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## **SCARBOROUGH BOROUGH COUNCIL**

**Housing Strategy 2017-2021**

**DRAFT**

## DOCUMENT CONTROL

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## **Foreword: Councillor Bill Chatt: Portfolio Holder for Public Health and Housing**

Four years ago when we published our previous Housing Strategy, I commented on the major changes and challenges in housing that we faced as a local authority and how we intended to meet those challenges. I am very pleased to say that we have risen to those changes and challenges over the last 4 years and made huge progress in meeting the many and diverse housing needs of the Borough.

The increase in the supply of affordable homes, the successes in preventing homelessness and the success and expansion of the White Rose Home Improvement Agency have been particular achievements in recent years. So much that we were shortlisted for “Outstanding Strategic Local Authority of the Year” in the 2015 UK Housing Awards.

However, we are in no position to rest on our laurels. The challenges that we faced in 2013 have not gone away and many new challenges have arisen. The threat of homelessness for many households still remains and we have also seen a recent spike in rough sleeping in the Borough. Poor conditions and poor management standards still persist within parts of the private rented sector. Affordability and lack of affordable housing is still a major issue for many households in the Borough. We have an ageing population, with an increasing demand on a whole range of housing and housing related services. All this against a background of hard pressed local authority budgets.

To meet these challenges over the next few years, we need to take full advantage of the opportunities that are offered to us. The recent Government White Paper “*Fixing our broken housing market*” sets a clear emphasis on building more homes and building them faster in order to increase housing supply and tackle the national housing crisis. We are responding to this by ensuring our new Local Plan gets adopted this summer and by supporting housing development in a number of different ways.

We are bringing in our first Selective Licensing designation of privately rented homes this year for parts of the Castle and North Bay wards in inner Scarborough. Backed by a more robust enforcement approach and support from the Community Impact Team, this will result in improved management standards and property conditions and will ultimately uplift the area.

The new Homelessness Reduction Bill will place new statutory duties on the Council to prevent homelessness and will also have significant resource implications. We will review our Housing Options service to ensure that we meet the requirements of the legislation.

I am fully confident that we will meet these challenges over the years ahead. The new strategy and action plan clearly sets out our approach to tackling the challenges. We will review the strategy and action plan on an annual basis to assess how well we are meeting our aims and objectives. If we can make the same progress from now until 2021 that we made in the previous 4 years, then we will have gone a long way to meeting those challenges.

# INTRODUCTION

## Vision and Purpose of the Strategy

The purpose of this strategy is to provide a framework for meeting the housing needs of the Borough over the next four years.

The strategy aims to

- Set out the key objectives for the Council and our partners
- Explain how we intend to accelerate housing growth within the Borough
- Provide an action plan and policy direction

The Borough needs a robust strategy and action plan to effectively meet a range of serious housing challenges in the coming years.

The challenges are varied and include the following:

- The implications of the Housing White Paper 2017: “Fixing our broken housing market”
- The impact and implications of the Housing and Planning Act: 2016
- Government emphasis on home ownership and changed priorities for the funding of affordable housing
- Social housing rent restrictions and changes to the way affordable homes can be funded
- High local needs due to the unaffordability of housing for large sections of the community
- Poor conditions and standards of management in the private rented sector
- An increased threat of homelessness and rising levels of rough sleeping within the Borough
- The impact of the new Homeless Reduction Bill
- The Local Housing Allowance cap on Supported Housing
- An increasingly diverse population with differing needs, including migrants from Eastern Europe and more recently the arrival of Syrian refugees
- An ageing population

The Council will need to work closely with its various partners from across all sectors to meet these varied and tough challenges. This strategy sets out the key housing priorities for the Council over the next four years and the ways in which these priorities will be met.

## **OUR OBJECTIVES**

The strategy has set out five key objectives. These are:

- 1) Accelerating housing growth**
- 2) Supporting the development of affordable housing**
- 3) Improving the quality of private rented housing and supporting neighbourhood renewal**
- 4) Preventing homelessness**
- 5) Meeting housing needs including vulnerable households.**

Within each objective, we have identified a number of key tasks or actions that we aim to undertake within the next four years. We have developed a comprehensive action plan that sets out these, highlights when we will complete along with the resources that are required.

We will review the strategy and action plan on an annual basis both to measure performance against each key area of action and also ensure that the actions we have identified are still the right ones to meet our strategy objectives. Where identified we will introduce new key areas of action to meet strategy objectives as part of the review. Partners and key stakeholders will be involved in the review to ensure we are on the right track.

The annual review of the strategy will enable us to ensure that it is flexible enough to meet the challenges of a rapidly changing housing environment. The radical changes of the last few years in housing are testimony to the fact that we as a Council and our partners need to be proactive, adaptable and flexible enough to deal with a volatile housing environment and this strategy and action plan has to embrace that.

The strategy also links in with a range of local and regional strategies. Principal among these are:

- Scarborough Borough Council (SBC) Local Plan (new local plan to be adopted in 2017)
- SBC Homelessness Strategy and Review: 2015-2020
- SBC Strategic Economic Plan
- SBC Community Safety Partnership Plan
- SBC Corporate Plan
- York, North Yorkshire and East Riding Housing Strategy: 2015-2021

## **OUTCOMES FROM THE 2012-16 STRATEGY**

The previous strategy covered the period from 2012 to 2016. Over the lifetime of the strategy, significant progress was made in meeting the key objectives.

### **Promoting Housing and Economic Growth in the Borough**

- We have seen an increase in the number of affordable homes being developed in the Borough. In total 455 new affordable homes were developed between 2012 and 2015/16. This exceeded the original target of 363 new homes and represented an 84% increase on the previous four years.
- A new Local Plan has been developed (subject to adoption in 2017). This plan sets out ambitious housing and economic growth targets going forward and identifies new housing sites to meet these targets.
- A number of large housing developments are now on site and progressing well, including phase one of Middle Deepdale and new homes at High Mill Farm, Scalby.
- Through the Rural Housing Enabler programme small rural exception sites continue to be developed for affordable housing. Completions include new homes at Stainsacre, Egton, Lythe and Runswick Bay.

### **Neighbourhood Renewal**

- A new Community Impact Team has been established to help uplift areas of deprivation in the Borough. In addition the Council's housing enforcement team has been restructured to help build capacity.
- The Council adopted a scheme for the additional licensing of HMOs in 2014. Plans for the introduction of Selective Licensing of private rented accommodation in parts of the Borough have been worked up for introduction in 2017.

### **Homelessness Prevention**

- Whilst levels of homelessness have increased nationally, at the local level they have reduced. 87 households became homeless in 2015/16 as compared to 132 in 2011/12.
- Numbers in temporary accommodation have also reduced. As at the end of March 2015, 41 homeless households were living in temporary accommodation as compared to 57 in 2011.
- New supported housing services and accommodation have been developed and commissioned. These include the re-development of Newburn House into a bespoke facility for some of the most vulnerable people in the Borough and the development of the Changing Lives service.

## **Inclusive and Sustainable Communities**

- We have developed and implemented a financial inclusion strategy to help mitigate some of the aspects of welfare reform. This strategy helped ensure enhanced joint working and additional investment to key partners including CAB.
- We have enabled the development of a new Skills Village at Middle Deepdale to support employment and training initiatives for local people into the construction industry and increase the capacity of the industry to meet new and future demands.

## **Supporting Older and Vulnerable People**

- The Council has expanded and grown its Home Improvement Agency, providing services to enable elderly and vulnerable people to live independently. A new partnership with Rydale DC was established and a new Handyperson Service developed. Growth in the Council's Better Care Funding allocation for Disabled Facilities Grants (DFGs) is being maximised to improve a quicker and more flexible service.
- New housing for older people has been completed, including the 60 unit extra care scheme at Middle Deepdale (Jazz Court). Further schemes are proposed, including the former Rugby Club site on Scalby Road.

## **Empty Homes**

- A range of initiatives to tackle empty homes were tried (with varied success). These included the use of Council borrowing to bring 16 empty homes back into use as temporary accommodation for the homeless.

## **Promoting Energy Efficiency and Tackling Fuel Poverty**

- Various new initiatives to promote energy efficiency and tackle fuel poverty were taken forward during the period. These included the development of the Choices for Energy Service (now integrated within the HIA) and various other initiatives including a Winter Warmth service.

# NATIONAL AND SUB-REGIONAL HOUSING STRATEGY

## The Government's Housing Strategy

In February 2017 the Government announced its Housing White Paper which sets out its new strategy around "*Fixing our broken housing market.*" Within this strategy, government concedes that successive administrations have not done enough to build more homes to keep pace with our growing population. This in turn has created a housing market that fails to work for far too many people.

Soaring prices and rents caused by a shortage of the right places has "*slammed the door on the housing market for a whole generation.*" To resolve this more homes need to be built. A target of 250,000 new homes a year has been set, up to 2021, including the provision of 400,000 new affordable homes during the full period.

Within their new strategy the Government sets out how they intend to help accelerate the whole process from finding sites, to securing permissions to getting them built quickly. In this they are clear that everyone involved in the process has a part to play to help make this happen, including a key role for Local Authorities to help turn these proposals into reality. The strategy also seeks to undo much of the damage caused by the housing downturn, including measures to plug skills shortages and reinvigorate the fortunes of small and medium size builders, many of whom went out of business following the market crash.

