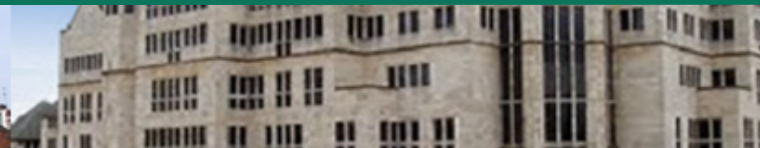




North Yorkshire Housing Strategy

2010 - 2015



This document is, or can be made, available in other formats, fonts and languages on request.
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FOREWORD



As Chair of the Local Government North Yorkshire and York Housing Board, I welcome you to the North Yorkshire Housing Strategy. This document is the first of its kind for North Yorkshire and York and reflects the vision for future housing services and provision across our Sub-Region shared by of all our local authorities and partners. Its development has been shaped by two rounds of consultation with a wide range of stakeholders and residents. Through this Strategy we hope to deliver more affordable homes, provide easier access to housing services, improve housing related support services for all our residents and improve the conditions of private sector housing.

Meeting the housing needs and aspirations of our communities is key to the economic success of our Sub-Region. This strategy sets out our shared housing vision and our five housing priorities for the period up to 2014. It has been prepared in a time of increasing uncertainty - we have yet to find out what public and private finance will be available to deliver our investment ambitions and we are concerned that cuts in some areas could bring particular challenges for us. Nevertheless, myself, and colleagues on the Local Government North Yorkshire and York Housing Board, are confident that this Strategy brings us together with a stronger voice. It gives us a firm foundation for securing housing investment in North Yorkshire and York and will help support and steer us through what could be difficult times ahead. The strategy provides a clear and sound basis on which to develop our Local Investment Plans, help our communities to review their local housing priorities and maximise the opportunities to deliver more much needed affordable homes for our residents.

Cllr Richard Foster

Chair of Local Government North Yorkshire and York Housing Board

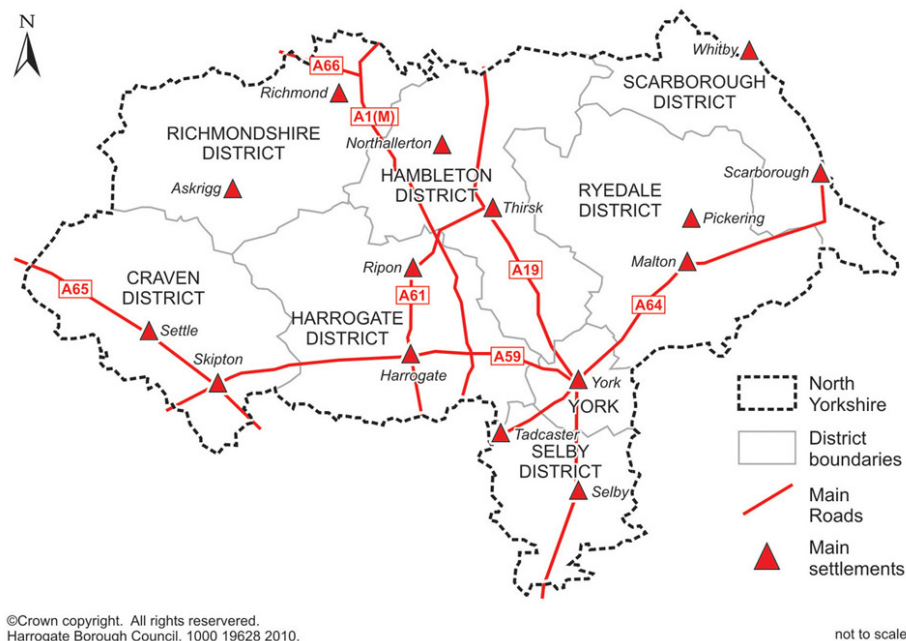


York Minster from below the City walls.

1. Introduction

North Yorkshire and York is a great place to live and we need to ensure that we provide excellent housing and support services to deliver a good quality of life to all our residents.

Delivering good quality housing that will respect and enhance our highly valued and diverse living environment, whilst also supporting economic growth, is essential.



However, we do face a number of acute housing issues that need to be addressed effectively if our communities are to continue to thrive and prosper in the future. These are well evidenced with priorities clearly identifiable and distinguishable from other parts of Yorkshire and Humber. Our stakeholders remain committed to retaining a strong and independent voice for North Yorkshire and York when seeking further housing investment in the future.

Therefore whilst complementing the strategies of neighbouring Sub-Regions and aligning with wider regional objectives this Strategy reflects the housing priorities of our communities. In doing so, it will embed the over-arching strategic direction and longer-term, sustainable vision for the economic, social and environmental well being

of North Yorkshire and York. This is set out in two key documents, 'The Sustainable Community Strategy for North Yorkshire' and the 'City of York Sustainable Community Strategy - Without Walls'.

Sustainable Community Strategy for North Yorkshire

The overarching aim of the Sustainable Community Strategy for North Yorkshire 2008 - 2018 is for the county 'to be an even better place for everyone to live, work and visit.'

To achieve this vision ten high level issues have been identified as the priority areas for future development:

- 1 Access to service and public transport
- 2 Affordable housing
- 3 Alcohol
- 4 Children and young people
- 5 Community cohesion
- 6 Community safety
- 7 Economy and enterprise
- 8 Environment
- 9 Health and well being
- 10 Older people.

City of York Sustainable Community Strategy

'Without Walls' has identified key areas to concentrate on 'to improve the quality of life for everyone in the city over the next twenty years or so'. It aims to make the City of York:

- 1 A Sustainable City
- 2 A Thriving City
- 3 A Learning City
- 4 A City Of Culture
- 5 A Safer City
- 6 A Healthy City
- 7 An Inclusive City

1.1 North Yorkshire and York's housing vision and priorities

Flowing from the Sustainable Community Strategies and through extensive consultation, we have developed the following Vision for this Strategy:

“To make North Yorkshire and York an inclusive place where communities are sustainable and residents can have fair access to decent affordable homes and effective support when they need it.”

We will achieve this through the delivery of five key strategic priorities:

- 1 Enabling the provision of more affordable homes
- 2 Maintaining and improving the existing housing stock
- 3 Delivering community renaissance
- 4 Improving access to housing services
- 5 Reducing homelessness

The clear and strong linkages between North Yorkshire's five strategic priorities and the key themes in the two Sustainable Community Strategies are summarised below:

North Yorkshire Housing Strategy Priority	North Yorkshire Sustainable Communities Strategy	City of York Sustainable Community Strategy: Without Walls
Enabling the provision of more affordable homes	Affordable housing Access to service and public transport	A Sustainable City A Thriving City An Inclusive City
Maintaining and improving the existing housing stock	Community cohesion Environment Economy & enterprise	A Sustainable City A Thriving City
Delivering Community Renaissance	Affordable housing Community cohesion Community safety Economy & enterprise Environment	A Safer City An Inclusive City A Sustainable City A Learning City A Healthy City
Improving access to housing Services	Access to service and public transport Alcohol Children & young people Older people	A Sustainable City An Inclusive City
Reducing homelessness	Health and wellbeing Alcohol Children & young people	A Healthy City A Safer City

1.2 Scope of the Strategy

In this document we set out North Yorkshire and York's strategic priorities but do not detail specific investment proposals. Where appropriate, these will be included in the separate Local Investment Plans for North Yorkshire and York.

The Local Investment Plans will set out the investment required to deliver the agreed vision and economic purpose of each area over the length of this Strategy and possibly beyond.

The Local Investment Plans must also demonstrate alignment with one or more of the five strategic priorities listed in paragraph 1.1.

The Local Investment Plans will be delivered via Local Investment Agreements with the Homes and Communities Agency, the first of which will cover the investment period 2011 – 2014. The Local Investment Agreements will contain a summary of each party's contributions, the outcomes they wish to achieve and how they will work together to achieve this.

This strategy does not detail plans for the numbers or local distribution of housing - this spatial planning currently flows from work undertaken to develop the former Regional Spatial Strategy and will be reviewed in the forthcoming Integrated Sub-Regional Strategy, which this housing strategy will inform.

We will underpin this Strategy and its strategic action plan through local action plans produced and delivered by each of our partnering local authorities. This will enable each authority to address its own local circumstances and priorities within the context of delivering against our wider Sub-Regional objectives.



New homes for local people at Fylingthorpe in the North York Moors National Park.

2. Setting the scene

North Yorkshire and York is one of four Sub-Regions within the Yorkshire and Humber region. It comprises the seven Borough/District housing authorities of North Yorkshire and the City of York Council. Our eight local authorities, together with North Yorkshire County Council, the North York Moors National Park and the Yorkshire Dales National Park, are all partners on the Sub-Regional housing partnership responsible for development and implementation of this Strategy.

2.1 The North Yorkshire and York Sub-Region

Our Sub-Region is one of the country's most beautiful and varied places with stunning countryside and coast and a rich heritage. Extending approximately 80 miles from north to south and 130 miles from east to west it includes:

- the historic yet forward thinking City of York
- two of England's nine national parks - the Yorkshire Dales and the North York Moors
- the Heritage Coast, three Areas of Outstanding Natural Beauty, over 12,000 listed buildings and many thousand more monuments and archaeological sites, including a World Heritage Site at Fountains Abbey

The City of York has a population of around 191,00, whilst the rest of North Yorkshire has a combined population of around 591,600 people in an area covering 3,012 square miles, making it the county with the second lowest population density in England.

Outside the City of York 21% of our population live in the two main towns of Harrogate and Scarborough, with the remainder living in other market towns, including the District Council administrative centres of Malton, Northallerton, Richmond, Selby and Skipton, and in smaller towns and villages.

Across our Sub-Region communications north/south by road and rail are good but links to the east and west are very much slower on predominantly two lane roads. Public transport is difficult to provide in our lowly populated areas and hence for those residents living in our rural communities without private transport travel is often difficult

Spatially the Sub-Region comprises five areas as defined in the former Regional Spatial Strategy. These have links with one another as well as wider linkages with the Leeds and Tees Valley City Regions and Yorkshire and Humber region as a whole.

