Yorkshire and The Humber
Regional Housing Strategy
2005 - 2021
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Yorkshire and The Humber put together its first Regional Housing Strategy (RHS) in July 2003. The strategy was held to be very effective in identifying and beginning to address the region’s key housing issues. However, in some ways the first strategy was transitional and there was widespread support for a revised strategy.

This revised strategy has been shaped by widespread consultation with public agencies, the private sector, and tenants and residents. This wide regional ownership has helped to set out a new agenda for housing in the region. One that:

• Is bolder and underpinned by aspirational principles of the kind of region we want to be.

• Complements and supports other key regional strategies, as well as working with the grain of new national policy making and thinking.

• Recognises and responds to the diversity of markets in Yorkshire and The Humber, aims to create sustainable places across our region and improve access to good quality housing for all our people.

The Regional Housing Board looks forward to working closely with partners across the region to help deliver this vision for housing in our region.

Felicity Everiss
Chair, Regional Housing Board
Introduction

1 The understanding of housing markets is, perhaps, more important for Yorkshire and The Humber than for other regions. Whilst the overall market signals are revealing a buoyant housing market, it is increasingly apparent that there is an acute and growing imbalance between housing markets in parts of the region. The decline of the region’s traditional industries - such as coal, steel, fishing, and textiles - has led to the gradual decline of many of our inner urban areas and uncertainty about the need for and function of some historic settlements, most notably the coalfield areas. This, coupled with greater household mobility, changes in people’s choices and aspirations and community changes has created a complex web of contrasting high, low and changing demand patterns across the region, and which are often occurring at the same time in different places within sub-regional markets.

2 Responding to this complexity requires a Regional Housing Strategy that complements and supports other key regional strategies. Chapter 1 of the strategy sets out how the strategy will work within the grain of the national and regional policy context, in particular the Government’s ‘Homes for All’ and ‘People, Places and Prosperity’ five year strategies and the challenges posed by the emerging Northern Way Growth Strategy. The strategy also sets out how close alignment with the Regional Economic Strategy (RES) and Regional Spatial Strategy (RSS) will deliver sustainable communities. Specifically, the RHS supports the RES by:

- Providing an attractive housing offer in the region that provides a good quantity of affordable, attractive, good quality housing for our region, creating positive places and in turn attracting skilled people, investment and new economic opportunities;
- The need to join up housing investment with economic planning and growth, recognising that there are locational issues within our region and that housing investment and activity needs to match demand. Clear proposals should enable further new build and renovation where there is a need, or
- Consideration of other options including some demolition in locations that are unsustainable in terms of environmental, economic and housing demand factors;
- Aligning housing investment with renaissance programmes in cities, towns and market towns where both are progressing;
- Improving housing in deprived areas and create knock on benefits for aspects such as health, fuel poverty and community well being, which in turn can assist people and communities to get better skills and access more and better paid jobs;
- Building on housing as a key economic sector by maximising legitimate employment and contract opportunities for local businesses, social enterprises and people, for instance by procuring and using local materials in housing construction and maintenance;
- Addressing high demand and affordability issues, providing housing solutions that meet the needs of people and the economy in these places;
- Championing excellence in design and distinctiveness, quality and environmentally sound construction in sustainable locations, making good use of brownfield land and mixed use development where appropriate. This will promote sustainable development and assist targets on issues including greenhouse gas emissions and fuel poverty, assisting health and allowing people to spend more in the local economy instead of on fuel bills;
- Working with Yorkshire Futures and other key parties to join up information, intelligence, research and pilot schemes, which lead to better understanding of the links between housing and economic development.

And the Regional Housing Strategy supports the RSS by:

- Providing a framework and supporting evidence for new, affordable and attractive housing in our region, which creates positive places and in turn attracts new economic opportunities;
- Focusing on brownfield development within our urban areas, reducing urban sprawl and creating sustainable patterns of development;
- Providing the investment framework for essential housing provision in our rapidly growing urban and rural areas, providing houses for key workers and ensuring the continued growth of the regional economy;
- Providing a clear strategy for the improvement or replacement of housing to support strengthening the housing market in areas of low, changing or fragile demand.
Regional Housing Strategy Themes

3 All of these strategies, under the overarching regional vision of Yorkshire and The Humber Assembly’s ‘Advancing Together’, are about making all of our communities sustainable, whether they are stumbling, on the point of recovery or are over-heating. Crucially, our strategies need to make hard choices and to be tough in their setting of priorities. This Regional Housing Strategy is therefore focused around just three simple themes:

• **Creating better places.** This is about responding to the diversity of markets and improving neighbourhood infrastructure and facilities, and is addressed in Chapter 3;

• **Delivering better homes, choice and opportunity.** This is about delivering choice and opportunity for all our people to meet their housing aspirations, and to improve housing condition and services for all. This is discussed in Chapter 4;

• **Ensuring Fair Access to Quality Housing.** This is about being sure the requirements and preferences of all parts of communities are met by sensitive and appropriate housing solutions, and that obstacles faced by specific groups to accessing their housing choices are removed. This is discussed in Chapter 5.

Creating Better Places

4 This chapter sets out the action that is needed to balance housing markets and to create sustainable places across the whole of our region - rural and urban, coalfield and coastal, city and village.

5 It recognises that pressures of housing demand are greatest in those places that are “overheating” and where future sustainable development is limited. Those areas with more capacity for development within existing urban areas are often characterised by low or changing demand. However only through long term and concerted action to transform these areas will the region “grow” the places where people want to live and wish to stay: helping to take pressure off the current high demand areas and creating attractive towns and cities that will support future economic growth and the health and quality of life of the whole region. This chapter therefore focuses on the need to:

• Continue to give priority to regenerating those low or fragile housing demand areas that have suffered from the decline of our traditional industries, and to rebuild these communities and create places where households with a range of income levels want to live:

• Deliver the right supply and range of housing in the right location that:

  - Supports economic growth and foster urban renaissance through the reversal of attitudes towards urban living. This means integrating housing policy within the overall framework for an urban area, aiming to build a sustainable community where people are willing to invest socially or economically;
  
  - Clear un-wanted, obsolete and poor quality homes and replacing them with housing that meets the aspirations of both existing and new residents;
  
  - Deliver a range of affordable housing in those parts of the region where high house prices are either preventing local people from achieving their housing aspirations or are constraining economic growth;
  
  - Respond effectively to the affordable housing needs of rural communities, and the vital role of our Market Towns as places to live and work;
  
  - Deliver excellence in design and develop local skills and capacity.

6 Creating Better Places sets out the regions’ key locational priorities to balance the region’s housing markets and create sustainable communities.

• Top priority is to transform neighbourhoods and areas facing low, changing or fragile demand but, which are otherwise sustainable. Priority will be given to places that meet the criteria set out below and which (in priority order) are:

  1. Within the South Yorkshire and Hull/East Riding Pathfinder areas and the West Yorkshire Low Demand area;
  
  2. Renaissance Towns and Market Towns outside the highest priority areas above;
  
  3. Areas or neighbourhood projects currently supported by the Regional Housing Board (RHB) through its 2004-2006 Regional Investment Strategy, including the Green Corridor as flagship scheme for reinventing coalfield areas and delivering sustainable communities. Other emerging projects will only be supported
with public funds where they are part of a well developed, strategically based programme consistent with regional strategies.

• Second priority will be improving accessibility in high demand areas and sustainable rural communities with populations of 10,000 or less in line with the government’s new rural definition. Priority will be given to places that meet the criteria set out below and which (in priority order) are:

  1. In the Golden Triangle, and other parts of North Yorkshire and the East Riding of Yorkshire where schemes either;
     a) Form part of an agreed Renaissance Market Town masterplan or village plan;
     b) Accord with economic development priorities of the RES and Sub Regional Investment programmes;
     c) Support the creation of sustainable rural communities by meeting demonstrably identified needs for affordable housing.

  2. In Renaissance Market Towns and other areas outside the high priority areas above where a demonstrable need for affordable housing has been identified and will meet the needs of local economics.

**Delivering Better Homes, Choice and Opportunity**

7 This chapter sets out proposals to deliver choice and opportunity for our people to meet their housing aspirations - whether that is in the owner occupied or rented sector. It focuses on the need to provide decent, healthy and energy efficient homes for all our people. It also looks at the role of design in increasing choice and meeting aspirations. It looks at helping people get a foot on the property owning ladder, focusing on how we might:

• Identify key workers and areas where lack of affordable housing is constraining local economies;

• Promote sustainable home ownership products that meet aspirations and preferences, and are integral to creating sustainable communities by providing choice. These include Low Cost Home Ownership and shared equity products, and the new First Time Buyer (FTB) initiative.

8 The chapter also discusses providing opportunity to social tenants and helping them make the right choice, as the Government’s ‘Homes for All’ a five year strategy proposes.

9 Making homes decent in the social sector remains a priority for this Regional Housing Strategy, and Chapter 4 looks in detail at delivering a social rented sector for the twenty-first century. But improving the quality of private sector homes is equally pressing. The extent of non decency in the private sector is significantly worse in Yorkshire & Humber than for England - the 2001 English House Condition Survey (EHCS) estimated that there are 616,000 non decent private sector homes in the region, which would cost an estimated £4.4 billion to make decent. The strategy rightly gives priority to reducing the number of non-decent private homes occupied by vulnerable people, but also sets out ways of improving the stock as a whole including the private rented sector.

10 Fuel poverty is another area where this region performs poorly. The 2001 English House Condition Survey (EHCS) estimated that 14.9% of households in the region were fuel poor, which is the second to worst regional position. This has worrying implications for the impact on health, not least in terms of excess winter deaths but also for the costs to the NHS of treating people with conditions that may be exacerbated by living in cold and damp housing, together with the mental health impacts of not being able to afford to pay fuel bills, debt, isolation and living with particular health conditions. Fuel poverty is also an issue in rural areas for this region due to housing structure, which is often difficult to insulate due to solid walls and location away from mains gas supply. The strategy supports the establishment of a regional steering group to drive forward a regional affordable warmth action plan.

11 As well as eliminating fuel poverty, the strategy sets out measures to contribute to international and national targets to conserve energy and reduce emissions. The strategy aims to improve the energy standards of the region’s homes by setting a target of increasing the average home energy rating across all homes to a SAP 65 by 2016. The strategy also promotes the need for the region to make significant advances in the use of renewable energy sources in housing, and the need to embrace more sustainable design and construction practices.

**Ensuring Fair Access to Quality Housing**

12 Research carried out by the Northern Housing Consortium into fair access found that vulnerable groups do not have fair access to housing when compared to those that are considered to be from the
“general” community. This chapter sets out how we will encourage housing provision and support services to develop in a more sophisticated way so they are able to support those who need them most. It focuses on:

- **Access**: tackling the barriers that prevent vulnerable and disadvantaged groups accessing suitable housing and services;
- **Providing housing related support**: to help individuals both access the right accommodation that meets their requirements and to live successfully in their own home;
- **Tackling homelessness**: through prevention based strategies and services;
- **Delivering suitable housing**: providing appropriate and suitable housing for those groups that require specialist provision.

13 In looking at access issues, the strategy explores how the information and service needs of users might be met and looks to partners to provide tailored, responsive and coordinated approaches. In terms of housing related support, the chapter looks at the importance of the Supporting People programme in better harnessing the provision of services and delivering more streamlined service packages for individuals. There is though still much to be done. Supporting People Partnerships are currently reviewing current provision. The future development of services for vulnerable people will depend largely on the ability of the supporting people providers, along with strategic housing teams within local authorities, to realign existing funding streams, achieve savings and release funding currently tied up in existing schemes to fund future requirements.

14 Homelessness remains a major concern for Yorkshire and The Humber. But although the region saw a significant increase in the number of people both presenting and being accepted as homeless, up to 2003, the development of local homelessness strategies and strong, proactive partnership working between local and regional government has led to a 19% reduction by end of 2004/2005. This reduction has been the result of considerable and effective coordination and action at a regional, sub-regional and local level, which has focused on placing prevention at the heart of homelessness services. However, there is still much that needs to be done, especially to address the number of people living in temporary accommodation.

15 Delivering suitable housing looks at what might be done to reflect the ‘lifetime homes’ concept in new developments. Over 21% of the population of Yorkshire and Humberside are over 60 and over 4% of the population are over 80. It is estimated that within ten years time over 80% of people aged over 60 will be homeowners. In view of this there needs to be a more flexible and innovative approach to providing housing that meets the needs and aspirations of older people. There has been a concentration in the past on providing local authority and housing association “sheltered” accommodation for rent. This has afforded little opportunity to develop a range of tenure options for older people. The key to future provision is flexibility in approach to the design of accommodation, care services and tenure options. Many older adults are unable to access appropriate housing because the existing range of solutions does not meet their needs. This strategy sets out the housing options that need to be developed further if the region is to provide the range and diversity of housing solutions for older people.

