



2015- 2021

# Ryedale District Council Housing Strategy Action Plan – Progress March 2020



March 2020

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	RYEDALE PROPOSALS	PROGRESS
Double our house building rate and triple affordable housing delivery (compared to 2012/13 and 13/14 rates)	<i>Develop and adopt Local Plans in each Local Authority area in line with National Planning Policy Framework</i>	<ul style="list-style-type: none"> <li>- Maintain and review the Local Plan Policy in line with local government changes.</li> </ul>	<p>A review of the current plan will commence in 2020.</p> <hr/> <p>A Local Plan working group has been established with the Chair of Policy &amp; Resources, Planning and representatives from each group.</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> <hr/> <p>RDC delivered 100 affordable homes in 18/19.</p> <p>Ryedale is one of the better performing authorities in the Local Enterprise Partnership (LEP) area in terms of achieving the housing targets set out in the Local Plan. RDC achieved 185 completions in 18/19, far exceeding the cumulative annual target over the last five years.</p> <hr/> <p>Update at Housing Board and Chief Housing Officers Group (CHOG) Investment Partner Briefings.</p> <hr/> <p>Discussions held with RPs through continuous market engagement</p> <hr/> <p>Pilots running across the Country. No real impact for Ryedale. Monitor implication of changes to National Planning Policy Framework (NPPF) and definition of affordable housing.</p>
	<i>Continue to work closely with Local Enterprise Partnerships to identify opportunities to enable new housing and via the Local Growth Fund</i>	<ul style="list-style-type: none"> <li>- Work with the Housing Board to ensure other Local Authorities meet housing targets</li> </ul>	
	<i>Explore new funding delivery models to increase housing supply as opportunities arise - Homes England (HE)/Communities and Local Government initiatives</i>	<ul style="list-style-type: none"> <li>- Meet regularly with HE to ascertain delivery models available</li> </ul>	
	Introduction of Housing and Planning Act 2016	<ul style="list-style-type: none"> <li>- Development Officer (DO) to work closely with Registered Providers (RPs) to ensure bids reflective of Council's housing needs</li> <li>- Assess impact of Starter Homes, Right to Buy (RTB), rents, for high income tenants, reducing regulation of RP's, security of tenure, planning</li> </ul>	

	<p><i>Council to consider direct housing provision where appropriate.</i></p> <hr/> <p><i>Set and monitor targets for market and affordable development in annual action plans</i></p> <hr/> <p><i>Identify public sector land suitable for housing and work with partners and the HE to bring forward development</i></p> <hr/> <p><i>Work closely with the HE on delivery of funding commitments and to secure new funding for the area</i></p> <hr/> <p><i>Maintain and strengthen relationships with delivery partners including house builders, developers, landowners, agents, Registered Providers and communities.</i></p> <hr/> <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"> <li>- Officers putting together a business plan looking at the option of purchase / repair and working in partnership with RPs</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Provide local data for monitoring to the YNYER Board as well as the Rural Housing Network</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Small sites identified by Ryedale District Council for market sale, ensuring capital receipts toward affordable housing delivery</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Monitor development programmes with HE and partner RPs</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Undertake an annual development road show and support a rural event on an annual basis</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Registered Providers Forum</li> <li>- Regular one to one meeting with partners regarding specific sites</li> </ul>	<p>Direct provision - Members decision Sept 2016 Investigating the options for a 5 year housing investment programme. Report to Strategic Management Board.</p> <hr/> <p>Provided on a quarterly basis</p> <hr/> <p>Feasibilities on Wentworth St &amp; Ryedale House site currently on hold</p> <hr/> <p>Completed quarterly</p> <hr/> <p>RHE participates on an annual basis. Members invited</p> <hr/> <p>Ongoing - One scheme with Broadacres for 56 homes due for completion March 2020.</p> <hr/> <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 &amp; ER Growth Deal requirement)</p>	<p><i>Site Allocations Development Plan Documents etc. to be in place</i></p> <hr/> <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"> <li>- The Council's Local Development Plan 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</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Corporate housing group to monitor progression on a bi-monthly basis</li> </ul>	<p>Adopted June 2019. Review to commence 2020</p> <hr/> <p>Housing Services Manager (HSM) attends Chief Housing Officers Group (CHOG). Head of Planning &amp; Regulatory Services (HPRS) attends NY Planning Officers Group. Programme Director attends Housing Board</p>

