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<b>PART A:</b>	<b>MATTERS DEALT WITH UNDER DELEGATED POWERS</b>
<b>REPORT TO:</b>	<b>POLICY AND RESOURCES COMMITTEE</b>
<b>DATE:</b>	<b>23 NOVEMBER 2017</b>
<b>REPORT OF THE:</b>	<b>PRINCIPAL SPECIALIST (PEOPLE) KIM ROBERTSHAW</b>
<b>TITLE OF REPORT:</b>	<b>RYEDALE HOUSING STRATEGY ACTION PLAN 2015-2021, ANNUAL REVIEW</b>
<b>WARDS AFFECTED:</b>	<b>ALL</b>

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## **EXECUTIVE SUMMARY**

### **1.0 PURPOSE OF REPORT**

- 1.1 To inform members of progress made against the Council's agreed Housing Strategy Action Plan and key achievements over the past 12 months and to consider the expected housing challenges over the next 12 months.

### **2.0 RECOMMENDATION**

- 2.1 It is recommended that the progress update is noted.

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

- 3.1 The Action Plan, with its timetable for implementation, addresses the priority housing issues within Ryedale. It enables the Council to respond to the priorities within the agreed York, North Yorkshire and East Riding Housing Strategy. It provides an effective programme of specific proposals to be undertaken and allows for the monitoring of the effectiveness of the Strategy in meeting housing needs. An annual update provides members with information on the progress made against the agreed action plan.

### **4.0 SIGNIFICANT RISKS**

- 4.1 The Action Plan identifies appropriate steps to address housing needs within Ryedale. There are no significant risks associated with the recommendations of this report.

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

- 5.1 The proposals contained within the Action Plan support the Council's priority Sustainable Growth.
- Enabling the provision of housing that meets existing and anticipates future need, Minimising homelessness, improving the standard and availability of rented accommodation and supporting people to live independently.

## REPORT

### 6.0 REPORT DETAILS

- 6.1 This 2015/21 Housing Strategy Action plan has been reviewed and updated for 2017, taking account of progress during 2016/17 and how Ryedale aims to continue to improve the services offered in the housing services to the community.
- 6.2 Ryedale has seen significant achievements, many through the extensive partnerships that have been formed.

#### **Achievements over the past 12 months**

- 52 affordable homes have been completed, consisting of social rent and intermediate tenures.
- Housing delivery of 321 properties in 2016/17
- There are a further 170 affordable homes with planning permission
- Received approximately £490,000 affordable housing commuted sums
- Successful affordable warmth bids to improve energy efficiency and reduce fuel poverty across the District
- Successfully housed 4 Syrian refugee families in partnership with North Yorkshire County Council
- Received £420K for Community Led Housing projects
- Developed Affordable Housing Proforma for inclusion in the Planning application validation process
- Completed Strategic Housing Market Assessment to assess housing needs in Ryedale
- Completed Private Sector Stock Conditions Survey
- Developed partnership with Yorkshire Energy Solutions
- Increased security measures at Tara Park through the provision of CCTV and extra perimeter security, 7 residents now on site.
- Signed agreement with Horton Housing for the management of Tara Park
- Completion of 51 Disabled Facilities Grants (DFG's) totalling £308,182 with a further commitment of £120,729
- Completion of 4 Property Improvements Loans for owner occupiers/ Landlords Loans for empty properties and Houses in Multiple Occupation (HMO's) totalling £23K
- Developed a shared housing scheme for young people in partnership with Broadacres Housing Association delivery 3 rooms.
- Achieved Gold Standard for the Housing Options Services, putting Ryedale in the top 3% of Local Authorities in England.
- Hosted 2 Successful landlords fairs
- Reviewed Safeguarding Policy for Ryedale DC and successfully completed annual audits for children and adults at risk.
- Worked in partnership with Supporting people to ensure the continuation of support services across Ryedale
- Number of homelessness preventions - Prevented 207 households from being homeless
- Continued financial support to Ryedale Citizens Advice bureau and monitored recent merger.
- Successfully increased income (£21,790) from the local Ryecare service, increasing private customers by 85 new connections