The Government proposes a range of measures including:

- Incentives and penalties to ensure that every part of the country has an up to date and "*sufficiently ambitious*" Local Plan.
- A simplification of the planning process.
- Making more land available for housing in the right places including surplus public land.
- Maintaining existing protection of the "Green Belt" and encouraging higher density development.
- Boosting local authority capacity and capability to deliver more homes and holding local authorities to account through a new "*housing delivery test*".
- Ensuring infrastructure is provided in the right places through a £2.3bn infrastructure fund.
- Taking steps to address the skills shortage within the construction industry.
- Diversifying the construction market by backing small and medium size builders.
- Bringing in new contractors through an "*accelerated construction programme*".
- Continuing to support people to buy their own homes through Help to Buy and Starter Homes.

The key policy driver for Government in recent years has been the promotion of home ownership. The strategy however places a shift in emphasis to the importance of rented housing. Aligned to this the level of funding available through the Homes and Communities Agency (HCAs) *Shared Ownership and Affordable Homes Programme for 2016-21* has been vastly increased. When the funding programme was initially announced in 2016 it was focused largely on the promotion of home ownership with little or no grant funding for general needs rented housing. However, the programme was revised in January 2017 and now includes funding to promote affordable rented products. Similarly the White Paper emphasises the key role that housing associations have to play in helping the Government meet its ambition.

## **Welfare Reform and Austerity**

The Government's commitment to housebuilding needs to be considered within the context of wider issues; in particular the need to balance the national budget deficit and reduce welfare and public spending. These wider reforms, including the drive to reduce national spending on housing benefit have had a real impact on local housing markets.

Various changes have been introduced in recent years that have arguably stifled the ability of housing associations and Councils to directly build more homes. These have included the extension of the right to buy to housing associations, as well as new restrictions on social housing rents. These changes, driven by the policy emphasis towards home ownership and the need to reduce the national housing benefit bill have impacted on the ability of housing associations to raise the investment needed to build more homes.

The capping of housing benefit at Local Housing Allowance (LHA) rates forms part of the wider policy of reducing the national welfare budget. This change has had significant implications in terms of the future of supported housing for vulnerable people. The Government have insisted that supported housing, such as Extra Care Schemes, Refuges and Hostels are all subject to the same rent and housing benefit restrictions as other tenures. This position has created a viability gap for providers and effectively halted the development of such housing. A further consultation on this is currently underway however it remains unclear going forward as to how the viability gap for supported housing shall be met.

The Councils own previous housing strategy outlined the measures introduced by the Welfare Reform Bill in 2011, further measures which have been introduced or which will soon take effect including restrictions on housing benefits for under-21 year olds and the roll out of Universal Credit service in Scarborough in 2018. Whilst the full impact of these changes remains unclear, it is reasonable to assume that they will make it harder for those affected to both access and sustain accommodation.

The welfare reform cuts are also happening against a wider background of reduced public sector funding generally. Local Authority budgets are reducing nationally as is spending on housing related services and support services. Cuts to Local Authority budgets including Supporting People funding are coming at a time when homelessness nationally, including a rise in rough sleeping, is on the increase.

## **York, North Yorkshire and East Riding Housing Strategy: 2015-21**

Scarborough Borough Council is part of the York, North Yorkshire and East Riding Strategic Housing Partnership covering all of the local authorities across North Yorkshire, plus the City of York Council, East Riding Council and the North York Moors and Yorkshire Dales National Parks. The partnership produced their new housing strategy for the sub-region in 2015 to cover the period up to 2021.

The strategy is the culmination of close working between the Housing Partnership and the York, North Yorkshire and East Riding Local Enterprise Partnership (LEP) and other stakeholders. It builds on previous work by the North Yorkshire Strategic Housing Partnership, City of York Council and East Riding of Yorkshire Council and the evidence base in the York and North Yorkshire and East Riding Strategic Economic Plan.

The overarching aim is to support and enable economic growth, deliver the housing priorities set out in the Growth Deals from Government to the LEPs for the area and meet the diverse

housing needs and aspirations of the local economies and communities. Both the LEP and the Housing Partnership have themselves set an ambitious target to help double the house building rate within the LEP area and triple affordable housing completions by 2021 (in comparison with completions from 2012-14).

The Council's local housing strategy and associated action plan have been developed with regard to both the Government's national strategy and this very much supports the wider sub-regional strategy. There is a strong alignment between many of the strategic priorities within the sub-regional strategy and those which apply at the local level to Scarborough.

## 2016/21 STRATEGIC OBJECTIVES

### OBJECTIVE ONE:

#### Accelerating Housing Growth

##### What are the issues?

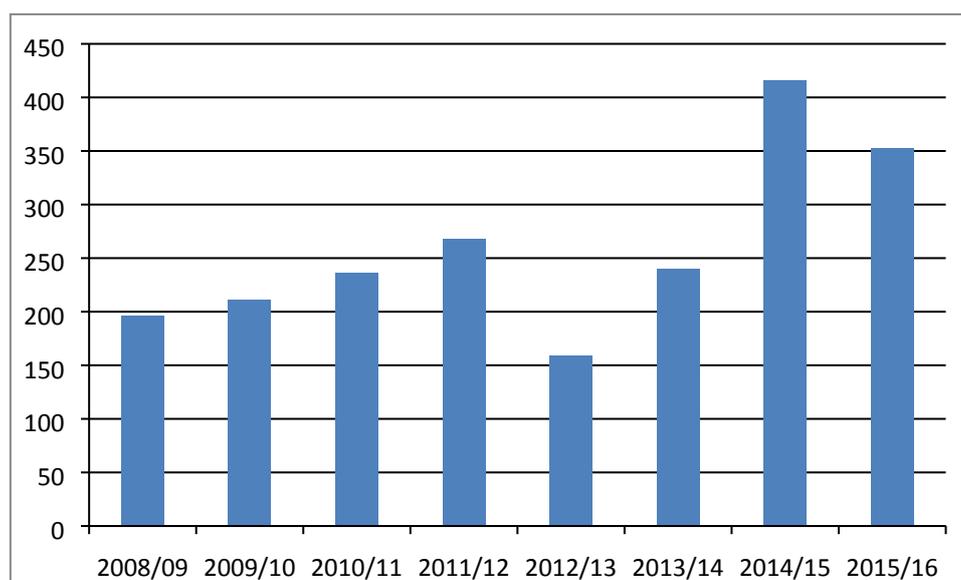
The Council has developed a new Local Plan, which is due to be adopted in early 2017. The new Local Plan, (which has been developed following a detailed and robust process of consultation and review) sets out the Council's ambition to develop over 9,000 new dwellings across the Borough up to 2032.

The Plan both identifies the number of homes needed and the sites where they will be built. The majority of this new housing development will be within the Scarborough urban area, with major housing development earmarked on sites at South Cayton, Middle Deepdale and Scalby. However a large number of other sites throughout the Borough have also been identified.

During the period of the Council's new housing strategy, e.g. up to 2021; a five year land supply has been identified from which it is envisaged that 3884 new dwellings shall be developed. Longer term (2021-32) land for a further 5344 new homes has been identified.

This ambition to promote housing growth is aligned to the Council's wider commitment to support economic growth in the Borough. This commitment very much reflects the Governments wider commitment and the commitment of the LEP drive to both encourage economic growth and accelerate housing construction to support that growth.

Whilst numbers of housing completions have steadily increased in recent years following the housing market downturn, the average number of net additional dwellings per year between 2011 and 2016 was only 287 compared with a local plan requirement of 450 per year resulting in a significant undersupply.



Net additional dwellings: 2008-2016

There are however clearly a range of challenges ahead in meeting these housing growth targets. Indeed these match the issues flagged up by Government in its White Paper.

New homes require necessary infrastructure; they require sufficient capacity within the construction industry to build them quickly; they require sufficient flexibility from Councils in terms of their own processes and ultimately they require finance and the necessary market conditions to proceed.

In the White Paper, the Government places much emphasis on role of the planning system in ensuring that it does not hinder development. It is however worth noting that at the national and local level, numbers of existing sites (with planning permission for homes) is significant. It is estimated that nationally there are 684,000 unbuilt new homes on sites with planning permission. Within the Borough there are approximately 2700 unbuilt new homes on sites with planning permission. However, the vast majority of these are on developments that are currently on site.

Accelerating housing is complex, delivery of more homes is not easy and there is no single solution to make this happen. However the adoption of a Local Plan along with strong ambition for the Council to 'play its part' in helping to make this happen is a strong start.

## **What are we going to do?**

### **Adoption of Local Plan**

The Council will be adopting a new local plan for the Borough in 2017. This will cover the period from 2011 to 2032. The plan sets a target for the delivery of 3884 new dwellings based on the current 5 year supply in the Borough up to 2021 and a further 5344 new dwellings up to 2032. The projections are based on a combination of demographic and economic trends over the next 15 years. Progress against new housing targets shall be monitored locally

This plan is crucial to support the Council's growth plans and housing strategy as it sets out the Council's ambition, the number of homes to be built and where they shall be built.

