

RYEDALE  
DISTRICT  
COUNCIL



2015- 2021

# Ryedale District Council Housing Strategy Action Plan



Draft - August 2015

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	BY WHEN	BY WHOM	FINANCIAL IMPLICATIONS
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><i>Council to consider direct housing provision where appropriate.</i></p>	<ul style="list-style-type: none"> <li>- Maintain and review the Local Plan Policy in line with local government changes.</li> <li>- Ensure new members are trained in planning policy</li>   <li>- Work with the Housing Board to ensure other Local Authorities meet housing targets</li> <li>- Council Officer currently seconded to the Local Enterprise Partnership for 3 days a week.</li>   <li>- Meet regularly with the HCA to ascertain delivery models available.</li>   <li>- Development Officer to work closely with RPs to ensure bids reflective of council's housing needs.</li>   <li>- Officers putting together a business plan looking at the option of purchase / repair or working in partnership with Registered Providers</li> </ul>	<p>Annually</p>  <p>KIT meeting; bi-monthly liaison meetings</p> <p>Quarterly RSL forums</p> <p>Oct 2015</p> <p>Ongoing</p> <p>Apr 2016</p>	<p>PPM</p> <p>HoE</p> <p>HSM</p> <p>DO</p> <p>DO</p> <p>RHE/FP</p>	<p>Staff time</p>      <p>Capital borrowing</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"> <li>- Provide local data for monitoring to the York, North Yorkshire, East Riding Board as well as the Rural Housing Network</li> <li>- Small sites identified by Ryedale District Council for market sale, ensuring capital receipts toward affordable housing delivery</li> <li>- Monitor development programmes with HCA and partner RPs</li> <li>- Undertake an annual development road show; support a rural event on an annual basis</li> <li>- Registered Providers Forum</li> <li>- Regular one to one meeting with partners regarding specific sites</li> </ul>	<p>RPF – quarterly</p> <p>Liaison meeting with RPs</p> <p>Apr2016</p> <p>Ongoing 2015/18</p>	<p>RHE</p> <p>HSM</p> <p>HSM/RHE</p> <p>HSM/DO/RHE</p>	<p>Staff time</p> <p>Staff time</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> <p><i>Work Closely with Planning Officers Groups /Development Plans Forum to identify barriers to getting plans in place.</i></p> <p><i>Provide peer to peer support and mentoring via the Board</i></p>	<ul style="list-style-type: none"> <li>- 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.</li> <li>- Corporate housing group to monitor progression on a bi-monthly basis</li> <li>- Attendance at the Housing Board, both officer and member</li> <li>-</li> </ul>	<p>Ongoing</p>	<p>All</p>	<p>Staff time</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><i>Use our relationships with house builders and RPs and developers to support and encourage the use of</i></p>	<ul style="list-style-type: none"> <li>- Support LEP-wide initiatives to address construction skills in partnership with YNYER Housing Board, together bespoke investment at colleges accessible to Ryedale</li> </ul>	<p>Apr 2016</p> <p>Apr 2016</p>	<p>DO</p> <p>RHE/DO</p>	

	<p><i>local labour, apprenticeships and businesses.</i></p> <p><i>Enable self and custom build opportunities where appropriate</i></p> <p><i>Use opportunities for Community Land Trusts and similar models to ensure local training and job opportunities</i></p>	<ul style="list-style-type: none"> <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>			Staff time
<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><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 Homes 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> <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>- Provide representation at meetings from Ryedale</li> </ul> <p>Support LEP-wide initiatives to boost activity from small and medium builders, in partnership with YNYER Housing Board and House Builders Federation. NB this formed parts of YNYER devolution asks</p> <ul style="list-style-type: none"> <li>- Investigate potential marketing opportunities</li> <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>When set up</p> <p>Dec 15 Dec 15 Mar 16 Dec 15</p>	DO	Staff time
<p>Maximise delivery of Affordable Housing via planning gain and other means</p>	<p><i>Develop and adopt Affordable Housing policies as part of the Local Plan in line with the requirements of the NPPF</i></p> <p><i>Maximise opportunities to support Affordable Housing provision at local policy target levels and work with partners to ensure delivery and viability</i></p> <p><i>Work closely with the HCA and other funders to identify opportunities to bolster affordable housing</i></p>	<ul style="list-style-type: none"> <li>- Develop supplementary planning guidance on affordable housing</li> <li>- Develop housing and planning protocol</li> <li>- Standardise Section 106 agreements</li> <li>- Agree specifications, transfer prices</li> <li>- Develop Affordable Housing Performa</li> <li>- Encourage RPs to engage with Continuous Market Engagement programme with HCA</li> </ul>	<p>Jan 16</p> <p>Oct 2015 Oct 2015 Oct 2015 Oct 2015</p> <p>Ongoing</p>	<p>FP</p> <p>DO</p> <p>DO</p>	Staff time

