

APPENDIX B - Housing Strategy 2021/2026

Objective One: Provision of Quality Affordable Homes to meet local need

What we will do	How we will do it	What success looks like
<p>Deliver a minimum of 740 new affordable homes by 2026</p>	<p>Work closely with and provide support to our key partners including RP's, Homes England, NYCC and others to ensure delivery of individual schemes.</p>	<p>Over 740 high quality new affordable homes completed by 2026 that meet a range of needs and tenures.</p>
	<p>Ensure that private housing developments meet planning policy requirements for affordable housing.</p>	
	<p>Deliver on the 'early success sites' identified through the Better Homes Project at Eastfield and Seamer (c62 additional homes).</p>	
	<p>Deliver the Better Homes Project Joint Venture to increase the level of affordable housing on Council owned land (c40 additional homes by 2026).</p>	
<p>Ensure all affordable homes are of a high quality and built to high design and space standards.</p>	<p>Work with RP's, Planning Authority and other partners to ensure that all affordable homes meet NDSS space standards as a minimum and include the need to ensure new homes meet NDSS as key objectives within the Better Homes Project and ensure all new developments are tenure blind in terms of design.</p>	<p>All affordable homes meet NDSS as a minimum.</p>

<p>Ensure that affordable housing is provided throughout all parts of the Borough.</p>	<p>Work with all relevant partners to identify sites suitable for affordable housing development.</p>	<p>New Affordable housing schemes delivered in Scarborough, Whitby, Filey and rural areas meeting identified local housing needs in all areas.</p>
<p>Continued support for the development of rural affordable homes and community-led housing.</p>	<p>Support our Rural Housing Enabler and work with all relevant parties including RP's, Parish Councils and North York Moors National Park to bring forward and deliver rural affordable homes.</p>	<p>Deliver 50 new rural homes and 20 community-led homes by 2026.</p>
<p>Ensure the tenure mix is provided in line with identified housing needs and provide sustainable mixed tenures on housing developments.</p>	<p>Ensure that identified needs are reflected within Affordable Housing SPD in terms of tenure mix and use evidence from SHMA and Housing Register to clarify identified housing needs and inform policy approach.</p>	<p>Everyone has the opportunity to access the kind of home they need to meet their needs.</p>
	<p>Work with RPs and developers to ensure that tenure mix on proposed developments to meet identified needs.</p>	<p>Creation of sustainable communities, where people choose to live.</p>
	<p>Ensure that affordable units are “pepper-potted” in clusters within schemes.</p>	<p>Tenure blind developments with affordable indistinguishable from market homes.</p>

Objective 2: Improving the Private Rented Sector

What we will do	How we will do it	What success looks like
<p>Deliver the existing Selective Licensing schemes and proposed third scheme in order to improve housing standards in the privately rented sector.</p>	<p>Ensure all licensed properties are inspected within the existing and proposed licensing areas and that licence holders comply with the licensing conditions and undertake property improvements as required.</p>	<p>Improved property conditions and standards of management and ASB levels within PRS properties within Selective Licensing areas.</p>
	<p>Review and evaluate impact of existing schemes as they reach the end of the licensing period (Scarborough North in 2022 and Scarborough Central in 2024) and use as basis for deciding on whether to renew the existing schemes.</p>	<p>Increased investment within Residential and commercial properties within Selective Licensing areas supporting the wider regeneration of these areas.</p>
<p>Ensure that we take a rigorous approach to enforcing housing standards in the private rented sector.</p>	<p>We will ensure a consistent approach to the enforcement of the Housing Acts and HHSRS ensuring adherence to our Enforcement Policy.</p>	<p>Improved housing standards and a clear level playing field for property owners.</p>
<p>Promoting carbon reduction via HHSRS</p>	<p>Where properties have poor energy performance standards (EPC's) we will encourage property owners to improve energy efficiency signposting them to relevant funding support or where necessary taking enforcement action.</p>	<p>Improved energy efficiency, increased tenant comfort and a reduction in the Borough's overall carbon footprint.</p>

<p>Enhancing the neighbourhood.</p>	<p>Continue to undertake waste clearance etc. in selective licensing areas. Take a pro-active approach to addressing property that is detrimental to the local area. Seek environmental improvements with/through other agencies.</p>	<p>Improved aesthetics of the Borough.</p>
<p>Increase proactive inspections of HMOs based on risk</p>	<p>Increase the number of pro-active inspections of HMO's using a risk-based approach.</p>	<p>Improving/maintaining standards in shared accommodation.</p>
<p>In partnership with the NLA provide continued support for the Landlord Forum and the dissemination of good practice.</p>	<p>Bi-annual forums and webcasts in partnership with the NLA</p>	<p>Improved management standards within the PRS</p>
<p>Continue to take a proactive approach to tackle long term empty properties</p>	<p>Use of available powers including the Housing Act and Enforced Sale to bring empty properties back into use</p>	<p>Reduced long term empty properties</p>

