



North Yorkshire Housing Strategy 2010-15



Annual Report 2011-12

northyorkshirestrategichousingpartnership.co.uk



“Last year, despite the recession, we delivered 692 additional affordable homes across North Yorkshire and helped local people of all ages address their housing issues. Close partnership working - combined with innovative approaches and a commitment to improve residents’ lives - enabled us to successfully complete a number of affordable housing schemes and interventions across the county.

Our customers will soon start to feel the impacts of Welfare Reform and changes to the Housing Benefit system. So we aim to build on our good work and provide more much needed affordable homes and support, to help our residents through the very challenging times ahead.”

R Foster

Councillor Richard Foster

Chair of Local Government North Yorkshire and York Housing Board

Introduction

The North Yorkshire Housing Strategy approved in June 2012 identifies five strategic priorities for North Yorkshire and York:

- Enabling the provision of more affordable homes
- Maintaining and improving existing housing stock
- Delivering Community Renaissance
- Improving access to housing services
- Reducing homelessness

The North Yorkshire Local Investment Plan (North Yorkshire LIP) June 2011 and the City of York Local Investment Plan (York LIP) December 2010 identify the strategic investment priorities required to deliver the ambitions of the Housing Strategy.

Delivery against the targets and objectives set out in both the Housing Strategy and the LIPs is reviewed annually. This document summarises our performance and key achievements for 2011/12.

Sustaining the Rural Housing Enabler Programme

Increasing the provision of rural affordable housing remains a priority for North Yorkshire and we recognise the important role that our dedicated team of Rural Housing Enablers play in helping our rural communities.

In 2011/12 we developed an innovative financial delivery model to sustain our rural housing enabler programme beyond March 2012. Hambleton District Council continues to act as lead employer with the North Yorkshire Rural Housing Enabler Network managing the programme, reporting directly to the sub regional strategic housing board on performance and all rural housing matters.

The model is financed via a cocktail of contributions from Local Authorities, Registered Providers (Housing Associations), North Yorkshire County Council and the Leeds City Region. Registered Provider (RP) contributions are made up of both a retainer element and a payment based on the number of rural affordable homes they delivered in the previous year. Under the new model we entered into Service Level Agreements with RP funders to deliver a good quality and value for money service. Partners funding the model also have the opportunity of greater involvement and scrutiny through representation on the North Yorkshire Rural Housing Enabler Network.

North Yorkshire Strategic Housing Market Assessment (SHMA)

This year saw the Partnership publish a sub regional SHMA which concludes that if North Yorkshire were to meet the needs of all the households which cannot afford to buy or privately rent a home on the open market, it would have to deliver 2,808 affordable dwellings (excluding Selby) each year over the next five years. The breakdown by local authority is:

Craven	Hambleton	Harrogate	Richmondshire
218	320	507	260
Ryedale	Scarborough	City of York	North Yorkshire TOTAL 2808
256	457	790	

Source North Yorkshire SHMA 2011

The study also shows there is currently a shortfall in smaller one and two bedroom - and larger four or more bedroom - affordable properties across North Yorkshire.

North Yorkshire Home Choice

North Yorkshire Home Choice was launched in July 2011 to provide increased choice of housing to residents across North Yorkshire - apart from Harrogate. It is helping to create sustainable mixed communities where people choose to live, facilitating a choice of property type and location and allowing movement by householders across the region.



The partnership provides all applicants - including those already tenants of the partner landlords - with the ability to play an active role in choosing a home that best suits their long-term needs and aspirations. Since the partnership was launched 2,734 tenancies have begun through this scheme. Currently the register has 17,296 active applicants in the following bands:

