



2015- 2021

Ryedale District Council Housing Strategy Action Plan - Progress October 2017



October 2017

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 	<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 5,076 new homes in 2016/17 across the YNYER partnership with a target of circa 4,914. RDC delivered 52 affordable homes in 2016/17. 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 its housing completions target in each of the last four years (224, 261, 280, 321 units) Target 200.</p> <p>Worked closely with RP's to deliver on 10 units at Wood St, Norton and 3 units Platform for Life allocation.</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></p> <p><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>	<ul style="list-style-type: none"> - Officers putting together a business plan looking at the option of purchase / repair and working in partnership with Registered Providers - 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. Progressing with feasibility for affordable housing on 2 x RDC owned sites</p> <p>Completed quarterly</p> <p>Completed</p> <p>Ongoing - One scheme with YH at Wood St, Norton due for completion Feb 18</p> <p>Attended Rural Practitioners Rural Conference at Hutton Rudby in 16/17.</p> <p>Regular attendance at Rural Housing Network in Northallerton and the Scarborough and Ryedale Rural Housing Enablers Forum.</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 November 2017 Submission March 2018 Anticipated Adoption December 2018</p> <p>PS (People) and PS (Place) 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 YNYER Housing Board.</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/Cllr Arnold attends Housing Board Meetings for RDC with support from Senior Officers.
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>	<p>- Support LEP-wide initiatives to address construction skills in partnership with YNYER Housing Board, together with bespoke investment at colleges accessible to Ryedale</p> <p>- Investigate the tender process with RPs to encourage inclusion as part of their procurement</p> <p>- Provide information sheets for inclusion on website regarding different products available</p> <p>- RHE to promote the CLT's to parish Councils through the Parish Council Liaison meetings</p>	<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>Joint working with the Construction Industry Training Board is underway to identify construction skills issues in YNYER and required measures to address these.</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. Consultants working on behalf of Community First Yorkshire (CFY) sent out a questionnaire to all RDC Parish Councils in Sept 2016 to inform them about Community Led Housing (CLH) in order to establish interest in the initiative. £431,000 was allocated to RDC under the initiative for 16/17. YNYER Community Hub developed to assist with the delivery of projects. Working with CFY to progress potential sites in Ryedale.</p>
Increase the number and diversity	<i>Establish a York, North Yorkshire and East Riding LEP wide house builder/agent/estate agent forum.</i>	- Provide representation at meetings from Ryedale	Meetings were held with SME builders and developers across YNYER to identify

of house builders and Registered Providers to deliver new homes	<p><i>Engage with existing local and sub regional forum including the Chamber of Commerce</i></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>	<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> <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>blockages to greater productivity and outturns. This has identified a range of issues. Work is underway with the YNYER Heads of Planning to address issues and seek to support greater activity amongst SME builders. Related proposals to increase activity in this sector will be included in proposals for a draft housing deal for YNYER that is being discussed with the HCA.</p> <p>The National Housing Federation and House Builders Federation are both represented on the Housing Board for YNYER</p> <p>Cllr Cowling and Councillor Arnold together with Officers 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>RDC working with CFY to progress sites in Ryedale.</p>
Maximise delivery of Affordable Housing via planning gain and other means	<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>	<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 pro forma 	<p>Draft completed. Waiting for Government to clarify National Policy and changes to NPPF</p> <p>Standard clauses agreed. Awaiting implementation.</p> <p>Affordable Housing pro forma developed and attached to the Validation Checklist</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</i></p> <p><i>Set and monitor targets for market and affordable development in annual action plans</i></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"> - 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 - 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>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Two meetings have now been held and the LEP, Housing Board and RPS are developing a unified approach to support greater delivery</p> <p>Ongoing</p> <p>Community Officers and Customer Service Advisors implementing the Councils aims regarding empty properties following the new operating model</p> <p>Completed 2017</p> <p>Completed 2017</p> <p>Ongoing</p> <p>Ongoing</p> <p>Completed 2017</p>
<p>Increase diversity and choice in size, type and tenure to meet the needs of our communities (within the confines</p>	<p><i>Explore opportunities offered by new private rented homes and intermediate tenures</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 	<p>Passed to Places</p> <p>Ongoing</p> <p>Ongoing</p> <p>Implemented</p>