Objective 3: Improving Energy Efficiency

What we will do	How we will do it	What success looks like
<p>Continue to deliver investment in domestic Energy Efficiency, assist residents to achieve lifetime savings and carbon reductions</p>	<p>Continue to work with partners to develop Energy Efficient projects throughout the Borough including the delivery of retro-fit interventions via the Warm Homes Fund (WHF), Green Homes Local Authority Delivery fund (LAD2) and ECO fund.</p>	<p>Deliver circa 80 first time gas central heating systems via Warm Homes Fund, 208 across the consortium (total project value £839k & £516K WHF)</p> <p>Deliver 50 Air source heat pump renewable systems via Warm Homes Fund (total project value £770K WHF)</p> <p>Deliver a further range of energy efficiency measures in around c220 homes in the Borough utilising £950K LAD2 funding</p> <p>Delivery of ECO funded measures (circa 150 pa) through our partners (value of measures IRO 300k – lifetime savings for residents 1.5m)</p>

	Source external funding for energy efficiency measures where appropriate including continued partnership working with NYCC and the wider consortium including an £8M bid for funding via LAD3	Maximisation of potential funding to help pay for improvement measures.
Develop the understanding and skills to support the use of renewable technologies across the Borough	Support for the Broomfields Farm Carbon Neutral Village.	Completion of projects including the development of the first zero carbon community built housing scheme in Yorkshire
	Support for the Scarborough Construction Skills Village Innovation Hub.	
Via our Choices for Energy Service continue to provide a range of interventions to tackle fuel poverty and help residents reduce fuel costs	Provision of Energy Advice Service	Provide advice and assistance to 300 residents via our Choices4Energy service (200 SBC, 100 RDC)
	Provision of Energy Switch Service	Support circa 1000 residents annually to switch energy providers via our collective switch scheme (500 SBC, 500 RDC)

	Provision of Oil Buying Collective	Support circa 300 members to purchase cheaper oil via our oil buying cooperative.
	Delivery of Minor Energy Efficiency Projects for the Vulnerable	Deliver a range of externally funded energy minor efficiency projects via local contractors including Gas Safety project.

Objective 4: Supporting our most vulnerable elderly and disabled residents to live independently

What we will do	How we will do it	What success looks like
<p>Through our Home Improvement Agency Partnership continue to deliver a fast and effective service to those needing disabled adaptations</p>	<p>Provision of Disabled Facilities Grants funded via Better Care Fund across the Borough and Ryedale DC</p>	<p>Full spend/commitment of Better Care Fund Allocation (£2M across the Borough/Ryedale)</p>
	<p>Provision of Minor Adaptations across the Borough and Ryedale DC</p>	<p>Continued high take up of Handyperson Services (Delivery of ca 1800 handypersons jobs each year across Borough/Ryedale)</p>
<p>Continue to deliver Well-Being Service to enable independent living</p>	<p>On-going provision of advice and signposting interventions to the elderly</p>	<p>Continued high take up well-being service including the provision of c800 well-being assessments per year across the Borough/Ryedale</p>
<p>Provide suitable older persons housing solutions in line with identified needs.</p>	<p>Work with RP's and NYCC to develop new Extra Care scheme in Whitby and identify further Extra Care opportunities.</p>	<p>Older persons are provided with a choice of quality housing.</p>

	Work with RP's to identify other affordable older person housing opportunities such as bungalows and flats where possible and amend Local Planning Policy to ensure the provision of bungalows on certain sites.	
Provide accessible housing to meet needs of persons with disabilities.	Ensure that requirements for accessible housing including wheelchair housing are included as part of Local Plan policy.	Disabled persons are provided with a choice of quality housing.

Objective 5: Preventing Homelessness and Tackling Rough Sleeping

What we will do	How we will do it	What success looks like
<p>Continue to Prevent and Relieve homelessness wherever possible in line with the HRA & improve the service offer</p>	<p>Undertake all actions detailed in the current Homelessness Strategy in order to improve the service offer to those in need.</p>	<p>For every one household that becomes homeless over 5 have their homelessness prevented or relived</p>
<p>Reducing Rough Sleeping</p>	<p>Work in partnership with NYCC and the Health Trust to ensure the successful delivery of the REACH Project</p>	<p>20 high needs homeless with a history of rough sleeping helped to secure permanent accommodation with a package of specialist support</p>
	<p>Work in partnership with Beyond Housing to ensure the successful delivery of the Housing First Project</p>	<p>Provision of 14 units of accommodation (6 funded via RSAP funds) for the provision of accommodation of rough sleepers in 2021/22</p>
	<p>Work in partnership with NYCC to enable the development of a 30-40 bespoke 'Place of Change' for high needs homeless by 2024</p>	<p>Development of a purpose built facility by 2024</p>

Additional Supported Accommodation	Support NYCC with their countrywide supported housing review	Provision of a range of supported housing options to meet need
	Support NYCC with the development of transformational plans for the Young Persons Pathway	
	Delivery of Place of Change for high needs homeless by 2024 (see above)	
Development of a Refuge for Victims of Domestic Violence by 2022	Site identified and released to Beyond Housing who are taking forward proposals to planning. Specialist support provider (IDAS) commissioned by NYCC to provide support	Completion in 2022/3
Additional Temporary Accommodation	In line with the Homeless Strategy develop 15 additional units of temporary accommodation for the homeless by 2023	9 units developed to date and a further 6 to complete by 2023