	<p><i>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 &amp; 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"> <li>- Provide Local Authority contribution for continuation of programme to 2018</li> <li>- Report on an annual basis through performance management framework</li> <li>- Provide representation from RDC once established</li> <li>- Engage with the RPs part of the Rural Housing Network who are not actively working within Ryedale</li> <li>- Work with RPs on potential funding opportunities</li> <li>- Continue to employ P/T Empty Homes Officer</li> <li>- Participate in development of Sub-regional Empty Property action plan</li> <li>- Development of regional Empty Property loans</li> <li>- Investigate financial incentives for owners of empty properties to encourage bringing them back into use</li> <li>- Investigate working with Estate Agents to facilitate the sale of long term empty properties</li> <li>- Develop local Empty Property Strategy</li> </ul>	<p>Mar 2018</p> <p>Annually</p> <p>As and when</p> <p>Sept 2015</p> <p>Ongoing</p>	<p>HSM</p> <p>FP/Housing</p> <p>HSM</p> <p>RHE</p> <p>HSM/EHO</p> <p>EHO</p>	<p>£6,500 commuted sum</p> <p>Staff time</p> <p>Staff time</p> <p>£12,000 revenue budget</p>
<p>Increase diversity and choice in size, type and tenure to meet the needs of our communities (within the confines of welfare reform)</p>	<p><i>Explore opportunities offered by new private rented homes and intermediate tenures</i></p> <p><i>Understand and communicate changing size needs</i></p>	<ul style="list-style-type: none"> <li>- Agree intermediate tenures as part of SPD</li> <li>- Investigate HCA opportunities and work with RP partners</li> <li>- Explore new forms of marketing</li> <li>- Agree with developers to sell direct to an eligible occupier</li> <li>- Developers/ Planning to negotiate on size</li> </ul>	<p>Apr 2016</p> <p>Ongoing</p>	<p>DO/PPM</p> <p>DM/DO/HSM</p>	<p>Staff time</p>

	<p><i>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>  <a href="http://www.northyorkshirestrategichousingpartnership.co.uk/images/documents/NY_Tenancy_Strategy_Oct_2012.pdf">http://www.northyorkshirestrategichousingpartnership.co.uk/images/documents/NY_Tenancy_Strategy_Oct_2012.pdf</a></p>	<ul style="list-style-type: none"> <li>- Ensure RPs are prepared to accept smaller units, look at adaptable properties interchangeable at half bed</li> <li>- Regular meetings with North Yorkshire County Council</li> <li>- Support 4 schemes across Ryedale</li> <li>- 5% bungalows on sites of 50 or more</li> <li>- Investigate the need to provide support in order to facilitate moving to alternative accommodation through older persons Housing Options Officer</li> <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> <li>- Continue partnership working with Foundation Housing in the employment of a Shared Solution Officer</li> <li>- Submit a Platform for Life Bid</li> <li>- Ensure continuation of part-time Letting Officer post</li> <li>- Participate and evaluate reviews in changes from partner agencies</li> </ul>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Until Sept 2016</p> <p>Outcome Oct 2015</p> <p>Ongoing</p> <p>Ongoing</p>	<p>RPF</p> <p>HPO</p> <p>HSM/SHOO</p> <p>HSM</p> <p>HSM</p>	<p>Funded through the rents</p> <p>£5,000 Homeless prevention grant</p> <p>Funded through Wells Lane rents Staff time</p>
<p>Maintain an up to date understanding of our housing markets and housing</p>	<p><i>Maintain up to date Strategic Housing Market Assessments and Economic Viability Assessments by Local Authority – Working together and sharing best practice where this delivers efficiencies.</i></p>	<ul style="list-style-type: none"> <li>- Procure a new SHMA</li> <li>- Look at opportunities of reducing costs through partnership working</li> <li>- Launch a new SHMA</li> </ul>	<p>Sep 2015</p> <p>Sep 2015</p> <p>Apr 2016</p>	<p>HSM/FP/DO</p>	<p>£15,000</p>