of welfare reform)	<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> <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"> - 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 - 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>Update from RP's. Development programme.</p> <p>Looking at options for replacement of Malton and Pickering schemes Mickle Hill, Pickering - Methodist Homes Elmslac Close, Helmsley - Housing Care 21.</p> <p>Requested on schemes through planning consultation</p> <p>Alternative ways of working through Council's new operating model and partnerships with Living Well Service and WRHIA</p> <p>Ongoing</p> <p>Vine St, Norton - Lease ongoing.</p> <p>Ongoing</p> <p>Funding expired. Post ended</p> <p>Scheme with Broadacres -successfully delivered 3 rooms at 92 Castlegate, Malton</p> <p>Now undertaken by Customer Service Officers</p> <p>Ongoing</p>
Maintain an up to	Maintain up to date Strategic Housing Market	- Procure a new SHMA	Completed and available on RDC website

date understanding of our housing markets and housing need	<p><i>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"> - 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>www.ryedaleplan.org.uk/attachments/article/259/TH2_RDC_Strategic_housing_Market_assessment_2010_Arc4.pdf</p> <p>Published April 2016</p> <p>Completed</p>
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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 PS (People) attend quarterly RHE Network meetings</p> <p>Sheriff Hutton: Work started on site in April 17 on 12 affordable homes on an exception site in the village. The tenure of the homes will be 6 rented and 6 shared ownership. York HA will manage the homes and the homes are due to complete in Feb 2018. A possible second phase is being discussed as interest has been very high in the homes.</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	<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 NYMNP to identify sites and develop more rural affordable homes in the NP. 	<p>The RHE works closely with the NYMNP on all aspects of rural affordable housing delivery. The most recent Ryedale schemes in the NP have been the S106 sites in Helmsley: Linkfoot</p>

opportunities to sustain communities		<ul style="list-style-type: none"> - The RHE to contribute to NYMNPA policy on Affordable Housing - To attend any rural events in the NYMNPA associated with affordable housing 	<p>Lane (5 units) - complete, Swanland Road (24 units) and the Black Swan (4 units). Open Events are held for all these developments so that local people have an opportunity to express an interest in the homes.</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. The new consultation document is "Current Thinking"</p>
Respond to any changes to the affordable housing requirements on 'small sites'	<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. Alternative ways of delivering rural affordable housing are being investigated</p>
Address the needs of housing markets including tackling poor quality private housing	<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>	<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 	<p>Look at empty property options with regards HCA funding and purchase & repair products. Continue looking at options to bring empty properties back into use</p> <p>Completed 2017</p> <p>Review stock condition survey to direct work</p>

	<i>Licensing of Houses in Multiple Occupation</i>	- Continue with licensing regime of HMOs	Ongoing. 13 currently licensed. Awaiting further guidance from Government
	<i>Licensing of caravan sites (non-residential)</i>	- Continue to work with planning and licensing of caravans	Ongoing
	<i>Dealing with housing complaints</i>	- Ensure Ryedale enforcement policy meets new legislative changes	Awaiting legislative changes. Completion due April 2018
		- Review private sector renewal strategy	Draft completed 2017

