

 <p>CITY OF YORK COUNCIL</p>			

Executive	14th December 2010
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York's Local Investment Plan.

Summary

1. This report summarises York's Local Investment Plan (attached at Annex 1) that forms the council's investment 'ask' to the Homes and Communities Agency (HCA) from 2011-2015. The Local Investment Plan (LIP) is an ambitious plan - asking for nearly £41.5m of HCA investment to deliver over 600 new affordable new homes (with public subsidy), bring over 5,000 homes in the private sector up to the decent homes standard and adapt over 600 homes to support independent living over the next four years.
2. The Local Investment Agreement falling out of the LIP is the vehicle, which will set out the funding available to York and the delivery programme over the 4-year period to meet both the geographic and thematic priorities of the LIP. The funding allocated to York and the subsequent delivery programme will be set within the context of the Comprehensive Spending Review. The LIP is not set in stone allowing flexibility to reflect changing circumstances. Should a scheme not happen or falls out of favour, it does not preclude other schemes coming on board as long as they meet the priorities and themes identified in the LIP and this can be demonstrated.
3. Members are asked to consider the priorities identified in the LIP, and to approve the Local Investment Plan for submission to the HCA.

Background

4. The Local Investment Plan attached at Annex 1 has been developed in accordance with guidance published by the HCA and in accordance with that guidance has considered:
 - Geographic priorities for strategic growth sites
 - Targets for growth, affordability, renewal, rural housing.
 - Housing for specific groups such as older people, disabled people, BME communities, vulnerable groups and Gypsies and Travellers
 - Social, economic and environmental sustainability, including adapting to climate change
 - Land supply
 - Physical and social infrastructure

- Governance arrangements, roles and responsibilities and risks
5. The LIP's geographic and thematic priorities have been informed by a robust evidence base attached at Annex 2 including:
- An analysis of York's strengths and key challenges facing the city over the next 20 years.
 - Other strategies including York's Sustainable Community Strategy 2008-2025 and the emerging Core Strategy (part of the Local Development Framework). York's Housing Strategy and Older Person Housing Strategy.
 - York's Economic Vision which identifies key priorities including: maximising York's Universities and the cities science and technology assets, enhancing the quality of the city centre, bringing forward key development sites and associated infrastructure, fostering cultural and image enhancement, increasing innovation, enterprise and supporting growth.
 - The City's Retail Study to strengthen York's role as a sub regional shopping centre.
 - York's Local Transport Plan 2 and the emerging Local Transport Plan 3.
 - An established sub-regional policy framework including the: Leeds City Region Housing and Regeneration Strategy and Investment framework with one of its five themes covering accelerating strategic growth and North Yorkshire and York sub-regional Housing Strategy.
6. Drawing on the evidence base the LIP has the following strategic objectives, which underpin its geographic and thematic priorities and reflect the priorities identified in York's Sustainable Community Strategy, Local development Plan, the refreshed Housing Strategy, Older Person Housing Strategy and supports key themes contained within the North Yorkshire and York Sub Regional Housing Strategy. :
- Support economic growth and infrastructure development
 - Deliver new housing including maximising affordable homes
 - Make best use of existing stock
 - Support independent living and access to advice and services
 - Tackle and prevent homelessness, particularly young person's homelessness

Support Economic Growth and infrastructure development

7. York has a strong economy, however there is higher reliance on public sector employment and the need to increase private sector growth particularly in the knowledge led economy, financial, professional and tourism service areas to rebalance the economy in response to the contracting public sector. Over the four year period 2011- 2015 the LIP's geographical priorities concentrate on York's main urban area which has a number of key commercial and housing development opportunities including the following five sites: York Central; British Sugar. ; Derwenthorpe; Terry's and Nestle South. (Members should note whilst York Central and British Sugar has been illustrated in the LIP the investment ask is not included within the document as this forms part of the Leeds City

Region Investment Plan.)

8. These developments will help mitigate the challenges York faces with population growth and assist in supporting York's competitive strengths to ensure continued economic success. These developments also support the continued success of higher education in the city, changes to the workforce to improve the skills to work in a diverse and modern economy, an increase in the provision of housing including affordable housing.