	<p>-----</p> <p><i>Provide peer to peer support and mentoring via the Board</i></p>	<p>-----</p> <ul style="list-style-type: none"> <li>- Attendance at the Housing Board, both officer and member</li> </ul>	<p>RDC provide monitoring info on housing permissions and completions and Local Plan progress to inform performance reports to YNYER Housing Board.</p> <p>-----</p> <p>Ongoing. Cllr Caroline Goodrick attends Housing Board Meetings for RDC with support from Programme Director</p>
<p>Ensure that new housing development provides jobs, skills and apprenticeships for local people</p>	<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>-----</p> <p><i>Use our relationships with house builders and RPs and developers to support and encourage the use of local labour, apprenticeships and businesses.</i></p> <p>-----</p> <p><i>Enable self and custom build opportunities where appropriate</i></p> <p>-----</p> <p><i>Use opportunities for Community Land Trusts (CLT) and similar models to ensure local training and job opportunities</i></p>	<ul style="list-style-type: none"> <li>- Support LEP-wide initiatives to address construction skills in partnership with YNYER Housing Board, together with bespoke investment at colleges accessible to Ryedale</li> <li>- Investigate the tender process with RPs to encourage inclusion as part of their procurement</li> <li>- Provide information sheets for inclusion on website regarding different products available</li> <li>- RHE to promote the CLT's to parish Councils through the Parish Council Liaison meetings</li> </ul>	<p>YNYER LEP Skills Support for the Workforce programme has Construction as a priority sector to receive fully funded training</p> <p>-----</p> <p>NYCC Apprenticeship Levy Transfer is available for Construction businesses to apply for contributions towards training costs</p> <p>-----</p> <p>Ongoing and website kept up to date by Planning Policy team</p> <p>-----</p> <p>YNYER Community Hub developed to assist with the delivery of projects. The Hub is now called REACH which stands for Resources and Advice for Community Housing. Working with CFY to progress potential sites in Ryedale. Targeting specific parishes; Nawton, Sinnington, Rosedale, Slingsby, Welburn, Swinton, Lockton, Appleton-le-Moors, Middleton/Aislaby and Ebberston.</p>
<p>Increase the number and diversity of house builders and Registered Providers to deliver new homes</p>	<p><i>Establish a York, North Yorkshire and East Riding LEP wide house builder/agent/estate agent forum.</i></p> <p>-----</p> <p><i>Engage with existing local and sub regional forum including the Chamber of Commerce</i></p>	<ul style="list-style-type: none"> <li>- Provide representation at meetings from Ryedale</li> <li>- 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</li> </ul>	<p>Increased activity in this sector is included in proposals for a draft housing deal for YNYER that is being discussed with the HE. The final draft of this went to Directors of Development 31<sup>st</sup> May 2018. No further update provided</p> <p>-----</p> <p>The National Housing Federation and House Builders Federation are both represented on the Housing Board for YNYER</p>

	<p><i>Engage with the local representatives of the House Builders Federation, National Housing Federation and National House Building Council</i></p> <p><i>Via the above, identify and engage with partners not active in the area to promote potential opportunities.</i></p> <hr/> <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"> <li>- Investigate potential marketing opportunities</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Promote through information sheets</li> <li>- Mail shot to Parish Council</li> <li>- Attendance at Parish Council liaison meetings</li> <li>- Provide updated information on the website</li> </ul>	<p>RDC has 36 people registered on the Self-Build Register</p> <p>Senior Business Advisor will engage with local representatives to ensure potential opportunities are made known to local construction companies</p> <hr/> <p>Workshops organised by Community First Yorkshire (CFY) in Ryedale. CFY attending several Parish Councils working with the RHE to discuss CLH. Several PCs have now expressed interest after their visit and are keen to learn more. One PC needs survey is now underway. CFY meeting with RDC to review outcomes and progress of work</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> <hr/> <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> <hr/> <p><i>Work closely with the HE and other funders to identify opportunities to bolster affordable housing delivery via the AHP and other programmes. 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"> <li>- Develop housing and planning protocol</li> <li>- Standardise Section 106 agreements</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Agree specifications, transfer prices</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Develop Affordable Housing pro forma</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Encourage RPs to engage with Continuous Market Engagement programme with HE</li> </ul>	<p>Standard clauses implemented and incorporated into S106 Agreements</p> <hr/> <p>Specification &amp; transfer prices to be updated for 2020</p> <hr/> <p>Affordable Housing pro forma developed and attached to the planning application Validation Checklist</p> <hr/> <p>Ongoing. Broadacres/Yorkshire Housing/Home Group</p> <hr/> <p>Meetings have been held and the LEP, Housing Board and RPs are developing a unified approach to support greater delivery</p> <hr/> <p>The RPs are developing a Compact across the area for agreement to deliver the required 1600 affordable homes on an annual basis.</p>



