

HAMBLETON DISTRICT COUNCIL

Report To: Cabinet
9 June 2015

Subject: YORK, NORTH YORKSHIRE AND EAST RIDING HOUSING STRATEGY 2015 - 2021

All Wards
Portfolio Holder for Environmental and Planning Services: Councillor B Phillips

1.0 PURPOSE:

1.1 This report seeks Cabinet approval and recommendation to Council that the York, North Yorkshire and East Riding Housing Strategy is adopted and forms the basis for developing a strategic housing action plan for Hambleton by Autumn 2015, that will reflect its priorities through delivery of local schemes and initiatives.

2.0 BACKGROUND

2.1 The Housing Strategy has been the subject of consultation with key stakeholders and officers at Hambleton have informed its development. An Executive Summary is attached as Annex 'A'.

2.2 The Strategy was formally adopted by the York, North Yorkshire & East Riding Housing Board in April 2015 and a copy has been placed in the Members' Lounge.

2.3 The vision of the strategy is: *"To enable the delivery of more new homes and for all housing to be of a quality, type and size which meets the needs of our urban, rural and coastal communities and supports economic growth."* The Strategy sets the strategic priorities for housing growth and delivery from 2015 to 2021 and covers the York, North Yorkshire & East Riding Local Enterprise Partnership (LEP) area. It is the culmination of close working between the York, North Yorkshire & East Riding Housing Board, who will be responsible for its development, implementation and delivery; the LEP and stakeholders. Its overarching aim is to support and enable economic growth, deliver the housing priorities set out in the 'Growth Deal' and meet the diverse needs and aspirations of our local economies and communities.

2.4 The document sets out how the Housing Board partners will work with stakeholders to deliver the housing aims of the LEP and Housing Board members. Investing to increase the supply of housing is at the core of the Strategy.

2.5 Evidence supporting the priorities in the Strategy is presented against five main themes:

1. Affordability and the supply of homes
2. Our geography
3. Changing demography
4. Quality of our housing stock
5. Homelessness and specific needs groups

2.6 The priorities of the Strategy are:

- Priority 1: Work with partners to increase the supply of good quality new housing across all tenures and locations
- Priority 2: Ensure that our housing stock reflects the needs of urban, rural and coastal communities
- Priority 3: Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives
- Priority 4: Via policy guidance and negotiation, ensure new homes are of a high design and environmental quality
- Priority 5: Continue to make best use of existing stock and ensure that it is of a decent quality to meet the needs of our communities
- Priority 6: Ensure that all homes have a positive impact on health and well-being and are affordable to run
- Priority 7: Continue to reduce homelessness
- Priority 8: Ensure affordable housing is allocated fairly and on the basis of need
- Priority 9: Provide appropriate housing and support for those with specific needs.

2.7 The strategic responsibility for delivering the Vision, Priorities and Proposals of this Strategy lies with the Local Government North Yorkshire, York and East Riding Housing Board, which will work closely with the LEP. Delivery of the areas' housing priorities will be ensured through development of a strategic action plan, underpinned by local action plans, which will be reviewed each year. The Housing Board is responsible for development of this action plan and monitoring performance against the targets within it. The Housing Board will also scrutinise and challenge areas of under-performance and look to ways to mitigate this.

2.8 Hambleton will need to prepare a local action plan that aligns with the priorities of the Strategy by Autumn 2015 and to report annually to the Housing Board on progress against it. There is a strong correlation between the priorities of the Strategy and those of the Council so no issues are anticipated.

3.0 LINK TO COUNCIL PRIORITIES:

3.1 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's Plan. Provision of more market and affordable housing helps sustain the vibrancy of our communities and also supports economic growth and delivery of the Council's Economic Strategy by providing homes for our workforce. Supporting the health and well-being of residents is also a key Council priority.

