

AGENDA

Page No

1. MINUTES

To confirm the decisions of the meeting held on 2 December 2014 (CA.44 - CA.54), previously circulated.

2. APOLOGIES FOR ABSENCE

Policy and Strategy

3. SUSTAINABLE DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENT

1 - 52

This report seeks approval for consultation on the draft revised Sustainable Development Supplementary Planning Document. The consultation will run from Friday 5 December 2014 to Friday 16 January 2015, a period of 6 weeks (the statutory period is a minimum of 4 weeks however 6 weeks will be allowed due to the festive break). Following consultation, representations will be reported back to Members and taken into account in agreeing a final revised SPD for Council adoption.

In accepting the recommendation, the revised Sustainable Development Supplementary Planning Document will be approved for consultation

Relevant Ward(s): All Wards

4. HAMBLETON HOMELESSNESS STRATEGY 2015-2021

53 - 96

This report requests the approval of the Draft Hambleton Homelessness Strategy 2015-2021 for partner and public consultation purposes.

In accepting the recommendation, the draft Hambleton Homelessness Strategy 2014-21 will be approved for partner and public consultation.

Relevant Ward(s): All Wards

5. EXCLUSION OF THE PUBLIC AND PRESS

To consider passing a resolution under Section 100A(4) of the Local Government Act 1972 excluding the press and public from the meeting during consideration of item 6 on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A to the Act.

6. SUPPORTING HOUSING DELIVERY

97 - 140

This report seeks consideration of further information in relation to a request for financial assistance.

Relevant Ward(s): All Wards

HAMBLETON DISTRICT COUNCIL

Report To: Cabinet
16 December 2014

Subject: SUSTAINABLE DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENT

All Wards outside North York Moors National Park
Portfolio Holder for Housing, Planning and Waste Management: Councillor Brian Phillips

1.0 PURPOSE AND BACKGROUND:

- 1.1 The purpose of the Sustainable Development Supplementary Planning Document ('the SPD') is to provide guidance to potential applicants and Development Management Officers on issues relating to sustainable development, such as water resources, biodiversity and energy. The current SPD (adopted September 2009) briefly describes several renewable energy technologies but does not provide sufficient detail nor cover the range of renewable energy technologies applicable to the District.
- 1.2 In October 2013 Cabinet agreed the scope of the Partial Plan Review (CA.47). One of the areas for review was to provide more policy guidance on renewable energy developments. Following a presentation to a Members' Workshop in June 2014 it was agreed that the best way to achieve this was to review and expand the existing Sustainable Development SPD.
- 1.3 The SPD is an important part of the Local Development Framework (LDF) as it is used as a material planning consideration when determining planning applications. The SPD is used in conjunction with existing adopted policies in the Local Development Framework (LDF). The main revision to the SPD is in the provision of a new chapter dedicated to renewable energy generation.
- 1.4 This report seeks approval for consultation on the draft revised SPD (at Annex A). The consultation will run from Friday 19 December 2014 to Friday 30 January 2015, a period of 6 weeks (the statutory period is a minimum of 4 weeks however 6 weeks will be allowed due to the festive break).
- 1.5 Following consultation, representations will be reported back to Members and taken into account in agreeing a final revised SPD for Council adoption.

2.0 LINK TO COUNCIL PRIORITIES:

- 2.1 The relevant Council priorities which the SPD relates to include the following:
 - To ensure that the Planning Service supports the sustainable economic growth and development of the District

3.0 RISK ASSESSMENT:

There are no risks associated with this recommendation.

4.0 FINANCIAL IMPLICATIONS:

- 4.1 There are no financial implications associated with this recommendation.

5.0 LEGAL IMPLICATIONS:

5.1 There are no legal implications associated with this recommendation, however regulations do need to be followed in taking the SPD forward to Council adoption.

6.0 EQUALITY/DIVERSITY ISSUES:

6.1 There are no equality/diversity issues associated with this recommendation

7.0 RECOMMENDATION:

7.1 It is recommended that Cabinet approve the revised SPD for consultation.

MICK JEWITT

Background papers: Sustainable Development Supplementary Planning Document
(September 2009)
The Town and Country Planning (Local Planning) (England)
Regulations 2012, Part 5(12)(b)(i)

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02122014 Hambleton SD SPD

**SUSTAINABLE DEVELOPMENT
SUPPLEMENTARY PLANNING DOCUMENT
DRAFT DECEMBER 2014**

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Introduction

Background to the SPD

- 1.1 This Supplementary Planning Document (SPD) replaces the Sustainable Development SPD which was adopted in September 2009. This new SPD is intended to bring the document up to date, as there have been many changes since it was first adopted, notably in the area of renewable energy. This SPD forms part of the suite of documents which comprise the Council's Local Development Framework (LDF). The LDF is set to be replaced by a new Local Plan, at which point this SPD will again be reviewed.
- 1.2 The purpose of this SPD is to provide greater detail on the policies in the adopted LDF Development Plan Documents (DPDs). The document has been produced to provide supporting information and guidance on LDF policies relating to the achievement of sustainability in new development. Table 1 below summarises the policies in the LDF which are supplemented by this SPD.

Table 1: Planning Policies supplemented by this SPD

Core Strategy Policies	Development Policies
CP1 Sustainable Development	DP2 Securing Developer Contributions
CP2 Access	DP3 Site Accessibility
CP16 Protecting and Enhancing Natural and Man-made Assets	DP28 Conservation
	DP29 Archaeology
	DP30 Protecting the Character & Appearance of the Countryside
	DP31 Protecting Natural Resources: Biodiversity/Nature Conservation
CP17 Promoting High Quality Design	DP32 General Design
	DP33 Landscaping
CP18 Prudent Use of Natural Resources	DP34 Sustainable Energy
	DP36 Waste
CP21 Safe Response to Natural & Other Forces	DP43 Flooding & Floodplains

Scope of the SPD

- 1.3 The aim of the document is not to set new policy, as this is outside the remit of an SPD. The information should however be used as a material consideration when determining planning applications and as a guide for applicants. Supporting information and guidance contained within this document is concerned with the design and construction stage of development. Issues relating to site selection are covered in other LDF policies.
- 1.4 Supporting information and guidance within the document is applicable to all new development. It is recommended that developers engage with planners at the outset of the planning process, using the Council's formal pre-application procedure (details of which can be found at www.hambleton.gov.uk/development-management). This

is to ensure that appropriate measures are incorporated into the design of developments at an early stage.

- 1.5 This SPD should be used in conjunction with the adopted LDF policies, the National Planning Policy Framework and National Planning Practice Guidance. Useful links are provided throughout the document to sources of more information relevant to the SPD.

Consultation

- 1.6 TO BE COMPLETED FOLLOWING CONSULTATION

Policy Context

- 1.7 Building Regulations Part L and the Code for Sustainable Homes (the Code) are of particular significance in the context of this document. At the time of writing, it is the Government's intention to incorporate the requirements of the Code into strengthened Building Regulations.
- 1.8 Part L provides guidance on the conservation of fuel and power in new and existing buildings. Updates to Building Regulations are expected to require greater CO₂ savings, with zero carbon homes being required by 2016 and potentially for non-domestic buildings by 2019. Building Regulations are anticipated to be updated in 2016 and are expected to mirror the energy requirements of the Code.
- 1.9 The Code is an environmental assessment method for rating and certifying the performance of new homes. On 1 May 2008 it became mandatory for all new homes to be assessed against the Code. The previous rating system, EcoHomes, was replaced by the Code.

Useful Links

- Building Regulations Part L: Conservation of fuel and power – available from <http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partl> (accessed November 2014)
- Code for Sustainable Homes: Setting the standard for new homes and technical guidance – available from <https://www.gov.uk/government/policies/improving-the-energy-efficiency-of-buildings-and-using-planning-to-protect-the-environment/supporting-pages/code-for-sustainable-homes> (accessed November 2014)
- Climate Change Act – available from <http://www.legislation.gov.uk/ukpga/2008/27/contents> (accessed November 2014)

Energy Efficiency

Introduction

- 2.1 The buildings in which we live and work have a significant part to play in combating the effects of climate change. Existing buildings are estimated to contribute nearly half of all the CO₂ emissions emitted in the UK. This section provides information and guidance on possible ways of reducing new developments' contribution to this figure in accordance with Council policies. Table 2 below shows those policies which relate to energy efficiency.

Table 2: Planning Policies relating to Energy Efficiency

Core Strategy Policies	Development Policies
<p>CP1 Sustainable Development:</p> <ul style="list-style-type: none"> - minimise energy consumption; - conserve and enhance the use of scarce - encourage the use of sustainable resources; - protect and enhance the quality of natural 	
<p>CP2 Access:</p> <ul style="list-style-type: none"> - minimise the need to travel 	<p>DP3 Site accessibility:</p> <ul style="list-style-type: none"> - provide sustainable forms of transport to access the site and within the development
<p>CP17 Promoting high quality design:</p> <ul style="list-style-type: none"> - minimise the use of scarce resources; - adopt sustainable construction principles; - facilitate access through sustainable forms of transport 	<p>DP32 General design:</p> <ul style="list-style-type: none"> - provision should be made for walking/cycling; - incorporate sustainable energy uses; - maximise opportunity for passive solar heating; - encourage the use or re-use of sustainable materials <p>DP33 Landscaping:</p> <ul style="list-style-type: none"> - respond to potential implications of climate change; - encourage the use of sustainable construction materials
<p>CP18 Prudent use of natural resources:</p> <ul style="list-style-type: none"> - minimise impact on natural resources - minimise energy demand; - improve energy efficiency; 	<p>DP34 Sustainable energy:</p> <p>Developments above 1,000 m sq in size, or 10 or more residential units should:</p> <ul style="list-style-type: none"> - address sustainable energy issues through accredited assessment schemes; - commercial developments must undergo an energy use assessment; - include energy efficient measures; - provide at least 10% of their energy requirements from on-site renewable energy generation or otherwise demonstrate similar energy savings through design measures
<p>CP21 A safe response to natural and other forces:</p> <ul style="list-style-type: none"> - ensure that communities and the environment are not adversely affected by the actions of natural or other forces 	<p>DP43 Flooding and floodplains:</p> <ul style="list-style-type: none"> - support mitigation and relief measures which reduce the risk of flooding

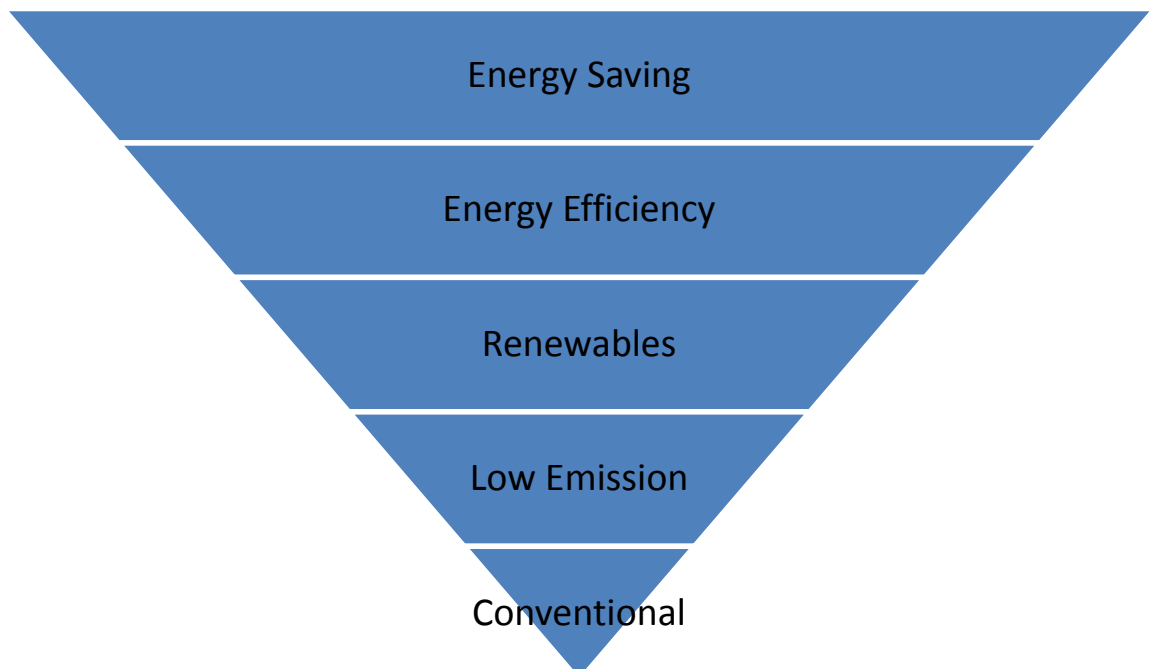
2.2 The objectives of the section are to:

- minimise energy demand and increase energy efficiency.
- reduce CO₂ emissions from new and existing development in line with the tightening of Building Regulations.

Measures

2.3 All developments should conform to the principles of the energy hierarchy, which is to reduce the need for energy, maximise energy efficiency, supply energy from renewable resources and, where fossil fuels are to be used, use as efficiently as possible including the use of carbon capture and storage and/or carbon offsetting.

Figure 1: Energy Hierarchy



Energy Efficiency

2.4 The orientation and layout of development should maximise the potential for passive solar heating, taking account of the implications of solar heat gain. Utilising passive solar heating will have a significant effect on reducing a building's energy demand for space heating.

2.5 Passive solar designed buildings exploit the free energy of the Sun, making use not only of the heat in winter for warmth, but also mitigating the effects of heat extremes in summer.

2.6 *Orientation* – developments which are orientated to ensure that the main glazed elevations are between south east and south west are most effective at utilising solar gain. Principle rooms also benefit from being located on this southerly aspect.

East-west orientated estate roads are preferable, but it is acknowledged this cannot always be accommodated.

- 2.7 *Shading* - passive solar designed buildings need to take advantage of the different Sun altitudes that are experienced throughout the year. The Sun has a higher altitude in the summer than the winter. The use of external shading and the planting of deciduous trees are effective ways of manipulating the Sun's energy throughout the year.
- 2.8 Planting native trees on southerly aspects enables developments to benefit from the shading properties that a green canopy provides in the summer. During the winter months, when the leaves have fallen from the trees, solar radiation can penetrate the branches and warm the building.
- 2.9 External structures that can be used to exploit the different altitudes of the Sun include large overhanging roof eaves or deep window reveals. Care needs to be given to ensure that beneficial daylight is not excluded, as this will lead to an increase in the amount of energy that will be needed to light the building.
- 2.10 *Thermal mass* - the ability of a building to store heat is determined by the materials used. Thermally massive materials, such as bricks, concrete and stone, are the most appropriate for this purpose. Although the thermal mass of these materials is good, the environmental impact can be high. Locally sourced stone could be used as an alternative to reduce the environmental impact. Section 13 contains more information on appropriate materials.
- 2.11 For thermally massive material to be effective in the storage and regulation of internal heat, they need to be exposed to the solar energy being radiated into the building. Householders need to be aware that a high number of fixtures and fittings, such as carpets, covering thermally massive materials, will negate its positive effects.
- 2.12 One way to utilise thermally massive materials, such as the wall of a house, is to attach a conservatory, greenhouse or atrium to the southern aspect. The greenhouse effect, which traps heat from solar radiation, heats up the wall and transfers heat through to the house.
- 2.13 Another effective way to maximise the thermal mass of a building is in the use of a trombe wall. This consists of a glazed panel attached to the external wall with a small air space between. Solar rays create a greenhouse effect and air vents positioned at the top and bottom of the external wall allow for the circulation and warming of the air. In the evening and on cold days, the air vents can be closed to stop the air flow.
- 2.14 *Window design* – developers are encouraged to reduce the amount of glazing on the north, east and west elevations in comparison to the southerly elevation. Implementing these measures will ensure heat loss is kept to a minimum. Window type is also important. Most modern windows have low emissivity (low-E) coatings

within the double (or triple) glazed units to further reduce heat losses through radiation. Such units can also contain low density gases such as argon, krypton or carbon dioxide.

- 2.15 *Air-tightness* – ensuring air tightness within a building can contribute to significant energy savings. The benefits of high levels of insulation in the walls, roofs, floors, doors and windows can be greatly reduced if air gaps are left around windows and doors for example. A pressure test (performed on most new build dwellings) can be carried out to ascertain the overall air leakage rate of the building.
- 2.16 *Natural ventilation systems* – ventilation is essential to remove moisture from toilets, bathrooms and kitchens, and also to provide combustion air for boilers. It is also needed to remove moisture from beneath suspended ground floors and from loft spaces. Ventilation however can be a source of heat loss, either through extractor fans and windows, or through the fabric of the building itself (infiltration).
- 2.17 Applicants should avoid the use mechanical ventilation systems where possible and instead opt for natural methods. These types of system are more appropriate in commercial buildings, where cool air can be drawn into the building at a low level and allowed, through natural convection currents, to rise through the building.
- 2.18 Where there is no alternative to mechanical ventilation, an attempt should be made to provide the energy required from renewable/low carbon sources. Alternatively (or in addition) the use heat recovery to reduce heat loss is suggested. In a residential unit it may be more efficient to use a mechanical ventilation and heat recovery (MVHR) system instead of natural ventilation (with its associated heat losses).
- 2.19 Green roofs and green walls can provide additional cooling and insulation effects. These methods will be considered in more detail in Section 14.
- 2.20 In addition to providing a means of keeping energy demand to a minimum the use of natural light/sunlight can affect people’s health and well-being. Individuals can be especially affected in winter months when a lack of natural light can lead to conditions such as Seasonal Affective Disorder.
- 2.21 *Natural light* – utilising natural light will reduce the energy demand required for lighting. Where deep building plots are planned applicants could consider the use of internal atriums and tubular skylights to bring daylight into the building.
- 2.22 *Daylight sensors* – connected to high frequency control gear could be used to dim or switch off artificial lighting when daylight reaches a certain level. As well as providing natural lighting which improves an individual’s well-being, the use of daylight sensors will reduce energy consumption associated with the operation of artificial lighting.
- 2.23 Policy DP34(ii) requires the incorporation of energy efficiency or renewable energy measures in development. The measures installed must contribute to 10 percent of

the developments energy demand. This only applies to major development, which is defined as non-domestic buildings above 1,000m² or 10 residential units or more. The following, along with the information on passive solar heating and renewable/low carbon technologies, are possible ways of achieving the requirements of the policy.

- 2.24 *Lighting* - current Building Regulations require energy efficient light fittings to be installed in the most frequented locations in a building. Applicants therefore have to abide by this requirement. To address the requirements of Policy DP34 with regard to energy efficiency applicants could install energy saving light bulbs in all fittings.
- 2.25 *White goods* – where a building is to be specified with fixtures and fittings applicants are encouraged to provide energy efficient white goods in their development. Appliances with a high rating on the EU Energy Efficiency Labelling Scheme would be appropriate.
- 2.26 *Drying space* – the inclusion of space, both internal and external, for drying to avoid the energy use associated with the operation of a tumble drier is encouraged.
- 2.27 Care should be given when applying energy efficiency measures to historic buildings and applicants should refer to English Heritage Guidance or contact the Council’s Conservation Officer.

Useful Links

- PassivHaus provides examples and best practice on integrating passive solar design into developments – available from www.passivhaus.org.uk (accessed November 2014)
- The Energy Saving Trust – available from www.energysavingtrust.org.uk (accessed November 2014)
- The Carbon Trust: Low Carbon Buildings – available from www.carbontrust.com/resources/guides/energy-efficiency/low-carbon-buildings-design-and-construction (accessed November 2014)

Energy Generation

Renewable & Low Carbon Technologies

- 3.1 The term 'renewable and low carbon energy' refers to those forms of energy which are used for heating, cooling or generating electricity. The term has appeared in recent years and is often used synonymously with 'sustainable energy'. It has been borne largely out of an acceptance of our reliance on fossil fuels. Whereas technologies labelled as 'renewable' are generally sustainable, low carbon technologies are unsustainable, as they involve the processing of fossil fuels (which are finite).
- 3.2 With advances in technology however, the carbon dioxide (CO₂) emissions associated with some of the processes used to convert fossil fuels into useable energy, can be reduced and/or eliminated. Several industrial methods now exist, such as carbon sequestration, more commonly known as carbon capture and storage (CCS), where CO₂ emissions are captured and stored or diverted to other processes.
- 3.3 Truly sustainable energy sources are those which occur naturally and are not depleted, for example solar energy. In fact the Sun is the primary energy source for most of the forms of energy we use. Solar panels use the Sun's rays to heat water or generate electricity. Wave power comes from the oceans which are moved by winds which are formed by the heating and cooling of air by the Sun. Plants use sunlight to convert water and carbon dioxide into oxygen and sugars in order to grow; we then burn this biomass to generate heat and electricity.
- 3.4 There are only two forms of energy which do not come from the Sun. The first is tidal energy, the regular movement of the oceans and seas, which comes from the gravitational pull of the Moon. The second is geothermal energy, which comes from the core of the earth, heating up the rocks and aquifers within them. Geothermal energy is now no longer considered a truly renewable energy source, because the heat/water in the rocks can be depleted over several decades and can take several decades to be replenished.

Nationally Significant Infrastructure Projects (NSIPs)

- 3.5 The Overarching National Policy Statement for Energy (EN-1) and the National Policy Statement for Renewable Energy Infrastructure (EN-3) refer to those types of developments which are to be dealt with as Nationally Significant Infrastructure Projects (NSIPs). With regards to renewable energy developments, The Planning Act 2008, as amended by the Localism Act 2011, states that electricity generating stations generating more than 50 megawatts (MW) are classed as NSIPs.
- 3.6 Given the current energy generating capacity of the various technologies described in this section, the most likely schemes in Hambleton which would fall into this category would be Wind, Solar and possibly Biomass. It is possible that in time, technological advancements could bring other energy generation methods into this category, but at present it is most likely to be limited to those described above.

