

APPENDIX A



A great place to live, work & play

SCARBOROUGH BOROUGH COUNCIL

Housing Strategy 2021-2026

Introduction

From April 2023 Scarborough Borough Council, North Yorkshire County Council and the other 6 District Councils within the county shall be replaced by a new single Unitary Authority covering the whole of the County of North Yorkshire.

The new Unitary Authority shall be a Housing Authority and take on the statutory responsibilities for housing from the District Councils. These include the provision of services to the homeless, the management of allocations into social housing, the enforcement and regulation of housing standards, including the licensing of Houses in Multiple Occupation along with Selective Licensing of Private Rented Accommodation. It shall take on the statutory responsibility for the provision of adaptations for disabled people.

The new authority shall be responsible for meeting local housing needs, including the development of good quality affordable homes via its strategic enabling role. It will have the responsibility to uplift the standard and quality of all housing, including meeting the growing challenge of climate change and the need to improve the energy efficiency of housing stock. It shall take on the responsibilities for the management of Council housing stock and the provision of temporary accommodation for homeless people.

The new authority shall have responsibilities for planning and regeneration and take on the key role of creating sustainable places and communities, and communities for people to live.

Various housing related functions currently undertaken by North Yorkshire County Council shall also be taken on by the new authority, including the commissioning and provision of supported housing for various groups including the elderly (through NYCCs Extra Care Programme) and the provision of housing for those with Learning Disabilities. The new Authority shall be responsible for the provision of support and accommodation for Victims of Domestic Abuse and other groups with support needs including offenders, rough sleepers and individuals with poor mental health and or drug and alcohol addiction.

It is anticipated that the legislation required to confirm the end of Scarborough Borough Council and the creation of the new Unitary Council shall be approved by Parliament in early 2022 with a view to elections to the new authority taking place in May 2022 and the creation of a new 'shadow authority'.

We recognise the challenges and opportunities this change shall bring and are committed to ensuring that the needs of residents within the Borough continue to be met going forward.

This Housing Strategy is therefore very different to the four/five year plans we have set out in previous years. We recognise that the Borough Council cannot make long term commitments up to 2026 as by that date we shall not exist.

The strategy is nevertheless an essential document going forward. When we asked residents and stakeholders what they wanted to see happen in the Borough as part of our “Building a Better Borough” plan, it was clear that housing was a major priority and concern for residents and stakeholders alike.

When we consulted with residents and stakeholders you told us that having more new homes and tackling homelessness and rough sleeping are top priorities for you. You said that new housing needs to be affordable, built in the right places, and supported by the services you need. You told us you would like to see more ‘green’ homes available; homes which are energy efficient, and well-designed with features such as better insulation and solar panels.

You told us that you want to see improvements to the quality of private sector rented housing. You said that people need to treat their homes with respect and take pride in them, whether these are rented or privately owned.

We absolutely recognise and agree with these key messages. Meeting housing need and having a vision to meet that need in future years will continue to be essential regardless of the shape or form of Local Government Structures, and it is important that key priorities are reflected in the future strategic planning of the new authority and that progress made is sustained going forward.

The new strategy therefore seeks to highlight the key housing related challenges the Borough faces within the context of North Yorkshire; highlight our key achievements and in meeting these challenges and set out the future vision and priorities for action.

Cllr Carl Maw
Portfolio Holder for Stronger Communities and Housing
September 2021

Aims of the Strategy

This strategy has three core aims.

Aim One: Highlighting the key housing related challenges the Borough faces.

Whilst we have a number of challenges similar to the rest of the county around issues such as the affordability of housing; as a coastal Borough our situation is quite unique within the context of North Yorkshire.

We have pockets of deprivation within our Borough and various socio-economic challenges. We have high proportions of private rented accommodation and shared housing. Much of this accommodation is old, poorly insulated and occupied by vulnerable people.

We have an elderly population. We have a high proportion of people with health needs including disability. Demand for all services, including the provision of housing related support services is high. We have high levels of homelessness and rough sleeping.

This strategy therefore seeks to set out these key challenges within the context of North Yorkshire and the new Unitary Authority. We think this is important to ensure that going forward, when the new Authority is created, a recognition of these challenges is reflected within its own strategic planning.

Aim Two: Highlighting our achievements and what works well

Whilst we recognise there is much to do, we are also very proud of our achievements in recent years. We have been very successful in delivering new affordable housing and indeed are within the top 20% of all Local Authorities nationally in terms of affordable housing outputs. Our ambitious and proactive approach, along with the positive relationships we have with Registered Providers and Homes England have provided an environment where the sector has been keen to invest and build homes in recent years.

Our approach to preventing homelessness has for many years been positive and we are ranked as being 'good' when reviewed against other Councils. We recognise the fantastic work that our partners undertake to support these efforts and we are proud of many of the ground breaking and good practice initiatives we continue to take forward.

We can see we are making great strides in improving standards within the Private Rented Sector. Our Selective Licensing designation has enabled the inspection of hundreds of properties and the resolution of thousands of issues.

Our award winning Home Improvement Agency is nationally recognised for its good practice and in recent years the HIA has been instrumental in helping make improvements to the whole system involved in the provision of adaptations across the county.

We think these achievements are important. Going forward we want to see such quality services maintained by the new Authority. We believe we have much to offer in sharing the good practice to inform the way services should be delivered across the county to help shape the future approach.

Aim Three: Setting Out the Future Vision and Priorities for Action

We developed our new Corporate Plan for 2020-2023 based on “Building a Better Borough and one of the headline objectives is **“Better Homes”: A good quality home for all.** This forms the cornerstone for this strategy. We identified the following objectives to meet our vision and headline objective, which are:

- **Provision of Quality Affordable homes to meet local need**
- **Improving the Private Rented Sector**
- **Improving Energy Efficiency**
- **Supporting our most vulnerable elderly and disabled residents to live independently and tackling fuel poverty**
- **Preventing Homelessness and Tackling Rough Sleeping**

This strategy will outline the key approaches we will take to meet these objectives.

We want to ensure that these key priorities are reflected in the future strategic planning of the new authority and that progress made is sustained going forward.

Our Achievements

Since our last strategy was adopted in 2017, we have made great progress in meeting the housing needs of the Borough. Whilst we recognise there is much more to do we are proud of many of the achievements we have made.

Developing Affordable Homes

Over the last 5 years we have supported the development of **692 new affordable homes** and a further 262 homes are forecast to complete in this year. Whilst we recognise we have high needs and more homes are needed, this level of delivery places us in the top 20% of all Local Authorities nationally and above many larger Metropolitan Council areas. When compared to other similar areas we have been doing really well and are 3rd highest when benchmarked against our peer group of 15 LAs and 2nd highest in North Yorkshire.

The affordable homes we have helped develop have met a range of needs. 78% of the homes completed have been for an affordable rent and 22% for shared ownership or intermediate sale.

Around 50% of the homes developed have come via s106 agreements with the remainder developed as a result of strong local partnership working with Registered Providers, Homes England and NYCC.

New homes have been built across the whole Borough including Scarborough, Whitby and Filey. These include homes for older people through two new flagship **Extra Care Schemes** in Newby and Filey. These have been developed in partnership with NYCC, Home Group and Housing 21 and provide over 130 high quality affordable flats for older persons.

