoke to NP Members about the recent changes to national affordable housing policy and the implications for delivery in the National Park.</p>

<p>Respond to any changes to the affordable housing requirements on 'small sites'</p>	<p><i>Engage with Rural Housing Policy Review and consultation on 'small sites' threshold on a sub regional basis</i></p> <p><i>Respond to the outcome of the policy review and ensure alternative mechanisms to support rural affordable housing are utilised, particularly via Rural Exception Sites.</i></p>	<ul style="list-style-type: none"> - Monitor the national position and provide a response to any future Government consultation on contributions from small sites - Monitor contributions from small sites to provide evidence for any future consultation - Work to identify alternative ways of supporting the delivery of rural affordable housing if, in the event that contributions from small sites cannot be secured in the longer terms 	<p>Change in legislation. No contribution from sites less than 10</p> <p>Working with HCA on products available. Planning Policy allows for market housing - look at possible buy back of affordable housing when sold by RP's</p>
<p>Address the needs of housing markets including tackling poor quality private housing</p>	<p><i>Develop a market intervention project including Purchase & Repair of properties.</i></p> <p><i>Undertake private sector stock condition survey</i></p> <p><i>Link with SHMA and Stock Condition Surveys to ensure needs are understood</i></p> <p><i>Licensing of Houses in Multiple Occupation</i></p> <p><i>Licensing of caravan sites (non-residential)</i></p> <p><i>Dealing with housing complaints</i></p>	<ul style="list-style-type: none"> - Work with the HCA to look at options available with partner organisation or deliver directly - Investigate opportunities to procure a new stock condition survey and associated costs - Direct work programmes to the outcomes from the surveys - Continue with licensing regime of HMOs - Continue to work with planning and licensing of caravans - Ensure Ryedale enforcement policy meets new legislative changes - Review private sector renewal strategy 	<p>Look at empty property options with regards HCA funding and purchase & repair products</p> <p>BRE to be commissioned. Should be completed by end of 2016</p> <p>Ongoing. 13 currently licensed.</p> <p>Ongoing</p> <p>September 2016</p> <p>Draft completed</p>

ISSUE - THE HOUSING NEEDS OF OUR COMMUNITY			
Priority 3 - Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives			
PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	PROGRESS
Increase the number and range of homes suitable for our ageing population across all tenures	<p><i>Work with NYCC and City of York Council to support planned Extra Care Housing</i></p> <p><i>Provide advice and support to older people in planning moves and understanding housing options</i></p> <p><i>Via planning policy, and working with house builders and RPs, develop best practice around house types and policy for older people</i></p> <p><i>Support new homes close to Extra Care developments for older people and staff (link with Y, NY & ER Growth Deal)</i></p> <p><i>Ensure the existing supply of housing is suitable for older people in the future</i></p> <p><i>Link to NYCC Community Strategy and Health and Well Being Boards</i></p>	<ul style="list-style-type: none"> - Regular progress on sites within Ryedale, Pickering, Malton, Helmsley and Kirkbymoorside with North Yorkshire County Council - Find out completion timetables - Explore opportunities for providing Older Persons Housing Officer - Local Plan Strategy SP4 stipulates at least 5% of all new homes built on schemes of 50 dwellings or more shall be built as bungalows. Housing to promote this in discussions with developers. - Work with LEP Authorities to progress LEP wide initiatives - Increased use of White Rose Home Improvement Agency wellbeing service and DFG budget - Financial incentives to owner occupiers and some private tenants - Development of winter health strategy - Support the Chief Executive as a member of the housing board 	<p>Ongoing meetings. Looking at Pickering/Helmsley</p> <p>Pickering – Mickle Hill due for completion October / November 16 Helmsley – At pre Planning consultation stage delivery 2018/19 Malton – Planned NYCC procurement with a target completion of March 2019</p> <p>No progress due to lack of resources</p> <p>Ongoing</p> <p>Discussions are ongoing with NYCC on a site by site basis</p> <p>Ongoing. Recent award received due to high level of service provision</p> <p>Not yet progressed</p> <p>Completed March 2016</p>