These five sub-areas are:

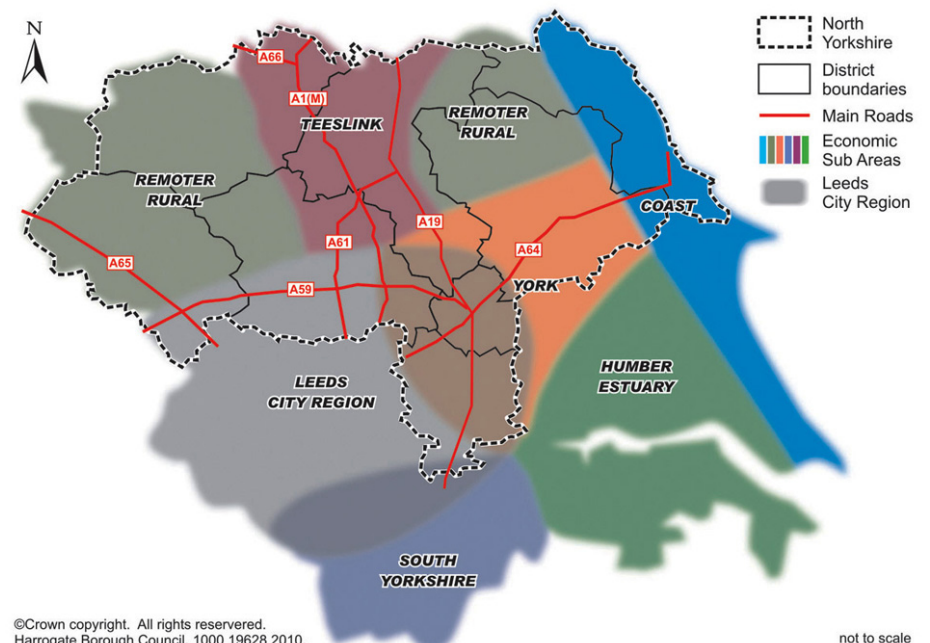
The **Leeds City Region** which includes Skipton, South Craven, Harrogate, York and Selby.

The **York sub-area**, which overlaps significantly with the Leeds city region (overlap shown in brown on the following map), this is an important spatial area in its own right whose influence extends beyond the city region into some parts of Hambleton, Ryedale and the western part of the East Riding.

The **Tees and Vales link** which largely covers Hambleton and parts of Richmondshire and Harrogate. This corridor connects the Leeds and Tees Valley City Regions. It is primarily influenced by the Tees Valley in its northern part but also has important connections to the Leeds City Region southwards.

The **Remoter Rural** areas of the Yorkshire Dales and the North York Moors. These are largely centred on the National Parks but also include some of the peripheral market towns which have a strong association with the uplands and the tourist economy.

The **Coast** including Scarborough, Filey and Whitby. This is a relatively self contained area but does have connectivity to the East Riding to the south and the Tees Valley City Region to the north.





Affordable housing at Castleton in the North York Moors National Park.

As well as supporting our own local housing markets and economy, our housing will therefore continue to contribute towards the social and economic well being of the Region and will be also be critical to the success of the Leeds and Tees Valley City Regions.

2.2 Key local housing issues

Housing affordability is probably the greatest issue facing North Yorkshire and York. The issue of affordability is compounded by a high level of second home ownership, which keeps house prices very high, particularly in our rural areas, along our coast and in our two National Parks. This is made worse by the fact that we have a low proportion of social rented homes compared to regional and national averages. However, the most extreme outcome of lack of affordable housing that our residents face is homelessness.

The private rented sector has a very important role in providing housing choices for local people and is a resource of which we need to make better use.

Because our Sub-Region is predominantly rural in nature, service delivery can be more difficult and costly. Ensuring fair access to housing and related services is a challenge for our local authorities and service providers.

There are pockets of deprivation within the Sub-Region – both in urban and rural areas. These need help with community renaissance and, in some places, area-based regeneration.

Additionally, some of our communities are under pressure to accommodate targeted housing growth to encourage and sustain economic prosperity.

In common with most of the United Kingdom, we have an increasing ageing population. Figures from the Census indicate that 18% of the population of North Yorkshire were over 65 in 2001. This figure is projected to increase by around 50% by 2020.

More information on the evidence base used to inform the Strategy is in Appendix 2 - Key Facts and Figures.

Detailed data collection, analysis and consultation took place during the development of the Strategy. This included:

- Information and priorities from the two sustainable community strategies for the Sub-Region – ‘The Sustainable Community Strategy for North Yorkshire 2008-2018’ and City Of York Sustainable Community Strategy: ‘Without Walls’
- Consultation with partners, stakeholders, residents and other interested parties during two rounds of Sub-Region wide consultation in Spring 2009 and Spring 2010
- Evidence bases from all participating authorities, including information from City of York Council, the seven district Councils, North Yorkshire County Council, Yorkshire Dales National Park Authority and North York Moors National Park Authority, plus evidence from the York and North Yorkshire Partnership Unit
- Findings from Sub-Regional research, including the Gypsy and Traveller Accommodation Assessment, Showpeople’s Accommodation Assessment, research into the housing needs of Black and Minority Ethnic Communities and Migrant Workers and a review of the North Yorkshire Housing Enabler Programme.
- Evidence bases and emerging housing and investment strategies for the Leeds City Region, the boundaries and sphere of influence of which overlap our Sub-Region.

3. Summary of priorities

In collaboration with stakeholders, we have identified five key housing priorities:

1 Strategic Priority 1: Enabling the provision of more affordable homes

We need more homes that are affordable to local people. We can help make this happen through the provision of additional affordable homes, by exploring more innovative ways to make existing market homes more accessible to those on lower incomes and by making better use of unused and vacant homes.

The Sub-Region proposes to:

- Deliver a programme of additional affordable homes, ensuring that these homes are of an excellent quality, are efficient and represent good value for money
- Increase the availability of land for affordable housing
- Gain a better understanding of the housing markets in North Yorkshire and the alternative delivery mechanisms they can offer, including targeting the re-use of unused second homes and other empty properties

2 Strategic Priority 2: Maintaining and improving existing housing stock

Our existing homes are our most valuable resource, so it is important that we look after them and make best use of them.

The Sub-Region proposes to:

- Directly invest in and encourage private investment in existing housing stock of all tenures within North Yorkshire, to ensure its sustainability and availability to meet the Sub-Region's current housing needs
- Reduce the carbon footprint of existing and new homes to help people run them more cheaply and efficiently and to reduce the risks of climate change impact

3 Strategic Priority 3: Delivering community renaissance

We need to tackle the challenges facing our local communities to ensure they remain vibrant and sustainable places where people want to live.

The Sub-Region proposes to:

- Strengthen linkages to strategic economic development, planning, transport and regeneration priorities in urban and rural areas to promote place shaping, including promoting housing growth in appropriate locations
- Support targeted area-based regeneration in areas which require it, such as Scarborough and parts of York

- Promote sustainable rural communities and offer specific support for rural affordable housing delivery via the North Yorkshire Rural Housing Enabling Partnership
- Work with partners to better manage our local neighbourhoods, promote social cohesion and embrace cultural and religious diversity
- Begin to address issues of financial inclusion and worklessness

4 Strategic Priority 4: Improving access to housing services

We want to put the customer at the heart of decision making and to increase housing choices for all, through the provision of universal, clear and transparent advice about existing housing and housing support services.

The Sub-Region proposes to:

- Increase housing choices and improve housing advice services for older people
- Offer improved housing services, advice and assistance for specific vulnerable groups
- Offer services and grants to make sure that people with disabilities can live comfortably within their existing homes
- Embrace cultural and religious diversity
- Better understand and address the housing and support needs of Gypsies and Travellers, Black and Minority Ethnic groups and migrant workers
- Offer support and help to match people with homes that are the right size and type to meet their needs
- Work in partnership with local landlords to develop a strategy to increase access and improve services across the private rented housing sector

5 Strategic Priority 5: Reducing homelessness

Our homelessness levels remain relatively high because of the acute shortage of affordable housing. Tackling homelessness remains a key priority within North Yorkshire and Yorkshire. This is an area where a well-established practice of joint working has brought about a number of positive outcomes.

The Sub-Region proposes to:

- Sustain and improve the prevention of homelessness
- Continue to reduce the use of temporary accommodation and improving the temporary accommodation used
- Sustain and improve progress made in tackling youth homelessness
- Continue to ensure that housing support is available for homeless and vulnerable people

4. Enabling the provision of more affordable homes

1 Strategic Priority 1: Enabling the provision of more affordable homes

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- Increase the availability of land for affordable housing
- Gain a better understanding of the housing markets in North Yorkshire and the alternative delivery mechanisms they can offer, including targeting the re-use of unused second homes and other empty properties

4.1 Delivering a Sub-Regional affordable housing programme

Key issues

Affordable housing delivery is a key priority for North Yorkshire and York if we are to make any inroads towards meeting the identified shortfall between housing demand and housing supply. We cannot tackle this issue in isolation. We must link it to the wider 'place-shaping' agenda, if we are to ensure that future development takes place in sustainable locations, and that targeted housing growth is supported in those areas which we consider to be the most appropriate in terms of meeting local housing needs.

Attracting investment for our much needed rural affordable housing is particularly challenging because of high costs and the dispersed geographical locations of available development sites.

At the time of writing this Strategy, the investment period 2008-2011 is drawing to a close and preparations are underway for the next investment period. For the first time in 2011-2014, seven of our local authorities, (with the exception of City of York), will be working together to determine their joint investment priorities for additional affordable housing delivery.

Priorities in response

Our investment requests in the Local Investment Plans and Agreements will reflect the priorities identified within this Strategy.

Through the development and consultation of this Strategy, we have made stronger linkages with economic development, transport and planning strategies in order to determine the most appropriate sites for development.

Housing is taking an active role in advancing the agreement of the first Sub-Regional Integrated Strategy, which will provide a framework to formalise the links between housing, transport economic development and spatial planning.

Separate Local Investment Plans and Agreements are currently being prepared for North Yorkshire and York following Single Conversations with the Homes and Communities Agency. These will include specific development proposals that are viewed to be of Sub-Regional significance and a joint Sub-Regional package of rural development sites.

Our Local Investment Agreements will also provide a benchmark to ensure that the new homes provided are of excellent quality, are efficient and represent good value for money.

Desired outcomes

- Continue to deliver additional affordable homes through the agreed Sub-Regional housing investment programme for 2008-2011
- Secure investment for the period 2011 onwards to deliver additional affordable housing to meet the Sub-Region's need to address affordability, rural housing, place shaping and housing for older people

Actions taken or planned

- Deliver a Sub-Regional affordable housing development programme to meet the overall affordable housing targets set in the Local Area Agreements for the period 2007-11 for North Yorkshire and 2007-10 for City of York.
- Agree and sign off the Local Investment Plans and Agreements for North Yorkshire and City of York for 2011 - 2014
- Develop Sub-Regional package of rural sites to be tendered as a single or grouped contracts
- Monitor delivery of new affordable housing through NI155

4.2 Land availability

Key issues

A major constraint on the delivery of affordable housing for our local authorities is the shortage of land coming forward for development especially in the current economic climate. The number of permanent dwelling started across the Yorkshire and Humber region has dwindled from 16,830 in 2006/07 to 6,670 in 2008/09. (source: DCLG Housing Live Data Tables). This significant drop is echoed in North Yorkshire and York.

Notwithstanding this, we envisage that the planning system will continue to feature as a key mechanism for addressing housing needs for the life of this Strategy. In particular, we are keen to make the most of the opportunities offered through the Local Development Framework (LDF) process to maximise delivery both through the provision of new homes and, where appropriate, the use of commuted sums either to increase provision or make better use of existing stock. However, local authorities are at different stages of their LDF processes and account needs to be taken of this when considering our longer term investment plans.