We have also continued to support the delivery of new rural affordable housing through the **North Yorkshire Rural Housing Enabler Programme**. We have proactively supported **Community-led housing** in the Borough. The first Community-led housing scheme was completed in 2019. A further three schemes are at various stages of development.

We have provided support through a variety of means including where needed the use of capital funds and through the release of land. Several sites have been released for affordable housing and this year the Council commenced our **'Better Homes Project'** with a view to maximising affordable housing outputs and standards on a further eight Council owned sites.

We have strong and positive working relationships with RPs, NYCC and Homes England. Our approach to delivery has provided an environment where the sector has been keen to invest and build homes in recent years. The total value of RP and Homes England investment into the Borough to help meet our objectives over the last 5 years exceeds £100M. RPs have been keen to work with us. Through our housing enabling and planning roles we believe we have provided strong support to the sector to help both unlock opportunity and resolve local issues on the ground.

Improving the quality of the private rented housing

We have implemented two **Selective Licensing** designations in Scarborough, covering 2,000 households. We have licensed 100% of all private rented properties in the designated areas and have inspected over 75% of them. To date we have resolved over 450 Category One Hazards in these properties (the most serious health and safety related issues in housing accommodation) and resolved over 3,000 other issues.

Whilst the vast majority of landlords have complied with the requirements of the scheme, not all do and we have therefore undertaken sixteen successful prosecutions for various housing and licensing offences. Several properties have been prohibited and where needed interim management orders have been put in place.

Further to a comprehensive consultation exercise the Council gave its approval for a third licensing scheme covering parts of the South Cliff in 2020 and we await the Secretary of State's approval for this scheme.

Overall we have taken a proactive approach to improving standards. We have strong working relationships with key partners including the Fire Service and the Police. The approach taken via our Community Impact Team has enabled us to work jointly and in partnership to deal with issues as they arise.

Our approach to tackling poor housing has not just been about enforcement however. We have an excellent working relationship with the **National Residential Landlords Association** and continue to provide very well attended Landlord Forums. These are essential for the dissemination of good practice and landlord training initiatives.

Preventing homelessness

Since 2017, we have prevented over 2,000 households from becoming homeless and secured permanent accommodation for a similar number. In total, our Housing Options Team have assisted over 6,000 households who have experienced some form of housing problem since 2017.

We undertook a **Peer Review** of the Service in early 2019. We were the first Local Authority nationally to be reviewed since the introduction of the Homeless Reduction Act and achieved a "good" rating and received positive feedback.

We have utilised additional Government funding to invest in our homelessness service to meet increasing demand and the requirements of the **Homeless Reduction Act** and in 2018 we expanded our Housing Options Team. In 2019 we took the NYCC commissioned housing support service for the homeless 'in-house' via a collaboration agreement with them. This change provided efficiencies and savings for NYCC whilst providing giving us a greater level of control over this service. Again this service has been subsequently expanded through successful funding bids to Government.

We have also invested in new services to tackle rough sleeping. In 2021 we worked with partners (NYCC, the local Health Trust and Beyond Housing) to establish our new **REACH Service**. This new co-located team of specialists has been set up to reduce rough sleeping. As part of this we have developed a **Housing First** approach with Beyond Housing that will provide 14 units of accommodation for entrenched rough sleepers.

We continue to develop additional accommodation options for homeless people. Since 2017, 5 additional units of temporary accommodation have been completed, with a further 4 due to complete by the end of 2021. In 2020 the Council agreed to release land to Beyond Housing for the purpose of developing a **refuge for victims of domestic violence** and a planning application for this is due to be submitted this year.

In addition we are actively working with NYCC and a local Registered Provider on development options for the development of a new 30-40 unit **Place of Change** supported housing facility for homeless people. This project is a joint priority for both the Council and NYCC.

Subject to necessary consents it is envisaged this flagship scheme shall complete in 2023 and shall provide both quality supported housing for our most vulnerable homeless residents, along with the opportunity for enhanced service provision and increased efficiency through the co-location of key services.

We recognise that tackling homelessness is much more than a housing issue. Our approach to partnership working remains strong. We have a very well attended **Homelessness Forum** and a range of joint protocols with various bodies. We have a strong relationship with **voluntary sector partners** and through our homeless strategy continue to provide both grant funding and others support where needed.

Supporting Vulnerable Households

We are proud of our award winning **White Rose Home Improvement Agency** (WRHIA) partnership with Ryedale DC. The WRHIA is key to us delivering a range of quality services to our most vulnerable, elderly and disabled residents to enable them to live independently in their own homes.

Our Home Improvement Agency has national recognition for the work it does. It is included within the National Good Practice Guide for the innovative way that technology is used to speed up DFG processes. The HIA also has the highest possible level of accreditation following an external review via its regulatory body Foundations

Outputs from the WRHIA remain impressive. Over the last 4 years over 850 major adaptations have been undertaken in the homes of disabled people, representing over £5 million worth of investment.

Over 6200 minor adaptations and small repairs have been undertaken on behalf of NYCC and over 2200 Well-Being Assessments completed.

We undertake the highest number of DFG's across North Yorkshire, with over 150 completed in 2020/21, with the next highest number of any LA being 99. Overall we do about one third of all the DFG's in North Yorkshire, despite only having around 20% of the housing stock in the county.

We are also proud of the support we have given to the **North Yorkshire Syrian Refugee Resettlement Programme**. In partnership with NYCC, Beyond Housing and a range of other agencies we have ensured a warm welcome for 12 Syrian Families in recent years. The level of partnership working on the ground to make this a success has been strong and we look forward to making sure future resettlement schemes around Afghan Refugees are similarly successful.

Energy Efficiency and Tackling Fuel Poverty

Responding to the climate emergency is a priority for the Council and shall be at the forefront of all future strategic planning. Over the last four years we have increasingly focussed on the need to ensure we maximise the availability of Government subsidy to support the retro-fitting of housing stock to make it more energy efficient and reduce carbon emissions.

Again through our WRHIA we have worked in partnership with NYCC and three other District Councils to create a new consortium approach to bidding for Government funding and subsidy for the benefit of residents. A host of new funding initiatives have been made available for residents in recent years **including ECO, Warm Homes Fund, and LAD2 funding**. This represents over £2.9M investment into the Borough to help over 300 low income households benefit from better insulation and more efficient heating systems. Going forward we are confident that a further £8M bid for more funding shall be successful in 2021 and we continue to look for ways to maximise available funding opportunities for residents.

Reducing Carbon Emissions in new homes remains a priority too and through our successful Whitby Town's Fund bid we are promoting good practice. Funding has been secured to deliver **the Broomfields Farm Carbon Neutral Village** This will deliver 60 Zero Carbon homes with a range of sustainability features in the first zero carbon, community custom build housing scheme in Yorkshire.

In addition we continue to provide a host of initiatives to help tackle fuel poverty. Over the last 12 months alone we have provided advice and assistance to 347 residents via our **Choices4Energy Service**. We have worked with ECO funded partners to treat 187 homes where households were living in fuel poverty. We have supported over 1000 residents to switch energy providers, via our collective switch scheme and supported over 300 residents to purchase cheaper oil via our oil buying co-operative.

Responding to COVID

The pandemic has had a significant impact on the way front line services are delivered and we are proud of the way the Councils housing services stepped up to

both meet this challenge and to continue provision of essential front line services for our most vulnerable residents.