	<p><i>Via the above, identify and engage with RPs not active in the area to promote potential opportunities</i></p> <hr/> <p><i>Strategic approach to the funding and tackling of long term Empty Homes</i></p>	<ul style="list-style-type: none"> <li>- Engage with the RPs part of the Rural Housing Network who are not actively working within Ryedale</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Work with RPs on potential funding opportunities</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Continue to employ P/T Empty Homes Officer</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Investigate working with Estate Agents to facilitate the sale of long term empty properties</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Develop local Empty Property Strategy</li> </ul>	<p>Work closely with RPs across the Rural Housing Network Partnership</p> <hr/> <p>Community Officers and Customer Service Advisors implementing the Councils aims regarding empty properties following the new operating model</p> <p>Additional Private Sector Technical Officer recruited for 2020</p> <hr/> <p>Priority for new Housing Technical Officer following employment</p> <hr/> <p>Completed 2017. Update to be completed 2020</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> <hr/> <p><i>Understand and communicate changing size needs in relation to household formation and Welfare Reform</i></p> <hr/> <p><i>Identify and support initiatives to provide suitable accommodation for older people</i></p>	<ul style="list-style-type: none"> <li>- Agree intermediate tenures as part of Supplementary Planning Guidance</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Agree with developers to sell direct to an eligible occupier</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Developers/ Planning to negotiate on size</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Ensure RPs are prepared to accept smaller units, look at adaptable properties interchangeable at half bed</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Regular meetings with North Yorkshire County Council</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- 5% bungalows on sites of 50 or more</li> </ul> <hr/> <ul style="list-style-type: none"> <li>- Investigate the need to provide support in order to facilitate moving to alternative accommodation through older persons Housing Options Officer</li> </ul>	<p>Prioritisation of Sites Document and NPPF update. Tenures agreed on a site by site basis.</p> <hr/> <p>Implemented and promoted on a site by site basis</p> <hr/> <p>Implemented</p> <hr/> <p>RPs purchasing smaller S106 properties as part of the affordable allocation</p> <hr/> <p>Possible replacement of Malton and Pickering elderly person homes</p> <hr/> <p>Included in the Local Plan &amp; requested on schemes through planning consultation</p> <hr/> <p>Alternative ways of working through Council's new operating model and partnerships with Living Well Service and White Rose Home Improvement Agency (WRHIA)</p>

	<p>-----</p> <p><i>Identify and support initiatives to provide suitable accommodation for young working age people</i></p>	<ul style="list-style-type: none"> <li>- Continue with the management of Wells Lane</li> <li>- Options to lease / manage Houses in Multiple Occupation accommodation</li> <li>- Promote sharing opportunities for young people</li> </ul>	<p>Ongoing to provide 6 rooms for local people</p> <p>-----</p> <p>Vine St, Norton - Lease ongoing until Oct '20. Provides 5 rooms for vulnerable clients</p> <p>-----</p> <p>Ongoing. Providing 3 rooms for working young people. Additional HMOs will be included as part of the HIP</p>
Maintain an up-to-date understanding of our housing markets and housing need	<p><i>Maintain up to date Strategic Housing Market Assessments (SHMA) and Economic Viability Assessments by Local Authority – Working together and sharing best practice where this delivers efficiencies.</i></p> <p>-----</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"> <li>- Procure a new SHMA</li> <li>- Launch a new SHMA</li> <li>- Ensure views are taken into account as part of SHMA through focus group</li> </ul>	<p>A new SHMA will be undertaken once the review of the Local Plan has started – potentially towards the end of 2020.</p> <p>-----</p> <p>Current SHMA published April 2016</p> <p>-----</p> <p>Representation provided at the Housing Board</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	RYEDALE 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>-----</p> <p><i>Delegate responsibility for delivery to the North Yorkshire Rural Housing Enabler Network</i></p>	<ul style="list-style-type: none"> <li>- Attendance at the Rural Housing Network</li> <li>- 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</li> </ul>	<p>Ongoing. RHE and DO attend quarterly RHE Network meetings</p> <p>-----</p> <p>The RHE is now working with PCs and other partners on two rural exception sites at Swinton and Gilling East. Sites have been identified in both these locations.</p>