**Delivering the Strategy**

16 This chapter looks at the arrangements for delivering, resourcing, monitoring and reviewing the Strategy. It identifies the forthcoming changes to regional arrangements, with the proposed merger of Regional Housing Boards and the Regional Planning Body.

17 The chapter stresses that this Strategy is dynamic and grounded in action. It sets out regional and sub-regional actions plans for delivering the Strategy and identifies the potential risks to delivery and actions for mitigating them.

18 In looking at resources, the chapter highlights the huge contribution made by the private sector and the importance of the Regional Housing Strategy influencing private investment. Alongside this private sector input, the chapter identifies the real growth in public sector housing expenditure. A small, but significant part of this expenditure is the Regional Housing Board’s Single Housing Pot which amounts to £300.7m over the next two years. The messages the Board sends and the strategic direction it lays down can start to steer that larger resource and, as importantly, harness other sources of regeneration and other spend to meet this Strategy’s priorities.
The Board is planning to move to new, longer term strategic investment planning for the 2006-2008 period, with sub regional housing partnerships being required to develop new investment programmes that deliver evidence-based sub-regional priorities for investment. These investment programmes will ensure stability, confidence and continuity by meeting commitments already in the system and which are demonstrably strategy led and delivering Regional Housing Strategy outcomes. This includes commitments by stock-holding local authorities to deliver their decent council housing plans.

New investment will be targeted on interventions that tackle the following market behaviours:

- **Tackling markets facing low, changing or stagnant demand.** Interventions here will support the Pathfinder areas as well as the West Yorkshire Low Demand project and other identified priority areas. Funding will be available to support a range of activities including master planning, acquisition and demolition, environmental works, and new replacement affordable housing in regeneration areas.

- **Tackling difficulties or disadvantages in accessing housing markets.** Includes support for interventions that:
  - Address affordability in priority high demand markets;
  - Address the range of demands of all rural communities from small villages to Renaissance Market Towns;
  - Enable fair access to housing and independent living, including supported housing schemes, schemes for Black and Minority Ethnic (BME) communities, for young people, for people with physical and learning disabilities, and for older people.

- **Delivering decent private sector homes in sustainable housing markets.** Interventions here will support the delivery of the target that the number of vulnerable households in the region living in decent private sector housing increases from the current 54% to 70% by 2010.

Sustainability lies at the heart of the vision, aims and direction of this strategy. Over the coming months, regional bodies with partners will work to develop a Sustainability and Design code for housing and sustainable communities in Yorkshire and The Humber.
Why have a Regional Housing Strategy?

Introduction

Why have a Regional Housing Strategy?

1.1 Housing is central to people’s lives and a key factor in delivering sustainable communities. The housing quality and the neighbourhoods that people live in have a huge bearing on their quality of life. As well as shaping people’s immediate living environment, housing and neighbourhoods they also affect other areas of well-being such as health, peace of mind and security, and the extent to which people are able to be part of vibrant, diverse and yet cohesive communities. But the importance of housing goes wider. It helps to attract and retain the skilled people successful economies rely on and creates job and business opportunities. And it is a major determinant of environmental quality - in terms of physical appearance and attractiveness, the extent to which housing locations that are freely accessible without reliance on a car, and how far it adopts environmental good practice such as energy efficiency that leads to warmer homes and reduced greenhouse gas emissions. The purpose of this Housing Strategy is to influence the creation and management of housing and neighbourhoods in the region so that we deliver all these goals together and create sustainable communities. To do so, it needs to:

- Work within the grain of national policy and, in particular, contribute to the achievement of the aims set out in the Office of the Deputy Prime Minister’s (ODPM) new five Year Strategies - ‘Homes for All’ and ‘People, Places and Prosperity’ - both launched on 5 January 2005;
- Respond to emerging thinking around markets;
- Recognise and play out its role as one of a broader suite of strategies that have been developed within the framework provided by Advancing Together and be clear about its particular delivery mechanisms so that it complements other strategies;
- Capture the creativity of partners at a very local level as they design innovative and effective approaches to neighbourhood renewal…;
- …while playing a major part in sub-regional, regional, and even pan-regional developments like the Northern Way Growth Strategy;
- Understand, as the ODPM’s Five Year Strategy puts it, that people live in neighbourhoods, and not just in houses. This means looking beyond “bricks and mortar” to wider issues of sustainability;
- Address the contribution the housing sector in the region will make to the Government’s Energy White Paper and United Kingdom (UK) Fuel Poverty Strategy targets.

1.2 Yorkshire and The Humber put together its first ever Regional Housing Strategy (RHS) in July 2003. It set a vision, developed through the Regional Housing Forum, to “provide good quality housing and successful neighbourhoods that meet the aspiration of current and future residents”. The strategy was held to be very effective in identifying and beginning to address the region’s key housing issues. As importantly, the strategy set out clearly the main priorities for public investment in housing and steered investment of around £285m. However, in some respects the first strategy was transitional and it was recognised that there was an important opportunity for a more ambitious review in 2005. One that:

- Learns from what has gone well (and what has gone less well) in the current RHS;
- Gets the most out of new policy making and thinking;
- Strengthens alignment with the review of Regional Economic Strategy (RES) and Regional Spatial Strategy (RSS) also taking place in 2005, and achieving greater impact from the alignment of resources and delivery that results;
- Builds on an understanding of recent regional market developments and sets out a more aspirational vision for housing in the region;
- Is informed by wide ranging consultation and best practice in sustainability appraisal and rural proofing. Annex F sets out in detail the work undertaken.

Understanding Housing Market Developments in Yorkshire and The Humber

The Regional Housing Market

1.3 Yorkshire and The Humber is an exciting and diverse place to live and work. It:
• Boasts one of the UK's most powerful and diverse economies, growing consistently faster than the European Union (EU) average;
• Is strategically located at the heart of the UK's transportation network providing good access to a skilled workforce and European markets;
• Provides access to an array of vibrant town and cities, as well as unique access to more outstanding countryside than any other English region and established and well-recognised coastal resorts.

1.4 While we tend to focus on what is bad in our housing stock and on low demand in our neighbourhoods, it is important to remember there is a range of thriving housing markets providing good quality and diverse housing that contributes to the good quality of life experienced by most of the region's population. This is helping to achieve sustainable economic growth in the region by making it more likely for business to locate in the area. Much of this desirable housing is:

• In our suburbs and the semi rural areas on the outskirts of our town and cities;
• In the popular, high value areas of North Yorkshire, North Leeds, West Bradford, parts of Calderdale and the East Riding and the western parts of South Yorkshire - though many of these areas are “overheating” and becoming increasingly inaccessible to local people and key workers.

1.5 House prices have continued to rise in the region since the last regional housing strategy was prepared (fig.1). The average annual rate of house price inflation in the region is now 22%, higher than the UK average (15%). Between 2001 and 2004, house prices rose by 93%, which was the third highest in the UK.

Figure 1 - Yorkshire and The Humber House Price Rises 2000 - 2004

<table>
<thead>
<tr>
<th>Year</th>
<th>2000</th>
<th>2001</th>
<th>2002</th>
<th>2003</th>
<th>2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>55,975</td>
<td>62,408</td>
<td>78,459</td>
<td>98,728</td>
<td>120,724</td>
</tr>
</tbody>
</table>

(Source: Halifax House Price Index Jan 2004)

1.6 Although most places and neighbourhoods have seen price rises, the evidence is that the gap between popular, high value areas and unpopular, low value areas is growing. This is leading to increasing social and economic division with disadvantaged inner city and other low value markets operating independently from the “mainstream” housing markets operating in our popular suburbs, rural and commuter areas.

These low value markets are often characterised by high rates of worklessness, poor skill levels, health inequalities, and a poverty of aspiration. There is also evidence of speculative investment in these low value markets, which is inflating local house prices, importing mobility to already unstable areas, and potentially threatening the delivery of regeneration or remodelling plans.

1.7 New house building has boomed in recent years. Total housing completions average 16,500 over the last three years (fig.2). The private sector accounts for 90-95% of all this new build.

Figure 2: Yorkshire and The Humber House Completions

<table>
<thead>
<tr>
<th>Year</th>
<th>2000/01</th>
<th>2001/02</th>
<th>2002/03</th>
<th>2003/04</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000/01</td>
<td>12,161</td>
<td>16,073</td>
<td>16,403</td>
<td>17,340</td>
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(Source: Yorkshire and Humber Assembly)

1.8 The rapid increase since 2000 is a product of low interest rates, poor stock market and higher rates of residential investment. The market has slowed down in the past six months but the rates of housing starts and completions are still running at the 2004 rate. The 2003/04 increase to 17,340 was predominantly driven by flats. New house building since 2000 (fig.3) has delivered an increasing proportion of flats since 2002 with a significant reduction in detached completions, with terraced housing also being built at significantly higher rates than in 2000.

Figure 3: Yorkshire and The Humber new house types

<table>
<thead>
<tr>
<th>Year</th>
<th>Detached</th>
<th>Semi</th>
<th>Terraced</th>
<th>Flats</th>
</tr>
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<tbody>
<tr>
<td>2000</td>
<td>62.9%</td>
<td>15.7%</td>
<td>9.9%</td>
<td>11.5%</td>
</tr>
<tr>
<td>2002</td>
<td>42.6%</td>
<td>11.9%</td>
<td>14.8%</td>
<td>30.7%</td>
</tr>
<tr>
<td>2004</td>
<td>29.1%</td>
<td>16.9%</td>
<td>24.9%</td>
<td>30.1%</td>
</tr>
</tbody>
</table>

(Source: House Builders Federation)

1.9 This pattern of new construction differs from the distribution of stock by type of accommodation for the region’s dwelling stock as a whole (Tables 3A and 3B on page 13).

1.10 The reduction in the share of detached properties and increase in flats in new build is perhaps reflective of the projected further decrease in average household size from 2.47 persons per household in 1991 through 2.34 in 2001 to 2.16 in 2021. Indeed, the projected increase in the number of single person households represents 76% of the increase in the total number of
households projected for the period 2001-2021. However, this should not mean that modern housing requirements, current overcrowding and addressing the issues of unwanted one bedroom accommodation and accommodation with shared facilities are overlooked.

1.11 Over recent years there has been real success in attracting specific “niche” markets back into some of our city centres, in particular through waterfront city living apartments. This is partly fuelling the take off in building flats - though this appears to have peaked at 30% and is likely to fall back slightly. Nevertheless, city centre living is having a significant physical regeneration effect but there is concern that this is not connecting with our deprived inner city areas, which need to be transformed.

1.12 Land value evidence suggests that residential development land (based on data relating to sites in excess of two hectares) in Yorkshire and Humber is still cheaper than most other English Regions. This contributes to the lower selling price of the built product. There is, of course, significant local variation in land values, Harrogate and York experience high land values; Leeds and Sheffield have experienced significant increases, small towns such as Grimsby and Halifax experience much lower housing land prices.

1.13 The Valuation Office Agency Property Market Report reports that average values for building land across the UK are set to stabilise over 2004-5, before a further period of significant growth to end 2006. The report recognises that the picture is likely to be varied across the regions.

1.14 Owner-occupation accounts for 69% of the housing stock and ranges from low value terraced housing occupied by older people, mobile young people or households on lower than average incomes, to very high-priced housing in suburbs, rural or semi-rural areas. There has been a trend towards greater home ownership and a reduction in social housing stock. The increased renting from Registered Social Landlords (RSLs), with a significant drop in renting from local authorities, is due in the main to changes in stock ownership.
1.15 As well as the boom in house prices in recent years, there has been evidence of an increase in the demand for social housing. Properties that were increasingly difficult to let a few years ago, and undermining the sustainability of areas, are being brought back into use as a result. This is in part due to changing community needs, such as the re-housing of asylum seekers. The evidence of a causal link between rising house prices and rising social lettings has not been established.

1.16 First time buyers though are being increasingly priced out of getting a foot on the property ladder, with the National House Builders Council reporting a significant shift away from the first time buyers market in new build. In 2001 56% of new houses were sold at under £100,000, reducing to 17% in 2004.

1.17 Homelessness has also increased in the region over recent years. Though the rate does now appear to have peaked, it remains above the national rate and high by historical standards (see fig 5 below).

1.18 The region also faces significant challenges to improve the quality of its existing housing. Non-decency rate across all tenures is the second highest of the regions in England. (see fig 6 below).