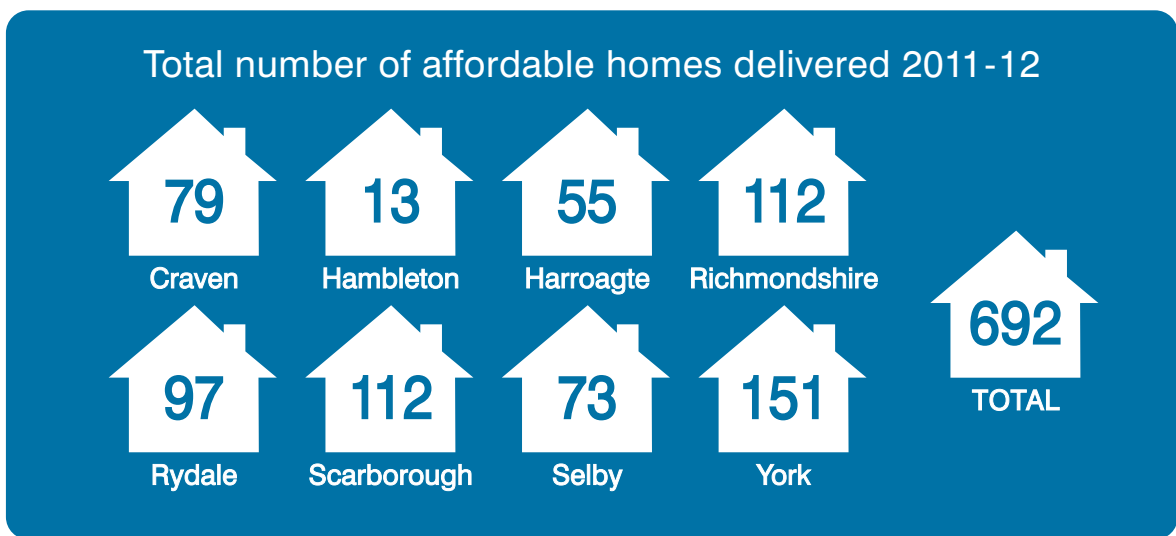
Emergency	Gold	Silver	Bronze	TOTAL
11	1070	5606	10609	17296

The partnership is committed to continually reviewing its procedures and practices to ensure a consistent and joined up approach to the delivery of a first class lettings service. Initial feedback from applicants suggest that they value the opportunity to be involved in decision making. They also like to be able to view and select properties from an advertised list and to have access to properties across the region rather than just in the area they currently live. It would also appear that customers are now more aware of the lack of available properties across the region than they were previously under local schemes.

Strategic Priority 1

Enabling the provision of more affordable homes

- ✓ We delivered a total of **692** affordable homes across the sub region
- ✓ **275** of these homes were delivered via the North Yorkshire and City of York Local Investment Plans against a target of 303 homes
- ✓ We successfully delivered a further **417** affordable homes through other means - mainly via planning (Section 106 Agreements)



We delivered **34** homes at Eastfield in Scarborough and in Whitby through the North Yorkshire LIP.



Homes at Eastfield in Scarborough

Discus Bungalows

We delivered **76** homes on the second phase of the Discus bungalows development through the York LIP - part of 151 new affordable homes built in York in 2011/12. Built in partnership with York Housing Association and Fabrick, with funding from the HCA, these new homes are built across three sites which used to house 100 prefab council bungalows that did not meet decent homes standard.

In their place, the new development provides 196 high quality energy efficient homes - including 60 replacement bungalows and a 41 apartment Extra Care scheme.

The scheme offers different tenure options to meet a range of needs - from social and intermediate rent through to shared ownership and outright sale.