	<p><i>Identify communities where CLTs may be appropriate – Pilot via the RHE programme. Link with the development of Strategic Housing Market Assessments to ensure Rural Needs are understood</i></p>	<ul style="list-style-type: none"> <li>- Promote the RHE Programme with local forums and in particular Parish Councils in Ryedale</li> <li>- Investigate whether any interest in CLTs in Ryedale</li> <li>- Attendance at the RHE Steering Group for Scarborough/Ryedale</li> <li>- Work with rural delivery partners to increase the amount of affordable housing in Ryedale</li> </ul>	<p>The RHE conducted a housing survey at Gilling East and surrounding areas which identified a need for 11 rural units for local people. A survey at Swinton is planned for spring 2020</p> <p>The RHE did a presentation at a Community Led Housing event in Pickering on the 22 June 2019. Several RDC Pickering Councillors attended along with landowners and Parish Councillors.</p> <p>The DO attends along with the RHE</p> <p>The RHE Programme 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>Working in partnership with CFY, 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"> <li>- The RHE to work closely with the Planning Team at the NYMNPA to identify sites and develop more rural affordable homes in the NP.</li> </ul>	<p>The RHE works closely with the NYMNPA on all aspects of rural affordable housing delivery. The most recent Ryedale schemes in the NP have been the S106 sites in Helmsley: Linkfoot Lane (5 units) - complete, Swanland Road (24 units) and the Black Swan (4 units). An open event was held at the end of July for the Swanland Park scheme in association with Broadacres Housing. Another open event was held on the 28 August for the Discount for Sale units on the Swanland development. The RHE assisted with the application/permission/allocations for the Bransdale View Extra Care scheme in Helmsley which has now completed – April 2019. This was in association with Housing and Care 21 and NYCC.</p>



		<p>-----</p> <ul style="list-style-type: none"> <li>- The RHE to contribute to NYMNPA policy on Affordable Housing</li> <li>- To attend any rural events in the NYMNPA associated with affordable housing</li> </ul>	<p>Other rural S106 schemes completed in 2019 with Broadacres include: Thornton-le-Dale (6), Sheriff Hutton (Pecketts Close) (4) and Rillington (8). The RHE helps with allocations on all rural lets by holding local open events to publicise the affordable homes to local people.</p> <p>-----</p> <p>The RHE has contributed to the consultation process on policy for the NP Local Plan. The Local Plan is now at the public examination stage.</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>-----</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"> <li>- Monitor the national position and provide a response to any future Government consultation on contributions from small sites</li> <li>- 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</li> </ul>	<p>Change in legislation. No contribution from sites less than 10</p> <p>-----</p> <p>Working with HE on products available. Planning Policy allows for market housing. Alternative ways of delivering rural affordable housing are being investigated. Launch of community led housing hub REACH (Resource &amp; Advice for Community Housing)</p>
Address the needs of housing markets including tackling poor quality private housing	<p><i>Develop a market intervention project including Purchase &amp; Repair of properties.</i></p> <p>-----</p> <p><i>Link with SHMA and Stock Condition Surveys to ensure needs are understood</i></p> <p>-----</p> <p><i>Licensing of Houses in Multiple Occupation</i></p> <p>-----</p> <p><i>Dealing with housing complaints</i></p>	<ul style="list-style-type: none"> <li>- Work with the HE to look at options available with partner organisation or deliver directly</li> <li>- Direct work programmes to the outcomes from the surveys</li> <li>- Preparation of the extension to the mandatory HMO licensing Scheme</li> <li>- Duty to raise awareness of this legislation to landlords</li> <li>- Development of an on-line form to assist landlords to licence HMO's</li> </ul>	<p>Look at empty property options with regards HE funding and purchase &amp; repair products. Continue looking at options to bring empty properties back into use</p> <p>-----</p> <p>Survey to direct work completed in reviewing SHMA</p> <p>-----</p> <p>Legislation now statute, 9 new licences issued <b>18/19 and 3 in 19/20</b></p> <p>-----</p> <p>Website reviewed on a regular basis and annual landlords forum</p> <p>-----</p> <p>Operational in 2020</p>

		- Ensure Ryedale enforcement policy meets new legislative changes	Draft Corporate Enforcement Policy developed December 2019
<b>ISSUE - THE HOUSING NEEDS OF OUR COMMUNITY</b>			
<b>Priority 3 - Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives</b>			
PROPOSALS	CORE ACTIVITIES	RYEDALE 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>-----</p> <p><i>Provide advice and support to older people in planning moves and understanding housing options</i></p> <p>-----</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>-----</p> <p><i>Ensure the existing supply of housing is suitable for older people in the future</i></p> <p>-----</p> <p><i>Link to NYCC Community Strategy and Health and Well Being Boards</i></p>	<p>- Regular progress on sites within Ryedale, Pickering, Malton, Helmsley and Kirkbymoorside with NYCC</p> <p>-----</p> <p>- Find out completion timetables</p> <p>-----</p> <p>- Ensure services are accessible and home visits provided where needed</p> <p>-----</p> <p>- 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.</p> <p>-----</p> <p>- Increased use of White Rose Home Improvement Agency (WRHIA) wellbeing service and DFG budget</p> <p>-----</p> <p>- Develop closer involvement with Living Well</p> <p>-----</p> <p>- Provide feedback for consultation on new Health and Wellbeing Strategy</p>	<p>Ongoing meetings. Looking at Pickering/Malton SHLAA Pt1 – Annual update and housing projectory</p> <p>-----</p> <p>Pickering – Mickel Hill, remaining 12 bungalows completed May 19. Helmsley – Extra Care development at Bransdale View with 61 affordable units and 3 open market sale – 40 shared ownership and 21 affordable rent, completed March 2019</p> <p>-----</p> <p>Drip in service provided in Malton and Pickering, further extension to service required</p> <p>-----</p> <p>Discussions are ongoing with NYCC on a site by site basis. Malton facility to be progressed through One Public Estate Partnership</p> <p>-----</p> <p>92 DFGs delivered in 2018/19, 86 so far in 19/20</p> <p>-----</p> <p>Alternative ways of working through Council's new operating model and partnerships with Living Well Service and WRHIA Ongoing</p> <p>-----</p> <p>Consultation completed. Strategy adopted. Strategy to be renewed 2020</p>

