

York & North Yorkshire Housing Board

Monday 4th December 2023: 1:00pm

Teams

PRESENT:

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| Cllr Simon Myers NYC (Chair) | Tamsin Hart Jones - Homes England | Rachel Richards – NYC Public Health |
| Cllr Pavlovic – CYC | Chris France – NYMNPA | |
| Cllr Foster - YDNPA | Gail Teasdale – YNY Housing Partnership | Matthew Good – Pegasus Planning |
| Michael Jones – CYC | | |
| Andrew Rowe - NYC | Andrew Leeming – YNYLEP | |
| Hannah Heinemann - NYC | Peter Stockton – YDNPA | |

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| 1.0 | Apologies – Neil Ferris, Tracey Carter, Nick Atkin, Matthew Good, Michael Reynolds. | |
| 2.0 | Minutes of the last meeting (18 September) and matters arising Minutes agreed. Apologies from Michael Reynolds who was updating on the York university work; defer this item to the next meeting. | |
| 3.0 | CYC update – Michael Jones Still awaiting response from planning Inspector on Local Plan. Development plan ongoing with schemes on site at Duncombe Barracks and Burnholme: https://hdawards.org/scheme/city-of-york-duncombe-barracks-and-burnholme-2/ Executive decision in November approved development at two sites (including Woolnaugh House) for 100% affordable housing. | |
| 4.0 | NYC Update – Andrew Rowe and Hannah Heinemann Work on the restructure is underway (c.440 staff affected) and will be completed within the next six months. Scale of challenge is significant. Adopting an invest to save approach: invest capital to reduce revenue spend on temporary accommodation. Working with children’s services on unaccompanied asylum seekers. Primary focus has been on temporary accommodation due to the financial pressures linked to this. Working with Savills around the Housing Revenue Account (HRA) to understand capacity and help develop an investment plan. Aligning services around regulatory compliance. Cllr Pavlovic stated that CYC is facing similar issues. Gail highlighted the CRPE report on homelessness: https://www.cpre.org.uk/news/groundbreaking-report-shows-chronic-increase-in-rural-homelessness/ | |
| 5.0 | Devolution update and Brownfield housing Fund – Andrew Leeming Devolution Deal: <u>Timescales:</u> Order is before Parliament and a response is awaited. Presumed that the MCA will be a legal entity by the end of January. LEP staff will TUPE over to the MCA in February 2024. <u>Opportunities for housing:</u> Part of the deal is a strategic relationship with Homes England and DLUHC to develop a strategic pipeline. The Autumn Statement set out proposals for deeper devolution (Level 4 Devolution), which includes additional powers and access to funding via a single financial settlement from Government departments. Level 4 MCAs will have influence over housing investment (Affordable Homes Programme). Critical to progression to Level 4 is an Investment Plan. | |

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| | <p><u>Brownfield Housing Fund:</u> A report is being considered by the Joint Committee on 15th December to approve c.£9m of projects for funding. Permission will also be sought from the Committee to seek further projects for the remaining £3m of unallocated funding. It is proposed that a call for Full Business Cases be submitted to the YNY Housing Partnership with a deadline of 31st January 2024 for submission of Full Business Cases. The papers are available online: https://edemocracy.northyorks.gov.uk/ieListDocuments.aspx?MIId=8029&x=1</p> | |
| 6.0 | <p>Homes England Update – Tamsin Hart Jones Affordable Homes programme 21-26 CME remains open. Brownfield Infrastructure Land Fund is available for projects at scale where there are viability challenges. The Levelling Up Homebuilding Fund is still available for SMEs, providing loan funding and development finance. Rural Statement published in October, this recognises the high cost of delivery in rural areas: https://www.gov.uk/government/publications/homes-england-rural-housing-statement/homes-england-rural-housing-statement Within the AHP it is possible to secure higher grant rates for rural schemes where higher costs can be demonstrated.</p> <p>The Housing Information Hub was also signposted as a resource: https://www.gov.uk/government/collections/housing-information-hub This includes a capacity analysis tool for local authorities to help identify skills and capacity gaps.</p> <p>The Capacity Centre is running a further programme between 22 Jan and 2 Feb 2024.</p> <p>CLLr Pavlovic questioned about grant funding for key worker accommodation and lack of funding for intermediate rent products. There is real pressure from health and social care staff being able to access affordable accommodation.</p> | |
| 7.0 | <p>Y&NY Housing Partnership update – Gail, Teasdale Meeting scheduled for 6th December. The Partnership has submitted responses to NYC consultations on the Housing Strategy and the Allocations Policy. Private developers are offering plots to RPs supported by CMA bids. Planning decisions in NY are gradually improving from Broadacres’ perspective.</p> <p>Pending issues:</p> <ul style="list-style-type: none"> - Rent settlement, if a cap is imposed it could have implications. - Consumer standards consulted upon in October, new standards due for publication early in 2024. - Work continues on actions to reach SAP C by 2030. - The Decent Homes Standard 2 consultation has been delayed again. | |
| 8.0 | <p>National Parks update NYMNP – Chris France advised that Planning Committee considered the annual monitoring report last week. Housing delivery was 38 pa which is over the 29 homes guideline. The Local Plan has flexible housing policies to address population decline. Local occupancy is being replaced with principle residency. Delivery of affordable housing through the RHE programme over the past two years has been low. There have been local objections, lack of evidence from housing needs surveys. Will be consulting on a Design Code in the New Year. There is a large brownfield site within the Park at the old station depot at West Ayton, the land is owned by NYC. Members considered the Housing Strategy at</p> | |

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| | <p>Committee and a response will be submitted before the consultation deadline on 11th December.</p> <p>YDNPA – new Local Plan 2015 to 2024. Preferred housing target is 50 homes pa. Seeking through allocated sites, introducing permanent residency clause to prevent homes becoming second homes or holiday lets. Going out to informal consultation in early January to make public Housing Working Group shortlist of sites. Housing market information and population projections are being refreshed.</p> | |
| 9.0 | <p>House Builders update Deferred to next meeting.</p> | |
| 10.0 | <p>Agenda items for future meetings Andrew Rowe set out thoughts on future meetings, suggesting that a thematic approach be adopted with meetings dedicated to a given issue, such as homelessness and temporary accommodation; key worker housing; or housing supply, with the aim of developing a ‘mini plan’ to effect change around two or three key things. The group was generally supportive. It was agreed that Michael, Andrew and Sharon would meet to pick out some themes for a ‘deep dive’ and develop a Forward Plan for the Board meetings (themes and bullet point ideas as to what could make a difference).</p> | AR, MJ. SG |
| 11.0 | <p>AOB Reminder that the NYC Housing Strategy Consultation closes on 11th December</p> | |
| 12.0 | <p>Date of next meeting TBC Teams</p> | |