We believe that the release of public land could provide a key tool for increasing our affordable housing provision. Many local authorities have undertaken asset management reviews and made landholdings available for affordable housing in recent years, and audits of public sector land holdings continue to be undertaken on a regular basis. Additionally, we anticipate that the market downturn and lower land prices could provide opportunities for land for affordable housing to be secured and 'banked' by development partners for future development.

Historically we have delivered rural housing through a mix of negotiations on market housing sites and through planning "exception" sites (sites that would not normally get planning permission for residential development other than for affordable housing). We acknowledge that in the current economic climate, when many market housing sites are being 'mothballed' there is a need to strengthen policy to produce more "exception" sites.

We accept that local authorities need to be more flexible and innovative when negotiating with developers in the current housing market downturn if we are to facilitate market recovery. However, this must not compromise our challenging planning policies which need to remain in place in order to maximise delivery of affordable housing in the housing market upturn when it happens.

Priorities in response

Our Housing, Planning and National Park Authorities will continue the already established widespread good practice of close collaborative working.

We will continue to maximise the opportunities to increase the number of additional affordable homes through negotiations, as and when planning applications for residential development are submitted, and to more strategically address affordable housing issues through Local Development Frameworks and Supplementary Planning Documents.

We will continue to assist planning and housing officers to better understand the costs and viability issues around site development and to deliver consistency Sub-Regional financial viability assessments both through training and by championing the use of the Valuation Office Service.

We will target other owners of public land including the County Council, MoD and PCT's increasing efforts to pursue innovative means of maximising the use of all public land to meet local housing needs.

The Sub-Region must also investigate and pilot other delivery mechanisms, such as maximising delivery through 'exception' sites in rural areas and land banking by stakeholders.

Desired outcomes

- To ensure that North Yorkshire and York has a continuing and increased supply of land coming forward for affordable housing development.
- Use the Local Development Framework Process to ensure that more public land and land in rural areas is brought forward for affordable housing development.

Actions taken or planned

- Continue to develop and implement good practice models for delivering affordable homes through the planning process and delivering consistent Sub-Regional financial viability assessments.
- Monitor the amount of public land brought forward for affordable housing through National Performance Indicator NI159

Case Study: Re-provision on the Discus bungalows sites, York



The Discus Bungalows Scheme in York includes three sites with a combined total of 100 existing Discus bungalows, which are being demolished and replaced with an exciting mixed tenure development of 196 new homes. The existing bungalows were low density and built predominantly from asbestos, meaning that they would fall short of meeting the decent homes standard. However, the residents of the bungalows are a very strong

community – many of them living in their homes for a long time and the redevelopment of the site is being undertaken in very close consultation with all residents. The new development across the three sites will comprise 60 replacement bungalows which existing residents will move into, an extra care scheme of 41 two bedroom apartments, 30 homes for affordable rent, 18 homes for low cost home ownership and 47 homes for open market sale. Due to the current housing market, the homes earmarked for open market sale may initially be rented at an intermediate rental level.

The first new bungalows were completed and occupied in 2009, with the whole redevelopment due for completion in 2012.



Affordable housing at Cam Garth, Craven.

Case Study: Craven District Council sites contributed for affordable housing development

In 2007 the Council undertook a review of its land holdings with the specific intention of identifying land which could have potential for development of affordable housing under the Council's exceptions planning policy.

This review resulted in the identification of three sites across the District at Bentham, Ingleton and Hellifield, which have a combined

capacity to deliver 81 affordable homes. The Council agreed to make the sites available to Registered Social Landlord partners free of charge.

To date 16 homes have been completed and occupied, with a further 34 completions expected by 31st March 2011. 24 further homes are currently on site and the remainder will follow shortly.

4.3 Housing markets and alternative delivery mechanisms, including targeting the re-use of empty homes

Key issues

Our housing market remains relatively strong despite the national economic downturn, with house prices remaining high compared to regional and national averages. This is confirmed in the 'Evidence Base for Housing in Yorkshire and Humberside' (Nevin Leather Associates, draft March 2010).

However, this affluent picture masks the fact that a significant number of our population is on lower incomes, employed locally in relatively poorly paid employment. This is especially the case in many of our rural areas. These residents struggle to buy their own homes and are heavily dependent on a very restricted supply of social rented or other affordable housing.

As a result, our Sub-Region has 'dual market' characteristics: an upper tier housing market which functions over a wide area, limited to some extent by major roads and other transport networks which influence commuting patterns, and a lower housing market tier which may be far more local, limited by low income and an inability to afford long-distance commuting costs.

Our Sub-Region's high level of second home ownership impacts on housing availability and affordability levels across the Sub-Region, particularly in rural areas, coastal areas and National Parks. However, in order in part to address this issue through directly related intervention, we have secured additional funding for housing investment through the reduction in Council Tax discounts on Second Homes.

Whilst long-term empty properties are not a significant problem across the Sub-Region, we are keen to ensure that wherever possible we encourage owners to bring them back into residential use as they provide another valuable housing opportunity for our residents.

We recognise that providing additional affordable homes through new provision and re-use of existing properties alone cannot balance local housing markets. We therefore also support the use of affordable home ownership products and other initiatives to help people into housing they can afford, for example, the introduction of "local occupancy" conditions for some new housing in specific areas such as National Parks.

Priorities in response

Our evidence base on local housing markets must be continually updated to ensure our continued understanding of them and to help us to identify and respond to any fluctuations. Each Local Authority has already undertaken its own Housing Needs Assessment/ Strategic Housing Market Assessment and these have fed into this Strategy. Further work is underway to make this information up-to-date and consistent across the Sub-Region through the procurement of a Sub-Regional Strategic Housing Market Assessment.

We must continue to target the re-use of unused second homes and other empty properties which could more meaningfully contribute towards meeting our local housing needs. Other forms of delivery, such as through re-provision and purchase and repair are being rolled out across the Sub-Region and this will continue in the future.

We need to continue to use the additional funding obtained through the reduction of Council Tax Discounts on second homes to enable the provision of additional affordable homes and housing related services.

We need to review and develop the use of existing and new products and policies to enable local residents to better access the housing market and respond to the current recession.

Desired outcomes

- To maintain an evidence base which will properly inform our future investment decisions and help us respond to housing market fluctuations, as and when they arise
- To maximise the use of the existing housing stock
- To increase funding available for housing investment
- To increase access to the existing housing market for local residents, for example by the delivery and development of specialist products and by the use of local occupancy conditions in specific areas such as National Parks

Actions taken or planned

- Complete the first Sub-Regional Strategic Housing Market Assessment by December 2010
- Agree and implement a Sub-Regional Empty Property Strategy by December 2010
- Use funding derived from the reduction in Council Tax Discounts on second homes for housing investment
- Continue to participate in delivery of national products, such as Homebuy and Mortgage Rescue, together with a number of locally tailored products such as Golden Triangle Homebuy Plus and the Richmondshire Half a House scheme.
- Explore options for the introduction of local occupancy conditions for new market housing through Local Development Frameworks

■ Case Study: Golden Triangle Homebuy Plus

Golden Triangle Homebuy Plus is a successful equity share scheme operating across City of York, Harrogate District and North Leeds which allows purchasers to get onto the local property ladder. The equity loans provided by Government under the national Homebuy scheme were

proving insufficient for many people on average incomes to access the market in the Golden Triangle area. For some of these people, the Golden Triangle Homebuy Plus scheme has been able to offer equity loans of up to 45% of open market price for their chosen property.

5. Maintaining and improving existing housing stock

2 Strategic Priority 2: Maintaining and improving existing housing stock

Our existing homes are our most valuable resource, so it is important that we look after them and make best use of them.

The Sub-Region proposes to:

- Directly invest in and encourage private investment in existing housing stock of all tenures within North Yorkshire, to ensure its sustainability and availability to meet the Sub-Region's current housing needs
- Reduce the carbon footprint of existing and new homes to help people run them more cheaply and efficiently and to reduce the risks of climate change impact

5.1 Investing in existing housing stock

Key issues

New houses count for less than one per cent of the total stock and therefore innovative asset management and maintaining and improving the quality of the existing stock of all tenures is fundamental in delivering our Sub-Regional housing offer.

We have significantly lower levels of social rented housing than the region and England as a whole, which makes our issues of housing affordability worse. Therefore, it is imperative that we seek to make best use of social rented stock and seek ways to use both the private rented sector and the owner occupied sector to address local housing needs.

Four of our housing authorities - City of York, Harrogate, Richmondshire and Selby – have chosen to retain and manage their own Council stock. This position is reviewed by each of these authorities on a regular basis through options appraisals and tenant consultation.

Our other four districts have gone through the process of Large Scale Voluntary Transfer to transfer the ownership and management of the former Council homes to specifically formed Registered Social Landlords.

This process of stock transfer has levered in additional financial capacity which is being used to improve existing stock and provide new homes across the Sub-Region.

All of our councils and our main housing association partners are on track to meet the Government's Decent Homes Target by the end of 2010, in respect of their housing stock within North Yorkshire and York.

However, an estimated 22%-30% of private sector homes are non-decent and we share concerns around the capacity to meet the Government's former private sector decent homes target, which is being retained as a local indicator. Levels of decency in the private rented sector are well below those in the owner occupied sector.

Priorities in response

We have formed a North Yorkshire Private Sector Group to tackle issues of property condition and safety, specifically related to the private rented sector. This group is tasked to secure, manage and profile funding to deliver initiatives that will improve these homes.

We will continue to champion the national move from grants to loans and will work collaboratively with other Sub-Regions to deliver the Regional Loans Service, which assists vulnerable private owners to release available equity in their homes to carry out essential repairs and improvements.

Notwithstanding this, we also intend to continue providing funding for small loans and grants in circumstances where regional loan products are not appropriate.

We have taken a lead nationally to work with the National Landlords Association to deliver a series of Sub-Regional Landlord Trade Fairs. Aimed at landlords and managing agents, these events, now planned to be held on a regular basis, have helped to strengthen relationships, offered regulatory advice and provided opportunities to explore options to lever in funding at a time when central and local government funding is becoming more scarce.

Our local authorities and North Yorkshire Fire and Rescue Service are working together to develop a Fire Safety Protocol for use in the private rented sector. This will provide generalised guidance as to the minimum fire precautions and means of escape for a range of house types in multiple occupation.

Desired outcomes

- We will aim to complete the move from grants to loans across the Sub-Region to achieve a target of 100% loans with the exception of particular circumstances wherein the use of grants is the only practical option.
- Home Appreciation Loans and Home Improvement Loans will become the key delivery tools for private sector renewal across our Sub-Region.
- We will strengthen relationships with our private sector landlords to encourage

those whose homes are of a poorer quality to adopt the good practice of others

- We intend to develop a Private Sector Housing Strategy by the end of 2011 that will strengthen relationships with private landlords and improve both the quality of housing in this sector (including increasing the proportion of Decent Homes within the private rented sector) and access to services
- We will ensure that consistent standards of condition and safety are applied across the Sub-Region.