As part of this we embraced the Governments **Get-Everyone In** directive and ensured all rough sleepers were provided with accommodation (including hotel accommodation) along with a package of support. Over 30 additional single homeless people who had been rough sleeping or had a history of sleeping rough were accommodated by the Council and provided with the support they need to help turn their lives around. As a result of this over 30 were supported into secure accommodation.

During the early months of the pandemic we supported our communities by changing focus within our Home Improvement Agency to provide a range of brand new services to support the needs of our most vulnerable residents who were shielding. As part of this we established the provision of new services to 271 vulnerable households including a regular shopping service, a telephone be-friending service and a prescriptions collection and delivery service.

We used our links with landlords and tenants to support Public Health on the delivery of **COVID outbreak management plans** in several HMOs. Our Residential Regulation Team and Community Safety colleagues were very much on the front line in working with landlords and tenants to manage outbreaks. We also maintained a continued service from the beginning of the pandemic to private sector residents, responding to all emergency and urgent calls, and providing on-going support to landlords.

HOUSING NEED IN SCARBOROUGH BOROUGH IN 2021

On the eve of Local Government Reorganisation, it is vital that we get a full picture of where the Borough is in the wider context of North Yorkshire and the key indicators which affect housing in the Borough.

Overall Scarborough is unique within North Yorkshire, not just for being the only coastal authority, but also for having significant deprivation amongst a wider backdrop of relative affluence across the rest of the county. With a relatively low income economy and still highly dependent on seasonal tourism, it suffers in comparison with the rest of North Yorkshire, in terms of economic and educational performance, significant health inequalities, poorer housing stock etc, which all has a cumulative impact.

A full assessment of the wide ranging disparities between Scarborough and North Yorkshire are outlined within **Appendix 1** of the strategy. However, briefly a number of the key disparities are outlined below as follows:

- Higher rates of private rented stock
- Highest rate of properties with no central heating in North Yorkshire
- Highest proportion of second homes in North Yorkshire
- Highest number of homeless households in North Yorkshire
- Pockets of deprivation. 85% of North Yorkshire's most deprived residents reside in Scarborough
- Second lowest average annual earnings in North Yorkshire
- Highest rates of unemployed persons and also on out of work benefits in North Yorkshire
- Highest rates of persons with long term limiting illnesses in North Yorkshire
- Highest rate of persons over 65 years old in North Yorkshire
- Highest rates of persons with disabilities and claiming disabled related benefits in North Yorkshire and the highest level of demand for older persons housing and adaptations to enable the disabled and elderly to live independently.

Objective 1

Provision of Quality Affordable Homes to meet local need

Our key priorities are:

- **Deliver a minimum of 740 new affordable homes by 2026**
- **Ensure all affordable homes are of a high quality and built to high design and space standards**
- **Ensure that affordable housing is provided throughout all parts of the Borough**
- **Continued support for the development of rural affordable homes and community-led housing**
- **Ensure the tenure mix is provided in line with identified housing needs and provide sustainable mixed tenures on housing developments**

We face a range of challenges in delivering new affordable housing over the coming years that could impact on our ability to meet future need. Development costs have risen sharply recently and are anticipated to continue to rise for the foreseeable future affecting the viability of schemes. This has been caused by a number of factors including Brexit (which has impacted on supply chains for materials and labour) and the pandemic. Smaller schemes, especially small rural schemes, have been particularly affected by rising development costs, which is making many of them unviable and requiring extra subsidy to deliver.

The recent introduction of **First Homes** by the Government, requiring 25% of all affordable homes delivered through planning policy, will have an impact on other forms of low cost home ownership (in particular shared ownership) and will create viability issues for S106 schemes in the near future. In addition, increased building standards and the move towards zero-carbon homes, will also lead to higher development costs in the short term. However, the longer term impact of these changes can only be a positive thing for future generations and will also make new homes more affordable to run for lower income households.

Over the last housing strategy period, 692 new affordable homes were completed. In recent years the Council has consistently supported the delivery of around 140 new homes a year. This places us within the top **20% of all LAs nationally**. This trend is

set to continue over at least the next 2-3 years with around 270 affordable housing units currently on site and a further 250 within some stage of the planning process.

Whilst we have done very well in supporting the development of new affordable homes, one of the key priorities of the Council is to achieve an uplift in affordable housing completions compared to the previous years. The recently commissioned Strategic Housing Market Assessment (SHMA) identified a shortfall of 219 affordable homes per annum over the next 15 years. This equates to a total of 1095 affordable homes required from now until 2026.

Based on current projections we forecast that in the region of 630 new affordable homes will be built in the Borough over the next 4 years. However, to achieve a substantive increase on this figure means we need to do even more over and above the current interventions.

One of the key ways that we are looking to do this is through use of our own landholdings to provide higher levels of affordable housing than would normally be achieved via planning policy alone. Initial steps have been made to achieve this through the **release of sites to Beyond Housing**, which will provide 72 new affordable homes in 2022/3.

In addition, the Council is in the process of taking forward its **Better Homes Project**, which will bring forward a portfolio of the Council's land assets within a Joint Venture with a development partner. One of the principal aims of the project will be to ensure that the affordable housing provision across the portfolio of sites significantly exceeds what would normally be delivered through Planning Policy requirements. It is envisaged that this project shall provide around 40 additional affordable homes over the next four years and a steady stream of additional homes over a longer term period.

Through a combination of these measures over the next 4 years we aim to support the development of **740 new affordable homes**.

In addition, the other key aims of the Better Homes Project is to ensure that all properties meet at least **Nationally Described Space Standards (NDSS)**, have a high design standard, including accessibility standards and have high energy efficiency standards. Our recent SHMA identified that around 70% of new homes built in the Borough since 2015 have failed to meet NDSS in one way or another. We want to leave a legacy of high quality homes with sufficient space, so this is an issue that we need to address as part of this project and strategy.

New housing developments in the Borough should have a mix of property types and tenures that meet the needs of the local community and are suitable for that location and scale of development. Affordable tenures need to be a mix of social and affordable rents and low cost home ownership properties that reflect the local housing needs and aspirations. Development need to be tenure blind with affordable housing "pepper-potted" in clusters throughout developments, and should be indistinguishable from privately-owned properties.

We also need to meet the needs of single person households, especially those who are vulnerable. We have a high proportion of single person households in the Borough for various reasons, and whilst there is a high amount of suitable accommodation in the private rented sector, only around 4% of the social housing stock is available for single people. A combination of increasing pressure on welfare benefits, including Universal Credit, plus increasing demand for private rented properties leading to higher rents is likely to reduce availability in the future. The provision of single person accommodation in the social rented sector needs to be increased and we will work with partners to increase this provision to meet this need.

We will also continue to use all our existing delivery mechanisms to deliver affordable housing. Key to these include maintaining and sustaining our existing relationships with RP partners and encouraging new investment where possible. Creating the right climate for RP's to develop and operate here, has been one of our key strengths in recent years and has resulted in a wide and diverse range of RP's wanting to operate in the Borough.

We will also continue to support the Rural Housing Enabler programme in order to deliver affordable homes in rural areas, especially within the National Park. Rural Exception Sites have become more difficult to deliver in recent years with higher development costs increasing pressure on viability on such sites. However, there are high needs for affordable homes in rural areas, especially in locations with high second home ownership, and there are a number of potential Rural Exception schemes currently going through the development process.