4.0 RISK ASSESSMENT:

4.1 There are no significant risks attached to this report

4.2 The key risk in not approving the recommendation is shown below:-

Risk	Implication	Prob*	Imp*	Total	Preventative action
The Council does not sign up to the Strategy.	The Council's ability to attract public sector housing and economic investment will be impaired.	4	4	16	Sign up to the Strategy and develop a local action plan that aligns with its priorities.

Prob = Probability, Imp = Impact, Score range is Low = 1, High = 5

5.0 FINANCIAL IMPLICATIONS:

5.1 There are no financial implications

6.0 LEGAL IMPLICATIONS:

6.1 There are no implications.

7.0 EQUALITY/DIVERSITY ISSUES

7.1 Signing up to the Strategy will help to better meet the housing needs of residents throughout the District who might otherwise struggle to afford to buy or rent a home on the open market. It will also assist vulnerable groups and those with specific needs to find suitable accommodation and access support services.

8.0 RECOMMENDATION:

8.1 It is recommended that Cabinet approves the Strategy and recommends that Council adopts it as the basis for developing a strategic housing action plan for Hambleton by Autumn 2015.

MICK JEWITT

Background papers: York, North Yorkshire and East Riding Housing Strategy 2015 - 21
Council Plan 2011-15

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**York, North Yorkshire & East Riding Housing Strategy 2015-21
EXECUTIVE SUMMARY**

Introduction

This Housing Strategy sets the strategic priorities for housing growth and delivery from 2015 to 2021 and covers the York, North Yorkshire & East Riding Local Enterprise Partnership (LEP) area. The York, North Yorkshire & East Riding Housing Board will be responsible for its development, implementation and delivery. The document sets out how we will work with stakeholders to deliver the housing aims of the LEP and Housing Board members. Investing to increase the supply of housing is at the core of the Strategy.

Evidence supporting the priorities in the strategy is presented against five main themes:

- 1. Affordability and the supply of homes**
- 2. Our geography**
- 3. Changing demography**
- 4. Quality of our housing stock**
- 5. Homelessness and specific needs groups**

Affordability and the Supply of Homes

The demand for homes in many parts of York, North Yorkshire & East Riding is strong, despite the recent national economic downturn, with house prices continuing to remain high compared to regional and national averages. House price to income ratios are higher than the average for England in four of our nine local authority areas and North Yorkshire has the five least affordable areas to live in Yorkshire and Humber. The appeal of the area means that there is not only pressure in the housing market from residents and newly forming households but also from commuters, retirees and second/holiday homes owners. This impacts on housing availability, communities, land prices and affordability.

The supply of new homes in all tenures falls well short of demand. Data for York, North Yorkshire & East Riding shows a marked increase in the number of housing sites started to be developed from 2012/13 to 2013/14, particularly by the private sector. However, there has been no real change in the number of dwellings completed over the period.

The lack of housing which households can afford has been identified by the Housing Board and the LEP as a constraint on local and sub regional economic growth and on community prosperity.

Our Geography

Our housing markets are shaped by the mixed economy and geography of our area. We need our housing offer to keep pace with both the needs and aspirations of our communities and the demands of our growing and ambitious economy. Many areas face additional housing market challenges due to either their rural or coastal location. The unique geographic mix presents a range of specific housing issues for the Strategy to address.

Changing Demography

The age profile of our area is changing rapidly. According to mid-year population estimates from 2012, only 16% of our population is aged 16 to 30, 46% are aged 30 to 64. 21% of the York, North Yorkshire & East Riding population is aged over 65 years¹, compared to 16% in England. This is the 6th highest proportion of the population aged over 65 of the 39 LEP areas in England. This and the smaller than average proportion of working age households provides challenges both for new supply, existing housing, services and facilities and local economies.