		- Provide feedback for consultation on new Health and Wellbeing Strategy	Consultation completed. Strategy adopted.
Increase the number and range of homes suitable for working age households, particularly first time buyers to enable mixed and sustainable communities	<p><i>Work with the HCA to fund initiatives</i></p> <p><i>Develop shared housing projects for under 35s Pilot in Ryedale and Hambleton</i></p> <p><i>Identify and support bids to appropriate funding streams</i></p> <p><i>Identify opportunities to deliver via market or Affordable Housing delivery</i></p>	<ul style="list-style-type: none"> - Through liaison meetings, work on new initiatives with RP partners - Working with landlords to either manage or lease properties - Await outcome of Platform for Life initiative bid - Assist in the delivery of government initiative for Starter Homes for under 40's 	<p>New Starter Homes initiative Shared Ownership programme. Promoting with RP's</p> <p>Vine St/Commercial St, Norton</p> <p>Successful. Progressing scheme.</p> <p>To be delivered through the exceptions policy and as a proportion of affordable housing built on development sites.</p>

ISSUE - UNDERSTANDING AND IMPROVING THE QUALITY OF OUR HOUSING STOCK

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

PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	PROGRESS
Work closely with house builders, land owners and Register Providers to communicate our aspirations and needs around quality and design	<p><i>Ensure local Supplementary Planning Documents provide guidelines on size and quality across all tenures</i></p> <p><i>Share and promote Best Practice</i></p> <p><i>Develop local Policy Guidance/SPDs to set out requirements for new developments</i></p>	<ul style="list-style-type: none"> - Work collectively with RP partners and interview colleagues to agree content for SPD prior to consultation - Attend the Northern Affordable Housing Group 	<p>Ongoing.</p> <p>Ongoing.</p>
Explore opportunities to use innovative methods of construction to	<i>Link with LEPs</i>	- Develop local and pan-YNYER initiatives in partnership with YNYER Housing Board	Ongoing

deliver new, high quality homes	<i>Identify and support opportunities to use Modern Methods of Construction and Off Site Manufacture to deliver new homes</i>	<ul style="list-style-type: none"> - Meet with relevant private developers and RP partners to assess any opportunities 	Regular attendance at the Northern Affordable Housing Group (NAHG) with all LA partners in the Yorkshire & Humber region, where any new initiatives are discussed
	<i>Identify and support bids to appropriate funding streams</i>	<ul style="list-style-type: none"> - Keep up to date with opportunities through the HCA 	Ongoing Keep In Touch (KIT) meetings
Ensure Affordable Housing, particularly delivered via Planning Gain, is flexible and of a quality and size suitable for a range of households and for maximum occupancy if needed	<i>Identify and support bids to appropriate funding streams to ensure quality/additionally</i>	<ul style="list-style-type: none"> - Discuss options available from the HCA where financial viability is assessed and funding would give additionally 	No funding available except for Shared Ownership products. RP's can pull in this funding for Section 106 sites.
	<i>Ensure local SPDs provide guidelines on size and quality across all tenures</i>	<ul style="list-style-type: none"> - Ensure SPD includes all relevant factors to assist development from the outset. Encourage developers to build to Nationally Described Space Standards 	Ongoing

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	CORE ACTIVITIES	LOCAL PROPOSALS	PROGRESS
Develop and maintain an understanding of the condition of existing stock	<p><i>Sub regional approach to the understanding of Stock Condition? LINK WITH Leeds City Region Approach</i></p> <p><i>Continue to work with Private Sector Landlords and local Private Rented Sector fora and focus on "Rogue Landlords" where appropriate</i></p>	<ul style="list-style-type: none"> - Stock condition survey - Specific date for financial assistance for over occupiers - Adoption of the Private Sector Renewal Strategy - Increase the financial incentives available to assist landlords in improving the condition of their properties - Working with lettings agents to improve understanding of Private Rented Sector statutory requirements - Development of website to provide information relating to statutory changes - Promotion of resources available to support private landlords - Develop program of inspections of HMOs - Continued attendance to sub-regional and regional working policies and ensure best practice can be attained 	<p>Complete by end 2016</p> <p>Draft completed</p> <p>Landlords Forum, Deregulation Act, Right to Rent</p> <p>To commence October 2016</p>