need	<i>Engage with the local representatives of the Homes Builders Federation, National Housing Federation and National House Building Council</i>	- Ensure views are taken into account as part of SHMA through focus group	Dec 2016		
<b>ISSUE - WORKING WITHIN OUR GEOGRAPHY</b>					
<b>Priority 2 - Ensure that our housing stock reflects the needs of the Ryedale communities across all areas</b>					
<b>PROPOSALS</b>	<b>CORE ACTIVITIES</b>	<b>LOCAL PROPOSALS</b>	<b>BY WHEN</b>	<b>BY WHOM</b>	<b>FINANCIAL IMPLICATIONS</b>
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"> <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> <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>	Ongoing	HSM RHE	Staff time
Address falling populations in the National Parks and use housing opportunities to sustain communities	<i>RHEs and providers to work closely with National Park Authorities to deliver their Plans and the housing needs of their communities</i>	<ul style="list-style-type: none"> <li>- The RHE to work closely with the Planning Team at the NYMNP to identify sites and develop more rural affordable homes in the NP.</li> <li>- The RHE to contribute to NYMNP policy on Affordable Housing</li> </ul>	Ongoing	HSM RHE	Staff time

		<ul style="list-style-type: none"> <li>- To attend any rural events in the NYMNPA associated with affordable housing</li> </ul>			
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"> <li>- Monitor the national position and provide a response to any future Government consultation on contributions from small sites</li> <li>- Monitor contributions from small sites to provide evidence for any future consultation</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 term</li> </ul> <p><b>(Kim - can we speak about this please - thanks Jill)</b></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><i>Undertake private sector stock condition survey</i></p> <p><i>Link with SHMA and Stock Condition Surveys to ensure needs are understood</i></p> <p><i>Licensing of Houses in Multiple Occupation</i></p> <p><i>Licensing of caravan sites (non-residential)</i></p> <p><i>Dealing with housing complaints</i></p>	<ul style="list-style-type: none"> <li>- Work with the HCA to look at options available with partner organisation or deliver directly</li> <li>- Investigate opportunities to procure a new stock condition survey and associated costs</li> <li>- Direct work programmes to the outcomes from the surveys</li> <li>- Continue with licensing regime of HMOs</li> <li>- Continue to work with planning and licensing of caravans</li> <li>- Ensure Ryedale enforcement policy meets new legislative changes</li> <li>- Review private sector renewal strategy</li> </ul>	<p>Ongoing</p> <p>Dec 15</p> <p>Apr 16</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>	<p>DO/HSM</p> <p>EHO</p> <p>EHO</p> <p>EHO</p> <p>EHO</p> <p>EHO</p>	<p>Possible borrowing requirement</p> <p>Cost to be researched</p> <p>Staff time</p>