### **Bring forward land for development**

The Council has a key role in supporting the delivery of its Local Plan and Housing Strategy through the use of its own land assets. The Council has been successful in bringing its own land forward for housing development over the last few years. This has resulted in affordable housing development across a number of sites in Scarborough and Whitby and has also enabled the first phases of the Middle Deepdale.

There remains a limited amount of Council owned land identified for potential housing development, and proposals to take forward these sites will be developed over the next four years. Other public landholdings also need to be identified and explored for their potential housing development and some of these are already identified within the new local plan

In addition within this strategy period, the Council shall proactively support the HCA, housing associations and developers to look at options to develop any other surplus public land identified within the Borough. This could include the use of HCA funding to potentially purchase and unlock other sites prior to their release to the wider market. Whilst this is not a measure that the Council has undertaken in recent years, subject to viability and a case by case assessment, it's very much an option that we shall strongly consider as and when opportunities arise. This could be undertaken directly by the Council or via an LA led

partnership approach. Options around the development of such a vehicle to purchase sites are currently being considered at a sub-regional level via the LEP and HCA.

### **Unlock stalled sites and unimplemented permissions**

There are currently a number of existing sites within the Borough that already have planning permission for housing development. In total there are 2700 homes earmarked for these sites, some of which are already on site and will be delivered. However, there are a number of sites where delivery has not yet commenced.

The reasons for each particular site not coming forward are likely to be varied and shall be considered on a site by site basis throughout 2017. Opportunities to help support developers bring such sites forward, through for example the use of HCA funding support shall also be considered and promoted.

Ultimately it is not currently within the Council's power to 'force' development to take place on these sites. However the Housing White Paper contains a range of proposals to enable Local Authorities to better hold developers to account on such sites. These include proposals to speed up the completion notice process, whereby if a development on a site has stopped and there is no prospect of completion, the local authority can withdraw planning permission for the remainder of the site.

In addition the Government is also encouraging Local Authorities to take a more active use of compulsory purchase powers to promote development on stalled sites. New Government Guidance and flexibility on the use of compulsory purchase powers is proposed. The Council will carefully consider the potential use of these powers going forward as an additional tool to help accelerate development on stalled sites. Options to take this forward could include the Council acting on its own, in partnership with the HCA or via a joint delivery vehicle (see above).

### **Diversity of supply**

The downturn in the housing market from 2008 onwards had a significant impact on small to medium enterprise (SME) housebuilders and caused a lot of them to go out of business for various reasons. As a result the number of small housebuilders has reduced significantly across the country over recent years. This has had a knock-on effect in terms of reducing capacity within the industry and as a consequence, delivery of new housing.

One of the aims of the Government through the HCA and the LEP is to support SME builders through various means including financial support and removal of barriers to them. The Council is committed to working with the HCA and LEP to support small housebuilders develop in the Borough. In October 2016 the Government launched a £3bn Home Building Fund as a tool to help SME builders get on their feet. During the period of this strategy we shall proactively support this work and look at other potential opportunities to reduce any burdens and barriers on them within the planning process, including streamlining and creating template section 106 agreements.

In addition to SME builders it is clear that housing associations will also have a vital role to play going forward to help the Council meet both its growth and affordable housing targets. Increasingly housing association business plans include the aspiration to deliver more homes for market rent and sale as well as their traditional core affordable housing products. Encouraging development from housing associations who are willing and able to operate across tenures within the Borough shall be encouraged during the period of the strategy.

## **Maximising funding opportunities to accelerate construction**

A key shift in recent years has been towards the use of public subsidy (generally administered via the HCA or LEP and provided to developers as a “recoverable investment”) to help accelerate housing construction. Such subsidy has been used to help ‘kick start’ development and put the necessary infrastructure in place to enable development to proceed.

A range of initiatives have been promoted in recent years including the Get Britain Building Fund and Local Infrastructure Funding. More recently the Government’s new Accelerated Construction Programme has been launched, which aims to encourage development by underwriting risk. Other initiatives include the Home Building Fund.

The Council has a strong track record of accessing such funding and working with partners to help sites forward. In relation to Middle Deepdale for example, over £20m in funding has been provided to help bring this site forward and support infrastructure costs.

Throughout the lifetime of this strategy the Council is committed to continue to work closely with the HCA and LEP to maximise such opportunities to support our objectives.

## **Addressing the skills shortage**

Further to the housing market downturn there has been a skills shortage within the construction industry within some key trades. The Government recognise that unless this shortage is checked then this is likely to compound supply problems going forward.

The construction industry is itself committed to bring 45,000 new skilled workers into the sector by 2019/20. Whilst this is not an issue that the Council is directly able to control in a big way, we do nevertheless have a part to play.

One of the key aims of the Council’s Economic Development service is to enable new employment and training opportunities for local people. In recent years, the service has worked with partners to develop Scarborough Job Match and has also set up the Skills Village at Middle Deepdale. The Skills Village provides employment and training opportunities within the construction industry. It also aims to address skill and capacity shortages within the construction industry, which is a particularly crucial issue given the expanding housing development programme in the Borough.

During the lifetime of our strategy the Council shall remain committed to supporting such initiatives. In addition, where we are able we shall continue to ensure that in relation to new affordable housing development, housing associations ensure that the provision of employment and skills opportunities for young people remains integral to their development process.

## **Diversifying methods of construction**

The Government believes that the housebuilding industry has been too slow to modernise and make use of more efficient and faster ways of building. By increasing innovation and making greater use of modern methods of construction the Government estimates that the construction process could proceed around 30% faster with a potential 25% reduction in cost.

We agree that use of modern methods of construction, with homes being built ‘off-site’ could increase outputs overall and enable the industry to expand much faster.

The expansion of such methods is of course subject to a variety of factors that are outside of the Council's control, including the availability of lenders to provide mortgages for such products and the appetite for them within the construction industry generally.

The Council does however give its support to the use of such construction methods going forward and where we are able to influence the process and where it is appropriate we will work with developers to champion their use. During the strategy period we are committed to at least one scheme being developed using modern methods of construction.

### **Support custom and self build housing**

The White Paper outlines the Government's desire to support the growth of custom and self-build housing, which traditionally has had a low take-up nationally, compared to other countries. It is a requirement of all local authorities to have a self-build register following the Self Build and Custom Housebuilding Act 2015, and the Council has recently set up a register.

The Council will actively support custom and self-build both through the register and through exploring potential opportunities through the Community Housing Fund (see Objective 2), which will support community-led housing schemes.

## OBJECTIVE TWO:

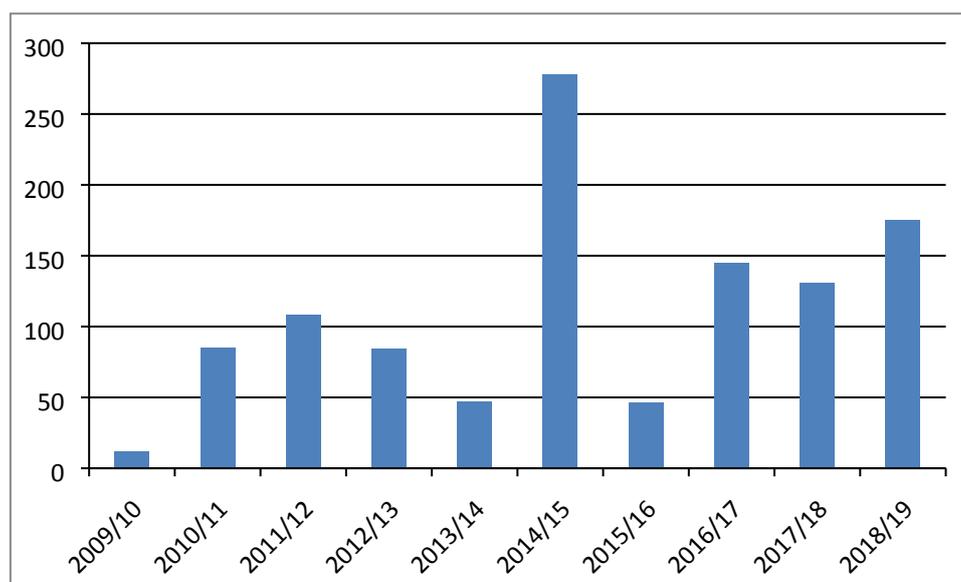
### Supporting the Delivery of Affordable Housing

#### What are the issues?

Whilst increasing supply should in the long term help to tackle affordability issues, the affordability of housing within the Borough remains a significant problem. Average house prices in the Borough are around £158,000, which whilst well below the national average of £252,000 remains unaffordable to the majority of the Borough's households. Salary levels within the Borough are also well below the national average, with the average house price being 6.9 times the average household income in the Borough.

Whilst affordability is an issue throughout the Borough there are pockets of very high demand. Within the Whitby, Northern and Western Parishes there are high levels of second home ownership which reach 20% in parts of the area. This has a high impact on house values and also reduces the availability of housing to local housing including shortages of affordable housing.