	<i>Home Improvement Agencies and Handypersons schemes</i>	<ul style="list-style-type: none"> - Development of Code of Practices to raise awareness with Private Rented Sector community - Adoption of the Ryedale Enforcement Policy - Continue partnership with Scarborough Borough Council with regards to White Rose service 	
Identify and use opportunities to re-develop existing residential or commercial stock for new housing	<p><i>Work with RPs to understand and deliver opportunities</i></p> <p><i>Support bids to appropriate funding streams</i></p>	<ul style="list-style-type: none"> - RP forums - Inclusion of over shop redevelopment through Empty Property Action Plan - Support provided to RP partners for HCA funding 	Ongoing
Priority 6 - Ensure all homes have a positive impact on health and well being and are affordable to run			
PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	PROGRESS
Explore opportunities to use modern methods of construction to deliver efficient, high quality new homes	<i>Link to Priority 4 above</i>		
Continue to deliver investment in Energy Efficiency	<i>Link to Yorkshire Energy Partnership and National Energy Action</i>	<ul style="list-style-type: none"> - Continue to work with YEP, Community Interest Company and other partners to develop Energy Efficient projects throughout district - Continual development and use of oil co-ops and collective switching scheme, as well as other similar schemes - Biennial Home Energy Conservation Act report - Source external funding where appropriate - Develop and increase the use of renewable technology across the district - Investigate and develop partnerships to promote affordable warmth and renewables 	<p>YEP ceased trading. Investigating other organisations to work with</p> <p>Ongoing. Choice for Energy now part of WRHIA</p>

		<ul style="list-style-type: none"> - Investigate the possibility of purchasing data on Energy Performance Certificates that can be used to target specific areas 	
<p>Reduce the impact that poor housing has on health and wellbeing</p>	<p><i>Health and Well Being Representative at Housing Board</i></p> <p><i>Engage with the Better Care fund and continue to make best use of Disabled Facilities Grants</i></p> <p><i>Work with Private Sector Landlords and Local PRS fora</i></p> <p><i>Home Improvement Agencies and Handypersons schemes</i></p>	<ul style="list-style-type: none"> - Work in partnership with WRHIA to ensure a positive impact and correct targeting of resources and use of DFG funding - Landlord fairs - Landlord forums - Landlord training event - Investigate development of Landlord newsletter - Increase profit of Wellbeing and Handyman schemes - Attendance at externally appropriate events to promote service 	<p>Health and Wellbeing rep invited to Housing Board meetings</p> <p>Increase in allocation from the Better Care fund. Working in partnership with NYCC to ensure joined up services provided. Review of services by Foundation</p> <p>Continuing to market services</p> <p>Ongoing</p>
<p>Give people the choice of using dispersed alarms with Telecare to enable them to live independently as long as they are able to remain in their own homes</p>	<p><i>Dispersed alarms and associated Telecare</i></p> <p><i>With the loss of hard wired schemes, dispersed alarms should be used as a replacement to protect vulnerable adults and not leave them at risk</i></p> <p><i>Link to business plan</i></p> <p><i>Marketing strategy in place to promote lifelines and telecare</i></p> <p><i>Evidence of demographics to show ageing population regionally</i></p> <p><i>Make best use of DFGs</i></p>	<ul style="list-style-type: none"> - Actively promote The Rycare Lifeline Service throughout the area - Ensure dispersed alarms with the option of additional telecare sensors are used to protect the elderly and vulnerable and enable independent living - Implement Marketing strategy - Marketing research undertaken by Rycare Team Leader has identified the population of elderly 'hotspots' and marketing efforts will be concentrated in these areas - WRHIA to deliver best practices across the district 	<p>Ongoing</p>