**Figure 6: Yorkshire and The Humber Stock Condition**

<table>
<thead>
<tr>
<th></th>
<th>Yorkshire and The Humber</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of non decent homes (000)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>% of stock</td>
<td>37.4</td>
<td>33.1</td>
</tr>
<tr>
<td>% of stock</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>826</td>
<td></td>
</tr>
<tr>
<td>Private sector dwellings</td>
<td>616</td>
<td></td>
</tr>
<tr>
<td>% of stock</td>
<td>35.8</td>
<td>31.9</td>
</tr>
<tr>
<td>Social housing dwellings</td>
<td>210</td>
<td></td>
</tr>
<tr>
<td>% of stock</td>
<td>43.5</td>
<td>37.7</td>
</tr>
</tbody>
</table>

(Source: English House Condition Survey, 2001)

**Understanding Markets within the Region**

1.19 Whilst the overall market signals are revealing a buoyant housing market, it is increasingly apparent that there is an acute and growing imbalance between housing markets in parts of the region. The decline of the region’s traditional industries - such as coal, steel, fishing, and textiles - has led to the gradual decline of many of our inner urban areas and uncertainty about the need for and function of some historic settlements, most notably the coalfield areas. This, coupled with greater household mobility, changes in people’s choices and aspirations and community changes has created a complex web of contrasting high, low and changing demand patterns across the region, and which are often occurring at the same time in different places within sub-regional markets.

1.20 Over recent years significant progress has been made in understanding housing markets across the region. This was initiated by the Centre of Urban and Regional Studies (CURS) study ’A Tale of Two Markets’ (April 2002), which was recently updated to inform the Northern Way Growth Strategy. Further regional research and better joint working and analysis within and across sub regions have helped to develop thinking about housing markets in:

- South Yorkshire Housing Market Renewal (HMR) Pathfinder area
- Hull and adjacent areas of the East Riding HMR Pathfinder area
- West Yorkshire and adjacent housing markets, comprising:
  - The core older areas of the West Yorkshire conurbations;

**Figure 5: Statutory Homelessness: Homeless households in priority need accepted by local authorities.**

<table>
<thead>
<tr>
<th></th>
<th>Yorkshire and The Humber</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>Rate per 1000 households</td>
<td></td>
</tr>
<tr>
<td>1997</td>
<td>8,940</td>
<td>4.3</td>
</tr>
<tr>
<td>1998</td>
<td>8,440</td>
<td>4.0</td>
</tr>
<tr>
<td>1999</td>
<td>8,220</td>
<td>3.9</td>
</tr>
<tr>
<td>2000</td>
<td>9,140</td>
<td>4.3</td>
</tr>
<tr>
<td>2001</td>
<td>10,330</td>
<td>5.0</td>
</tr>
<tr>
<td>2002</td>
<td>14,160</td>
<td>6.8</td>
</tr>
<tr>
<td>2003</td>
<td>16,260</td>
<td>7.7</td>
</tr>
<tr>
<td>2004 (indicative)</td>
<td>14,590</td>
<td>7.0</td>
</tr>
</tbody>
</table>

(Source: ODPM Quarterly P1 (E) Returns)
- The Green Corridor area of former coalfield settlement areas in South East Wakefield, North Barnsley and North West Doncaster;
- The Golden Triangle area of North Leeds, Harrogate and York.

1.21 They demonstrate the dynamic, cross boundary nature of housing markets in the region and their fluidity reflects the conceptual sub area approach to spatial planning being developed through the emerging Regional Spatial Strategy (RSS). They also contain the most severe and contrasting housing problems facing the region with:

- Many deeply unpopular inner urban areas and peripheral council estates that are holding back our thriving towns and cities in South and West Yorkshire and Hull;
- Coalfield areas looking to reinvent themselves and establish a new identity as popular, vibrant places to live;
- Very high priced housing in the Golden Triangle area fuelled by the success of the Leeds and York economies, and where affordable housing is needed to ensure economic growth is not constrained by shortages of housing for key workers and local people.

1.22 There do though remain areas of great opportunity. They contain the city regions (three widely defined areas in this region, based on the districts around and interacting with each of Leeds, Sheffield and Hull and the Humber Ports) where the Northern Way Growth Strategy proposes future economic growth and investment will be focused.

1.23 Our rural and coastal areas face different patterns of housing problems and wider issues. These need specific approaches and interventions that address not only market pressures, but economic restructuring, issues of peripherality - such as poor access to services. Also, out migration of the economically active - particularly young people, and families with young children unable to afford housing locally - and in migration of the retired. This is putting further pressure on already overstretched service provision.

1.24 It is recognised that more work is needed at the regional and sub-regional levels to better understand the extent and relationship between existing markets. In addition, to identify new emerging markets and areas of commonality, where similar issues exist across sub-regional boundaries. We need to give priority to understanding whole housing market assessments in sub regions, which give consideration to:

- Assessing the extent of the Golden Triangle market. Price indicators suggest that the “commuter” market are increasingly looking eastwards to outer east and south east Leeds, part of the East Riding and Selby and westwards to the outer west and north western suburbs of Leeds and the Airedale/Wharfedale parts of Bradford to meet their housing aspirations;
- Within the context of the wider sub region and implications for the South Yorkshire Pathfinder, assessing whether a Finningley/M180 corridor (west) housing market is emerging fuelled by the new Robin Hood International Airport;
- York and its hinterland;
- The implications of Catterick Garrison, being designated as a Super Garrison;
- Addressing interregional markets including North Yorkshire/Tees Valley, Sheffield/North Derbyshire/North Nottinghamshire and Leeds/Manchester conurbations.

1.25 Discussions will take place over the summer between regional and sub regional partners about how this work can be taken forward and supported.

Housing - the national, regional and wider policy context

The National Context

1.26 ODPM’s 5 Year Strategy, Homes for All and People, Places and Prosperity point the way to delivering sustainable communities. Places, People and Prosperity, complements the strategy for housing, and shows how, working across the whole of Government, we can help local people create communities they feel they are part of. Homes for All sets out action to:

- Help 80,000 people into home ownership, including a new First Time Buyer’s initiative. This could be of real benefit to some of the region’s high demand areas. The Regional Housing Board (RHB) will want to encourage schemes to come forward that test out this approach;
- Design a new Homebuy scheme to allow tenants of Local Authorities and Housing Associations buy a stake in their homes and to create wealth and life opportunities for them and their families;
• Deliver enough high-quality homes where people want to live and work;

• Protect the environment and our urban heritage with new powers to limit low density developments. The merging of the RHB with the Regional Planning Body (RPB) provides an opportunity to bring planning and housing ever closer together;

• Provide all social tenants and the most vulnerable people living in the private sector with a decent home. The Board remains absolutely committed to this target and will ensure its advice to Ministers on investment supports its delivery;

• Extend low demand work to revive housing markets in new areas. For Yorkshire and Humber this is especially important as West Yorkshire was identified in Homes for All as a potential beneficiary of new funding to take action forward;

• Provide support for people with special housing needs.

How Economic, Housing, Transport and Spatial Strategies work together

1.27 The starting point for all regional strategies is a shared understanding of the sheer diversity and distinctiveness of Yorkshire and The Humber, and of Advancing Together’s over-arching vision that

“Yorkshire and The Humber will be a recognisably world class and international region where the economic, environmental and social well being of all our region and its people advances rapidly and sustainable”

1.28 In order to turn this vision into reality, all strategies and plans in Yorkshire and The Humber need to complement each other. For the RHS, links between it and the RES and the emerging RSS are crucial. The roles of these strategies are distinct but complementary. Housing has a critical role in creating places where people want to live - places where businesses want to invest and thus promoting economic opportunities. Housing is the largest consumer of land, and the housing market is strongly shaped by the strength of the economy.

Housing and Regional Spatial Strategy

1.29 The RSS sets policies for the development and use of land, including the number and mix of new homes in different parts of the region and incorporates the Regional Transport Strategy. The RHS needs to signal that the region expects to see a step change in clearance and the provision of more affordable homes where they are needed, and be clear about how public sector resources will be used to help achieve these objectives.

1.30 Specifically, the RSS should support the RHS by:

• Providing an appropriate scale of housing provision to meet the needs of the region and a distribution of new homes which enables the variety of different housing needs to be met;

• Providing spatial policies which facilitate the delivery of sufficient affordable housing in those areas where the market is strong and support the restructuring of existing housing provision where the market is weak;

• Providing a package of policies which will support the wider objectives of building sustainable communities through ensuring provision of land for opportunities to create jobs and enhance services in locations that are accessible and reduce the need to travel, especially by car;

• Providing housing policies which will facilitate the provision of a mix of homes to meet the variety of needs in the region including affordable homes;

• Providing guidance for local authorities on the energy efficiency and renewable energy standards to be used in their Local Development Frameworks (LDF).

1.31 Equally, the RHS should support the RSS by:

• Providing a framework and supporting evidence for new, affordable and attractive housing for our region, which creates positive places and in turn attracts new economic opportunities;

• Focusing on brownfield development within our urban areas, reducing urban sprawl and creating sustainable patterns of development;

• Provide the investment framework for essential housing provision in our rapidly growing urban and rural areas, providing houses for key workers and ensuring the continued growth of the regional economy;
• Provide a clear strategy for the **improvement or replacement of housing** to support strengthening the housing market in areas of low, changing or fragile demand.

**Housing and Regional Economic Strategy**

1.32 The RES is a 10-year strategy that provides a framework of common objectives and priorities around which businesses, public agencies, voluntary groups and communities can unite. Its focus on jobs, skills, wealth creation and business success is framed within the wider aims of sustainable development and inclusion. As part of this, it outlines the vital links between the economy and housing, and actions to, for instance, revitalise failing housing markets through alignment of housing investment and urban or rural renaissance activity.

1.33 Housing and the economy both have critical roles within the region and there are mutually positive links between both areas. Housing is a key sector of economic activity both in its own terms (due to work in construction, design and maintenance, etc.) and through its role in helping to create sustainable communities with good quality of life. Affordable, attractive and integrated housing of this sort creates localities where people want to live and businesses want to invest. This in turn enhances the skills, capacities, jobs and investment that will assist economic opportunities across the region.

1.34 At the same time, a strong economy that assists businesses and people, including in deprived areas, can raise income levels, allow people to improve their housing, foster sustainable communities, and stimulate balanced and stable housing markets. Urban and rural renaissance programmes can further enhance settlements and, by making them more attractive places to locate, assist in creating more, better and sustainable housing and communities. With this in mind, it is vital that economic development supports a healthy housing market and vice versa. This will be reflected through the close alignment of commitments and policies in the RHS and the RES.

1.35 The RES is being reviewed during 2005, including two extensive periods of consultation that will extend to September. The housing sector will be fully included in this consultation. The revised RES will reflect this consultation so it is not possible to predict the detail of the new RES to reflect in this Strategy. However, given economic and housing intelligence; the fundamental importance of aligning intelligence; the fundamental importance of aligning economy, housing, planning and transport; and existing commitments such as in the region's four sub-regional investment plans; it is possible to identify a series of guiding principles for how the RES and RHS can support each other. Specifically, the RES should support the RHS by:

- Providing a **good economic offer** and prospects for the region that will make Yorkshire and Humber a more attractive place for people to live - to minimise the issues such as migration of workers to other regions, especially from areas of low housing demand;

- Focusing **economic investment and growth in the same places where extra or better housing is planned** and which is also sustainable - regionally and sub-regionally - and where extra demand will be helpful or can be managed. For instance, ensuring the RES and its programmes connect to Housing Market Renewal Pathfinders and other housing investment programmes;

- Fully aligning urban and rural **renaissance activity** across the region with the RHS and housing investment, acknowledging that local housing issues are a key part of renewing our towns, cities and rural localities, and contributing to coherent, sustainable communities;

- **Tackle underlying economic and skills issues** that are connected to wider issues such as housing, health and community cohesion, and which will contribute to creating more balanced neighbourhoods with better housing;

- Recognising the role of the **housing sector as a part of the economy** (construction, crafts, design, maintenance and management) and assisting targeted needs within the sector where these are identified e.g. renewable energy installation skills;

- Acknowledging **high demand and affordability issues** in certain parts of the region and plan economic initiatives in these areas that support housing policies. For instance considering, issues such as the ability of these places to fill key jobs in the public and private sectors, and to provide affordable accommodation for local people;

- Promote principles of **sustainable development** such as good environmental practice, quality design, and mixed use development in locations that are
sustainable because of their base in existing settlements, access to good services and public transport, and good use of derelict land where appropriate;

- Working with Yorkshire Futures and other key parties to join up intelligence, research and pilot schemes, which lead to better understanding of the links between housing and economic development.