		Participate in the development of a Winter Health Strategy Action Plan	Information provided as and when required
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 HE to fund initiatives</i></p> <p>-----</p> <p><i>Develop shared housing projects for under 35s Pilot in Ryedale and Hambleton</i></p> <p>-----</p> <p><i>Identify and support bids to appropriate funding streams</i></p> <p>-----</p> <p><i>Identify opportunities to deliver via market or Affordable Housing delivery</i></p>	<p>- Through liaison meetings, work on new initiatives with RP partners</p> <p>-----</p> <p>- Await outcome of Platform for Life initiative bid</p> <p>-----</p> <p>- Assist in the delivery of government initiative for Starter Homes for under 40's</p>	<p>Shared Ownership and rent programme. Promoting with RP's</p> <p>-----</p> <p>92 Castlegate completed 2017</p> <p>-----</p> <p>Successful. 3 Rooms provided at 92 Castlegate, Malton with Broadacres</p> <p>-----</p> <p>Potential to be delivered as a proportion of affordable housing built on development sites, including Help to Buy. Policy on Starter Homes still not clear in NPPF</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 regardless of tenure

PROPOSALS	CORE ACTIVITIES	RYEDALE 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>-----</p> <p><i>Share and promote Best Practice Develop local Policy Guidance/SPDs to set out requirements for new developments</i></p>	<p>- Work collectively with RP partners and interview colleagues to agree content for SPD prior to consultation</p> <p>-----</p> <p>- Attend the Northern Affordable Housing Group</p>	<p>Part of negotiations with developers and planning consultations. SPD to be developed after Local Plan</p> <p>-----</p> <p>Active involvement with DO attending</p>
Explore opportunities to use innovative methods of construction to deliver new, high quality homes	<p><i>Link with LEPS</i></p> <p>-----</p> <p><i>Identify and support opportunities to use Modern Methods of Construction and Off Site Manufacture to deliver new homes</i></p>	<p>- Develop local and pan-YNTER initiatives in partnership with YNTER Housing Board</p> <p>-----</p> <p>- Meet with relevant private developers and RP partners to assess any opportunities</p>	<p>Presentations held at YNTER Board</p> <p>-----</p> <p>Regular attendance at the Northern Affordable Housing Group (NAHG) with all LA partners in the Yorkshire &amp; Humber region, where any new initiatives are discussed</p>

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	<p><i>Identify and support bids to appropriate funding streams to ensure quality/additionally</i></p> <p>-----</p> <p><i>Ensure local SPDs provide guidelines on size and quality across all tenures</i></p>	<ul style="list-style-type: none"> <li>- Discuss options available from HE where financial viability is assessed and funding would give additionally</li> <li>-----</li> <li>- Ensure SPD includes all relevant factors to assist development from the outset. Encourage developers to build to Nationally Described Space Standards</li> </ul>	<p>Funding available for Shared Ownership and affordable rent.</p> <p>-----</p> <p>Ongoing</p>
<b>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</b>			
PROPOSALS	CORE ACTIVITIES	RYEDALE PROPOSALS	PROGRESS
Develop and maintain an understanding of the condition of existing stock	<p><i>Continue to work with Private Sector Landlords and local Private Rented Sector fora and focus on "Rogue Landlords" where appropriate</i></p> <p>-----</p> <p><i>Home Improvement Agencies and Handypersons schemes</i></p>	<ul style="list-style-type: none"> <li>- Increase the financial incentives available to assist landlords in improving the condition of their properties</li> <li>-----</li> <li>- Working with lettings agents to improve understanding of Private Rented Sector statutory requirements</li> <li>-----</li> <li>- Promotion of resources available to support private landlords</li> <li>-----</li> <li>- Development of Code of Practices to raise awareness with Private Rented Sector community</li> <li>-----</li> <li>- Development of Introduction of Civil Penalties Procedure</li> <li>-----</li> <li>- Continue partnership with Scarborough Borough Council with regards to White Rose service</li> </ul>	<p>Ongoing grants and loan programme. Review of programme in 2020</p> <p>-----</p> <p>Landlords Forum Oct 2019. Providing information on legislative changes</p> <p>-----</p> <p>Website development on a regular basis</p> <p>-----</p> <p>Promoted at Landlords Forum through National Landlords Association</p> <p>-----</p> <p>Completed 2018</p> <p>-----</p> <p>Continue the work of Choices for Energy through the WRHIA Review of WRHIA partnership agreement with Scarborough BC</p>