**ISSUE - THE HOUSING NEEDS OF OUR COMMUNITY**



Priority 3 - Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives					
PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	BY WHEN	BY WHOM	FINANCIAL IMPLICATIONS
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"> <li>- Regular progress on sites within Ryedale, Pickering, Malton, Helmsley and Kirkbymoorside with North Yorkshire County Council</li> <li>- Find out completion timetables</li> </ul>	Ongoing	HSM/DO/RHE	Possible HCA funding/ NYCC funding
	<i>Provide advice and support to older people in planning moves and understanding housing options</i>	<ul style="list-style-type: none"> <li>- Explore opportunities for providing Older Persons Housing Officer</li> </ul>	Apr 2016	HPO	Homeless Prevention Grant
	<i>Via planning policy, and working with house builders and RPs, develop best practice around house types and policy for older people</i>	<ul style="list-style-type: none"> <li>- 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.</li> </ul>	Ongoing	DO/RHE	Staff time
	<i>Support new homes close to Extra Care developments for older people and staff (link with Y, NY &amp; ER Growth Deal)</i>	<ul style="list-style-type: none"> <li>- Work with LEP Authorities to progress LEP wide initiatives</li> </ul>	Ongoing	HoE HSM	Officer seconded to LEP
	<i>Ensure the existing supply of housing is suitable for older people in the future</i>	<ul style="list-style-type: none"> <li>- Increased use of White Rose Home Improvement Agency wellbeing service and DFG budget</li> <li>- Financial incentives to owner occupiers and some private tenants</li> </ul>	Ongoing	HSM/EHO	Better care fund. DFG budget.
	<i>Link to NYCC Community Strategy and Health and Well Being Boards</i>	<ul style="list-style-type: none"> <li>- Development of winter health strategy</li> <li>- Support the Chief Executive as a member of the housing board</li> <li>- Provide feedback for consultation on new Health and Wellbeing Strategy</li> </ul>	Ongoing	HSM/EHO	Revenue budget
Increase the number and range of homes suitable for working age households,	<i>Work with the HCA to fund initiatives</i>	<ul style="list-style-type: none"> <li>- Through liaison meetings, work on new initiatives with RP partners</li> </ul>	Ongoing	HSM/DO/RHE	HCA funding
	<i>Develop shared housing projects for under 35s Pilot</i>	<ul style="list-style-type: none"> <li>- Working with landlords to either manage or</li> </ul>	Oct 2015	HSM/SHOO	Rental

particularly first time buyers to enable mixed and sustainable communities	<i>in Ryedale and Hambleton</i>	lease properties			income
	<i>Identify and support bids to appropriate funding streams</i>	- Await outcome of Platform for Life initiative bid	Oct 2015		Rental income/ Homeless Prevention Grant
	<i>Identify opportunities to deliver via market or Affordable Housing delivery</i>	- Assist in the delivery of government initiative for Starter Homes for under 40's	Mar 2016	DO	Staff time

**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	BY WHEN	BY WHOM	FINANCIAL IMPLICATIONS
Work closely with house builders, land owners and Register Providers to communicate our aspirations and needs around quality and design	<i>Ensure local Supplementary Planning Documents provide guidelines on size and quality across all tenures</i>	- Work collectively with RP partners and interview colleagues to agree content for SPD prior to consultation	Dec 2015	DO	Staff time
	<i>Share and promote Best Practice Develop local Policy Guidance/SPDs to set out requirements for new developments</i>	- Attend the Northern Affordable Housing Group	Quarterly	DO	Staff time
Explore opportunities to use innovative methods of construction to deliver new, high quality homes	<i>Link with LEPs</i>	- Develop local and pan-YNYER initiatives in partnership with YNYER Housing Board.	Ongoing	HoE	Secondment
	<i>Identify and support opportunities to use Modern Methods of Construction and Off Site Manufacture to deliver new homes</i>	- Meet with relevant private developers and RP partners to assess and opportunities	Ongoing	HSM/DO	Staff time
	<i>Identify and support bids to appropriate funding streams</i>	- Keep up to date with opportunities through the HCA	Ongoing	HSM/DO /RHE	HCA funding
Ensure Affordable	<i>Identify and support bids to appropriate funding</i>	- Discuss options available from the HCA	Ongoing	HSM	HCA funding