1.36 Equally, the RHS should support the RES by:

- Providing an attractive housing offer in the region that provides a good quantity of affordable, attractive, good quality housing for our region, creating positive places and in turn attracting skilled people, investment and new economic opportunities;

- Join up housing investment with economic planning and growth, recognising that there are locational issues within our region and that housing investment and activity needs to match demand. Clear proposals should enable further new build and renovation where there is a need, or consideration of other options including some demolition in locations that are unsustainable in terms of environmental, economic and housing demand factors;

- Aligning housing investment with renaissance programmes in cities, towns and market towns where both are progressing;

- Improve housing in deprived areas and create knock on benefits for aspects such as health, fuel poverty and community well being, which in turn can assist people and communities to get better skills and access more and better jobs;

- Build on housing as a key economic sector by maximising legitimate employment and contract opportunities for local businesses, social enterprises and people, for instance by procuring and using local materials in housing construction and maintenance;

- Address high demand and affordability issues, providing housing solutions that meet the needs of people and the economy in these places;

- Championing excellence in design and distinctiveness, quality and environmentally sound construction in sustainable locations, making good use of brownfield land and mixed use development where appropriate. This will promote sustainable development and assist targets on issues including greenhouse gas emissions and fuel poverty, assisting health and allowing people to spend more in the local economy instead of on fuel bills;

- Working with Yorkshire Futures and other key parties to join up information, intelligence, research and pilot schemes, which lead to better understanding of the links between housing and economic development.

Housing & the Y&H Rural Framework:

1.37 The Yorkshire and Humber Rural Framework (YHRF) aims to make access to funds easier and builds on the work taking place throughout the region to help rural areas fulfil their potential as part of a successful sustainable region. This includes ensuring that rural areas’ housing needs are highlighted in order to support sustainability. The Framework seeks to achieve this by identifying the specific issues and needs of rural parts of the region, recognising that sustainable rural solutions are often different to those in urban areas. By identifying and agreeing priority issues, resources and activity can be integrated and aligned to ensure that interventions are as effective as possible.

1.38 It will also need to reflect national policy and regulatory requirements, especially for environmental protection. As well as requiring strong, constructive and cooperative working between a range of organisations working at national, regional and local level, the views of stakeholders and customers will be actively sought and acted upon in the design and implementation of services. The framework is supported by a wide range of partners and stakeholders who make up the support structures for its development and operation.

The Northern Way Growth Strategy (NWGS)

1.39 The Northern Way is a new initiative through which the regions of Yorkshire and Humber, the North East and the North West are working together and with Government to bridge the £33 billion output gap between the North and the rest of the UK. It has adopted an ambitious long term vision:

“Together we will establish the North as an area of exceptional opportunity combining a world class economy with a superb quality of life”.
1.40 The Northern Way’s Growth Strategy, ‘Moving Forward: the Northern Way’ brings together consideration of economic issues, transport and housing. It proposes that:

“We must take a bolder approach to creating sustainable communities. We must provide real housing choices for all our households. Our Market Renewal Pathfinders are a good start but we must accelerate the rate of stock renewal and provide far more affordable housing.”

1.41 The Northern Way sets out some key challenges for sustainable communities in the North. The region needs to explore and test these challenges and ensure we address them in a way that reflect the particular circumstances of this region as these are not always the same as those found in the North East and North West. Some of these challenges are laid down for RSSs, including that each RSS:

- Should outline how housing will be replaced at a much higher rate;
- Distinguish between economic growth areas and areas with low, changing or fragile demand in formulating market renewal strategies;
- Define targets for affordable housing;
- Address three distinct needs: areas with severe shortages of affordable housing; provision in low demand areas to provide a tenure balance in more sustainable neighbourhoods; and provision for vulnerable groups.

1.42 These are challenges for RHSs too, in that Northern Way wants to see the current generation of strategies as a springboard for developing a more intelligence and strategy led approach to sustainable communities’ policy and interventions which are tailored to the particular circumstances of the North. Key overarching principles that Northern Way sets out for the region as a whole and its ‘city-regions’ that clearly impinge on housing are the need to:

- Demonstrate how housing proposals are derived from economic prospects along with migration and household formation forecasts;
- Make co-ordinated investments in housing, transport, regeneration and economic development to create safe, sustainable urban communities - offering a wide range of homes for rent and sale, in sustainable, safe communities;
- Identify clear locational priorities for public and private investment in housing infrastructure and services;
- Accord priority to brownfield sites well served by established public transport routes;
- Ensure that housing markets will operate efficiently in each of the city-regions and rural areas;
- Set affordable housing targets for each market and how they will be achieved;
- Set targets for the reduction of commuting by car and demonstrate how housing will contribute to their achievement; and
- Set targets for significant improvement in the energy efficiency of the housing stock, a reduction in fuel poverty, and housing developments that showcase environmental best practice.

1.43 The implications for this strategy are that the RHS:

- Requires that housing strategies and investment priorities are based on full consideration of economic and transport factors and housing market trends;
- Proposes improved co-ordination of housing investment with other investment to create sustainable neighbourhoods;
- Sets a framework for partners to identify clear locational priorities, including in each of Yorkshire and Humber’s city regions for private and public investment in housing infrastructure and services to promote the sustainable development of the city region. These are likely to emphasise investment in the inner urban areas;
- Defines target areas for affordable housing;
- Sets clear targets and actions for improving the energy efficiency of the region’s existing and new housing stock;
- Increases the emphasis on design quality, so that initiatives like the Urban Design Coding Pilot and the Housing Corporation’s Scheme Design Standards are embedded as a matter of course;
- Seeks to strengthen private sector involvement, through exploring such approaches as a Northern Regeneration Investment Partnership;
- Is clear about resources available for clearance.
More than bricks and mortar... housing and wider linkages

1.44 Housing has a central role in people's lives. Quality housing contributes directly and positively to neighbourhood popularity, to people's health and well-being, to cultural and leisure activities and opportunities, and to design and creativity. Housing is also central to the region's commitment to sustainable development - a long-term approach that integrates progress on the whole range of social, economic and environmental issues. Some of these opportunities and issues are:

- **Health**: The close links between housing and health have been widely recognised, with housing having an impact on physical and mental health. Poor housing conditions in a deprived neighbourhood may compound health problems, particularly for those who are more vulnerable, and have wider health impacts. People with poor health in areas already experiencing high health inequalities often have reduced housing choices, affected by factors such as income, tenure and affordability. This strategy recognises the need to tackle health inequalities and supports the Regional Strategic Framework for Health, with a commitment to work on joint priorities and targets that address the agreed regional aim of improving health and housing. Local authorities should work with National Health Service (NHS) partners to identify where NHS development programmes such as the Local Improvement Finance Trust (LIFT) schemes will impact on the availability of sites and buildings, and also where NHS new build will have implications for housing regeneration programmes;

- **Education**: The Dept for Education and Skills (DFES) Five Year Strategy for Children and Learners, 2004, seeks to establish a nation where all schools are extended schools with a focus on the community, health, inclusiveness and business. For early years the offer is that all parents will be able to access local one stop support through Children's Centres that will provide childcare, education, health, employment and parenting support and Children's Trusts will bring together all of those who provide services for children and families in each local area. The strategy also sets as a priority the refurbishment of every secondary school, under the "building schools for the future programme" over the next 10-15 years;

- **Skills**: To ensure the RHS is delivered people need to have the appropriate construction skills and ideally, from within the local communities. This requires forward planning to ensure the "demand side" is engaged with the "supply side" of skills delivery. The Construction Sector Skills Agreements will be an opportunity to ensure present and future construction skills requirements for house building sector are addressed;

- **Transport**: There are strong links with housing. The proximity of housing to good public transport links that is likely to be used by significant numbers will both reduce congestion and provide the accessibility and travel options that are vital to sustainable communities. Reducing the need to travel and encouraging cycling and walking for local journeys should be an important consideration in all housing decision making. This strategy fully recognises this point and proposes policies that reflect its importance;

- **Environmental best practice**: Encouraging adoption of housing design, maintenance and refurbishment leads to better homes that use far less energy - providing more affordable warmth for inhabitants and helping to meet the region's climate change targets by reducing greenhouse gas emissions. Key points this strategy will encourage include high standards of insulation and energy efficiency for heating and lighting, building housing that lasts longer, using more local and environmentally efficient building materials, and incorporating factors such as encouragement of recycling into design;

- **Distinctiveness and Design**: Housing is fundamental to the look of our cities, towns, rural areas and our region. There is a consensus that we should both build on the positive elements of our distinct building traditions and vernacular architecture, such as by using local stone and building materials, as well as promoting distinctive, imaginative and high quality design of houses and neighbourhoods. Designing with the natural environment in mind can be integral to good design, and the presence of quality green space and trees is often both a hallmark of the most desirable areas and of sustainable practices. Involving residents in design planning further strengthens the relationships between housing, people and place;

- **Preventative Actions**: While the RHS is about homes
it needs also to think about homelessness and how partnership working can tackle and prevent many of the causes of homelessness. A stronger preventative focus on young people and on family break-up (particularly in rural areas where service networks tend to be less well developed) may be the way forward;

- **Security:** Feeling safe in homes and in neighbourhoods has an important bearing on people's peace of mind and quality of life. It is also fundamental in creating places where people want to live. This strategy therefore promotes ‘Designing out crime’ in our neighbourhoods and homes;

- **Culture, Leisure and Recreation:** The location of housing and neighbourhood design can promote leisure by good access to recreational spaces and play areas, as well as shops and community facilities. Designing neighbourhoods that include a good range of facilities within walking or cycling distance has further benefits in terms of creating a sense of business, reducing fear of crime, car use and emissions, and promoting opportunities for physical activity with health benefits. These include Regional Centre of Excellence for Urban Regeneration in Yorkshire and The Humber.

### More than Bricks and Mortar - Pennine 2000

Pennine Housing 2000's groundbreaking Modern Apprenticeship programme set out to tackle some of the skills shortages, which faced the Large Scale Voluntary Trust (LSVT) organisation when delivering its large investment programme. Funded and delivered in partnership with Lovell and Keepmoat, the Building Maintenance NVQ training covers several construction skill areas and has given trainees the chance to further hone their skills in a particular craft or technical discipline after two years.

Over 40 young people, including 25% from under represented minority backgrounds, have benefited from the programme with all those completing moving into full time jobs or self-employment. The company also runs youth engagement and Social Enterprise creation programmes in Calderdale as part of its More Than Bricks and Mortar project, emphasising its commitment to supporting local neighbourhood regeneration.

### Regional Centre of Excellence for Urban Regeneration in YH

As part of the Sustainable Communities Plan, Yorkshire Forward is responsible for creating a single networked ‘centre of excellence’ in urban regeneration, to establish and maintain regional, national, and international dialogue and collaboration in this field. With an initial focus on the built environment, the Centre will:

- Inspire people with successes from the region and elsewhere, raising aspirations;
- Bring people together to learn how renaissance can be done better;
- Provide information of the highest quality, in the most appropriate format, to those who need it.

**In delivering this vision, the centre will:**

- Work with partners and practitioners across the region and beyond;
- Enhance the quality, quantity and retention of regeneration skills in region;
- Deal with critical skills issues to respond to regeneration skills in the region;
- Promote best practice;
- Disseminate information to raise the profile of regeneration activity and opportunity in the region.

**Activity examples**

- Running masterclass programmes on design, spatial planning
- Lobbying educational establishments on appropriate skills provision
- Facilitating joint work of built environment professionals
- Signposting and interpretation of information and resources
- Promoting regeneration as a career option
Advancing housing together: a renewed vision for housing in Yorkshire and The Humber

**Vision**

2.1 These are exciting and challenging times for housing and partners in Yorkshire and The Humber will need to work hard to exploit new tools and new thinking.

2.2 Whilst the vision in the first strategy remains valid, it needs to be bolder and underpinned by aspirational principles of the kind of region we want to be. Our strategy will therefore:

> "Work to ensure the delivery of a range of high quality housing and services in successful neighbourhoods, contributing to a superb quality of life for current and future residents."

2.3 We will do this by:

- Becoming world class in design, quality and energy efficiency to deliver homes that are designed for life and adopt environmental best practice;
- Delivering the right supply of affordable, attractive and high quality housing in the right locations to meet further economic growth. This will include replacing housing that is unwanted and does not meet modern living requirements at a faster rate than now, and targeting affordable housing;
- Building on the best community participation in housing;
- Creating sustainable, cohesive and tolerant communities where people want to live and continue to live, and which are able to respond to people's housing aspirations as they change and develop. This will include developing "pathways" to diverse housing requirements within communities and placing the concept of "lifetime homes" at the centre of policy making;
- Renewing disadvantaged inner urban neighbourhoods and large monolithic council estates by rebuilding viable mixed income communities by reducing concentrations of poverty and worklessness, and delivering a right mix of housing tenure and types;
- Developing high quality services and provision for all vulnerable groups and which, wherever possible, are prevention based and support independent living.

**Principles underpinning the vision**

2.4 Our strategy needs to be guided by clear underpinning principles if the vision is to become a reality. It needs to:

- Capture the opportunities provided by the Barker Review, the Northern Way and the ODPM's 5-year Strategy and make them work for Yorkshire and the Humber;
- Be agile in its reviewing and monitoring of what works, and to build in flexibility;
- Ensure that housing policies make the fullest contribution to sustainable development, social, economic and environmental policies;
- Support the development of the RSS;
- Be a strategy for the whole region - rural and urban, coalfield and coastal, city and village;
- Be a strategy for the whole of the housing community - public and private sectors, voluntary and community groups, tenants, residents, and the homeless;
- Be a strategy that pushes people to work differently: to look for ways of linking preventative actions with capital spend;
- Ensure effective use of public and private money and set clear priorities for investment and action.