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	<i>Work with NYCC and City of York Council to support planned Extra Care Housing</i>	<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 	<p>Ongoing meetings. Looking at Pickering/Malton</p> <p>Pickering – Mickle Hill. Remaining 12 (bungalows) due for completion Summer 2018</p> <p>Helmsley – Extra Care development at Ashwood Close for 44 affordable units plus 20 open market sale units due for completion in 2019</p>
	<i>Provide advice and support to older people in planning moves and understanding housing options</i>	- Explore opportunities for providing Older Persons Housing Officer	Alternative ways of working through Council's new operating model and partnerships with Living Well Service and WRHIA
	<i>Via planning policy, and working with house builders and RPs, develop best practice around house types and policy for older people</i>	- 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.	Ongoing
	<i>Support new homes close to Extra Care developments for older people and staff (link with Y, NY & ER Growth Deal)</i>	- Work with LEP Authorities to progress LEP wide initiatives	Discussions are ongoing with NYCC on a site by site basis. Malton facility to be progressed through One Public Estate Partnership
	<i>Ensure the existing supply of housing is suitable for older people in the future</i>	- Increased use of White Rose Home Improvement Agency wellbeing service and	Completed 48 Disabled facilities Grants, spend

	<i>Link to NYCC Community Strategy and Health and Well Being Boards</i>	<ul style="list-style-type: none"> - 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 - Provide feedback for consultation on new Health and Wellbeing Strategy 	<p>£308,182, commitment(approved) a further £120,729</p> <p>138 Wellbeing visits</p> <p>Explored through WRHIA</p> <p>Completed (Support the Local Authority Representative as a member of the Health and Wellbeing Board) Consultation completed. Strategy adopted.</p>
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>Shared Ownership and rent programme. Promoting with RP's</p> <p>Vine St</p> <p>Successful. 3 Rooms provided at 92 Castlegate, Malton with Broadacres</p> <p>To be delivered through the exceptions policy and as a proportion of affordable housing built on development sites. Policy on Starter Homes still not clear</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 deliver new, high	<p><i>Link with LEPs</i></p> <p><i>Identify and support opportunities to use Modern</i></p>	<ul style="list-style-type: none"> - Develop local and pan-YNYER initiatives in partnership with YNYER Housing Board - Meet with relevant private developers and 	<p>Presentations held at YNYER Board</p> <p>Regular attendance at the Northern Affordable</p>

quality homes	<i>Methods of Construction and Off Site Manufacture to deliver new homes</i> <i>Identify and support bids to appropriate funding streams</i>	RP partners to assess any opportunities - Keep up to date with opportunities through the HCA	Housing Group (NAHG) with all LA partners in the Yorkshire & Humber region, where any new initiatives are discussed 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> <i>Ensure local SPDs provide guidelines on size and quality across all tenures</i>	- Discuss options available from the HCA where financial viability is assessed and funding would give additionally - Ensure SPD includes all relevant factors to assist development from the outset. Encourage developers to build to Nationally Described Space Standards	Funding now available for Shared Ownership and affordable rent. 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	<i>Sub regional approach to the understanding of Stock Condition? LINK WITH Leeds City Region Approach</i> <i>Continue to work with Private Sector Landlords and local Private Rented Sector fora and focus on "Rogue Landlords" where appropriate</i>	- Stock condition survey - Specific date for financial assistance for owner 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 at sub-regional and	Completed 2017 by BRE Adoption 17/18 Ongoing grants and loan programme Landlords Forum. Providing information on legislative changes i.e. Deregulation Act, Right to Rent Complete and promoted to Landlords Ongoing Ongoing Ongoing

	<i>Home Improvement Agencies and Handypersons schemes</i>	<ul style="list-style-type: none"> regional working policies and ensure best practice can be attained - Development of Code of Practices to raise awareness with Private Rented Sector community - Continue partnership with Scarborough Borough Council with regards to White Rose service 	<p>Promoted at Landlords Forum through National Landlords Association</p> <p>Continue the work of Choices for Energy through the WRHIA</p>
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 	Work in partnership with Community Officers to promote availability of Landlord loans and grants
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 	<p>A Service Level Agreement has been developed with Yorkshire Energy Solutions to deliver the Ryedale Energy Savers Scheme and develop other projects</p> <p>Ongoing. Choice for Energy now part of WRHIA</p> <p>Working in partnership with YES, the 2017 Home Energy Conservation Act report was provided to the DoFE and Industrial Strategy</p> <p>Ongoing</p> <p>Ongoing with YES looking at the options</p>

