



North Yorkshire Housing and Homeless Strategy 2010-15



Annual Report 2013-14

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Last year we delivered 321 affordable homes across North Yorkshire, which gives a total of 2,371 since the start of the current strategy. This has been achieved both with and without public subsidy, through close partnership working with Housing Associations and a wide range of other partners. The housing market is recovering and housing permissions and starts are increasing so we hope to see a resulting rise in the number of affordable housing completions next year (14/15). Of the new affordable homes, 64 were delivered with support from the Rural Housing Enabler network, an innovative business model which employs Rural Housing Enablers across North Yorkshire to work with communities to deliver much needed affordable homes. We also continue to work well in preventing homelessness across the sub region, with preventions up by 16% and the number of 16 and 17 year olds who are homeless down by 50%.

Our close working relationship with Local Enterprise Partnerships has developed and continued this year and the Housing Board will continue this in 2014/15 and beyond to ensure that housing is delivered to address the issues identified in the Strategic Economic Plan and on identified key sites.

We hope to continue to build on this good work and provide more affordable homes and support to our communities through to 2014/15 - the final year of our current strategy.

R Foster

Councillor Richard Foster
Chair of Local Government North Yorkshire and York Housing Board

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Introduction

North Yorkshire Housing and Homelessness Strategy

The **Yorkshire Housing and Homelessness Strategy** was approved in October 2012 following work during 2012/13 to refresh the housing strategy to create a combined **North Yorkshire Housing and Homelessness Strategy**. Actions were reviewed and updated to reflect the current economic environment and new challenges - including the introduction of welfare reforms. It also includes priorities and actions around preventing homelessness in the sub region. The strategy sets out North Yorkshire's vision and priorities for housing for the period to 2015 and was a key document in informing the North Yorkshire Local Investment Plan 2011 (North Yorkshire LIP) and the City of York Local Investment Plan 2010 (York LIP). This year, work from this document and the Housing Board also fed into the development of the Strategic Economic Plan for the York, North Yorkshire and East Riding Local Enterprise Partnership area.

The vision for the strategy is:

'To make North Yorkshire and York an inclusive place where communities are sustainable and residents can have fair access to decent affordable homes and effective support when they need it.'

Five strategic priorities for North Yorkshire and York are set out in the strategy:

- **Strategic Priority 1:** Enabling the provision of more affordable homes
- **Strategic Priority 2:** Maintaining and improving existing housing stock
- **Strategic Priority 3:** Delivering Community Renaissance
- **Strategic Priority 4:** Improving access to housing services
- **Strategic Priority 5:** Reducing homelessness

The North Yorkshire LIP and the York LIP go on to identify the investment priorities that are required to deliver the ambitions contained within the Housing and Homelessness Strategy.

Delivery against the targets and objectives set out in both the Housing and Homelessness Strategy and the LIPs is reviewed annually by the North Yorkshire and York Sub Regional Housing Board.

This document summarises our progress, performance and key achievements in 2013/14.

The North Yorkshire Rural Housing Enabler (RHE) Programme

Increasing the provision of rural affordable housing remains a key priority across North Yorkshire and our dedicated team of Rural Housing Enablers (RHEs) have a vital role in working with our rural communities. Hambleton District Council continues to act as lead employer with the North Yorkshire RHE Network managing the programme, reporting directly to the Sub Regional Housing Board on performance and rural housing matters.



The funding model for the Rural Housing Enabler programme is supported by a wide range of partners and the North Yorkshire model and approach has been widely recognised as national best practice. This year the programme delivered 64 new rural affordable homes and worked to secure planning on a further 235 for future years on a mix of mixed market and Rural Exception Sites.

In September 2013, the RHE Network delivered a sub regional rural housing seminar at the Tithe Barn in Poppleton, York, aimed at parish councillors and local elected members -its theme of 'Get Involved' promoted the development of new rural affordable housing. The session began with presentations from keynote speakers, including Lord Richard Best and Rob Warm, from the National Housing Federation. This was followed by workshops around 'getting started', myth busting, getting the message out to everyone and the use of planning as a tool to enable affordable housing.

For presentations and agenda from the seminar click [HERE](#)



Rural Housing Seminar



North Yorkshire Home Choice

The North Yorkshire Choice Based Lettings scheme is known as North Yorkshire Home Choice and is a partnership of local authorities (except Harrogate) and housing associations in North Yorkshire.