2.5 The strategy also needs robustly and determinedly to tackle the region's key housing issues. Perhaps the most fundamental long-term challenge is the whole question of balance. Our region is characterised by the presence - often cheek by jowl - of the whole range of housing market phenomena. These markets will need different policy mixes if they are to have a durable future.

2.6 What this means is that we need a regional housing strategy that is truly about making all of our communities sustainable, whether they are stumbling, on the point of recovery or are over-heating.

**What do we mean by sustainable communities?**

2.7 Homes for All and People, Places and Prosperity suggest that a sustainable community should be:
Active, inclusive, healthy and safe - fair, tolerant and cohesive with a strong local culture and other shared community activities;  
Well run - with effective and inclusive participation, representation and leadership;  
Environmentally sensitive - providing places for people to live that are considerate of the environment;  
Well designed and built - featuring a quality built and natural environment and accessibility;  
Well connected - with good transport services and communication linking people to jobs, schools, health and other services;  
Thriving - with a flourishing and diverse local economy;  
Well served - with public, private, community and voluntary services that are appropriate to people's needs and accessible to all;  
Fair for everyone - including those in other communities, now and in the future.

2.8 What we do about housing - our refusal to accept poor quality housing, the importance of balance and mix in communities - has a central role to play in making sustainable communities. Access to decent housing in a safe neighbourhood, which people can feel proud of, is fundamental for social justice. So too is responding to the needs of the most vulnerable. Integration of people, who have been excluded or are homeless, into accepting communities is essential for cohesion. Issues of fair access to housing are therefore a major theme of this strategy. The actions include a mix of those focused upon bricks and mortar issues and others that provide support and services, or aim to improve community safety, community development and leadership.

Strategic Themes

2.9 The strategy needs to make hard choices and to be tough in its setting of priorities. It is therefore focused around just three simple themes:

Creating better places. This is about responding to the diversity of markets and improving neighbourhood infrastructure and facilities, and is addressed in Chapter 3;  
Delivering better homes, choice and opportunity. This is about delivering choice and opportunity for all our people to meet their housing aspirations, and to improve housing condition and services for all. This is discussed in Chapter 4;  
Fair Access. This is about being sure the requirements and preferences of all parts of communities are met by sensitive and appropriate housing solutions, and that obstacles faced by specific groups to accessing their housing choices are removed. This is discussed in Chapter 5.

2.10 Each theme is built around clear aims, targets, and actions and incorporates good practice and linkages, which influence the context and action proposed. For example, energy efficiency, security and design standards will be included in delivering better homes. Consideration of transport factors, accessibility and economic prospects will be reflected in creating better places.

2.11 The final Chapter 6 sets out key principles of delivery and the resources available to deliver the strategy. It sets out:

A new longer-term strategic investment planning approach for use of the Regional Housing Board’s Single Housing Pot. This will involve the development of sub regional housing investment programmes that are positioned alongside wider social and regeneration investment.

Moves towards a Sustainable Development Standard for housing in Yorkshire and The Humber to ensure that the approach set out in the strategy is translated into reality, and the region grows in a sustainable way - balancing economic, social and environmental considerations. This follows an independent, robust sustainability appraisal of the strategy: the report of which is available on the RHB website: www.goyh.gov.uk/housing/Projects/rhb/rhs.htm

Academy for Sustainable Communities

The Academy of Sustainable Communities is a new initiative set up by ODPM. Its aim is to turn the vision of sustainable communities into reality by inspiring change, supporting innovation and promoting generic skills. The Academy will be a forum for new ideas and thinking on how to create and maintain vibrant, sustainable communities.

From its base in Leeds the Academy will work with a network of regional centres of excellence and a range of partners and organisations from a wide scope of backgrounds and interests to meet the challenges of delivering skills for sustainable communities.
Creating better places

Introduction

3.1 This chapter sets out the action that is needed to balance housing markets and to create sustainable places across the whole of our region - rural and urban, coalfield and coastal, city and village.

3.2 It recognises that pressures of housing demand are greatest in those places that are “overheating” and where future sustainable development is limited. Those areas with more capacity for development within existing urban areas are often characterised by low or changing demand. However only through long term and concerted action to transform these areas will the region “grow” the places where people want to live and wish to stay: helping to take pressure off the current high demand areas and creating attractive towns and cities that will support future economic growth and the health and quality of life of the whole region. This chapter therefore focuses on the need to:

- Deliver the right supply and range of housing in the right location that:
  - Supports economic growth and foster urban renaissance through the reversal of attitudes towards urban living. This means integrating housing policy within the overall framework for an urban area, aiming to build a sustainable community where people are willing to invest socially or economically;
  - Clear un-wanted, obsolete and poor quality homes and replace them with housing that meets the aspirations of both existing and new residents;
  - Deliver a range of affordable housing in those parts of the region where high house prices either prevent local people from achieving their housing aspirations or are constraining economic growth;
  - Respond effectively to the affordable housing needs of rural communities, and the vital role of our Market Towns as places to live and work;
  - Deliver excellence in design and develop local skills and capacity.

Aim

To balance the region’s housing markets and create sustainable communities.

Priorities

Our top priority is to transform neighbourhoods and areas facing low, changing or fragile demand but which are otherwise sustainable. Priority will be given to places that meet the criteria set out below and which (in priority order) are:

1. Within the South Yorkshire and Hull/East Riding Pathfinder areas and the West Yorkshire Low Demand area;

2. Renaissance Towns and Market Towns outside the highest priority areas above;

3. Area or neighbourhood projects currently being supported by the RHB through its 2004-2006 Regional Investment Strategy, including the Green Corridor as a flagship scheme for reinventing coalfield areas and delivering sustainable communities. Other emerging projects will only be supported with public funds where they are part of a well developed, strategically based programme consistent with regional strategies.
Our second priority will be improving accessibility in high demand areas and sustainable rural communities with populations of 10k or less in line with the government’s new rural definition. Priority will be given to places that meet the criteria set out below and which (in priority order) are:

1. In the Golden Triangle, and other parts of North Yorkshire and the East Riding of Yorkshire where schemes either;
   a) form part of an agreed Renaissance Market Town masterplan or village plan;
   b) accord with economic development priorities of the RES and Sub Regional Investment programmes;
   c) Support the creation of sustainable rural communities by meeting demonstrably identified needs for affordable housing.

2. In Renaissance Market Towns and other areas outside the high priority areas above where a demonstrable need for affordable housing has been identified and will meet the needs of local economies.

Criteria

Priority areas identified above must meet the following criteria:

Low, changing or fragile demand: sustainable in terms of scale, future economic prospectus, community facilities, and good potential to be attractive locations in the future, and provide good access to public transport;

High demand areas: close to public transport services, a range of community facilities and where affordable housing is needed to meet the needs of local economies;

Rural Communities: where investment in affordable housing will maintain mixed and sustainable communities by meeting local needs and safeguarding services.

All areas must have regard to the Sustainability and Design Standard set out in Chapter 6.

Targets (Refer to Annex B for detail)

Close by a third the gap between the level of vacancies and house values in pathfinder areas and West Yorkshire low demand areas compared to the regional average.

Achieve population stability in the main urban areas. Regional partners are continuing to work on developing this Advancing Together and RES indicator.

Achieve an overall regional vacancy rate of between 2.5 and 3.5% by 2010, and sustain it within this threshold thereafter.

Deliver 360 affordable homes in rural areas through the Housing Corporation’s 2006-08 Investment Programme. 50% of which to be in settlements with a population of less than 3k.

Actions

1. Low Demand partnerships to:
   a) Deliver programmes/projects funded from the resources made available within the current (2004-06) Spending Review period, ensuring agreed national, regional and local outcomes/outputs are delivered.
Right supply of housing in the right locations...

3.3 RSS will set out a long term vision for places in the region and policies about development and how land is used. Housing is by far the most extensive urban land use in the region, and RSS will play an important part in managing how and where changes take place to the housing stock, in terms of new build and replacement of unwanted homes, over the next 15 years or so. RSS will set out how many new homes are needed in each district, and include policies to ensure that these are built in appropriate locations and at the right time. To do this, the RSS will need to strike the right balance between supporting economic success, addressing social equity, and minimising or mitigating the adverse impacts on the environment. The provision of new homes will need to be managed, taking account of how housing markets are operating, how many old houses are cleared, and how many vacant homes are brought into use.

3.4 The overall scale of change needed to the region’s housing stock will be driven mainly by demographic changes (i.e. changes in population and household size), largely based on well established trend-based projections but also taking account of the potential effects of greater economic success and the need to replace worn out or unwanted houses.

3.5 The RES and Northern Way are both based on maintaining and enhancing the region’s positive quality of life whilst markedly raising economic performance, to close the gap with the more prosperous parts of England over time. This will affect migration to and from the region and the ability of people to form separate households. It is important that actions to create more balanced housing markets, for example investment in existing stock, clearance and replacement, and steering the location and types of new homes, take account of economic objectives. From one angle, a growing economy will be likely to stimulate housing demand near to where jobs are being created. From another, new housing should be planned with a view to realistic potential for employment opportunities close by to prevent immediate difficulties in the stability of the housing market or the necessity for long distance car commuting and impacts from it.

3.6 The overall replacement rate of new housing, the quality of housing, accessibility and locations are all important. Elsewhere in the strategy, the importance of setting targets to reflect these factors and the overall
stock of appropriate dwellings is discussed. In particular, in terms of housing supply, overall replacement rate is a key issue. With current building rates, a house would have to last many times longer than its design life. This is a short term approach and needs serious attention. Balancing the equation will require multifaceted action that is significant in scale, sensitive in implementation, and planned with an eye to the future. First it requires much increased rates of house building and renovation to replace stock that is effectively redundant because of its low quality, poor energy efficiency and state of repair, or its undesirability to occupiers. At the same time, new houses will need to be designed and built with a much longer design life. Given a design life of say 250 years or more, it will also be important to ensure we build houses of good quality and that are ‘future proofed’ in terms of factors such as attractive design, flexibility, very high environmental and energy standards, and proximity to support services, facilities and infrastructure such as schools, shops, play areas and public transport routes.

3.7 The amount of new housing in each district will need to help achieve a number of objectives such as supporting economic growth and urban renaissance, providing affordable homes, using urban capacity and Brownfield sites, and reducing the need to travel.

3.8 In terms of economic influences on the distribution of new homes the RES is being reviewed in 2005 and therefore it is not possible to anticipate its exact content. However, it is possible to set out a number of economic factors that are very unlikely to change as a result of the RES review. They include Gross Value Added (GVA) forecasts by district, other economic drivers and growth determinants, and key policies in the current RES (such as the importance of urban renaissance) and the Northern Way (such as the role of city-regions) which will have a long term impact on the economy and indirectly on housing. These are set out in Annex E. However, further work has been commissioned to help test the aspirations of the Northern Way to deliver a more policy-led approach to economic growth aspirations in the reviews of RSS and RES. This will include an examination in RSS of the implications of different levels of economic growth on the overall scale of housing provision in the region and its distribution.

3.9 The economic drivers set out in Annex E have the following key implications for housing markets in the region over the next ten years or so:

**Leeds and West Yorkshire** - a range of factors point to buoyant growth in this area - including GVA forecasts, a large number of renaissance programmes in the main towns and cities, and concentration of transport infrastructure and universities. This is especially the case in Leeds, but forecasts also point to the increasing importance of Bradford. Growth is strong to the west of these cities in Kirklees and Calderdale, and Leeds’ impact also looks to extend to Harrogate to the north.

Overall, there is expected to be strong growth in the region’s key cities. As well, as affecting Leeds and Bradford (as above), of the other key cities, Sheffield and Hull stand out as having high forecast GVA and as well as other features that will drive economic development and its impact on housing. York’s economy will be driven by the “Science City” initiative and its high profile tourism role.

The importance of existing centres - renaissance programmes in market towns, and especially key towns and cities will be drivers of growth. These are likely to have a strong impact on housing demand because of their focus on quality of place, and improving it to make places more attractive to businesses to invest in and to people - especially skilled people - as a place to live. The volume, quality, location and affordability of housing in renaissance towns, cities and market towns is important. There needs to be a focus on housing within these existing centres and strong, explicit integration between renaissance programmes and housing investment. Focusing on these centres and locations within them with good public transport access will also assist sustainable development objectives and reduce congestion affecting business. The success of these programmes will be an important support to one of the key principles of the RSS which is to reduce the scale of out migration from the urban areas in the region.