Actions taken or planned

- Achieve the Decent Homes Standard in all social housing stock by the end of 2010 and maintain this as the minimum standard beyond 2010.
- Deliver a financial assistance service (loans and/or grants) for vulnerable homeowners and private sector tenants through local authority programmes and the Regional Loans Service
- Develop and implement a Private Rented Sector Housing Strategy
- Agree and implement a Fire Safety Protocol for use in the Private Sector

5.2 Improving the energy efficiency of homes to reduce our carbon footprint and address climate change issues

Key issues

Fuel Poverty remains a significant issue across the Sub-Region with high fuel charges and the recession contributing to an increase in the number of our residents unable to afford to heat their homes.

The Sub-Region understands the importance of encouraging housing developers to build environmentally sustainable new homes. We also recognise that we must support existing home –owners to meet their own climate change responsibilities through the direct promotion and provision of grants and loans for energy efficiency and renewable energies and, also, indirectly through our work on tackling fuel poverty.

The Climate Change Act (2008) requires that National Carbon emissions are reduced by at least 80% by 2050 compared to 1990 levels.

Priorities in response

The wider scope of the national performance indicators NI 186 and NI187 has empowered our local authorities to tackle fuel poverty and reduce carbon emissions in an integrated manner, ensuring that the maximum number of new and existing homes is energy efficient. This indirectly eases some of the issues of affordability across the Sub-Region. We have developed a number of initiatives including grants and loans to householders for energy efficiency improvements including insulation, heating and renewable energy technologies.

The Sub-Region operates a cross-organisational fuel poverty affordable warmth group, convened by the Primary Care Trust which coordinates interagency activities towards the improvement of National Indicator 187 (fuel poverty) figures. We support the development of a Sub-Regional approach to the Sustainability Energy Network and have been involved in the development of the Regional Affordable Warmth Strategy linked to the Regional Affordable Warmth Action Plan for Yorkshire and the Humber.

We have been the national pioneer in developing a structured partnership between the eight authorities, Warm Front and the Energy Saving Trust (ESTac) advice centre which ensures that potentially qualifying households are contacted twice each year in order to stimulate their uptake of assistance.

In September 2009 a 'Hotspots' scheme for North Yorkshire and the City of York was launched. The scheme is operated in partnership with the Energy partnership (a community owned, not for profit organisation), the PCT and the North Yorkshire Fire and Rescue Service and aims to alleviate fuel poverty in vulnerable households through a simple card referral system.

In response to the Climate Change Act all our local authorities have introduced climate change strategies to work towards the national target. We are also developing a collaborative approach across the Sub-Region to meet the target following from a series of climate change leadership workshops. This includes approaches to all measures intended to mitigate climate change such as renewable technologies and water conservation as well as energy efficiency.

Desired outcomes

- Achieve a reduction in the number of households in fuel poverty
- A partnership approach to reduce local householders' carbon footprints through energy efficiency improvements and enhanced advice services focussing on climate change mitigation and adaptation measures

Actions taken or planned

- Monitor carbon dioxide emissions through NI 185 (authorities' own carbon dioxide emissions) and NI 186 (per capita carbon dioxide emissions) in North Yorkshire and fuel poverty through NI 187 in City of York, together with NI188 (planning to adapt to climate change) in North Yorkshire
- Contact potentially qualifying households twice each year in order to stimulate their uptake of energy efficiency assistance.

6. Delivering community renaissance

3 Strategic Priority 3: Delivering Community Renaissance

We need to tackle the challenges facing our local communities to ensure they remain vibrant and sustainable places where people want to live.

The Sub-Region proposes to:

- Strengthen linkages to strategic economic development, planning, transport and regeneration priorities in urban and rural areas to promote place shaping, including promoting housing growth in appropriate locations
- Support targeted area-based regeneration in areas which require it, such as Scarborough and parts of York
- Promote sustainable rural communities and offer specific support for rural affordable housing delivery via the North Yorkshire Rural Housing Enabling Partnership
- Work with partners to better manage our local neighbourhoods, promote social cohesion and embrace cultural and religious diversity
- Begin to address issues of financial inclusion and worklessness

6.1 Place shaping

Key issues

We realise that housing is only one of many elements that 'shape' our places and make our communities sustainable. In order to make a real difference to the communities we serve our housing policies and priorities need to understand and reflect other Sub-Regional spatial issues and priorities, including economic development and transport, and to have strong links with health and education provision. Not only will this ensure that our residents live in communities where they have easy access to jobs, shops, health care and schools, but it will also enable our private and public sector organisations to access their workforce locally and promote economic prosperity.

The five spatial areas of our Sub-Region have, in turn, been grouped into three economic zones: East (North York Moors and Coast), Central (City of York and the Vale and Tees Link) and West (the parts of the district with the strongest links to the Leeds City Region and West Yorkshire). The Central and Western zones are currently performing better economically than the national average but there is evidence of under-performance in the Eastern zone (East Coast and Ryedale). The particular issues facing each part of our Sub-Region and the housing required to deliver and

sustain the social and economic well-being of their communities will be brought out further in our Local Investment Plans.

We recognise that some of the housing interventions – such as tackling homelessness and housing affordability - will be common to all of these areas, whilst other issues - for example promoting housing growth - will be more relevant to specific spatial areas.

We support development proposals that will improve social cohesion through the creation of good quality homes, mixed and balanced communities and increased access to housing through provision of mixed tenure homes, such as Derwenthorpe, York. We would like to see the good practice principles and ideologies of this scheme replicated elsewhere.

The promotion of sustainable development is central to all housing. Throughout the Sub-Region Local Development Framework policies place emphasis on environmentally sustainable development and a reduction in social inequalities and disadvantage within communities. We ensure that affordable housing is well integrated within private housing schemes and pepper potting of tenure is a requirement that is clearly set out in affordable housing policies.

Priorities in response

This housing strategy is being fed in alongside the existing and emerging Sub-Regional transport, economic development and spatial planning strategies to inform the first Sub-Regional Integrated Strategy for North Yorkshire and York, which is due for completion in December 2010.

Local Investment Plans, which will lead to Local Investment Agreements, are currently being drawn up with the Homes and Communities Agency.

Desired outcomes

- To ensure that best use is made of available resources so that housing interventions make a real difference and contribute to the sustainability of our communities
- To ensure that the Sub-Regional housing strategy aligns with and supports other Sub-Regional strategies

Actions taken or planned

- Contribute to the development and adoption of the Integrated Sub-Regional Strategy
- Identify specific area based interventions in the Local Investment Plans and Agreements for North Yorkshire and York for 2011 - 2014

Case Study: Delivery through the planning system: Sowerby Gateway and beyond – Hambleton’s Local Development Framework promoting housing growth and affordable homes

Broadacres housing association and a local developer are working with Hambleton District Council to deliver its vision for the Sowerby Gateway, which lies to the south west of Thirsk.

This extension to the thriving market town will deliver around 900 new homes, 40% of which will be affordable for local people, a new primary school, neighbourhood centre with retail and leisure opportunities, a business/employment park and a combined heat and power facility.

A similar approach is planned to deliver further large scale growth and renewal at North Northallerton – a package of housing and employment sites that will deliver a further 1000 new homes - 40% of which will be affordable – and a range of community and other benefits, including a new relief road to address congestion in the County town of North Yorkshire.

These two areas of major growth, plus the smaller packages of sites in other sustainable locations will promote a true ‘living, working countryside’.

6.2 Targeted area-based regeneration

Key issues

Whilst not a common priority, regeneration is nevertheless a key issue for some parts of our Sub-Region, most critically in Scarborough and City of York. There are also smaller pockets of higher than average levels of deprivation in other locations. Similarly to the wider place-shaping agenda, targeted regeneration initiatives can offer an effective mechanism to reduce social inequalities and address disadvantage within those affected communities.

Priorities in response

Staff in relevant local authorities are working with Yorkshire Forward and other external agencies to secure funding for targeted regeneration projects where housing can contribute to economic recovery and community renaissance.

Regeneration will be delivered through targeted initiatives in those areas which are least sustainable without interventions.

Desired outcomes

- Successful area based regeneration leading to sustainable communities

Actions taken or planned

- Develop and support area based regeneration schemes in appropriate locations, such as parts of Scarborough and York

Case Study: Middle Deepdale delivering more homes and regeneration benefits for Eastfield, Scarborough

The Middle Deepdale housing and regeneration project involves the development of 92 acres for housing on two sites located immediately to the north of the Eastfield estate, four miles south of the town centre of Scarborough, which is ranked as one of the most 10% deprived wards in the country and is the second most deprived ward within North Yorkshire.

Key problems in Eastfield include high number of people in receipt of benefits, high unemployment and high levels of anti-social behaviour and crime.

The Middle Deepdale project will provide much needed housing for Scarborough town and unlock the regeneration of Eastfield. The two development areas, one in private

ownership and the other owned by Scarborough Borough Council, will provide up to 1200 new homes, with a significant proportion of affordable housing including a new Extra Care scheme.

The key regeneration benefits in addition to the affordable housing include:

- re-modelling of the retail area on Eastfield High Street including redevelopment of key strategic sites
- new school provision
- new employment opportunities for local people including construction training opportunities
- new community facilities.

6.3 Sustainable rural communities

Key issues

The majority of our Sub-Region is rural in character. Ryedale and Richmondshire are the 7th and 8th most sparsely populated local authority areas in the United Kingdom. Our rural villages are attractive places to live for wealthy commuters and people seeking to retire, leaving many local young people unable to afford to stay in the communities in which they grew up. We are concerned that this, in turn, can affect the sustainability of our local schools, services, facilities and the local economy, and can lead to imbalance in our communities.

The contribution that small developments of 'local homes for local people' can make to the sustainability and vibrancy of rural village life is significant, so the delivery of rural affordable housing continues to be a priority for the Sub-Region.

We are all too well aware that the size and character of our settlements creates challenges when delivering affordable housing in rural areas. Opportunities are scarce and development costs are relatively high because our rural development sites are typically small and there is a need to reflect local architecture and settlement form through high quality design and the use of sympathetic materials.

We support the need for extensive consultation with our local communities and Parish Councils to ensure the long-term success and sustainability of our rural housing schemes.

We recognise that enabling the delivery of affordable housing in rural areas is a specialist function, for which dedicated time and resources are required, particularly to successfully deliver rural exception sites.

Priorities in response

The Sub-Region has developed a Rural Housing Enabling Partnership, which comprises a team of seven specialist Rural Housing Enablers working under the guidance of a Rural Housing Network. The latter comprises local authority representatives, the Homes and Communities Agency, Country Landowners Association, housing association representatives and representatives from Government Office for Yorkshire and the Humber.

We will seek to continue to support a Sub-Regional rural housing delivery vehicle beyond 2011, and have commissioned an independent review of the successes and lessons learnt from the current partnership model. This will inform its future direction and sustainable funding options.