- A 44% reduction in Homeless applications from the same period in 2015/16
  - Continued to offer supported accommodation for 14 households in Derwent Lodge with 19 positive moves to settled accommodation through resettlement during the year
  - Undertook a Gypsy, Roma, Traveller & Show persons Accommodation Assessment showing no requirement for additional pitches in the District
  - Successful bids were received in respect of the following projects a) Support to ex armed forces, involving advice on independent living, staying warm and safe in their homes and reducing social isolation. The project will run for 3 years. b) To continue the work of Choices 4 Energy through the White Rose Home Improvement Agency
  - Funding from the Warm & Well project in conjunction with funding from RDC and Northern Gas Networks lead to the development of the Cold Homes Warm Snaps project in 3 villages in Ryedale, British Gas labelled the project innovative.
  - The average savings for the Collective switching scheme was £116 with 30 residents accessing this service and 103 000l of oil was ordered through the oil-co-operative scheme.
  - The Ryedale Energy Scheme was launched in Jan 2017 in conjunction with YES, to provide advice and source funding in respect of energy efficiency and fuel poverty.
  - Working in partnership with YES the 2017 Home Energy Conservation Act report was provided to the Department of Energy and Industrial Strategy which recognises the key role that Local Authorities play in improving energy efficiency within their communities
  - In partnership with Sheffield City Council the Energy Repayment Loan was launch to provide an interest free repayment loan to improve energy efficiency measures.
  - 452K was received from the Better Care Fund which was to be used for DFGs
  - 138 Well Being visits have been achieved with 570 handyperson referrals which included 85 small repairs and 485 minor adaptations.
  - 28 residents were helped by the Warm and Well in North Yorkshire Crisis Fund to a value of £3.8K and a further 20 helped from the Public Health Crisis Fund.
  - Through Choices4Energy there were 136 1:1 advice and home visits regarding comparisons were completed which resulted in savings of over £4K to Ryedale residents.
  - A new procurement framework for DFG's has been developed with Scarborough and launched in 2017
  - Ryedale took an active part in the development of the North Yorkshire Winter Health Strategy which was launched in May 2016.
- 6.5 The 2015/21 Action Plan aligns with the focus of the York, North Yorkshire and East Riding Housing Strategy, specifically around the stated aim to double house building and triple affordable housing delivery. It also helps to draw out the specific housing issues identified in the Strategic Economic Plan (SEP) and our planned response to these.
- 6.6 The Council's Action Plan therefore aligns with the overarching strategy and provides the local context.
- 6.7 Evidence supporting the proposals within the Action Plan is presented against five main themes:
- **Affordability and the supply of homes**
  - **Working within our geography**

- **The housing needs of our community**
- **Understanding and improving the quality of our housing stock**
- **Addressing the needs of homeless households**
- **Vulnerable households and those with support needs**

6.8 There are 9 priorities within the Sub Regional Strategy and the Action plan puts local proposals forward to meet these priorities.

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

6.14 The Ryedale Plan: Local Plan Strategy establishes the level of new housing to be delivered in Ryedale to 2027. This is the delivery of at least 200 new dwellings to 2027, although the Plan provides some flexibility for this to be exceeded by up to 25%. Although the Local Plan Strategy does not identify a site specific sources of new housing, the adoption of the Plan has helped to support the release of housing land in the more sustainable locations within Ryedale in order to maintain a five year supply of deliverable housing land.

	Annual figure	Housing requirements	Broad pattern of distribution	Strategic Sites	Source	Position
Ryedale	200	3,000 (min) 2012-2027	50% Malton and Norton 24% Pickering 10%K,M,S		Local Plan Strategy 2013	Adopted Core Strategy and Helmsley Plan. Local Plan Sites publication November 2017

6.15 Completion of the Ryedale Plan through the production of the Sites Document is a key priority for the Council. The Sites Document will allocate new housing sites to ensure that a sufficient supply of housing land is available to deliver housing requirements.