The partnership's vision is to provide increased choice in housing and help create sustainable mixed communities where people choose to live. Its aim is to provide applicants with a first class housing service, giving them greater flexibility and the opportunity to play an active role in choosing a new home that best suits their own family needs.

Changes to Home Choice's allocations policy came into effect in September 2013 following a first year review of the partnership, taking into consideration the Localism Act 2011, Welfare Reform 2012, a review conducted by the University of Birmingham for the Joseph Rowntree Foundation and a period of public consultation.

The partnership's allocation policy aims are to provide priority to those in greatest housing need at a time when the demand for social housing is outstripping supply, prevent homelessness and reduce placement in temporary accommodation, ensure accessibility for all in housing need particularly the vulnerable and to make effective use of affordable housing stock.

Currently, the partnership has 5786 applicants on its register (June 2014).

For more information and full details of the changes to the North Yorkshire Home Choice policy click [HERE](#)

Working with the Local Enterprise Partnerships

We have continued to develop our relationships with the Leeds City Region and York, North Yorkshire and East Riding Local Enterprise Partnerships (LEPs) over the past year. In particular, our Housing Strategy Manager has been working part time with the York, North Yorkshire and East Riding LEP on housing issues and strategic responses.



The Partnership has collected and developed evidence around the housing issues in the LEP area and the economic benefits of tackling these issues, as well as having identified and supported both key strategic sites and specific initiatives through which issues can be addressed.

As well as working with the LEP, this has involved joint working with the East Riding of Yorkshire Council, the Homes and Communities Agency, housebuilders, Registered Providers and colleagues in our neighbouring LEP areas.

We are looking forward to continuing these relationships in 14/15 and to supporting economic and housing investment and growth in future years.

For more information on the LEP Strategy click [HERE](#)

Delivering on our Priorities - 2013-14

Strategic Priority 1

Enabling the provision of more affordable homes

- ✓ Overall we delivered a total of **321** affordable homes across the sub region
- ✓ **154** affordable homes were successfully delivered via **Section 106** agreements
- ✓ **92** homes were delivered with public subsidy and **223** without



Case Study: Meadowfields, Boroughbridge

Meadowfields is based partly on a disused industrial site - vacated when the occupiers needed to move to more modern premises - and adjoining greenfield land. It is being redeveloped on a phased basis over a number of years as a mixed use site providing market and affordable housing and some smaller light industrial workshop units for local starter businesses.

Phase one of the housing scheme was completed in 2013/14 and, after lengthy negotiation and detailed financial viability appraisals, succeeded in delivering the Council's target of 40% affordable housing - 18 affordable homes out of a total of 46 homes on this part of the site.

The affordable homes, delivered by Broadacres Housing Association, are both rented and shared ownership properties. They are a mixture of one, two and three bedroomed properties, with the one bedroomed properties being provided as quarter houses, rather than flats.

The new homes were very popular with local people, and early enquiries are already being received about Phase two, which are planned to start in 2016 after the new light industrial units have been built.

Meadowfields, Boroughbridge



Case Study: The Oaklands, Easingwold

A total of 93 homes will be delivered on this site including 24 much needed affordable homes. There will be three one bedroom bungalows for residents with learning disabilities, four two bedroom apartments, two two bed houses and 15 three bed houses - all of which will be managed by Yorkshire Housing.

All the properties have been developed to a high quality and standard that respects the diverse architectural streetscape of this rural market town. The site is within easy walking distance of the town centre and the market homes are proving popular with downsizers and retirees. The affordable homes for rent and low cost home ownership are allocated through North Yorkshire Home Choice - and there has been a lot of interest in them.

This scheme will improve the quality of life of many families. One family has recently moved into a three bedroom property from private rented accommodation which was becoming increasingly unaffordable. They now have a beautiful home, with a secure tenancy that they can decorate and make their own.

Hambleton District Council also negotiated three one bedroom self-contained bungalows on this site for residents with learning disabilities to enable them to enjoy independent living in a mixed community. Situated in a quiet corner of the site each has a kitchen diner, bedroom and shower room and a well proportioned rear garden.

Allocation of the shared ownership units and bungalows has involved close partnership working between Yorkshire Housing's Housing Management and Hambleton District Councils' Housing Options Teams to ensure local connection criteria is met and to nurture a strong sense of community across the scheme.



The Oaklands, Easingwold



Rural Affordable Housing

The North Yorkshire Rural Housing Enabler Programme saw 64 homes completed of which four were within the National Parks. Ten of the new rural affordable homes were delivered on Rural Exception or 100% affordable housing sites, with the remainder delivered via Section 106 agreements as part of market developments.