Quality of Our Housing Stock

The overarching aim of the Strategy is to develop more new homes. That said, new homes count for less than one per cent of the total stock each year and innovative asset management to maintain and improving the quality of our existing stock in all tenures is fundamental to delivering our priorities. The strategy seeks to make best use of existing homes and seek ways to use both the private rented and owner occupied sectors to address local housing needs. Housing quality has a significant impact on our lives. Investing in our homes and ensuring standards are maintained delivers a wide range of positive outcomes not just for households but for the area as a whole

Homelessness

Addressing the needs of homeless households and preventing homelessness remains a key priority for the area. We know that preventing homelessness is more cost effective than dealing with its consequences², and it delivers far better outcomes for those concerned. The priority and resource given to this means homelessness has reduced significantly in recent years, despite the economic downturn and against national trends. We are keen to continue to maximise the opportunities afforded by an area wide strategic approach in terms of addressing homelessness and particularly homelessness prevention.

Vulnerable Households and Specific Needs Groups

A lack of suitable accommodation can significantly affect the support, care or treatment of a vulnerable person. Certain vulnerable groups within our communities experience difficulties in accessing appropriate housing and housing related support, for example people with mental health issues or those with learning or physical disabilities. Additional assistance is often required to ensure that these residents are not further disadvantaged or socially isolated as a result. Whilst there is some specialist supported housing provision in the sub-region for vulnerable groups, demand exceeds supply and there is a shortage of accommodation for those clients ready to move on to more independent housing and for younger people to access training, education and employment.

Vision, Priorities and Proposals

The vision for the Housing Strategy is therefore:

“To enable the delivery of more new homes and for all housing to be of a quality, type and size which meets the needs of our urban, rural and coastal communities and supports economic growth.”

¹<http://neighbourhood.statistics.gov.uk/dissemination/Info.do?m=0&s=1413807718094&enc=1&page=analysisandguidance/analysisarticles/local-enterprise-partnership-profiles.htm&nsjs=true&nsck=false&nssvg=false&nswid=747>

² Evidenced Review of the Cost of Homelessness, DCLG, August 2012.

The vision aims to address nine priorities for delivery under the main themes.

Issue	Priority
Affordability & Supply	1. Work with partners to increase the supply of good quality new housing across all tenures and locations (in line with Local Plans/site allocations).
Geography	2. Ensure that our housing stock reflects the needs of urban, rural and coastal communities
Demography	3. Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives
Quality	4. Via policy guidance and negotiation, ensure new homes are of high design and environmental quality 5. Continue to ensure that we make best use of our existing stock and that it is of a decent quality and meets the needs of our communities 6. Ensure all homes have a positive impact on health and well being and are cheap to run
Homelessness, Vulnerable Households & Specific Needs Groups	7. Continue to reduce homelessness 8. Ensure Housing is allocated fairly and on the basis of need 9. Provide appropriate housing and support for those with specific housing needs

The vision and priorities cover not only the need for affordable housing, as in previous housing strategies, but also our aims and ambitions in relation to increasing housing supply overall. One of the main aims of the Housing Strategy is to help deliver the York, North Yorkshire & East Riding Strategic Economic Plan and the resulting 'Growth Deal' from Government. The main housing aims in the Growth Deal focus on delivery of over 3,000 new jobs and 4,000 new homes. In summary these are:

1. *Support housing and employment growth ambitions by investing in major strategic development sites in Northallerton, Catterick Garrison, Middle-Deepdale in Scarborough and Selby creating over 4,000 new homes*
2. *Double house building and triple the delivery of affordable housing. (compared to 2012-14 build rates). This will mean delivery to the maximum annual housebuilding rate identified in the existing Local Plan of each authority in the LEP area*
3. *Deliver local strategic housing priorities and outcomes in response to priorities identified in the Strategic Economic Plan (SEP) and Local Growth Deal Implementation Plan, including work on older persons and rural housing*
4. *Get up-to-date Local Plans in place, deliver effective strategic planning by working together and across boundaries, and ensure delivery of housing in Local Plans.*

The priorities are supported by detailed proposals, as set out below.