Table 3: Planning Policies relating to Renewable Energy Generation

Core Strategy Policies	Development Policies
CP1 Sustainable Development: - encourage the use of sustainable resources; - protect and enhance the quality of natural resources	DP1 Protecting amenity: - development proposals should protect amenity, including noise and disturbance, pollution (including light), odours and daylight
CP4 Settlement Hierarchy: - support for development which would make provision for renewable energy generation	DP10 Form and character of settlements: - protect intrinsic qualities of open areas
CP15 Rural Regeneration - support given to small scale renewable energy projects	DP26 Agricultural issues: - encouraging farm diversification
CP16 Protecting and enhancing natural and man-made assets - development not supported which has a detrimental impact upon the interests of a natural or man-made asset	DP28 Conservation - protect and enhance natural and man-made assets
	DP29 Archaeology - support for preservation and enhancement of archaeological remains
	DP30 Protecting the character and appearance of the countryside - take full account of the nature and distinctive qualities of the local landscape
	DP31 Protecting natural resources: biodiversity/nature conservation - enhance and increase sites and habitats of nature conservation value
CP17 Promoting high quality design: - respect and enhance the local context and its special qualities - minimise the use of scarce resources	DP32 General design: - incorporate sustainable energy uses
	DP33 Landscaping: - respond to potential implications of climate change
CP18 Prudent use of natural resources: - minimise impact on natural resources - minimise energy demand; - improve energy efficiency; - promote renewable energy technologies	DP34 Sustainable energy: Developments above 1,000 m sq in size, or 10 or more residential units should:
	- address sustainable energy issues through accredited assessment schemes;
	- commercial developments must undergo an energy use assessment; - consider incorporating Combined Heat and Power (CHP) schemes;
	- provide at least 10% of their energy requirements from on-site renewable energy generation or otherwise demonstrate similar energy savings through design measures
CP21 A safe response to natural and other forces: - ensure that communities and the environment are not adversely affected by the actions of natural or other forces	DP43 Flooding and floodplains: - support mitigation and relief measures which reduce the risk of flooding

Renewable Energy Technologies appropriate to Hambleton:

3.7 The following technologies are those which are applicable within Hambleton District:

- Commercial Solar Photovoltaics
- Commercial Onshore Wind
- Combined Heat and Power
- Anaerobic Digestion
- Biomass
- Hydroelectric
- Microgeneration

3.8 Some forms of energy are not applicable to Hambleton District, due to the fact that Hambleton does not have a coastline or an estuary. These forms of energy are wave, tidal and offshore wind. Although it is possible that such developments may have an impact on Hambleton, for example through the transmission of electricity generated through these technologies, such developments can be dealt with through other planning policies. Developments which concern the recovery of energy from waste materials or minerals are generally dealt with by North Yorkshire County Council.

Geothermal Energy

3.9 The use of deep geothermal energy is a possibility within Hambleton however the resource in the District is not very great. The Deep Geothermal Review Study (DECC October 2013) shows that Hambleton falls within the range of 40 to 70 mWm^{-2} , that's well below other more resource rich areas of the UK, such as the south west, which has resources well over 100 mWm^{-2} (see Figure 2 below).

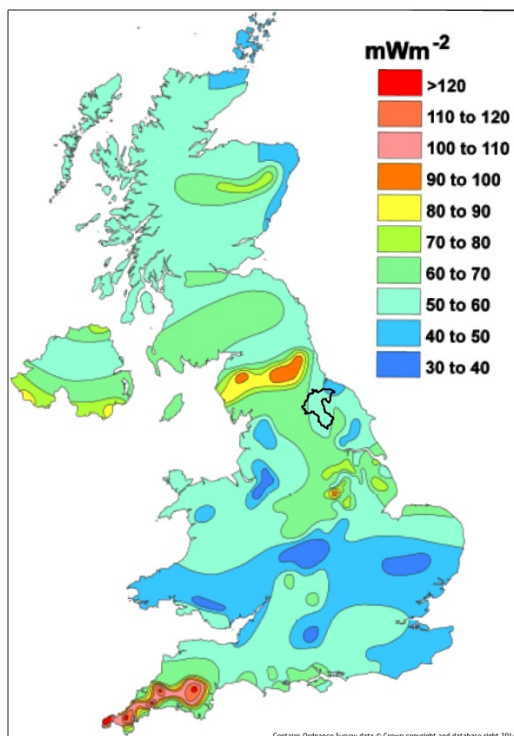


Figure 2: Heat Flow Map of the UK showing Hambleton District (black outline)

- 3.10 It is possible that in the future, as the cost of mining geothermal energy reduces, lower enthalpy areas such as Hambleton may become a more viable proposition. For the purposes for this SPD however it is not envisaged that applications will come forward in the short term and therefore this technology is not covered.

Shale Gas (Fracking)

- 3.11 Much debate and concern has and is being circulated surrounding the issue of Hydraulic Fracturing, also known as Fracking. This is the process whereby a mixture of water and chemicals is injected into the ground at high pressure in order to fracture the shale rock to release gases which are trapped in the lower strata (shale gas). As hydraulic fracturing is a minerals issue, any application relating to shale gas will be dealt with by North Yorkshire County Council Minerals and Waste Team.

Commercial Solar Photovoltaics

Technology overview:

- 4.1 Solar photovoltaic panels use the Sun's energy to generate electricity. Sunlight strikes the panel, usually made from a silicone based material, which causes the release of electrons in the form of direct current (DC). The electricity is then converted to alternating current (AC) and is usually fed into the national grid. Commercial solar photovoltaics consist of arrays of usually ground mounted solar panels, sometimes covering many hectares.
- 4.2 The positioning of the panels is important to achieve the maximum amount of solar gain throughout the year. A typical array will have panels mounted between south east and south west (with true south being the optimum) and on an elevation appropriate to its location. Hambleton is approximately 54 degrees north, so at the height of summer, a panel mounted at 54 degrees will receive the optimum amount of solar radiation.
- 4.3 The optimum angle of the panel however will in reality be lower than this as it needs to receive the optimum average solar radiation throughout the year (and also take account of any overshadowing from neighbouring structures/trees etc.). Some systems have adjustable panel angles to optimise efficiency at different times of the year, or even automatically track the Sun throughout the day, vastly increasing each panel's efficiency.

Technical information:

- 4.4 The photovoltaic effect was first observed in 1877, with the first solar cell being produced in 1883. Panels are usually made from silicon (Si), however some are made from more exotic materials such as gallium arsenide (GaAs) or cadmium telluride (CdTe). PV panels receive energy in the form of solar radiation (photons) which are negatively charged, and convert this into direct current (DC). An inverter transforms the DC into alternating current (AC) for use in a building or for feeding it into the national grid.
- 4.5 The UK's insolation (received solar radiation) is around 120 W m^2 , which is roughly $1,050 \text{ kWh m}^2 \text{ y}^{-1}$. This of course varies from one part of the UK to another and also daily, seasonally and annually. The annual household electricity requirement is $3,800 \text{ kWh y}^{-1}$. The efficiency of different panels varies, depending on panel composition and location, however on average an array of PV panels covering 24 m^2 would be enough to meet this requirement (based on a system with 15% efficiency). An average house in the UK may be able to accommodate this.

Planning considerations for commercial solar photovoltaics:

- 4.6 The National Planning Practice Guidance (NPPG) website provides some guidance to applicants and decision takers for large scale ground mounted solar photovoltaics¹.

¹ NPPG Paragraph: 013 Reference ID: 5-013-20140306, Revision date: 06 03 2014

The following information is intended to supplement and expand upon this national guidance.

- 4.7 *Location*: The Government has a preference for the use of rooftops and brownfield sites first, before consideration is given to greenfield sites. The NPPG states that Local Planning Authorities need to consider factors which ‘*encourage the effective use of land by focussing large scale solar farms on previously developed land and non-agricultural land, provided that it is not of high environmental value*’^{ibid}.
- 4.8 In a speech by the Minister for Energy and Climate Change to the large scale solar conference in April 2013, he said that ‘*brownfield land should always be preferred*’ and that ‘*where solar farms are not on brownfield, [one] must be looking at low grade agricultural land which works with farmers to allow grazing in parallel with generation*’².
- 4.9 *Biodiversity*: The NPPG also states that where panels are to be sited on greenfield land, that the land remains in agricultural use and/or encourages biodiversity improvements. The BRE National Solar Centre has produced guidance which gives advice to applicants on issues of biodiversity, including setting up Biodiversity Management Plans. Careful consideration should be had to any grazing proposed on the site, as a higher stocking density will have an adverse effect on biodiversity.
- 4.10 *Landscape and Visual Impact*: Perhaps one of the main planning considerations regarding the siting of solar panels is likely to be landscape and visual impact. Solar panels should be designed and positioned in order to minimise their impact on the landscape. Appropriate screening measures may be required to mitigate any adverse visual impacts, these may be off-site.
- 4.11 Cumulative impacts relating to any development should be adequately considered. These should include not only other solar installations but other landscape features and other development, such as wind farms. Visual impacts are not just those which are seen from particular static vantage points, but those which occur as one moves through a landscape. Journey scenarios may be required as part of the Landscape and Visual Impact Assessment (LVIA)
- 4.12 *Heritage assets*: Careful consideration should be given to the impact that commercial solar photovoltaics can have on heritage assets, both designated and non-designated and both above and below ground. Proposals will need to consider the impact of such development on the significance of the heritage asset, including its setting. Where harm to the heritage asset results, the proposal will need to demonstrate substantial public benefits to outweigh that harm. The setting of a heritage asset includes not only views of the asset within the landscape, but also views from within

² Department of Energy & Climate Change (25 April 2013) Gregory Barker speech to the Large Scale Solar Conference, <https://www.gov.uk/government/speeches/gregory-barker-speech-to-the-large-scale-solar-conference>

the site. Further information can be found in the English Heritage Guide 'The Setting of Heritage Assets' (2011), available from www.english-heritage.org.uk.

- 4.13 *Archaeology*: The location of potential solar farms may adversely impact upon any archaeological remains. The frames which support the arrays could impact upon any remains and an appropriate archaeological assessment may be required.
- 4.14 *Other issues*: There are other factors which may require consideration in relation to large scale solar developments. Public Rights of Way may be adversely affected and re-routing may be required along with appropriate signage. Reflection and glare from solar farms can be a distraction to motorists, other road users and wildlife. Noise can be an issue if the transformers are located close to any sensitive receptors, such as housing. Flooding may also be an issue, for example a change of use from crop growing to solar farm and sheep grazing could have a big effect on the surface run-off from a site.

Information required at planning application stage:

- Description of proposal including grid connection and ancillary works
- Scheme plans, including location plan, site plan, photomontages, contour drawings, elevations and floor plans
- Details of the scheme's power rating and expected efficiency/capacity factor
- Landscaping provisions including screening
- Design and Access Statement
- Landscape and Visual Impact Assessment (LVIA)
- Hydrological assessment
- Acoustic assessment
- Details of vehicular access and movements
- Site management measures for the construction phase
- Assessment of agricultural land quality
- Assessment of glint and glare
- An assessment of any heritage impacts including archaeology (if appropriate)
- Ecological Impact Assessment
- Environmental Impact Assessment (if screening has determined that one is required)

Useful links:

- Department of Energy & Climate Change (October 2013) '*UK Solar PV Strategy Part 1: Roadmap to a Brighter Future*'
- Department of Energy & Climate Change (April 2014) '*UK Solar PV Strategy Part 2: Delivering a Brighter Future*'
- BRE '*Planning guidance for the development of large scale ground mounted solar PV systems*'
- BRE (2014) '*Biodiversity Guidance for Solar Developments*'. Eds G E Parker and L Greene.

Commercial Onshore Wind

Technology overview:

- 5.1 Commercial onshore wind developments are arguably the most contentious of the large scale renewable technologies. The most common type of wind turbine is the tri-blade horizontal axis wind turbine (HAWT). The rotating blades drive a generator which produces electricity. Modern turbines operate at speeds of between 4.5 meters per second (10 mph) and 25 metres per second (55 mph). Commercial wind turbines have a rated capacity of between 1MW and 3MW.

Technical information:

- 5.2 Other types of wind turbine exist, such as vertical axis wind turbines (VAWT), but the tri-blade horizontal configuration is the most efficient for this scale. The angle which the blade makes with the direction of the wind is called the angle of attack. Wind turbine blades are aerofoil shaped, and the respective drag and lift coefficients vary with the angle of attack. A yawing mechanism automatically realigns the nacelle in response to wind changes so that the angle of attack remains optimised and peak power output is maintained.
- 5.3 Wind turbines have a peak power rating, however a more useful measurement is the capacity factor. This is a measure of the actual power produced expressed as a percentage (as opposed to the theoretical maximum). Most commercial large scale wind turbines have a capacity factor of up to 30%. The lifetime of a wind farm is around 25 years and the development is easily decommissioned. Above ground structures are removed, upper sections of foundations re-covered with topsoil and cables are usually cut below ground and left in place. They are generally considered less environmentally harmful than other forms of energy generation.

Planning considerations for commercial onshore wind:

- 5.4 *Location:* Many factors will determine the location of a wind farm, the most obvious of which will be the wind speed. Initial interrogation of the national wind speed database should help narrow down the area of search. Other factors include proximity to a grid connection, proximity to a port (likely if components are sourced from abroad), site access, site designations and proximity to residential properties. A clear list of alternative sites should also be considered.
- 5.5 *Environmental Impact Assessment (EIA):* For commercial wind developments consisting of three or more turbines or where the hub height of any turbine exceeds 15 metres, an EIA screening opinion will need to be sought from the Local Planning Authority (LPA). If an EIA is required, the applicant will need to request a Scoping Opinion from the LPA to determine what needs to be covered in the EIA. A well written EIA (including community engagement) will ensure that proposals address any potential issues and mitigate appropriately, resulting in a net gain to the natural capital of the area.

- 5.6 *Landscape and visual impact:* A full Landscape and Visual Impact Assessment (LVIA) will need to be conducted and will form part of the EIA (if one is required). The assessment should identify what impact the proposed wind farm will have on the landscape character and visual amenity of the wider area, as well as any heritage assets and landscape features. The scope of the assessment should be informed by Natural England and, depending on the wind farm's location, the North York Moors National Park Authority and/or Yorkshire Dales National Park Authority.
- 5.7 *Cumulative impact:* The NPPG provides advice on assessing the cumulative impact of wind farm developments; however regard should also be had to the cumulative impact of other developments, not just other wind farms, for example solar farms. Cumulative landscape impacts and cumulative visual impacts should be considered separately. In addition to static viewpoints, consideration should also be had to journey scenarios, which take account of the sequential effect of developments when moving through a landscape.
- 5.8 *Heritage assets:* Careful consideration should be given to the impact that the siting of wind turbines can have on heritage assets, both designated and non-designated, and above and below ground. Proposals will need to consider the impact of such development on the significance of the heritage asset, particularly its setting. Where harm to the setting of the heritage asset results, the proposal will need to demonstrate substantial public benefits to outweigh that harm. The setting of a heritage asset includes not only views of the asset within the landscape but also views from within the site. Further information can be found in the English Heritage Guide 'The Setting of Heritage Assets' (2011), available from www.english-heritage.org.uk.
- 5.9 *Hydrology and hydrogeology:* An assessment will need to be made of the potential impact the development could have on things such as sedimentation and erosion, flow impediment, increased surface run-off, chemical pollution and pollution migration. A Pollution Prevention Plan (PPP) may be required and appropriate mitigation measures put in place (such as chemical bunding throughout construction/decommissioning).
- 5.10 *Noise:* Noise (including low frequency noise) can be emitted through construction, operation and decommissioning. UK guidance on construction is contained within BS 5228 Part 1 and operational noise standards are to be found within EU guidance ETSU-R-97 'The Assessment and Rating of Noise from Wind Farms'.
- 5.11 *Ecology/ornithology:* Wind farms can affect wildlife in different ways and an Ecological Impact Assessment (EclA) may need to be carried out in accordance with the Institute of Ecology and Environmental Management (IEEM) guidelines (or as part of an EIA). Careful consideration should be given to the removal or instatement of hedgerows and hedgerow trees. Migratory bird movements and bat flight lines should also be considered. Some species are afforded greater protection than others, for example great crested newt surveys may be required as part of the EclA.

Mitigation measures can and should lead to an overall net gain in the natural capital of the area.

- 5.12 *Radar*: Windfarms have the potential to interfere with aviation activities, with some schemes having being refused on these grounds alone. Early dialogue with the Civil Aviation Authority and/or Ministry of Defence is essential to avoid any objections at a later stage. The Local Planning Authority can provide the latest aerodrome safeguarding area maps to help identify any potential aviation receptors.
- 5.13 *Other considerations*: Account should also be had of other considerations for example shadow flicker, separation distances, electro-magnetic interference, ice throw and micro-siting.
- 5.14 For a more comprehensive list of planning considerations for commercial onshore wind see the relevant section in the National Planning Practice Guidance (NPPG).

Information required at planning application stage:

- Description of proposal including grid connection and ancillary works
- Scheme plans, including location plan, site plan, photomontages, contour drawings, elevations and floor plans
- Details of the scheme's power rating and expected efficiency/capacity factor
- Landscaping provisions including screening
- Design and Access Statement
- Details of vehicular access and movements
- Landscape and Visual Impact Assessment (LVIA)
- Site management measures for the construction phase (including details of an Ecological Clerk of Works)
- An assessment of any heritage impacts including archaeology (if appropriate)
- Acoustic assessment
- Ecological Impact Assessment
- Environmental Statement (where local authority screening has determined an EIA is required)
- Pre-application local community consultation (for schemes classed as EIA development)

Useful links:

- National Planning Practice Guidance (NPPG) Paragraph: 014 Reference ID: 5-014-20140306 to Paragraph: 031 Reference ID: 5-031-20140410, Revision date: 06 03 2014
- Department of Energy & Climate Change (January 2013) '*Onshore wind: part of the UK's energy mix*' <https://www.gov.uk/onshore-wind-part-of-the-uks-energy-mix>
- House of Commons Library SN/SC/4370 (May 2014) '*Planning for onshore wind farms*'
- Campaign to Protect Rural England (August 2012) '*Policy Guidance Note: Onshore wind turbines*'

Combined Heat and Power

Technology overview:

- 6.1 Combined heat and power (CHP) systems produce heat and electricity in a single process. There are many different kinds of CHP systems. Some can be linked to district heating networks, whereas others may be used to power a single building (for residential applications see the section on Microgeneration). Where a building has identified cooling demands, a Trigeration CHP unit can be installed, providing heat, electricity and cooling.
- 6.2 CHP units are best located where there are large heat and power users (anchor loads), such as schools, hospitals, hotels and leisure centres. This way the losses through transmission are minimised and the overall efficiency of the system is maximised. For example the Friarage Hospital in Northallerton has a gas fired CHP unit providing heat and electricity to the hospital, as do some of the leisure centres in the District.

Technical information:

- 6.3 Roughly one third of the delivered energy in the UK is used for space heating and hot water. In traditional power stations (such as coal and gas), efficiencies range from 35% to 55%, with the rest lost as waste heat. CHP systems offer the benefit of using this waste heat, in addition to generating electricity, to vastly improve the efficiency of the system. When located close to heat users, the systems are at their most efficient, as losses through transmission are greatly reduced.
- 6.4 Heat mapping provides a useful method of identifying areas of high heat demand (anchor loads), so that appropriately sited CHP systems can be planned for. Anchor loads are generally located in urban areas. CHP systems with district heating are ideal for incorporating into new housing or commercial developments (ideally a combination of both). Individual users have a hydraulic interface unit which extracts heat from the district network for use as space or water heating. These systems can be metered similar to conventional utility supplies.

Planning considerations for combined heat and power:

- 6.5 *Visual impact:* CHP systems generally require a building to house the generator, boiler and auxiliary equipment and often have a flue or chimney to expel exhaust gases. Because they need to be located close to the heat demand, they have the potential to cause visual impact on the local area. If the CHP unit is not to be located within one of the buildings which it is to serve, then careful design and siting may be required, perhaps utilising other existing buildings or providing appropriate screening.
- 6.6 *Heritage assets:* Careful consideration should be given to the impact that CHP systems can have on heritage assets, both designated and non-designated and both above and below ground. Proposals will need to consider the impact of such development on the significance of the heritage asset, particularly in the siting of

flues and boilers both internally and externally. It may be possible to mitigate any impact and this can be discussed with the Council's Conservation Officer. Where harm to the heritage asset results, the proposal will need to demonstrate substantial public benefits to outweigh that harm.

- 6.7 *Noise*: As the type of CHP systems vary, so do the types of noises associated with them, both continuous noise and intermittent noise. There will be noise associated with the primary equipment such as the generator and boiler, as well as noise from the exhaust system and other ancillary equipment. There may also be noise associated with the delivery of feedstocks and the loading of biomass hoppers.
- 6.8 *Pollution*: Depending on the type of CHP system proposed, consideration may need to be given to any combustion products and their dispersal. Gas fired systems may only require an appropriately sited flue, but systems with other feedstocks (e.g. coal) may require a chimney of an appropriate construction, dependent upon the nature of the exhaust gases, their temperature and velocity. Abatement plant may also be required if emissions are likely to be high. Any appliance rated 20MW to 50MW will require an environmental permit from the Local Authority as required by the Environmental Permitting (England and Wales) Regulations 2010 (As amended). Any appliance rated more than 50MW will require an environmental permit from the Environment Agency and will be dealt with as a NSIP.
- 6.9 *Wastes*: Depending on the feedstock, there may be wastes associated with the operation of CHP systems. CHP systems incorporating anaerobic digestion (AD) use bio-wastes as a feedstock and also produce digestate. This nutrient rich by-product can usually be used as a fertiliser, however its use is heavily regulated and is determined by the exact nature of the feedstock used in the AD facility.
- 6.10 Fly ash (mostly produced from coal combustion) is the particulate matter which is expelled from the system via the flue gases. It is normally removed using scrubbers, which vary in their composition according to the specific exhaust gases emitted. The material can often be sold to the building trade and used as an aggregate component. Bottom ash is the material left over after combustion and can be used for soil enrichment or as a construction material (depending on its content).
- 6.11 *Fuel type*: The fuel sources for CHP units are varied, ranging from coal fired industrial CHP plants to gas fired mini CHP systems. Other fuels for CHP systems can include biomass, solar thermal, geothermal, municipal solid waste and heat pumps.

