



Department for
Communities and
Local Government

Community Housing Fund - Summary of Spending Plans

1. What is the name of your Local Authority?

Hambleton District Council

2. Intended use of the grant: Revenue support to groups

This could include any plans that your local authority has for providing grants to CLH groups for technical advice and seed-corn funding to establish themselves; further technical advice and professional fees to develop their plans; funding for existing organisations to provide advice and support to CLH groups in your local authority area.

The council plans to use a substantial amount of the fund as revenue to provide grants for technical advice and as seed-corn funding to help identified and new groups to establish themselves.

Approximately 30% of the fund will be used to provide technical advice, focused on the five pilot schemes at Ingleby Arncliffe, Helperby/Brafferton, Hutton Rudby, Thornton Watless and Osmotherley. This will include matters such as architects and other professional fees, ground investigation works and topographical or archeological surveys. This will be ring fenced in readiness for work we anticipate communities will need to commence in 2017/18.

Approximately 15% of the fund will be used to fund an existing organisation to provide advice and support. The council has identified a need to commission additional advice and capacity in respect of setting up legal entities, advising on governance arrangements, developing project plans, bid writing, fund raising and project management. The council is in negotiations with Ryedale District Council and Rural Action Yorkshire to jointly commission delivery of these services, possibly through a dedicated staff resource based at Rural Action Yorkshire. Commissioning should take place before the end of the current financial year.

As part of the York North Yorkshire and East Riding Housing Partnership, the council has also agreed that 3% of the fund will be pooled to establish a central hub that can offer support

and strategic advice. This will enable best value and the sharing of good practice. The role of the Hub is outlined in section 4.

3. Intended use of the grant: Capital

What plans do you have to make grants or loans available to community groups to deliver affordable units? Capital can be used to make mixed tenure schemes viable, and to increase the number of schemes within the delivery pipelines. If known, please indicate the number of additional homes that you expect the grants/loans will enable over the next 3-5 years.

Approximately 50% of the fund will be ring-fenced as a contingency for any capital shortfalls communities may experience. This could enable at least 20 additional homes over the next 3-5 years by assisting with the delivery of five pilot schemes. During this timeframe the council will also be working with local stakeholders to develop a pipeline of schemes with the ambition of enabling a further 15 homes across the District.

4. Joint plans across your local area

What discussions, if any, has your local authority had with neighbouring authorities to pool part of the funds? This could include supporting an existing – or establishing a new – local enabling service, or providing a shared resource to support delivery (such as a revolving land purchase fund).

The York North Yorkshire and East Riding Housing Board has agreed that a partnership approach be adopted to deliver the opportunities presented by the funding in an efficient manner. In the spirit of this, each Local Authority allocated funding will make a contribution to a central pot to boost capacity and specialist support to enable a community led housing programme. Each Local Authority which receives an allocation will make a 3% contribution to a Hub to support the programme. This will provide a total joint sub regional resource of circa £186,000. It is anticipated that this will support years 1 and 2 of the Hub and we have taken initial soundings that this is sufficient to create a meaningful resource, based on models in other areas of the country.

The pooled resource will provide services which are not normally core Local Authority functions to both support existing groups and enable further community led activity. Specifically, this will include:

Supporting

- Advise Local Authorities on the development of common approaches/criteria for allocating the Community Housing fund and the governance needed
- General Community Led Housing awareness raising –advice to groups and communities and other organisations who may consider this route – sub regional events, website, marketing materials
- Support and advice to Housing Associations, small and medium developers, landowners etc. on how they might be involved
- Support and advice to Local Authorities in developing housing and planning policies to enable community led housing (information sharing, case studies, capacity, consultancy)
- Maintain a library of marketing information and guidance on the Community Housing Fund and other funding sources/fund raising and how they can be used
- Organise site visits to other projects or events to link YNYER communities with skills and advice (initial visit to SCATA CLT planned for 16th March 2-17)
- Understand emerging community led housing policy and case studies/practice in other areas to inform local groups' development

Enabling

- Manage and maintain a panel/list of and relationships with suitable consultants, professionals, small and medium builders, estates and housing associations able to work with communities across the area – design, planning, development, legal, governance finance etc.
- Procure such services on behalf of Local Authorities/Communities in an efficient manner
- Maintain a list of and relationships with funders and lenders, including the HCA
- Maintain lists of 'key contacts' for communities for each Local Authority – planning, housing, highways, assets etc.
- Create, explore and support new community led housing opportunities through reviewing
 - planning permissions
 - land ownership and availability (public and private)
 - SHLAA reports
 - brownfield registers
 - empty properties
 - self and custom build registers
- Compiling appropriate funding bids as opportunities arise
- Developing allocation policies and approaches to be used by community groups

The Council will also continue to work with sub regional partners through the Rural Housing Enabler Network to facilitate Community Led Housing schemes in rural areas.