		<ul style="list-style-type: none"> - Continued attendance at North Yorkshire Group for sub region - Continue to deliver DFG's researching any increases in value for money 	Review of procurement framework 16/17
ISSUE - ADDRESSING THE NEEDS OF HOMELESS HOUSEHOLDS			
Priority 7 - Continue to reduce Homelessness			
PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	PROGRESS
<p>Continue and Improve partnership working to reduce homelessness</p>	<p><i>Delegate delivery of Priority 7 to Homelessness Group who report to the Housing Board</i> <i>Each Local Authority to develop and work to a local homelessness strategy</i></p> <p><i>Manage the removal of the No Second Night Out funding. Develop formal No Second Night Out procedure with existing resources.</i></p> <p><i>Identify and support bids to appropriate funding streams</i></p> <p><i>Develop and maintain relationships with private sector landlords to meet the needs of homeless households</i></p>	<ul style="list-style-type: none"> - Continue to Chair the County Homelessness Group - Implement Homelessness Strategy and Action Plan 2015-2020, providing annual reviews - Monitor effectiveness of Strategy through Partner input at Housing Forum and Homelessness Strategy Steering Group - Continue core funding for CAB's Money Advice Service - Work collaboratively with Environmental Health to ensure continued access to housing of a suitable standard - Maintain membership of North Yorkshire Home Choice Project Board, ensuring that all policies reflect the needs of homeless households - Continue participation in the countywide Young People's Accommodation Partnership - Continue referral scheme with Stonham Homestay Homelessness Prevention Service - Assist with the flexible use and prioritisation of the Discretionary Housing Payment fund to prevent homelessness, working jointly with the Revenues & Benefits Manager - Explore options of extension of the housing solutions role 	<p>Ongoing</p> <p>Ongoing. Review of 15/16 in Nov 2016.</p> <p>Ongoing</p> <p>Continued support of CAB</p> <p>Joint visits undertaken where required. Disrepair issues referred to EH.</p> <p>Ongoing. Business plan developed to improve marketing/website</p> <p>Recent procurement completed. YPP ongoing. Reduction in Homeless Prevention Officer to part-time</p> <p>Recent procurement service to be provided by Horton Housing 1/10/16</p> <p>Ongoing</p> <p>Funding expires 31/12/16</p>

	<p><i>Work to retain Homelessness Grant Funding to sustain successful and efficient Homelessness Prevention activities including rent in advance and provision of Bonds</i></p> <p>Introduction of Welfare Reform and Work Act 2016</p>	<ul style="list-style-type: none"> - Develop a training and homelessness awareness programme to offer partner agencies - Very low District Street Homelessness to be addressed by use of County-wide budget, develop exit strategy - Continue to identify further streams and attract alternative funding via appropriate bids - Under 22's Under 35's 	<p>Ongoing through Housing Forum and NY Training Group</p> <p>Programme completed. 'No second night out' protocol developed.</p> <p>Ongoing where appropriate</p>
<p>Improve access to services</p>	<p><i>Work towards the achievement of Gold Standard in housing options services</i></p>	<ul style="list-style-type: none"> - Submit the Housing Options service to a Peer Review as stage one of the accreditation process - Undertake further assessment of evidence-based submissions to achieve Bronze Standard - Undertake further assessment of evidence based submissions to achieve Silver Standard - Undertake further assessment of evidence based submissions to achieve Gold Standard - Develop Hospital Discharge Protocol with NYCC CMHT for those with mental health problems - Explore options to extend Housing Project Officer role to cover Gold Standard duration 	<p>Achieved 77% in May 2015 on Peer Review</p> <p>Bronze Standard achieved April 2016</p> <p>7 out of 10 challenges now submitted</p> <p>Hospital Discharge Procedure in place</p>
<p>Improve support for young people</p>	<p><i>Maintain the Young People's Pathway / @The Hub approach</i></p>	<ul style="list-style-type: none"> - Continue active membership of the Pathway Governance and Implementation Groups - Participate in tendering process to ensure continuation of pathway for Ryedale Residents - Re-commissioning of service July 2016 - Develop integrated Prevention work with NYCC (access to systems) - Main availability of accommodation 	<p>Ongoing</p>
<p>Increase suitable housing options</p>	<p><i>Identify and support bids to appropriate funding streams including Platform for Life and Homelessness Change Fund</i></p>	<ul style="list-style-type: none"> - Utilise the Housing Project Officer to research and identify funding streams - Where possible, link with charitable-status partners where access to funding restricted 	<p>Ongoing.</p>