Information required at planning application stage:

- Description of proposal including grid connection and ancillary works
- Scheme plans, including location plan, site plan, photomontages, elevations and floor plans
- Details of the scheme's power rating and expected efficiency/capacity factor
- Landscaping provisions including screening

- A completed Biomass Boiler Information Request form if applicable (available from Environmental Health)
- An assessment of potential emissions and wastes
- Acoustic assessment
- Odour assessment (if using anaerobic digestion)
- Design and Access Statement
- Details of vehicular access and movements
- Site management measures for the construction phase
- Policy DP34 requires applicants of commercial developments over 1,000 m² to consider the feasibility of incorporating Combined Heat and Power (CHP) schemes.

Useful links:

- Environmental Protection UK (June 2009) '*Biomass and Air Quality Guidance for Local Authorities*'
- The Combined Heat and Power Association website www.chpa.co.uk
- Department of Energy & Climate Change (January 2013) '*Combined heat and power*' <https://www.gov.uk/combined-heat-and-power>

Anaerobic Digestion

Technology overview:

- 7.1 Anaerobic Digestion (AD) is the process whereby organic matter is broken down by micro-organisms in the absence of air. The products of this process are digestate and biogas. Anaerobic digesters can vary in size from small household units of a metre cubed, to industrial installations thousands of cubic metres in volume. The biogas produced is composed mainly of methane and carbon dioxide, in an approximate 60/40 ratio.

Technical information:

- 7.2 Feedstock is usually pre-treated to form a slurry which is then fed into the digester. This can be on a continuous basis (providing a continuously even yield) or in batches (providing a varying yield). The whole unit is sealed and bacteria break down the feedstock into sugars, which break down further into various acids and then gases (biogas). The composition of the bacterial flora varies according to the feedstock. The remaining undigested matter is called digestate, which can be used as a soil improver and fertiliser.
- 7.3 The biogas produced contains methane (CH₄) and carbon dioxide (CO₂) with small amounts of hydrogen sulphide (H₂S). With the CO₂ and H₂S 'scrubbed' the methane can be exported to the gas grid or used to power converted spark ignition engines. AD plants can use the biogas to drive a turbine to generate electricity, making them Combined Heat and Power (CHP) systems.

Planning considerations for anaerobic digestion:

- 7.4 *Location:* It is preferable to locate AD plants as close to the feedstock source as possible as it is usually bulky. Transportation of farm slurry and other wastes can pose a hazard to the environment. Heat produced by an AD plant is more efficiently utilised if the heat users are closer to the AD plant.
- 7.5 *Landscape and Visual impact:* AD facilities have the potential to be visually intrusive on the landscape. Their design and siting however can help to minimise this impact, for example by locating them within existing buildings or providing appropriate screening. AD facilities at sewage plants can blend in well amongst the existing equipment.
- 7.6 *Heritage assets:* Careful consideration should be given to the impact that AD facilities can have on heritage assets, both designated and non-designated and both above and below ground. Proposals will need to consider the impact of such development on the significance of the heritage asset, particularly in the siting of digesters or flare stacks both internally and externally. It may be possible to mitigate any impact and this can be discussed with the Council's Conservation Officer. Where harm to the heritage asset results, the proposal will need to demonstrate substantial public benefits to outweigh that harm.

- 7.7 *Feedstock*: Most kinds of biomass can be used as a feedstock, such as energy crops, manures, silage, plant residues and slurries. Manures and slurries generated on site along with any purpose grown crops are not classed as waste, whereas all other feedstocks are. In general, if the feedstock is generated on the farm where it is used, then the District Council will deal with the application. If the feedstock is classed waste and/or is sourced externally to the site, then the planning application will be dealt with by North Yorkshire County Council.
- 7.8 *Odour*: AD facilities have the potential to create odours, the impact of which is unlikely to be of concern on an existing farm or in a sewage treatment plant setting. AD facilities located closer to more sensitive receptors, such as residential properties, will need to ensure that appropriate measures are in place to mitigate any odours. It may be necessary to cover any digestate tanks or slurry lagoons.
- 7.9 *Grid connectivity*: If the facility intends to export gas or electricity to the grid then an appropriate connection will be required locally. Biogas will need to be treated to remove impurities before it can be exported to the gas grid, therefore appropriate additional plant machinery will be required.
- 7.10 *Digestate*: The composition of digestate varies according the type of feedstock used in the AD plant. In general digestate can be used for soil enrichment and as a fertiliser, however some digestate may need to be treated before it can be returned to the soil.

Information required at planning application stage:

- Description of proposal including grid connection and ancillary works
- Scheme plans, including location plan, site plan, photomontages, elevations and floor plans
- Details of the scheme's power rating and expected efficiency/capacity factor
- Details of proposed feedstocks and any environmental permits required
- Landscaping provisions including screening
- Design and Access Statement
- Odour assessment
- Acoustic assessment
- Details of vehicular access and movements
- Site management measures for the construction phase
- Assessment of any potential odours
- An assessment of any heritage impacts (if appropriate)

Useful links:

- Department of Energy & Climate Change (June 2011) '*Anaerobic Digestion Strategy and Action Plan*'
- AD Anaerobic Digestion website, The Official Information Portal on Anaerobic Digestion <http://www.biogas-info.co.uk/>

Biomass

Technology overview:

- 8.1 Biomass in the context of renewable and low carbon energy refers to fuel which is derived from either purpose grown crops or from wastes. It can be used directly through combustion or converted into biogas or biodiesel. A wide variety of materials can be used for biomass applications, including agricultural wastes such as straw and crop residues, crops grown specifically for energy production such as miscanthus, willow, oil seed rape and also wastes from food production and municipal solid waste.
- 8.2 A range of applications exist for the use of biomass as a fuel. It can be burned in stoves for general room heating, or in boilers of varying sizes, ranging from individual houses to district heating schemes. Biomass boilers can also be used to generate electricity through Combined Heat and Power (CHP) systems (see paragraph 4.1) and can also be used in the process of Anaerobic Digestion, whereby the biomass is broken down by organisms in a sealed unit to produce biogas (see paragraph 5.1).

Technical information:

- 8.3 Biomass boilers perform more efficiently if they are used continuously. Biomass systems typically consist of a boiler, a fuel store and a means to feed fuel from the store into the boiler. Biomass boilers can be very sensitive to the moisture content of the feedstock, so the fuel supply often needs to be certified. Some larger systems may need to comply with the Industrial Emissions Directive, such as those associated with co-firing. This may affect the type of fuel the plant can use.
- 8.4 For most residential installations of biomass stoves or boilers, Planning Permission would not be required as it is deemed permitted development³. However Planning Permission may still be required if new buildings or flues will form part of the installation. For commercial applications for systems over 300 kilowatts thermal (kW_t), or 50 kilowatts electric (kW_e) if CHP, then Planning Permission will be required. This section relates to those systems which would require Planning Permission. Any appliance rated 20MW to 50MW will require an environmental permit from the Local Authority as required by the Environmental Permitting (England and Wales) Regulations 2010 (As amended). Any appliance rated more than 50MW will require an environmental permit from the Environment Agency and will be dealt with as a NSIP.

Planning considerations for biomass:

- 8.5 *Location:* Biomass installations are best situated close to the consumers of the energy produced and the sources of feedstock. If the biomass is burned in a Combined Heat and Power unit, close proximity to a grid connection may be required. The use of existing buildings is preferred so as to minimise any visual

³ For more information on permitted development see the Planning Portal at <http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/permitted>

impact. Consideration should be had regarding access to the plant for fuel deliveries and disposal of wastes.

- 8.6 *Landscape and visual impact:* Where new buildings are proposed, an appropriate palette of materials should be used. A Landscape and Visual Impact Assessment (LVIA) may be required depending on the nature of the proposals. If the development area exceeds 0.5 hectares then an EIA screening opinion will need to be sought from the Local Planning Authority. If an EIA is required then the LVIA will form part of it.
- 8.7 *Pollution:* In addition to water vapour and CO₂, the burning of biomass produces other gases such as various oxides of nitrogen (NO_x), carbon monoxide (CO), sulphur dioxide (SO₂) and also particulates of varying size. With the right abatement and good combustion management however, the amount of these chemicals can be minimised. Changes to biomass systems could result in a reduction in NO_x, however this would need to be balanced against an increase in particulate matter, which could lead to different air quality problems.
- 8.8 Some biomass systems are exempt (under the Clean Air Act 1993), however this depends on the fuel used, with any deviation of approved fuel resulting in a potential revocation of exemption. Always check with the Local Authority beforehand. The location of boilers in areas where pollution levels are already high could result in exceedances of UK air quality objectives. The cumulative impact of biomass boilers should also be considered for this reason.
- 8.9 *Fuel:* The availability and type of fuel is a key consideration in the siting of biomass systems. The moisture content can be of critical importance to more advanced types of boiler. The type of fuel also determines the amount of space required for fuel storage, for example pelleted fuel takes up less space than logs or wood chip.
- 8.10 *Transport:* The delivery of fuel and removal of wastes, as well as general maintenance all requires transport to and from the site. The number of fuel deliveries can be reduced depending on the design of the system. Some boilers have an automatic feed hopper which can supply fuel to the boiler for several weeks, thereby reducing the amount of transportation required.
- 8.11 *Noise:* Different biomass systems have the potential to emit noise of differing degrees. There will be continuous noise associated with daily running of the primary equipment. There will also be intermittent noise associated with the delivery of feedstocks. Consideration should be had to receptor proximity and traffic movement times. If there is potential to cause significant noise then a full acoustic assessment should be submitted to the Local Authority.
- 8.12 *Heritage assets:* Careful consideration should be given to the impact that Biomass systems may have on heritage assets, both designated and undesignated, as well as their settings. Proposals will need to consider the impact of such development on

the significance of the heritage asset, particularly in the siting of new buildings, flues and boilers. It may be possible to mitigate any impact and this can be discussed with the Council's Conservation Officer. Where harm to the heritage asset results, the proposal will need to demonstrate substantial public benefits to outweigh that harm.

Information required at planning application stage:

- A completed Biomass Boiler Information Request form (available from the Environmental Health Department of the Local Authority)
- Description of proposal including any grid connection and ancillary works
- Scheme plans, including location plan, site plan, photomontages, elevations and floor plans
- Landscaping provisions including screening
- Design and Access Statement
- Acoustic assessment
- Details of vehicular access and movements
- Site management measures for the construction phase
- An assessment of any heritage impacts (if appropriate)

Useful links:

- Environmental Protection UK (June 2009) '*Biomass and Air Quality Guidance for Local Authorities*'
- Department of Energy & Climate Change (April 2012) '*UK Bioenergy Strategy*'
- BIOMASS Energy Centre website, <http://www.biomassenergycentre.org.uk/>
- Carbon Trust website, '*Biomass heating tools and guidance*'
<http://www.carbontrust.com/resources/guides/renewable-energy-technologies/biomass-heating-tools-and-guidance>

Hydroelectric

Technology overview:

- 9.1 Hydroelectric energy generation refers to any number of technologies which derive energy from the movement of water (with the exception of tidal energy and wave energy). Typically, water passes through a turbine which then produces electricity. This could be from a run-of-river system or from water stored in a reservoir. As there are no reservoirs within the Hambleton Plan Area⁴ (the part of the district outside of the North York Moors National Park), this section refers only to run-of-river systems.

Technical information:

- 9.2 The most common hydroelectric application likely to be seen in Hambleton is the Archimedean Screw. These are used in what are called run-of-river (or diversion) schemes, whereby some water is diverted (abstracted) from the river, passed through the turbine and back to the river again. They typically range from 1m to 3m in diameter and can produce power in the range of 5kW to 500kW, though usually around 100kW. Typically a 'head' of water is created (such as a weir or lock) where water enters the helical screw and the downward flow causes the screw to rotate, driving a generator. They can operate with a head height of between 1m and 8m.

Planning considerations for hydroelectric:

- 9.3 *Landscape and visual impact:* Hydro schemes are by their very nature location specific, however careful siting, design and layout can help to lessen any negative landscape impacts. Schemes could be sited at weirs, locks or farms where their impact may be less severe than in the open landscape. All or part of the development could be located within woodland, or its effects lessened by providing appropriate screening.
- 9.4 *Environmental Impact Assessment (EIA):* Hydro schemes have the potential to require an Environmental Impact Assessment. Under Schedule 2 Part 3(h) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (EIA Regs), the installation of schemes for hydroelectric energy production of more than 500kW will require environmental screening. Schedule 3 of the EIA Regs provides a list of selection criteria for screening.
- 9.5 *Ecology:* Run-of-river schemes have the potential to disrupt local ecosystems, both aquatic and terrestrial, and any such effects should be picked up (especially in the EIA screening). Consideration should be had to any alterations to sedimentation, water quality, water flow, impacts on migrating birds and fish and other aquatic life (for example a fish pass may need to be installed). Every effort should be made to enhance the natural capital of the area. It may be appropriate to appoint an Ecological Clerk of Works to oversee construction and to ensure that any mitigation measures identified (e.g. in the EIA) are implemented.

⁴ with the exception of Oulston reservoir near Yearsley

- 9.6 *Heritage assets:* Hydro schemes are often situated in areas where there are heritage assets, such as bridges, old mills, weirs or locks. Schemes should be carefully designed to minimise the impact on these areas, such as by housing machinery in existing buildings and ensuring any pipes and cabling are buried to minimise visual impact. There may be further works required to ensure historic structures are structurally sound prior to the commencement of development.
- 9.7 Consideration should also be given to the impact of hydro schemes on the setting of heritage assets, both designated and non-designated. Where harm to the setting of the heritage asset results, the proposal will need to demonstrate substantial public benefits to outweigh that harm. The setting of a heritage asset includes not only views of the asset within the landscape but also views from within the site. Further information can be found in the English Heritage Guide 'The Setting of Heritage Assets' (2011), available from www.english-heritage.org.uk.
- 9.8 *Flooding:* Hydro schemes have the potential to increase the possibility of flooding. This could be during the construction phase or through the river's reduced ability to accommodate flood water after construction. A full hydrology assessment and flood risk assessment should help inform appropriate design and delivery.
- 9.9 *Noise:* The operation of a hydro scheme will generate noise, however only residents in close proximity to the scheme are likely to be affected. Construction noise can be mitigated by applying planning conditions on construction times or installing sound insulation measures to affected properties.
- 9.10 *Recreation:* The interests of river users need to be taken into consideration when designing hydro schemes. Recreational pursuits such as fishing and boating can be affected (both positively and negatively) through the construction and use of hydro schemes, such as through changes in fish movements or through weir construction.
- 9.11 *Socio-economics:* Hydro schemes have the potential to deliver economic benefits to an area, such as job creation through construction, improved leisure facilities such as boating and fishing, or from the electricity generated. Likewise schemes can have negative impacts to these industries, so consultation with river users at an early stage is advisable.

Information required at planning application stage:

- Description of proposal including grid connection and ancillary works
- Scheme plans, including location plan, site plan, photomontages, elevations and floor plans
- Details of the scheme's power rating and expected efficiency/capacity factor
- Landscaping provisions including screening
- Flood risk assessment and hydrological assessment
- Design and Access Statement
- Details of vehicular access and movements
- Provisions for fish passes

- Acoustic assessment
- Site management measures for the construction phase (including an Ecological Clerk or Works if appropriate)
- Environmental Statement (where local authority screening has determined an EIA is required)
- The applicant will need to seek the relevant permits from the Environment Agency e.g. for abstraction

Useful links:

- Environment Agency (2013) '*Guidance for run-of-river hydropower development*'
- Department of Energy & Climate Change (January 2013) '*Harnessing hydroelectric power*', <https://www.gov.uk/harnessing-hydroelectric-power>

Microgeneration

Introduction:

- 10.1 The Energy Act 2004 as amended by the Green Energy (Definition and Promotion) Act 2009 defines microgeneration as that which generates electricity up to 50 kW_e or heat up to 300 kW_t. Several technologies exist at this scale however the most common ones are solar panels, heat pumps, wind turbines, biomass and micro-CHP. Any development which exceeds 50 kW_e or 300 kW_t will require Planning Permission.

Permitted Development

- 10.2 For many microgeneration technologies Planning Permission is not typically required, as it is deemed permitted development. Applicants should refer however to The Town and Country Planning (General Permitted Development) (England) Order 1995, as amended, to see what exceptions there are. Information can be found on the Planning Portal website at www.planningportal.gov.uk⁵. Alternatively the Council can advise potential applicants if Planning Permission is required.
- 10.3 In certain areas within the District, permitted development rights have been removed for certain types of development. These areas are known as Article 4 Direction areas, details of which can be found at hambleton.gov.uk/article4. Also if a proposed development results in an alteration or extension to a Listed Building, then Listed Building Consent will be required. For more information contact the Council's Conservation Officer on 01607 779977.
- 10.4 **Active solar technology:** This relates to the direct conversion of the Sun's energy into heat or electricity. The most common forms of this technology are solar panels. There are many different kinds of solar panel but they are generally divided into two types, those which convert sunlight into electricity (solar PV), and those which use the Sun to heat water (solar thermal).
- 10.5 As with Commercial solar photovoltaics, the positioning of the panels is important to achieve the maximum amount of solar gain throughout the year for the given location. For most microgeneration applications however, both residential and non-residential, this will typically be dictated by the pitch of the roof on to which they are to be mounted.
- 10.6 **Solar Thermal:** the essence behind this method is for sunlight to strike the surface of a roof mounted panel to warm it up. The panel usually has a black back plate with a glazed cover to maximise heat absorption. Water passes through the panel via a network of pipes, thus raising its temperature. The heated water then passes to a tank with an immersion heater, which raises the temperature further. For domestic installations this will usually be 60°C

⁵ For more information on permitted development see the Planning Portal at <http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/permitted>

- 10.7 Other panels are available which, rather than using a network of pipes to transfer water through the system, instead have a number of evacuated glass tubes in series, containing a liquid which boils at a lower temperature than water. The heat energy is transferred from the ends of the tubes to the water system, which then circulates to an immersion heater as above.
- 10.8 Solar thermal systems are usually appropriate to applications which require year round heating of water, such as domestic installations. Used in conjunction with solar photovoltaic panels they can provide an effective means of meeting a building's energy demands.
- 10.9 **Solar Photovoltaics:** These operate in the same way as commercial solar photovoltaics but on a smaller scale. The electricity generated is converted into alternating current (AC) and used to meet the electricity needs of the building. Any surplus is usually exported to the national grid. Some systems however incorporate fuel cells/batteries which store the energy for times when the panels are not generating a sufficient amount.
- 10.10 Unlike solar thermal panels, solar PV panels do not need direct sunlight to operate, because they convert light into energy, rather than the Sun's heat. Because of this they can in fact be mounted on flat surfaces or even vertical walls.
- 10.11 **Heat Pumps:** These utilise thermal energy contained within the ground, air or water. The energy derived from these systems is upgraded to a higher temperature which can then be used within buildings. In Air Source Heat Pumps (ASHPs) and Water Source Heat Pumps (WSHPs) either air or water is passed over a heat exchanger within the heat pump, which cools the air/water and extracts the useable heat.
- 10.12 Ground Source Heat Pumps (GSHPs) are slightly different as they rely on a collection system to extract heat from the ground. Collector pipes are buried either horizontally or vertically in the ground and a refrigerant is circulated through them. A heat exchanger, again within the heat pump, is used to cool the refrigerant and extract the useful heat for use in the building.
- 10.13 The most efficient use of heat pumps is in space heating, where heat absorbed is transferred to pipes in the floor, wall or ceiling of the building. An alternative use of heat pumps is in the heating of water, although this is considered less efficient than space heating. Some heat pumps can be used in reverse during the summer months to provide space cooling.
- 10.14 **Small Scale Wind:** Small scale wind turbines have the potential to provide for the electricity needs of a building. They can be less effective in built up areas and are perhaps more appropriate to locations with a more open aspect, such as on the edge of settlements, industrial estates or farms and farmsteads. Turbines are typically no more than 15 metres in height.

- 10.15 Planning considerations for small scale wind are similar to those of commercial wind, such as visual impact, noise, shadow flicker etc. However because small scale turbines have faster rotating blades than commercial ones, the potential for noise disturbance can be greater, especially if there are many more receptors close by. For this reason vertical axis wind turbines (VAWT) may be preferable. They are generally quieter than their horizontal axis counterparts and are also less susceptible to localised turbulence, making them more suitable in areas where there are more obstructions to wind flow.
- 10.16 **Biomass:** A range of different appliances exist for the burning of biomass for domestic use. They generally however fall into two categories, stoves and boilers. Stoves which burn logs are generally for space heating, however some have back boilers for heating water and others are capable of burning multiple fuels. Biomass boilers on the other hand, as well as burning traditional fuels like stoves do, can burn wood pellets or wood chips. Pellet boilers often have automatic hopper-fed fuel systems and can respond quickly to heat demands. Wood chip boilers are less efficient and are more susceptible to the moisture content of the fuel.
- 10.17 **Micro-CHP:** Like the process described in the Combined Heat and Power section above, Micro-CHP refers to the generation of heat and power from the burning of a fuel. Micro-CHP however refers to those installations designed for individual households. Several different systems exist, the most common being gas fired boilers which, using a small Stirling engine, generate electricity in addition to heating water. These systems look like conventional gas boilers and any unused electricity which is generated can be exported to the national grid.

Planning considerations for microgeneration:

- 10.18 As stated above, most installations of microgeneration technologies are classed as permitted development and therefore do not require Planning Permission, however there are a number of conditions which must be complied with. To establish whether the proposed works require an application to be made please contact the Planning office at the Council or look at www.planningportal.gov.uk for further information.

Useful links:

- Department of Energy & Climate Change (June 2011) '*Microgeneration Strategy*'
- For micro-CHP see the Energy Saving Trust website energysavingtrust.org.uk
- The Town and Country Planning (General Permitted Development) (England) Order 1995, as amended

Water & Drainage

Water Resources

- 11.1 Water resources are plentiful within the region, but as the effects of climate change become more pronounced this may change. Wetter winters could place stress on the ability of the current drainage system to cope with rapid run-off and drier summers could increase the probability of droughts. As a result all development will need to reassess how it uses this valuable resource.
- 11.2 Over the period 2014 to 2026 it is proposed that 4,490 new dwellings are expected to be built in the District⁶, placing increased demand on existing water resources. Table 4 below sets out those LDF policies relating to water resources.

