



PART A:	MATTERS DEALT WITH UNDER DELEGATED POWERS
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	15 NOVEMBER 2018
REPORT OF THE:	SPECIALIST SERVICES LEAD GARY HOUSDEN
TITLE OF REPORT:	ANNUAL REVIEW RYEDALE HOUSING STRATEGY ACTION PLAN 2015-2021
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

1.1 To provide the annual review of the Housing Strategy Action Plan 2015-2021.

2.0 RECOMMENDATION(S)

2.1 It is recommended that:

- (i) the progress update is noted

3.0 REASON FOR RECOMMENDATION(S)

3.1 The Action Plan, with its timetable for implementation, addresses the priority housing issues within Ryedale. It enables the Council to respond to the priorities within the agreed York, North Yorkshire and East Riding Housing Strategy. It provides an effective programme of specific proposals to be undertaken and allows for the monitoring of the effectiveness of the Strategy in meeting housing needs. Progress has been made against the Strategy which has been included in the progress review of the Action Plan.

4.0 SIGNIFICANT RISKS

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

5.0 POLICY CONTEXT AND CONSULTATION

5.1 The proposals contained within the Action Plan support the Council's aims of meeting housing need in the District and creating the conditions to create economic success.

REPORT

6.0 REPORT DETAILS

6.1 This Action plan is reviewed on an annual basis. Progress has been made over the past 12 months. Progress in 2017/18 is also included in the Action Plan update 2018.

6.2 The purpose of the Action Plan is to provide a framework for meeting the housing and housing related needs of the District until 2021.

6.3 Achievements in 2017/18

- 40 affordable homes developed across Ryedale including 10 affordable apartments for local people at Wood Street, Norton through Homes England grant funding and Yorkshire Housing
- Launch of the REACH website to promote and support Community Led housing across North Yorkshire
- Contracted with Community First Yorkshire to provide community engagement relating to community led housing across Ryedale
- Worked in partnership to develop an Extra Care scheme in Helmsley which will incorporate 40 shared ownership and 20 rented properties
- Became a member of North Yorkshire Authorities Property Partnership – One Public Estate (NYAPP OPE) – working to co-ordinate the use of public assets to enable the better delivery of public services, economic regeneration, housing and to deliver revenue savings and capital receipts. Monies provided to support the development of the new public services Hub in Malton and re-development of the Ryedale House site for housing
- Homes England Accelerated Construction grant of £625,770 awarded to support the development of Ryedale House site for housing (supporting modern methods of construction and encouraging diversification through support for low and medium volume house builders and new entrants)
- 8 enquires received regarding the following:
Empty property Loans/Grants, HMO Loans/Grants, Property Improvement Loans, 4 Property improvement loans completed.
- Preparation for the Homelessness Reduction Act (HRA) – training provided to agencies and internal staff to prepare for the launch of the HRA
- 131 young people aged 16 to 25 years were dealt with through the Young People's Pathway and 72.5% were successfully supported without accessing supported accommodation or applying as homeless
- During 2017/18 there were 105 Disabled Facilities Grants (DFGS) completed, 114 Well-being visits and 609 Handyperson referrals
- In partnership with Yorkshire Energy Solutions (YES), 82 Energy efficiency enquiries were received and 80 grants completed
- There were 64 Service requests in respect of private sector housing and disrepair
- There were 515 housing enquiries to the Customer Service People team
- As at April 2018 there were 618 applicants waiting for Social Housing on North Yorkshire Home Choice.
- There were 183 homeless preventions during 2017/18
- 19 homeless families were accommodated in Old Railway court (temporary accommodation) between April 2017 and March 2018. The average length of stay was 13 weeks.
- Contact Ryedale - Private lifelines 569 as at 1 April 2018 compared to 553 1 April 2017. Continue to market telecare in addition to Lifelines.

- Community Officers are now fully trained to install Lifelines/telecare
 - Customer Advisors being trained to call handle in Contact Ryedale
 - Recruited additional Customer Service officer to assist with Homelessness Reduction Act
 - Partnership working with Scarborough BC and Meritec to reduce Housing Benefit (HB) backlog
 - New HB claims now completed in 15 days and 3 days for change of circumstances
 - Extended personal budgeting support in partnership with DWP
 - Regular meetings with DWP regarding Universal Credit roll out and continued partnership working
 - Completion of Building Research Establishment (BRE) stock condition survey
 - Adoption of Unauthorised Encampment Protocol in partnership across North Yorkshire
 - Working in partnership with CAB on the Warm and Well project
 - Home Energy Conversation Act report completed.
 - Successful bid to Aged Veterans Fund with Community First Yorkshire to support Ex Forces through White Rose Home Improvement Agency
 - Successfully held a Landlord Forum attended by 44 landlords and agents
 - 3 Improvement Notices served for disrepair in the private sector
 - Private Sector Action Plan 15-21 revised Oct 17
 - Implemented new IT system for Homelessness Act allowing for a paperless system
 - Instigated Community First Credit Union drop in to be held weekly at the Council
 - Taken over the full management and rent collection of temporary accommodation at Old Railway Court, Norton
 - 35 new residents accommodated at Derwent Lodge throughout 17/18
 - 24 Residents moved on from Derwent Lodge during 17/18
- 6.4 The 2015/21 Action Plan aligns with the focus of the York, North Yorkshire and East Riding Housing Strategy and the Local Energy Partnership, specifically around the stated aim to double house building and triple affordable housing delivery. It also helps to draw out the specific housing issues identified in the Strategic Economic Plan (SEP) and our planned response to these.
- 6.5 The Council's Action Plan therefore aligns with the overarching strategy and provides the local context. Revised Local Action Plan for member approval is at Annex 1.
- 6.6 Evidence supporting the proposals within the Action Plan is presented against five main themes
- **Affordability and the supply of homes**
 - **Working within our geography**
 - **The housing needs of our community**
 - **Understanding and improving the quality of our housing stock**
 - **Addressing the needs of homeless households**
 - **Vulnerable households and those with support needs**