Desired outcomes

- Increased delivery of rural affordable homes to contribute to the sustainability and vibrancy of local communities
- Direction and funding for the rural housing delivery vehicle to be determined beyond 2011
- North Yorkshire to be chosen as the Northern pilot for the HCA Rural programme

Actions taken or planned

- Agree and implement a Rural Housing Action Plan

6.4 Better neighbourhoods and social cohesion

Key issues

We are committed to neighbourhood management as a vehicle for improving and joining up local services in neighbourhoods and making them more responsive to local needs. This will be delivered through neighbourhood management partnerships of local residents, key agencies and service providers using community information to improve services and local outcomes.

Delivery on the ground will be through a neighbourhood manager or a small neighbourhood management team responsible for improving services, addressing service gaps and focusing action on local priority areas. However, there is no one model of neighbourhood management and we appreciate that arrangements need to vary across the Sub-Region in order to reflect local needs and aspirations.

Our partners are committed to delivering the Respect Agenda, encouraging local residents and local agencies to work together to tackle anti-social behaviour more effectively and ensuring our communities are places where people want to live.

We value social cohesion within the Sub-Region, as this is the "glue" that brings communities together and embraces cultural diversity. We cannot under-estimate the important role that housing, alongside employment, income, health and education, plays in contributing to social cohesion in our communities. Relations between and within communities suffer when people lack work, endure hardship, and experience poor living conditions.

The Sub-Region recognises that, for some groups, integration into our existing communities can be challenging. This may be because of a lack of understanding of differing cultural needs or language/literacy barriers. We are keen to play a key role in encouraging social cohesion and promoting social inclusion for these groups, which include gypsies and travellers and migrant workers.

Gypsies, Travellers and Showmen have differing needs to the settled community. Closer working practices and improved communication are required if we are to be able to better understand and address Gypsy and Traveller housing issues and travelling requirements of Showmen, and help them to live in greater harmony with the settled population.

Migrant workers and Black and Minority Ethnic communities make a valuable contribution towards our economy and we need to better understand their housing needs if we are to sustain and properly support this important workforce.

Priorities in response

A North Yorkshire Gypsy and Traveller Steering Group has been established, comprising housing and planning officers from local authorities and a representatives from Supporting People. In April 2009 a part-time Sub-Regional Gypsy and Traveller Officer was appointed.

A Sub-Regional Gypsy and Traveller Communication Strategy was agreed in 2010.

The Sub-Region is committed to improving Traveller sites, increasing provision across North Yorkshire and York and improving services and communication with the Gypsy and Traveller community. North Yorkshire County Council has undertaken a review of the management of its existing Gypsy and Traveller sites and successful bids have been submitted for refurbishment works with further bids submitted.

In 2008 the Sub-Region commissioned a Gypsy and Traveller Accommodation Assessment and in 2009 a further research project was commissioned to assess the accommodation needs of Showpeople. This has helped to provide robust evidence base to be developed for Local Development Frameworks and to properly inform future investment decisions.

Specific research into the housing needs of migrant workers and our Black and Minority Ethnic communities has been undertaken and was reported in May 2010. This revealed that many of the migrant workers in our Sub-Region are highly qualified (at or above degree level) but are employed in service sector low paid work. Key housing issues for these groups include overcrowding, heavy reliance on private sector rented housing and tied accommodation linked to service jobs in the hospitality and tourism sector, meeting specific cultural and religious needs, language barriers and social isolation, particularly for those in rural communities.



photo courtesy of Smith Smalley Architects

Affordable housing at Danby in the North York Moors National Park.

Desired outcomes

- Develop and maintain obtain up-to-date knowledge of Gypsy, Traveller and Travelling Showpeople travelling patterns and travelling networks to help us identify the sites and services that they use throughout the Sub-Region with a view to providing better facilities and services in the future
- Improve communication with the Gypsies, Travellers and Travelling Showpeople to help us better understand their needs and equip them to better navigate housing and planning processes, resulting in a reduction in the number of unauthorised encampments and enforcement action
- Increase the level of social inclusion for Black and Minority Ethnic communities and migrant worker communities

Actions taken or planned

- Implement the agreed North Yorkshire Gypsy and Traveller Action Plan
- Use data from research into the housing and related needs of the Black and Minority Ethnic (BME) and Migrant Worker communities in North Yorkshire to inform local housing action plans and local diversity action planning and inform the Equalities and Diversity Impact Assessment of this Strategy

■ Case Study: Derwenthorpe, York

City of York Council and Joseph Rowntree Foundation are seeking to create a high quality, inclusive and sustainable community at Derwenthorpe on the edge of York which will provide around 540 homes, including 135 to rent, 81 part ownership and homes for sale at varying prices.

It is an national example of good practice and innovation which will result in the creation of a truly mixed-income, mixed tenure community. The high-quality, eco friendly, energy efficient “lifetime” homes will be flexible and adaptable, as well as

being well-managed and maintained. It will offer residents housing to meet their needs at different stages of their housing life cycle through a mix of flexible tenures and a range of housing types, sizes and affordability set within a safe and environmentally friendly community, which will have high standards of landscape and public open space.

The development also aims to reduce the dependence on car ownership through regular bus services, a car club and a cycle path link to the wider cycle network.

■ Case Study: ‘A New Heart for Northallerton - Safeguarding the town’s future citizens’ - a foyer project for Northallerton

Hambleton District Council and Broadacres Housing Association are developing a Foyer project on a surplus Primary Care Trust owned building to provide a supported accommodation facility for young people in the centre of Northallerton, together with other affordable homes for local people. This is part of a wider strategic plan to create a high quality heart to the centre of the town and promote the economic engagement of young citizens.

Negotiations are ongoing with local voluntary and community groups to establish whether the project can also provide serviced office accommodation and meeting rooms for these groups.

The project is due to start on site in August 2011.

6.5 Financial inclusion and worklessness

Key issues

Through financial inclusion we will ensure that all our residents have access to appropriate financial services, enabling them to manage their money on a day-to-day basis, plan for the future and cope with financial pressure.

Increasingly housing providers and housing support agencies across the Sub-Region are helping our residents by both offering advice and assistance to maximise their incomes and also signposting them to the best support services available. This help includes raising debt awareness and prevention, tackling fuel poverty, providing assistance and advice to cope with rising food and energy bills, helping residents to access affordable credit and ethical financial services and helping them to avoid court action and repossession.

Financial inclusion is particularly important for our residents who are on lower incomes or out of work.

Worklessness is a term to describe people who are economically inactive, many of which are outside the labour market voluntarily, because of family responsibilities or early retirement for example. However, it can also include those who are out of work because of illness.

The Sub-Region as a whole has lower than national and regional averages of worklessness, but there are significant concentrations of workless people within Scarborough town and the City of York. Indeed two of the wards in Scarborough have some of the highest levels nationally of people of working age on income related benefits or Incapacity Benefit.

Tackling worklessness is a priority for Government, and the Homes and Communities Agency has said that when reaching Local Investment Agreements, it will be seeking evidence that proposals meet its benchmark of protecting or creating one additional job per million pounds of investment.

Priorities in response

A Financial Inclusion Forum has recently been set up in North Yorkshire, and further work is planned with local housing providers coordinated by Government Office Yorkshire and Humber.

North Yorkshire County Council, City of York, the district councils and the North York Moors and Dales National Parks have been working together to extend coverage of credit union services. The former York Credit Union has been re-constituted to allow it to operate across the whole of North Yorkshire, and a phased roll out is now taking place in individual local authority areas to provide extended services, with membership levels already substantially increasing.

The Sub-Region is supporting a number of initiatives to help to tackle worklessness. This includes increasing opportunities for people to move to access jobs and the development of Employment and Skills Partnerships, plus Foyer and Youthbuild projects for young people. The latter projects seek to provide safe, quality assured environments where experts help residents get back into education, training and employment and make a positive contribution to their local community. Some schemes are also directly linked to providing housing opportunities.

Desired outcomes

- To extend the availability of Credit Union services and local access points to both urban and rural areas, and deliver specialist education services and savings clubs for young people
- To continue to provide and support appropriate initiatives to tackle worklessness across the Sub-Region, including Employment and Skills Partnerships, Foyer and Youthbuild projects and help for those wishing to move to access jobs

Actions taken or planned

- Extend the membership and locally accessible services of the North Yorkshire Credit Union
- Continue support for Employment and Skills Partnerships, the development of foyer projects and the extension of existing Youthbuild schemes
- Increase opportunities for residents to move to access jobs through the North Yorkshire Choice Based Lettings Scheme
- Ensure that our overall housing investment proposals in the Local Investment Plans and Agreements evidence that they will protect or create one job per million pounds worth of investment

■ Case Study: Tackling Worklessness

The Scarborough Employment and Skills Partnership (ESP) was established in 2008 to tackle worklessness issues within the town with a particular emphasis on targeting disadvantaged neighbourhoods. It is a key component of neighbourhood regeneration initiatives.

A five year Employment and Skills Action plan has been developed,

which includes a range of initiatives aimed at supporting workless people into employment. Key projects include Scarborough Job Match, which is the provision of a job brokerage service aimed at improving the link between the employer demand for labour and workless people from disadvantaged neighbourhoods, plus other schemes aimed at helping young people get construction skills training and work experience.

■ Case Study: Youthbuild

Harrogate Youthbuild was set up specifically to provide construction skills training and housing for vulnerable 16-24 year olds in a high demand housing area, where opportunities for this client group are scarce and traditional Youthbuild models do not work.

Empty properties are purchased with the help of grant assistance and converted to self-contained flats by the Youthbuilders under the guidance of a mentor and construction supervisor. The tenancies are allocated to the Youthbuilders on completion and support is provided until such time as they can live independently. For young people with no previous construction industry experience and little prospect in

life, the scheme provides mentoring and personal development. All who complete the scheme leave with education, training, formal qualifications and a home - the most successful leave with an apprenticeship or even a job. The costs and drop out rate are both high, but the rewards are exceptional.

Since 2006, over 30 young people have started on the programme; four properties have been purchased and turned into nine additional units of affordable accommodation and eleven Youthbuilders who successfully completed the course now have jobs or apprenticeships in the construction industry.

7. Improving access to housing services

4 Strategic Priority 4: Improving access to housing services

We want to put the customer at the heart of decision making and to increase housing choices for all, through the provision of universal, clear and transparent advice about existing housing and housing support services.

The Sub-Region proposes to:

- Increase housing choices and improve housing advice services for older people
- Offer improved housing services, advice and assistance for specific vulnerable groups
- Offer services and grants to make sure that people with disabilities can live comfortably within their existing homes
- Embrace cultural and religious diversity
- Better understand and address the housing and support needs of Gypsies and Travellers, Black and Minority Ethnic groups and migrant workers
- Offer support and help to match people with homes that are the right size and type to meet their needs
- Work in partnership with local landlords to develop a strategy to increase access and improve services across the private rented housing sector

7.1 Housing choices and advice for older people

Key issues

In 2001 approximately 18% of the Sub-Region's population were over 65. This figure is projected to increase to approximately 25% by 2020, with significant numbers aged over 85. As our population ages more residents will have long-term conditions, including dementia, which will affect their ability to live independently.

Additional research undertaken in 2008 shows that North Yorkshire has the highest estimated number of people with late on-set dementia in Yorkshire and the Humber region, with this predicted to increase dramatically.