		<ul style="list-style-type: none"> - Investigate and develop partnerships to promote affordable warmth and renewables - Investigate the possibility of purchasing data on Energy Performance Certificates that can be used to target specific areas 	<p>Ongoing with YES looking at the options</p> <p>Limited information from BRE stock condition survey. Investigate necessity for additional data</p>
Reduce the impact that poor housing has on health and wellbeing	<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. £645k received from the Better Care Fund to be used for DFGS</p> <p>Ongoing Ongoing Ongoing</p> <p>Information available through RDC's website</p> <p>138 Wellbeing visits, with 570 handyperson referrals which included 85 small repairs and 485 minor adaptations</p> <p>Ongoing</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><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>	<ul style="list-style-type: none"> - Actively promote The Ryecare 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 	<p>Community Team and Customer Service Officers all now fully aware of the service and will help to promote</p> <p>Promoting the additional telecare sensors as standard with a lifeline</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"> - Implement Marketing strategy - Marketing research undertaken by Ryecare 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 - Continued attendance at North Yorkshire Group for sub region - Continue to deliver DFG's researching any increases in value for money 	<p>In place – following Business Plan developed during the review</p> <p>Continue to target these areas</p> <p>Ongoing</p> <p>Ongoing</p> <p>Review of procurement framework ongoing</p>
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ISSUE - ADDRESSING THE NEEDS OF HOMELESS HOUSEHOLDS

Priority 7 - Continue to reduce Homelessness

PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	PROGRESS
Continue and Improve partnership working to reduce homelessness	<p><i>Delegate delivery of Priority 7 to Homelessness Group who report to the Housing Board</i></p> <p><i>Each Local Authority to develop and work to a local homelessness strategy</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 	<p>Ongoing</p> <p>Ongoing. Review of 16/17 in Nov 2017. Business Plan being developed in preparation for Homelessness Reduction Act 2018 (April)</p> <p>Ongoing</p> <p>Continued support of CAB at £12k per annum</p> <p>Joint visits undertaken where required. Disrepair issues referred to Community Team</p> <p>Worked with partners across North Yorkshire to maintain members</p> <p>YPP ongoing. Supporting people programme</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> <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>	<p>Young People's Accommodation Partnership</p> <ul style="list-style-type: none"> - 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 - 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>ended. Partnership funding transferred to NYCC. RDC sub contractor for the partnership</p> <p>Service ongoing with Horton Housing. Review of service from October 2018.</p> <p>Allocation of £173,283 for 16/17. Actual spend £157,771. Increased allowance for 17/18 £192,938.</p> <p>Review of services during 17/18 due to legislative changes</p> <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>Signpost to affordable housing and increase options for younger people and utilisation of the Discretionary Housing Payment (DHP)</p>
Improve access to services	<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 	<p>Gold Standard achieved July 2017</p> <p>Hospital Discharge Procedure in place</p> <p>RDC 9th of 326 to achieve Gold Standard</p>

		Officer role to cover Gold Standard duration	award putting RDC in the top 3% of English LA's.
Improve support for young people	<i>Maintain the Young People's Pathway / @The Hub approach</i>	<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>Completed</p> <p>All services re-commissioned</p> <p>Ongoing</p> <p>Development of shared housing</p>
Increase suitable housing options	<p><i>Identify and support bids to appropriate funding streams including Platform for Life and Homelessness Change Fund</i></p> <p><i>Link to Priority 1 and 2 above</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 - Await result of Platform for Life Bid. Develop business plan if successful 	<p>Work now undertaken through Officers within the People team.</p> <p>Unsuccessful bid under the Homelessness Change fund in partnership with Horton Housing</p> <p>Successful Platform for Life bid with Broadacres</p>
Reduce the use and increase the quality of temporary accommodation	<p><i>Identify and support bids to appropriate funding streams</i></p> <p><i>Link with Priority 5 above</i></p>	<ul style="list-style-type: none"> - 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 	<p>Ongoing</p> <p>Preventions:</p> <p>15/16 - 203</p> <p>16/17 - 207</p> <p>RDC entered into a Management Agreement with YH in April 2017</p> <p>Re-commissioned service. Foundation successful in obtaining contract. Further review October 2018</p> <p>Policy updated and formalised. 1 applicant discharged during 16/17</p>