Case Study: Garrs End Lane, Grassington

Grassington is the main residential and tourist area in Upper Wharfedale in the Yorkshire Dales National Park and is home to around 1,700 people. As one of the most popular villages within the Yorkshire Dales, house prices are high with two bed terrace houses selling for around £190,000 and three bed semis being sold for upwards of £250,000. For many local people who have lived all their lives in Grassington, this has left them unable to afford to buy their own home, and so they either remain living with family or have to move away from family, friends and work to access more affordable forms of housing.

Following a successful 100% affordable housing scheme in the village, a further development site was sought in 2011. In conjunction with the registered provider, Yorkshire Housing, a scheme for two, two bed homes and one, three bed home was proposed. The need for the homes had already been established due to the construction of the development previously, with more people who qualified* registering an interest to rent or buy the properties than were available. Further evidence was provided by the Strategic Housing Market Assessment (SHMA) which indicated that the Grassington ward had a need for 15 affordable homes between 2011-2016.



Garrs End Lane, Grassington

In November 2012 the homes were granted planning permission by the Yorkshire Dales National Park Authority and the homes were completed in January 2014 to the high standards required by the National Park. The properties were all made available for rent and allocated to local people who either lived and or worked in Grassington. Two of the homes were made available to people on a tenancy of five years, providing them with the opportunity to save for a deposit on their own home by paying a lower than market rent for a set period of time.

Other Deliveries

We successfully delivered **223** affordable homes through other means - mainly via Section 106 Agreements as part of mixed tenure developments.

*Qualification for a home is dependent on a person meeting the local connection criteria outlined within the Yorkshire Dales National Park Local Development Plan alongside confirmation by Craven District Council that they are unable to afford to buy or rent a similar home on the open market.

Strategic Priority 2

Maintaining and improving existing housing stock

- ✓ We delivered **2,923** improvements to existing homes
- ✓ We invested over **£3.9m** in existing homes through **Disabled Facilities Grants, Energy Efficiency works and other renewal work**

We delivered **2,923** improvements to existing homes through a range of work and spent **£3.9 m**.

Type	Number	Spend
Disabled Facilities Grants	630	£3.4m
Energy Efficiency	1,096	£94,000
Other works	1,197	£432,000
TOTAL	1,985	£3.5m

Case Study: External Wall Insulation - Richmondshire District

The external wall insulating (EWI) scheme began in April 2013. The target properties were of Wimpey No Fines construction, which are non-traditional build homes with no cavity walls.

The work involved the application of a thermally efficient outer layer topped with a coloured screed. A 90mm EPS Wetherby system with a dash finish was used - creating much more thermally efficient properties. And the new outer colour finish improved the appearance of them as well.



Energy efficiency home

The work was funded through the Energy Company Obligation (ECO), which was a result of Government legislation requiring the big six energy companies to fund energy saving measures. It funded 100% of the costs. The Yorkshire Energy Partnership, main and subcontractors were involved in the scheme - which between April 2013 and March 2014 saw 725 properties were completed. There was no cost to the occupiers of the properties.

Strategic Priority 3

Delivering Community Renaissance

- ✓ **Despite the recession, there were site starts at a number of place shaping schemes across the county**

Strategic Priority 4

Improving access to housing services

- ✓ **Changes to North Yorkshire Home Choice implemented**
- ✓ **Improvements and additions were made to gypsy and traveller sites**
- ✓ **Provision and planning of new Extra Care schemes for older people took place**

Case Study: Derwent Lodge, Ryedale

Derwent Lodge in Church Street, Norton, provides accommodation for up to 14 people aged 16 and over who have nowhere else suitable to live. The centre has been developed by Ryedale District Council and Yorkshire Housing using an Homes and Communities Agency grant of £560,000 - to give people the skills they need to lead independent lives. The centre has been completely redesigned and renovated to provide excellent accommodation with en suite rooms, well equipped kitchens, a communal area and office. It provides spaces for Ryedale's Homelessness accommodation of which seven are for the Young Person' Pathway.



Helen Fielding from the Homes and Communities Agency with Cllr Linda Cowling, Leader of Ryedale District Council

Kim Robertshaw, Housing Manager for Ryedale District Council said Derwent Lodge offered supportive accommodation:

“The residents don't just live here, they are offered training and education and there is a job club every week, with the aim of equipping them to lead independent lives.”