Generally, districts with strong transport infrastructure are expected to gain benefit from it economically. RES policies and the Northern Way both place emphasis on transport and the latter also places onus on particular priorities such as TransPennine rail routes. Airports are expected to be important, meaning that in the long term, locations near to the larger and fastest growing airports in the region may have higher than forecast growth. As transport impacts on business, choosing housing locations that enable residents to access the jobs businesses need filling without creating much congestion (e.g. with good public transport and cycle facilities) is a key consideration.
Other factors like projected population growth and priorities such as the existing Housing Pathfinder areas are clearly drivers too. These are not considered in the above analysis but need to be factored in reaching decisions about priority locations.

3.10 In conclusion, the economic analysis points to priority locations for new and improved housing being those that are within the existing centres included in the renaissance programmes (especially in the major towns and cities given their scale) and with good public transport access. Furthermore, there will be a focus on key cities, relevant parts of West Yorkshire, and towns close to key economic drivers such as the Humber ports and main airports. These economic influences will be considered further in the development of RSS, along with other relevant factors, and balanced with the other strategic considerations which are necessary to build sustainable communities.

Regenerating areas of low or changing demand...

Priority areas

Regional Housing Strategy Priority Areas for Intervention

- Transform (South Yorkshire) Pathfinder
- Gateway (Hull and East Riding) Pathfinder
- Green Corridor
- Golden Triangle (Concept Area)
- West Yorkshire Low Demand (Concept Area)
3.11 The Centre for Urban and Regional Studies (CURS) regional housing market study identified that there are 411k properties at risk of low or changing demand in the region. These are concentrated in South Yorkshire, West Yorkshire and Hull and having a negative impact on the image of our cities and towns. As mentioned previously therefore our overarching priority is to comprehensive large-scale action to address the housing market weaknesses facing the South Yorkshire Pathfinder, Hull and East Riding Pathfinder, and West Yorkshire Low Demand area.

3.12 These sub-areas are all expected to benefit from the Government’s £1.2bn Housing Market Renewal Fund during the period of this strategy. Transform South Yorkshire Pathfinder has already received £71m for the 2004-06 period and will be updating its plans during 2005 to access further Government resources for the 2006-08 period.

3.13 Gateway, Hull and East Riding of Yorkshire Pathfinder has been granted up to £16m for a Programme of interventions starting in 2005/6, and will be updating its plans during 2006 to access further Government resources for the 2006-08 period.

3.14 The Regional Housing Board provided £10m for the 2004-06 period to the West Yorkshire Housing Partnership to kick-start its low demand programme. In its recent 5-year plan “Homes for All”, the Government has set aside £65m for the 2006-08 period from the Housing Market Renewal fund to tackle low demand outside of the Pathfinder areas. It is expected that West Yorkshire will benefit from these resources.

3.15 The West Yorkshire Housing Partnership must therefore develop a comprehensive sub-regional strategy by Autumn 2005 that is targeted on the root causes of low demand in the sub region and avoids pepper-potting resources by harnessing investment where transformational change is essential to support sustainable economic growth, and can succeed.

3.16 The “Green Corridor” (see Case Study on page 30) housing market area of South East Wakefield, North Barnsley and North West Doncaster is an important link between activity in West and South Yorkshire. The Regional Housing Board provided £3m to the partnership for the 2004-06 period for a flagship project that addresses issues of former coalfield settlements to develop quality living environments and sustainable communities. The Board has indicated that it will provide further support subject to the development of a clear vision and comprehensive regeneration plan for the area by Autumn 2005 that is supported by all stakeholders, and is consistent with regional strategies.

3.17 The Pathfinder, West Yorkshire and Green Corridor partnerships should ensure their plans are built around a clear vision for the sub region and are based on robust and well-grounded economic development plans, which help to reduce economic disparities. It will therefore be important that their plans and programmes align with the emerging Northern Way proposals and City Region plans.

3.18 They also need to work together with other interventions - such as neighbourhood renewal, supporting people, health, employment, community safety - to simultaneously address different problems. And align housing provision with urban renaissance programmes to move the whole place forward together - including physical, social, and economic aspects, and uniting progress in town/city centres and in neighbourhoods. Joint community engagement aimed at increasing confidence and motivation can help make these areas into places where people wish to live and work.

3.19 It is recognised that low or changing demand is also happening at a smaller scale, especially in the urban areas of Goole, Scunthorpe and Grimsby/Cleethorpes in the Humber sub region. The Regional Housing Board has already provided over £2m to fund regeneration programmes in Goole and Crosby, Scunthorpe. It will continue to support well developed, strategically based programmes to tackle smaller areas of low or changing demand where they are otherwise sustainable in terms of scale, location, future economic prospects and access to services.

3.20 Declining local economies, seasonal low waged employment and an influx of economically inactive retirees are creating a set of distinctive but common problems in our coastal areas, including changing and contrasting demand patterns. The North Yorkshire and Humber sub regional housing partnerships will want to consider the merits of developing a joint coastal strategy to address the housing problems in these areas.

Taking forward interventions

3.21 The analysis in the Pathfinder areas, and elsewhere, makes key links between economic change, increasing prosperity, mobility and rising aspirations. Those households with the capacity to do so have often moved to areas that better meet their aspirations.
The Green Corridor

A Partnership between Wakefield, Barnsley and Doncaster Local Authorities

The Green Corridor Partnership is developing a 10-15 year plan to improve the quality of housing and environment for residents and provide a new focus for identified key existing settlements. Improvements in quality and replacement housing will offer tenure choice linked to economic and transport plans.

Key aims and objectives are:

- Developing a strategic spatial framework and common vision for the future, identifying a hierarchy for settlements and agreeing priorities for housing action across authority boundaries;
- Delivering immediate clearance, refurbishment and environmental improvement;
- Establishing stronger dialogue with economic, transport and spatial planners to agree the potential for housing renewal;
- Working with colleagues in education and health to improve linkages between the strategies;
- Creating stronger links with Transform to align the housing and transport plans along the Dearne Valley;
- Developing a Design Code for the Corridor that covers quality principles for townscapes, sites and individual buildings;
- Master planning at settlement and neighbourhood level;
- Constructing and delivering a Corridor wide consultation framework for residents;
- Promoting the Green Corridor as an area with a good environment for local leisure, healthy living and the potential for a ‘green’ lifestyle.
Concentrations of poorer, and often deprived or vulnerable households remain. If unchecked, this exacerbates the polarisation of communities threatens the long-term stability of neighbourhoods and deters private investment.

3.22 A range of strategic interventions are therefore needed that:

• Improve neighbourhoods and housing quality in targeted areas - including clearing housing that is unwanted or no longer appropriate for modern living, and replacing it with a range of high quality homes that offer choice to meet the aspirations of existing, emerging and incoming households;

• Build confidence through a combination of transformational and incremental change rather than piecemeal action, which have the ongoing support of communities and achieve the aim of returning or sustaining private investment and returning value to markets. Involving the private sector at an early stage will be critical to effect long term sustainable change;

• Renew disadvantaged inner urban neighbourhoods and large monolithic council estates by rebuilding viable, mixed income communities and reducing concentrations of poverty and worklessness. This needs:
  - Comprehensive action to improve design and environments, schools, health services and anti-social behaviour/community safety, as well as providing a mix of housing types, tenure and values for a variety of income groups. Tackling school performance is particularly important in arresting the drift of economically active households from an area;
  - Strong links with the local planning framework to create sustainable mixed communities with good access to community facilities, public transport and jobs;
  - Sensible use of local lettings policies where they can create a better mix of communities;
  - Strengthening action between housing and neighbourhood renewal where concentrations of deprivation and worklessness are having a detrimental effect on people’s life chances. Gipton in Leeds has been identified as one of three areas nationally to work with Government in piloting mixed communities in deprived areas, and this will help to generate lessons that can be transferred to other areas;

• Recognise the need for fair access and appropriate housing provision for vulnerable people, with strong links to supporting people programmes, health and social services;

• Create tolerant and cohesive places where people from different race, background, culture, ages and income can live together happily and safely. In particular, a disproportionate number of Black, Minority and Ethnic (BME) communities in our region live in at risk areas and in poor quality often overcrowded properties. Interventions and other housing policies therefore need to meet the housing needs of and have ongoing support of BME communities, as well as considering the wider impacts of community cohesion;

• Support the development of a strong, well-managed private rented sector by working with accredited landlords. But take strong action to tackle rogue and absentee landlords that are contributing to neighbourhood problems through inappropriate lettings or poor management by increasing council enforcement action, strengthening neighbourhood management, and setting minimum standards of landlord behaviour and management through the use of new licensing powers. There is evidence from Pathfinder that determined use of local authority enforcement action, together with increased neighbourhood management, can turn round streets where speculation and absenteeism have combined to cause unsustainable price rises, increased neighbourhood disorder and property disrepair;

• Stabilise neighbourhoods in or adjacent to priority intervention areas to arrest further decline through initiatives such as group repair schemes, property facelifts, small scale clearance or redevelopment;

• Improve tools for relocation from clearance areas, including both financial and practical support.

Gipton in Leeds has been identified as one of three areas nationally to work with Government in piloting mixed communities in deprived areas, and this will help to generate lessons that can be transferred to other areas;

- Developing joint approaches to housing and tenancy management between social landlords and larger accredited or licensed private landlords. This should include reviewing and, where necessary, re-designing Anti Social Behaviour enforcement and prevention based procedures, recording and monitoring arrangements, and customer service standards to reflect best practice and policy developments.

• Recognise the need for fair access and appropriate housing provision for vulnerable people, with strong links to supporting people programmes, health and social services;

• Create tolerant and cohesive places where people from different race, background, culture, ages and income can live together happily and safely. In particular, a disproportionate number of Black, Minority and Ethnic (BME) communities in our region live in at risk areas and in poor quality often overcrowded properties. Interventions and other housing policies therefore need to meet the housing needs of and have ongoing support of BME communities, as well as considering the wider impacts of community cohesion;

• Support the development of a strong, well-managed private rented sector by working with accredited landlords. But take strong action to tackle rogue and absentee landlords that are contributing to neighbourhood problems through inappropriate lettings or poor management by increasing council enforcement action, strengthening neighbourhood management, and setting minimum standards of landlord behaviour and management through the use of new licensing powers. There is evidence from Pathfinder that determined use of local authority enforcement action, together with increased neighbourhood management, can turn round streets where speculation and absenteeism have combined to cause unsustainable price rises, increased neighbourhood disorder and property disrepair;

• Stabilise neighbourhoods in or adjacent to priority intervention areas to arrest further decline through initiatives such as group repair schemes, property facelifts, small scale clearance or redevelopment;

• Improve tools for relocation from clearance areas, including both financial and practical support.
Better joint working at both policy and local levels in order to consider the alignment between housing market renewal and benefits entitlements would lead to better informed community engagement.

3.23 It will be important that dynamic housing strategies and plans monitor and analyse the development of markets and key local drivers - such as crime levels, service provision and performance.

EASEL

Leeds City Council has developed a partnership with East and South East Leeds ALMOs to work on a comprehensive regeneration programme known as EASEL, covering a large 1,700 hectare area to the East of Leeds.

One of the objectives of the EASEL programme is to bring greater tenure mix into the area, which is predominantly Council owned properties. This will be delivered through a joint venture with a private sector partner. Bellway and Lend Lease Europe have been short listed for preferred bidder status and are currently working on a competitive submission for the second stage of the procurement. The first phase of this identifies several sites within the Gipton estates for new build. Previously cleared sites are already available; one for a RSL shared ownership scheme and another for private development for home ownership.

Benefits of this long term partnership will be:

- Helping to address capacity issues in the construction industry;
- Promoting appropriate training for people seeking or returning to work;
- Increasing the wealth of households within deprived wards in the City;
- Providing new, higher quality homes for people wishing to live in the area;
- Improving the quality of the environment.

Gipton, as the first phase of the EASEL scheme, has also been chosen as one of three areas nationally to take part in ODPM’s Mixed Communities project that was announced in the five year plan.
environment, community cohesion - and existing and prospective residents’ perceptions, preferences and aspirations. These strategies should be firmly integrated with spatial, economic, transport, health, and neighbourhood renewal and community strategies in order to work more effectively to effect long term transformational change. They will also need to respond to area and neighbourhood changes and functions. Different interventions will be needed for areas and neighbourhoods that:

- Have remained deprived through different periods;
- Are in decline;
- Are on the edge of decline;
- Are improving;
- Have a diverse role to play in the local housing market, such as student areas.

**Improving access to housing in our high demand areas...**

3.24 There are many areas across the region where affordability is a major problem. The consequences of such disparity within the housing market results in increased levels of homelessness, community displacement and imbalance. In rural areas, there is evidence that lack of affordable housing is hampering economic growth and is a factor in declining services in some areas. The need to provide affordable housing within this context is essential for achieving sustainable communities.