Deliver new housing, including maximising affordable homes

9. Housing need and housing affordability in York are real issues. As previously identified in the geographic priorities a number of strategic economic sites incorporating housing growth have been identified. Whilst this will go some way in meeting the shortfall the city faces, more needs to be done. Therefore working with our partners we will pursue a number of smaller development sites focusing on increasing the provision of affordable family homes.
10. In addition the 2008 Sub-Regional Gypsy and Traveller Needs Assessment identified York, along with 6 out of the other 7 LA's in North Yorkshire, as being an area of undersupply with a need for an additional 19 pitches by 2015. Whilst no sites have been identified the council will explore options for addressing this need on a sub regional basis with our North Yorkshire partners and within the emerging Local Development Framework. The recently agreed Gypsy and Travellers Action Plan outlines how we will work with our partners over the next few years to continually improve sites and the health and well-being of Gypsy and Travellers households.
11. We are also looking to develop a number of smaller council owned sites over the next four years and believe the best opportunity of funding for these is through a shared "pot" of Social Housing Grant that can be used either for "additionality" on S106 schemes or in bringing certainty of funding to enable council owned sites to move forward. In both cases the funding would be subject to the same scrutiny from the HCA as now regarding value for money, strategic fit etc, but in an uncertain and challenging housing market flexibility of funding and the ability to respond quickly and with certainty to opportunities that arise is essential.

Make best use of existing stock

12. Given the constraints we face, focusing solely on building new homes is not the answer. We need to ensure that existing homes are used to best effect and tackle under- occupation, which is a significant issue in York. We are keen to pursue downsizing initiatives building on our successful Tangle Trees Court downsizing scheme implemented in 2009. We also need to support owner-occupiers and landlords to tackle non-decency in the private sector.
13. Whilst stock condition in the private sector is relatively good almost 20% of stock does not meet the decent home standard. To encourage homeowners to address decency and maintain their homes and Landlords to invest in their

properties, the Council together with partners have embarked on a number of initiatives including introducing the Area Based Home Insulation Scheme, Hotspots and Home Appreciation Loans (HALS). In addition York offers both to home owners and landlords the Home Safety Loan and Decent Homes Loan. York is therefore pursuing funding avenues to ensure sufficient resources are secured to continue with these programmes.

- 14 The Government has signaled its commitment to review the Housing Revenue Account subsidy system. Following the outcomes of this review it is the council's intention to undertake a full stock options appraisal of its existing housing stock and develop an Asset Management Strategy to ensure best use is made of its housing stock and HRA land.

Support independent living and access to advice and services

- 15 One of the highest levels of household growth is amongst older households. York's Older Person Housing Needs Assessment 2009 revealed the majority of older people wish to remain in their own home, however most of the existing stock does not meet the needs of older people with much of it requiring some form of adaptation to ensure the occupier can remain safe and independent signalling a need for more stay at home services.
- 16 A key priority is to enable people to repair and adapt their home and the provision of low level intervention to support continued independence. We are also keen to support families with disabled children to ensure their accommodation meets their needs and to develop housing options to meet the accommodation needs of people with learning disabilities through initiatives such as HOLD and supported living schemes. This group of vulnerable people are under represented in tenures such as private renting and home ownership.
- 17 We also want to strengthen access to advice and services. Historically housing advice and information services has been used mainly by those facing a housing crisis. Often there are underlying issues that are the root of a persons housing needs be it worklessness, money or health problems. Recently the council's housing advice and information service has transformed into a 'Housing Options' service. This service seeks to broaden the range of people seeking housing advice but also assess wider needs and help make the links with other agencies to offer related advice and support. A key priority in terms of improving access to advice and services is to further develop our Housing Options service so that it appeals to a wider range of customers and acts as an effective gateway into a wider range of advice and information. York also suffers from pockets of deprivation in order to tackle worklessness and/or financial exclusion a priority is to develop a comprehensive financial inclusion action plan showing priority areas and intended actions.