Case Study: Supporting affordable housing in Staithes

Staithes is one of the largest parishes in the Borough and is located on the coast and within the North York Moors National Park. It has a high proportion of second homes, which has resulted in increasing unaffordability for local households, and a high affordable housing need.

Over a number of years, our Rural Housing Enabler has worked closely with the National Park and Hinderwell Parish Council to secure a suitable site for affordable housing in the village. This was not straightforward due to policy constraints and topographical issues. However, a suitable site was sourced on the edge of the village, to develop a scheme of 12 affordable properties.

Our partner, York Housing Association agreed to develop the scheme. One of the key challenges that York HA faced in developing the site was the high development costs that incurred for developing a small scheme within a relatively remote rural area. York HA found it difficult to source suitable contractors who were prepared to tender for the development, and the actual tenders received were significantly higher than comparable urban based schemes. In addition, York HA also faced significant on-site abnormal costs.

The combination of the high tender process and abnormal costs could have halted the development. However, we agreed to provide £70K gap funding to support the scheme. In addition, we worked with York HA to agree tenure changes, which would improve the value of the properties. These interventions ensured that the scheme could proceed.

Work started on the development in Autumn 2020 and the properties will be completed in Autumn 2021.

Objective 2

Improving the Private Rented Sector

Our key priorities are:

- **Deliver the existing Selective Licensing schemes and proposed third scheme in order to improve housing standards in the private rented sector**
- **Ensure that we take a rigorous approach to enforcing housing standards in the private rented sector.**
- **Promoting Carbon Reduction and energy efficiency in PRS homes through the use of HHSRS**
- **Enhancing the neighbourhood**
- **Increase proactive inspections of HMOs based on risk**
- **In partnership with the NRLA provide continued support for the Landlord Forum and the dissemination of good practice**
- **Continue to take a proactive approach to tackle long term empty properties**

Whilst the Private Rented Sector (PRS) makes up around 22% of the total stock in the Borough, within the inner urban area of Scarborough there are very high concentrations. The PRS makes up around 55%-60% of the overall housing stock in the urban area of Scarborough and up to 40% of the housing stock within other parts of Scarborough and Whitby.

Whilst much of the stock is well managed and maintained, there is a large amount which is in poor condition and poorly managed. A significant amount of private rented accommodation is occupied by households on low incomes and /or are vulnerable. The inner urban area of Scarborough, in particular, is an area of high deprivation, both in terms of the population and the housing stock.

This set of factors prompted the introduction of our first **Selective Licensing Scheme** in 2017 and a further scheme in 2019 both covering parts of Scarborough town centre and surrounding residential districts. Over 2,000 individual private rented properties are now licensed under the two schemes, which aim to ensure that these tenants are residing in safe and properly managed properties. A third scheme

covering a further 1,000 properties in the South Cliff area of Scarborough is awaiting Secretary of State approval.

The initial scheme will expire in 2022 and we will undertake a full evaluation and review of the scheme later this year to help us decide whether it should be continued or adapted going forward.

We will take a rigorous approach to addressing complaints and maintaining standards in all private rented properties across the Borough. We restructured our service to create a new Residential Regulation Team a number of years ago and this is enabling us to take a more robust approach to addressing problems in the wider private rented sector.

Our approach to uplifting standards within the PRS is not just about regulation and enforcement. It includes supporting energy efficiency improvements in the PRS, driving up standards of workmanship, which can be variable, and enhancing neighbourhoods. Ultimately our aim is to improve standards within the private rented sector to ensure they are comparable with standards in other tenures.

We will also continue to work with and support landlords where possible in order to help them improve standards and meet wider regulatory requirements. We have held bi-annual Landlord Forums in conjunction with the National Residential Landlord Association (NRLA) over the past few years, which have proved very successfully and have been regularly attended by about 40-50 landlords on each occasion. These have continued through the pandemic through on-line forums and webcasts. This joint approach with the NRLA has been essential in helping us to disseminate good practice and facilitate training and information sharing on legislative changes.

Case Study – Selective Licensing – Breach of Licensing Conditions

Scarborough's first Selective Licensing area covers part of Northstead and Castle Wards. Concerns were raised regarding a licensed block of 10 flats on North Marine Road when officers noted large accumulations of waste at the property. Inspections were made and various issues were found; in particular, problems with the fire detection system, items blocking the fire escape routes and dangerous external steps as well as the accumulations of waste in both the front and rear gardens.

Warnings were given to the licence holder who didn't live locally and he was advised to appoint a local managing agent to deal with day-to-day issues at the property. Despite the warnings the situation did not improve and no steps were taken to appoint a local agent.

A further inspection found that the fire detection system had not been repaired and had been inoperable for some weeks; the other issues at the property remained as no action had been taken by the licensee. This left us with no option but to prosecute the licensee for breaches of the selective licence.

The magistrates considered the evidence presented and photographs which showed the breaches before considering their verdict. After some consideration the magistrates fined the licence holder a total of **£35,000 for the offences and awarded costs of £1980 to the Council.**

Objective 3

Improving Energy Efficiency and Reducing Fuel Poverty

Our key priorities are:

- **Continue to deliver investment in domestic Energy Efficiency, assist residents to achieve lifetime savings and carbon reductions**
- **Develop the understanding and skills to support the use of renewal technologies across the Borough**
- **Via our Choices for Energy Service continue to provide a range of interventions to tackle fuel poverty and help residents reduce fuel costs**

One of the biggest challenges we will face over the next 4 years is ensuring that the housing stock in the Borough becomes more energy efficient. Whilst we need to increase energy efficiency standards for new build housing, the much bigger challenge is to improve the energy efficiency of the existing housing stock.

The Government have a clear agenda for improving the energy efficiency of the nation's housing stock as part of its plan for the country to become carbon neutral by 2050. As part of the agenda, the Government have recently consulted on "Improving the Energy Performance of Privately Rented Homes in England and Wales", which is considering a range of options including upgrading the EPC requirement to C grading for all new tenancies from 2025 and all tenancies by 2028.

The Borough has a high proportion of pre-1919 and pre-1944 housing stock, of which almost all are in the private sector (owned and rented). Within all the urban areas in the Borough, especially Scarborough, there is a high proportion of housing with single-skin construction and poor insulation, which coupled with being in areas of high deprivation meant there has been low investment in improving the stock and being energy efficient. A high proportion of such properties will currently fall well beneath the EPC C grading and will require significant investment to bring them to that standard. There are also high levels of properties which lack central heating, Within the Selective Licensing areas, in particular, around 12% of properties lack central heating, compared with 4.5% across the whole Borough and 2.7% nationally.

In addition, there is a high proportion of the housing stock in the rural areas of the Borough, which is equally problematic, being of older construction and with some accommodation, especially within the National Park, not having gas supply and reliant on oil and solid fuel energy sources.

Through our White Rose Home Improvement Agency (WRHIA) we have been proactively working with a range of partners in recent years to develop a wide range of Energy Efficient projects throughout the Borough including the retro-fitting of central heating systems and development of new renewable systems.

Over the next 5 years, the WRHIA will make use of the **Warm Homes Fund (WHF)**, **Green Homes Local Authority Delivery Fund (LAD2)** and **ECO** fund to provide more first time gas central heating systems and Air source heat pumps to properties that currently lack central heating. At the same time, the WRHIA will also use LAD2 funding to provide a wider range of energy efficiency measures to other households in fuel poverty. With **LAD3 funding** coming on stream soon, we will also look to source funding from this pot to introduce further measures.

