

HAMBLETON HOUSING STRATEGY ACTION PLAN 2015-21

Strategic Issue: Affordability and supply of homes Priority 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)						
Council Priority : Driving Economic Vitality Providing a Special Place to Live						
Hambleton DC Action	Aligning strategic Priority	Aligning Strategic Proposal (s)	Target Outcome	Lead	By when	Monitoring mechanism
Deliver 290 new homes in Hambleton per year from 2015-21	Priority 1	To double the housebuilding rate compared to 2012/13 and 2013/14 rates Triple Affordable Housing delivery compared to 2012/13 and 2013/14 rates	Increase the number of homes completed in accordance with the requirements of the Growth Deal	DM Managers	March 2021 with annual reviews	Monthly monitoring of completions by Planning Policy & quarterly reporting via Service Plan. Bi yearly housing completions performance reporting to sub regional housing board
Prepare a new local plan for Hambleton	Priority 1	To double the housebuilding rate compared to 2012/13 and 2013/14 rates Help to get Local plans in place	Adopted Plan will bring certainty to developers and speed up planning process, align with the requirements of the Growth Deal and strengthen our position when seeking investment for housing.	Housing and Planning Policy Manager & Planning Policy Team Leader	January 2019	Key milestones set out in Local Development Scheme Member working group set up to monitor progress

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Providing a Special Place to Live

Hambleton DC Action	Aligning strategic Priority	Aligning Strategic Proposal (s)	Target Outcome	Lead	By when	Monitoring mechanism
Develop policies within the new local plan that promote starter homes and self build	Priority 1	To double the housebuilding rate compared to 2012/13 and 2013/14 rates	Increased number of new homes and new smaller homes that are more affordable to Hambleton residents	Housing and Planning Policy Team Leader	March 2017 for DM purposes	Key milestones set out in Local Development Scheme Monthly monitoring of completions by Planning Policy & quarterly reporting via Service Plan.
Explore scope to develop conditions and/ or S106 clauses to prevent developers from land banking sites working with other NY local authorities and East Riding	Priority 1	To double the housebuilding rate compared to 2012/13 and 2013/14 rates Increase the number and diversity of housebuilders and Registered Providers to deliver new homes Maximise delivery of Affordable Housing via planning gain and other means	Increased number of active sites/outlets should increase number of housing completions	Housing and Planning Policy Manager/ Legal Manager	On-going with six monthly reviews	Monthly monitoring of completions by Planning Policy & quarterly reporting via Service Plan. Bi yearly housing completions performance reporting to sub regional housing board

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Work with LEP to ensure delivery of North Northallerton	Priority 1	To double the housebuilding rate compared to 2012/13 and 2013/14 rates	Delivery of key strategic site (c 1100 homes)will make substantial contribution to housing delivery across the District	DM Manager /Business & Economy	Planning application to be determined by November 2015 LEP funding agreement to be signed off by 31 st Dec 2015 LEP funding of £1m to be spent by end of March 2016	Sub regional housing board Task group to report progress January 2016 Working Group in place to monitor progress. Progress reported to sub regional housing board and LEP Board as requested. In accordance with funding agreement
Continue to implement relaxed phasing on existing LDF allocations	Priority 1	To double the housebuilding rate compared to 2012/13 and 2013/14 rates Increase the number and diversity of housebuilders and	To increase choice and supply of housing sites coming forward across the District	Planning Policy Team Leader /DM managers	On-going	Monthly review by planning policy of 5 year land supply position Maintaining a 5 year Housing supply is a KPI in the Service plan

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		Registered Providers to deliver new homes				Half yearly reporting & review of performance to sub regional housing board
Implement Interim Policy Guidance Note to allow appropriate small scale development in rural areas	Priority 1	To double the housebuilding rate compared to 2012/13 and 2013/14 rates Increase the number and diversity of housebuilders and Registered Providers to deliver new homes	To increase the number of homes being developed in rural areas	Planning Policy Team Leader/DM Managers	On-going	Monthly monitoring of delivery by planning policy & quarterly reporting via Service Plan.
Train planning staff to confidently & effectively use Affordable Housing & Size, Type and Tenure SPD and ensure Members are kept up to speed with new guidance /legislation	Priority 1	Triple Affordable Housing delivery compared to 2012/13 and 2013/14 rates Maximise delivery of Affordable Housing via Planning Gain and other means.	Stronger S106 position in negotiations to maximise affordable Housing delivery. Improved scheme design to reflect local character/vernacular.	Housing and Planning Policy Manager and DM managers	On-going To be included in programme of bite size briefings/refreshers for staff and members	Training needs/outcomes to be identified/reviewed via appraisals & 121s. Member training sessions held monthly