Tackle and prevent homelessness, particularly young person's homelessness

- 18 Although the council has been very successful in reducing the number of households in temporary accommodation there remains a need for specific temporary housing linked to support services for young people. Working with

Yorkshire Housing Association, the council are keen to develop a Young Person Foyer Project. Whilst our application for HCA funding has been unsuccessful this remains a key priority.

HCA Investment 'ask'

- 19 In order for York to fulfil its ambitions the investment ask from the HCA is in the region of £41,435,000 to deliver, 609 affordable new homes, 5,349 properties in the private sector reaching the decency standard and 625 properties being specifically adapted to support independent living. Table 1 overleaf outlines development proposals.

Table 1 Development Proposals

Scheme	HCA Investment ask	Housing Output	Lead Organisation	Land owner
Lilbourne Drive (committed through mini bid round)	£560,000	19 affordable homes	CYC	CYC
Turf Tavern (committed through mini bid round)	£200,000	8 affordable homes	Private	Private
Discus (HCA committed)	£1,434,000	75 affordable homes	York Housing Association / Fabric Housing Group	CYC
Derwenthorpe	£8,960,000	216 affordable homes	Joseph Rowntree Housing Trust	Private
Ordnance Lane	£2,470,000	38 affordable homes	Yorkshire Housing Association	CYC
Water Lane Former YWCA site	£1,740,000	29 affordable homes	None appointed	Private
Seventh Avenue supported living scheme	£144,000	4 affordable homes	York Housing Association	CYC
Strensall rural exception site	£1,080,000	18 affordable homes	Yorkshire Housing Association	Private
Section 106 additionality	£10,380,000	173 affordable homes	CYC	Sites to be identified

Home ownership for long term disability	£420,000	7 affordable homes	None appointed	No provision identified
Learning Disability – Transitions. High needs shared housing each for four tenants/plus sleep over	£900,000	3 affordable homes	None appointed	No provision identified
Gypsy and traveller pitches	£1,140,000	19 affordable homes	None appointed	No sites identified
Total affordable homes		609		
Making best use of existing stock /improved decency	£7,227,000	5349 properties		
Adaptations	£4,780,000	625 properties		
Total Investment ask	£41,435,000			

Consultation

- 20 No specific consultation has been undertaken to draw together the priorities for the Local Investment Plan, instead the extensive consultation undertaken to develop York's Local Development Plan, Housing Strategy, Older Person Housing Strategy and the North Yorkshire and York Sub-regional Housing Strategy has been utilised.

Governance and Monitoring

21. The LIP has been developed by a project team comprising officers from Communities & Neighbourhoods, City Strategy and Adults Children's & Education.
22. The Assistant Director for Housing & Public Protections will have responsibility for overall monitoring and review of the LIP including project management of the thematic developments.
23. The Assistant Director City Development and Transport will have responsibility for project management of the geographic developments.
24. The LIP project team will undertake regular monitoring and review providing regular updates to Housing & Public Protections Management Team. Annual progress reports will be presented to the council's Executive.

25. We are also exploring what role the developing Local Enterprise Partnerships might play in the monitoring and review of the LIP.

Options

Option 1

26. To approve the Local Investment Plan.

Option 2

27. To approve the Local Investment Plan subject to amendments made by the Executive.

Option 3

28. Not to approve the Local Investment Plan.

Implications

***Financial / Human resources (HR) / Equalities / Legal / Crime and Disorder
Information Technology (IT) / Other***

29. There are no implications arising directly from this report.

Risk Management

30. There are no direct risks associated with the content of this report.

Recommendations

31. That the Executive:

- Notes the content of the LIP
- Makes amendments to the LIP priorities
- Agrees option 1 as set out in Para 26, to approve the Local Investment Plan for submission to the HCA

Reason: So that the Local Investment Plan can be submitted to the HCA for consideration which will inform York's Local Investment Agreement.

Contact Details

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Report Approved



Date 30th November 2010

Wards Affected:

All



For further information please contact the author of the report

Annexes:

1: York's Local Investment Plan 2011-2015