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>streams to ensure quality/additionally</i></p> <p><i>Ensure local SPDs provide guidelines on size and quality across all tenures</i></p>	where financial viability is assessed and funding would give additionally <ul style="list-style-type: none"> <li>- Ensure SPD includes all relevant factors to assist development from the outset. Encourage developers to build to Nationally Described Space Standards</li> </ul>			S106
<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	LOCAL PROPOSALS	BY WHEN	BY WHOM	FINANCIAL IMPLICATIONS
Develop and maintain an understanding of the condition of existing stock	<p><i>Sub regional approach to the understanding of Stock Condition? LINK WITH Leeds City Region Approach</i></p> <p><i>Continue to work with Private Sector Landlords and local Private Rented Sector fora and focus on "Rogue Landlords" where appropriate</i></p> <p><i>Home Improvement Agencies and Handypersons schemes</i></p>	<ul style="list-style-type: none"> <li>- Stock condition survey</li> <li>- Specific date for financial assistance for over occupiers</li> <li>- Adoption of the Private Sector Renewal Strategy</li> <li>- Increase the financial incentives available to assist landlords in improving the condition of their properties</li> <li>- Working with lettings agents to improve understanding of Private Rented Sector statutory requirements</li> <li>- Development of website to provide information relating to statutory changes</li> <li>- Promotion of resources available to support private landlords</li> <li>- Develop program of inspections of HMOs</li> <li>- Continued attendance to sub-regional and regional working policies and ensure best practice can be attained</li> <li>- Development of Code of Practices to raise awareness with Private Rented Sector community</li> <li>- Adoption of the Ryedale Enforcement Policy</li> <li>- Continue partnership with Scarborough Borough Council with regards to White Rose</li> </ul>	Apr 2016  Apr 2016  Apr 2017  Apr 2016  Apr 2016  Oct 2016  Oct 2016 Ongoing  Apr 2017  Apr 2016  Ongoing	EHO  EHO  HSM EHO  EHO  EHO/HPO  EHO EHO  EHO  EHO  HSM	Research cost of survey  Capital budget agreed Staff time  Staff time  Staff time  Staff time  Staff time  Staff time  DFG funding/ Revenue

		service			funding
Identify and use opportunities to redevelop 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"> <li>- RP forums</li> <li>- Inclusion of over shop redevelopment through Empty Property Action Plan</li> <li>- Support provided to RP partners for HCA funding</li> </ul>	Ongoing	DO	Staff time
				DO	Staff time
<b>Priority 6 - Ensure all homes have a positive impact on health and well being and are affordable to run</b>					
PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	BY WHEN	BY WHOM	FINANCIAL IMPLICATIONS
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"> <li>- Continue to work with YEP, Community Interest Company and other partners to develop Energy Efficient projects throughout district</li> <li>- Continual development and use of oil co-ops and collective switching scheme, as well as other similar schemes</li> <li>- Biennial Home Energy Conservation Act report</li> <li>- Source external funding where appropriate</li> <li>- Develop and increase the use of renewable technology across the district</li> <li>- Investigate and develop partnerships to promote affordable warmth and renewables</li> <li>- Investigate the possibility of purchasing data on Energy Performance Certificates that can be used to target specific areas</li> </ul>	<p>Ongoing</p> <p>Ongoing</p> <p>Annually</p> <p>Ongoing</p> <p>Ongoing</p> <p>Apr 2016</p>	<p>EHO</p> <p>EHO</p> <p>EHO</p> <p>EHO</p> <p>EHO</p> <p>EHO</p>	<p>£3,000 revenue funding</p> <p>CERT funding</p> <p>Revenue budget</p> <p>Staff time</p> <p>Staff time</p> <p>Research costs</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"> <li>- Work in partnership with WRHIA to ensure a positive impact and correct targeting of resources and use of DFG funding</li> <li>- Landlord fairs</li> <li>- Landlord forums</li> <li>- Landlord training event</li> <li>- Investigate development of Landlord newsletter</li> <li>- Increase profit of Wellbeing and Handyman schemes</li> <li>- Attendance at externally appropriate events to promote service</li> </ul>	Ongoing  Annually  Oct 2016  Ongoing  Ongoing	HSM/DO  EHO/SHOO  EHO/HPO  WRHIA  EHO	Better care funding. DFG funding  Staff time  Staff time  Staff time  Staff time
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> <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"> <li>- Actively promote The Ryecare Lifeline Service throughout the area</li> <li>- Ensure dispersed alarms with the option of additional telecare sensors are used to protect the elderly and vulnerable and enable independent living</li> <li>- Implement Marketing strategy</li> <li>- Marketing research undertaken by Ryecare Team Leader has identified the population of elderly 'hotspots' and marketing efforts will be concentrated in these areas</li> <li>- WRHIA to deliver best practices across the district</li> <li>- Continued attendance at North Yorkshire Group for sub region</li> <li>- Continue to deliver DFG's researching any increases in value for money</li> </ul>	Ongoing  Ongoing  Dec 2015  Dec 2015  Ongoing	RTL  RTL/LO  RTL  RTL  WRHIA	Staff time  Marketing budget  Staff time  Staff time  Staff time  DFG budget