**Affordable housing, break down into two Sub categories:**

1. Social Housing where rent levels are set in line with government rent influencing regime
2. And intermediate housing: a mix of low cost home ownership products (e.g. shared ownership) and other reduced cost rental products.

**Our priority areas**

3.25 There is no definitive assessment of the number of affordable homes needed across the region. This will be considered further in the development of the RSS with the development of an indicative affordable housing estimate for the region and for different areas within it. More detailed targets will be developed at the local level. The Government is setting up a national unit to provide advice on affordability issues and future revisions of this strategy and the RSS will take account of this.

3.26 In the meantime, evidence to support both this Strategy and the RSS demonstrates how affordable housing needs vary across the region - both between and within local authorities. This evidence includes ‘Rural Housing in the Yorkshire and Humber region’ prepared by the University of York and Joseph Rowntree Foundation and, ODPM indices of prices to earnings, and also analysis of a variety of local-level information. The evidence, included at Annex D, suggests that, at a strategic level, local authorities can be categorised as having high, medium or low levels of need for more affordable homes.

**High:** North Yorkshire districts and East Riding of Yorkshire.

**Medium:** Kirklees, Leeds, Wakefield and Sheffield.

**Low:** Other parts of South and West Yorkshire, Hull and North and North East Lincolnshire.

**The Golden Triangle**

York, Harrogate and Leeds Councils are putting together a blueprint to increase affordable housing within the high-demand ‘Golden Triangle’. An initial funding contribution of £0.5m for 2005/06 has been secured from the Regional Housing Board to take forward this project.

A number of different approaches to tackle the affordability issue will be adopted such as:

- Incentives to allow entry into the owner-occupied market for people on low incomes;
- Adopting a common approach to the provision of affordable housing across all strategic housing/windfall sites with the Golden Triangle;
- Making best use of existing housing, by considering initiatives to encourage tenants under-occupying social housing stock to move to smaller accommodation;
- Look at ways of using non-residential buildings for affordable housing.

Housing Corporation funding has also been secured to produce a good practice manual for use by the Golden Triangle and other Local Authorities facing severe housing need and affordability problems.
This analysis supports the continued priority to delivering affordable housing in North Yorkshire, the Golden Triangle area and parts of the East Riding of Yorkshire. However, this regional evidence masks great variation within local authority district areas and this need to be assessed at the sub regional and local levels.

Both this Strategy and the RSS will need to set out complementary delivery mechanisms that recognise the different levels of need between and within districts. RSS will need to consider the implications both for the distribution of new homes throughout the region and in terms of the proportion of those that need to be affordable.

**Renaissance Market Town Initiative (RMT)**

Yorkshire Forward has lead responsibility for achieving the economic objectives of the Regional Economic Strategy for the rural parts of the region. It has a strong and focused agenda for the rural economy and, increasingly, it is clear that the delivery of affordable rural housing and housing that meets the needs of key groups, including employers, is a fundamental requisite for rural economic regeneration and for the development of sustainable communities.

The Renaissance Market Initiative was launched in January 2003. It is a pioneering 10 year plan to support sustainable small rural towns in the region. Twenty such towns have featured in the first two rounds of the Initiative. It is strategy-led, rather than funding-led and is focused strongly on a holistic approach to rural regeneration and on the delivery mechanisms necessary to achieve it.

The need to provide affordable rural housing close to jobs and vice versa is clear from the work undertaken in the Renaissance Market Town (RMT) programme. Housing and social exclusivity are central to the self-confidence, renaissance and long-term sustainability of many of the market towns and their rural hinterland. The north–south housing polarisation, which characterises the region, is evident in the RMT local microcosms.

A new RMT development, started in May 2005 is exploring the feasibility for a series of Housing Pilots, led by a Steering Group comprising Yorkshire Forward, Housing Corporation, Countryside Agency, Government Office and a number of local authorities and housing associations. The objectives of the Housing Pilots are:

- To examine a number of routes for improving the delivery of affordable housing in market towns across the Yorkshire and Humber Region;
- To establish the link between economic growth and housing provision;
- To establish pilot projects that are capable of early delivery and that are replicable in market towns around the region.

Taking forward interventions to deliver affordable housing

In looking to deliver new and additional affordable housing in their areas, local authorities and their partners should explore available options, including:

- Capacity through the planning system to meet needs;
- Alternative sources of funding and other innovative approaches;
- RHB funding through the Housing Corporation’s programmes, having regard to the opportunities and circumstances in the area concerned and best practice approach elsewhere.

The site was formerly occupied by Tennaco Automotive (UK) Ltd and had been given outline approval for residential development. The approval included a Section 106 agreement setting out the % and mix of affordable housing required on the site (25%).

There is no social housing grant or other public subsidy in the provision of these homes.

This is an example of the success of City of York’s ‘Affordable Housing Policy’.

Effective use of planning in delivering affordable housing.
3.33 Local authorities should continue to make full use of the planning system to deliver more affordable homes where they are needed. They should continue to consider the need for affordable housing when preparing Local Development Frameworks development plans (or local development documents under the new guidance) and adopt policies to make sure that this will be delivered. The Government updated national planning policy guidance on housing in January 2005 with the publication of “Supporting the Delivery of New Housing” and “Planning for Sustainable Communities in Rural Areas”. These statements amend the content of PPG3 when considering planning applications for housing on land allocated for industrial or commercial development, and enable planning authorities to allocate sites in rural areas and take advantage of windfall sites through a rural exception approach. All planning authorities that include rural areas should include a rural exception site policy. The consultation paper of January 2005 (Planning for Mixed Communities) has a key objective the creation of mixed and inclusive communities and deals with affordable housing in this context.

3.34 In negotiating affordable housing requirements on development sites, local authorities need to ensure they are maximising delivery but are not placing unrealistic demands on house-builders that risk the supply of affordable homes. Fair, transparent, and effective negotiation of affordable housing requirements on sites will therefore be important. Sharing good practice is also essential and is one of the areas the Golden Triangle is exploring.

Innovation

3.35 In recent years, we have seen real innovation and good practice in delivering affordable housing in the region. This has included exploring alternative sources of funding - such as the Private Finance Initiative (PFI) - and utilising the reduced Council Tax discount on second homes.

Selby Private Finance Initiative

Selby District Council is working with the South Yorkshire Housing Association to provide up to 250 new affordable rented properties in the district. This is the first deal of its kind in the UK. The £18m project is part of a Private Finance Initiative (PFI).

Affordable Housing in North Yorkshire

Using the additional council tax raised from second homes North Yorkshire County Council is financing an innovative new affordable homes programme. The Council has set up a £4m investment fund which is being match funded by the Housing Corporation. Phase 1 of the programme will provide 156 homes on 22 sites across the county.

3.36 But more can and is being done.

3.37 Local authorities need to use their corporate asset management planning to identify surplus sites and buildings, which could be made available for affordable

New Dawn for Former Nightclub - Commercial Street, Harrogate, Leeds Federated Housing Association

Leeds Federated Housing Association transformed a derelict nightclub in Harrogate into sixteen high quality, attractive and desirable town centre shared ownership apartments and two commercial units to support the commercial community and boost affordable housing in an area of notoriously high house prices.

The award winning mixed use development rid the town centre of an unpopular eyesore and provided much needed affordable units for first time buyers and key workers. The highly popular scheme has been fully occupied since completion reflecting the high demands for this type of development in the current market place.
housing. In so doing it is recognised that difficult decisions will need to be made locally between using assets to enable development and maximising receipts from sale of assets to supplement income. Particularly in our rural areas - where land is scarce and expensive - it will be important to make use of existing buildings, especially maximising flats above shops. This can be an important contributor to meet housing needs as well as improving the viability, quality, and attractiveness of our market towns as places to live and work. Planning policies have an important role here.

### Flats Over Shops - Harrogate

Harrogate Council’s corporate objectives include local sustainability. Using Empty Property Grant (EPG) for the conversion of empty flats over shops into affordable housing is making a significant addition to the Council’s stock of affordable housing.

The Council has completed several EPG projects involving the creation of flats in former empty living/storage space over shops. Examples include:

- **14 North Street Ripon:** 2 one-bedroom flats created in former storage space over a shop. This is a listed building & the entire premises were given a thorough overhaul including a new shop front with additional grant aid from English Heritage & the Ripon Single Regeneration Budget (SRB).

- **84 North Street Ripon:** 2 one-bedroom flats created from one empty flat over a cafe. This scheme involved putting in a new section of flooring to maximise space available to the second floor. Although not a listed building, this project also received additional grant funding from English Heritage & the Ripon SRB.

These properties now house people of all ages and with many different circumstances, all in need of a home and unable to afford one on the open market. It is a condition of grant that the property is leased to an RSL partner for a minimum of five, maximum of eight years. Where the council have funded several schemes in one street (North Street in Ripon for example) there has been a palpable change in the area. The Council has been funding the EPG since 1997 but it was re-launched last year. Increased grant funding available (maximum £25,000 per unit, formerly £15,000) and additional publicity has worked. Although there is some targeting of the scheme, many successful projects have commenced following contact from owners, agents or architects due to a ripple effect from each scheme.

### Regional Housing Board funding

**3.38** High cost and relative scarcity of land are critical issues for part of the region, especially North Yorkshire. This has tended to keep house plot values at high levels. Innovative solutions will help, including potential partnership with landowners in place of costly land sales to achieve more affordable housing in rural areas. There is potential for use of Off Site Manufacture (OSM) to increase supply of affordable homes, building low cost energy efficient quality homes that do not compromise build quality but significantly reduce development times - particularly beneficial in rural areas without any mains gas supply. The Rural Housing Enabler Programme is also a useful tool in terms of community engagement and grassroots intelligence. The opportunity to develop a new form of commissioning procurement, construction and manufacture which can be tailored to meet environmental and planning requirements in rural areas across the region is something that could be pursued by the Board and Yorkshire Forward. On a larger scale, housing in the Renaissance Market Towns identified by Town Teams, is a strategic priority which provides particular opportunities for partnership working and a sustainable approach to housing and economic issues in rural areas.

**3.39** It will be important that sub regional housing partnerships work with the Housing Corporation to determine investment programmes for use of the RHB’s Single Housing Pot that meet affordable housing requirements.

**3.40** Housing Corporation programmes will be delivered through designated partners who, through improved and innovative procurement procedures, better supply chain management, and use of their substantial asset base, will deliver affordable homes at unit costs below those in the 2004-06 programme.

The new programme will be delivered almost entirely through partners, with the capacity to land bank, borrow at excellent rates and forward fund projects providing a high degree of certainty in programme outputs and delivery. The opening up of the Approved Development Programme (ADP) to non-RSL developers will drive down costs and increase competition.

**3.41** RSLs within partnerships will still be able to deliver high quality local management and knowledge, but within a partnership framework which provides economies of scale and sharing of resources.
3.42 The Housing Corporation have raised their minimum Eco Homes standard from “good” to “very good”. Progress will be reviewed each year with a view to increasing to the “excellent” standard for schemes which benefit from financial support through the Regional Housing Board.

3.43 Investment will be targeted in order to make the maximum impact, working to local authority and sub-regional priorities, where there is clearly evidenced need, and where housing investment can be aligned with other spend on regeneration, infrastructure and other market interventions.

3.44 The Housing Corporation is reviewing a wider range of low cost home ownership products to increase access to the housing market.
Introduction

4.1 This chapter sets out proposals to deliver choice and opportunity for our people to meet their housing aspirations - whether that is in the owner occupied or rented sector. It focuses on the need to provide decent, healthy and energy efficient homes for all our people. It also looks at the role of design in increasing choice and meeting aspirations.

Aim

To ensure all our people have the opportunity to realise their housing aspirations and to live in decent, well designed and energy efficient homes in sustainable neighbourhoods.

Targets

Ensure all social housing tenants live in decent homes by 2010, as a minimum, and continue to do so thereafter.

Increase the proportion of vulnerable private sector households living in decent homes to at least 70% by 2010.

End fuel poverty for vulnerable households by 2010, and for all households by 2016; including increasing average home energy rating across all homes to Standard Assessment Procedure (SAP) 65 by 2016 including reducing the percentage of homes with a SAP rating of less than 30 to below 1% for social housing and 2% (or less) for private sector housing.

Action

1. All local authorities and their partners should develop integrated investment plans for investing in homes that meet modern living requirements and are in neighbourhoods where people want to live and continue to live. These plans should be tested against the Sustainability Standard for the region at Chapter 6 and, where appropriate, should be coordinated with Pathfinder and Neighbourhood Renewal strategies.

2. Local authorities, Pathfinders and other partners to develop modern partnering arrangements with the construction sector that deliver value for money and benefits to local economies - especially in deprived areas - through local supply chains, and employment and apprenticeship opportunities.