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Hambleton DC Action	Aligning strategic Priority	Aligning Strategic Proposal (s)	Target Outcome	Lead	By when	Monitoring mechanism
		Work closely with housebuilders, landowners and Registered Providers to communicate our aspirations and needs around quality and design. Ensure Affordable housing , particularly delivered via planning gain is flexible and of a quality and size suitable for a range of households and for maximum occupancy if needed.				Affordable housing delivery is a KPI in the Service Plan and monitored quarterly. Delivery is also monitored bi - yearly by the sub regional housing board
Use Rural Housing Enabler Network to progress more innovative rural affordable housing delivery such as Community Land Trusts and self build	Priority 1	Triple Affordable Housing delivery compared to 2012/13 and 2013/14 rates Increase the number and diversity of housebuilders and Registered Providers to	Increased rural affordable delivery through tools which are not reliant on the housing market and through which public funding sources can be maximised.	Housing and Planning Policy manager/Rural Housing Enabler	Review progress in January 2017	Quarterly review of progress via the RHE Network & via Service Plan

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Hambleton DC Action	Aligning strategic Priority	Aligning Strategic Proposal (s)	Target Outcome	Lead	By when	Monitoring mechanism
		<p>deliver new homes</p> <p>Maximise delivery of Affordable Housing via planning gain and other means</p>				
Implement Broadacres loan	Priority 1	Triple Affordable Housing delivery compared to 2012/13 and 2013/14 rates	To increase capacity of key RP partner to deliver more affordable housing.	Executive Director & Deputy Chief Executive	April 2017	Payments to be in accordance with agreed schedule contract.
Continue to support and develop the role of Hambleton Housing Market Group and the RP Housing Forum promote membership of both groups.	Priority 1	<p>Increase the number and diversity of housebuilders and Registered Providers to deliver new homes to include NYCC Extra Care Team</p> <p>Maintain an up to date understanding of our housing markets and housing need.</p>	To increase capacity of housebuilders and Registered Providers to maximise opportunities to deliver market and affordable housing & housing choice	Housing and Planning Policy manager/Planning policy/RHE	On-going	Groups meet quarterly.

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		<p>Work closely with housebuilders, landowners and Registered Providers to communicate our aspirations and needs around quality and design.</p> <p>Explore opportunities to use innovative methods of construction to deliver new, high quality homes.</p> <p>Develop and maintain and understanding of the condition of existing stock.</p>				
<p>Support and encourage Registered Providers to engage with Continuous market</p>	<p>Priority 1</p>	<p>Maximise delivery of Affordable Housing via planning gain and other means</p>	<p>To ensure that funding opportunities are maximised</p>	<p>Housing and Planning Policy Manager</p>	<p>March 2018</p>	<p>Individual RP and collectively RP meetings held quarterly . Quarterly Keeping in Touch meetings</p>

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Hambleton DC Action	Aligning strategic Priority	Aligning Strategic Proposal (s)	Target Outcome	Lead	By when	Monitoring mechanism
Engagement programme with Homes & Communities Agency as opportunities arise						with HCA
Make links with local organisations who support young people and that can identify apprentices or trainees	Priority 1	Ensure that new housing development provides jobs, skills and apprenticeships for local people	Enable more apprenticeship opportunities to be made available for young people in Hambleton	Communities Manager	April 2016	Monitor via Service Plan

Strategic Issue: Working within our geography
Priority 2- Ensure that our housing stock reflects the needs of Hambleton communities across all areas
Council Priority: Providing a Special Place to live

Hambleton DC Action	Strategic Priority	Aligning Strategic Proposal (s)	Target Outcome	Lead	By when	Monitoring mechanism
Approve a Strategic Housing Market Assessment for Hambleton	Priority 2 & Priority 3 (section below)	Maintain an up to date understanding of our housing markets and housing need	To provide robust evidence base on which to develop Local Plan policies and negotiate on future planning applications	Housing and Planning Policy Manager	January 2016	Contract in place with consultant with agreed milestones
Continue to be a partner of the North Yorkshire Rural Housing Enabler Network and to act as lead employer of Rural Housing Enablers and Strategic Housing Manager on behalf of North Yorkshire, City of York & East Riding Housing partnership	Priority 2	Continue to support the Rural Housing Enabler Network and Rural Housing Enabler team Maximise delivery of Affordable Housing via planning gain and other means Address falling populations in the National parks and use housing opportunities to sustain communities	Support of local and sub regional capacity to progress rural housing schemes and wider sub regional initiatives that as an individual authority working alone we would not otherwise not have the resource to fund.	Housing and Planning Policy Manager	March 2018	Quarterly review of performance is monitored via the Rural Housing Enabler Network and the sub regional housing board