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

Issue	Priority
Affordability & Supply	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).
Geography	2. Ensure that our housing stock reflects the needs of urban, rural and coastal communities
Demography	3. Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives
Quality	4. Via policy guidance and negotiation, ensure new homes are of high design and environmental quality 5. Continue to ensure that we make best use of our existing stock and that it is of a decent quality and meets the needs of our communities 6. Ensure all homes have a positive impact on health and well being and are cheap to run
Homelessness, Vulnerable Households & Specific Needs Groups	7. Continue to reduce homelessness 8. Ensure Housing is allocated fairly and on the basis of need 9. Provide appropriate housing and support for those with specific housing needs

7.0 Legislative Changes during 2017/18

Homelessness Reduction Act 2018

7.1 The Homelessness Reduction Act 2017 came into force on 3 April 2018. It is the biggest change to homelessness legislation in 40 years and brings in new duties to prevent and relieve homelessness.

7.2 The key measures in the Act are:

- an extension of the period 'threatened with homelessness' from 28 to 56 days.
- a new duty to prevent homelessness for all eligible applicants threatened with homelessness, regardless of priority need.
- a new duty to relieve homelessness for all eligible homeless applicants, regardless of priority need.
- A new 'duty to refer' - public services will need to notify a local authority if they come into contact with someone they think may be homeless or at risk of becoming homeless.

7.3 There are no specific duties on Housing Associations. However, we are working closely with Housing Associations and other stake holders on a commitment to refer, this will be to notify the local authority if they come into contact with anyone they think is homeless or at risk of becoming homeless.

7.4 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was updated in July 2018 to replace the first NPPF published in March 2012.

The new NPPF now defines affordable housing as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with the definitions of rent, starter homes, discounted market sale housing and other affordable routes to home ownership.

The rented definition still relates to social or affordable rent, but the previous “intermediate” definition now covers a much broader spectrum of tenures. This has the potential to ‘support’ the developer as opposed to the client because “low cost market” housing now appears to be covered in the new definition contained in the NPPF.

In line with our Strategic Housing Market Assessment (SHMA) will continue to argue that the percentage requirement of the options will remain at 80% rent and 20% “intermediate” in line with the SHMA. This will mean that intermediate percentage at 20% will have a relatively small impact on overall provision.

- 7.5 Further legislative changes are included in Annex 2 and Annex 3 – which cover Private Sector Housing and Universal Credit.

7.6 Homelessness Prevention Service (Horton Housing)

- 7.7 NYCC currently funds commissioned support for people at risk of homelessness and some supported housing services, as well as supported housing for Probation services. The primary focus of these services is on enabling people to live independent lives in the community. Under the Care Act, NYCC has a duty to offer preventive services to people not eligible for social care funded support, to avoid care and support needs. NYCC believe that services for people at risk of homelessness play a significant part in meeting this duty and contribute to a range of strategies for vulnerable people as housing is a key element of health and well-being. These targeted, preventative, housing-related support services for a range of vulnerable people with long or short term housing support needs are currently funded up to September 2019 (Horton Contract in Ryedale) and future options are currently being considered by NYCC.

7.8 Objectives of Future Options Review

- Service redesign of homeless prevention services for vulnerable people leading to efficiencies and better customer experience.
- Development of joint working arrangements
- Ensure achievement of £500,000 cashable savings

- 7.10 If Ryedale Council does not have access to the homelessness service as it is managed at present (albeit with different employer) then this would have a significant effect on the People Service at the Council and it would be almost inevitable that the options available to us for our clients in housing need would be impacted.

In addition the support could cease that is provided to homeless families in temporary accommodation. There could also be a loss of income into Derwent Lodge, (Supported accommodation for vulnerable and chaotic single clients). Ryedale Council will be represented on the Project Board which has been tasked by NYCC to move this

forward. Officers from Ryedale who attend the Project Board will ensure that members are made aware of any potential adverse effects on service provision 'on the ground' and any other implications in respect of the services the Council currently offers.

8.0 IMPLICATIONS

8.1 The following implications have been identified:

a) Financial

There is currently provision within the revenue budgets to implement these proposed actions which are solely based upon internal funding sources. Any changes to the revenue budget may have an effect on this. Some of the actions are dependent on an internal Homeless Prevention Grant and NYCC funding. The continuation of these could be subject to change at short notice. The provision of capital funding/borrowing for projects would need to return to Members for authorisation. In addition if there are any financial implications for implementing the Action Plan that are beyond currently agreed budgets these will be brought back to Members for authorisation.

b) Legal

There are no legal implications for the Council because the proposals contained within the Action Plan are consistent with the Council's Strategic responsibility for the provision of housing services.

c) Equality and Diversity

A full Equalities Impact Assessment has been undertaken in respect of the York, North Yorkshire and East Riding Housing Strategy. This Action Plan seeks to implement the overall YNYER Strategy.

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Background Papers:

Annex 1 Annual Housing Strategy Action Plan Update 2018
Annex 2 Action Plan update
Annex 3 Legislative Changes
Annex 4 Universal Credit Update

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