For more information visit www.thegatesofyork.co.uk

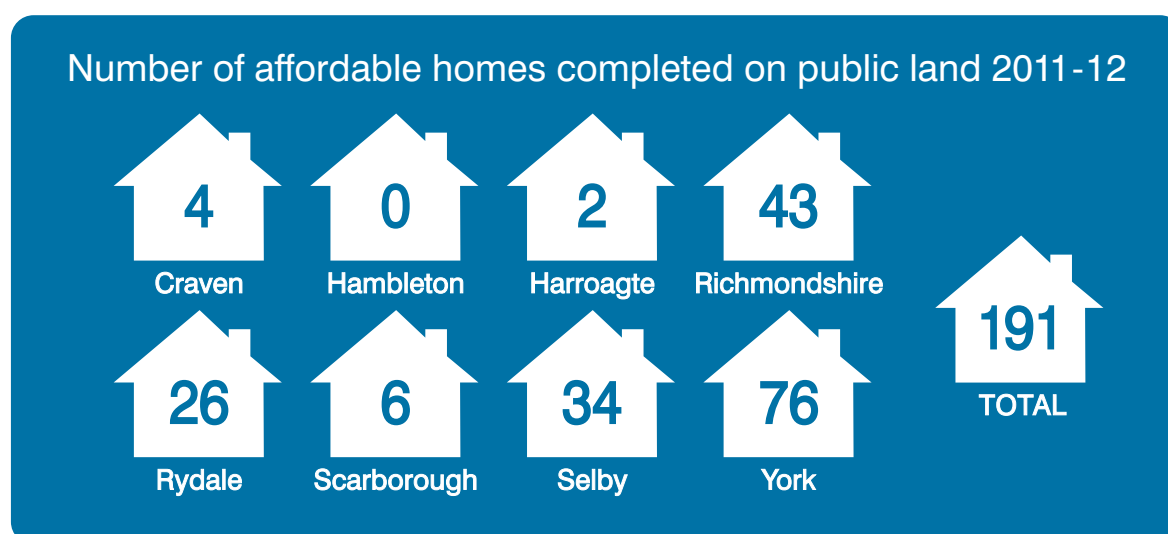


New bungalow provided on former Discus site, York



Auden House Extra Care Scheme, York (part of the Discus redevelopment)

Across North Yorkshire and York a total of **191** homes were completed on public land.



Affordable Housing at Ingleton

Land at Low Demesne was gifted to the Home Group by Craven District Council to create 24 affordable homes. The project developed as a rural exception site was part funded by the Homes and Communities Agency. The scheme includes four and two bedroom bungalows, one of which was specifically adapted during the build for a tenant with mobility difficulties living in unsuitable accommodation in the village. A four bedroom house was also provided for a larger family group on the waiting list. The rest of the properties were two and three bedroom family houses with private rear gardens and driveway parking. The properties were built to the HCA Design and Quality Standards and met the Code for Sustainable Homes level 3* - with a well insulated timber frame and solar panels to reduce energy costs for the residents. The scheme also incorporated landscape features to encourage wildlife, such as wildflower meadow grass and bulb planting and the retention of an established wooded area. High quality stone and slate materials were used and local design features incorporated. The scheme was completed in November 2011 - and with all 24 homes for affordable rent there was massive demand for them. They were all let to households with a local connection to Ingleton.

Homebuy

Homebuy units were delivered on the kickstart sites: nine homes at Prior Pot Mews, Ryedale; one home at Saxon Court, Selby; and two homes at Richmond Park Richmondshire.

North Yorkshire Rural Housing Enabler Programme

126 homes were completed through our Rural Housing Enabler Programme, of which **29** homes were within the North York Moors National Park.

Case Study: Glaisdale, NYMNPA

Eleven new houses for rent or shared ownership were completed by the Sanctuary Group in Glaisdale on a rural exception site as part of the North Yorkshire Rural Housing Enabler Programme.

The scheme also saw three apprentices given the chance to take part in vital on the job training while working on the development with nine local workers from Glaisdale, Whitby and Scarborough. Pupils from Glaisdale Primary School were also given the chance to get involved as part of a competition to name the new development.

Case Study: Wilstrop Lodge Farm, Harrogate

The developer of this conversion scheme initially proposed barns that included two storey and single storey elements and three very large market houses. But the Borough Council was unhappy with this and negotiated an arrangement that subdivided the barns into five homes, including two two-bedroom affordable units. This provided three very substantial market houses for the developer and met the Council's target of two affordable homes - without compromising viability. Negotiations were lengthy but planning permission was granted in February 2006 and while building work started, development was fitful. The original developers experienced difficulties as a result of the credit crunch in 2008 and another developer took the site over. More difficulties along the way did not see the first sale at the site completed until spring 2011. The affordable homes were sold on a discount sale basis in summer 2011 - for around £60,000 - and sit neatly alongside market homes which each sold for around £500,000.