5. Advice obtained

In drawing up these plans, which CLH specialists or other stakeholders (e.g. housing partnerships, housing associations, other community associations) have your local authority engaged?

These plans have been drawn up following collaborative working with other local authorities, North Yorkshire County Council and the two National Park Authorities who are all partners of the York, North Yorkshire and East Riding Housing Board. We have also engaged with the LEP, Registered Providers and the HCA. Discussions about how funds should be spent have also taken place at the Rural Housing Enabler Network, the membership of which also includes the Country Land and Business Association.

This Plan is also informed by the outcome of research that was jointly commissioned in Summer 2016 and the pilots which were identified. More explanation is provided in Q6 below. The work was done in 2016/17 with Social Regeneration Consultants- Pete Duncan (SCATA) and Tom Johnson (Glendale Gateway Trust) - and was funded by the Nationwide Foundation, UK Co Housing Network and North Star Housing Association. It included research and collaborative working with stakeholders and has increased the number of communities identified as interested in taking forward community-led housing from 1 to 12.

All of the local authorities in the York North Yorkshire and East Riding sub region with allocations also met with Tom Chance of the National CLT Network in February 2017 and the Housing partnership has emailed the Building and Social Housing Foundation contact from the guidance note to understand the support that they might offer.

The District and other members of the York, North Yorkshire and East Riding Housing Board have also spoken at length with Rural Action Yorkshire and the Humber and Wolds Rural Community Council, both at the local and the strategic level, and their suggestions have informed in part the approach we are taking.

6. Existing local activity

Which CLH groups already exist in your local authority's area; which other community organisations might want to develop housing; and which other planned developments are you aware of that could become community-led?

No community housing led groups have yet been set up in our District however the sub region (through the Housing Board) was made aware in that this grant was likely to be made available and of the opportunities it would offer to support communities to deliver housing in response to the challenges created by second homes.

In Summer 2016 the North Yorkshire, York and East Riding Housing Board and Rural Action Yorkshire jointly commissioned research, sponsored by the Nationwide Foundation, the UK Co Housing Network and North Star Housing Associations to increase awareness and to identify potential pilot community-led housing schemes across the sub-region that might benefit from the grant funding and also to provide a toolkit to assist other rural communities across the country to get schemes off the ground in the future.

As part of this work, twelve pilot schemes were identified, five of which were in Hambleton: Brafferton & Helperby, Osmotherley, Ingleby Arncliffe, Thornton Watless and Hutton Rudby. The council is also having on-going dialogue with estates across the District. Help and support has been given at Brafferton & Helperby to set up a group and land has been identified in partnership with the estate.

7. Intended use of the Fund – developing your plans for the fund

What plans does your local authority have to use the grant to procure further advice or additional officer capacity?

The Council's plans for procuring other advice are outline in sections 2 and 4 above.

The Council also foresees its Rural Housing Enabler as having an important role to play working in rural areas in particular, increasing parish awareness, undertaking housing needs surveys, assisting and facilitating community consultation events and liaising with planning colleagues and some of the grant will be used for this purpose.

8. Other plans

What other plans – not covered above – does your local authority have to deploy the grant funds in accordance with the aims of the programme? Plans could include use of your or others' financial or staff resources, or through your policies and asset management plans.

Community-led housing is referenced in the York, North Yorkshire and East Riding Housing Strategy under Priority 1: '*Work with Partners to increase the supply of good quality new housing across all tenures and locations.*'

The Council will continue to provide housing and planning officer support for community-led housing including through the work of its Rural Housing Enabler. Hambleton is also currently developing a new Local Plan which will include policy wording to support the delivery of community-led housing schemes.