The Council has done very well to support the delivery of new affordable homes in recent years. Since 2010 onwards there has been a marked increase in the number of new affordable homes developed, from only 12 in 2009/10 to a peak of 278 in 2014/15.



Affordable homes developed by year: Actual up to 2016, Anticipated from 2016 to 2019

The peak of 278 in 2014/15 was exceptional and housing development will always be subject to peaks and troughs. However, the overall trend has been a gradual increase and this is reflected in the anticipated affordable housing development projections from 2016 to 2019, which are largely based on development currently on site or about to commence on site.

Whilst the Council has done well to increase the number of affordable homes developed demand continues to outstrip supply. The Council's 2016 Strategic Housing Market Assessment (SHMA) identified annual housing need of 552 new affordable homes across the Borough. The SHMA showed a tenure split of 57.6% of need for rented properties and

42.4% for intermediate tenure (mainly low cost home ownership), which means a shortfall of 318 rented homes per annum and 234 intermediate tenure homes per annum.

Developing affordable housing remains a challenge. In recent years the Government have introduced a range of changes that have impacted on the ability of Registered Providers to raise the finance needed to build new affordable homes, including rent caps and the extension of the right to buy. In addition Government strategy and subsidy incentives have been targeted toward the promotion of home ownership.

The impact of these changes has become even more pressing following a recent Borough wide Viability Assumptions review. This review showed that due to a combination of increased building costs and static house prices, viability has reduced on housing developments. This has led to a significant reduction in affordable housing targets, from 20% to 10% in lower value areas of the Borough such as Scarborough, and from 40% to 30% in the higher value areas of the Borough.

The Council has been heavily reliant on HCA funding to help deliver affordable homes in recent years, and this is likely to continue to be the case going forward. The Government emphasis on promoting home ownership has softened in recent months and the amended Shared Ownership and Affordable Homes Programme 2016-21, issued in January 2017, now allows for affordable rent housing.

## **What are we going to do?**

### **Delivery of 820 affordable homes by 2021**

Despite the challenges around the development of new affordable housing, the Council has set itself an ambitious target of 820 anticipated affordable housing completions by 2021.

This target is based on a realistic assessment of the number of completions for schemes in the current development pipeline that are either currently on site or have funding and/or planning approvals in place and are due to complete by 2019. It is anticipated that 450 new affordable homes shall be completed during this period.

In addition the target is made up of a further 370 homes that are projected and included within the Local Plan including future phases of schemes that are already on site.

### **Work with partners on delivery of schemes within the Homes and Communities Agencies Shared Ownership and Affordable Homes Programme 2016-21**

The Council has historically been very much reliant on the use of HCA funding to deliver new affordable homes and this is likely to continue going forward. A range of funding bids have been approved for shared ownership and for specialist housing for rent (i.e. supported and older persons housing) amounting to 192 new homes, some of which are included in the initial 3 year target above. Our role will be to support RPs and the HCA to ensure the delivery of these schemes and any further schemes which are put forward over the lifetime of the programme.

The amended programme released in January 2017 also allows grant for affordable rent, which will enable both mixed tenure schemes and in some cases 100% affordable rented schemes. RP's now have the opportunity to bid through the Continuous Market Engagement (CME) process over the coming years into the programme.

## **Diversification of supply**

The Council has over the years developed very strong and long term relationships with a number of Registered Providers to help us meet our ambitions around affordable housing delivery. These relationships are important and shall continue going forward.

We do however recognise that in future years we need to increase the pool of developing RPs in this area and in particular need to encourage investment from providers who are able to support the Council's wider growth ambitions. This is needed to both help deliver the step change needed and to draw more investment into the Borough.

During the period of this strategy the Council shall actively seek out additional providers and take a flexible approach to potential inward investment from providers who historically have had no development presence in the Borough.

## **Promotion of starter homes**

Whilst within the Government's Housing White Paper, their approach to "Starter Homes" appears to have softened (in that the provision of starter homes is no longer a mandatory requirement) we recognise that discounted starter homes will have an important role to play in enabling households to get a foot on the home-ownership ladder.

We see starter homes as being one of a range of tenures needed within the Borough to meet local need and complimentary to the provision of general homes for sale, rented affordable homes and shared ownership products. The White Paper proposes that housing sites should deliver a minimum of 10% of affordable home ownership units, which would include starter homes.

During 2017 we will be amending our affordable housing policy to include the option of starter homes provision as a form of affordable home ownership.

## **Maximise affordable housing development on S106 sites**

Affordable housing development on S106 sites forms a key source of delivery. Provision of affordable homes on S106 sites has increased significantly in the last 3 years from just 2 homes from 2010-13 to 79 homes from 2013-16. Around 100 completions via S106 agreements are currently anticipated over the next 3 years, based on units either currently on site or with planning approval.

It is clear however that going forward the supply of new S106 units in the future may be constrained due to viability issues that have already meant the Council has had no option but to reduce the level of provision that can reasonably be expected on sites.

Where such viability issues are demonstrable on a site by site basis, the Council will continue to seek to lever in HCA subsidy (via the HCAs programme) to help maximise the number of affordable homes that can be delivered.

## **Rural Affordable Housing and Community Led housing**

The Council remains fully committed to supporting the development of rural affordable housing. We have been part of the North Yorkshire Rural Housing Enabler programme over the past few years, which has resulted in 81 new rural affordable homes across 10 schemes. All of these schemes have been within the National Park. The role and involvement of the National Park Planning Authority has been crucial to ensuring that these schemes have been successfully delivered.

In addition the Council has also been recently allocated £1.86 million funding from the new Community Housing Fund to support the development of community-led housing in the Borough. A number of communities and sites have already been identified in the National Park area that could benefit from this fund and work is on-going to support the delivery of these schemes. A strategy and action plan is also being developed for future years funding from the Community Housing Fund, though it is not clear at this stage who will receive funding allocations in future years.

We are committed to ensure that at least five new rural schemes are delivered by 2021.

### **Use of Commuted Sums**

Where capital investment from the Council is able to bring added value to a development, on a case by case basis the Council shall continue to use commuted sums to support the development of affordable homes.

The Council (as at February 2017) currently holds £300,000 in uncommitted commuted sums to support affordable housing development. Priority for the use of these funds will be given where the Council's investment is able to bring some demonstrable added value, e.g. help unlock viability issues, cover unforeseen abnormal costs or be used to help pay for more costly or difficult schemes (such as conversions of existing dwellings). To support the delivery of this strategy the Council is committed to spend its commuted sum pot in full during the four year period.

## **OBJECTIVE THREE**

### **Improving the quality of private sector housing and supporting neighbourhood renewal**

#### **What are the issues?**

The private rented sector has grown considerably within Scarborough Borough over the last 15 years. In 2001 there were 6,340 privately rented households across the whole Borough. By 2011, this had risen to 9,640 privately rented households, an increase of over 50%. The SHMA undertaken in 2015 calculated that the number of privately rented households had risen to almost 11,000 in 2015 representing just over 21% of the total housing stock of the Borough.

Whilst private rented housing is spread across the whole Borough, the highest concentrations are within the inner urban area of Scarborough. Parts of the Castle, North Bay and Ramshill wards in Scarborough have over 50% of their households privately renting. These three wards alone had 3357 privately rented households in 2011, representing almost 35% of the total number of private rented households in the Borough.

The condition of much of the private sector housing within the Borough tends to be of a poorer standard than other tenures. The Household Survey undertaken by the SHMA showed that 12% of households were dissatisfied with the state of repair in the private rented sector compared to only 5% of owner occupier households. The highest levels of dissatisfaction were in areas where there were high concentrations of private rented housing with 15% of households dissatisfied in North Bay and Ramshill wards.

In 2016 the Council developed a detailed business case to consider the implementation of Selective Licensing within parts of the Borough. That business case drew information from a wide variety of sources and was bolstered further through a consultation exercise with every residential property and business within the relevant wards. This exercise showed us that whilst many private landlords in the Borough operate professionally and provide a good standard of accommodation, there are a significant amount of privately rented properties, which are of a poor quality and are poorly managed. The impact of poor quality and badly managed accommodation has had a negative effect on local neighbourhoods, resulting in problems of anti-social behaviour, high rates of crime and high rates of deprivation. This has had a knock on effect on rental and property values in central Scarborough and a consequent lack of investment in the private sector in the locality.

Whilst the condition and management of much of the private rented stock within the Borough is inadequate, all tenures remain in high demand. There are no significant concentrations of empty homes in the Borough and it is not seen as a significant problem in the Borough. However, the number of long term empty homes has increased by 20% in the last 2 years and at 1.3% of the housing stock is slightly higher than both the sub-regional figure (1.1%) and national figure (0.9%).

Fuel poverty within much of the private rented stock remains a real issue for much of the Borough. A combination of lower than average household income combined with rising fuel costs and poorly insulated homes remains a key issue for the Borough. Government estimates suggest that 13.8% of households within the Borough are 'fuel poor' as compared to a national average of 10.6%. At a more localised level the same data set shows that within parts of the Borough which have the highest proportions of private rented accommodation fuel poverty is much higher, indeed over 20% of all households in the Castle and North Bay Wards are deemed to be fuel poor.