Table 4: Planning Policies relating to Water Resources

Core Strategy Policy	Development Policies
CP1 Sustainable development:	DP2 Securing developer contributions:
- conservation of scarce resources and reduction of their use;	- contributions will be sought for water supply improvements where necessary
- quality of natural resources including water	
CP17 Promoting high quality design:	DP32 General design:
- minimise the use of scarce resources	- minimise water use including the use of grey-water recycling
CP18 Prudent use of natural resources:	
- minimise impact on natural resources	

- 11.3 The objective of this section is to minimise water consumption and ensure the efficient use of this resource.

Water Saving Devices

- 11.4 Policy DP32(xii) states that development should seek to minimise water use. The following devices could be installed to achieve this.
- 11.5 *Low flush toilets* - a large proportion of a building's water use is utilised for toilet flushing. Reductions in water demand for toilet flushing can be achieved through the installation of low flush units. All new toilets are required to have a maximum flush volume of six litres. The Council encourages the installation of dual flush systems which have flush volumes in the region of 2 to 4 litres.
- 11.6 *Waterless urinals* - In buildings that have high occupancy rates, for example offices, schools and hospitals, the use of waterless urinals is encouraged. A saving of 6 to 10 litres per flush can be achieved through the installation of these devices. Hygiene and odour problems have been known to occur as a result of waterless urinals, therefore it is important to have an appropriate maintenance regime in place.

⁶ Hambleton District Council (October 2014) Strategic Housing Land Availability Assessment

- 11.7 *Taps* - a cost effective way of reducing water use is through the installation of spray/low flow taps, self-closing or infrared controlled taps and flow restrictors.
- 11.8 *White goods* - where buildings are to be sold fully specified, the use of water efficient white goods is encouraged. Washing machines and dishwashers with low water use and economy options are examples of this.
- 11.9 *Bathing* - showers, with the exception of power showers, use less water than is needed for a bath. The installation of showers therefore is encouraged in addition to the installation of baths, providing people with choice. The installation of low flow showerheads and aerated sprays will lead to further water efficiencies from showers.
- 11.10 *High water consuming systems* - e.g. those used in swimming pools can be fitted with water saving devices. These include water recirculation, recycling and water recovery systems.

Alternative Water Sources

- 11.11 Policy DP32 specifically requires applicants to consider the use of grey water recycling techniques to reduce the use of potable water. This should be in addition to the use of rainwater harvesting. The following outlines the ways applicants could address these requirements.
- 11.12 *Rainwater harvesting* - This process involves capturing non-potable water at source and substituting it for mains water in applications such as:
- toilet flushing;
 - car washing;
 - garden irrigation;
 - garden ponds.
- 11.13 Provided there is sufficient treatment to remove contaminants, harvested rainwater could be connected to the domestic supply to supplement the potable water supply.
- 11.14 *Greywater systems* – this involves filtering and disinfecting water that has already been used, for example in showers and baths. Water is passed through a system where solids are broken down and purification occurs. The water can then be used for non-potable uses such as those mentioned above. At no point should greywater be used for drinking, washing, cooking and food production.

Landscaping and Gardens

- 11.15 A requirement of a number of policies at the local level is the provision of open space and gardens within developments. Any landscaped or garden area needs to be designed to minimise the use of potable water. Applicants could achieve this through the following measures.

- 11.16 *Limit hard landscaping – e.g. large areas of paving, to ensure that regular cleaning is avoided. Porous materials are encouraged where there is no alternative to hard landscaping.*
- 11.17 *Dry and low water gardens – can ensure that water use is kept to a minimum by selecting plants that are drought tolerant and native to the location. The use of water retaining mulches will reduce the frequency of watering.*
- 11.18 *Watering – large areas of landscaping/gardens can be installed with drip irrigation systems. Water butts connected to downpipes to ensure rainwater is collected and used in the garden could be used in residential developments.*

Protecting Water Quality

- 11.19 SuDS can be used to maintain good water quality but they do not encompass the entire suite of measures that can be incorporated into developments to protect water resources. Applicants could consider implementing the following measures to protect water sources from pollution:

- oil separators
- clear marking of drainage systems
- bunding of oil storage tanks and chemical storage areas
- designated areas for fuel delivery and cleaning activities *e.g.* car washing

Surface Water Run-Off

- 12.1 Large expanses of hard surfaces within developments can lead to increased problems associated with flash flooding. As the effects of climate change become more apparent traditional drainage methods may no longer be able to cope with the increased volume of run-off that is predicted through extreme storm events. Increased volumes of run-off have also been exacerbated by the prevalence of hard standing and the loss of gardens/open space.
- 12.2 Development sites through the Allocations DPD have generally been designated away from flood risk areas and therefore location issues are not covered within this section. Table 5 below sets out those LDF policies relating to surface water run-off.

Table 5: Planning Policies relating to Surface Water Run-off

Core Strategy Policy	Development Policies
CP1 Sustainable development:	DP2 Securing developer contributions:
- quality of natural resources including water	- flood protection measures and sustainable drainage systems;
- promote the natural drainage of surface water	- habitat creation such as ponds, wetlands or wildlife corridors
CP16 Protecting and enhancing natural and man-made assets:	DP31 Protecting natural resources: biodiversity/nature conservation:
- improve and enhance natural assets	- increase in the number sites and habitats of nature conservation value
CP17 Promoting high quality design:	DP32 General design:
- optimise the potential of the site	- include Sustainable Drainage Systems (SUDS) where possible;
	- maximise opportunities for habitat enhancement, creation and management
	DP33 Landscaping:
	- provide sustainable design solutions including the use of Sustainable Drainage Systems (SUDS);
	- respond to the potential implications of climate change
CP21 A safe response to natural and other forces:	DP43 Flooding and floodplains:
- ensure protection from flooding	- mitigation and relief measures will be supported which reduce the risk of flooding

12.3 The objective of this section is to ensure that run-off rates from new development are no greater than those on the site prior to development.

Measures

12.4 To prevent rapid run-off from large expanses of hard surfaces applicants should consider the use of Sustainable Drainage Systems (SuDS). The primary aim of SuDS is to prevent flooding and pollution. As outlined above a number of LDF Policies proactively encourage the use of SuDS to alleviate flooding and climate change.

Prevention

12.5 Prior to SuDS implementation an attempt to minimise the potential of rapid run-off from a site is advised. A number of measures centred on effective design, maintenance and education can achieve this and the following outlines possible measures.

12.6 *Minimising paved areas* – large areas of paved surfaces can lead to rapid run-off and pollutant transfer to the drainage system. Minimisation of large areas of tarmac is encouraged. Permeable surfaces are recommended for parking areas and paving.

12.7 *Directly connected areas* – large areas of paving are discouraged as this prevents water returning to the natural drainage system.

- 12.8 *Maintenance* – site management plans could be implemented to ensure that run-off is controlled in an effective manner. Other measures that could be implemented to control and manage run-off are downpipe filters, silt traps and petrol separators.

Sustainable Drainage Systems (SuDS)

- 12.9 A number of structures can be used to create SuDS to ensure that flooding and pollution are effectively controlled. Applicants are encouraged to integrate them into the design of their development and where they are, to develop site management plans to ensure run-off is controlled in an effective manner. The following outlines possible approaches for SuDS.
- 12.10 *Filter strips and swales* – could be utilised as a method for the temporary storage of storm water and the reduction in peak flows to receiving waters. Swales are long shallow channels and filter strips are gently sloping areas of ground that are used to drain water evenly from impermeable areas. Both structures are effective in removing polluting solids through filtration and sedimentation.
- 12.11 *Permeable surfaces and filter drains* – all paved or hard standing areas could be made from permeable materials to ensure that water infiltrates directly into the subsoil. An alternative is the construction of filter drains which enable water to be stored in an underground reservoir (*e.g.* crushed stone layer) before being released to receiving waters at a later point in time.
- 12.12 *Soakaways, infiltration trenches, and basins* – reservoirs for the temporary storage of water. Soakaways and infiltration trenches are underground structures, while infiltration basins are above ground and empty in dry periods. By temporarily diverting run-off to these storage areas, water is gradually allowed to infiltrate into the soil. The North Yorkshire Building Control Partnership can conduct soakaway tests to determine feasibility.
- 12.13 *Ponds and wetlands* – can be utilised in a similar way to infiltration basins, in that they provide areas for the storage of water. These structures are larger than other SuDS methods and are usually fed by swales, filter drains or piped systems. Ponds and wetlands contain water at all times.
- 12.14 All measures outlined in this section can have beneficial effects on biodiversity.

Useful Links

- The SuDS Manual – available from www.ciria.org/Resources/Free_publications/the_suds_manual.aspx (accessed November 2014)
- North Yorkshire Building Control Partnership, www.nybcp.org (accessed November 2014)
- Living Roofs.ORG, www.livingroofs.org (accessed November 2014)

Materials Selection

Introduction

- 13.1 Significant quantities of energy and resources are utilised in the production, use and disposal of building materials in the UK. The associated impact can be high and can contribute to a number of environmental problems, such as climate change and pollution. Table 6 below sets out those LDF policies relating to materials selection.
- 13.2 The objective of this section is to ensure construction materials have as low an environmental impact as possible and are responsibly sourced.

Table 6: Planning Policies relating to Materials Selection

Core Strategy Policy	Development Policies
<p>CP1 Sustainable development:</p> <ul style="list-style-type: none"> - conservation of scarce resources and a reduction in their use; - encourage the use of sustainable resources 	
<p>CP2 Access:</p> <ul style="list-style-type: none"> - utilise local sourcing of materials and local supply chains 	
<p>CP16 Protecting and enhancing natural and man-made assets:</p> <ul style="list-style-type: none"> - preservation and enhancement of man-made assets 	<p>DP28 Conservation:</p> <ul style="list-style-type: none"> - preserve or enhance all aspects that contribute to the character and appearance of the historic environment; - consideration of materials in relation to historic heritage
<p>CP17 Promoting high quality design:</p> <ul style="list-style-type: none"> - minimise the use of scarce resources; - adopt sustainable construction principles 	<p>DP30 Protecting the character and appearance of the countryside:</p> <ul style="list-style-type: none"> - take full account of the nature and distinctive qualities of the local landscape
	<p>DP32 General design:</p> <ul style="list-style-type: none"> - respect local character and distinctiveness; - contribute positively to the townscape or surrounding buildings; - minimise waste production; - encourage the use or re-use of sustainable materials
<p>CP18 Prudent use of natural resources:</p> <ul style="list-style-type: none"> - minimise impact on natural resources; - maximise the use of renewable resources; - maximise the re-use and recycling of waste materials 	<p>DP33 Landscaping:</p> <ul style="list-style-type: none"> - encourage the use of sustainable construction materials; - contributes to character, appearance and sense of place
	<p>DP36 Waste:</p> <ul style="list-style-type: none"> - use materials efficiently; - provide on-site recycling; - seek to re-use building construction and demolition waste

Measures

- 13.3 There are two fundamental aspects that applicants should consider which will increase the sustainability of their development. They are the environmental impact and responsible sourcing of materials.
- 13.4 Applicants should bear in mind the potentially conflicting guidance on maintaining the character of settlements and the surrounding countryside (Policy DP28, DP30 and DP33) and the need to be sustainable in material selection (DP32 and DP36). A balance should be found between the two aspects in buildings.

Environmental Impact of Materials

- 13.5 Policy DP32(xii) specifically encourages the use of sustainable materials in the construction of developments. Those materials that have a low environmental impact are inherently more sustainable and should be given higher consideration by applicants.
- 13.6 *Material lifecycle* – applicants should select materials that have as low an environmental impact as possible. Impacts should to be considered across the whole lifecycle of a material, requiring consideration of a number of factors, including:
- Energy used
 - Resources consumed
 - Waste generated
 - Biodiversity impacts
 - Recycling potential
 - Emissions generated
- 13.7 Applicants should refer to the Building Research Establishment (BRE) Green Guide to Specification for more detailed information on the lifecycle impact of specific materials.
- 13.8 *Pollutants* – the use of materials that are damaging to the environment or detrimental to internal air quality should be avoided. For example volatile organic compounds found in synthetic materials, furnishings and chemical products are known to contribute to respiratory problems and therefore materials/goods containing these compounds should not be specified.
- 13.9 *Sustainable timber* - as a result of the need for buildings to be more sustainable, the use of timber will increase. Where possible the applicant should seek to use timber which is from sustainable sources (*e.g.* Forestry Stewardship Council approved or other certification schemes). Defra's Central Point of Expertise in Timber (CPET) offers online advice on the procurement of timber from sustainable sources.

Responsible Sourcing of Materials

- 13.10 Policy DP36 requires the efficient use of materials, including their re-use and recycling. Sourcing materials responsibly will enable applicants to meet the requirements of this policy as by definition this should achieve efficiencies. Policy DP32(xii) reinforces the need to re-use materials.
- 13.11 *Minimise waste* – only those materials needed for the development should be specified and purchased. This will ensure that waste is kept to a minimum.
- 13.12 *Demolition* – where demolition is needed applicants should demonstrate they have given consideration to maximising the re-use and recycling of demolition material. Disposal should be used as a last resort where the applicant has demonstrated this to be the only viable option.
- 13.13 *Recycling and re-use* – applicants should consider maximising the use of recycled and re-used materials to ensure the use of new resources is kept to a minimum. Optimisation of recycled and re-used material at the design stage should be considered to enable cost savings. Applicants should also consider specifying materials according to their recycling and re-use potential at the end of a building's life, *e.g.* materials to be avoided are composites as they are very hard to recycle.
- 13.14 *Location and design* –in conservation areas, article 4 direction areas and on listed buildings, applicants will be required to specify materials according to a development's context and setting, *e.g.* built heritage and landscape. In addition, consideration should be given to selecting materials that support sustainable development design principles, such as passive solar design and green roofs.
- 13.15 *Local materials* – applicants are encouraged to attempt wherever possible to source materials locally to ensure transportation is kept to a minimum. It is also appropriate for any tools and equipment to be procured from local sources.
- 13.16 Importing topsoil for landscaping is discouraged and consideration should be given to the use of locally sourced waste aggregates to create a variety of floral diversity. Waste aggregates can be incorporated with soil already on site to create areas that are free draining and low in fertility. The different habitats provide ideal conditions for different types of flora to colonise.

Useful Links

- BRE Environmental Profiles, www.bre.co.uk/envprofiles (accessed November 2014)
- Central Point of Expertise on Timber (CPET), www.gov.uk/government/groups/central-point-of-expertise-on-timber (accessed November 2014)
- Forest Stewardship Council, <http://www.fsc-uk.org> (accessed November 2014)

Biodiversity

Introduction

- 14.1 Each site that comes forward for development will have some form of biodiversity and the applicant should endeavour to retain this interest regardless of how small it may be. The Council approach is for developments to enhance and where possible create areas of nature conservation value. Development will not be granted where the proposal will have a detrimental effect on a designated site, be it nationally or locally designated. The creation of natural spaces within developments can have beneficial effects on the health and well-being of people.
- 14.2 Hambleton District Council with partnership organisations has developed a Biodiversity Action Plan (BAP) for the District. The BAP sets out how those UK BAP priority habitats and species will be protected. Also set out are the measures to protect those habitats and species that are rare to the district. There are 14 priority habitats and 26 priority species that occur within Hambleton. Table 7 sets out those LDF policies relating to biodiversity.

Table 7: Planning Policies relating to Biodiversity

Core Strategy Policy	Development Policies
CP1 Sustainable development:	DP2 Securing developer contributions:
- protect and enhance the natural environment;	Contributions will be sought for:
- protect the quality of natural resources, including biodiversity	- habitat creation such as ponds, wetlands or wildlife corridors
CP16 Protecting and enhancing natural and man-made assets:	DP30 Protecting the character and appearance of the countryside:
- preserve and enhance natural assets	- take full account of the nature and distinctive qualities of the local landscape
	DP31 Protecting natural resources: biodiversity/nature conservation:
	- enhance and increase sites and habitats of nature conservation value
CP17 Promoting high quality design:	DP32 General design:
- respect and enhance the local landscape	- retain existing important species and habitats;
	- maximise opportunities for habitat enhancement, creation and management
	DP33 Landscaping:
	- create a visually pleasant, sustainable and biodiversity-rich environment

- 14.3 The objective of this section is to retain, enhance and create areas of biodiversity interest within new development.

Measures

- 14.4 The following are possible measures for applicants to pursue to comply with the requirements of Council policies on biodiversity.

Green Infrastructure

- 14.5 A requirement of Policy DP31 is for developments to enhance and create areas of biodiversity interest. Every effort should be made by the applicant to connect into the existing network of green spaces. Providing additional green space enables species to move freely through the landscape. The creation of buffer zones, stepping stones and green corridors will facilitate this movement more effectively and ensure isolated communities do not arise. The following guidance outlines those measures that could achieve this.
- 14.6 *Existing vegetation* – applicants are encouraged to retain existing valuable vegetation wherever possible and integrate it into the landscaping scheme of the site. Vegetation prior to development will have adapted to the soil, water and microclimatic conditions of the site. The existing vegetation is a good starting point to inform the selection of additional planting regimes.
- 14.7 Where a development is in close proximity to those species outlined within the Hambleton BAP, the applicant is encouraged to give consideration to the replication of the landscape or vegetation that has allowed the animal and plant species to thrive.
- 14.8 *Gardens* – residential developments should incorporate space within the site for gardens. Gardens are significant for the continuation of green networks especially within urban and semi-urban environments. To effectively continue the network of green spaces, gardens could be designed taking into account local habitats. For example hedgerows, long and short grass and habitats which replicate woodland fringes.
- 14.9 A number of measures can be integrated into gardens that have the dual role of increasing green spaces and greening built developments. These measures include living fences, pergolas, arbours, window boxes and nesting/roosting structures for swifts and bats.

Greening Built Development

- 14.10 Applicants should ensure that consideration of biodiversity does not stop at providing habitats within areas that do not contain built structures. The built environment has a key part to play in encouraging biodiversity and extending the network of green spaces. Built environments should not preclude biodiversity and are encouraged to incorporate this requirement at an early design stage.
- 14.11 *Green roofs* – could be utilised by applicants as a method for creating areas of biodiversity interest. In most circumstances roofs are featureless expanses, but this need not be the case. Green roofs are becoming more popular and can be used for a wide variety of buildings ranging from offices to garden sheds. Brown roofs can also be implemented in areas where brownfield land has been found to have biodiversity interest.

- 14.12 As well as providing an additional resource for biodiversity, green roofs have the benefit of helping cool the rooms below in hot weather and provide insulation in winter. Localised flooding can be alleviated through the use of green roofs as water is retained by the vegetation before evaporation/transpiration. Damage to roofs is also mitigated through their use.
- 14.13 A wide variety of plants can be used for green roofs, ranging from grasses and sedums to shrubs and trees. Plant selection will be determined by the type of green roof specified. Extensive or shallow green roofs are most common as they require a small amount of growing medium and as a consequence can only support low growing vegetation such as sedums. Semi-extensive and intensive green roofs require greater quantities of growing medium as they support larger vegetation.
- 14.14 *Green walls* – similar in concept to green roofs yet instead of taking up horizontal space they take up vertical space. If space is at a premium on the development site green walls could be integrated into the design as a way of incorporating the requirement for enhancement and creation of biodiversity. Most commonly green walls utilise climbing plants such as ivy, Russian vine and Virginia creeper, but slower growing plants such as honeysuckle and wisteria can be used as an attractive façade.
- 14.15 High-tensile steel cables should be used to provide support for climbing plants and can, as a result, aid growth. The applicant should show caution in using green walls when dealing with structures that have cavities and crumbling mortar where roots can take hold and expand.
- 14.16 Green walls are most effective when they are located on south and west walls to ensure that they provide a high amount of solar shading, although in Hambleton it may be more beneficial to plan on north walls. The opposite effect occurs in winter, if evergreen climbers have been used, as the air between the wall and plant insulates the building.
- 14.17 Applicants should be aware of maintenance costs associated with green roofs and walls.

Useful Links

- CIRIA Building Greener, www.ciria.com/buildinggreener (accessed November 2014)
- Hambleton Biodiversity Action Plan, www.hambleton.gov.uk/planning-policy/local-development-framework-ldf/714-hambleton-biodiversity-action-plan (accessed November 2014)

Waste

Introduction

- 15.1 A large proportion of waste is produced during the construction and operation of buildings, therefore regard needs to be given on how to manage this waste effectively. Consideration needs to be given to waste at all stages of development, from design and construction through to demolition.

The measures outlined in this and other sections attempt to achieve the principles of the waste hierarchy – which seeks first to promote the reduction of waste, followed by its re-uses, then recycling and composting, followed by energy recovery, before finally accepting its disposal as a last resort. Table 8 below sets out those LDF policies relating to waste.

Table 8: Planning Policies relating to Waste

Core Strategy Policy	Development Policies
CP1 Sustainable development: - encourage the use of sustainable resources	DP2 Securing developer contributions: Contributions will be sought for: - waste recycling facilities
CP17 Promoting high quality design: - adopt sustainable construction principles; - minimise the use of scarce resources	DP32 General design: - minimise waste production; - provide opportunities for recycling; - encourage the use or re-use of sustainable materials
CP18 Prudent use of natural resources: - maximise the re-use and recycling of waste; - minimise the environmental consequences of waste production	DP36 Waste: - minimise waste; - deliver the priorities of the waste hierarchy; - provide for recycling facilities and recycling collection points; - provide on-site recycling; - re-use building construction and demolition waste

- 15.2 The objective of the section is to increase the amount of waste re-used and recycled at all stages of a buildings lifecycle.

Measures

- 15.3 The following outline ways in which applicants could attempt to reduce waste in their developments, as advocated by Policy DP36. There is considerable overlap with the section on materials. Measures apply to both the construction and operational phases of a development.
- 15.4 *Waste storage and recycling facilities* – applicants could include specific areas within new residential developments for recycling facilities *e.g.* integration of recycling bins into the fabric of the building. Facilities could be for individual buildings or shared between buildings. Commercial developments, such as new employment

development, could include areas for the collection and storage of bulk materials for recycling.

- 15.5 *Re-use and recycling* – of waste materials is covered within Section 13
- 15.6 *Composting* – provision for composting areas in residential developments is encouraged. This will ensure a large proportion of organic waste is diverted from landfill along with a reduction in the greenhouse gas methane. As with recycling facilities, composting areas are recommended to be incorporated into the fabric of the building.
- 15.7 *Site waste management plans* – should be used by applicants to effectively manage waste from a development during its construction phase. Developments costing over £300,000 are required to have site waste management plans in place under regulations from Defra.
- 15.8 Applicants should be aware that Hambleton District Council operates a kerbside recycling scheme once every two weeks. The link below sets out what sort of materials are collected.