However, with the increasing need to become carbon neutral in increasingly shortening timescales, we also need to move away from the reliance on fossil fuels and develop more understanding and increase the use of renewable technologies to provide energy in households across the Borough over the next 5 years. This is going to form an essential part of our approach in the near future, and there will be an increasing reliance on the use of Air Source Heat Pumps and similar renewable technologies going forward as opposed to the fitting of new Gas Central Heating systems.

In terms of new build properties, the introduction of the Part L (conservation of fuel and power) of the Building Regulations which will come into force in 2022, and the proposed implementation of the **Future Homes Standard in 2025**, should enable all future homes to be built to far higher energy efficiency standards en-route to carbon-neutral homes.

Within the Borough there are a number of initiatives currently in place to deliver carbon neutral homes. Firstly through the Whitby Town Deal, funding has been secured to deliver the **Broomfields Farm Carbon Neutral Village**. This will deliver 60 Zero Carbon homes with a range of sustainability features in the first zero carbon, community custom build housing scheme in Yorkshire. The second initiative is through the development of the Innovation Hub by the **Scarborough Construction Skills Village based in Eastfield**. The Innovation Hub will involve the construction of 2 prototype homes built to high energy efficiency standards, which will be a test bed into research into developing carbon neutral homes and also develop skills in developing new technologies in the industry.

Tackling fuel poverty shall remain a key priority for us. It is estimated that nearly 17% of all households in the Borough are in fuel poverty (Department for Business, Energy and Industrial Strategy: BEIS: 2020), compared with 14.6% across North Yorkshire and 13.4% nationally. Within the more deprived parts of the Borough (parts of Castle, Eastfield and Woodlands wards), over 25% of households are in fuel poverty.

Our Home Improvement Agency will continue to address fuel poverty in vulnerable households in a number of ways, including our long running Choices for Energy Service. The service will continue to provide support to residents in both the Borough and to Ryedale our neighbouring authority on all their services to enable as many residents as possible to access cheaper and more efficient energy and come out of fuel poverty.

Case Study: Green Homes Grant Locally Authority Delivery Scheme

In July 2020 the Chancellor announced a £2 billion Green Homes Grant scheme to upgrade homes across England. Under this, £500 million funding is being allocated to local authorities through the Local Authority Delivery (LAD) scheme, to improve the energy efficiency of homes of low-income households, helping reduce fuel poverty, phasing out high carbon fossil fuel heating, and delivering progress towards the UK's commitment to net zero by 2050.

The Green Homes Grant Local Authority Delivery Scheme (LAD) aims to raise the energy efficiency of low income and low energy performance homes. .

Works to be provided via the £500 million funding allocated to local authorities through the Local Authority Delivery (LAD) include:

- Loft Insulation
- Air Source Heat Pumps
- Solar PV
- External Wall Insulation
- Double Glazing

Households eligible to benefit from this scheme must have an income of less than £30K per annum and must live in a home with an EPC rating of E, F or G.

Through our Home Improvement Agency we have worked in partnership with NYCC to lever in £982K into the Borough to pay for these measures. It is calculated that 243 homes across the 4 areas shall benefit from the scheme, including the provision of 43 air source heat pumps to properties and 107 properties fitted with solar panels.

A further funding bid for £8M from the next phase of LAD funding was submitted in July.

Objective 4:

Supporting our most vulnerable residents to live independently

Our key priorities are;

- **Through our Home Improvement Agency Partnership continue to deliver a fast and effective service to those needing disabled adaptations**
- **Continue to deliver a Well-Being Service to enable independent living**
- **Provide suitable older persons housing solutions in line with identified needs**
- **Provide accessible housing to meet the needs of persons with disabilities**

We know for our recent Strategic Housing Market Assessment (SHMA) and from other sources that there is currently a shortfall of suitable properties and developments for older persons and people with disabilities in the Borough. Our SHMA has also shown us that we have an ageing population and there will be a huge demand for specialist accommodation suitable for older persons over the next 15-20 years. We need to build that into our new developments over the next few years to ensure we have accommodation that will meet these needs.

Our SHMA has also shown there is a need for more adapted and accessible properties in the Borough over the next 15-20 years. This will be partly met by the new accessible standards, which are that all homes delivered must be constructed in accordance with new standards set out in the new Building Regulations coming into force in 2022. Included in this will be a proportion of homes built to wheelchair accessible standards. However, we must also recognise that not all needs may be met through enhanced standards and we will work with other partners to develop specialised housing where required.

We recognise though that we would be unable to meet all such needs through the provision of new specialist housing, and many older and disabled households will choose to continue to live within their own homes for various reasons. The Council's Home Improvement Agency continues to provide a wide range of services, which meet the needs of vulnerable, disabled and older persons in the Borough. These services include supporting people to remain in and live independently in their own homes, including the delivery of Disabled Facilities Grant (DFG's) to vulnerable residents.

Through our Home Improvement Agency, we will continue to make full use of our Better Care Fund Allocations to ensure that as many households who wish to live independently can continue to do so through provision of DFG's and minor adaptations.

The Home Improvement Agency will also continue to provide their other on-going services to assist vulnerable households including the Well-Being Service to enable independent living. The Well-Being Service is a free home safety and well-being check for residents, which helps residents to stay safe and maintain independence in their own home.

Case Study: Developing Extra Care to meet the needs of Older Persons

With an increasingly ageing population in the Borough, one of the key priorities of the Council is to meet the housing needs of older persons in a variety of ways. One of the key ways in doing so has been in the development of specialist Extra Care schemes in the Borough.

An opportunity to develop a new Extra Care scheme within Scarborough was identified a number of years ago on the former ground of Scarborough Rugby Club in Newby. The site had been acquired by developers Ashley House who had planning approval to develop a Health Village on the site. Unfortunately the funding package for the Health Village became unavailable and Ashley House needed to find a new solution for the site.

The Council's Housing Team worked closely with Ashley House and North Yorkshire County Council to develop a solution for the site, which would include an Extra Care scheme at the heart of the site development. Key to bringing this forward was to address the site planning constraints, which required the site to be for a health and community development rather than residential development. The partners were able to demonstrate that Extra Care would meet these planning requirements.

Home Group agreed to take on the development of the Extra Care scheme, which would provide 63 flats for rent, all of which would be affordable and with a range of communal facilities. A Steering Group was set up, involving the Council's Housing Team, NYCC, Home Group and Ashley House. The Steering Group helped to steer the development, which began on site in late 2018, and successfully dealt with a range of development issues that occurred during the site build.

As the development neared completion, the Council were then closely involved within the Implementation Team, which was established to ensure the smooth start-up of the scheme, once it was completed. The Housing Team had a crucial role to play in terms of nominations and allocations, and in negotiations with Housing Benefits over the eligibility of Housing Benefit for key services.

The scheme was completed in the summer of 2020 and despite the challenges of Covid, is fully occupied.