## **What are we going to do?**

### **Introduce Selective Licensing for private rented properties in parts of Scarborough**

The problems associated with poorly managed private rented accommodation has prompted the Council to develop a Selective Licensing scheme in parts of Scarborough town.

It is proposed that Selective Licensing is introduced in 3 staged designations within parts of the Castle, North Bay and Ramshill wards of Scarborough. The initial designation will cover parts of the Castle and North Bay wards and will be known as "Scarborough North". The designation will take effect later in 2017 and will cover over 900 privately rented properties in the area. Further designations, covering parts of the Castle, Central and Ramshill wards, will also be considered over the next 2 years.

### **Revise Residential Regulation and Enforcement Role**

Effective enforcement is essential to ensuring that standards are improved in the private rented sector and that Selective Licensing has an impact. Part of the Council's move towards strengthening enforcement has been through a full restructure of the Environmental Health service. This restructure has created two separate teams: a Residential Regulation Team and a Commercial Regulation Team. The Residential Regulation Team is responsible for all aspects of private sector housing and will have extra resources to undertake enforcement.

The restructure was completed in early 2017 ahead of the initial Selective Licensing designation. This will ensure that we have adequate resources to deal with any enforcement issues that arise from the Selective Licensing inspections.

### **Revise Landlord Accreditation Scheme**

The Council operates a Landlord Accreditation scheme however it has had a very limited take up from landlords. With the introduction of Selective Licensing it is essential that support and incentives are provided to those landlords who perform well.

As a result there is a need to revise the landlord accreditation scheme and work with other recognised landlord accreditation schemes to ensure that it provides this support and incentives through training, advice and guidance. A fee discount for Selective Licensing is also proposed for landlords who are members of the Council's landlord accreditation scheme or nationally recognised landlord accreditation scheme (e.g. National Landlords Association, Residential Landlords Association).

### **Reduce empty homes in the Borough**

The Council's current strategy for reducing the number of empty homes in the Borough ended in 2015. A new strategy and action plan for tackling empty homes is to be developed for the next four years. It is recognised that resources and funding options for tackling empty homes will be limited however the strategy will focus on a range of solutions that will aim to reverse the recent trend.

The aim will be to reduce the proportion of empty homes in the Borough to below the national average.

### **Support the Community Impact Team to tackle areas of deprivation in the Borough**

The Community Impact Team, a co-located, multi-agency team that was set up to work in partnership, initially to help uplift the Castle and North Bay areas and which now operates across the Borough. This consists of a partnership between the Council's Community Safety, Environmental Health and Housing teams, the Police and the Fire Service, along with other

co-located staff from mental health services, Remedy (restorative justice) and the County Council. The Neighbourhood Policing Team for Scarborough are now co-located with the team.

A key focus of that team is to shift resources away from responding to problems as they arise to dealing with issues in a planned and proactive way, using a joint problem solving approach. Part of the work of the team will be to support the Council in the operation of the new Selective Licensing scheme, which will include joint visits, information sharing and measures to address anti-social behaviour problems in the residential sector.

### **Address energy efficiency and fuel poverty in the private sector**

The Council remains committed to a range of initiatives aimed at improving energy efficiency and tackling fuel poverty and a range of initiatives shall be sustained and where possible bolstered over the next four years. These include:

- The provision of advice and assistance through the Choices for Energy Service
- The provision of a collective energy switching service
- The provision of an oil buying club
- Via Yorkshire Energy Savings (Yes) continued referrals to various Government initiatives to help improve insulation within homes.
- The use of flexibilities under the Regulatory Reform Order to provide heating grants under DFG legislation for disabled people.
- The provision of initiatives to help vulnerable people during the winter months including the Warmth at Home service.
- The provision of initiatives to ensure heating appliances for vulnerable people are safe and adequate including ROSPA and Foundations funded services.

## **OBJECTIVE FOUR**

### **Reducing Homelessness through Prevention**

#### **What are the issues?**

Over the past five years the Council and its partners have been very successful in reducing homelessness in the Borough, despite the fact that nationally homelessness has been on the increase. This success can be put down to a combination of an emphasis on homeless prevention and strong partnership working. One of the key aims for the Council over the next few years is to sustain this success. However, the Council will be faced with a range of serious challenges over the next few years in meeting this aim.

The impact of welfare reform changes and wider austerity cuts is likely to result in increased demand for housing and homelessness services going forward. Future changes include the restrictions on housing benefits both for under 21 year olds and under 35 year olds, and the introduction of LHA caps for supported housing.

Wider public sector funding cuts which could significantly affect Supporting People budgets are soon to be implemented. Homeless related services could be seriously affected by these cuts, which could see vital local services such as the Homeless Support Service, Changing Lives Service and Making Safe Service having their funding significantly reduced. As these are all services that focus on the most vulnerable and/or chaotic individuals, this could have a huge impact.

The new Homeless Reduction Bill, which is currently progressing through the House of Lords, contains a new statutory duty to help prevent homelessness and a duty to extend the period at which a person is considered to be threatened with homelessness from 28 to 56 days. The proposals in the bill have serious implications as they are likely to result in a very significant increase in workload against a backdrop of reduced revenue funding and support costs as outlined above.

In addition, whilst levels of homelessness have been decreasing within the Borough generally, levels of rough sleeping and associated issues, such as begging and street drinking appear to be on the increase and this mirrors the national picture. A series of rough sleeper counts have been undertaken throughout 2016/17 and these have highlighted a growing problem over the last 12 months.

#### **What are we going to do?**

The Council developed a new Homelessness Strategy and Review in 2015 which outlines our strategy and action plan up to 2020. The key actions from the Homelessness Strategy have been included in the wider Housing Strategy and are outlined below.

#### **Focus on homelessness prevention**

A key element of the Council's homelessness strategy is to ensure that we sustain the success in reducing homelessness over the past few years. In order to achieve this, the Council has set a range of targets and actions within the Homelessness Strategy Action Plan. The actions include:

- A commitment to sustain the success of recent years and ensure that for every 1 household who actually becomes homeless no fewer than 5 households have their homelessness prevented.

- A commitment to sustain the range of key partnership arrangements (both local and countywide) that support the delivery of the strategy along with increased emphasis on new multi-agency models including the work of the Community Impact Team.
- A commitment to ensure that where private rented accommodation is used by the Council to help meet its duties, that this accommodation is safe and well managed.
- Continued emphasis on tackling the main causes of homelessness, particularly preventing domestic abuse through the work of the Making Safe partnership.

### **Minimising the use of temporary accommodation and providing quality services to households within temporary accommodation**

The Council has achieved success in reducing the number of households in temporary accommodation over the past few years from 67 in March 2011 to 42 in March 2015. At the same time, the Council has vastly reduced the use of B & B accommodation for temporary accommodation through the development of self-contained units operated by York Housing Association. This has also resulted in significant savings on the use of temporary accommodation with spending reduced from £368K in 2011/12 to £156K in 2014/15.

The aim of the Council is to continue to minimise the use of temporary accommodation, but where households have to go into temporary accommodation, ensure that it is of high standard and with the provision of quality services.

### **Tackling youth homelessness**

The development of the Young People's Pathway in 2012 across North Yorkshire has been instrumental in tackling youth homelessness in the Borough. Given high levels of demand it is essential that the commitment to the continuation of the Pathway model is maintained. This will be done through the following actions:

- An on-going commitment to support the further development of 'High Needs' accommodation in the Borough, including the use of capital funding.
- A commitment to work with housing associations and private landlords to increase opportunities for the provision of 'move on' accommodation.

Another key area that we need to address is that of the potential impact of housing benefit reductions for 18-21 year olds. There is a high risk that this will lead to a significant increase in homelessness for this age group in the next few years. It is difficult to predict at this stage what the impact will be, but it will require close monitoring in order to inform our approach.

### **Providing housing support for homeless and vulnerable people including rough sleepers**

In many cases the key to preventing homelessness is through the provision of support that enables vulnerable people to sustain the accommodation they are already in. Housing related support can also help someone leaving an institutional environment or from a homeless hostel or women's refuge to make the transition to independent living. It is our aim to ensure that everyone has access to appropriate housing support to meet their individual housing needs. Support can be required to meet a range of needs relating to drug and alcohol misuse, the risk of offending, mental health issues, domestic abuse and rough sleeping.

The key actions that the Council will take to provide housing support will include the need to end rough sleeping in the Borough by:

- An on-going commitment to sustain existing levels of service provision including continued funding support for ‘emergency accommodation’ during the winter months and a continued commitment towards the sustainability of the Changing Lives service.
- An on-going commitment to enhanced partnership and the No Second Night Approach including joint working between agencies to both identify and engage with identified rough sleepers.

It is recognised however that in relation to rough sleeping more still needs to be done. It is proposed that a more detailed review of service provision is undertaken in 2017 to look at ways to tackle this issue. Eight rough sleepers were identified in November 2016 an increase from the five identified the previous year. This increase seems to mirror national trends. In addition it has been noted that numbers do tend to increase over the summer months.

### **Respond to implications of Homeless Reduction Bill**

The new Housing Reduction Bill is currently going through Parliament and is expected to be enacted later in 2017. The Bill places a statutory duty on the Council to prevent homelessness and will have significant resource implications for the Council. This will mean that we will need to review the Housing Options service that we provide to ensure that we are able to meet the requirements of the legislation.