Priority 6 - Ensure all homes have a positive impact on health and wellbeing and are affordable to run			
PROPOSALS	CORE ACTIVITIES	RYEDALE PROPOSALS	PROGRESS
Continue to deliver investment in Energy Efficiency	<i>Link to Yorkshire Energy Solutions Partnership and National Energy Action</i>	- Continue to work with YES, Community Interest Company and other partners to develop Energy Efficient projects throughout district	A Service Level Agreement has been developed with Yorkshire Energy Solutions to deliver the Ryedale Energy Savers Scheme and develop other projects
		- Development of joint LA ECO-Flex Statement of Intent with Richmond, Scarborough and Hambleton to access Affordable Warmth funding.	Completed 2018, Version 2 issued in 2019, to account for changes in ECO funding
		- Continual development and use of oil co-ops and collective switching scheme, as well as other similar schemes	Ongoing. Choices for Energy now part of WRHIA
		- Biennial Home Energy Conservation Act report	Working in partnership with YES, the 2019 Home Energy Conservation Act report was provided to the BEIS
		- Preparation of Warm Homes Fund Bid for Sept 18	Successful bid obtained November 2018, second bid December 2019
		- Instructed YES to complete research into Fuel Poor households with no central heating in North Yorkshire	Success bid to British Gas Energy Trust to extend the Single Point of contact received Summer 2018
Reduce the impact that poor housing has on health and wellbeing	<i>Engage with the Better Care fund and continue to make best use of Disabled Facilities Grants</i>	- Work in partnership with WRHIA to ensure a positive impact and correct targeting of resources and use of DFG funding	Increase in allocation from the Better Care fund. Working in partnership with NYCC to ensure joined up services provided. £584k received from the Better Care Fund to be used for DFGS in 2019/20
	<i>Work with Private Sector Landlords and Local PRS fora</i>	- Investigate development of Landlord newsletter	Information available through RDC's website
	<i>Home Improvement Agencies and Handypersons schemes</i>	- Increase profit of Wellbeing and Handyman schemes	18/19 147 Wellbeing visits, with 827 handyperson referrals which included 138 small repairs and 689 minor adaptations. So



		<ul style="list-style-type: none"> <li>- Attendance at externally appropriate events to promote service</li> </ul>	far in 2019/20, 557 handyperson referrals and 146 wellbeing visits
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> <hr/> <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> <hr/> <p><i>Marketing strategy in place to promote lifelines and telecare</i></p> <hr/> <p><i>Evidence of demographics to show ageing population regionally</i></p>	<ul style="list-style-type: none"> <li>- Actively promote The Ryecare Lifeline Service throughout the area</li> <hr/> <li>- Ensure dispersed alarms with the option of additional telecare sensors are used to protect the elderly and vulnerable and enable independent living</li> <hr/> <li>- Implement Marketing strategy</li> <hr/> <li>- Marketing research undertaken by Ryecare Manager has identified the population of elderly 'hotspots' and marketing efforts will be concentrated in these areas</li> </ul>	<p>Community Team and Customer Service Officers all now fully aware of the service and will jointly help to promote Ryecare</p> <hr/> <p>Promoting the additional telecare sensors as standard with a lifeline</p> <hr/> <p>New strategy to be completed by July 2020</p> <hr/> <p>New Marketing Post created to raise awareness and income to the service</p> <hr/> <p>Will review marketing strategy and revise current Business Plan to make it achievable. Continue to update this information with Marketing Officer once in post</p>

## ISSUE - ADDRESSING THE NEEDS OF HOMELESS HOUSEHOLDS

### Priority 7 - Continue to reduce Homelessness

PROPOSALS	CORE ACTIVITIES	RYEDALE 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> <hr/> <p><i>Each Local Authority to develop and work to a local homelessness strategy</i></p>	<ul style="list-style-type: none"> <li>- Continue to Chair the County Homelessness Group</li> <hr/> <li>- Implement Homelessness Strategy and Action Plan 2015-2020, providing annual reviews</li> <hr/> <li>- Monitor effectiveness of Strategy through Partner input at Housing Forum and Homelessness Strategy Steering Group</li> <hr/> <li>- Continue core funding for CAB's Money Advice Service</li> </ul>	<p>Housing Services Manager chairs sub-regional group</p> <hr/> <p>Ongoing. Current work on replacement draft Homelessness and Rough Sleeping Strategy 2020-25. Draft to Policy &amp; Resources March 2020</p> <hr/> <p>Ongoing</p> <hr/> <p>Continued support of CAB at £12k per annum</p>