Objective 5

Preventing Homelessness and Tackling Rough Sleeping

Our key priorities are:

- **Continue to Prevent and Relieve homelessness wherever possible**
- **Reducing Rough Sleeping**
- **The Development of Additional Supported Accommodation**
- **The Development of a Refuge for Victims of Domestic Abuse by 2022**
- **The Development of Additional Temporary Accommodation**

Preventing households becoming homeless is one of the biggest challenges that we will face over the next few years. We have achieved great success in recent years in preventing homelessness with over 2400 households prevented from becoming homeless or having their homelessness relieved since 2016.

We need to sustain this success going forward. In 2019 we adopted a new **Homelessness and Rough Sleeping Strategy**. That strategy sets out our strategic approach to homelessness.

Over the next 5 years, we anticipate an increased risk of homelessness due to more households in financial difficulties for a number of reasons, including a wider shortage of accommodation in the private rented sector along with the post pandemic financial strain caused by Covid. In addition, with the ban on evictions now been lifted post-Covid, this is likely to see at least a short-term increase in householdsthreatened with eviction.

We have already put in a range of services to address this threat, including the launching of the “Call before you Serve” campaign last year, to encourage landlords to contact us first before serving a notice in order to help facilitate a solution for their tenants. The range of services offered to landlords include support with benefits, negotiating payment plans, utilising the local Credit Union, and accessing Discretionary Housing Payments.

A big challenge for the Council will be finding the suitable accommodation to meet these increasing needs, whether it be temporary accommodation or permanent move-on accommodation. Currently, the Council utilises a number of ways of preventing and relieving homelessness including supporting households into both social rented housing and private rented housing. Use of the private rented sector has increased over the past few years and we normally help around 300 households per annum secure private rented tenancies as opposed to around 100 assisted into social rented tenancies.

The Council has a legal obligation to provide temporary and interim accommodation to homeless households. The use of temporary accommodation had reduced over a number of years from a peak of 90 in 2003/4 to a low of 36 in 2016. However, numbers in temporary accommodation have increased again in recent years and have averaged around 50-60 households between 2016 and 2019. Last year Covid had a sudden impact, with the Council being required by Government to get rough sleepers off the streets.

The increase in number of households in temporary accommodation has significant implications and the cost of providing temporary accommodation has hugely increased over the past 12 months from £197K in 2019/20 to a projected spend in the region of £900K in 2020/21. We are actively looking to increase the stock of RP managed temporary accommodation and have committed capital funding to enable RP's to acquire and convert suitable property into managed temporary accommodation.

At any one time, there are understood to be around 30 rough sleepers within the Borough, of which the vast majority are in Scarborough. Rough sleepers and single homeless tend to have the highest support needs and many have a history of drug and alcohol abuse, poor mental and physical health and a history of offending.

In order to effectively meet their needs and support rough sleepers, the Council is working with NYCC and a local RP to develop a bespoke hub for **high needs homeless by 2024**, which will provide not just high quality accommodation, but also a range of services, such as substance misuse support, wider health services and training and employment support services.

Case Study: REACH Project and Housing First

In early 2021 the Council entered into new partnership arrangements with NYCC, the NHS Foundation Trust and Beyond Housing to support the delivery of a new Housing First project for rough sleepers within the Borough, called the REACH Project.

A new multi-disciplinary team of professionals has been established, including the Council's Rough Sleeping Co-ordinator, a specialist mental health nurse for the homeless, a dual diagnosis worker and a housing support officer. This team is co-located within the Council's existing Community Impact Team and has a specific remit to both support and manage both rough sleepers identified and accommodated under the project.

To support this initiative Beyond Housing are providing units of accommodation for rough sleepers through a Housing First approach.

Housing First is an evidence based approach to meeting the needs of 'high needs' homeless people with histories of entrenched rough sleeping and repeat homelessness. It is widely adopted across most of Europe and is becoming increasingly used within the UK.

The philosophy of Housing First is to provide a stable, independent home for rough sleepers along with intensive personalised support and case management. There are less 'pre-conditions' imposed on the homeless person to access the accommodation, rather the provision of the stable accommodation is viewed as the platform on which the individual's needs shall be met.

The project shall be bolstered further in 2022 following a successful £200K funding bid made by the Council to the Government's Rough Sleeping Accommodation Programme. This additional funding will enable Beyond Housing to acquire a further 6 units of accommodation specifically to accommodate rough sleepers.

APPENDIX 1:

HOUSING NEED IN THE BOROUGH

Housing Stock:

The Borough has a housing stock of 56,440 dwellings (MHCLG: 2019), an increase of 1390 (2.4%) since 2016.

Tenure Mix: Compared with the rest of North Yorkshire, Scarborough has much higher rates of private rented stock than all but one of the other authorities.

	Owner Occupation	Social Housing	Privately Rented
Craven	73.1%	9.0%	15.4%
Hambleton	69.5%	12.9%	15.1%
Harrogate	71.1%	9.1%	17.5%
Richmondshire	63.9%	10.8%	22.4%
Ryedale	67.1%	12.9%	16.8%
Scarborough	65.8%	12.4%	19.5%
Selby	75.0%	12.0%	11.0%
North Yorkshire	69.6%	11.2%	16.8%

Source: Census 2011

In line with national trends, there has been rapid growth in the private rented sector in the Borough, increasing by over 50% between 2001 and 2011.

Over the past decade, the private rented sector has continued to grow nationally, though not at the same rate as the previous decade. According to the English Housing Survey, the private rented sector has grown by around 19% between 2011 and 2018, compared to 3.5% for owner occupation and 2.5% for social renting. Evidence from our 2 current Selective Licensing schemes in Scarborough has shown an uplift of around 20% of private rented properties in those areas since 2011. Based on this evidence, it is possible that the private rented stock in the Borough could now be in the region of 12,000 households which would be around 22% of all households in the Borough.

Where the stock really differs from the rest of North Yorkshire is with the very high concentration of private rented stock within central Scarborough and to a lesser extent within central Whitby. Over 50% of the housing stock within central Scarborough is privately rented, which was one of the key reasons why most of this area has Selective Licensing designations in place. There is nowhere else within North Yorkshire which has such a concentration of private rented stock in one place, with the attendant problems that have arisen from such a concentration including poor stock condition, deprivation and significant health inequalities.

Stock Condition: With high levels of private rented stock, pre-1919 housing and relatively low levels of investment in the housing stock, it is no surprise to see that Scarborough's housing stock is in relatively poorer condition than the rest of North Yorkshire. This is amply illustrated in the following table, which shows the proportion of properties with no central heating and the level of deprivation on the Living

Environment (Indoors) indicator of the Index of Multiple Deprivation (IMD), which measures stock condition.

	Proportion of properties with no central heating	Number of SOA's in most deprived 10% nationally: Living environment domain	Number of SOA's in most deprived 5% nationally: Living environment domain
Craven	4.2%	15	7
Hambleton	2.0%	13	7
Harrogate	2.6%	17	6
Richmondshire	1.7%	8	5
Ryedale	3.6%	16	10
Scarborough	4.5%	27	21
Selby	1.9%	1	0

Source: OCSI: Scarborough and North Yorkshire Local Insight Reports: 2019 and IMD: 2019

The Borough also has the second highest proportion of pre-1919 and pre-1939 homes within North Yorkshire and second lowest proportion of homes built since 1939 giving it a much older age profile of it's housing stock compared to both the North Yorkshire and national average.