Useful Links

- BRE Smartwaste, www.smartwaste.co.uk (accessed November 2014)
- Turn your waste into a new non-waste product or material, www.gov.uk/turn-your-waste-into-a-new-non-waste-product-or-material (accessed November 2014)
- Hambleton kerbside recycling, www.hambleton.gov.uk/recycling/791-kerbside-recycling-box-a-bag-scheme (accessed November 2014)

Implementation

Implementation

- 16.1 The SPD is structured to provide guidance and supporting information on those policies which deal with sustainable development in the LDF. This section sets out how developers are to demonstrate they are conforming to LDF policies.
- 16.2 Policy DP34(i) requires developers to show they have addressed sustainable energy issues by referencing an accredited assessment scheme. This only applies to major development, which is defined as non-domestic buildings above 1,000m² or 10 dwellings or more.
- 16.3 Non-domestic developments are required to meet at least a “very good” rating under the Building Research Establishments Environmental Assessment Method (BREEAM). Applicants are required to submit the BREEAM Pre-Assessment Report with their planning application. Planning conditions will only be discharged on presentation of the independent assessors’ BREEAM certificate documenting a “very good” rating or better rating.
- 16.4 The Policy requirement for dwellings is to achieve a “very good” rating under the EcoHomes rating system. EcoHomes was replaced by the Code for Sustainable Homes in 2007. The equivalent of “very good” under the Code is Level 3. The current building regulations however incorporate the Level 3 standard. Therefore all new dwellings conforming to building regulations will achieve the Policy requirement.
- 16.5 Policy DP34(ii) requires developers to incorporate energy efficiency or renewable energy measures. The measures installed must contribute to 10 percent of the development’s energy requirements. This only applies to major development, as defined above, however the use of renewable energy technologies is encouraged for all developments where appropriate.
- 16.6 The Council requires the following information to be submitted with planning applications for developments of 10 or more residential units:
- Aggregate figure for the anticipated energy consumption in kWh per annum for the entire development. The Council require two figures to be submitted - 1. development built to current Building Regulations, and 2. incorporating energy efficiency and renewable energy measures. Standard Assessment Procedure (SAP) certificates are a source of kWh per annum data.
 - SAP certificates for each dwelling type as built to current Building Regulations.
 - Re-assessed SAP certificates for each dwelling type incorporating energy efficiency and renewable energy measures.

- Drawings/costings to demonstrate how energy efficiency and renewable energy measures have been achieved through changes in design/specification.
- An explanatory statement setting out how the required energy savings have been achieved across the site.

16.7 A similar set of information is required to be submitted for applications for developments over 1,000m²:

- Aggregate figure for the anticipated energy consumption in kWh per annum for the entire development. The Council requires two figures to be submitted - 1. development built to current Building Regulations, and 2. incorporating energy efficiency and renewable energy measures. The Simplified Building Energy Model (SBEM) is a source of kWh per annum data.
- SBEM Main Calculation Output Document for the building as built to current Building Regulations.
- Re-assessed SBEM Main Calculation Output Document for the building incorporating energy efficiency and renewable energy measures.
- Drawings/costings to demonstrate how energy efficiency and renewable energy measures have been achieved through changes in design/specification
- An explanatory statement setting out how the required energy savings have been achieved across the site.

16.8 In recognition of the role Combined Heat and Power (CHP) can play in improving energy efficiency the Council require commercial developments, over the major development threshold, to consider the feasibility of incorporating CHP schemes. The feasibility study should be submitted along with the planning application.

16.9 An explanatory statement is required setting out how the requirements of Policy DP32(xii) have been integrated into development. All planning applications should be accompanied by this statement.

Contacts

Should you require any further assistance or clarification regarding sustainable development policy please contact either the Development Management or Planning Policy Sections detailed below. If your query relates to a specific planning application your first contact should be the Development Management Officer who is dealing with the application or proposal on their direct line telephone number.

Hambleton District Council
Civic Centre
Stone Cross
Northallerton
DL6 2UU
Tel: 01609 779977
Fax: 01609 737248
Email (Development Management): planning@hambleton.gov.uk
Email (Planning Policy): planning.policy@hambleton.gov.uk

Minerals and Waste Planning Team
North Yorkshire County Council
County Hall
Northallerton
North Yorkshire
DL7 8AH
Tel: 0845 241 1307
Email: mwjointplan@northyorks.gov.uk

North Yorkshire Building Control Partnership
Suite 2
Coxwold House
Easingwold Business Park
Easingwold, York
YO61 3FB
Tel: 01347 822703
Email: enquiries@nybcp.org

Acronyms and Glossary

AC	Alternating Current
AD	Anaerobic Digestion
Anchor Load	A large heat/electricity user e.g. hospital, school, hotel or leisure centre
ASHP	Air Source Heat Pump
CCS	Carbon Capture and Storage
CdTe	Cadmium Telluride
CH ₄	Methane
CHP	Combined Heat and Power
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CP	Core Policy
DC	Direct Current
DECC	Department of Energy & Climate Change
Digestate	Organic material resulting from the breakdown of biomass anaerobically
DP	Development Policy
EclA	Ecological Impact Assessment
EIA	Environmental Impact Assessment
Enthalpy	relates to the amount of heat and pressure within a system
GaAs	Gallium Arsenide
GSHP	Ground Source Heat Pump
H ₂ S	Hydrogen Sulphide
HAWT	Horizontal Axis Wind Turbine
IEEM	Institute of Ecology and Environmental Management
Insolation	Received solar radiation
kW	kilowatt
kW _e	kilowatts of electricity
kWh m ² y ⁻¹	kilowatt hours per square metre per year
kWh y ⁻¹	kilowatt hours per year
kW _t	kilowatts of heat (thermal)
LPA	Local Planning Authority
LVIA	Landscape and Visual Impact Assessment
MW	Megawatt
mWm ⁻²	Heat flow in milliwatts (thousandth of a watt) per square metre
Nacelle	The part of the wind turbine containing the gearing mechanism
Natural Capital	The stock of natural resources
NPPG	National Planning Practice Guidance
NO _x	Oxides of Nitrogen
NSIP	Nationally Significant Infrastructure Project
Photovoltaic	The effect of converting sunlight into free electrons
PV	Photovoltaic
Si	Silicon
SO ₂	Sulphur Dioxide
SPD	Supplementary Planning Document
VAWT	Vertical Axis Wind Turbine
Wm ²	Watts per metre squared
WSHP	Water Source Heat Pump

HAMBLETON DISTRICT COUNCIL

Report To: Cabinet
16 December 2014

Subject: **HAMBLETON DISTRICT COUNCIL HOMELESSNESS STRATEGY 2015-2021**

**All Wards outside the North York Moors National Park
Portfolio Holder for Environmental and Planning Services: Councillor B Phillips**

1.0 PURPOSE AND BACKGROUND:

- 1.1 This report requests the approval of the Draft Homelessness Strategy for partner and public consultation purposes.
- 1.2 Annex A of this report contains the draft version of the Homeless Strategy and an Executive Summary.
- 1.3 The Council is already signed up to North Yorkshire and York Housing and Homelessness strategy which was subject to a light touch review in summer 2012. However, adoption of a Hambleton Homelessness Strategy that sets out our local priorities is crucial if we are to achieve Gold Standard for our Housing Service.
- 1.4 This five year strategy focuses on achieving Housing Options service ten gold standards listed below:-
- To adopt a corporate commitment to prevent homelessness which has a buy in across all local authority services
 - To actively work in partnership with local partners.
 - To offer Housing Options prevention service including written advice.
 - To adopt a No Second Night out model.
 - To have a young people's pathway.
 - To develop a suitable private sector offer for all client groups, including landlord support.
 - To actively engage in preventing mortgage repossessions
 - To have a homelessness strategy which sets out key priorities for the organisation.
 - To not place any 16 or 17 year old in bed and breakfast accommodation.
 - To not place families in bed and breakfast unless in an emergency and for no longer than 6 weeks.
- 1.5 The Draft Strategy provides more detailed guidance on the interpretation and implementation of the Council's Housing Options Service and key homeless interventions. The Strategy:-
- Is user friendly, easy to navigate and includes hyperlinks to other relevant documents
 - Indicates the need to assess the in light of Welfare Reform changes
 - Explains how we will deal with vulnerable groups.
 - Clearly articulates the work we do with our partner organisations, including Registered Providers, Homes and Communities Agency and Foundation Floating Support.
 - Clearly articulates the work we do with young people to assist in their specific housing need.
 - Supports the role of our Rural Housing enabler and housing staff in respect of delivering more affordable housing.

- Includes a clear action plan for the way in which the service will be delivered over the next five years with duties and responsibilities listed for the individuals this will concern. This includes team member and partner organisation members.
- Refers to Hambleton District Council's joint North Yorkshire – No Second Night Out protocol that members signed off in October 2013.
- Highlights Hambleton District Council Housing department's commitment to the Gold Standard service provision which will be ongoing over the next 2 years and which will start with a peer review of the service in March 2015.

Our policy approach and key actions are set out under 6 priorities:-

- Priority 1 – Prevention of homelessness
- Priority 2 – Preventing Youth Homelessness
- Priority 3 – Working with Vulnerable Groups.
- Priority 4 – Improving Access to services and Advice
- Priority 5 – Delivering affordable Homes
- Priority 6 – Working with our Partners.

- 1.6 It is proposed that the draft document is the subject to a 8 week partner consultation during from 2 December to 2 February 2015. This will comprise of an online survey and a consultation event on Wednesday 21 January 2015. All responses will be reported back to the Cabinet for consideration and revisions recommended where appropriate. It is anticipated that the document will come back to Cabinet on 14th April 2015 for adoption.

2.0 LINK TO COUNCIL PRIORITIES:

- 2.1 Meeting housing needs, including all aspects of housing advice and assistance and dealing with homeless clients within the district is a statutory part of the duty of Hambleton District Council.
- 2.2 Providing an adequate amount and range of housing, including affordable housing, to meet the housing needs of all sections of the local community is a key priority within the council plan. Provision of affordable housing helps sustain the vibrancy of our communities and also supports economic growth by providing homes for our workforce. This in turn helps to reduce homelessness within the district.

3.0 RISK ASSESSMENT:

- 3.1 There are no significant risks in approving the recommendation
- 3.2 The key risk in not approving the recommendation is shown below:-

Risk	Implication	Prob*	Imp*	Total	Preventative action
The Homeless Strategy not being adopted	We will not have a clear strategy for which to prioritise our resources within the team over the next five years. We will not be a credible partner with other Local Authorities in North Yorkshire which will impact on our ability to successfully bid for homelessness grants	4	4	16	Approve a revised Homeless Strategy for Hambleton District Council

	<p>from the government in the future. We will not be able to achieve the gold standard service for Housing Options Service as this is unachievable without a strategy.</p>				
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Prob = Probability, Imp = Impact, Score range is Low = 1, High = 5

3.3 The risks of not accepting the recommendation clearly outweigh any risk of approving the recommendation.

4.0 FINANCIAL IMPLICATIONS:

4.1 There are no financial implications relating to the public consultation. However, there are financial implications in respect of delivering the staff through the rolling forward of the investment plan to prevent homelessness 2013/15 and the match funding for one year of funding received via the county homelessness group for work focused on the private sector.

5.0 LEGAL IMPLICATIONS:

5.1 There are no implications.

6.0 EQUALITY/DIVERSITY ISSUES

6.1 Undertaking a review of the current Homeless Service will enable us to develop services that are more accessible to customers, (particularly vulnerable and hard to reach groups) provide better advice on housing options to younger and old clients, thereby enabling them to make informed housing choices and to offer improved support to residents who are threatened with homelessness.

6.2 In publicising and making the document available the Council must ensure everyone is aware of it and can access it, including hard to reach groups. As part of the consultation we will seek views from vulnerable groups and organisations that represent them.

7.0 RECOMMENDATION:

7.1 It is recommended that Cabinet agrees the draft Homeless Strategy for Partner/Public consultation.

MICK JEWITT

Background papers: North Yorkshire and York Housing and Homeless Strategy 2010-2015
<http://www.northyorkshirestrategichousingpartnership.co.uk/index.php/north-yorkshire-housing-strategy>

Author ref: Council Plan 2011-15
Contact: Alison Morton
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161214 Homelessness Strategy

HOMELESSNESS STRATEGY

2015 - 2021



Draft November 2014




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Introduction

Hambleton's five year strategy sets out the council's aims to tackle homelessness across the District.

It details how the Council will provide straightforward and effective access to a range of housing services, support and other opportunities for Hambleton residents affected by homelessness to help them rebuild their lives.

The 2015-21 strategy has been shaped by national policy, the North Yorkshire Housing and Homelessness Strategy (2012) and a thorough review of homelessness and homeless services in Hambleton. It takes account of customer feedback and partner views.

A holistic approach towards homelessness is vital since the causes and effects are complex and intertwined. Solutions need to be more than the simple provision of accommodation. They need to address the things that go wrong in people's lives - such as poor health, loss of income and relationship breakdown. This strategy recognises the important role that other partners and stakeholders have to play in harnessing skills and delivering sensitive and tailored solutions to some of these issues within our communities.

The strategy has been informed by a Homelessness Review undertaken between November 2014 and February 2015 which provided a detailed analysis of:

- services that are currently provided across the district
- utilisation rates, gaps in services and perceived need
- resources available to meet this need.

During the review, meetings were held with more than ten partner organisations, including homeless service providers and support agencies, talks were held with senior managers and front-line staff to gain an understanding of the issues they face on a daily basis and a staff survey was carried out. And most importantly the service users were consulted to gain a direct insight into their experiences.

Two consultation events were held - a Homelessness Review meeting in January 2015 and an online survey - to consult all partners in the district. From this, we developed the principles to be implemented and embedded through the strategy and identified a number of key priorities.

Context

National policy

In 2011 the Government published its first national housing strategy, 'Laying the Foundations: A Housing Strategy for England', outlining its approach to homelessness prevention, meeting the needs of vulnerable people, managing the consequences of those made homeless and addressing rough sleeping. This strategy also enables local authorities to give extra priority to working households, those making a community contribution, and ex-service personnel when it allocates council housing.

In the same year it also published its strategy vision to end rough sleeping - 'No Second Night Out'.

In August 2012 the Ministerial Working Group on Homelessness published its national homelessness strategy 'Making Every Contact Count' - a joint approach to preventing homelessness which includes a number of challenges for local authorities, in the light of the Localism Act 2011 and Welfare Reform changes introduced in 2012.

The Localism Act provides local authorities with the option to introduce fixed-term tenancies and gives greater flexibility when allocating social housing and operating waiting lists. It also enables local authorities to cease their homelessness duty by using an offer of private rented accommodation.

The Welfare Reform Act 2012 introduced Universal Credit, changes to Housing Benefit, Local Housing Allowance, Council Tax Benefit and child support and reforms to the Disability Living Allowance.

- In April 2013 a cap was introduced on the total amount of benefits that working age people can receive. The cap applies to the combined income from the main out-of-work benefits, plus Housing Benefit, Child Benefit and Tax Credits. The cap is £500pw for couples and lone parents and £350pw for single adults.

- Council Tax Benefit no longer exists and has been replaced by Localised Council Tax Support Schemes administered by local authorities.
- Following the introduction of the 'Bedroom Tax' in social housing children of different sexes are expected to share a bedroom until the age of ten and children of the same sex are expected to share a bedroom until they are 16 years old. Housing benefit is calculated on this basis and in households where families are viewed as 'under-occupying', tenants are required to meet any shortfall in rent.
- Housing benefit for under 35s is based on the single room rate - the rate of a room in shared house. Therefore any single tenants occupying a one bedroom flat and receiving housing benefit are required to meet any shortfall.
- In April 2013 community care grants and crisis loans were abolished and replaced by locally administered schemes.
- Personal Independence Payment (PIP) has replaced Disability Living Allowance (DLA) for people aged 16 to 64 making new claims. This is based on how a person's condition affects them, not the condition they have.
- Universal Credit will combine and replace a number of existing benefits for people who are out of work and tax credits for people in work. It is expected to be delivered 'digital by default' People will now be responsible for paying their rent and council tax and for many this will be for the first time in their lives. This could lead to increased levels of homelessness as households struggle to manage their finances. Local authorities can apply for funding via Discretionary Housing Benefit Payments for people struggling to pay the rent because of an imposed sanction through welfare reform.

Finally, the Government is reducing public spending, including the ending of ring fenced 'Supporting People' funding within its overall grant to local government. This will have significant impact on the level of support services available to residents.

Sub Regional Context

North Yorkshire Housing and Homelessness Strategy - www.northyorkshirestrategichousingpartnership.co.uk/index.php/north-yorkshire-housing-strategy

Hambleton's Homelessness Strategy is underpinned by the North Yorkshire Housing and Homeless Strategy which was approved in October 2012. This document sets out the shared housing and homelessness priorities of the seven North Yorkshire local authorities and the City of York. The strategy includes shared strategic homeless priorities for 2012-15, which are largely articulated through two of its six priorities:

Strategic Priority 4: Improving access to Housing Services

We want to put the customer at the heart of decision making and to increase housing choices for all, through the provision of universal, clear and transparent advice about existing housing and housing support services. The sub region proposes to:

- Increase housing choices and improve housing advice for older people
- Offer improved housing services, advice and assistance for specific vulnerable groups
- Offer services and support to help residents with disabilities to live comfortably
- Embrace cultural and religious diversity
- Better understand and address the housing and support needs of gypsies and travellers, black and minority ethnic groups and migrant workers

- Offer support and help to match people with homes that are the right size and type to meet their needs
- Develop a North Yorkshire Tenancy Framework
- Work in partnership with local landlords to develop a strategy to increase and improve services across the private rented sector

Strategic Priority 5: Reducing Homelessness

Our homelessness levels remain relatively high because of the acute shortage of affordable housing and increasing pressure on households due to welfare reform. Tackling homelessness remains a key priority within North Yorkshire and York. This is an area where a well-established practice of joint working has brought about a number of positive outcomes. The sub-region proposes to:

- To sustain and improve the prevention of homelessness.
- Continue to reduce the use of temporary accommodation and improve the temporary accommodation used.
- Sustain and improve progress made in tackling youth homelessness.
- Continue to ensure that housing support is available for homeless and vulnerable people

The strategy also seeks to tackle the challenges facing local communities, including the impact of welfare reform through **Strategic Priority 3: Delivering Community Renaissance** which includes commitments to:

- Work with partners to better manage our local neighbourhoods, promote social cohesion and embrace cultural and religious diversity
- Begin to address issues of financial inclusion and worklessness

North Yorkshire County Council's Children's Trust and Young People's Plan 2012-15

The North Yorkshire Children and Young People's Plan and the work of the North Yorkshire Health and Wellbeing Board also run concurrent to this strategy and underpin key aspects of it, particularly in respect of priorities around tackling youth homelessness.

The Children and Young People's Plan is the single, overarching plan for North Yorkshire County Council's Children's Trust. It sets out the strategic direction and priorities for improvement for children and young people across North Yorkshire including Hambleton for the period 2012-15. It brings together the key priorities for everyone working with children, young people and families and sets out in detail the actions needed to improve outcomes. It focuses on improving the life chances of those most vulnerable through:

- Safeguarding and promoting the welfare of all vulnerable children and young people.
- Improving children's health and reducing the gap between the most and least deprived.
- Raising achievement to national averages and higher, and narrowing the gap between the lowest achievers and other children.
- Developing an integrated children's workforce that 'thinks family' and intervenes early to narrow the gap between vulnerable and other children.
- Reducing and mitigating the effects of family poverty on children's life chances
- Improving outcomes for particularly vulnerable groups of children and young people - looked after children, children and young people with special educational needs, learning difficulties and/or disabilities, young offenders and children and young people who are carers for others. Many of these issues are covered in the 'Housing Solutions for Young People's Hub.'

Click here to download the strategy - [North Yorkshire's Children and Young People's Plan 2011-14](#)

North Yorkshire's Health and Wellbeing Board

From April 2014, new arrangements have taken effect to deliver public health priorities across North Yorkshire, and a new Health and Wellbeing Strategy is being developed. A number of strategic priorities are set out within the strategy that will help to reduce many of the health and wellbeing problems that can lead to homelessness or arise from it. These focus on work to reduce lifestyle factors that can lead to ill health, improving access to and take up of services, providing support and care services for people who are vulnerable to enable them to live independently, and continuing work to break the cycle of poor health and deprivation by focussing on the wider determinants that influence health over the long term - such as low educational attainment, deprivation, skills and worklessness.

Click here to download the strategy - [North Yorkshire Health & Wellbeing Strategy 2013-18](#)

2020 North Yorkshire Care and Support 'Where I Live Strategy'

North Yorkshire County Council is consulting on a strategy that will transform services to ensure people can remain safe and independent in their own homes, improve the amount and quality of accommodation with care and support across the county by 2020 and meet financial savings. This strategy replaces the out of date 'Our Future Lives Policy' and reflects changes in economic circumstances and the County Council's extra care ambitions. It explores different models of providing accommodation for vulnerable groups and young people including sheltered accommodation, residential and nursing care and homeshare - an initiative that matches someone who needs help to live independently in their own home with someone who has a housing need and is willing to provide a

little help and support in exchange for accommodation. This scheme can help people who own or rent a home who need low-level support as well as those who cannot afford housing such as key workers, students, people who have a low priority housing need, or those living in hostel accommodation. It also pledges to increase the availability and choice of accommodation and services for people with complex needs, mental health issues, and learning and physical disabilities - and to enable the development of supported living schemes for younger people living with a learning disability. Additionally the strategy commits to:

- continue to work with colleagues in Children and Young People's Services to ensure the smooth transition of young people between services and to identify their needs and the care and support they may require as they move from childhood into adulthood and to use this information to plan any future housing developments.
- continue to work with partners to put in place employment and training opportunities, especially within extra care housing schemes, for people who cannot access these through traditional routes.