Wilstrop Lodge Farm

Other Developments

Twelve affordable homes were built by Sanctuary Housing Association at Aunums Field in Thornton-le-Dale - eight for rent and four for shared ownership. Yorkshire Housing built four two bedroom bungalows for social rent at St Benedicts in Ampleforth.



St Benedict's bungalows

Delivery by other means

We successfully delivered a further **417** affordable homes through other means - mainly via planning Section 106 Agreements - **302** of them using public subsidy and **115** without.

Strategic Priority 2

Maintaining and improving existing housing stock

- ✓ We delivered **2173** improvements to existing homes
- ✓ We exceeded our target on energy improvements six fold

We delivered **2173** improvements to existing homes compared to a forecast of 899 and spent **£2.35m** compared to an estimated £3.33m.

Type of Improvement	Number of Improvements		Spend	
	Forecast	Actual	Forecast	Actual
*DFGs	504	505	2,945,075	2,170,245
Energy Efficiency	230	1507	190,000	86,409
Other works	165	161	199,671	93,700
TOTAL	899	2173	3,334,746	2,350,354

*Disabled Facilities Grants

Case Study: Solar panels

City of York Council, in partnership with Empower Communities and Nationwide Solar, provided free solar panels to over 250 tenants. The scheme is helping to reduce the city's CO2 emissions whilst reducing tenants energy bills - with the profits invested into community projects throughout the city. The council aims to install panels in a further 350 homes this year.



Solar panels

Strategic Priority 3

Delivering Community Renaissance

- ✓ Shipton Road School, York was successful in obtaining Get Britain Building (GBB) funding via the commissioning route
- ✓ Despite the recession, there were site starts at a number of place shaping schemes across the county

Case Study: Derwenthorpe

The first phase of Joseph Rowntree Housing Trusts' new model village in York began this year. When complete it will provide 540 family houses, 216 of which will be affordable, with the first homes due to be ready in December 2012. Built with HCA funding, the affordable housing will be a mix of social rent and shared ownership and will form part of an exemplar energy efficient development.

For more information visit www.jrht.org.uk



Derwenthorpe visitor centre

Case Study: Swan Way, Selby

This scheme sees the former St Richards Church site converted into affordable family homes, a new church and a community hall. The scheme was developed by Yorkshire Housing and provides five two bedroom homes, four three bedroom homes, two two bedroom flats - as well as the church and community hall, which will be owned and run by Selby Abbey. The church has been unused since Christmas 2008. When work is completed in early 2013, its faithful congregation will once again be able to worship in their own community. The church and hall will also be used by the local community and will offer space for groups to meet.

Case Study: Lime Kiln Cottages, Ripon

Lying in the shadow of Ripon Cathedral, the Lime Kiln Cottages and St Cuthbert's Close development is made up of 27 two and three bedroom houses for rent. The new affordable homes are all highly energy-efficient, boasting solar panels for heating domestic hot water and meeting Code 3 of the Code for Sustainable Homes. The site - which used to be occupied by Ripon House, a redundant North Yorkshire County Council care home - provides all the houses with parking spaces and gardens. Grant funding was made available to tenants downsizing from larger homes to provide brand new carpets and white goods.



Lime Kiln cottages

Carleton Road, Skipton

Completed in September 2011 by Jephson Housing Association, this scheme provides **38** affordable homes made up of a mixture of two and three bedroom houses and two bedroom flats.

Strategic Priority 4

Improving access to housing services

- ✓ **39** units were delivered for Extra Care in Richmond
- ✓ North Yorkshire Home Choice was launched in July 2011

A four person shared housing scheme is currently being build at 7th Avenue in York by York HA for identified clients with learning and some physical disabilities.

Considerable improvement work has been undertaken at traveller sites owned by North Yorkshire County Council at Carlton, Burn and Thirsk, including the complete replacement of the amenity blocks. Improvement work also began at Seamer, Stokesley.