	Proportion of housing built pre-1919	Proportion of housing built pre-1939	Proportion of housing built post-1939
Craven	36.7%	48.0%	52.0%
Hambleton	23.0%	27.8%	72.2%
Harrogate	28.1%	39.4%	60.6%
Richmondshire	25.1%	33.8%	67.2%
Ryedale	31.6%	39.0%	61.0%
Scarborough	33.8%	47.3%	52.7%
Selby	15.1%	22.4%	77.6%
North Yorkshire	27.6%	37.1%	62.9%
England	20.8%	36.3%	63.7%

Source: Valuation Office Agency: Council Tax Stock of Properties

Fuel Poverty: Having high concentrations of properties in the private rented sector and with relative poor housing conditions creates higher rates of fuel poverty.

Scarborough has the highest rates of fuel poverty in North Yorkshire with almost 17% of all households being classed as “fuel poor” compared to around 13% for North Yorkshire as a whole.

Second Homes: As one of the UK's premier tourist destinations, the Borough has a high proportion of second and holiday homes, with just over 4,000 (7%) of the stock being second homes compared with a national average of just over 1% (MHCLG: 2018). This is by far the highest proportion of all the North Yorkshire authorities, and has a huge impact on certain communities, particularly along the coast and within the National Park area, with over 25% of all homes being second homes in villages such as Robin Hoods Bay, Runswick Bay and Sandsend.

	Number of second homes	Proportion of Housing Stock
Craven	805	3.1%
Hambleton	556	1.4%
Harrogate	746	1.1%
Richmondshire	955	4.4%
Ryedale	821	3.4%
Scarborough	4153	7.4%
Selby	163	0.5%
North Yorkshire	8199	3.0%

Source: MHCLG 2018

High numbers of second homes both reduces the supply of available homes for local households and also raises the house prices generally within these localities making any available homes unaffordable to local households. This trend has been fuelled in the last 18 months by Covid and the desire to have a “bolt-hole” within a coastal or rural location from out of area buyers with higher disposable incomes.

Affordability and Housing Need

Affordability: Affordability of housing is a key issue within the Borough. The average house price in the Borough is around 8 times the average household income in the Borough. Whilst, this is lower than the national average and for North Yorkshire (both 10 times), the ratio has increased substantially within the last few years.

This is exacerbated by the fact that the Borough has a low wage economy with significant disparities in house prices and affordability across different parts of the Borough. For example, average property prices in Whitby and the rural areas range from around £200K to £250K, and are around 9 to 10 times the average salary in those areas. As a result areas such as Whitby and the rural areas have similar affordability ratios to the rest of North Yorkshire.

Over the past 18 months, as a result of Covid, there has been a reduced supply of houses for sale, which has driven up house prices across the whole of the Borough and made properties less affordable for local households. This situation has been exacerbated by the national trend to move from cities into rural and coastal areas, also as a result of Covid, thus driving up prices further in certain locations in the Borough.

	Average Price: 2019	Average Price: 2020	% change	Number of Sales: 2019	Number of sales:2020	% change
Scarborough	£164K	£177.5K	8%	1063	777	-27%
Whitby	£196K	£216K	11%	284	167	-41%
Filey	£161.5K	£189K	17%	164	124	-24%

Source: [Home.co.uk](https://www.home.co.uk)

In terms of earnings, Scarborough has one of the lowest average earnings rate in North Yorkshire and is only 86% of the North Yorkshire average.

	Mean Annual Earnings: 2019/20
Craven	£23,353
Hambleton	£25,059
Harrogate	£31,814
Richmondshire	£26,884
Ryedale	£25,454
Scarborough	£23,722
Selby	£30,134
North Yorkshire	£27,534

Housing Need: Due to the affordability issues and historical lack of social housing, there is very high demand for rented affordable housing in the Borough. We have the highest number of households registered on North Yorkshire HomeChoice (NYHC) of all the North Yorkshire authorities plus York City Council. In addition, we have the second highest proportion of households registered on NYHC.

	Households registered on NYHC	% of total households in LA area
Craven	564	2.45%
Hambleton	1061	2.73%
Harrogate	<i>Awaiting data</i>	<i>Awaiting data</i>
Richmondshire	447	1.75%
Ryedale	1047	4.45%
Scarborough	2098	4.28%
Selby	624	1.75%

Source: North Yorkshire HomeChoice

Our recent SHMA undertaken in 2019/20 shows that we have an annual need for 219 new affordable homes in the Borough. This is the second highest annual affordable need figure across the North Yorkshire authorities.

	Annual affordable housing need requirement
Craven	126
Hambleton	256
Harrogate	55
Richmondshire	0
Ryedale	96
Scarborough	219
Selby	134

Source: YNYER Strategic Housing Partnership

Homelessness: Scarborough has been faced with high numbers of persons threatened with homelessness in recent years, which was exacerbated over the last 18 months with Covid and the need to “Get Everyone In”. For a variety of reasons, homelessness figures have been higher in the Borough than across the rest of North Yorkshire.

The last 2 quarters of 2020/21 are a good example of the challenges facing Scarborough compared with the rest of North Yorkshire with over 330 clients having

an initial assessment of their housing needs which is higher than all the other North Yorkshire authorities.

Across all the homelessness indicators, Scarborough experienced higher volumes of cases compared to all the other North Yorkshire authorities.

Figures for October 2020 to March 2021	Initial Assessment of Housing needs made	Prevention Duty owed	Relief Duty owed	Homelessness prevented	Homelessness relieved
Craven	43	28	14	15	15
Hambleton	<i>Awaiting data</i>	<i>Awaiting data</i>	<i>Awaiting data</i>	<i>Awaiting data</i>	<i>Awaiting data</i>
Harrogate	<i>Awaiting data</i>	<i>Awaiting data</i>	<i>Awaiting data</i>	<i>Awaiting data</i>	<i>Awaiting data</i>
Richmondshire	39	21	16	16	15
Ryedale	105	67	37	54	30
Scarborough	332	167	160	117	98
Selby	90	44	46	33	30

Source: MHCLG Statutory Homelessness Statistics

Scarborough has also had far higher amounts of households rehoused in temporary accommodation compared to the other North Yorkshire authorities

	Number of households in temporary accommodation: 31 December 2020	Number of households in temporary accommodation: 31 March 2021
Craven	7	12
Hambleton	10	0
Harrogate	<i>Awaiting data</i>	<i>Awaiting data</i>
Richmondshire	6	3
Ryedale	4	7
Scarborough	60	43
Selby	20	34

Source: MHCLG Statutory Homelessness Statistics

In terms of Rough Sleepers, Scarborough has consistently had higher numbers of rough sleepers than all the other North Yorkshire authorities

	Rough Sleeper Count: 2018	Rough Sleeper Count: 2019	Rough Sleeper Count: 2020
Craven	2	3	4
Hambleton	0	0	0
Harrogate	7	6	6
Richmondshire	1	0	0
Ryedale	2	1	1
Scarborough	8	10	10
Selby	2	5	5

Source: MHCLG Rough Sleeping Statistics

Deprivation

The levels of deprivation within the Borough are markedly higher than the rest of North Yorkshire and really signal out Scarborough as a key area of deprivation within the context of North Yorkshire.