	<i>Link to Priority 1 and 2 above</i>	- Await result of Platform for Life Bid. Develop business plan if successful	Successful Platform for Life bid with Broadacres
Reduce the use and increase the quality of temporary accommodation	<i>Identify and support bids to appropriate funding streams</i> <i>Link with Priority 5 above</i>	- Ensure early intervention to prevent homelessness and reduce the need for this accommodation - Continue to ensure the provision of accommodation at Old Railway Court - Work with Foundation (re-commissioned 2016) to rehouse perpetrators of domestic abuse to keep families safe - Reduce the length of stay by discharging the legal “duty” into the private rental sector. Formalise the policy	Ongoing Preventions: 11/12 - 195 12/13 - 709 13/14 - 747 14/15 - 228 15/16 - 203 YH transferring property on lease to RDC Recent re-commissioning of service. Foundation successful. Policy updated and formalised

ISSUE - THE NEEDS OF VULNERABLE HOUSEHOLDS AND THOSE WITH SUPPORT NEEDS

Priority 8 - Ensure Housing is Allocated Fairly and on the Basis of Need

PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	PROGRESS
Support the sub regional Choice Based Lettings approach and local solutions where appropriate	<i>Delegate delivery of this Priority to the North Yorkshire Homechoice Board (with Harrogate Borough Council and East Riding of Yorkshire Council)</i>	- Delivery delegated but membership of the Board maintained - Ensure that all policies reflect the needs of homeless households and assist homeless prevention - Work with Yorkshire Housing to extend their participation in the partnership - Seek Board approval for Local Lettings Initiatives, allocated out of the NYHC policy	Business Plan developed to improve website, and marketing Property Shop Analysis of RP's operating within Ryedale with regards to introduction of lifetime tenancies Potential loss of partners in NYHC i.e. York City and YH Further review to take place once outcome known

Priority 9 - Provide appropriate Housing and Support for those with Specific Needs			
PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	PROGRESS
Identify new and improved opportunities to provide housing and support living for households with specific needs	<p><i>Deliver via Supporting People Core Strategy Group and Gypsy, Roma, Traveller and Showmen Group and their Action Plans</i></p> <p><i>Work with RPs to identify opportunities to support specific needs groups</i></p> <p><i>Work with NYCC Health and Adult Services to identify needs via it's Accommodation Strategy/Matrix</i></p> <p><i>Identify need (type and location) for housing suitable for those with physical disabilities, Learning disabilities etc</i></p> <p><i>Identify and support bids to appropriate funding streams Link with Health and Well Being Board</i></p> <p><i>Implement proposals and standard approach to Multi Agency Public Protection Arrangements , Multi Agency Risk Assessment Conference etc</i></p>	<ul style="list-style-type: none"> - To ensure that the GRTS community have access to advice and assistance. RDC attends fortnightly drop-ins. - Offer appropriate Homelessness prevention advice via Horton Housing. SP commissioned support. - All staff receive ongoing GRTS awareness training - Unauthorised Encampments - Draft Policy from NYCC already being implemented - Undertake GRTS Accommodation Assessment - Work in partnership with Yorkshire Housing for households with specific needs - learning difficulties, physical disabilities, mental health problems, frail elderly, alcohol/substance dependant - Work with providers of mental health support across the district - Liaison with NYCC's LDAG and partnership with RP's - MAPPA conference attended and actioned by HSM - RDC is a member of the Making Safe Steering Group to ensure effective work of MARACS to ensure the safety of DV clients - Ensure the continuous use of lifelines for victims of domestic abuse 	<p>Adapted for RDC</p> <p>Work out to tender with completion November 2016</p> <p>Reduction in SP funding by 2019/20, ongoing consultation with NYCC</p> <p>Continued attendance at meetings</p> <p>Ongoing</p> <p>Ongoing. Senior Officer maintains attendance with decision making. WRHIA Handyperson Service utilised for property related safety measures</p>