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>	<ul style="list-style-type: none"> - 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 	<p>Business Plan developed to improve website, and marketing</p> <p>Constant review of policies to ensure compliant.</p> <p>Negotiations with YH resulting in their agreement to continue in the partnership for the foreseeable future</p> <p>Ongoing</p>

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</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 	<p>Working closely through the management of Tara Park with Horton Housing and the generic support service for other members of the GRTS community.</p> <p>Draft adapted for RDC</p> <p>Report published December 2016. No requirement for additional pitches in Ryedale</p> <p>Reduction in SP funding by 2019/20, ongoing consultation with NYCC</p> <p>Mental Health service funded through</p>

	<p><i>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> <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>	<p>across the district</p> <ul style="list-style-type: none"> - 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 - 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>Supporting People currently being reviewed</p> <p>Updates received, more formal meetings to be established with NYCC regarding housing needs of clients with Learning Disabilities</p> <p>Ongoing</p> <p>Ongoing. Senior Officer maintains attendance with decision making. WRHIA Handyperson Service utilised for property related safety measures</p> <p>Signpost relevant clients to the allocation process</p> <p>3 families housed locally under Syrian Vulnerable Person Scheme with 1 family housed through the Vulnerable Children's Resettlement scheme</p>
Continue the good practice and joint working across the sub region	<p><i>Delegate delivery of this Priority to the GRTS sub group of the Supporting People Commissioning Body and report to Housing Board</i></p>	<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>Completed. Horton Housing to be reviewed April 2018</p> <p>Completed</p> <p>Ongoing</p> <p>Ongoing</p>

GLOSSARY

<u>Staff</u>		<u>Other</u>	
PS(People)	Principle Specialist (People)	RDC	Ryedale District Council
PS(Place)	Principle Specialist (Place)	AHP	Affordable Homes Programme
EPL	Economy and Partnership Lead	CLT	Community Land Trust
DO	Development Officer	SPD	Supplementary Planning Document
RHE	Rural Housing Enabler	NYCC	North Yorkshire County Council
SS (People)	Senior Specialist (People)	HMO	House in Multiple Occupation
RTL	Ryecare Team Leader	SHMA	Strategic Housing Market Assessment
S (People)	Specialist (People)	NYMNPA	North Yorkshire Moors National Park Authority
<u>Other</u>		CYC	City of York Council
RPF	Registered Provider Forum	WRHIA	White Rose Home Improvement Agency
CERT	Carbon Emission Reduction Target	DFG	Disabled Facilities Grant
NPPF	National Planning Policy Framework	CIC	Community Interest Company
LEP	Local Enterprise Partnership	YES	Yorkshire Energy Solutions
HCA	Homes and Communities Agency	NEA	National Energy Action
RP	Registered Provider	NYHC	North Yorkshire Home Choice
YNYER	York, North Yorkshire and East Riding	CMHT	Community Mental Health Team
GRTS	Gypsy, Roma, Traveller and Showpeople	MAPPA	Multi Agency Public Protection Arrangements
KIT	Keep in Touch Meeting (HCA)	MARAC	Multi Agency Risk Assessment Conference
		RP	Registered Provider
		SP	Supporting People

CAB	Citizens Advice Bureau	DV	Domestic Violence
NAHG	Northern Affordable Housing Group	LDAG	Learning Disabilities Action Group
CHOG	Chief Housing Officers Group	COP	Code of Practice
DHP	Discretionary Housing Payment	YH	Yorkshire Housing
CFY	Community First Yorkshire	CLH	Community Led Housing
BRE	Building Research Establishment	DofE	Department of Energy