

Housing Registrations Scrutiny Review

Recommendations endorsed on 18 July 2016	Implementation Update as of May 2017	Implementation Update Jan 2018
i) A new IT system to be introduced	Approval was granted in December 2016 to purchase a new ICT system (£1.2m). However it is likely to take up to 2yrs to have a new system in place as the new Allocation Policy will need to inform the requirements of the system.	Project team is in place and is working with the business on developing a specification to go to procurement for April 2018. Housing are looking to combine 17 systems and sundry peripheral records in to one system.
ii) Personal interviews for new applicants to be introduced	These were introduced in early 2016 – information on the impact of those interviews in detailed in Annex B.	This action has been completed. All applicants have a comprehensive personal / phone interview. This process has reduced the numbers of bronze band (adequately housed) on NYHC.
iii) An online waiting list for applicants to view to be introduced	This requires the new ICT system to be in place	As above.
iv) That both the bronze band and the 'potentially homeless' gold band status be removed from the allocations policy, with some minor exceptions	This will be considered as part of the review of the allocations policy, which is due to be consulted on later this year. There has been an increase in the number of applicants within all bands	Stage 1 staff consultation completed. Public consultation will take place early 2018

<p>v) Housing officers give further consideration to the implications of introducing a mixed approach to allocations i.e. some choice based lettings for some customer groups initially, with the option for officers to allocate if customers are not placing sufficient bids to resolve their housing need.</p>	<p>since the scrutiny review was undertaken and in spite of the introduction of personal interviews</p>	<p>As above but likely to recommend remaining with CBL</p>
<p>vi) That the council endeavours to add to its housing stock in the future through the introduction of multiple occupation properties</p>	<p>It is recognised that the introduction of multiple occupation properties will require additional management resources. The implications associated with their introduction will need to be considered in full as part of future policy changes.</p>	<p>The dropping of legislation intended to extend the local housing allowance rates on social housing including the single room rate for under 35s has reduced the need for this. It may be explored as part of the council's development vehicle.</p>
<p>vii) That the council proactively increases the availability of social/affordable housing through the Local Plan</p>	<p>The new Local Plan will include specific policies on the delivery of affordable housing. Officers in Housing are seeking to maximise the delivery of affordable housing whilst ensuring that developments remain viable.</p> <p>Although robust affordable housing policies in the local plan will be of critical importance, there are measures and initiatives that have been taken in advance of that to increase the numbers of affordable homes being provided.</p> <ul style="list-style-type: none"> • A programme of council house 	<p>The local plan is out for consultation and will be in place in 2018. It will include agreed levels of affordable housing on new developments.</p> <p>Further announcements by the government on funding for development and infrastructure will present new opportunities.</p> <p>The schemes detailed previously are progressing.</p>

	<p>building has seen 65 new homes built with another 35 currently on site and 68 more proposed.</p> <ul style="list-style-type: none"> • A £2.76m grant from the Homes and Communities Agency (match funded by the HRA Investment Fund) to deliver 65 shared ownership homes. • £850k Homes and Communities Agency Funding towards the capital costs of the Extra Care development at Glen Lodge • Housing association led development continues at Derwenthorpe and recently completed affordable homes at Hobstone, York. • A partnership with the Homes and Communities Agency to accelerate housing development on strategic sites in York including York Central and sites in the council's ownership including the former Lowfield School and the former park and ride site at Askham Bar 	<p>A further £20m development fund has been created via the Housing Revenue Account Business plan which includes potential to buy on the open market and first refusal on former council homes in certain cases party using retained Right To Buy receipts.</p> <p>A number of small pipeline developments are being worked up on housing land which is very limited.</p> <p>The Older Persons Accommodation Programme progresses with the intended development of Marjorie Waite Court submitted for planning permission.</p>
viii) That revisions may be required to planning guidance in order to encourage the building of more affordable family homes and help address the pressure on the city's 2/3-bed social housing stock	As part of the Preferred Sites Consultation 2016 the Strategic Housing Market Assessment (SHMA) and the SHMA Addendum produced for the Council by consultants GL Hearn were released, on July 18th 2016, as supporting documents.	At the Executive in July 2017 Officer's sought approval to undertake consultation on a Pre publication draft Local Plan. To support this process the report considered future housing and employment growth for York, and a

	<p>This work updated the Objectively Assessed Need (OAN) previously undertaken to support the emerging Local Plan. The OAN in the SHMA of 841 dwellings per annum uses the 2014 based Sub National Population Projections (SNPP) as the demographic starting point which was released by the Office for National Statistics on 25th May 2016.</p> <p>Following the approval at Executive for the Preferred Sites Consultation the Department of Communities and Local Government (DCLG) released the Sub National Household Projections (SNHP) which updates the previous 25th May 2016 release. In addition over ten alternative OAN reports produced by consultants on behalf of landowners/developers were submitted as part of the 2016 Preferred Sites Consultation. It is important that both the DCLG update and the alternative OAN are considered in full. This requires further technical analysis and GL Hearn have been commissioned to update the SHMA and to analyse the specific relevant representations that have been received through the Preferred Sites Consultation. This work is underway and</p>	<p>series of sites to meet the related arising demand. It also included recommendations on non sites related policies including affordable housing. This work was subject to assessments of viability.</p> <p>A city-wide consultation on the Local Plan Pre Publication Draft commenced on the 18th September and finished on 30th October 2017. It was carried out in compliance with the Council's adopted Statement of Community Involvement (2007). The consultation included contacting individuals and organizations on the Local Plan database, public exhibitions, meetings, a special edition of 'OurCity, and information via both local and social media.</p> <p>Officers are currently processing the response and formulating policy recommendations. These will be considered by the Local Plan Working Group and Executive in January.</p>
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	<p>will be reported back to Members, as a part of the Local Plan.</p> <p>Work to write the policies for the Local Plan will need to be completed and reported to Members. This will take account of national policy changes and local evidence base updates. Therefore, work is currently being undertaken to update the housing policies, within the Local Plan. This will include taking account of national policy changes, including the implications of the recent Housing White Paper and local evidence base updates including the SHMA. This will be informed by the technical analysis that GL Hearn have been commissioned to undertake.</p>	
<p>ix) CYC to re-negotiate the current arrangements in order to address the findings from the CYC's officer review. Should this prove unsuccessful the Task Group recommends that CYC withdraw from that partnership and attempt to negotiate a new mini partnership with a reduced number of other specific local authorities in order to focus on the needs of York residents and those in the closest locality.</p>	<p>A period of negotiation was undertaken with North Yorkshire Home Choice partners but it was unsuccessful. They have since been informed of CYC's intention to withdraw from the partnership.</p>	<p>Current NYHC partners remain committed to NYHC and as such do not wish to negotiate a mini partnership. Providers with housing stock in York have confirmed they will continue to work with CYC if the final decision is to have a York only policy.</p>