Our Partners

The Council works closely with a range of partners to deliver services to homeless clients and clients who are struggling to remain within their own homes. These are detailed under **Priority 6: Working with Partners**



Homelessness Priorities for Hambleton 2015 - 2021

This chapter sets out the key homelessness issues for Hambleton and our responses under six priorities:

Priority 1
Prevention of Homelessness

Priority 2
Preventing Youth Homelessness

Priority 3
Working with Vulnerable Groups

Priority 4
Improving Access to Services and Advice

Priority 5
Delivering More Affordable Homes

Priority 6
Working with Partners

Priority 1: Prevention of Homelessness

Key Issues

- Grant funding is reducing - Hambleton District Council's overall grant funding will be reduced by 22% in the next financial year (2014/15) and this is a pattern that is likely to continue into the future
- In 2013/14 the government awarded Hambleton District Council a grant of £85,000 for Discretionary Housing Benefit Payments (DHP) and we used this to assist 424 clients to stay in their existing homes. The DHP for the district has since been reduced to £83,000 for 2014/15 and is likely to continue to decrease in the future.
- In 2013/14 289 households were affected by the bedroom tax - which means people are not entitled to Housing Benefit for extra rooms that are not being used within their homes.

- The main reasons that families become homeless in Hambleton are:
 - family and friends can no longer accommodate them
 - loss of a private sector assured short hold tenancy
 - loss of job or reduction in working hours
- The main reasons that single people become homeless are:
 - family and friends can no longer accommodate them
 - no fixed abode (including 'sofa surfers')
 - loss of job or reduction in working hours
- In recent years there has been an increase in the number of homeless presentations from single people. This is likely to continue, particularly since there is a shortage of accommodation for people under 35 in receipt of housing benefit who now qualify for the shared room rate only.

Homeless Prevention Measures

We have adopted a more pro-active approach towards preventing homelessness and in 2011 our housing advice department re-branded its services in line with the new housing options approach - by offering advice to everyone seeking our service and focusing more on prevention services instead of taking homeless applications. Central to this has been a move towards early intervention. During 2013-14, 487 households were prevented from becoming homeless as a result of housing advice, compared to 302 in the previous year - an increase of 185 households.

In March 2013 councillors agreed a two year **Investment Plan to Prevent Homelessness**, after the Homelessness Grant became no longer ring fenced but instead forming part of a wider Business Rate and Retention Scheme. This plan is a vital tool for investing in the prevention of homelessness.

It supports other agencies in prevention activity and is the basis upon which the work of the housing options service has been refocused. Two major items of the plan were the appointment of an additional full time officer for two years and the continued provision of a Homeless Prevention Fund which provides financial tools - including on bonds and rent in advance - to assist clients.

In 2012-13, 177 families and single people facing homelessness accessed our Housing Options Service. During 2013-14, this fell to 151, and we are continuing to see this pattern of decrease as a direct consequence of our investment of resources - both staffing and funding - in prevention measures.

However, our homelessness levels remain relatively high because of the acute shortage of good quality affordable housing, particularly shared accommodation for single people, and the increasing pressure on households due to Welfare Reform. There is also a shortage of smaller properties for those affected by the bedroom tax and wanting to downsize.

Because of high house prices and lending restrictions the private rented sector has become the only option for many of our clients. However, whilst this tenure offers more flexibility in terms of the requirements of households to have savings, more stringent deposit and bond requirements represent a challenge for some households. Additional administration fees and credit check fees can also cause financial barriers for those wishing to access this tenure. Indeed, the Housing Options Team has seen a substantial increase in the number of bond and rent in advance applications in 2013/14 compared to 2012/13.

Temporary Accommodation

During 2013-14, 28 families and eight single people were referred into temporary council accommodation managed by Broadacres or into bed and breakfast for a temporary period. No families were accommodated in bed and breakfast because they faced a crisis.

Our review showed that temporary accommodation, while essential in a crisis, is not solving the long term problem for many single people, many of whom experience numerous episodes of homelessness. The review found that to some extent we fund a crisis and rescue service instead of an enablement model of homelessness.

We currently have agreements with two local housing providers to manage good quality temporary accommodation on our behalf. There were on going void issues with some of these properties, so we have reduced the number of properties used for this purpose to ensure full occupancy.

We only use bed and breakfast (B and B) accommodation in an emergency and for a limited period and do not use this type of accommodation for families, young people aged 16-25yrs and/or pregnant women - in line with government guidelines and strict legislation.

We are in an environment of reducing resources and rising need, so it is essential that we make sure that the temporary accommodation that we do have goes to those that are most in need.

Access to temporary accommodation for vulnerable clients needs improving. There are various access policies in place amongst providers. We recognise that providers want to have a say in who is coming into their supported housing, particularly in terms of maintaining the house balance but we need to ensure the most vulnerable and entrenched people are not being excluded from services and that bed spaces are used as efficiently as possible.

Our focus must be on enabling people in temporary accommodation to move on to settled accommodation as quickly as possible. The review found that single people are not supported as well as families to do this. We therefore need to provide more and better support.

Further details on services for homeless families, pregnant women, single people and childless couples are set out in Appendix A.

Rough Sleepers

Rough sleeping is not a particular issue in Hambleton. There was only one known rough sleeper in Hambleton during 2012-13 year and there were no rough sleepers when a snapshot count was taken in November 2013. However, if we do have any rough sleepers, the Housing Options Service is committed to providing customers with advice and support to help them get off the streets and into suitable affordable accommodation before they become entrenched. This is also further outlined in our "No second Night out" protocol which has been set out and agreed by the seven districts within North Yorkshire - Hambleton, Richmond, Selby, York, Scarborough, Harrogate and Craven.



Single People

For single homeless people there is a culture of crisis and rescue in the district. We need to develop a model of enablement to ensure homeless people are able to access opportunities to be able to live as independent members of the community. However, we must also recognise that there will always be a small number of people who will always needs support to be able to live independently, and we will need to develop sustainable support options for them for the long term.

It is more difficult to prevent homelessness for single people and to track the eventual outcome. In comparison, families tend to stay in touch until they are in settled accommodation. Where we do not know the outcome of support this is recorded as a failure - in line with government reporting requirements.

Response to key issues

- We have reviewed our temporary accommodation over the last financial year and as a consequence reduced the number of properties from 19 to 10. There is still the option to increase this if we have an unexpected rise in temporary accommodation need.
- We have piloted new eligibility criteria to ensure that our temporary accommodation goes to those in need. Our new criteria are set out in Appendix B.
- We continue to provide for the needs of rough sleepers and in October 2013 signed up to the 'No Second Night Out' joint protocol alongside other districts in North Yorkshire.
- Amendments to the Home Choice allocations policy have been agreed to reflect changes to housing benefit rules. The aim is to avoid the possibility of rent arrears for future tenants and to help those who will be affected by the 'bedroom tax' to move to a smaller home if they wish.
- Hambleton rent deposit and bond schemes have been further developed via the Homelessness Investment Plan to assist people to obtain private sector rented accommodation. The Council's Rent Bond Scheme helped 64 clients into private sector rented accommodation.

- The severe weather beds policy has been reviewed and amended to enable easier access to beds during inclement weather. This will still mean B and B accommodation in an emergency but will be for a maximum of three nights if the temperature remains below freezing - to allow us to find alternative accommodation in the meantime.
- Housing Options Advisors look at 'Move-On' in the private sector as well as Broadacres Housing Association to address barriers to move-on from temporary accommodation. A specific 'crisis worker' was employed to look at this area of work in 2013 and although this funding has ended new funding streams have been identified in order to continue this important work and to assist in homeless prevention work. However we can only discharge our homeless duties into the private sector if the tenancy is for 12 months or more. We therefore need to undertake more work to bring private landlords on board.
- We have developed the 'Revolving Door Service' in partnership with all local authorities in North Yorkshire to work with entrenched homeless people which is successfully reducing repeat homelessness and repeat stays in temporary accommodation.
- We signed up to the 'Breathing Space' scheme which is run by Wakefield Council. This aims to assist people in mortgaged property with an interest free loan in order to them to stay in their own homes where they would have faced re possession. The Mortgage Rescue scheme ceased to operate in April 2014, due to local government funding stopping for this across the country.

Desired Outcomes

We need to:

- focus a higher proportion of resources on prevention and floating support for single people which provides support to people where they live, to reduce the risk of homelessness and repeat homelessness
- further develop our relationship with private rented sector landlords so they are ready and willing to take on tenants who are at risk of homelessness
- increase the amount of affordable housing, in particular smaller and shared accommodation that is more affordable to single people
- maximise the use of existing housing stock
- embed a holistic approach to developing homeless services
- work more closely with health and mental health colleagues
- develop better ways of tracking the outcomes for single homeless people that we have helped.



Key Actions

We will:

- Continue to ensure that there is an adequate supply of affordable accommodation within the district through input into the forthcoming Local Plan review, refreshing the Council's Affordable Housing Supplementary Planning Guidance, continued support of the North Yorkshire Rural Housing Enabler programme and continuing to secure affordable housing via Section 106 agreements.
- Work with partners within the North Yorkshire County Homelessness Group to help us access funding to assist our work with landlords within the private sector.
- Continue to work with our Housing Benefits Department in order to allocate our budget for Discretionary Housing Benefit payments to clients who fulfil the criteria for this payment to assist them to remain in their homes.
- Continue to work in partnership with Environmental Health colleagues to inspect our bed and breakfast accommodation on a yearly basis so that it is a safe and adequate means of temporary accommodation if needed in an emergency.
- Use £5000 funding from the County Homelessness Group, and match fund this with re-aligned funding from our Investment Plan to Prevent Homelessness 2013/15, to employ a project officer to work with private sector landlords for one year from October 2014.
- Explore with private landlords the possibility of providing a three or four bedroom House in Multiple Occupation, initially in Northallerton or Thirsk.
- Work with the Homes and Communities Agency and partners to identify any affordable housing schemes that could be funded through the Affordable Housing

Programme 2015-18, Continuous Market Engagement and other emerging funding programmes.

- Continue to work closely with Housing Benefits to maximise the use of Discretionary Housing Benefit.
- Continue to work closely with Mental Health Team colleagues to ensure the best outcomes for this vulnerable client group.
- Continue to work with 'No Second Night Out' protocol and work with the Salvation Army in York to contract them to provide good quality services to rough sleepers as and when needed in our district.

Priority 2: Preventing Youth Homelessness

Key Issues

- Young people can struggle to access adequate, good quality housing and because of their age can be vulnerable and need extra support.
- Whilst returning to live at home is often the best option for young people, there are circumstances where this is not appropriate or safe. In such instances we need to ensure there is good quality accommodation available for them, that floating support is in place to help them budget and sustain a tenancy, and that they are given priority for housing in the future after this supported period has ended.
- There is a shortage of accommodation for young people with high support needs in Hambleton and this is impacting on the service we provide. New national funding programmes such as 'Platform for Life' may provide the opportunity to fund these types of schemes in the future.

Response to key issues

We work with our partners across North Yorkshire to provide a consistent, holistic approach to dealing with young people - working with social services, Safe and Sound Homes (SASH - emergency accommodation), Foundation, Barnados, Broadacres Housing Association and all support providers of accommodation.

Homelessness and advice services for young people in Hambleton have been brought together under one roof - 'Young People's Housing Solutions at the Hub'. All young people aged 16-25yrs who are homeless or at risk of homelessness should be referred to the Hub. It is made up of the Hambleton Housing Options team, Hub Coordinator, Time out/mediation worker (Foundation) and a homelessness prevention worker from children and young people's service. The Hub's main aim is to support young people aged between 16 and 25 to stay at home or in other suitable living arrangements with family and friends where possible. We also offer accommodation and support services under the new 'Pathway' approach.

The Hub offers universal support and advice on housing-related issues to all young people aged 16 to 25. For those at risk of homelessness, the service offers advice and mediation to help young people remain in / return to their home or make alternative suitable living arrangements with friends or family. Where this is not successful, young people who require more intensive support will enter into the 'Pathway.'

Pathway process

Pathway 1 - this continues to offer support to try to help young people return home. Young people may be provided with emergency accommodation with a host family (for up to two weeks) or with short-term accommodation (for up to six weeks) whilst this is happening.

Pathway 2 - this offers longer term support where young people have been unable to return home. The support required will be determined following assessment of need and may include generic floating support without accommodation or more intensive support with accommodation for up to two years. This will be followed by a period of resettlement and priority for housing.

Case study: Young People's Housing Solutions at the Hub - The Crossing resident

Mr X went into supported housing in July 2013. His relationship with his Mum and three younger siblings had broken down and mediation had been tried without success in getting him back home (under pathway 1 - see above). He was a casual drug user and often stole from shops and sold the produce to fund his habit. Mum was worried about the effects on his younger siblings and the unsavoury characters hanging around the house so she made a referral into the Hub. After the mediation sessions had failed Mr X went into emergency housing with a host for a short period - until a supported housing scheme came up with a vacancy. The Hub coordinator referred him for this vacancy and Mr X was offered this supported housing for up to two years (under pathway 2). Whilst in this housing the support worker managed to get Mr X on a course with Harcas to manage his drug dependency and enrolled in the local college to embark on a plastering NVQ. Mr X spent a total of 13 months in the supported scheme, when he was then ready to fill out a resettlement report to get him prioritised for a property with Broadacres Housing Association. Mr X has since bid for properties through North Yorkshire Home Choice and has been re-housed permanently into his own property with Broadacres Housing Association. He continues with his course and has a part time job in a local takeaway restaurant. Mr X is looking forward to passing his course so he can start to look for work as a plasterer.

We have commenced work with Foundation and a local housing provider to identify a suitable site for a scheme of between four and six supported flats for young people in Northallerton to replace provision previously in Thirsk. This scheme will consist of six units instead of the existing four, each self-contained with kitchens and bathroom facilities with communal areas and a garden. The scheme will also offer an extensive support programme for each individual and this will be tailored to their needs.

The Crossing

A group of young homeless people are settling into their new homes in a £1.4million purpose built new development. Broadacres Housing Association has built nine one-bedroom apartments on the site of the former station house next to the train station in Northallerton. This is known as "The Crossing". The scheme has replaced the previous Broadacres homeless service for young people at 57 South Parade in Northallerton. The nine self-contained apartments all have their own bedroom, bathroom and living area with kitchen. There is also a communal area - 'the underground.'

Stephen O'Brien Broadacres Scheme Manager for young people said: "We are absolutely delighted with the new building and everyone is settling in well. Unfortunately, for many reasons, young people can find themselves without a roof over their head so schemes like this play an important part in supporting them to transform their lives for the better and assist them into permanent sustainable housing in the future."

Through North Yorkshire County Council's Supporting People, we have designated Time Out worker and a Children and Young Person's Service (CYPS) worker who provide training in schools to teach young people about homelessness and how their behaviour can impact on their housing and lifestyle.

Desired Outcomes

- To increase the provision of supported housing for young people with high support needs
- To continue to provide universal support and advice on housing-related issues to all young people aged 16 to 25.
- To continue to provide homeless and advice for young people under one roof

Key Actions

We need to:

- Continue to participate in and support Young People's Housing Solutions at the Hub
- Work with the Homes and Communities Agency, a social housing provider and Foundation Housing to provide a scheme of four to six high support flats in Northallerton through 'Platform for Life' and other funding streams
- Continue to work with Foundation to refer all young people who present to the Housing Options Team for floating support, to assist with applying for benefits, debt advice, mental health issues, drug and alcohol issues, and any other problem they may have with access to suitable housing provision due to their age and vulnerability.
- Continue to attend MAPS (Multi Agency Problem Solving) meetings to work in partnership with the local police and local Housing Associations for successful management of anti-social behaviour of young people.
- Continue to develop and provide training in schools through our designated Time Out and Children and Young Person's Service (CYPS) workers.

Priority 3: Working with Vulnerable Groups

Key Issues

- In Hambleton we work with lots of vulnerable groups who may find themselves homeless through a lifestyle choice, mental illness, or domestic abuse.
- We need to further develop and improve the way in which we involve this client group in service planning and development decisions.
- It is vital that we engage with hard to reach groups when developing our service and that our services and communication methods are accessible to all. This is particularly challenging in rural areas where there are fewer groups and facilities and where access to wi-fi can be problematic.
- North Yorkshire Home Choice is the key tool for accessing housing within Hambleton. It is therefore critical that we - along with our partners - ensure that it is accessible to everyone in housing need. The Housing Manager is chair of the North Yorkshire Home Choice Equalities Group.
- MAPPA (Multi Agency Public Protection Arrangements) and MARAC (Multi Agency Risk Assessment Conference) meetings are pivotal forums for close working with housing providers, the Probation service, the Police, and other agencies - and in developing procedures to provide safe housing solutions for offenders leaving prison, victims of domestic violence and helping to keep adults and children safe from violent partners. More strategically we have recently worked closely with the probation service and other North Yorkshire local authorities to review the process for housing ex-offenders.

- We refer to Yorkshire Housing to provide a 'making safe' service to victims of domestic violence to help them stay safe in their own homes.
- We work with the local support group, Hambleton and Richmondshire Community Addiction Service (HARCAS), which supports people with drug/alcohol addiction, assists homeless people with drinking problems into accommodation, and helps support them to sustain tenancies.
- In July 2009 a Women's Refuge was opened in Northallerton for Hambleton and Richmond residents fleeing domestic violence (DV). This was funded in part by commuted sums received by the Council in lieu of affordable housing provision.



Women's Refuge

On July 27, 2009 the women's refuge was opened in Northallerton for women fleeing DV in Hambleton and Richmond areas. The facility cannot be identified by its name or exact whereabouts, in order to provide a safe environment for women and their children who are the victims of DV and in the middle of an established network of support. Broadacres Housing Association has worked with Hambleton and Richmond councils to create a refuge which can hold a number of different families and can be reconfigured dependant on numbers and family make up. The facility includes an ICT suite, a fully equipped children's room, a sensory garden, quiet spaces, individual consultation rooms and shared living space. Each apartment is fully equipped and furnished and has been designed to recreate a homely but safe environment.

The refuge was created with the help of grants from the Homes and Communities Agency, Hambleton District Council and North Yorkshire County Council. Local businesses in Northallerton and Thirsk have also offered support.

Women in crisis from across Hambleton and Richmondshire can now find a local place of safety and get the support they need to help to rebuild their lives in a supportive and caring environment.

Response to key issues

- We sit on panels dealing with the procurement of supporting people services such as those for gypsies and travellers and Disabled Facilities Grants
- The Multi Agency Public Protection Authority (MAPPA) protocol has been refreshed and improved to provide greater clarity around protocols and timescales for securing accommodation for offenders leaving prison.
- We currently chair the North Yorkshire Home Choice Equalities Group and more locally the Mental Health panel meetings - and liaise with support services to ensure that the views and difficulties faced by vulnerable groups such as older people and those with dementia, gypsy and traveller groups, domestic violence cases and MAPPA and young people are taken on board when developing services.
- We train our staff to ensure that vulnerable clients are fairly represented and supported when using our services.

- We signpost people to appropriate services and work closely with the credit union in Northallerton to refer people with debt and in need of debt advice.
- We undertook a call for gypsy sites and worked with the gypsy and traveller community to bring forward additional pitches at Sutton on Forest and Thirsk.

Desired Outcomes

- To achieve planned moves for clients that are being released from prison -safe housing for the clients as well as looking at risks to the community.
- To continue to offer specialist housing support to vulnerable clients once they have been housed.
- For our partners to continue to provide specialised support services to enable clients to sustain tenancies no matter what their vulnerability may be.

Key Actions

We will:

- continue to support and participate in a joint working approach with our partner agencies
- deliver support services to vulnerable groups through the procurement of services and regular liaison.

Priority 4: Improving Access to Services and Advice

Key Issues

- Footfall into the Housing Options Service was 585 in 2013-14 an average of 11.25 people per week.
- The Council's Supported People funded Foundation service provided floating support to 207 households and gave advice to a further 100 during 2013/14.
- There were also 70 applications and awards for North Yorkshire Local Assistance Funds in 2013/14.
- Increasingly people turn to our service when seeking help to buy food.
- In the past people have found that access to our services has been over complex and fragmented. We have developed a single access and referral service in partnership with other service providers and rebranded ourselves as a Housing Options Service. More people are now accessing the new service and are receiving the support and help they need.
- In 2011 Hambleton became a partner of North Yorkshire Home Choice, a choice based lettings partnership which operates across all of North Yorkshire, except Harrogate. Home Choice replaced traditional

housing waiting lists and offers eligible residents improved housing choice, flexibility and transparency when looking for a property.

- In 2012 Hambleton signed up to the North Yorkshire Tenancy Strategy www.northyorkshirestrategichousingpartnership.co.uk/images/documents/NY_Tenancy_Strategy_Oct_2012.pdf. This framework articulates a number of shared goals in respect of tenancy policy across North Yorkshire. It seeks to protect and provide for the interests of vulnerable groups, increase choice, advice and access for customers and address issues of equality, diversity and fairness and consistency across North Yorkshire.
- We want to further improve our Housing Options service by increasing our customer focus and improving the information and advice we provide - so it is universal, clear, transparent and accessible to all. We recognise the importance of offering choice to customers.
- We are keen to help older people for whom moving may be very traumatic and staying put with adaptations or support may be a preferred option. Removing barriers to equality will be at the heart of all of the work that we do and addressing all areas of inequality will form part of any future performance monitoring of our service.
- We are striving to deliver an excellent service to our customers that is streamlined, efficient and modern - achieving the Gold Standard will be a critical milestone in demonstrating that we are well on our way to achieving this.
- Many clients are facing housing difficulties and accessing our services as a result of financial inclusion and worklessness. We need to help these people to rebuild their lives by ensuring that they have access to appropriate financial services that will enable them to manage their money on a day to day basis, plan for the future and cope with financial pressures.