### **New welfare reforms**

New restrictions on housing benefit for both under 21 year olds and under 35 year olds will have a significant impact on younger persons being able to access accommodation and will result in increased threat of homelessness. Continued work with all partners will help to minimise the impacts of welfare reform as much as possible and reduce the threat of homelessness for younger persons. In addition, Universal Credit is due to be rolled out within the Borough for 2018. It is clear that to date the impact of Universal Credit has had mixed results. Initial areas where this has been rolled out report quite lengthy delays in processing claims and payments and increased levels of rent arrears. It is important that the Council learns from these experiences and that steps are built into our processes to try and mitigate the impact and avoid evictions due to rent arrears where possible.

### **LHA cap for supported housing**

In 2016, the Government announced a new funding model for Supported Housing, which would see housing benefit capped at LHA rates with “top-up” funding devolved to Local Authorities. This is due to take effect from 2019/20. At the current time the detail of how this top-up funding will be devolved and how much funding will be provided has not yet been finalised. In addition, there is no guarantee that it will be sufficient to meet the wide range of supported housing needs in the Borough.

The Council will need to work closely with partners and providers to develop a strategic approach for use of the devolved funding to ensure that it will be used to meet supported housing priorities in the Borough as best possible.

## **OBJECTIVE FIVE**

## **Supporting vulnerable households and meeting housing needs**

### **What are the issues?**

Supporting our communities and protecting the more vulnerable members of our community is at the heart of what we do and is a cornerstone of not just this Housing Strategy but also both the Council's Corporate Plan and the Sustainable Communities Strategy for the Borough.

One of the key challenges is the ageing population of the Borough. Approximately 26% of the Borough is currently aged 65 years or older, compared to about 19% nationally. The proportion of over 65 year olds in the Borough is expected to grow steadily over the next few years, and is estimated to be 28% of the population by 2021 and 34% by 2037. By contrast the proportion nationally is expected to be around 25% by 2037. Having a disproportionate number of older persons will create pressure on a wide range of services including health, care and housing.

The Borough, like other parts of the country, has also experienced significant migration from Eastern European Communities over the past 10 years, initially and predominantly from Poland, but in more recent years from other countries such as Romania. According to Census figures this population doubled in the Borough between the 2001 and 2011. It is understood that this population has continued to increase since 2011.

With regards to vulnerable households needing support, the biggest challenges over the next few years will be the financial pressures of providing support and in particular, the forthcoming LHA cap on supported housing and the likely reductions in Supporting People funding. The scale of Supporting People funding cuts is likely to be significant over the next few years which could have a devastating effect on the provision of support for vulnerable households in the Borough, especially homeless households as mentioned previously. The proposed LHA cap on supported housing has been delayed until 2019. The Government intention is to devolve top up funding to Local Authorities to enable supported housing rents to be met. However, the detail of such funding has yet to be announced and there is no guarantee at this stage that it will be sufficient to meet both current and future needs.

### **What are we going to do?**

#### **Support the development of new older persons housing**

Over the past few years, the Council has supported the development of a number of older persons housing schemes, including Jazz Court, the new Extra Care scheme in Eastfield plus older person's bungalows in Eastfield and Barrowcliff. A number of older person's schemes are currently in the pipeline including an Extra Care development on the former Scarborough Rugby Club site in Newby (which has planning approval) plus older person's flats at the former Braeburn Elderly Persons Home in Eastfield.

Aside from these planned developments, NYCC has a long term programme for the replacement of its current Elderly Person Homes with new Extra Care schemes. Whitby and Filey have been identified as two locations for this programme and the Council will work with NYCC to identify potential sites within Whitby and Filey for Extra Care schemes.

## **Sustain and enhance the provision of preventative health services through the Home Improvement Agency**

The White Rose Home Improvement Agency (WRHIA) have extended the range of services they provide over the past few years, which has enabled them to meet a wider range of needs across the Borough (and within Ryedale District Council area as well). The main service provided by the WRHIA is the provision of Disabled Facilities Grants. However, WRHIA provide a range of other services including Choices4Energy, which provides energy efficiency advice and services to residents.

The current contract to provide these services runs until April 2018, and the aim is to ensure that the Agency is able to continue to provide services after this date.

## **Continue to ensure that sufficient funds are in place to meet the demand for Disabled Facilities Grant (DFG)**

As mentioned above, DFG's is the core of the service provided by WRHIA to residents. In 2016/17 £1.145 million of capital funding from the Better Care Fund was awarded to the Council for the provision of DFG's across the Borough. This is a considerable increase on the previous year (15/16) which was £685K.

The provision of extra funding enables the WRHIA to review their DFG policy and provide a wider range of services and meet a wider range of needs for residents. The Council is committed to ensure that sufficient funds are both allocated and spent to meet local demand going forward.

## **Meet the housing needs of Eastern European Communities**

The housing needs of Eastern European communities in the Borough are not currently well known. What is understood is that the majority of Eastern European nationalities live within Scarborough town and reside within private rented accommodation. Within the 4 inner urban area wards in Scarborough the "White Other" population grew from 238 in 2001 to 1054 in 2011 with most of the increase being persons from Eastern European countries.

The Council will work with NYCC Community Cohesion and the recently established Polish Information and Support Group Polander, to initially identify any specific housing needs of the Eastern European Communities in Scarborough.

## **Development of Women's Refuge**

Domestic Violence is one of the main reasons for homelessness within the Borough. The Council has been working on the development of a new Women's Refuge since 2010 following the closure of the previous refuge, which was not fit for purpose. The Council has approved the release of land at Danes Dyke in Newby for a new purpose built refuge, which has planning and funding approval. The development of the scheme has been put on hold following the uncertainty over whether refuges would be exempt from the LHA cap on supported housing.

## **Syrian refugees**

The Council is committed to support the request from the Home Office for the resettlement of Syrian refugees in the United Kingdom over the next 5 years. As a part of the North Yorkshire wider resettlement scheme, the Council is committed to resettle up to 36 Syrian refugees in total (estimated to be around 10 families). The resettlement of the refugees will require the co-ordination of a wide range of services and will involve agencies including

Social Care, Education, Health, DWP and others. The Council's main role in this process will be to secure suitable accommodation for the refugees.

Going forward there may be a further call by government to increase numbers further along with a call to include the Borough within the pool of asylum seeker dispersal areas. Such issues cannot be considered by the Council in isolation given the wider social care, health and community cohesion implications. Going forward we shall continue to consider such requests in partnership to ensure that any potential future commitment is delivered in a sustainable and co-ordinated way.

### **Supported housing development for relevant groups**

The provision of new supported housing schemes for various groups across the Borough remains a high priority for the Council. However the uncertainty over the proposed changes to supported housing funding from 2019/20 (see previous section) are already having an impact on new development with proposed schemes now being put on hold until there is clarity on the changes. Once this has occurred the Council will need to work closely with partners and providers to consider the implications and agree on the priorities for supported housing to enable new development.

## Housing Strategy: 2017-2021: Action Plan

### Objective 1: Accelerating Housing Growth

Key Action	Current situation	Specific actions	How measured	Resources and Partners
<b>Adoption of Local Plan</b>	Plan finalised. Examination in Public completed.  Final Inspectors report due Feb 2017	Adoption by P&D Committee, Cabinet and Council by June 2017	Adoption of plan	n/a
<b>Delivery of housing growth as set out within the Local Plan</b>	Current 5 year supply up to 2021 envisages 3884 new dwellings across the Borough  Longer term (2021-32) envisages a further 5344 new dwellings across the Borough	Adoption of new local plan  See below actions	Annual monitoring of new housing completions	SBC Planning  Developers  RPs/HCA
<b>Bring forward Council Land for development</b>	A number of SBC sites already identified within Local Plan.  A number of smaller sites/ opportunities also identified	Council to investigate models for acquisition of land for housing where this is viable and brings added value. Could be done in partnership with HCA or via a sub-regional delivery vehicle. Options to be considered in 2017/18.	Development of Council owned sites	HCA funding support  Potential sub-regional vehicle to be established to support this.