		- Work collaboratively with Environmental Health to ensure continued access to housing of a suitable standard	Joint visits undertaken where required. Disrepair issues referred to Community Team
		- Maintain membership of North Yorkshire Home Choice Project Board, ensuring that all policies reflect the needs of homeless households	Work with partners across North Yorkshire to maintain members
		- Continue participation in the countywide Young People's Accommodation Partnership	YPP ongoing. Supporting people programme ended. Partnership funding transferred to NYCC. RDC sub contractor for the partnership
	<i>Manage the removal of the No Second Night Out funding. Develop formal No Second Night Out procedure with existing resources.</i>	- Very low District Street Homelessness to be addressed by use of County-wide budget, develop exit strategy	Programme completed. 'No second night out' protocol developed. Officers aware of No Second Night Out options
	<i>Identify and support bids to appropriate funding streams</i>	- Continue referral scheme with Stonham Homestay Homelessness Prevention Service	Service now provided in-house with Horton staff being TUPE'd to RDC as of Oct 19
		- Assist with the flexible use and prioritisation of the Discretionary Housing Payment fund to prevent homelessness, working jointly with the Revenues & Benefits Manager	DHP spend 2018/19 – 180,778.32  DHP allocation 2019/20 – 207,413.00, current spend £165K, 15 claims outstanding
	<i>Develop and maintain relationships with private sector landlords to meet the needs of homeless households</i>	- Explore options of extension of the housing solutions role	Review of service and structure during 2019. Customer Services Officers transferred to Housing Services as of 1 <sup>st</sup> Nov 19 to streamline service.
	<i>Work to retain Homelessness Grant Funding to sustain successful and efficient Homelessness Prevention activities including rent in advance and provision of Bonds</i>	- Develop a training and homelessness awareness programme to offer partner agencies	Ongoing through Housing Forum and NY Training Group.
		- Continue to identify further streams and attract alternative funding via appropriate bids	Credit union now offer drop in at Ryedale House to provide banking services and loans – reduces need for bonds
	Introduction of Welfare Reform and Work Act 2016	Introduction of Homelessness Reduction Act 2017 Significant changes to the way that homelessness is assessed, the process of doing this and reporting	Signpost to affordable housing and increase options for younger people and utilisation of the Discretionary Housing Payment (DHP)

		<p>Facilitate and implement IT system</p> <hr/> <p>Review of staffing levels due to changes in legislative processes</p>	<p>New system procured to facilitate the legislative changes and paperless working</p> <hr/> <p>Staffing levels reviewed and new structure in place 1<sup>st</sup> Nov 19</p> <p>Duty to Refer for statutory agencies in place since Oct 2018 – referrals come through IT portal or email</p> <p>Regular attendance at multi agency meetings MARAC, MAPS, community safety meetings and quarterly community forum to provide joined up working with partner agencies and housing advice where appropriate. Close working with community team to identify homelessness issues.</p>
Improve access to services	<i>Work towards the achievement of Gold Standard in housing options services</i>	<p>- Develop Hospital Discharge Protocol with NYCC CMHT for those with mental health problems</p> <hr/>	<p>Hospital Discharge Procedure in place</p> <hr/> <p>Gold Standard achieved July 2017. Diagnostic Peer review completed August 2019. Housing Options Service Improvement Plan developed</p> <hr/> <p>New IT system has customer portal so they can self-refer online, this facility has been live since May 2018 with link from main website</p>
Improve support for young people	<i>Maintain the Young People's Pathway / @The Hub approach</i>	<p>- Continue active membership of the Pathway Governance and Implementation Groups</p>	<p>Governance Group suspended due to NYCC undertaking a review of the Pathway. Ryedale actively involved</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>	<p>- Identify funding to improve services for homeless clients</p>	<p>Successful bids from MHCLG funding rough sleeper initiative and rapid rehousing pathway have resulted in employment of 2 full-time workers for 12 months</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>	<p>- Ensure early intervention to prevent homelessness and reduce the need for this accommodation</p>	<p>Ongoing</p> <p>Preventions and reliefs</p> <p>18/19 – 120, first 6 mths 19/20- 53</p>