Strategic Issue- the Housing Needs of our Community
Priority 3- Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives

Council Priority- Providing a Special Place to live
Driving Economic Vitality

Hambleton DC Action	Aligning strategic Priority	Aligning Strategic Proposal (s)	Target Outcome	Lead	By when	Monitoring mechanism
<p>Use Size Type and Tenure of New Homes SPD as a tool in all negotiations on housing schemes</p>	<p>Priority 3</p>	<p>Increase diversity and choice in size, type and tenure to meet the needs of our communities (within the confines of welfare reform)</p> <p>Increase the number and range of homes suitable for our ageing population across all tenures</p> <p>Increase the number and range of homes suitable for working age households, particularly first time buyers to enable mixed and balanced communities.</p> <p>Work closely with housebuilders, landowners and Registered Providers to communicate our aspirations and needs around quality and design.</p>	<p>To encourage developers to design schemes that better reflect the housing needs of Hambleton residents including older people and first time buyers/smaller households.</p>	<p>DM Managers</p>	<p>On-going</p>	<p>Planning policy to monitor delivery of homes by type /size/tenure quarterly</p>

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Priority 3- Ensure that our housing stock meets the diverse needs of our communities at all stages of their lives						
Council Priority- Providing a Special Place to live						
Driving Economic Vitality						
Hambleton DC Action	Aligning strategic Priority	Aligning Strategic Proposal (s)	Target Outcome	Lead	By when	Monitoring mechanism
Participate in review of North Yorkshire Tenancy Strategy	Priority 3	Increase diversity and choice in size, type and tenure to meet the needs of our communities (within the confines of welfare reform)	To ensure that the tenancy strategy is fit for purpose in the light of the Housing and Planning Bill and other legislation	Housing Options Team Leader/Housing Strategy Manager	December 2016	Monitored via sub regional housing board.
Work with other agencies to enable provision of a pilot scheme of shared accommodation in Northallerton for 18-35 year olds	Priority 3	Increase diversity and choice in size, type and tenure to meet the needs of our communities (within the confines of welfare reform)	To provide a sustainable affordable housing for single people on low incomes.	Housing Options Team Leader	March 2016	Monitored via Homelessness Action Plan and quarterly reporting to County Homelessness Group

Strategic Issue: Understanding and improving the quality of our housing stock						
Priority 4- Via policy guidance and negotiation ensure that new homes are of high design and environmental quality						
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						
Priority 6 Ensure that all homes have a positive impact on health and well-being and are affordable to run						
Council Priority: Providing a Special Place to live						
Enhancing Health and well being						
Caring for the Environment						
Hambleton DC Action	Aligning strategic Priority	Aligning Strategic Proposal (s)	Target Outcome	Lead	By when	Monitoring mechanism
Develop policies in the new Local Plan that ensure that new homes are of high design and environmental quality	Priority 4	Work closely with housebuilders, landowners and Registered Providers to communicate our aspirations and needs around quality and design.	Improved scheme design to reflect local character/vernacular.	Planning Policy Team Leader/DM	March 2017 for decision purposes	Key milestones set out in Local Development Scheme
Develop a Design Guide for Hambleton	Priority 4	Work closely with housebuilders, landowners and Registered Providers to communicate our aspirations and needs around quality and design.	Improved scheme design to reflect local character/vernacular.	Conservation Officer	March 2017	Programme to be agreed and monitored through Planning 121s with Planning Policy Team Leader
Employ a dedicated private sector worker to work with private sector landlords	Priority 5 & 6	Address the needs of housing markets including tackling poor quality private housing.	To improve the condition of private sector housing stock so it is a more attractive and a safer and healthier housing	Private Sector worker/Housing Options Team Leader/	March 2017	Progress on this workstream is monitored quarterly via reports to the County Homeless

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Council Priority: Providing a Special Place to live Enhancing Health and well being Caring for the Environment						
Hambleton DC Action	Aligning strategic Priority	Aligning Strategic Proposal (s)	Target Outcome	Lead	By when	Monitoring mechanism
		<p>Increase the number and range of homes suitable for working age households, particularly first time buyers to enable mixed and balanced communities.</p> <p>Develop and maintain and understanding of the condition of existing stock.</p> <p>Reduce the impact that poor housing has on health and wellbeing.</p> <p>Increase suitable housing options</p>	option for people who are unable to access market or social housing.			Group