Case Study: Meadowfields Extra Care, Thirsk

North Yorkshire has one of the most successful programmes for the delivery of extra care housing in the Country and is already home to 16 state of the art schemes. Hard work from a range of organisations has allowed these developments to take place on large and small scales and has brought valuable services to a number of rural locations. There are currently a further five schemes with planning permission in various stages of development - and North Yorkshire County Council is launching an ambitious programme to help enable the progress of a large number of schemes across the County to help meet the growing need for this type of accommodation.

In May 2014 the first phase of the £6.6 million Meadowfields extra care housing scheme opened to residents. This development is a result of a partnership between Housing and Care 21, Keepmoat Construction, Hambleton District Council, North Yorkshire County Council and the Homes and Communities Agency.

It was a phased build on the site of the former North Yorkshire County Council residential care home, Cherry Garth, in central Thirsk. The first new residents of the extra care scheme moved from Cherry Garth before the rest of the old building was demolished.

There are a total of 21 self-contained apartments in the first phase which will rise to 52 when the second phase is completed. The completed building, which will also be the new home of Thirsk Public Library, is due to be completed early in 2015.

Extra care housing enables people with a wide variety of care or support needs to live in their own home while having the benefits and peace of mind of having a care team on site if this is required. The scheme will provide a full range of services such as a hairdresser, care shop, restaurant, lounges, and an activity room for residents.



Meadowfields Extra Care, Thirsk

Strategic Priority 5

Reducing Homelessness

Reducing homelessness through joint working

The County Homelessness Group monitors the Housing and Homelessness Strategy's key performance indicators, measuring progress towards achieving our shared strategic objectives and to inform our local action plans.

Delivery of the Single Homeless Action Plan is an example of where partners have developed and implemented a range of projects including:

- **No Second Night Out (NSNO):** York and North Yorkshire local authorities signed up to the NSNO protocol which was launched in October 2013. This protocol details the resources and actions taken by each local authority to assist new rough sleepers off the street as well as work towards helping entrenched rough sleepers to engage with services.
- **Rural Spot Purchase:** funding was used to pay for additional specialist support for single rough sleepers to move into settled accommodation.

Case Study:

A rough sleeper in a remote area of Craven worked with a dedicated officer from Horton Housing who provided intensive outreach support to address medical and anxiety issues that were a barrier to him securing private rented accommodation. Through sustained support he was helped to register with a GP and attend health appointments. Once his situation had stabilised we were able to secure accommodation for him using Homelessness Prevention Funding and the tenancy has been sustained with on-going support being provided by the Homelessness Prevention Service.

- **Moving Forward:** training was delivered to homeless households and households at risk of homelessness on how to maintain a tenancy.
- **Access into the Private Rented Sector (PRS):** a PRS 'offer' has been developed which includes incentives for landlords to accept households who require assistance from our Housing Options Teams to access accommodation. The offer has been agreed by all local authorities and in 2014/15 funding will be released to pay for the additional resources needed to promote and deliver this to landlords.

Case Study:

Using criteria developed by the County Homeless Group, Selby District Council delivered a pilot for the Access into the Private Rented Sector scheme to work with landlords in their district. This involved rent in advance incentives - often through the use of Discretionary Housing Payments (DHP), expansion of the Bond Guarantee Scheme, a free tenant find service for landlords and a dedicated contact providing a light touch support service. In 2013/14, through marketing and the targeting of empty homes, 27 private rented landlords worked with the scheme, providing access to a total of 39 properties and resulting in 18 homeless preventions.

Sustaining and improving homelessness prevention

Key Indicators 2013-14:

- A total of 6,145 households accessed our services
- 320 households were found to be owed a main housing duty (homelessness acceptances), 25% fewer than in 2012/13
- 3,116 Households were assisted to prevent them from becoming homeless - 16% more than in 2012/13

The numbers of homelessness acceptances continue to reduce and preventions are rising year on year. Effective multi-agency working and partnerships are commonplace across North Yorkshire, creating efficiencies through shared resources and skills whilst continuing the positive work by Housing Options teams.

The number of people accessing Housing Options services has increased in most of the sub-region. The impacts of welfare reform continue to adversely affect households in North Yorkshire. This has resulted in an increase in households which have complex issues and require a multi-agency approach to welfare and budgeting advice accessing the Housing Options services. Continued and strengthened partnership working with our Housing Benefit teams has resulted in the prevention of homelessness being a key objective of Discretionary Housing Benefit awards, with 20.5% of all homelessness prevention casework being where housing benefit issues having been resolved to sustain accommodation. Of all homelessness prevention casework 22.9% of it has assisted households into the private rented sector by providing some incentive such as rent in advance and/or a bond - funded either by Discretionary Housing Benefit or Homeless Prevention funds.