		<div> <div></div> <div> <ul style="list-style-type: none"> <li>- Continue to ensure the provision of accommodation at Old Railway Court</li> </ul> </div> </div>	<p>Since April 2018 new legislation and ways of working so figures can no longer be compared year to year, early intervention work continues</p> <p>RDC entered into a Management Agreement with YH in April 2017 - ongoing</p>
<b>ISSUE - THE NEEDS OF VULNERABLE HOUSEHOLDS AND THOSE WITH SUPPORT NEEDS</b>			
<b>Priority 8 – Ensure housing is allocated fairly and on the basis of need</b>			
PROPOSALS	CORE ACTIVITIES	RYEDALE 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"> <li>- Delivery delegated but membership of the Board maintained</li> <li>-</li> <li>- Ensure that all policies reflect the needs of homeless households and assist homeless prevention</li> <li>- Seek Board approval for Local Lettings Initiatives, allocated out of the NYHC policy</li> </ul>	<p>Review undertaken in response to Homelessness Reduction Act 2017. New policy issued 2019</p> <p>City of York will be leaving the partnership within the next 12 months, expected Feb 2021</p> <p>Submitted for Wood Street, Norton. Extended Local Lettings Agreement on old garage sites in Malton, Norton and Pickering</p>
<b>Priority 9 - Provide appropriate housing and support for those with specific housing needs</b>			
PROPOSALS	CORE ACTIVITIES	RYEDALE 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>	<ul style="list-style-type: none"> <li>- To ensure that the GRTS community have access to advice and assistance. RDC attends fortnightly drop-ins.</li> <li>- Undertake GRTS Accommodation Assessment</li> <li>- Work in partnership with Yorkshire Housing for households with specific needs - learning difficulties, physical disabilities, mental health problems, frail elderly, alcohol/substance dependant</li> </ul>	<p>Tara Park now managed in-house by RDC – support provided by RDC housing support team</p> <p>Report published December 2016. No requirement for additional pitches in Ryedale</p> <p>No specific support currently in place for the GRTS community – all support provided by generic service. Review of GRTS accommodation assessment 2020</p>

	<i>Work with NYCC Health and Adult Services to identify needs via it's Accommodation Strategy/Matrix</i>	- Work with providers of mental health support across the district	Mental Health support service funded through NYCC currently being reviewed as contract to end in 2020 – attendance at MAPS meetings to work in partnership and work ongoing by RSI funded post holder to build better links
	<i>Identify need (type and location) for housing suitable for those with physical disabilities, Learning disabilities etc.</i>	- Liaison with NYCC's LDAG and partnership with RP's	Updates received, more formal meetings to be established with NYCC regarding housing needs of clients with Learning Disabilities
	<i>Implement proposals and standard approach to Multi Agency Public Protection Arrangements, Multi Agency Risk Assessment Conference etc.</i>	- RDC is a member of the Making Safe Steering Group to ensure effective work of MARACS to ensure the safety of DV clients	New lead for North Yorkshire and York Domestic Abuse operational Group.
		- Ensure the continuous use of lifelines for victims of domestic abuse	Senior Officer maintains attendance with decision making – Making Safe Steering Group has now been amalgamated into Domestic Abuse Forum
		<i>Support the delivery of the North Yorkshire and York Domestic Abuse Strategy</i>	Scarlborough and Ryedale Domestic Abuse Strategy updated
	Meeting the needs of the Syrian Refugee programme in partnership across North Yorkshire	- Work with accommodation providers both RP's/private landlords to secure accommodation for 16 individuals	Negotiations currently ongoing to house further refugees across the district. Report to Policy & Resource in Feb 2020
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>	- Development of management protocol for Tara Park -	Management bought in-house from Sept 19 following end of contract – current review of allocations policy and procedures being undertaken



**GLOSSARY**

<u>Staff</u>		<u>Other</u>	
HSM	Housing Services Manager	RDC	Ryedale District Council
HPRS	Head of Planning & Regulatory Services	AHP	Affordable Homes Programme
PD	Programme Director for Economic Development, Business & Partnerships	CLT	Community Land Trust
DO	Development Officer	SPD	Supplementary Planning Document
RHE	Rural Housing Enabler	NYCC	North Yorkshire County Council
SHS	Senior Housing Specialist	HMO	House in Multiple Occupation
RM	Ryecare Manager	SHMA	Strategic Housing Market Assessment
HS	Housing Specialist	NYMNP	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
HE	Homes England (formerly Homes & 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 (HE)	MARAC	Multi Agency Risk Assessment Conference
CA	Citizens Advice	SP	Supporting People
NAHG	Northern Affordable Housing Group	DV	Domestic Violence
CHOG	Chief Housing Officers Group	LDAG	Learning Disabilities Action Group
DHP	Discretionary Housing Payment	COP	Code of Practice
CFY	Community First Yorkshire	YH	Yorkshire Housing
BRE	Building Research Establishment	CLH	Community Led Housing
HRA	Homelessness Reduction Act 2017	BEIS	Department for Business, Energy & Industrial Strategy
		RTB	Right to Buy
		SHLAA	Strategic Housing Land Availability Assessment