ISSUE - ADDRESSING THE NEEDS OF HOMELESS HOUSEHOLDS					
Priority 7 - Continue to reduce Homelessness					
PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	BY WHEN	BY WHOM	FINANCIAL IMPLICATIONS
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> <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>	- Continue to Chair the County Homelessness Group	Ongoing	HSM	Staff time
		- Implement Homelessness Strategy and Action Plan 2015-2020, providing annual reviews	Annual review	HSM	Resources allocated in strategy
		- Monitor effectiveness of Strategy through Partner input at Housing Forum and Homelessness Strategy Steering Group	Ongoing	SHOO	Staff time
		- Continue core funding for CAB's Money Advice Service	Annual review	HSM	Additional £35k 15/16
		- Work collaboratively with Environmental Health to ensure continued access to housing of a suitable standard	Ongoing	HO/private sector	Staff time
		- Maintain membership of North Yorkshire Home Choice Project Board, ensuring that all policies reflect the needs of homeless households	Quarterly Meetings	HSM	Staff time
		- Continue participation in the countywide Young People's Accommodation Partnership	Review due Sept 2016	SHOO/HSM	SP funding
		- Continue referral scheme with Stonham Homestay Homelessness Prevention Service	Review Sept 2016	Housing Options	SP funding
		- Assist with the flexible use and prioritisation of the Discretionary Housing Payment fund to prevent homelessness, working jointly with the Revenues & Benefits Manager	Monthly meeting	SHOO	DHP budget
		- Explore options of extension of the housing solutions role	May 2016	SHOO	Funding expires Sept 2016
- Develop a training and homelessness awareness programme to offer partner agencies	Apr 2016	SHOO	Staff time		

		<ul style="list-style-type: none"> <li>- Very low District Street Homelessness to be addressed by use of County-wide budget, develop exit strategy</li> <li>- Continue to identify further streams and attract alternative funding via appropriate bids</li> </ul>	April 2016  Ongoing	SHOO  HSM	Budget expires Apr 2016  Staff time
Improve access to services	<i>Work towards the achievement of Gold Standard in housing options services</i>	<ul style="list-style-type: none"> <li>- Submit the Housing Options service to a Peer Review as stage one of the accreditation process</li> <li>- Undertake further assessment of evidence-based submissions to achieve Bronze Standard</li> <li>- Undertake further assessment of evidence based submissions to achieve Silver Standard</li> <li>- Undertake further assessment of evidence based submissions to achieve Gold Standard</li> <li>- Develop Hospital Discharge Protocol with NYCC CMHT for those with mental health problems</li> <li>- Explore options to extend Housing Project Officer role to cover Gold Standard duration</li> </ul>	Completed Apr 2015  Oct 15  Feb 16  May 16  Apr 2016  Apr 2016	SHOO/PM     SHOO/CMHT/NYCC  HSM	Staff time     Staff time  £10k Revenue funding/£15k commuted sums
Improve support for young people	<i>Maintain the Young People's Pathway / @The Hub approach</i>	<ul style="list-style-type: none"> <li>- Continue active membership of the Pathway Governance and Implementation Groups</li> <li>- Participate in tendering process to ensure continuation of pathway for Ryedale Residents</li> </ul>	Ongoing  Sept 2016	HSM/SHOO  HSM/SHOO/Ryedale YMCA	Staff time  SP budget
Increase suitable housing options	<i>Identify and support bids to appropriate funding streams including Platform for Life and Homelessness Change Fund</i>  <i>Link to Priority 1 and 2 above</i>	<ul style="list-style-type: none"> <li>- Utilise the Housing Project Officer to research and identify funding streams</li> <li>- Where possible, link with charitable-status partners where access to funding restricted</li> <li>- Await result of Platform for Life Bid. Develop business plan if successful</li> </ul>	Ongoing  Ongoing  Oct 2015	HPO  HPO  Broadacres/DO/HSM/SHOO	Staff time  Staff time  HCA funding/Homeless grant
Reduce the use and increase the quality of temporary	<i>Identify and support bids to appropriate funding streams</i>	<ul style="list-style-type: none"> <li>- Ensure early intervention to prevent homelessness and reduce the need for this accommodation</li> </ul>	Ongoing	Housing Options	Prevention budget