<b>Key Action</b>	<b>Current situation</b>	<b>Specific actions</b>	<b>How measured</b>	<b>Resources and Partners</b>
<b>Unlock stalled sites and unimplemented permissions</b>	A large number of sites have existing but unimplemented planning permission.	Site by site assessment to be undertaken to establish reasons for non-implementation.  Different funding options to be explored where needed.	Number of unimplemented permissions	HCA funding support
<b>Investigate extended use of Compulsory Purchase Orders for stalled sites or unimplemented permissions</b>	Government have announced plans to increase flexibilities around CPOs however timescales for this not known	Council to investigate models for CPO of land for housing where this is viable and brings added value. Could be done in partnership with HCA or via a sub-regional delivery vehicle. Options to be considered on receipt of Government guidance.	Adoption and implementation of new powers	HCA funding support  Potential sub-regional vehicle to be established to support this.
<b>Support diversification of supply</b>	Small to medium size builders need additional help to rebuild capacity.  Housing Associations also have key role in meeting general housing targets as well as traditional affordable housing products	Work with HCA to encourage take up locally of options to increase SME builder capacity including Home Building Fund.  Look at options to help streamline planning process for SME builders including standard 106 agreements.  Actively encourage RPs to diversify and provide homes for sale to help cross subsidise affordable homes.	Number of SME builders developing locally.  Number of RPs developing locally	HCA funding support

<b>Key Action</b>	<b>Current situation</b>	<b>Specific actions</b>	<b>How measured</b>	<b>Resources and Partners</b>
<b>Maximise funding opportunities to help accelerate construction</b>	<p>Various funding models launched by Government to accelerate house building.</p> <p>It is important that the Council maximises use of such subsidy options to support development.</p>	<p>On-going partnership working with HCA and LEP to ensure we have an awareness of different models and how they can be used.</p>	n/a	HCA funding support
<b>Addressing the skills shortage</b>	<p>At the national level there is a skills shortage in the construction industry and this is hampering supply.</p> <p>The Council through its enabling and economic development role can help address this shortage locally.</p>	<p>Continued support for skills village in Middle Deepdale.</p> <p>Other initiatives to be considered going forward.</p> <p>Linkages shall continue to be made to employment and training opportunities in relation to affordable homes and RP activity.</p>	n/a	<p>Economic Development Team</p> <p>RP led initiatives</p>
<b>Embracing modern methods of construction</b>	<p>Government is promoting the use of modern methods of construction (including off-site constructed/ modular housing) to help accelerate supply.</p> <p>This is not something that has taken off locally.</p>	<p>Council shall give its strategic support to developers who are considering the use of such methods.</p> <p>Council to promote potential use of such methods in relation to housing development on its land</p>	At least one scheme to have been completed using such methods by the end of the strategy period.	<p>SBC planning</p> <p>Economic Development</p> <p>RP</p>

<b>Key Action</b>	<b>Current situation</b>	<b>Specific actions</b>	<b>How measured</b>	<b>Resources and Partners</b>
<b>Support Custom and Self Build Housing</b>	<p>Government is promoting the growth of custom and self-build housing</p> <p>Council has a duty to have a Self-Build Register and to assist individuals to find land to undertake self and custom build</p>	<p>Council will promote the self-build register and will support interested individuals and communities</p> <p>Council will explore use of the Community Housing Fund to support custom and self-build projects within communities</p>	Increase the number of self and custom build units developed in the Borough	<p>SBC Planning</p> <p>Community Housing Fund</p>

## Objective 2: Supporting the delivery of Affordable Housing

Key Action	Current situation	Specific actions	How measured	Resources and Partners
Support the delivery of 820 new affordable homes between 2016/17 to 2020/21	SHMA (2015) identified net annual housing imbalance of 552 across whole Borough from 2014 to 2019  455 affordable homes developed between 2011/12 to 2015/16.	As below.  Monitor and review on annual basis	To be reviewed on an annual basis  This includes 450 homes between 2016/17 to 2018/19.  A further 370 homes between 2019/20 and 2019/21	RPs  HCA  Private developers  SBC Planning and Estates
Work with partners on delivery of schemes within 2016-21 Shared Ownership and Affordable Homes Programme 2016-21	Number of bids approved for shared ownership and specialist housing.  Amended published with rent now included	On-going support for delivery of schemes through planning and up to start on site where required  Support for new submissions through Continuous Market Engagement Process.	Delivery of all bids within timescales as agreed by RPs with HCA	RPs  HCA  SBC Planning
Promotion of Starter Homes	No longer mandatory requirement to include starter homes within all permissions however still being promoted as tenure within National Policy Guidance. Adds value on mixed tenure developments.	Council needs to adopt the use of starter homes as a low cost home ownership option in its Affordable Housing Supplementary Planning Document (SPD).	Adoption of new SPD.  Development of starter homes	Private developers  SBC Planning

<b>Key Action</b>	<b>Current situation</b>	<b>Specific actions</b>	<b>How measured</b>	<b>Resources and Partners</b>
<b>Maximise affordable housing development on S106 sites</b>	<p>New local plan identifies number of large allocated sites which could realise considerable affordable housing opportunities via S106 agreement</p> <p>However recent viability assumptions review resulted in reduced affordable housing requirements on S106 sites</p>	<p>Work with planners on viability assessments for S106 sites and advise on ways to maximise affordable housing provision on S106 sites</p> <p>Work with developers on identification of RPs for S106 units</p> <p>Support RPs on S106 schemes and negotiate with developers, RPs and Planners on affordable housing mix</p> <p>Revise transfer prices to ensure they are realistic and also remain affordable</p>	Monitoring of S106 completions against SPD requirements	<p>SBC planners</p> <p>SBC legal</p> <p>Developers</p> <p>RPs</p>
<b>Promote Rural affordable housing</b>	<p>Council works with Rural Housing Enabler network to promote delivery of rural affordable housing.</p> <p>34 affordable rural housing units completed between 2011/12 and 2015/16</p>	<p>Continue to support RHE programme and work with RHE to identify and support delivery of affordable rural schemes</p> <p>Work with NYMNP on considering options to deliver rural exception sites, including potentially allowing open market cross subsidy.</p>	<p>Minimum of five rural housing schemes by 2021</p> <p>Completion of NYMNP Local Plan and revised policies</p>	<p>Rural Housing Enabler and Network</p> <p>NYMNP Planning</p> <p>Parish Councils</p> <p>RPs</p> <p>HCA</p>

<b>Key Action</b>	<b>Current situation</b>	<b>Specific actions</b>	<b>How measured</b>	<b>Resources and Partners</b>
<b>Promote Community led housing</b>	<p>RHE Network completed study into potential for community led housing</p> <p>SBC awarded £1.86 million allocation for first year</p> <p>Number of potential communities and schemes identified in NYMNP area</p>	<p>Where identified support partners and community on development of community led housing scheme</p> <p>Develop strategy and action plan for future years funding</p>	Number of community led housing schemes in development and been delivered	<p>Rural Housing Enabler and Network</p> <p>NYMNP Planning</p> <p>Parish Councils</p> <p>RPs</p> <p>HCA</p>
<b>Promote diversification of supply</b>	<p>Council currently works with several developing RPs and those relationships shall continue.</p> <p>In order to meet the ambitious growth targets set however additional RP support and investment shall be required.</p>	The Council shall proactively encourage new RPs to invest within the Borough.	New RP activity	HCA
<b>Use of Commuted Sums to support delivery</b>	Council currently has £300K in uncommitted funds that can only be used to support the development of affordable homes.	Funds to be targeted where they bring most added value, e.g. as top up funding where there are demonstrable issues with viability due to abnormal costs or where funding enables more difficult development to take place (e.g. conversions or empty homes).	£300k to be spent or committed by 2021	Committed sum funding

### Objective 3: Improving the quality of private Sector Housing and supporting Neighbourhood Renewal

Key Action	Current issues	Specific actions required	How measured	Resources and Partners
Introduce Selective Licensing for private rented properties in parts of Scarborough	Selective Licensing scheme approved for Scarborough North covering parts of Castle and North Bay wards. To commence in Summer 2017	Scarborough North: Public Notice to be issued Spring 2017 and implementation in Summer 2017  Business case to be developed in Scarborough Central covering parts of Castle and Central wards, and in Scarborough South covering parts of Ramshill ward.	Summer 2017: Scarborough North scheme in place  2018: Scarborough Central scheme in place  2019: Scarborough South scheme in place	Additional staffing via fee income.  Residential Regulation Team  Community Impact Team/ North Yorkshire Police and Fire Service
<b>Embed new Residential Regulation Service</b>	Environmental Services in restructured in 2017 to create two new teams: Residential Regulation Team, that includes private sector housing and environmental nuisance relating to residential premises and Commercial Regulation Team	New processes and policies developed to ensure rogue landlords are tackled. To be adopted in Feb 2017.  These policies and procedures need to be embedded.	Increased enforcement activity including increased number of prosecutions	New team  Community Impact Team
<b>Support the Community Impact Team to tackle areas of deprivation in the Borough</b>	Community Impact Team in place. Partnership approach between various agencies. Housing initiatives integral to the operation of that team.	Work in partnership with Community Impact Team	Continued emphasis on partnership approach between key services	Community Impact Team/ North Yorkshire Police and Fire Service