The Sites Document will be published for consultation in November 2017, prior to submission for examination in early 2018.

#### 6.16 Challenges over the next 12 months

- **Homeless Reduction Act 2017**

The Homeless Reduction Act comes into force with effect from April 2018. This will have resource implications for the Council. In order to support local authorities in relation to the new duties additional Flexible Homelessness Grant of £40K has been provided. These funds are ring-fenced to support homeless prevention activity. There is no clarity as to whether these funds shall continue after 2018/19 or whether allocations shall be ring-fenced.

In addition the Government has provided 'additional burdens' funding. The allocation for Ryedale is just over £7K each year, for the next 2 years

The Homeless Reduction Act 2017 extends the statutory duty to **prevent homelessness for anyone at risk of homelessness within 56 days including those with no local connection.**

The Act further extends the statutory duty to **relieve homelessness** (assist in finding alternative accommodation) for anyone who is homeless for a further 56 day.

A further report will be brought to members early in 2018 to discuss implications and how the Council will meet the requirements.

- **Loss of Supporting People Funding  
Gypsies, Roma, Travellers and Showpeople (GRTS), Resettlement and Community Scheme (RACS)**

The Supporting people Commission Body has been disbanded and the funding has been transferred to the relevant NYCC budgets. Due to budget cuts the schemes that provide Housing related support for Gypsies, Roma, Travellers and Showpeople (GRTS) as well as High risk offenders (RACS scheme) will cease in 2018.

The GRTS Countywide Support Service and the RACS will not be extended and will end as of 30<sup>th</sup> September 2018. It is the intention that both schemes will be supported under the new homeless prevention contracts when the new contracts start in 2019. However, this does leave a 12 month gap in support for this very vulnerable and marginalised groups. There is a concern that even when the new services are in operation the reduction in funding is likely to mean providers do not have capacity to adequately support this group.

- **Provide viable and profitable options for RDC sites to increase affordable housing delivery**

A new Asset Programme Board has been established to co-ordinate work to progress the Ryedale House and Wentworth Street residential development opportunities incorporating the One Public Estate and Homes and Communities Agency Accelerated Construction Programme bids. Outline discussions have been held with potential partner Housing Associations (who would management and maintain the properties on behalf of the Council) and further site and cost feasibility work is being undertaken.

- **Universal Credit**

This continues to prove problematic for the vulnerable clients that the Council is dealing with. Rent arrears are becoming an issue and the Council needs to provide as much support as possible to this client group. Private landlords are becoming unwilling to let properties to those in receipt of this benefit due to the delay in receiving the housing costs. The Council needs to ensure that where possible we mitigate the effect on vulnerable clients and work closely with private landlords to support them where they accept vulnerable clients into their properties.

## **7.0 IMPLICATIONS**

7.1 The following implications have been identified:

a) Financial

There is currently provision within the revenue budgets to implement these proposed actions which are solely based upon internal funding sources, any changes to the revenue budget may have an effect on this. Some of the actions are dependant on external funding sources, notably the Homeless Prevention Grant (CLG) and Supporting People, the loss of Supporting People funding may affect actions and updates will be provided to members. The extra funding from the government in relation to the prevention of housing will have to be utilised to ensure the Council meets its statutory requirements under the Homelessness Reduction act 2017. The provision of capital funding/borrowing for projects would need to return to Members for authorisation. In addition if there are any financial implications for implementing the Action Plan that are beyond currently agreed budgets these will be brought back to Members for authorisation.

b) Legal

There are no legal implications for the Council in that the proposals within the Action Plan will be consistent with the Council's Strategic responsibility for the provision of housing services.

c) Equality and Diversity

A full equalities impact assessment has been undertaken in respect of the York, North Yorkshire and East Riding Housing Strategy, which this Action Plan seeks to implement.

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**Background Papers:**  
Housing Strategy Action Plan 2015/21, progress update, 2017

**Background Papers are available for inspection at:**  
Housing Section, Ryedale House