Studies in North Yorkshire show that a high proportion of older people are owner-occupiers and over 80% of older people wish to remain in their home.

There is a need to plan for and accommodate the current and future needs and aspirations of the Sub-Region's increasing older population.

Engagement with older residents remains vital in service planning generally and in tackling social isolation and supporting independent living. Better information and advice services also need to be provided to ensure that older people are fully aware of their housing choices.

Priorities in response

We will seek to ensure that investment is made in existing private and social rented stock to maintain, improve, adapt and remodel homes.

We recognise that the next generation of older people has a greater expectation of housing options. We must ensure that they receive appropriate advice and must encourage providers to offer a range of support services and tenure options.

We need to better map existing provision and link this to a greater understanding of older people's needs and aspirations. This data will inform decisions about the number, type and location of new homes for older people that local authorities' planning strategies should include and is critical if the Sub-Region is to achieve an effective level of joint strategic commissioning.

The Sub-Region is supporting specific services to provide a safe living environment for people with support needs. This includes Telecare, which involves the use of technology to support people to live independently in their own homes. Telecare offers a range of equipment in the home linked to a central monitoring station, which can be used to alert relatives or emergency services if there are any problems.

Extra Care schemes provide a safe environment for people with dementia and other varied support needs. They provide accommodation and essential community and support facilities which residents opt to use depending on their individual needs. Facilities can include restaurants, shops, health and beauty salons, health care and day centres.

Desired outcomes

- To make life for our residents as easy as possible for as long as possible by making sure there is flexibility and choice in their housing, care and support
- To ensure there is adequate provision of housing to meet the needs of our increasingly ageing population, funded by a mixture of public, private and residents' own investment; this will be through a mixture of new provision and making best use of existing homes through adaptations, re-modelling and the use of technologies such as Telecare.
- To ensure that comprehensive information on housing options for older people in both the private and social housing sectors is made readily accessible.

Actions taken or planned

- Develop a Sub-Regional “Lifetime Homes, Lifetime Neighbourhoods” strategy
- Allocate land for older peoples housing in areas with identified need through Local Development Frameworks
- North Yorkshire County Council to deliver a programme of additional Extra Care Housing
- Provide a Sub-Regional programme offering support and, where appropriate, financial assistance to help older people maintain and adapt their existing homes
- Evaluate the City of York “Housing Gateway” pilot offering better information around housing options and choices for older people with a view to rolling this model out Sub-Regionally

■ Case Study: Bainbridge Extra Care

Sycamore Hall in Bainbridge provides 42 units of extra care accommodation and essential community facilities including a restaurant, shop, health and beauty salon, PCT nurses base and day centre.

It is an example of how the Extra Care programme can deliver links to wider

rural regeneration by also serving as a local hub for wider services and activities, which include blood donor sessions, hosting a WRVS action group, providing a Yorkshire Dales National Park training venue and providing a venue for local community action groups.

7.2 Housing services, advice and assistance for vulnerable groups

Key issues

The Sub-Region is concerned that inappropriate accommodation or a lack of suitable accommodation can significantly affect the support, care or treatment of a vulnerable person.

We recognise that certain vulnerable groups within our communities experience difficulties in accessing appropriate housing and housing related support. Additional assistance is often required to ensure that these residents are not further disadvantaged or socially isolated as a result. We are aware that vulnerable people are likely to need additional guidance and support in accessing housing options including through Choice Based Lettings.

The Sub-Region is committed to ensuring that our vulnerable residents are offered the chance to get back on a path to a more successful life by supporting them to live in settled and sustainable accommodation.

Whilst there is some specialist supported housing provision in the Sub-Region for vulnerable groups, demand exceeds supply and there is a shortage of move-on accommodation for those clients ready to move into more independent housing.

Priorities in response

A number of vulnerable groups have been identified through Supporting People as priorities for housing related support. These are:- people who have experienced domestic abuse, young people, ex-offenders, people with mental health problems, people with learning disabilities and single vulnerable people who require support to make a successful transition from temporary accommodation to sustainable housing. This is in addition to the priority given to support services for older people and dementia sufferers as highlighted in the previous section.

Working closely with Supporting People and key agencies, we are committed to the use of a mixture of supported accommodation, floating support and other assistance to enable disabled clients and clients from other vulnerable groups to access all tenures including private sector housing.

Desired outcomes

- To provide improved sustainable housing options for vulnerable people supported by access to appropriate and comprehensive housing advice services
- To build on existing strategies to increase the housing choices for vulnerable people focussed around integration within mainstream housing wherever possible

Actions taken or planned

- Implement existing protocols and action plans for each of the identified vulnerable groups
- Ensure Choice Based Lettings processes and allocations policies are accessible to vulnerable people
- Maximise opportunities for additional supported housing provision and access to move on accommodation
- Maximise opportunities for additional supported housing provision and move-on accommodation, and to further develop multi-agency move on protocols to assist vulnerable people

Case Study: Hambleton and Richmondshire Refuge

Hambleton and Richmondshire Councils worked with their respective Community Safety teams, Supporting People and Broadacres housing association to develop a 16 unit purpose built Women's Refuge in the market town of Northallerton.

The design of the building included elements of best practice from the Places of Change programme, as well as being informed by the experiences of women who had fled abuse. Each fully equipped apartment is

self contained but capable of being flexibly configured to meet the needs of different households sizes and types. The scheme includes a computer suite, a fully equipped children's room and imaginatively designed garden, quiet spaces, individual consultation rooms and a shared living space. The progressive security and imaginative use of colour throughout the scheme create a safe yet unthreatening environment and a number of arts based initiatives are planned for the future.

7.3 Services and financial assistance to help people with disabilities remain comfortably in their own homes

Key issues

The Disabled Facilities Grant system, the only remaining mandatory private sector grant, provides assistance for those with physical disabilities to make their homes accessible and suitable for their needs. Grants are available to all families with disabled children and for adults with disabilities who are on lower incomes. Central Government sets a funding allocation for all local authorities for Disabled Facilities Grants and provides direct funding towards this allocation, with any remaining funding required locally having to be met by local authorities.

Across our Sub-Region the demand for Disabled Facilities Grants has consistently outstripped the allocated funding for the last few years.

Priorities in response

We are working towards bulk procurement options for stairs lifts and level access showers to ensure that the available resources are maximised through economies of scale.

Local authorities have been using reserves to make up the shortfall in funding but this practice is not sustainable. Difficult decisions about potential prioritisation schemes may need to be made whilst demand continues to significantly outstrip allocated resources.

Desired outcomes

- A consistent, efficient and beneficial disabled adaptations service to be delivered across North Yorkshire and York.
- Improved value for money on common and frequently occurring adaptations (such as stairs lifts and level access showers)

Actions taken or planned

- Develop and implement a fair and consistent Sub-Regional approach to delivering disabled persons adaptations
- Develop and implement a bulk Sub-Regional procurement model for common adaptations

7.4 Understanding and addressing the housing and support needs of Gypsies and Travellers, Black and Minority Ethnic groups and migrant workers

Key issues

For varying reasons, Gypsies and Travellers, Travelling Showpeople, Black and Minority Ethnic groups and migrant workers living in the Sub-Region have difficulty accessing suitable settled accommodation and housing support services.

Recent research has indicated that cultural and language differences and literacy issues can create barriers in accessing mainstream housing advice services and suitable accommodation. Both the recent Gypsy and Traveller Accommodation assessment and the research into the housing and support needs of Black and Minority Ethnic and migrant worker communities included additional questions to identify education, health and housing support needs.

Priorities in response

The Sub-Region wishes to work with these groups to develop media that is accessible to all. It is intended that this will improve understanding, two-way communication and increase local authority awareness of the housing and support needs of these groups, as well as ensuring that the groups themselves are fully aware of the information that is available to help them access services. To date a communication strategy and DVDs/

leaflets on the planning system have been produced and disseminated to Gypsy and Traveller households in the Sub-Region and a North Yorkshire Welcome Pack has been developed for migrant workers.

The Sub-Region is also working closely with GaTEWAY accommodation related support service for Gypsies and Travellers across North Yorkshire. The GaTEWAY service supports Gypsies and Travellers wishing to live independently in the community and maintain their cultural identity.

Desired outcomes

- Improving communication and understanding of the support needs of Gypsies and Travellers across North Yorkshire and to ensure consistency of service across the Sub-Region
- Additional support and better understanding for Gypsies, Travellers and Showpeople of the planning process and improving Gypsies and Travellers' understanding of both Local Development Frameworks and development control
- Additional support and practical assistance for Black and Minority Ethnic groups and migrant workers seeking housing

Actions taken or planned

- Develop actions to address issues identified through the recent research into the housing and support needs of Gypsies and Travellers, Travelling Showpeople, Black and Minority Ethnic groups and migrant workers at both a strategic and local authority level
- Review and update additional information for these groups such as the Gypsy and Traveller Planning advice material and the North Yorkshire Welcome Pack for migrant workers

7.5 Matching people with the right homes

Key issues

A key strategic objective across the Sub-Region is to put the customer at the heart of decision-making and to increase choice. One method of how this could be delivered is via Choice Based Lettings.

Any Choice Based Lettings scheme must allow for local priority for scarce affordable homes but also enable cross boundary mobility to allow people to access employment, training and to give or receive care.

Any scheme must also demonstrate that already disadvantaged or vulnerable groups are not rendered further disadvantaged, and a range of interventions are put in place to prevent this happening. We face other particular challenges because of the rural nature of our Sub-Region, limited access to existing services and the steadily ageing nature of our population.

As a Sub-Region we recognise that there are problems of under-occupation and overcrowding within the existing stock which cannot be addressed through allocations systems alone.

Addressing under-occupation in particular could make a positive contribution towards meeting some of our housing needs.

Priorities in response

Through the North Yorkshire Choice Based Lettings scheme we aim to deliver a single housing register with all homes allocated according to a new joint allocations policy. This policy is predicated on a number of principles – to meet the needs of vulnerable groups, to make best use of the existing stock and to promote flexibility and fairness in the allocation of scarce affordable housing.

We plan to expand the scheme to allow for the promotion and marketing of a much wider range of housing options, as well as access to high quality, consistent housing advice across the partnership area.

Priority is given in allocations policies to those under-occupying homes that are larger than their current needs. However, additional incentive schemes have been and are continuing to be developed to encourage people to move when appropriate.

Desired outcomes

- To provide a fair and flexible system for allocating homes that promotes choice and opportunity, whilst addressing the pressing housing needs of local people, and a mechanism for achieving that, which empowers customers and improves information about the range of housing options accessible to residents
- To make best use of stock through best fit by promoting the use of transfers and exchanges through Choice Based Lettings and allocations policies
- To encourage cross tenure migration to build strength and capacity across all housing.