Strategic Issue: Understanding and improving the quality of our housing stock						
Priority 4- Via policy guidance and negotiation ensure that new homes are of high design and environmental quality						
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Priority 6 Ensure that all home have a positive impact on health and well -being and are affordable to run						
Council Priority: Providing a Special Place to live Enhancing Health and well being Caring for the Environment						
Hambleton DC Action	Aligning strategic Priority	Aligning Strategic Proposal (s)	Target Outcome	Lead	By when	Monitoring mechanism
Promote HDC's Warm Healthy Homes Scheme and explore opportunities to increase the fund	Priority 6	Reduce the impact that poor housing has on health and wellbeing.	To improve the energy efficiency of our existing housing stock thereby reducing heating costs for residents and helping them to stay warm.	Private Sector worker/ Environmental health	April 2016	Annual reviews
Use Swale Home Improvement Agency to promote Wellbeing and Handyman schemes and deliver Disabled Facilities Grants	Priority 5 & 6	Reduce the impact that poor housing has on health and wellbeing. Give people the choice of using dispersed alarms with telecare to enable them to live independently as long as they are able to live their own homes.	To improve people's homes so they are safe for them to remain in for longer should this be there preferred housing option	Housing and Planning Policy manager/ Communities Manager Swale HIA	April 2016	Quarterly meeting held with Swale HIA to discuss DFGs and handy person's service. Procurement framework for DFG is due to be reviewed in April 2016

Strategic Issue: Addressing the need of homeless households
Priority 7 – Continue to reduce homelessness

Council Priority: Enhancing Health and well being
Providing a Special Place to live

Hambleton DC Action	Aligning strategic Priority	Aligning Strategic Proposal (s)	Target Outcome	Lead	By when	Monitoring mechanism
Implement the Homelessness Strategy and Action Plan 2015-2020 including continued ring fencing of the Homelessness Prevention Fund.	Priority 7	<p>Continue and improve partnership working to reduce homelessness.</p> <p>Improve access to services</p> <p>Improve support for young people.</p> <p>Increase suitable housing options</p> <p>Reduce the use and increase the quality of temporary accommodation.</p>	<p>To maintain a partnership approach towards Homelessness that is focussed around prevention.</p>	Housing Options team Leader	March 2020	Strategy and action plan to be reviewed annually- next review June 2016.

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Priority 7 – Continue to reduce homelessness

Council Priority: Enhancing Health and well being
Providing a Special Place to live

Hambleton DC Action	Aligning strategic Priority	Aligning Strategic Proposal (s)	Target Outcome	Lead	By when	Monitoring mechanism
Work towards the achievement of Gold Standard in housing options Services	Priority 7	<p>Improve access to services</p> <p>Improve support for young people.</p> <p>Increase suitable housing options</p> <p>Reduce the use and increase the quality of temporary accommodation.</p>	To ensure that our Housing options service is of good quality and accessible to all.	Housing Options Team Leader	March 2016	The 10 Gold Standard Challenges are required to be submitted within 12 months. Progress is monitored quarterly and reported in the Service Plan and to the County Homeless Group.

Issue- The Needs of Vulnerable Households and those with support needs						
Priority 8- Ensure Housing is Allocated Fairly and on the Basis of Need						
Priority 9- Ensure Appropriate Housing and Support for those with Specific Needs						
Priority 10- Support the needs of Gypsy, Roma, Traveller and Showmen						
Council Priority: Enhancing health and well being						
Providing a special place to live						
Hambleton DC Action	Aligning strategic Priority	Aligning Strategic Proposal (s)	Target Outcome	Lead	By when	Monitoring mechanism
Continue to be a partner in the North Yorkshire Homechoice and participate in the forthcoming business plan review.	Priority 8	Support the sub regional Choice based Lettings approach and local solutions where appropriate. Increase diversity and choice in size, type and tenure to meet the needs of our communities (within the confines of welfare reform)	To ensure that social housing customers have access to a fair and transparent Choice Based Lettings system that provides choice	Housing and Planning Policy Manager/ Housing Options Team Leader	March 2016	An action plan has been agreed by the CBL Board with target dates and monitoring provisions. Customer outcomes are monitored quarterly by the CBL Board
Work with Registered Providers & NYCC to identify housing needs of those with physical & learning difficulties & the explore opportunities to provide additional accommodation to address these needs	Priority 9	Identify new and improved opportunities to provide housing and support living for households with specific needs	Provide more housing to meet the needs of those with physical and learning difficulties and to help them live independently	Housing and Planning Policy Manager	On-going	Bi monthly reporting and monitoring of delivery via the sub regional housing board

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Providing a special place to live						
Hambleton DC Action	Aligning strategic Priority	Aligning Strategic Proposal (s)	Target Outcome	Lead	By when	Monitoring mechanism
Review the Hambleton Traveller Needs Study 2014 and use the findings to inform the Local Plan	Priority 10		A robust and up to date evidence base on which	Planning Policy Team leader	31 st March 2016	Commission will include timescales for key milestones. Local Plan progress monitored via LDS