Response to key issues

- The Council has pledged to run a “Gold Standard” Housing Options service over the next five years. This will involve peer group inspections of our service by neighbouring local authorities and benchmarking to make sure that advice and assistance for our clients - both written and face to face - is of a “gold standard” service.
- Faith groups, along with the Council and Broadacres Housing Association have set up a food bank in Northallerton and Easingwold to provide people with food parcels if benefits have been sanctioned - to allow families struggling to have a three day supply of food provided
- Many clients are supported to make life changes by colleagues at Foundation. There is also a need for support for people with complex needs. Floating support can be the least expensive and most effective intervention to help people achieve independent living.
 - We signpost clients to other agencies such as the Citizens Advice Bureau (CAB), Foundation and local Credit Unions to help them manage their money, plan for the future and cope with financial pressures.
 - Increasingly housing providers and housing support providers across Hambleton are helping vulnerable groups by offering advice and assistance to maximise their incomes and also signposting them to the best support services possible. This includes helping debt awareness and prevention, tackling fuel poverty, providing assistance and advice to cope with rising food and energy bills, helping residents to access affordable credit and ethical financial services and helping them to avoid court action and repossession, thus increasing homelessness

- In 2013 the Council partnered with Broadacres, Age UK and North Yorkshire County Council to set up a Senior Home Moves Service to help older people to make informed housing choices.
- We currently assist older people and people with disabilities to remain in their homes through Disabled Facilities Grants delivered via a local Homes Improvement Agency (HIA), Swale Home Improvement Agency which is part of the Yorkshire Housing group.

Desired Outcomes

- To develop and maintain an excellent Housing Options Service that is more customer facing
- Continue to offer support and services that help to match those people with homes that are the right size and type to meet their needs
- To make life for all our residents as easy as possible for as long as possible by making sure there is flexibility and choice in their housing, care and support
- Offer improved housing services, advice and assistance for specific vulnerable groups including gypsies and travellers, black and minority ethnic groups and migrant workers supported by access to appropriate and comprehensive advice services
- To ensure that comprehensive information on housing options in both the private and social housing sectors is made readily available and accessible to all.
- To ensure that clients have continued access to housing related support
- To extend the availability of credit union services and local access points to both urban and rural areas within Hambleton and deliver specialist education services and savings clubs for vulnerable groups and young people.

■ Ten Gold Standards

1. To adopt a corporate commitment to prevent homelessness which has buy in across all local authority services
2. To actively work in partnership with voluntary sector and other local partners to address support, education, employment and training needs
3. To offer a Housing Options prevention service to all clients including written advice
4. To adopt a No Second Night Out model or an effective local alternative
5. To have housing pathways agreed or in development with each key partner and client group that include appropriate accommodation and support
6. To develop a suitable private rented sector offer for all client groups, including advice and support to both client and landlord
7. To actively engage in preventing mortgage repossessions
8. To have a homelessness strategy which sets out a proactive approach to preventing homelessness and is reviewed annually to be responsive to emergency needs
9. To not place any young person aged 16 or 17 in Bed and Breakfast accommodation
10. To not place any families in Bed and Breakfast accommodation unless in an emergency and for no longer than six weeks

Key Actions

We will:

- Achieve Gold Standard by March 2017
- Remain a partner of North Yorkshire Home Choice
- Continue to work with Foundation to provide floating support for clients needing this service

- Continue to offer support and financial assistance for older people and people with disabilities to maintain and adapt their existing homes
- Improve our website and literature to make them more customer facing
- Work with private sector landlords to improve access and improve services across the private rented sector
- Continue to support the North Yorkshire Tenancy Strategy
- Continue to work with North Yorkshire County Council, Horton and the Traveller Community to address the housing and support needs of gypsies and travellers, including the procurement of this service in November 2014
- Continue to provide the existing food bank in the areas of Northallerton and Easingwold

Priority 5: Delivering More Affordable Homes Key Issues

Shortage of Affordable homes

There is a shortage of affordable homes throughout Hambleton. Many homes are out of the reach of local people. In 2013 Hambleton's average house price was £229,496. This is 8.69 times the average median income.

The North Yorkshire Strategic Housing Market Assessment (North Yorkshire SHMA) identified a need for an additional 320 homes per year for the period April 2010 to 2016. This impacts on our homeless service. At 10 March 2014, Hambleton had 1,378 households registered as awaiting social housing.

The work of our Rural Housing Enabler has seen over 150 much needed rural affordable homes delivered since 2011, through the development of rural exception sites and negotiation through planning gain.

There is a high demand for private rented accommodation, particularly around Thirsk and Northallerton . Because demand is so strong, rent levels are relatively high - £325-£500, for a one bed flat, £500-600 per calendar month for a two bed house, £600-750 per calendar month for a three bed house (Rightmove July 2014). As a consequence, rent levels are unaffordable to many single people. Annual household income levels required to access this tenure were reported in the NY SHMA as being £21,940 for a one bed property £26,781 for a two bed property and £29,589 for a three bed property, compared to a median household income of £24,700 at that time.

Within Hambleton, the North Yorkshire SHMA identifies that intermediate housing products can play an important role in helping to bridge the gap between social renting and owner-occupation, some products enable occupants to staircase - rent and acquire further equity in their home. This tenure can be an attractive option for younger working people on low income who are otherwise unable to access the housing market, either in lending terms or because of challenges in saving for a deposit.

Welfare Reform has had a massive impact on residents housed within this sector as people below the age of 35 cannot get the single room rate for private rented accommodation when claiming housing benefit. They can only claim the shared room rate which is a difference of £40 per week in our area, thus making private rented one bedroom accommodation unaffordable.

New affordable homes delivered through planning gain on market housing sites have been mainly two or three bedroom properties. Traditionally the social housing stock across Hambleton has been dominated by larger properties and historically this allowed people to move in when they were single and to remain there when they found a partner and had a family. However, now the bedroom tax impacts on social housing properties many single people housed in this sector can no longer afford to live in homes they are under-occupying.

The shortage of one bedroom accommodation is having a massive effect on young homeless single people as many are being housed in areas such as Darlington and Middlesbrough where private properties are smaller and Houses in Multiple Occupation (HMO's) are much more affordable and common.

Response to key Issues

- We need to continue to deliver more affordable homes across the district, particularly smaller and single person homes - including some one bedroom properties to meet the housing need of couples.
- In the light of Welfare Reform changes we need to enable more shared homes across the district to provide affordable housing options for single people, both in the private and social rented sector.

Desired Outcomes

- To ensure the delivery of more affordable homes schemes across the district to meet local housing needs ensuring that they are of the right size and of good quality
- To provide more settled accommodation for single people and improve their housing choices

Key Actions

We will:

- Continue to work to increase the supply of affordable accommodation within the district through close working with the Homes and Communities Agency, Registered Provider Partners and continued support of the Rural Housing Enabler Programme.

- Employ a Private Sector Worker to explore with local landlords the scope and appetite to provide an HMO in the Thirsk and Northallerton areas and build better working relationship with private rented sector agents and landlords
- Work closely with our planning department to negotiate an element of smaller (one bedroom) homes as part of the affordable housing provision on market housing sites.

Priority 6: Working with Partners

Key issues

- We are a member of the North Yorkshire Strategic Housing Partnership which is led by the Local Government North Yorkshire and York Housing Board. This Board comprises political members from each North Yorkshire local authority, North Yorkshire County Council, the two National Parks and representatives from two Registered Providers and the house building industry, with advice and support from the Homes and Communities Agency. Its role is to identify shared strategic housing ambitions and priorities and to monitor performance and delivery against them.
- Under the Board sits a number of officer groups headed by the North Yorkshire Chief Housing Officers Group. This group is made up of Chief Housing Officers from all the local authorities, plus representatives from North Yorkshire County Council, the two National Parks and key local Registered Providers. It offers technical support and advice to local Housing Options Services.
- The Chief Housing Officers Group is further supported by specialist technical groups, significantly for this strategy, the County

Homelessness Group. This is a group of Housing Managers and Team Leaders who meet quarterly to champion good practice, develop shared protocols and identify funding opportunities. The group also ensures that accurate performance and monitoring information is reported and make recommendations to the Chief Housing Officers on how best to respond to any new challenges and flag delivery issues as they arise. Locally members of this group also play a key role in liaising with colleagues from other disciplines both within their own local authorities and through other sub-regional groups. The County Homelessness has been the main driver pushing for local authority pledges to sign up to delivering the Gold Standard housing options team service for each local authority. It will also be pivotal in ensuring the delivery of the Gold Standard responsible for the sharing of good practice across the sub region and carrying out a Diagnostic Peer Review through the Peer led Practitioner Prevention Partnership.

- The County Homeless Group also contributed to the development of the Homelessness Review and Homelessness Strategy, and will continue to provide us with feedback and ideas and government funding opportunities across the North Yorkshire partnership.
- North Yorkshire County Council is a key partner which provides funding for services and staffing through Supporting People including those that support the Young People's Hub, services to gypsies and travellers and is a partner of Hambleton's Senior Move Service. The County also worked alongside Hambleton and other North Yorkshire local authorities on the sub regional procurement of services to deliver improvements and adaptations to assist vulnerable clients.

Priorities in response

We work with partners to ensure that we share good practice with other North Yorkshire local authorities across all areas of homeless work.

We have re-written the Multi Agency Public Protection Assessment (MAPPA) procedures in conjunction with the North Yorkshire Home Choice allocations system and the Probation service in North Yorkshire, thus providing services for ex-offenders -supporting and dealing appropriately with ex-offenders and housing needs.

We provide housing services for victims of domestic violence and attend Multi Agency Risk Assessment Conference (MARAC) - supporting and dealing appropriately with clients who, as victims of domestic violence, are vulnerable and need support to manage their affairs and future housing options.

We work in partnership with support workers from the women's refuge in Northallerton to assist with the re-housing of women and families who are the victims of domestic abuse and are ready to move on from the supported safety of the refuge.

We look to increase access to settled accommodation, and we seek to make better use of the private rented sector as settled accommodation and improve access to floating support services (Foundation) when vulnerable clients are placed in private rented accommodation.

We also work closely with our partners at North Yorkshire County Council and sit on procurement panels for our supported services within North Yorkshire- gypsy and travellers supported services and floating support services (Foundation and Broadacres refuge support worker services).

Membership of the North Yorkshire Housing Partnership provides a vehicle for collaborative working with other North Yorkshire local authorities - developing shared strategic priorities and increases our ability to access funding as well as being a forum to share good practice and innovation.

The Council is a partner of North Yorkshire Home Choice - North Yorkshire's Choice Based Lettings

scheme - which provides greater choice for residents looking to move to an affordable home.

To get the best outcomes for our clients we also work closely with North Yorkshire County Council (through supporting people funded services), Registered Provider partners, Foundation (our floating support agency which is supporting people funded) and other agencies such as the Police, Probation and Horton Housing.

Through partnership working the Council has also signed up to joint protocols for Multi Agency Public Protection Assessments (MAPPA) and No Second Night Out (NSNO) and attend Multi Agency Problem Solving (MAPS) to deal with offenders of anti-social behaviour. We attend Multi-Agency Risk Assessment Conferences (MARAC) to ensure victims of domestic violence have safe places to live.

We also work with partners at North Yorkshire County Council for advice and assistance on drug, alcohol and mental health problems.

We have close working relationships with other sections of the Council including Housing Benefits, Planning, Environmental Health and Legal.

Desired Outcomes

- To develop the best holistic outcomes for our clients.
- To further improve and develop our services in an environment of reduced funding.

Key Actions

- Continue to remain as a partner of the North Yorkshire Strategic Partnership and North Yorkshire Home Choice.
- Continue to support the young people's pathway.
- Continue to work with providers and agencies such as Probation and the Police to deliver services.

Delivering the Homeless Strategy

Resources

Partners

Whilst the provision of a Housing Options Service is a statutory duty of the Council, the actual delivery of the service relies on the support of many formal and informal partners including other North Yorkshire local authorities, North Yorkshire County Council, Registered Providers, local delivery agents, support agencies and private sector companies. Moving forward we will need to work closely with these partners if we are to realise the ambitions of the strategy. Partnership working will become increasingly critical in light of government funding cuts and as we increasingly need to demonstrate value for money.

Investment

Major programmes of investment such as the delivery of new affordable homes are overseen, facilitated and in part funded by the Homes and Communities Agency. We will need to work closely with the agency to explore funding opportunities through the Affordable Homes Programme 2 and Continuous Market Engagement to enable more affordable provision on Registered Provider led sites in our towns and rural areas and also to discuss the potential for funding through 'Platform for Life' for increased provision for young and single people.

As a minimum to deliver the Strategy we will require the financial provisions set out in the Investment Plan to Prevent Homelessness 2013/15 to be rolled forward annually for the life of the strategy, subject to annual review if we are continue to provide and build upon the services we already provide. This funding pot is critical in terms of supporting the employment of one of our Housing Options Advisors, contributing towards the Rural Housing Enabler post, supporting Choice Based Lettings, working with private sector landlords and the Homeless Prevention Fund (the fund from which we provide Bonds and rent in advance to homeless clients or clients facing homelessness). For the past two years we have spent the Homeless Prevention Fund of £20k within the first six months of the year and relied on carried forward money to enable us to continue to offer this assistance. In 2012/13 we spent £59,000 on bonds and this year

we are on track to spend a similar amount. This will leave no carry forward for next year and in future we will have to consider how to prioritise clients and how this 'prioritisation' will impact on other resources unless additional funding is made available.

Staffing Levels

The Housing Options service at Hambleton has recently gone through a restructure and current staffing levels are:

- Housing and Planning Policy Manager
- Housing Option Team Leader
- Three Housing Options Advisors (two permanent FTE and one temporary fixed term contract until July 2015)
- Temporary Private sector worker - one day per week (initially for one year) starting October 13, 2014 - subject to funding in the future.

This is the minimum staffing required to deliver our strategic priorities and our service and as such we will seek to secure funding for the temporary posts to become permanent in the 2015/16 budget.

Additionally the service benefits from the support of two key roles provided by partners:

- 0.5 Children and Young People Homeless prevention worker (provided by North Yorkshire County Council) to support 16/17yr olds and care leavers for the HDC Young People's Hub
- 0.5 Time Out Worker (Provided by Foundation) to support 18-25yr olds for the HDC Young People's Hub.

Monitoring and Implementation

We have identified a number of tasks set out in our Action Plan overleaf that we will need to complete in order to deliver the ambitions set out within our six priorities.

The Action Plan will be a tool for monitoring progress against key milestones and targets. It will be monitored and reviewed by the Council annually.

Implementation/Action Plan

Task No	Task	Lead	Performance Indicator/ Specific Actions	Risk	Resources Required	Target date
Preventing Homelessness - Strategic Priority 1						
1	<p>Maximise all prevention options at the Housing Options Service:</p> <ul style="list-style-type: none"> ■ Maintain advice and assistance given to households to prevent homelessness ■ Liaise with landlords seeking to evict ■ Maintain mediation and reconciliation work ■ Maintain mortgage rescue work ■ Maintain resettlement work in prisons ■ Liaise with similar local authorities to learn about effective preventative services 	Housing Options Team Leader - Alison Morton	Number/percentage of households prevented from becoming homeless after housing advice and assistance	Prevention is main focus of our service if this does not remain the main focus then there will be an increase in homeless applications leading to financial implications for HDC	Officer time and sufficient officers to deal with duty rota, visits and answering phones etc	Ongoing priority
2	<p>Improve access to private sector properties</p> <p>Increase the portfolio of private sector properties by incentivising landlords to get involved in the:</p> <ul style="list-style-type: none"> ■ Bond scheme (for families) ■ Bond Scheme (for singles) ■ HMO Housing Multiple Occupancy - Thirsk (for singles) ■ Shared house scheme 	Housing Options Team Leader - Alison Morton Environmental Health Officer - Joy Swithenbank	Number/percentage of households placed in the PRS and number of properties available	RSL properties are scarce and number of 1 bed accommodation is scarce so private sector links must be achieved and maintained.	Officer to take on duty to facilitate this Private sector worker project To work closely with environmental health for inspection of suitable standards of properties (eg no CAT 1 hazard and high CAT 2's)	Bid successful - due to start in October 2014 for initially 1 year -bid for funding for future years dependant on this year's success

Task No	Task	Lead	Performance Indicator/ Specific Actions	Risk	Resources Required	Target date
3	Introduce ceasing the homeless duty into the private rented sector	Head of Service - Sue Walters-Thompson Housing Options Team Leader - Alison Morton	Number/percentage of households placed in the PRS and number of properties available	Failure to carry on working with Private landlords in this area will increase homelessness duty for our local Authority and increased waiting times for social housing	Officer time and resources to liaise and negotiation with private landlords	Ongoing
4	Explore the option of a private sector renting for single people and houses in multiple occupation scheme.	Housing Options Team Leader - Alison Morton	To be identified if a scheme is implemented Bid for funding through sub regional county homeless group	If not there will be an increase in single homelessness due to affordability issues and caused by benefit reform - eg bedroom tax	Officer to take on duty to facilitate this Private sector worker project	Bid successful - due to start in October 2014 for initially 1 year - bid for funding for future years dependant on this year's success
5	Discretionary Housing Benefit Payments (DHPs)	Housing Options Team Leader - Amanda Madden and Housing Benefits Team Leader - Michelle Shaw	Number of clients being awarded a DHP -budget monitoring and allocation of money through weekly meetings	Bedroom tax clients -increased homeless applications	Officer Time	Ongoing subject to budget

Task No	Task	Lead	Performance Indicator/ Specific Actions	Risk	Resources Required	Target date
Preventing Youth Homelessness - Strategic Priority 2						
1	Represent HDC as Hub Coordinator meetings	Housing Options Team Leader - Alison Morton	Bi-monthly meetings	If not attended services to Young People will be cut in HDC	Officer time and management time	Ongoing for the duration of time for the young people's hub established in 2011
2	Chair HDC Pathway meetings and invite support providers to this	Housing Options Team Leader - Alison Morton	Bi-monthly meetings	If do not hold these meetings strategic priorities for HDC for Young People will cease	Officer time and management time	Ongoing for the duration of the young people's hub established in 2011
3	Implementation Group meetings for Young People's pathway	Head of Services - Sue Walters-Thompson	Bi-monthly meetings	If do not attend meetings -strategic priorities for HDC for young people will cease	Officer time and management time	Ongoing for the duration of the young people's hub established in 2011
4	Day to day management of Time out worker (TOW)and Children and Young People's worker (CYPs)	Housing Options Team Leader - Alison Morton	Two weekly Hub Meetings	Failure to manage the hub workers will reduce services for Young People and also reduce supported accommodation provision for and support for young people	Officer time and management time	Ongoing for the duration of the young people's hub established in 2011
5	Continuous improvement of Young People's Pathway policies and procedures to ensure continuous improvement and good practice	Head of service - Sue Walters-Thompson and Housing Options Team Leader - Alison Morton	Through attending Implementation and Pathway meetings	Young People's pathway would fail	Officer time and management of Hub staff	Monthly

Task No	Task	Lead	Performance Indicator/ Specific Actions	Risk	Resources Required	Target date
Working with Vulnerable Groups - Strategic Priority 3						
1	Identify client groups who are at a high risk of homelessness and develop options to prevent this	Housing Options Team Leader -Alison Morton	Number of households prevented from becoming homeless	RSL properties are scarce and number of 1 bed accommodation is scarce so private sector links must be achieved and maintained	Officer to take on duty to facilitate this Private sector worker project	Bid successful - due to start in October 2014 for initially 1 year - bid for funding for future years dependant on this year's success
2	Explore accommodation options and support for those entrenched clients who struggle to live independently	Housing Options Advisors (HOA)/ floating support service officers/ North Yorkshire County Council supporting people funding	The number of single people on the repeat homelessness list - if any	Supported housing is already scarce so utilisation of this is vital	Officer time and supporting people funding	Monthly multi agency meetings with lead staff
3	Every person housed in accommodation services to have a plan for their next step into independent accommodation and to address any barriers	Housing Options Team Leader - Alison Morton Housing Options Advisors Housing Support Officers - Foundation and Broadacres	Percentage of vulnerable people achieving independence	Inappropriate housing for vulnerable clients	Officer time	Ongoing
4	Review partnership working with Mental Health Support workers to improve service delivery	Housing Options Advisors and Housing Options Team Leader	Number of clients of council funded homelessness services supported by Mental health	Mental health clients being housed inappropriately without support	Officer time	Ongoing
5	Help to develop support plans to ensure clients have access to Mental health services	Housing Options Advisors - for each client	Number/percentage of clients having access to mental health services	Making sure mental health clients are treated with respect with correct support	Officer time	Ongoing

Task No	Task	Lead	Performance Indicator/ Specific Actions	Risk	Resources Required	Target date
Improving Access to service and Advice - Strategic Priority 4						
1	Accommodation based support services to actively engage clients to enable them to achieve independence.	Broadacres Housing Association - Carl Doolan Foundation - Debbie Finlayson	Number/percentage of clients of council funded homelessness support services achieving independence	Worklessness and job prospects -support is needed to assist with this	Support provider supporting people funding reduction	Ongoing - meetings held to discuss - first one in September 2014
2	Work with partners to ensure all support staff receive necessary training which gives them the skills and knowledge to work with clients to obtain positive outcomes.	North Yorkshire Training Group member - Housing Options Advisor - Claire Clayburn	Number/percentage of clients of support referrals/preventions from homelessness services achieving independence. Nominations for courses through North Yorkshire Training Group	Staff will not be trained in new services and government legislation -leading to a poor service delivery	Officer time away from the office	Monthly 1 day courses
3	The Revolving Door Service to work in partnership to identify and overcome barriers which are prohibiting a move to independent living	Homelessness Support Manager - Debbie Finlayson	The number of single people on the repeat homelessness list	Not breaking the cycle of repeat homelessness	Foundation support officer time	Ongoing
4	Gold Standard - organising and undertaking a diagnostic peer review of our service - benchmarking with other local authorities in North Yorkshire to aim to provide a gold standard Housing Options Service.	Housing Manager - Sue Walters - Thompson Housing options Team Leader - Alison Morton - peer review Housing Options Advisors Partners to our service	To be awarded the gold standard in service provision of our housing options service. To manage and measure our service and pass inspection of it.	Failure to meet the ten gold standards and peer review will demonstrate that we cannot achieve our overall goal to provide a gold standard service to our customers, this is something that corporately we have pledged to do	Officer time Peer led reviews of service - HOT leaders time and HOT Advisors inspection of service delivery Peer led reviews of other LA services - HOT Leader time	Complete by April 2016

