

National and Local Changes

1. National changes include:

- The introduction and implementation of welfare benefit reforms since 2013 including – benefits cap to £26.000, spare room subsidy for social housing, contribution to Council Tax for those of working age, introduction of Personal Independence Payment (PIPs) and Universal Credit (introduced in York in February 2015).
- Increase in school leaving age to 18 (a young person must stay in some form of education or training until their 18th birthday if they were born on or after 1 September 1997.). This, along with the opening of Howe Hill for Young people appears to have contributed to a reduction in youth homelessness

Year	Contacts	Accepted homeless (16 and 17)
2010/11	136	49
2011/12	164	22
2012/13	178	2
2013/14	203	1
2014/15	148	2

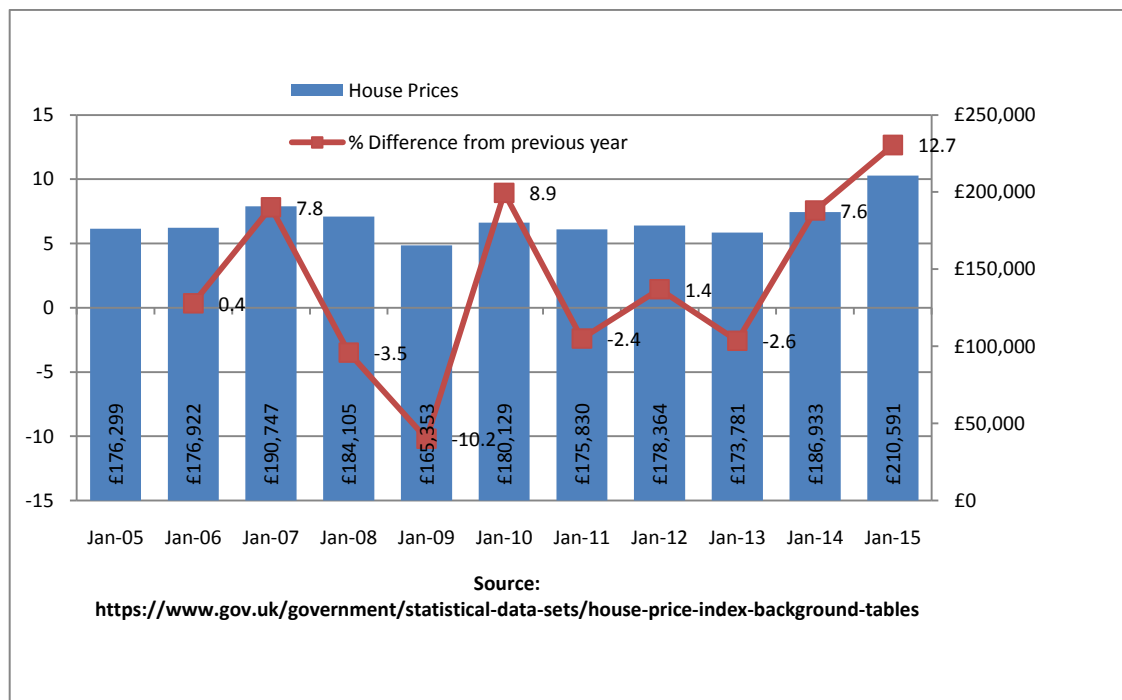
- Increased Right to Buy discount (monetary value) in council housing was introduced in 2012 and in 2014 increase the maximum discount on a house to 70% or £77K which ever is the lower amount
- The end of the national mortgage rescue scheme in 2013
- As of 1/1/14 immigration restrictions were removed for Bulgarians and Romanians, giving those who are qualified persons the same rights as other EEA nationals in relation to public money & public
- A number of Housing Association in York have decided to offer affordable rents (property let at 80% market rent)
- Transfer of 'crisis payments' from Department of Works and Pensions (DWP) to CYC York Financial Assistance Scheme

(YFAS)has put financial and administrative burden on the City Council

- Since 2010/11 and 2015/16 the council has saved a total of £73.4m which has impacted on a number of services
- End of the Supporting People programme in York in 2012. External contracts are currently commissioned via Adult Social Care and internal contract value was transferred to CYC Housing
- Introduction of Statutory Instrument 2012 No. 2989 The Housing Act 1996 (Additional Preference for Armed Forces) (England) Regulations 2012 to make provision on allocation policy for ex-service personnel
- Localism Act 2011 gave Local Authorities the powers to adopt local criteria in allocation of properties. North Yorkshire Home Choice was amended to disqualify those applicants who were homeowners, those with savings or income over £60,000 and those with no local connection. New policy introduced in September 2013 and reduced the number of applicants on NYHC from 4695 to 1546
- Under the Care Act 2014 Local authorities responsible for care and support are given an explicit duty to promote the well-being of every adult. The definition of well-being includes "suitability of living accommodation", Local authorities responsible for care and support are expected to integrate their services with those provided by the NHS (National Health Service) and other health-related services, including housing, Local authorities are required to provide an information and advice service on care and support, and related matters, including housing and finance and all local authorities, including housing authorities, are required to cooperate with each other in relation to the provision of care and support. This includes a duty on each local authority to secure cooperation between adult social care, housing, public health and children's services.
- Anti-Social Behaviour, Crime & Policing Act 2014

- Introduction of Lettings agents and property managers: redress schemes
 - Demise of North Yorkshire Probation Service and replacement by National Probation Services and Community Rehabilitation Company (CRC) which are independent organisations.
2. The national budget in July 2015 proposed several initiatives that if progressed may impact significantly on homelessness and housing services in York:
- The expansion of the Right to Buy to Housing Associations
 - Reduction of social rents (1% for 4 years). Early estimates indicate a loss of around £12million over 4 years. It is understood that supported housing rents may be excluded from this
 - Benefit cap reduced to £20,000
 - As York is a high value area the proposed enforced sale of high value council stock will impact on York's ability to continue to meet housing need
 - Limitation of child tax credits
 - Limitation of working families tax credits
 - The introduction of the 'living wage'
 - Relaxation of brown field planning constraints and impact of new build affordable housing
 - Restriction of housing benefit for 18-21
3. Local changes since 2013 include:
- Decrease in unemployment.
 - decrease in average wage from £526.50 in 2013 to £478.70 in 2014.
 - an increase in house prices from £186,933 in 2014 to £210,951 in 2015.

Figure 3 – House Prices



- Average rent for a 2 bedroomed house in York is £775 but Local Housing Allowance is £535.98
http://www.home.co.uk/for_rent/york/current_rents?location=york .
- In York 127 council houses / flats have been sold under Right to Buy since April 2013
- The end of the national mortgage rescue scheme, the local Golden Triangle mortgage rescue scheme means only 'Breathing Space' is currently available in York
- Since April 2013 – to June 2015 there have been 97 affordable housing completions, 97 (social rent), 53 new build (affordable rent), 3 (intermediate rent) and 47 low cost home ownership including 9 Mortgage Rescue (operated by Yorkshire Housing, now discontinued) and FirstBuy (discontinued government homeownership scheme)