Actions taken or planned

- Implement North Yorkshire Choice Based Lettings Scheme
- Pilot innovative under-occupation schemes and schemes to address overcrowding, with a view to rolling out successful schemes across the Sub-Region

■ Case Study: Downsizing, City of York

Working with City of York Council, Yorkshire Housing has developed six two bedroom flats for households downsizing from three and four bedroom Council homes. One of the new tenants had lived in their council house for 39 years and the average length of time at previous tenancies was 11 years.

Funding from the Golden Triangle Partnership helped draw together a range of incentives including carpeting the new homes, grants for

the provision of white goods and a cash payment. The total cost of these incentives totaled around £5000 per flat, which as a 'cost' for releasing a three bedroom family house represents good value for money.

A further key element of the project was the provision of a dedicated housing officer from Yorkshire Housing who provided invaluable practical support and assistance to help people through the whole process of moving.

7.6 Working with landlords to improve access and services to private rented housing

Key issues

The private rented sector is increasingly critical in providing homes for our residents who cannot afford market purchase. It is often the tenure of choice for students and young professionals but it can also provide a sustainable home for all other types of household.

There are opportunities to build on the good practice and good relationships that we have already established with a number of private landlords and the National Landlords Association.

Priorities in response

The Sub-Region recognises the need to work closely with private sector landlords to maximise the opportunities this tenure offers to our residents. This also involves informing our residents about the potential benefits of this sector, as well as making it easier to access.

We also wish to examine good practice initiatives/models elsewhere, including the use of Choice Based Lettings for private sector housing and, if appropriate, replicate across the Sub-Region.

The Sub-Region has recently established links with the local representative of the National Landlords Association to improve communication channels with private landlords.

Desired outcomes

- To increase the amount of good quality private rented stock available for our residents, which will in turn make better use of existing stock to meet housing needs
- To extend the Choice Based Lettings Scheme to private rented sector properties

Actions taken or planned

- Develop and implement a Private Rented Sector Housing Strategy



Tangle Tree Court

8. Reducing homelessness

5 Strategic Priority 5: Reducing homelessness

Our homelessness levels remain relatively high because of the acute shortage of affordable housing. Tackling homelessness remains a key priority within North Yorkshire and Yorkshire. This is an area where a well-established practice of joint working has brought about a number of positive outcomes.

The Sub-Region proposes to:

- Sustain and improve the prevention of homelessness
- Continue to reduce the use of temporary accommodation and improving the temporary accommodation used
- Sustain and improve progress made in tackling youth homelessness
- Continue to ensure that housing support is available for homeless and vulnerable people

8.1 Preventing homelessness

Key issues

Homelessness remains a key priority within the Sub-Region. The priority and resource given to this issue means that our levels of homelessness have been significantly reducing in recent years despite the economic downturn, but we cannot afford to be complacent about our successes.

The Sub-Region remains keen to maximise the opportunities afforded by a Sub-Regional approach in terms of addressing homelessness and particularly homelessness prevention.

Funding for many of the successful services that have been developed has been obtained on a fixed term basis. Local authorities are keen to secure alternative sustainable funding with homelessness prevention embedded within investment and commissioning plans.

Priorities in response

The County Homelessness Group has played an important role in sharing best practice and jointly developing new initiatives and protocols to improve performance including exploring the joint commissioning of services.

In recent years all our local authorities have been striving to take a more proactive approach towards preventing homelessness. Central to this approach has been the shift in emphasis towards early intervention, coupled with the development and commissioning of new services. Our resources have been focussed on investment to support these activities.



Affordable housing at Chop Gate in the North York Moors National Park.

Most of our local authorities have now moved away from traditional homelessness or housing advice departments, and reconfigured and re-branded services in line with the new housing options approach. Scarborough, Ryedale and Craven all launched new housing options services in 2008/9.

Desired outcomes

- To continue to increase homelessness preventions and reduce the number of households becoming statutorily homeless.
- To develop enhanced housing options services equally available across North Yorkshire and York such as the YorHome social lettings agency and embedding new interventions developed in response to the recession, such as mortgage rescue schemes
- To secure sustainable funding for homelessness prevention services
- To undertake joint commissioning for homeless/prevention services across North Yorkshire

Actions taken or planned

- Continue to implement and regularly review the County Homelessness Strategy and the City of York Homelessness Strategy
- Monitor homelessness prevention through Local Area Agreements and national performance indicators
- Ensure the co-ordination and geographic balance of provision of prevention and support services across the Sub-Region for homeless and vulnerable people, putting in place jointly commissioned services where appropriate

■ Case Study: Social lettings agency

A social lettings agency is being set up by City of York Council which will be evaluated with a view to rolling out similar initiatives across the Sub-Region. The main focus of the agency will be to reduce homelessness by proactively securing private rented

accommodation. 'YorHome' will act as a broker between the private landlord and prospective tenants and will offer a menu of services including comprehensive pre-tenancy checks, a repairs service, gas and electricity certificates and tenancy management.

8.2 Use of temporary accommodation

Key issues

Although the Sub-Region remains committed to reducing the number of homeless people in temporary accommodation, this remains a big challenge, as we have a shortage of settled homes for people to move on to.

Priorities in response

We are improving the quality of temporary accommodation where its use cannot be avoided. The use of non-self contained temporary accommodation is being phased out and the use of Bed and Breakfast accommodation for homeless families in all but emergencies, and its use for 16/17 year olds has ended.

Desired outcomes

- To continue to reduce the use of temporary accommodation and improve the quality of temporary accommodation where its use cannot be avoided.

Actions taken or planned

- Review the type and condition of temporary accommodation annually through the Sub-Regional homelessness strategy and action plan and deliver quality improvements where appropriate
- Continue to reduce the number of homeless households living in temporary accommodation as measured through P1e statistical returns.
- End the use of all non-self contained temporary accommodation for homeless families by March 2012 and for 16/17 year olds sooner

■ Case Study: Arc Light Homelessness Hostel, York

A new 34 bedroom direct access homeless hostel opened in York in 2008. The scheme – a partnership between City of York Council, York Housing Association and the Arc Light charity is an innovative scheme which was jointly funded by CLG Hostel Capital Improvement programme and the Housing Corporation to meet the objectives of the Homelessness and Rough Sleepers Strategy in York.

The new hostel – which replaced a dilapidated 42 bed hostel - includes meeting and counselling rooms and associated training, education, health, fitness and community facilities. The building has been designed to a high specification with an emphasis on natural light and materials and as a building that forms an inclusive part of the local community.



Arc Light homelessness hostel, York

8.3 Tackling youth homelessness

Key issues

Despite overall reductions in homelessness levels across all of North Yorkshire and York, levels of youth homelessness have remained proportionately high in the Sub-Region.

Recent homelessness case law in Southwark has also identified potential issues over responsibilities for dealing with Youth homelessness in two tier authorities.

Core services to tackle youth homelessness (outreach work in schools, family mediation, and suitable temporary accommodation) are now available in most districts and have been very successful however funding for these services is generally insecure.

Priorities in response

There are newly joint commissioned services across North Yorkshire to tackle youth homelessness for example Timeout in Hambleton and Scarborough

We have multi-agency protocols in place for dealing with youth homelessness and further opportunities for joint working are being explored.

Desired outcomes

- To sustain and improve progress made in tackling youth homelessness

Actions taken or planned

- Eliminate the use of bed and breakfast as temporary accommodation for 16/17 year olds
- Commission new services through Supporting People to prevent youth homelessness with further exploration of other joint commissioning of services
- Implement and continue to review joint youth homelessness protocols in the two tier parts of the Sub-Region

8.4 Housing support for homeless people

Key issues

Our local authorities work closely with Supporting People to ensure that support is made available to families and single vulnerable people to help them make a successful transition from homelessness, or a period of time in temporary accommodation, into sustainable housing.

Priorities in response

The proportion of available Supporting People money being spent on homeless and vulnerable people across the sub- region has continued to increase over the past five years.

We have developed and commissioned new support services for victims of domestic violence, offenders and young people in recent years.

Desired outcomes

- To continue to ensure that housing support is available for homeless and vulnerable people.

Actions taken or planned

- Review and commission new housing support services for homeless and vulnerable people

9. Resources

9.1 Funding

In 2008-11 the Sub-Region was awarded a capital allocation of £63m for housing investment from Central Government. Further housing investment has come from local authorities, housing associations, other partners and the private sector, and from other Government grants for specific works and programmes such as Disabled Facilities Grants, Mortgage Rescue, Kickstart and energy efficiency improvements.

This funding has been, and will continue to be, used to deliver additional affordable homes, provide additional specialist accommodation for vulnerable people and to provide grants, loans and investment to improve, adapt and increase the energy efficiency of existing properties.

To continue to deliver our ambitions and priorities it is important that we achieve value for money and continue to lever in private sector and alternative funding as future Government capital allocations are likely to reduce as a result of the current national economic climate and the outcomes of the 2010 Comprehensive Spending Review.

9.2 Staffing and delivery resources

The actual delivery of housing investment is through many formal and informal partnerships and individuals. These include local authorities, housing associations, local delivery agents, individuals and private sector companies. Major programmes of investment such as the delivery of new affordable homes are overseen and facilitated by key bodies such as the Homes and Communities Agency.

Staffing capacity for Sub-Regional working within individual local authorities is limited because of the size and nature of the partner organisations. However, the Sub-Region has established a good track record in partnership working and sharing expertise through specialist groups. Sub-Regional partners have jointly employed a small staffing team to support, manage and deliver key areas of work within the Sub-Region and represent and champion North Yorkshire and York at regional and national groups and events.

In order to deliver more efficient services to residents within limited resources, some local authorities within the Sub-Region have already established shared management and service delivery teams, whilst others are exploring various options that could deliver better value for money.

9.3 Current assets

Everyone has a role to play in managing the housing assets of the Sub-Region.

At the strategic level local authorities and other key partners such as housing associations, private developers, major landowners and larger private sector landlords have an important role to play in influencing the type and location of housing on offer and in bringing forward larger scale development opportunities.

However, if our local communities and neighbourhoods are to remain vibrant and sustainable places where people want to live, we also need to find ways to encourage individual households and smaller landlords to invest in their own homes.

9.4 Strategic procurement

By joining together and commissioning work across the Sub-Region we can take advantage of securing best value and economies of scale in purchasing goods and services for our residents. It also enables us to secure a stronger voice for North Yorkshire and York when negotiating for Sub-Regional funding.

The first Sub-Regional research has already been procured. This has helped us to gather and update evidence to support this Strategy and our future investment planning in order to focus attention on improving delivery in those areas where it is most needed. Further joint procurement is planned for the future.



Renewable Energy in Harrogate district

10. Delivery, monitoring and review arrangements

10.1 Delivering our priorities

Effectively tackling our housing issues and delivering our priorities with limited resources is heavily dependent on an effective partnership response and a continued commitment to joint working.

Working together we will seek to ensure that the services we deliver are of an excellent quality, are efficient, represent good value for money and reflect a culture of continuous service improvement.

We will use a variety of programming tools, access specialist skills (both internal and external) and embed a clear governance structure to ensure that we achieve our ambitions.