	<p><i>Support the delivery of the North Yorkshire and York Domestic Abuse Strategy</i></p> <p><i>Support initiatives to provide services and housing for vulnerable groups within Extra Care.</i></p> <p>Meeting the needs of the Syrian Refugee programme in partnership across North Yorkshire</p>	<ul style="list-style-type: none"> - Work in partnership with Yorkshire Housing and adult social care to ensure access to Extra Care schemes for frail elderly clients - Work with accommodation providers both RP's/private landlords to secure accommodation for 16 individuals 	<p>Maintain attendance at implementation monitoring forums</p> <p>Initial meetings held across NY to share lessons learnt. Meetings with YH to agree accommodation. Proposals for arrival of 16 refugees in 2017/18. Work with Migration Yorkshire to establish refugee support protocol</p>
Continue the good practice and joint working across the sub region	<i>Delegate delivery of this Priority to the GRTS sub group of the Supporting People Commissioning Body and report to Housing Board</i>	<ul style="list-style-type: none"> - Development of management protocol for Tara Park - Review of allocations policy for Tara Park - Maintain a list of prospective tenants - Regular inspections of Tara Park 	<p>Ongoing</p> <p>Ongoing</p>

<u>Staff</u>		<u>Other</u>	
HSM	Housing Services Manager	RDC	Ryedale District Council
PPM	Planning Policy Manager	AHP	Affordable Homes Programme
HoE	Head of Economics	CLT	Community Land Trust
DO	Development Officer	SPD	Supplementary Planning Document
RHE	Rural Housing Enabler	NYCC	North Yorkshire County Council
EHO	Environmental Health Officer	HMO	House in Multiple Occupation
FP	Forward Planning	SHMA	Strategic Housing Market Assessment
HPO	Housing Project Officer	NYMNP	North Yorkshire Moors National Park Authority
SHOO	Senior Housing Options Officer	CYC	City of York Council
RTL	Ryecare Team Leader	WRHIA	White Rose Home Improvement Agency
HOO	Housing Options Officer	DFG	Disabled Facilities Grant
FPM	Forward Planning Manager	CIC	Community Interest Company
<u>Other</u>		YEP	Yorkshire Energy Partnership
RPF	Registered Provider Forum	NEA	National Energy Action
CERT	Carbon Emission Reduction Target	NYHC	North Yorkshire Home Choice
NPPF	National Planning Policy Framework	CMHT	Community Mental Health Team
LEP	Local Enterprise Partnership	MAPPA	Multi Agency Public Protection Arrangements
HCA	Homes and Communities Agency	MARAC	Multi Agency Risk Assessment Conference
RP	Registered Provider	RSL	Registered Social Landlord
YNYER	York, North Yorkshire and East Riding	SP	Supporting People
GRTS	Gypsy, Roma, Traveller and Showpeople	DV	Domestic Violence
KIT	Keep in Touch Meeting (HCA)	LDAG	Learning Disabilities Action Group
CAB	Citizens Advice Bureau	COP	Code of Practice
NAHG	Northern Affordable Housing Group	YH	Yorkshire Housing
CHOG	Chief Housing Officers Group		