accommodation	<i>Link with Priority 5 above</i>	<ul style="list-style-type: none"> <li>- Continue to provide a management service at Old Railway Court</li> <li>- Work with Foundation to rehouse perpetrators of domestic abuse to keep families safe</li> <li>- Reduce the length of stay by discharging the legal "duty" into the private rental sector. Formalise the policy</li> </ul>	Agreement reviewed Sept 2015 Ongoing Dec 2015	Housing Options Housing Options SHOO/EHO	Staff time Making Safe budget Staff time
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**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	BY WHEN	BY WHOM	FINANCIAL IMPLICATIONS
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>- Ensure that all policies reflect the needs of homeless households and assist homeless prevention</li> <li>- Work with Yorkshire Housing to extend their participation in the partnership</li> <li>- Seek Board approval for Local Lettings Initiatives, allocated out OF the NYHC policy</li> </ul>	Ongoing Review Appeals Regular Meetings as and when	HSM SHOO SHOO HSM	Staff time Staff time Staff time Staff time

**Priority 9 - Provide appropriate Housing and Support for those with Specific Needs**

PROPOSALS	CORE ACTIVITIES	LOCAL PROPOSALS	BY WHEN	BY WHOM	FINANCIAL IMPLICATIONS
Identify new and improved opportunities to provide housing and support living for households with specific needs	<i>Deliver via Supporting People Core Strategy Group and Gypsy, Roma, Traveller and Showmen Group and their Action Plans</i>	<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>- Offer appropriate Homelessness prevention advice via Horton Housing. SP commissioned support.</li> <li>- All staff receive ongoing GRTS awareness training</li> <li>- Unauthorised Encampments - Draft Policy from NYCC already being implemented.</li> </ul>	Aug 2015 Ongoing	HOO EHO	Staff time Staff time



	<p><i>Work with RPs to identify opportunities to support specific needs groups</i></p> <p><i>Work with NYCC Health and Adult Services to identify needs via it's Accommodation Strategy/Matrix</i></p> <p><i>Identify need (type and location) for housing suitable for those with physical disabilities, Learning disabilities etc</i></p> <p><i>Identify and support bids to appropriate funding streams Link with Health and Well Being Board</i></p> <p><i>Implement proposals and standard approach to Multi Agency Public Protection Arrangements , Multi Agency Risk Assessment Conference etc</i></p> <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>	<ul style="list-style-type: none"> <li>- Work in partnership with Yorkshire Housing for households with specific needs - learning difficulties, physical disabilities, mental health problems, frail elderly</li>   <li>- Liaison with NYCC's LDAG and partnership with RP's</li>   <li>- MAPPA conference attended and actioned by HSM</li> <li>- RDC is a member of the Making Safe Steering Group to ensure effective work of MARACS to ensure the safety of DV clients</li> <li>- Ensure the continuous use of lifelines for victims of domestic abuse</li>   <li>- Work in partnership with Yorkshire Housing and adult social care to ensure access to Extra Care schemes for frail elderly clients</li> </ul>	<p>Ongoing</p> <p>Ongoing</p>	<p>SHOO/HOO</p>	<p>Staff time</p>
<p>Continue the good practice and joint working across the sub region</p>	<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"> <li>- Development of management protocol for Tara Park</li> <li>- Review of allocations policy for Tara Park</li> <li>- Maintain a list of prospective tenants</li> <li>- Regular inspections of Tara Park</li> </ul>	<p>Dec 2015</p> <p>Oct 2015</p> <p>Ongoing</p> <p>Ongoing</p>	<p>EHO</p> <p>EHO</p> <p>EHO/DO</p> <p>DO</p>	<p>Staff time</p>

**GLOSSARY**

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