<b>Key Action</b>	<b>Current issues</b>	<b>Specific actions required</b>	<b>How measured</b>	<b>Resources and Partners</b>
<b>Address Energy efficiency and fuel poverty in the private sector.</b>	13.8% of the Borough's residents are fuel poor compared to national average of 10.6%. Highest concentrations in private rented accommodation	Various actions being undertaken to help mitigate this need to be sustained. Including:  Licensing/ enhanced regulation of PRS property.  Choices for Energy Service embedded with HIA.  Grant funded services being run by HIA re fuel poverty and energy efficiency.	No specific target set.  Levels of fuel poverty not measured by SBC but by Government and the Council has no way of monitoring this.  In addition fuel poverty linked to fuel prices and household incomes which are outside the Council's control.	White Rose HIA and partners  Residential Regulation Team
<b>Revise landlord accreditation scheme</b>	Scheme in place but very low take up	Work with NLA to revise Landlord scheme and promote	Number of landlords signed up to Landlord Accreditation Scheme	NLA  Private Landlords
<b>Ensure that levels of empty homes do not exceed national average</b>	733 long term empty homes in Borough in October 2015. Increase from 619 in 2014 and 585 in 2013.  Current empty homes strategy ended in 2015	Develop new empty homes action plan in conjunction with new housing strategy  Explore options with RPs and HCA for funding for empty homes in Selective Licensing areas including possible use of Community Housing Fund  Explore opportunities to convert empty commercial spaces in Selective Licensing areas into housing.	New empty homes strategy and action plan by March 2017  Number of empty homes brought back into use	RPs  Empty Home Owners  Private Landlords  Developers

## Objective 4: Reducing Homelessness through Prevention

Key Action	Current issues	Specific actions required	How measured	Resources and Partners
<b>Reducing homelessness through prevention</b>	<p>National levels of homelessness have been rising. However, local levels have reduced due to strong approach and partnership working.</p> <p>Potential threat through reduced levels of public sector funding</p>	<p>Ensure that for every one household that becomes homeless (owed full duty) no fewer than five households have their homelessness prevented.</p> <p>Various actions to support this identified within the Council's separate Homelessness Strategy Review and Action Plan 2012-16</p>	<p>Number of successful preventions and number of households owed full duty</p> <p>Number of successful preventions and other KPIs</p> <p>Sustainment of partnership arrangements</p>	All partners and existing housing options
<b>Minimising the use of temporary accommodation and providing quality services to households within temporary accommodation</b>	<p>Good range of temporary accommodation currently available, which meets the current need.</p> <p>However if more people are threatened with homelessness, will increase demand and put pressure on temporary accommodation</p> <p>Need to develop Women's Refuge: planning and funding in place, but held up due to LHA Supported Housing review.</p>	<p>To cap any increase in the number of households in temporary accommodation and continue to avoid the use of B&amp;B.</p> <p>Deliver new Women's Refuge</p> <p>Ensure that all existing accommodation used by the Council is effectively managed and that clients are given the necessary support they need.</p>	<p>Number of households in temporary accommodation</p> <p>Development of refuge</p> <p>Use of move on plans</p>	All partners and existing housing options

<b>Key Action</b>	<b>Current issues</b>	<b>Specific actions required</b>	<b>How measured</b>	<b>Resources and Partners</b>
<b>Tackling youth homelessness</b>	<p>High levels of current demand for the Young Peoples Pathway. Funding committed to extra units with Foundation Housing as part of the Pathway.</p> <p>Housing Benefit for under 21 year olds to be withdrawn from April 2017 (with exceptions)</p> <p>Lack of move-on accommodation for young people, especially in social housing sector</p>	<p>On-going commitment to support the North Yorkshire Young Peoples Pathway</p> <p>Continue to prevent youth homelessness through the Pathway</p> <p>Delivery of new Foundation units</p> <p>Enhanced joint working with NYCCs Leaving Care team.</p>	<p>Completion of review</p> <p>Development of High needs units</p> <p>Number of young people whose homelessness has been prevented via the Pathway</p>	<p>Foundation Housing</p> <p>Young Persons Pathway</p>
<b>End Rough Sleeping</b>	<p>Numbers of rough sleepers increasing within the Borough and this appears to mirror national trends.</p> <p>As at November 2016 8 rough sleepers were identified, an increase from the 5 identified the previous year.</p>	<p>Review planned for 2017</p> <p>Work with stakeholders to ensure the success of the Changing Lives service</p> <p>Continue to advocate for Supporting People funding to meet local need and engage with NYCC on potential future commissioning models and programmes.</p>	<p>On-going programme of rough sleepers counts</p>	<p>Changing Live Partnership</p> <p>Winter Watch Service</p> <p>Voluntary Sector Support (including Rainbow Centre)</p> <p>Horton Housing</p> <p>Community Impact Team</p>

<b>Key Action</b>	<b>Current issues</b>	<b>Specific actions required</b>	<b>How measured</b>	<b>Resources and Partners</b>
<b>Respond to implications of Homeless Reduction Bill</b>	Private Members Bill currently going through Parliament with statutory requirement to prevent homelessness	Bill expected to become law in 2017  Need to consider implications of bill and have action plan in place which addresses wider implications	Impact on numbers of homeless preventions and having to meet statutory requirements within bill	Homelessness agencies and partners
<b>New welfare reforms</b>	Benefit cap reduced to £20K from November 2016  Restrictions on Housing Benefits for both under 21 year olds and for under 35 year olds, which could severely restrict access to accommodation  Universal Credit to be rolled out within 2018	Work with all partners to minimise impacts of welfare reforms	Number of households threatened by homelessness and requiring housing options advice as a result of welfare benefit restrictions	Homelessness agencies and partners  Financial Inclusion Forum
<b>LHA cap for Supported Housing</b>	LHA cap for supported housing to be imposed from 2019  Top up funding to be provided to LAs for supported housing, details of which are yet to be confirmed	Work with partners to ensure that supported housing provision is maintained  Work with partners to ensure that new supported housing can be developed	Sustainment of current supported housing provision	Homelessness agencies and partners

## Objective 5: Supporting Vulnerable Households and meeting Housing needs

Key Action	Current issues	Specific actions required	How measured	Resources and Partners
<b>Support the development of new older persons housing</b>	<p>Increasing ageing population. Over 65 year olds predicted to rise by 9% between 2015 and 2021 and 35% up to 2037. Will rise from 26% of the Borough population in 2015 to 28% in 2021 and 34% in 2037</p> <p>SHMA (2015) shows annual housing imbalance of 95 for 1 and 2 bed units for over 65 year old</p>	<p>Work with RPs and HCA on development of new older persons housing for older persons in need including both rented and housing for sale</p> <p>Work with NYCC on development of new Extra Care schemes for Filey and Whitby</p> <p>Support delivery of extra care scheme at former Rugby club site in Scarborough</p>	Development of new older persons accommodation	<p>NYCC</p> <p>RPs</p> <p>HCA</p> <p>SBC Planning</p>
<b>Support Supported housing development for relevant groups</b>	<p>LHA cap for supported housing to be imposed from 2019</p> <p>Top up funding to be provided to LAs for supported housing, details of which are yet to be confirmed</p>	Work with partners to ensure that new supported housing can be developed	New supported housing developed to meet specific needs	<p>RPs</p> <p>HCA</p>
<b>Sustain and enhance the provision of preventative health services through the Home Improvement Agency</b>	Scarborough and Ryedale HIA's merged in 2012 to form White Rose HIA, this has been extended in line with HIA re-commissioning.	Develop plan to extend service provision beyond 2018	Partnership continued post 2018	<p>White Rose HIA</p> <p>Ryedale Council</p> <p>NYCC/Health</p> <p>Health Services</p>

<b>Key Action</b>	<b>Current issues</b>	<b>Specific actions required</b>	<b>How measured</b>	<b>Resources and Partners</b>
<b>Continue to ensure that sufficient funds are in place and spent to meet the demand for Disabled facilities Grants (DFG)</b>	<p>£1.14 million for funding through Better Care Fund in 16/17 DFGs compared to £685K in 15/16.</p> <p>New flexibilities and improvements introduced in 2017 to speed up process and provide greater range of grants</p> <p>Future growth projected.</p>	<p>Increased funding enables White Rose HIA to deliver new range of initiatives through new policy approach. New policy and initiatives to be implemented</p> <p>Budget for 2017/18 yet to be announced.</p>	Increased number of people assisted and widened range of needs met	<p>White Rose HIA</p> <p>YCH</p> <p>Ryedale Council</p> <p>NYCC</p> <p>Health Services</p>
<b>Meet the housing needs of Eastern European Communities</b>	<p>Increased numbers of Eastern European nationals, especially Polish nationals, now residing in Scarborough,</p> <p>Polander (Polish Information and Support Group) recently established</p>	Work with NYCC (Community Cohesion), SBC (Community Development) and Polander to identify the housing needs of Eastern European Communities in Scarborough	Specific housing needs identified and further work undertaken to address any specific needs	<p>NYCC: Community Cohesion</p> <p>SBC: Community Development Team</p> <p>Polander: Polish Information and Support Group</p>
<b>Develop new Women's Refuge</b>	Site secured for Refuge and has planning and funding approval, but delayed because of LHA cap for supported housing uncertainties.	Work with Home Housing to ensure new Refuge is delivered	New Refuge built	Home Housing

Key Action	Current issues	Specific actions required	How measured	Resources and Partners
<p><b>Support the Government's Vulnerable Persons Resettlement programme</b></p>	<p>Council to rehouse 36 Syrian refugees over next 2-3 years (about 10 households).</p>	<p>Work with YCH and private landlords to secure suitable accommodation for refugees.</p> <p>Council will have to consider its position going forward following future requests regarding Refugee Resettlement or Asylum Dispersal</p>	<p>Refugees resettled in accommodation and support provided</p>	<p>YCH</p> <p>Private Landlords</p> <p>Support Agencies</p>