	Overall IMD ranking (out of 317 LA's with 1 being most deprived)	Income domain	Employment domain	Education domain	Health domain
Craven	239	274	236	255	223
Hambleton	255	283	266	234	267
Harrogate	278	286	276	282	240
Richmondshire	251	288	290	156	256
Ryedale	180	218	234	147	231
Scarborough	75	81	50	64	59
Selby	252	244	216	172	218

Source: Index of Multiple Deprivation: 2019

The figures above clearly demonstrate the scale of deprivation within Scarborough in stark contrast to the rest of North Yorkshire. However, this only tells part of the story as there are very concentrated pockets of deprivation in parts of the Borough.

29% of the population of the Borough reside in areas within the most 20% deprived nationally, whilst almost 15% reside in the most 10% deprived nationally. The Borough has 9 Super Output Areas (SOA's) within the most 10% deprived nationally (all of which are within either Scarborough town or Eastfield) and 20 SOA's within the most deprived 20% nationally. This is again in stark contrast to the rest of North Yorkshire.

	Number of SOA's in most deprived 10% nationally	Number of SOA's in most deprived 10%-20% nationally	Total within most 20% deprived nationally
Craven	0	2	2
Hambleton	0	0	0
Harrogate	0	1	1
Richmondshire	0	0	0
Ryedale	0	0	0
Scarborough	9	11	20
Selby	1	0	1
Totals	10	14	24

Source: Index of Multiple Deprivation: 2019

This huge disparity of deprivation within Scarborough is further illustrated in the 2 following sections on Employment and Income, and Health Inequalities.

Employment and Income

With high levels of employment in the hospitality, retail and care sectors, the Borough has traditionally had a low wage economy, exacerbated by high levels of seasonal employment with being a coastal resort.

Income levels have historically been well below the national and North Yorkshire average as a result, whilst the number of persons unemployed and claiming out of work benefits has been well in excess of both the national and North Yorkshire average.

	Unemployment rate 2020	Out of Work Benefits
Craven	2.3%	6.8%
Hambleton	2.5%	6.5%
Harrogate	2.9%	5.6%
Richmondshire	2.2%	5.2%
Ryedale	2.6%	6.4%
Scarborough	4.6%	14.1%
Selby	3.1%	7.7%
North Yorkshire	3.0%	7.6%

Source: National Housing Federation: Home Truths (Yorkshire and Humber) and NOMIS Labour Market Statistics

In terms of both average household incomes and proportion of full time employees, Scarborough ranks much lower than both North Yorkshire and England.

	Average Household income per annum	Proportion of Full Time Employees (1)	Proportion of Part Time Employees
Scarborough	£33,283	30.7%	16.2%
North Yorkshire	£41,207	38.2%	15.1%
England	£42,184	38.6%	13.7%

Source: OCSI: Scarborough and North Yorkshire Local Insight Reports: 2019

(1): Note that proportions are based on all adults aged 16-74 and include self-employed and economically inactive persons

Health Inequalities

There is a strong link between poor health and poor housing and as a result there are significant health inequalities between Scarborough and the rest of North Yorkshire.

Life Expectancy: There is far lower life expectancy rates in the most deprived parts of the Borough compared to the rest of North Yorkshire. Life expectancy within the Castle ward in Scarborough is one of the lowest in England with males having a life expectancy of only 72.4 years compared with almost 80 years for England and 86.4 years for Monkton ward in Harrogate, which has the highest male life expectancy in North Yorkshire.

The contrast for what is known as Healthy Life Expectancy is just as striking, with the average for Castle ward for males being 55.6 years compared to 73.3 years for Monkton ward in Harrogate, a difference of almost 18 years.

Long term Health Problems: Scarborough also has well above the average rates in North Yorkshire for adults with long term health problems.

	Long term health problem limiting a little	Long term health problem limiting a lot	Totals
Craven	10.0%	7.9%	17.9%
Hambleton	9.7%	7.1%	16.8%
Harrogate	8.9%	6.6%	15.5%
Richmondshire	9.0%	6.3%	15.3%
Ryedale	10.3%	7.5%	17.8%
Scarborough	12.0%	10.5%	22.4%
Selby	9.2%	7.2%	16.4%
North Yorkshire	9.9%	7.7%	17.6%

Source: Census 2011

Having such high rates of adults with long term health problems leads to more pressure on both health and social care services. This is an issue, which is likely to become more pressing in future years with the Borough having an ageing population. Already Scarborough has higher rates of over 65's with limiting long term illnesses.

	Proportion of over 65 year old with limiting long term illness
Craven	43.5%
Hambleton	43.7%
Harrogate	42.0%
Richmondshire	43.5%
Ryedale	43.2%
Scarborough	48.8%
Selby	48.1%

Source: Census 2011

Mental Health: A similar picture emerges with mental health with Scarborough having higher rates of individuals experiencing mental health problems and also higher rates of suicides, as the following figures illustrate.

	Percentage of individuals reporting depression or anxiety	Rate of hospital admissions for intentional self harm (rates per 100,000)	Suicide rate (per 100,000)
Craven	12%	172	9
Hambleton	13%	180	13
Harrogate	12%	200	13
Richmondshire	9%	77	11
Ryedale	8%	183	12
Scarborough	16%	314	16
Selby	13%	117	9

Source: North Yorkshire JSNA 2021

Demographics

The population of the Borough is 108,900, with a high proportion being aged 65 or over. Currently around 40% of households in the Borough have a household member who is 65 or over. This proportion and overall number is expected to rise significantly over the next 16 years, with the sharpest increase occurring in the over 75 and over 85 year old households.

	65-74 years	75-84 years	Over 85 Years	Totals
2022	9400	8200	2900	20,500
2038	10,800	10,400	4800	26,000
Change	1400	2200	1900	5500
% Change	15%	27%	65%	21%

Source: Scarborough Strategic Housing Market Assessment (SHMA) 2019

By 2038, it is estimated that over 65 year old households will make up 47% of all households in the Borough. The Borough has the highest proportion of over 65 year olds of all the North Yorkshire authorities and this trend is forecast to continue over the next few years

	Current proportion of population over 65	Forecast proportion of population over 65 by 2030
Craven	27.3%	32.8%
Hambleton	26.5%	32.3%
Harrogate	23.1%	26.8%
Richmondshire	21.4%	28.5%
Ryedale	27.0%	31.4%
Scarborough	27.5%	32.8%
Selby	20.4%	24.1%

Source: North Yorkshire JSNA 2021

Disability and Disabled Facilities Grants (DFG's)

Given the health inequalities, housing issues and ageing population, it comes as no surprise that Scarborough has the highest levels of DFG's undertaken in North Yorkshire, with over 26% of the total number of referrals and over 31% of the completed DFG's across the county.

	Number of referrals received in 20/21	Number of completed DFG's in 20/21
Craven	80	48
Hambleton	131	65
Harrogate	136	99
Richmondshire	42	22
Ryedale	88	50
Scarborough	205	153
Selby	104	50
Totals for North Yorkshire	786	487

Source: White Rose Home Improvement Agency

Across a range of disability and mental health related benefits, Scarborough has higher claimant rates than North Yorkshire and England

	Scarborough	North Yorkshire	England
Attendance Allowance	14.8%	12.2%	13.2%
Personal Independence Payments (PIP)	6.3%	4.1%	5.0%
Disability living Allowance	3.3%	2.0%	2.6%
Mental Health Related Benefits	3.9%	1.8%	2.6%

Source: OCSI: Scarborough and North Yorkshire Local Insight Reports: 2019