Sub-Regional Action Plan

Attached at Appendix 1 is the Sub-Regional Action Plan which will ensure delivery of this Strategy and the Sub-Region's investment priorities up to 2015. This action plan articulates what the Sub-Region wants to achieve through this Strategy and the key mechanisms for delivery of these ambitions.

The Sub-Regional Action Plan also includes a risk assessment which details the risks of not delivering the key elements of the Strategy. Whilst some elements of delivery are outside the direct control of the Sub-Regional housing partnership, the action plan strives to better manage and wherever possible, mitigate, risks to ensure the best chance of successful delivery.

North Yorkshire and York Local Investment Plans and agreements

Specific investment proposals to deliver the identified strategic priorities are the subject of separate Local Investment Plans and Local Investment Agreements for North Yorkshire and York with the Homes and Communities Agency. These are being developed alongside this Strategy. The Local Investment Plans will reflect our longer term vision whilst the Local Investment Agreements will specifically cover the investment period 2011-2014.

Local Action Plans

Following agreement of this Strategy, each local authority (including North Yorkshire County Council) and each National Park Authority will agree its own Local Action Plan, setting out how it will deliver the Sub-Regional priorities at a local level. It will identify specific local projects and set out a targeted local response to key issues in its area. Each local authority will also have the scope to identify priorities in its Local Action Plan that reflect its own particular local circumstances, provided that it can demonstrate that they are complementary to this Strategy.

Local Area Agreement targets

The Housing Champion on the relevant Local Strategic Partnership will collate data on the relevant North Yorkshire and York Local Area Agreement housing targets which have already been set prior to the agreement of this Strategy.

10.2 Governance and monitoring arrangements

Local Government North Yorkshire and York Housing Board

Our governance structure is headed by the Local Government North Yorkshire and York Housing Board. This Board comprises political Members from each of the eight partner local authorities, North Yorkshire County Council, North York Moors National Park and Yorkshire Dales National Park, with representatives from the Homes and Communities Agency and the Government Office for Yorkshire and the Humber acting as advisors. The Board's formal Terms of Reference are currently being reviewed as part of a wider review of regional and Sub-Regional governance structures following recent nationally-led changes to regional governance arrangements.

The Board will remain responsible for monitoring progress of this Strategy against the Sub-Regional Action Plan and the Sub-Region's overall performance against key delivery targets.

Monitoring will be undertaken quarterly, and the Board will scrutinise and challenge non-performing local authorities. Where it is in the best interests of the Sub-Region, the Board has established the principle of redistributing the individual allocations of under-performing local authorities to priorities that can deliver.

Progress against the Sub-Regional Action Plan will be reported annually to the Board.

The Board will also monitor progress against the housing related Local Area Agreement targets.

Role of the North Yorkshire Housing Forum

The North Yorkshire Housing Forum comprises Council Members, and officers from a wide range of housing and support providers within the Sub-Region. It provides a sounding board through which the Sub-Region consults on key policy documents and initiatives as well as a vehicle for promoting and sharing good practice and innovation. Its views are valued and reported to the Local Government North Yorkshire and York Housing Board.

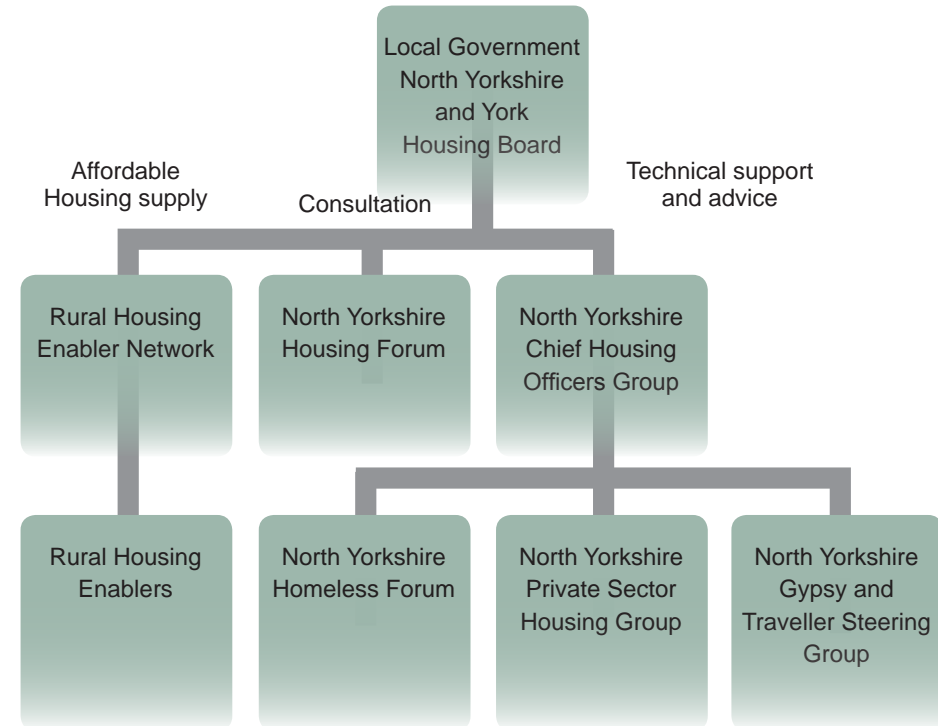
The Forum will perform an important role in supporting the delivery of the Sub-Regional Action Plan. It will advise and feed back on our performance and flag up areas of the Strategy that require review in the light of changing policy or good practice.

Roles of officer groups

The North Yorkshire Chief Housing Officers Group offers technical support and advice to the Board. This group comprises chief housing officers from all the local authorities, plus representatives from North Yorkshire County Council, the two National Parks and key local housing associations.

The Chief Housing Officers Group is further supported by specialist technical groups such as the County Homelessness Group, the Private Sector Housing Group, the North Yorkshire Rural Housing Network and the Gypsy and Traveller Steering Group, who will each have responsibility for driving forward their own aspects of the Strategy and key actions identified in the Sub-Regional Action Plan as well as carrying out more detailed monitoring to ensure delivery. There is a Chief Housing Officer representative on each of these groups to ensure that the 'golden thread' of governance is retained.

The Chief Housing Officers Group is also responsible for identifying new initiatives, championing good practice, ensuring that accurate performance and monitoring information is reported to the Board responding to any new challenges and flagging delivery issues as they arise. They also play a key role in liaising with colleagues from other disciplines both within their own local authorities and through other Sub-Regional groups.



Role of Local Authorities and the National Park Authorities

Individual Local Authorities, including North Yorkshire County Council and the National Park Authorities, will each be responsible for developing and monitoring their own Local Action Plans, which will address their own local circumstances and priorities within the context of delivering against the wider Sub-Regional objectives set out in the Sub-Regional Action Plan.

They will also provide performance data and exceptions reports to feed into the monitoring of the Sub-Regional Action Plan.

Risk assessment

The Sub-Regional Action Plan has a column identifying the risk of not delivering that strategic objective. Through regular monitoring of progress towards meeting the objectives of the Strategic Action Plan, the North Yorkshire and York Housing Board will identify any areas where the Sub-Region is at risk of not delivering the key objectives and identify any actions that can be taken to reduce this risk. This will include putting in additional actions to address any areas of poor performance that are directly within the Sub-Region's control, and lobbying for changes where circumstances of non-delivery are at a regional or national level.

Equalities impact assessment

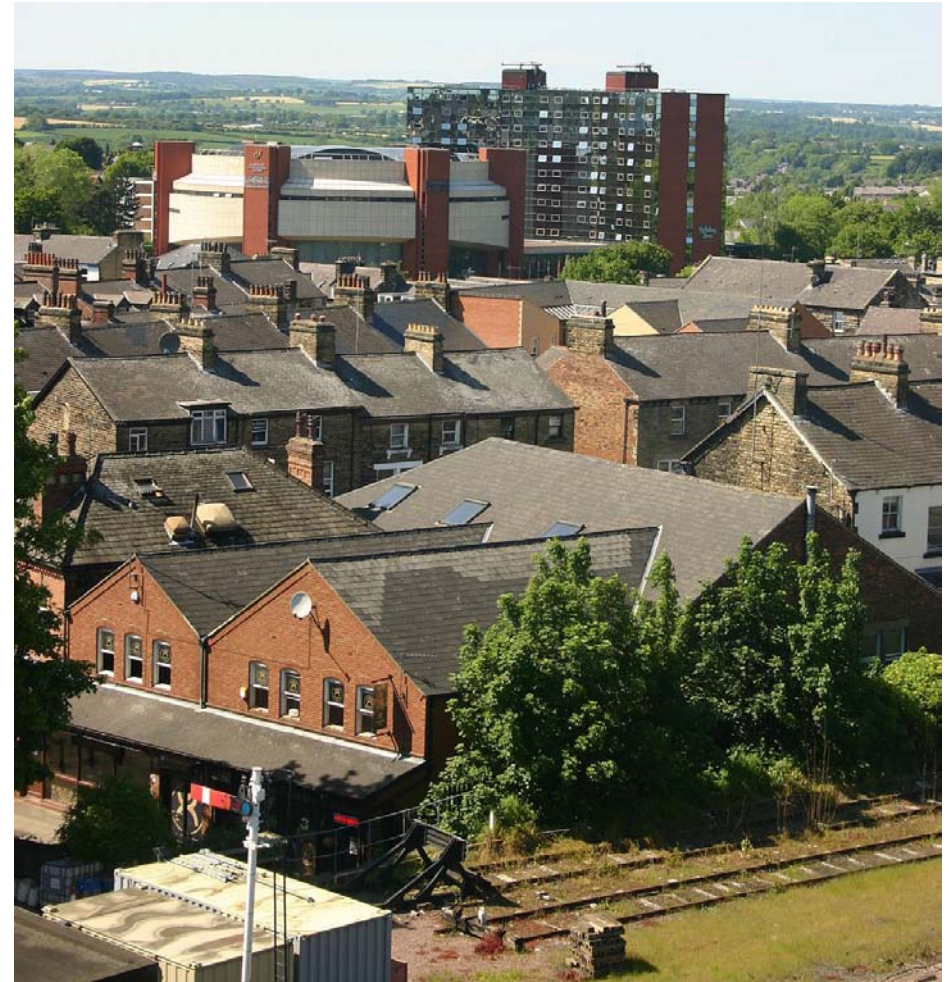
An equalities impact assessment has been undertaken for the Strategy. Regular monitoring will take place and feed into the annual monitoring to the Board with recommendations for change or review where appropriate.

10.3 Review arrangements

This is essentially a six year strategy, covering priorities identified in the current 2008-2011 investment period and the following investment period, which will run from 2011-2014.

The 2011-14 Local Investment Plans and Agreements and Integrated Sub-Regional Strategy are being prepared in tandem with this Strategy and therefore it is not anticipated that the overall housing priorities for the Sub-Region will change significantly before the end of this Strategy period. However there may be a need for light touch review in Summer 2011 following the publication of both these documents.

A more significant review of the priorities and performance will be undertaken in 2013 to inform future investment rounds and strategy development.



Town centre housing in Harrogate.



partner organisations:



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