Task No	Task	Lead	Performance Indicator/ Specific Actions	Risk	Resources Required	Target date
5	Improve access to training and employment opportunities for homeless people	All service providers	Number of people supported by Foundation floating support. Number of clients of homelessness services accessing training and employment through their support	If not done then this does not assist clients to maintain tenancies and subsequently this can lead to issues to do with worklessness	Support office time assisting with filling out with job and college applications by this is monitored through core forms by supporting people funding	Ongoing - subject to reviews regarding reduced Supporting People funding however
Delivering more affordable Homes - Strategic Priority 5						
1	Work with partners to provide 106 local connection criteria properties - affordable housing for local people - through Rural Housing Enabler role	Sarah Hall - RHE manager and Rural Housing Enabler - Amanda Madden	Number of 106 lets	Poor performance and or failure to deliver will prevent the sub region providing much need affordable homes could lead to further homelessness if not delivered	Officer time from partners	Ongoing
2	Work with partners to identify and develop new affordable housing options	Head of Service - Sue Walters- Thompson and Rural Housing Enabler - Amanda Madden	Number of affordable homes built	As above	HCA investment local authority investment and private sector investment	2011-15 programme underway

Task No	Task	Lead	Performance Indicator/ Specific Actions	Risk	Resources Required	Target date
Working with Partners - Strategic Priority 6						
1	Develop effective partnership working with probation to ensure offenders leaving prison can access appropriate accommodation. Re write MAPPA procedure/staff training	Housing Options Team Leader	Number/percentage of offenders accessing suitable accommodation	Perpetrators of crime being housed inappropriately and risk to themselves and others	Officer time	New MAPPA protocol written and implemented in July 2014
2	Review the role of floating support in the prevention of homelessness	Housing options team Leader - Ali Morton Foundation Project Manager - Debbie Finlayson	Number/percentage of households prevented from becoming homeless - partner preventions as per PIE	Failure of this service or funding cuts will reduce the service we can offer to clients - thus increasing homelessness dramatically	Officer time and supporting people funding resource	Meetings held - first one due in September 2014 monitoring the service and balancing with supporting people funded to prioritise the most vulnerable clients groups
3	Improve links with Private Lettings agents	Housing options Manager - Alison Morton - and Housing Options team staff	Number of single homeless clients housed in the private rented sector. To be identified if a scheme is implemented Bid for funding through sub regional county homeless group	RSL properties are scarce and number of 1 bed accommodation is scarce so private sector links must be achieved and maintained	Officer to take on duty to facilitate this Private sector worker project	Bid successful - due to start in October 2014 for initially 1 year - bid for funding for future years dependant on this year's success
4	Improve access to floating support including intensive support	Housing Options Team Leader - Amanda Madden Foundation Project TL - Debbie Finlayson	Monthly liaison Meetings with Foundation	Vulnerable clients not getting support they need to maintain tenancies	Lead officer and ground workers time	Ongoing

Task No	Task	Lead	Performance Indicator/ Specific Actions	Risk	Resources Required	Target date
5	Ensure all services are culturally sensitive, equality monitoring to take place as part of contractual and monitoring arrangements	Head of Service - Housing Options Advisors Housing Options Team Leader - Alison Morton Support service - foundation - Debbie Finlayson BHA - Carl Doolan	The number of people from protected groups accessing services and satisfied with services Monitoring through choice based lettings equality group chair	Making sure vulnerable groups can access services with support and equality is measured	Lead officer time	Ongoing
6	Develop and implement the NSNO project. This will be implemented through the North Yorkshire County Homelessness Group	Team Leaders - form all LA's in North Yorkshire	The number of people who repeatedly rough sleep The number of single people on the repeat homelessness list	Not breaking the cycle of rough sleeping and not fulfilling government guidelines through this area	All housing options team staff	Ongoing
7	Discuss cases to consider each rough sleeper to ensure they receive support. A more robust and supported case management approach to be introduced	Team Leader - Alison Morton	The number of people who repeatedly rough sleep	Service provision in the area - if we have a rough sleeper provision should be there	Lead officer time	Ongoing
8	Continue to work in partnership with County Homeless Group through joint 'No second night out protocol'	Housing Options Team Leader - Alison Morton	The number of people who repeatedly rough sleep	Not breaking the cycle of rough sleeping	Salvation army and officer time	Ongoing
9	Breathing Space - liaise with Wakefield Council re this scheme to put in referrals for clients struggling to keep up with mortgage payments - interest free loans to assist	Housing Options Team Leader - Alison Morton Housing Options Advisors Staff at Wakefield Council	Referrals Made and outcomes recorded on a monthly basis	Increase in home owners homeless applications if we do not offer this valuable service	Officer time - but this is reduced as Wakefield facilitate the applications for the loans	Ongoing

Appendix A

Services to Homeless Families and pregnant women

1. All homeless families and pregnant women will continue to be offered help to find and keep a settled home. This is not only policy it is backed by statutory duties. If a family fear they are facing homelessness for whatever reason and they get in touch with either Housing Options (by phone or visit) or a local Housing Office they will firstly be offered support and advice to either keep their existing home (e.g. debt and welfare advice, check Housing Benefits, negotiating with their current landlord) or assistance to find a new house (e.g. join the Housing Register, look in private rented sector with the help of the HDC housing options Team or a rent bond scheme). During 2013/14 families came to Housing Options saying they faced homelessness. They helped the majority of families to keep or find a settled home this is what is meant by **prevention**.

2. Between April 2013 and March 2014 homelessness was prevented or the length of stay in bed and breakfast was kept as short as possible by helping families into settled accommodation as follows:

- Move into a Housing Association or North Yorkshire Homechoice. (357 families)
- Get a private let for use as their settled home, with the help of our Bond Scheme (486 Single people and Families)

3. If homelessness cannot be prevented or it is unreasonable for the household to stay where they are (e.g. fleeing domestic violence) then the Council will arrange temporary accommodation.

4. Nearly all refugee families need to go to social services because the Border Agency give very short notice of asylum decisions and funding can often not come from a local authority due

to the client not having access to public funds. We manage domestic violence cases arising for such clients by the effective use of the Housing Allocation Scheme - North Yorkshire Homechoice and temporary accommodation can be provided through Maggie Neil House - which is the refuge based in Northallerton, which means families are transferred directly into alternative North Yorkshire Homechoice accommodation. If the person fleeing cannot return to the home that they have fled from. In other cases, we refer some domestic violence cases to the local funded 'making safe project to enable victims of domestic violence to stay in their homes with safety options put in if the perpetrator is taken away. Referrals to temporary accommodation are based on risks presenting to the family. If domestic violence is discussed or suspected officers always tell service users about the range of services available in the District and outside the district. If a person is fleeing domestic violence they can present anywhere in the country they do not have to present to their local council. This is to ensure that the client is safe and feels safe and they will not be subject to local connection requirements as with other client groups.

5. Between April 2013 and March 2014 42 families went into a private rented house as a temporary measure. The Council believes that with very few exceptions, it is better for a family to be offered a family home rather than bed and breakfast accommodation. Certainly bed and breakfast will only be used as a last resort in an emergency. Between April 2013 and March 2014 3 families had to use bed and breakfast for very short periods of time usually less than 4 nights before moving into another temporary or settled accommodation.

6. If no settled home is immediately available and the family is in crisis then a bed and breakfast will be offered for as short a period as is possible. But better still would be an independent home. That is why we have temporary accommodation which is leased

to HDC through either Broadacres HA and/ or Endeavour Housing association so we can offer this to families who need housing temporarily till a permanent home can be found.. Families have generally welcomed this; it has given people access to homes in more parts of the District as well as independence. The proposal now is to cease the Council's homelessness duty to the private rented sector also and as well as a registered social landlord property if a private sector tenancy can be offered for more a minimum of 12 months.

7. We agree that some teenage parents will need a specialist supportive environment so there is currently provision for this in the District through our supported housing schemes for under 25 yr olds. The Council aims to continue to work in partnership with Children's Services who will work with Housing Options to identify who needs this accommodation. The length of stay in this supported accommodation will be assumed to be longer than in other accommodation services. However, there will still be an emphasis on families being helped to get their own settled independent home within a maximum period of 2 years.
8. To reduce the risk that our calculations are wrong and to give some buffer if homelessness rises we have previously given notice on some of our temporary accommodation due to high costs of running these. However we have made agreements with Broadacres and Endeavour Housing Associations in order to ask for more units again if required in the future for temporary accommodation if the need arises and homeless applications start to rise. We will not simply place clients in Bed and breakfast if this need arises.
9. Housing related support will be provided within the temporary accommodation that the council provides to all homeless clients through Foundation homeless prevention support service, but Housing Options will track progress made by the provider in meeting

support needs and finding independent settled accommodation. Where appropriate, on-going floating support will be provided by foundation (when the family move into permanent accommodation) and by Foundation provider if moving into Housing Associations or a private let. If Children's Services have particular concerns then the Family Support Service CYPS - Children and young people's service will provide the support. The majority of homeless families need little further housing related support once they have their own settled home. We do not generally get repeat homeless families (i.e. very different to the situation with homeless single people). Currently some refugee families receive housing related support through a specialist provider in social services. All of which are North Yorkshire County Council funded floating support providers.

How is this different to the current service?

The proposed differences are-

10. **Any family who faces homelessness and wants council funded temporary accommodation will need to contact Housing Options Team based at the Civic centre council offices in Northallerton.** This is good practice because they can be told of their housing rights, their correct band on North Yorkshire Homechoice, and be offered alternatives where appropriate.

At the moment, most families who enter social services first are referred by individual social workers, police, support/advice services, other Domestic Violence refuges and self-referrals.
11. Some families will be offered a private sector let as their settled accommodation, not just as a temporary measure. This will avoid or reduce the time waiting in temporary accommodation for an offer of a housing association let. This is what is meant by **ceasing duty into the private rented sector.**

There will be careful processes to ensure that these offers are suitable and that they are made with due regard to equitable treatment. One reaction from some families may be that they no longer come to us as homeless, because they just look themselves for a private sector let. If they approach Housing Options for help we will continue to offer a rent bond to help them to do this. This is becoming more common. The availability of private family homes for rent has grown considerably in recent years.

12. Family Support will be available to vulnerable families, not just in the women’s Refuge. Where Children’s Services or the local Housing Options team identifies that a homeless family is facing difficulties that might mean they will lose their home and whole family support is needed, then they will refer that family to the Family Support Service (FSS) as well as Foundation floating support.

At the moment (FSS) is funded for those families already involved with social services. The proposal is that a family who needs this help can be offered the service to either prevent homelessness, during a temporary accommodation stay, or when they have moved into settled accommodation. Children’s Services will advise housing on the need and priority.

Housing Services for Single People and Childless Couples

1. Generally speaking, the state expects single people and couples without children to make their own housing arrangements. This is unlike the situation for families, where homelessness and other legislation give a comprehensive safety net, to ensure children have somewhere to live, almost always with their families.
2. Statute and case law recognise that some single people and couples are “vulnerable” which is defined as “when homeless, a person is less able to fend for himself than

an ordinary homeless person so that injury or detriment to him will result, when a less vulnerable person would be able to cope without harmful effect.” Also known as the ‘Pereira’ test.

3. For these people the Council must make suitable accommodation available and this may include a period in temporary accommodation while their vulnerability is assessed and then, if vulnerable, while suitable accommodation is found.
4. Housing authorities have a duty to provide advice and information about homelessness and the prevention of homelessness to all its citizens. The provision of comprehensive advice plays an important part in delivering the Council’s strategy for preventing homelessness in the District. The type and amount of advice is not defined and can for some people be advice on a website which can therefore be universally available. The amount of detailed one to one advice and further assistance that a Council offers is for the Council to determine.
5. Hambleton District Councils policy is to:

- offer personalised housing advice to all who ask for it.
- offer further housing assistance, which may include temporary accommodation to those single people and couples:
 - who will not be able to make their own housing arrangements without more help and who therefore may become vulnerable giving rise to the duty to make accommodation available to them, if they face a crisis (prevention)
 - who may develop other problems in society if they become or continue to be homeless. For example, it is evidenced that ex-offenders are more likely to reoffend if they become homeless, people who become homeless have greater health needs, homeless people

may rough sleep giving a City a poor image. These people may not meet the definition under the housing acts as vulnerable but we have included them in our criteria for eligibility for temporary accommodation.

6. Hambleton District Council therefore needs to identify the best way to target its limited resources so as to give the right level of advice and assistance to prevent homelessness. This will include:

- Giving advice to all those who contact us, including help to allow people to continue living with, or return to, family or friends, and persuading private landlords to allow a tenant a little more time before serving a notice to quit. The Housing Options Service gives telephone advice to about 33 callers per week (this figure includes families, single people and childless couples). The service interviewed and gave personalised written advice to 585 single people, families and couples between April 2013 and March 2014.
- Providing Housing Association housing, prioritising those most in need through our housing allocation policy, and using North Yorkshire Homechoice to match people to properties.
- Arranging that a proportion of the new affordable housing the council enables is one bedroom accommodation. Over the last 2 years, 8 one bedroom homes for social rent/affordable rent have been built. This is 10.5 % of the total 76 Affordable Housing homes built in Hambleton in that period.
- Obtaining help in getting a tenancy in the private sector.

Giving rent bonds - a total of 486 rent bonds given totalling £47,891.08 (April 2013 - March 2014)

It is not always easy to predict the level of advice and assistance that a person will need to prevent the crisis of homelessness. Ideally a single person or couple will live with family or friends or in their current home, until they are successful in bidding on North Yorkshire HomeChoice or they find their own private let, perhaps with the aid of a council bond, or other housing arrangement, i.e. they make their own arrangements.

However, as recognised above, for some single people who reach that crisis point it will be reasonable to offer a period of time in temporary accommodation while they are given intensive assistance to find their own tenancy in council, housing association, or private housing or to return to living with family and friends. Support will also be given, where required, to gain the life skills needed to maintain a tenancy once they find one and prevent repeat homelessness.

The Council has identified the groups of people that in its experience, find it most difficult to make their own arrangements, and who if they become homeless may therefore need council funded temporary accommodation. This is the basis of the Eligibility Criteria for Temporary Accommodation (Appendix B) which have been consulted on. They arose from previously used criteria, but were different in defining more closely which ex-offenders and people with drug and alcohol problems would be eligible.

Except where there is a duty to provide temporary accommodation, Hambleton District Council makes it clear that temporary accommodation will only still be offered where the Council has a bed space available (where there is a duty and there is no suitable temporary accommodation unit available, bed and breakfast will be used for a limited period of time. This will also be used in severe weather provision periods.

In summary, our review of housing provision for single people and childless couples concluded that:

- in allocating one bedroom Council and Housing Association housing the Allocation Policy gives reasonable priority to prevent homelessness for single people and childless couples and to help those who become homeless.
- the current priorities for deciding the size and mix for new affordable housing should continue.
- the private sector letting scheme is very helpful for families, but it is more difficult to find accommodation for singles and progress on solving this may be slow and offers may be made out of area to cheaper areas such as Darlington for example.
- that the current rent bond scheme is a further effective safety net in helping single people and the budget should be increased not decreased to meet predicted demand.
- that offering floating support to some single people in the private sector and in Housing Associations to sustain tenancies. It will reassure landlords and may increase supply.
- the provision of temporary accommodation for single people and young people aged 16-25yrs is kept under review.

- that because the strategy emphasises prevention, the provision of floating support for private and housing association tenants should be the same or increased depending on Supporting people funding priorities.
- that the underlying issue is the shortage of permanent, not temporary accommodation and that because there is a shortage of affordable housing in the District many single people will not be able to afford their own independent accommodation within the district but may need to look at Darlington and/ or Teesside areas for more affordable housing. This can lead to frustration and sometimes conflict and crisis with family and friends. In addition other pressures in single people's lives, including unemployment, low income, and relationship breakdown, mean that some single people, usually men, find creating a stable home difficult and they will from time to time require support.
- Hambleton District Council will continue to make representation to government about the need for further housing, affordable housing and employment and training opportunities within the District and better resources to support those with drug, alcohol abuse and mental health issues.

Appendix B

Eligibility criteria for offer of emergency or temporary accommodation - August 2013

These criteria may be reviewed in response to experience of their impact.

1st criteria: are homeless or threatened with homelessness and eligible for public assistance (unless found rough sleeping).

2nd criteria: fall into one of the following categories.

No changes to previous criteria.


Category	Duty arises from
a. Family, pregnant woman (no change to previous criteria)	Housing Act 1996
b. Vulnerable Adult (no change to previous criteria)	Housing Act 1996
c. Children leaving care (no change to previous criteria)	Children's Act 1989 Referrals from Children's Division and Housing Act 1986
d. High risk offenders (no change to previous criteria)	Criminal Justice Act 2003 Duty to co-operate with Police, Probation and Prison Services under Multi-Agency Public Protection Arrangements (MAPPA)
e. Ex-offenders leaving approved premises (no change to previous criteria)	Criminal Justice Act 2003 Referrals from Probation Service
f. Vulnerable adults and families (no change to previous criteria)	National Assistance Act 1948 Referrals from Adult Social Care Division
g. Young offenders and ex-offenders (no change to previous criteria)	Criminal Justice and Immigration Act 2008 referrals from Youth Offending Service
h. Council tenants in an emergency (no change to previous criteria)	Identified within Housing Division (payment made by HRA, most council tenants would be rehoused within council house stock)
i. People over 60 (no change to previous criteria)	Who do not fall within above categories, identified by Housing Division

Changes in criteria

Category	Duty arises from
k. Other ex-offenders: under current eligibility criteria offences from many years ago taken into account. This new threshold will reduce numbers of people offered temporary accommodation and focus on those most likely to be facing problems.	Crime and Disorder Act 1998 General duty to prevent Crime and Disorder. Usually people approaching us within one year of leaving custodial sentence who do not fall within above categories. Identified by Housing Division with Probation Service.
l. People on identified drug and alcohol programmes or eligible for them and on waiting list. Under current eligibility criteria a client saying they use drugs or alcohol is taken into account. This new threshold will reduce numbers of people offered temporary accommodation, and focus on those with most problems.	Who do not fall within above categories. Referrals from agencies identified by ASC Drug and Alcohol Services

Notes

- Categories a: and b: are homelessness duties.
Categories c: to g: may be regarded as arising directly from other Council statutory duties.
Categories h: to l: support other high Council priorities.
- Access to emergency or temporary single homeless accommodation is primarily for those applicants that have had a settled address in the District of Hambleton for the last 6 out of 12 months immediately prior to presentation (rough sleeping will not count towards this connection) or if the applicant has always been connected to Hambleton but has been in prison/institution away from the District and is now homeless immediately post release/discharge.(exceptions to this policy will apply where there is a statutory homeless duty.)
- The Council may refuse to provide a bed space when there are no vacancies and there is no statutory duty to do so. Advice will be given. Where there is a duty and other temporary accommodation will be offered.
- The Council imposes sanctions on homelessness service users who fail to comply with accommodation and other agreements (e.g. failure to comply with rent payments or arrears agreements, threatening behaviour etc.) These sanctions can include eviction and discharge of the councils duty to accommodate due to actions such as acts of anti-social behaviour or non-payment of rent which result in a warrant for possession being issued.



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

Further information...

If you have any housing comments or questions you would like to ask
please email housing3@hambleton.gov.uk

**You can call Customer Services on 01609 779977
to speak to a customer adviser and you can write to us:**

**Hambleton District Council - Housing Service
Civic Centre, Stone Cross, Northallerton, North Yorkshire DL6 2UU**

HOMELESSNESS STRATEGY

2015 - 2021



EXECUTIVE SUMMARY

Hambleton District Council's five year strategy to tackle homelessness across the district aims to shape and focus services from 2015-21.

It sets out the priorities that will help us provide the services needed by our housing options and homeless clients to improve their economic, social and environmental well-being and enable improved outcomes for them.

The strategy builds on the wider strategic priorities set out within the North Yorkshire Sub-Regional Housing and Homelessness Strategy approved in October 2012. It addresses priorities and circumstances particular to Hambleton in the context of delivering against the sub-regional objectives. Check it out here:

www.northyorkshirestrategichousingpartnership.co.uk/index.php/north-yorkshire-housing-strategy

The over arching aim of the strategy is to prevent homelessness. We hope to achieve this by building on the current success being achieved through prevention measures and increasing our focus on positive outcomes for single and young people. It will help us prioritise limited resources and deliver innovative projects that will positively impact on our clients and improve the lives of people in Hambleton facing homelessness.

The Strategy is based six key principles:

- providing anyone at risk of homelessness with advice and support to prevent this
- focussing resources on measures that will prevent homelessness
- working to the joint protocol of the North Yorkshire 'No Second Night Out' for new rough sleepers
- continuing to support the Young People's Homeless Hub
- providing continued access to appropriate care services to meet the health and well-being needs of homeless clients
- enabling opportunities - with support - for homeless clients to access training, education, employment and enterprise to help them rebuild their lives

It identifies six priorities:

- Priority 1** Prevention of Homelessness
- Priority 2** Preventing Youth Homelessness
- Priority 3** Working with Vulnerable Groups
- Priority 4** Improving Access to Services and Advice
- Priority 5** Delivering More Affordable Homes
- Priority 6** Working with our Partners

Under each priority we articulate local issues, set out key activities that will help us address them and indicate how we will measure our success. Key actions include:

- working towards the achievement of the Gold Standard for our service
- closer working with private sector landlords including investigating the scope to provide more shared accommodation for single people under the age of 35
- continuation of the Young People's Hub
- working with support agencies and providers to develop a scheme of four to six units for young people with high support needs in Northallerton - to replace units currently in Thirsk.
- continuing to provide bonds and rent in advance to assist clients to find accommodation within the private sector, and maximising the use of Discretionary Housing Payments (DHPs) wherever possible
- continued participation in North Yorkshire HomeChoice and close working with other North Yorkshire local authorities via the North Yorkshire Strategic Housing Partnership

To deliver these actions we will:

- maintain existing staffing levels as a minimum
- provide a dedicated staff resource - initially for one day a week - to work with private sector landlords
- ensure that funding is ring fenced for the provision of bonds and rent in advance through the review and rolling forward of the Homelessness Prevention Fund from April 2015.
- work with the Homes and Communities Agency, social housing providers and support agencies to increase affordable housing provision generally - and more specifically to encourage bidding through the Affordable Homes Programme emerging funding programmes such as 'Platform for Life', to deliver more shared accommodation (particularly in Thirsk and Northallerton) and a scheme for young people with high support needs in Northallerton.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

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