An appeal was won for one gypsy and traveller pitch in Hambleton.

Case Study: Greyfriars Extra Care Housing, Richmond

Based in the centre of Richmond, the Greyfriars Extra Care Housing scheme provides 39 two bedroom, self contained apartments - available on a mixed tenure basis. Opened in August 2011 many of its residents are local people.

Housing and support is provided by Housing 21 with the care element provided by North Yorkshire County Council and private domiciliary care agencies.

The scheme facilities include: door entry and intercom system to every apartment; 24 hour emergency response alarm to every apartment; restaurant; assisted bathroom; hairdressing salon; communal lounge; electric vehicle storage and charge room; community resource room; sensory room; well equipped laundry room; guest suite for use by family and friends for short stays; and landscaped gardens and seating areas, which are also open to the local community. There is a regular programme of activities and events at the facility, some of which are organised by local community groups.

Greyfriars has been well received by the local community and the facilities it offers are a welcome addition to the town - particularly the restaurant, 'The Franciscan at Greyfriars'. It is run by The Avalon Group on a social enterprise basis and offers supported employment to local adults with learning disabilities.



Greyfriars Extra Care Housing, Richmond

Strategic Priority 5

Reducing homelessness

- ✓ At 31 March 2012 there were 176 household in temporary accommodation - 51% less than in 2004
- ✓ At 31 March 2012 there were no 16/17 year olds in Bed and Breakfast Accommodation
- ✓ All but two local authorities (Craven and Richmondshire) have phased out the temporary use of non self contained accommodation for families

Whilst we have performed better in some areas, the effects of the austerity cuts are clearly impacting on our resources and on our residents' lives.

The slow recovery from the recession and continual rise in unemployment, compounded by the introduction of the Government's Welfare Reform, resulted in an upturn in homelessness during 2010/11 and this has continued to rise during 2011/12.

The capacity of the housing options teams has become strained under the pressure of a 23% increase in households accessing our services in 2011/12 compared to 2010/11. This has resulted in a reduced number of households where homelessness has been prevented - 2474 homeless preventions in 2011/12 compared to a target of 2651. Of those households accessing our services there has been an increased number of households accepted as homeless - 470 households in 2011/12 compared to 465 in 2010/11 and 370 in 2009/10. The main causes of homelessness remain consistent with the picture since 2007/8 - parents and friends no longer willing to accommodate; loss of assured shorthold tenancy and violence leading to a relationship breakdown.

Across the county we have improved our joint working in 2011/12 introducing new initiatives and further embedding schemes to target these causes including:

- Young People's Housing Solutions @ the Hub - pathway to services for under 25 year olds
- Repossession and Eviction Loans - for households in financial difficulties
- Making Safe Scheme - support and accommodation for victims and perpetrators

We have also responded to the recession by working together to commission services collaboratively with our partners - including undertaking a marketing initiative to promote the introduction of the Government's Mortgage Rescue Scheme. We achieved 13 mortgage rescues in 2011/12 compared to 21 in 2010/11.

Considerable progress has been made towards reducing the use of temporary accommodation and improving temporary accommodation.

We have been particularly successful in tackling Youth Homelessness. Following the introduction of the countywide Young People's Housing Solutions @ the Hub initiative in 2011, we are now able to offer mediation services, Time Out/Crashpad, Nightstop and supported lodgings services to young people across the county. As a result we have exceeded our target (30) to reduce the number of 16/17 year olds accepted as homeless - in 2011/12 only 16, 16/17 year olds were accepted as homeless.

Key Actions for 2012-13

- Develop a North Yorkshire Tenancy Strategy
- Deliver the new business model for the Rural Housing Enabler Programme
- Organise a North Yorkshire Rural Housing Week
- Address issues of financial inclusion and provide support and advice to residents in readiness for Housing Benefit changes



This document is available in other languages, large print, braille, audio tape or electronic format on request.



Supported by Local Government North Yorkshire & York Housing Board



northyorkshirestrategichousingpartnership.co.uk