Continue to reduce the use of temporary accommodation and improve quality of the temporary accommodation

Key Indicators 2013-14:

On the 31 March 2014 there were:

- 143 households in temporary accommodation - 15% fewer than 31 March 2013
- 23 households in B and B accommodation – 38% fewer than 31 March 2013

Our use of temporary accommodation has reduced year on year and is the lowest since we began recording this in 2004. Whilst this is welcome, the impact, for some local authorities has been additional pressure to retain existing hostels and staffing resources. Since the introduction of welfare reforms and, in particular, the extension of the Shared Room Rate for single people under 35, shared accommodation is the affordable move on accommodation for under 35s. During 2013/14 we have continued to improve this type of provision with, Selby carrying out a refurbishment programme and Ryedale opening a new supported accommodation unit with 12 single and two double bed units, accommodating 16 individuals. Both Richmondshire and Craven have plans for new provision in 2014/16.

Case Study:

Following success in finding suitable accommodation through North Yorkshire Home Choice, Hambleton District Council has reduced temporary accommodation from 19 to nine units. By working with Broadacres and Endeavour Housing Associations, Hambleton District Council has been able to make more effective use of the accommodation available, make savings through a reduced use of B and B accommodation and can request additional units if the need arises.

Sustain and improve progress to tackle youth homelessness

Key Indicator 2013-14:

- There were eight people aged 16/17 who were owed a main housing duty (homelessness acceptance) due to vulnerability because of their age and/or because they were pregnant, had children or other special reason
- 38% fewer than in 2012/13

The Young Peoples Pathway, Housing Solutions '@ the Hub' is now established across the county with additional resources secured in 2013/14 to employ a dedicated Pathway Manager to co-ordinate the partnership.

During 2013/14 there were 1,815 instances of young people accessing the Hubs, this includes young people who may have used the service more than once. Of this total:

- 25% were 16 or 17 years old and there was a fairly even gender split.
- On average 11% of the young women accessing the service were pregnant, however this did spike in the third quarter to 16%.
- 10% were known to Youth Justice, with an average of 57% being open cases at the time of using the Hub.
- 20% were former or currently Looked After or Care Leavers.

The Hubs are experiencing an 88% success rate in preventing or relieving young people's homelessness. Moving forward, the Pathway Manager will be reviewing policies, procedures and systems ensuring the workforce are trained to deliver and record data consistently improving the evidence base for the continuance of the Young Peoples Pathway.

Continue to ensure that housing support is available for vulnerable people

Key Indicators 2013-14:

- Planned moves for households moving on from homelessness prevention floating support services is at 85% - compared to 94% in 2012/13
- Use of accommodation based services for Harrogate, Richmondshire and Selby has reduced to an average of 62% - compared to 69% in 2012/13

In 2013/14, over 1,900 people started receiving formal housing related support services. Of those, 50% received a homeless prevention service, 25% a domestic abuse service and 10% a young people's service. Homeless Prevention service users mostly required support with maintaining and securing accommodation and maximising income.

- 984 new clients accessed Homeless Prevention services
- 1147 received short term services which includes drop in sessions, telephone contact and triage
- The average age of all Supporting People service users is 35 - 57% of people receiving homeless prevention services are aged 26-49 and 24% aged 18 to 25

The decrease in planned moves reflects the increasingly chaotic nature of the clients being supported, resulting in a rise in abandonment and eviction from accommodation or dis-engagement from support services.

Key Indicators 2013-14:

- Planned moves for households moving on from homelessness prevention floating
- Utilisation of accommodation based services for Richmondshire, Harrogate and Selby was at 69% in 2012/13 - compared to 96% in 2011/12

Across the county there have been excellent results from the provision of homelessness services. There has been a reduction in homeless acceptances as well as an increase in homeless preventions, despite the increased volume of clients every local authority is dealing with.

During the next 12 months, we need to continue to work closely with the private sector, ensuring this becomes an available, affordable tenure for our clients. Securing a recently agreed Private Sector Offer across North Yorkshire it is hoped that over the next 12 months this will be embedded into the service we provide.

The reduction in spend across all local authorities as well as the reduced Supporting People budget will put pressure on the services we provide.

It is imperative that we continue the partnership approach as it is evident that this produces positive results.



**The information in this document can be made available
in other languages, large print, braille, audio tape
or electronic format on request.**



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