PRIORITY 1 Work with Partners to Increase the Supply of Good Quality New Housing Across all Tenures and Locations
PROPOSALS
1. Double our house building rate to 5,400 per year and triple affordable housing delivery (compared to 2012-14 build rates by delivering the maximum annual housebuilding rate identified in the Local Plan for each Authority)
2. Get up to date Local Plans in place (in line with Growth Deal requirement)
3. Ensure that new housing development provides jobs, skills and apprenticeships for local people
4. Increase the number and diversity of house builders/providers/landlords to enable delivery in urban and rural areas
5. Enable and support self build, custom build and community led housing to add to supply
6. Maximise delivery of affordable housing via Planning Gain and other means (Rural Exception Sites, 100% affordable housing developments) and bring empty properties back into use
7. Increase diversity and choice in terms of size, type and tenure to meet the needs of our communities
8. Maintain an up-to-date understanding of our housing markets and housing need across all tenures.
9. Improve communication with communities affected by new development and seek to address areas of concern

PRIORITY 2 Ensure that our Housing Stock Reflects the Needs of Urban, Rural and Coastal Communities
PROPOSALS
10. Continue to support the Rural Housing Enablers (RHE) Network and RHE team
11. Respond to changes to the affordable housing threshold on 'small sites'
12. Address the needs of coastal housing markets including tackling deprivation and poor quality private rented and owner occupied housing
13. Address falling populations in the National Parks and use housing to sustain balanced communities
14. Address urban housing needs and affordability across all tenures (linked with Priority 1)

PRIORITY 3 Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives
PROPOSALS
15. Increase the number and range of homes suitable for our aging population across all tenures
16. Increase the number, quality and range of homes suitable for working age households, including in the private rented sector for first time buyers to enable mixed and sustainable communities.

PRIORITY 4 Via policy guidance and negotiation, ensure new homes are of high design and environmental quality
PROPOSALS
17. Work closely with house builders, land owners and Register Providers to communicate our aspirations and needs around quality and design
18. Explore opportunities to use innovative methods of construction to deliver new, high quality homes
19. Ensure affordable housing, particularly that delivered via Planning Gain is flexible and of a quality and size suitable for a range of households and for maximum occupancy if needed

PRIORITY 5 Continue to make best use of existing stock and ensure it is of a decent quality to meet the needs of our communities

PROPOSALS

20. Develop and maintain and understanding of the condition of existing stock
21. Identify and use opportunities to re develop exiting residential or commercial stock for new housing

PRIORITY 6 Ensure all homes have a positive impact on health and well being and are affordable to run

PROPOSALS

22. Explore opportunities to use innovative methods of construction to deliver new, high quality homes (link to Priority 4)
23. Continue to deliver investment in Energy Efficiency
24. Reduce the impact that poor housing has on health and well being

PRIORITY 7 Continue to Reduce Homelessness

PROPOSALS

25. Continue and improve partnership working to prevent homelessness
26. Improve access to prevention and Housing Options services
27. Improve support for young people
28. Increase suitable housing options
29. Reduce the use of temporary accommodation and improve quality

PRIORITY 8 Ensure Affordable Housing is Allocated Fairly and on the Basis of Need

PROPOSALS

30. Support the sub regional Choice Based Lettings system or other allocation policies as agreed locally.

PRIORITY 9 Provide appropriate Housing and Support for those with Specific Needs

PROPOSALS

31. Identify new and improved opportunities to provide housing and support for households with specific needs.
32. Continue the good practice and joint working across the sub region in relation to Gypsies, Roma, Travellers and Showpeople.

Delivery

The strategic responsibility for delivering the Vision, Priorities and Proposals of this Strategy lies with the Housing Board, which will work closely with the LEP. Delivery of the areas' housing priorities will be ensured through development of a strategic action plan, underpinned by local action plans, which will be reviewed each year. The Housing Board is responsible for development of this action plan and monitoring performance against the targets within it . The Housing Board will also scrutinise and challenge areas of under-performance and look to ways to mitigate this.

The Strategy was formally adopted by the York, North Yorkshire & East Riding Housing Board in April 2015 and is available on our website at www.nycyerhousing.co.uk