3. Increase opportunity and choice by:
   a) developing cross-tenure choice based letting schemes in all LA areas by 2010;
   b) identifying workers key to the local economy and public service delivery where affordable home ownership schemes should be targeted through joint working between sub regional housing partnerships, Housing Corporation, Yorkshire Forward and employers;
   c) exploring the potential for developing new and improved customer focused “Sustainable Home Ownership” advice services at a regional and sub-regional level by engaging in discussions with the Council of Mortgage Lenders and others.
Sustainable Home Ownership...

Getting a foot on the property owning ladder

4.2 Home ownership remains the tenure of choice for most people. As a result of rising aspirations, wealth and the introduction of the Right to Buy (RTB) your council house scheme in the 1980s, it today stands at 69% of the region’s housing stock.

4.3 However rising house prices across the region is creating a divide between those who are already property owners and likely to benefit from rising values, and those outside the market who are finding it harder to get a foot on the property owning ladder. Until 2003, at least, price increases were highest in the already highest value sub regions - most notably North Yorkshire. In parts of the region - such as parts of West Yorkshire - there is evidence of terraced properties in urban areas becoming increasingly unaffordable to first time buyers - traditionally the people that would buy them.

4.4 In Harrogate and York, local authorities are reporting growing evidence that workers key to the local economy or to the delivery of key public services are unable to afford to purchase homes in a location near their work. This is making recruitment and retention increasingly more difficult for services - such as health, education, fire and police - and in the private sector.

4.5 More work is therefore needed in the region to:
- Identify key workers and areas where lack of affordable housing is constraining local economies;
- Promote sustainable home ownership products that meet aspirations and preferences, and are integral to creating sustainable communities by providing choice. These include Low Cost Home Ownership and shared equity products, and the new First Time Buyer (FTB) initiative.

4.6 For the FTB initiative, the RHB will be asked to provide advice to ODPM on the groups and areas where the FTB initiative should be targeted in our region.

What is the First Time Buyer Initiative?

In its 5 year plan “Homes for All”, the Government set out its proposals to introduce a new First Time Buyer (FTB) initiative, which will offer first time buyers an affordable way into home ownership by giving them a share in their first home. Initially, most of the new homes will be built on public land so helping to keep costs down.

Providing opportunity to social tenants

4.7 173,000 local authority tenants in the region have exercised the Right to Buy for council homes since the scheme was introduced, representing 38% of the 1 April 1979 stock - a significant amount but less than the national figure of 50%.

4.8 In recent years, there has been an upward trend in the number of RTBs in parts of the region. The reasons for this are many but it demonstrates that many social tenants want to be homeowners. For many people it is about achieving their housing aspirations and an important means of achieving financial stability for themselves and their children.

4.9 In “Homes for All”, the Government set out plans to offer a greater choice of routes for social tenants into home ownership. The bedrock of its proposals is an extended Homebuy scheme, which offers extra help for those social tenants who want to buy their existing home but cannot afford the cost of Right to Buy, or Right to Acquire for housing association tenants. It is proposed that social landlords will be allowed to keep sale proceeds from Homebuy to reinvest in housing and increase the number of social lets. The scheme is voluntary and is expected to be up and running by April 2006.
Making the Right Choices

4.10 Whether it is first time buyers or social tenants looking to buy their homes, it is important that they are given the right advice and information about:

- The housing options available to them. Homeownership maybe an individual’s aspiration but may not be the most appropriate option to their circumstances at the time;
- Reputable lenders and insurance industries, and the mortgage products and repayment arrangements available and which are most appropriate to their circumstances;
- The responsibilities that home ownership brings - such as repair and maintenance responsibilities;
- The volatility of housing markets and the potential effects of interest rate changes.

4.11 The Government’s “Homes for All” strategy sets out the work it is continuing to take forward to ensure people have the information they need to manage the commitments home ownership brings. This is important for everyone who is buying a home but particularly so for:

- Households entering the home ownership market for the first time;
- Households on modest incomes or in uncertain employment or with a previous credit history that are maybe most at risk of approaching or being approached by less reputable financial institutions.

4.12 At a regional and sub-regional level, priority will be given to engaging in discussions with the Council of Mortgage Lenders and others about the development of new and improved customer focused “Sustainable Home Ownership” advice services.

Improving the quality of our private sector homes

4.13 Maintaining homes in good order is just as important to sustainable home ownership as entering the property owning market. Most homeowners are able to keep their property in good order through their own savings, commercial loans or by extending their mortgages.

4.14 The extent of non decency in the private sector is significantly worse in Yorkshire & Humber than for England. The 2001 English House Condition Survey (EHCS) estimated 616,000 non decent private sector homes in the region. Based on the EHCS average cost to achieve decency of £7,200 per dwelling, it would cost an estimated £4.4 billion to make all private sector homes decent.

4.15 The aim of this strategy is to bring all private sector homes up to decent standard. However the responsibility for repairing homes in the private sector lies with owners. The role of local housing authorities and others is to promote, encourage and (in some cases) assist owners to carry out works needed to meet the standard. The main issues affecting private investment are that:

- Some private landlords may be unwilling to make this investment;
- More generally, in areas of low property values or where confidence about future values is low, there may be a wider reluctance by owners to invest. This links to the wider issue of neighbourhood sustainability and, as already recognised, in certain areas a concerted improvement and promotional programme will raise confidence;
- Some owners, and especially elderly and vulnerable households, will not have the resources, the confidence and/or the knowledge to commission the necessary work.

4.16 In recognition of this, the focus for public expenditure will be on increasing the proportion of vulnerable households living in private sector rented or owner occupier decent homes. Currently it is estimated that 54% of vulnerable groups in the region live in decent private sector homes. The region is committed to increasing the proportion to 65% by 2006/7 and at least 70% by 2010, in line with Government targets.

4.17 It is estimated that the cost of achieving the 70% target by 2010 will be £370m. But in reality, the task is more complicated. The target group of vulnerable households will change in composition and will move homes, and the work to set the standard will often be complemented by other repairs and improvements. The overall cost will therefore be considerably greater than the baseline estimates. (see figure 7 on page 41).

4.18 The strategic challenge is therefore to develop well-targeted and creative programmes to promote private investment, making the best use of available public resources to incentivise private money. This means moving away from relying primarily on grant led improvement policies, with local authorities using the freedoms now available following the Regulatory
Reform Order 2001. The new approaches would be expected to include:

- Offering assistance mostly through the use of customised loan and equity release products rather than grants, in order to economise on the use of public sector resources. The Board has supported the development of regional loan funds, including the South and West Yorkshire Loan Fund;

- Ensuring that good quality advice is available to help target client groups access suitable commercial products, or the resources available through the Housing Improvement Trust or Houseproud, and the Energy Efficiency Advice Centre Network;

- Working with private landlords to encourage investment and provision of good standard homes. This is discussed in more detail under the heading “Delivering a Quality Private Rented Sector”;

- Revising policies to target especially non-decent homes in deprived but sustainable areas, with area-based programmes where a boost to confidence is required. But for failing areas, demolition may be the right approach for poor quality, non-decent homes;

- The evaluation of potential risks to health and safety across all properties against the new Housing Health and Safety Rating System, and identify and implement remedial action, in particular in houses occupied by vulnerable groups;

- Encouraging owners to invest and signposting them to their responsibilities and financing options (for example through Home Information packs), and recognising the need to join up housing investment with other renewal works in both Pathfinder and non-Pathfinder areas in order to raise confidence and stimulate investment;

- Policies for ex-council houses sold under the Right to Buy where owners are experiencing difficulty in maintaining the upkeep of their homes or where action is needed as part of wider regeneration/improvement schemes;

- Improve and develop the use of tools to consider the potential health impacts of housing interventions into planning and decision making.

4.19 The development of revised policies and investment strategies needs to be based on a good knowledge of the problem locally. Local authorities need to understand why dwellings fail to meet the standard, and the costs of addressing the problem. They need to identify where there are wider issues of neighbourhood sustainability that should be considered alongside “decent homes” policies. And policies need to take account of ownership, local income levels and the capacity of existing agencies (such as Home Improvement Agencies) to help with delivery.

4.20 The task is challenging and it is recognised that many local authorities have limited staff resources to develop and implement new policies. The Regional Housing Board is therefore encouraging cross-Local Authority, sub-regional and multi-agency working to share and make best use of scarce resources and skills. Such joint work may include:

- Developing a shared understanding of the problem, including learning from initiatives elsewhere such as the work of HMR Pathfinders, New Deal for Communities projects or the Northern Housing Consortium’s proposed network across the North;
Developing joint working between housing officers and Primary Care Trust and front-line health and social care workers, to identify persons living in private sector dwellings whose health is at risk due to the condition of their home - in particular fuel poverty - and implement packages of housing, health and social care measures;

- Developing new tools, especially loan and equity release products, and approaches to private landlords;

- Developing innovative and cost-effective interventions for achieving the private sector decent homes target, as part of the sub-regional investment programmes for using the Regional Housing Board’s Single Housing Pot;

- Liaison with lenders and private landlord bodies;

- Working with voluntary agencies and other partners to help deliver (e.g. Home Improvement Agencies, Energy Advice, etc);

- Sharing research and survey work.

**Delivering a high quality, customer focused rented sector**

4.21 31% of people in the region rent either from a local authority, housing association or a private landlord/employer. Over recent years, we have seen a reduction in local authority renting - due particularly to the Right to Buy and stock transfers. At the same time, the housing association sector has increased in the region - again through stock transfers and also housing associations’ role as providers of new social housing.

<table>
<thead>
<tr>
<th>Figure 8: Tenure of dwellings</th>
<th>% of all dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>1991</td>
<td>2003</td>
</tr>
<tr>
<td>Rented for local authorities</td>
<td>24</td>
</tr>
<tr>
<td>Rented from housing associations</td>
<td>2</td>
</tr>
<tr>
<td>Rented from private</td>
<td>9</td>
</tr>
</tbody>
</table>

(Source: ODPM)

4.22 Whether private or social, the rented sector plays a vital role in the provision of quality housing in the region. For some people, it meets their specific housing needs at the time. For others it is a stepping-stone to home ownership. But for many it is tenure of choice. Whatever the reason, it is important that all have the choice of a decent, well-managed home in a decent neighbourhood.

**Delivering a Quality Private Rented Sector**

4.23 The region’s housing markets need a strong, well-managed private rented sector that provides flexible accommodation to a wide variety of groups. Like social renting, the private sector provides affordable housing options for some of the most disadvantaged and vulnerable groups in society.

4.24 When compared to the early 1990s, the region has seen the highest increase in the number of private rented accommodation outside of London. This is providing a more significant and diverse role than previously, leading to changing attitudes towards an often misunderstood sector of the market, with better communication between landlord and local authorities through steering groups and forums. There has also been a growth in landlord associations, recognising a need by parts of the sector for greater self-regulation and a more professional approach.

4.25 However, there remain specific and challenging issues facing different parts of the region. Most landlords manage their properties and tenants in a responsible manner. However, some landlords do not. And while standards are poorest in the private rented sector generally, standards in Houses in Multiple Occupation (HMOs) are worse.

4.26 A number of local authorities have policies in place to work positively with those landlords offering good quality private rented accommodation. As well as individual Local Authority voluntary accreditation schemes, the region hosts the pilot West Yorkshire Landlord Accreditation scheme involving all five West Yorkshire authorities. Experience from these schemes show the clear benefits to landlords, authorities, tenants and neighbourhoods from voluntary accreditation. Accreditation schemes recognise those landlords who take a responsible approach to property and tenant management, and identify landlords and properties that meet recommended standards. Landlords can expect to receive a number of benefits from accreditation:

- Status
- Marketing Advantage
- Grant Aid, including energy efficiency grant
- Information and Consultation
- Dealing with Anti-Social behaviour
- Improved relationship with Housing Benefit
- Group discount schemes
4.27 In marketing incentives to landlords it is important to make them fully aware of the benefits of accreditation, rather than expecting them to work this out for themselves.

Leeds City Council

Leeds City Council’s accreditation policy brings the following benefits:

- A market advantage when letting property;
- Automatic authority given to use the Council’s Code of Standards logo;
- Promotion of code properties by the Council including on the internet;
- Free advertising of members properties to let and specialist professional advice from Housing Advice Centre on landlord/tenant law and contractual matters;
- A Code members newsletter is issued periodically;
- Periodic training sessions and open forums are held on current topical matters;
- Access to a Housing Benefits Service telephone hotline for Code members;
- The provision of an exclusive landlords guide to legal standards and responsibilities associated with letting;
- Specialist advice on housing standards from Environmental Health Officers;
- The opportunity to influence the Council’s Private Rented Sector policies;
- Provision of Code of Standards Guide to Tenancies for Private Landlords;
- Provision of the tenants handbook Living In Your Home;
- Preferential rate of house renovation grants for Code landlords;
- Amnesty on tenant generated waste disposal charges at Civic Amenity sites.

4.28 In low or changing demand areas, the rapid growth and concentration of privately rented properties, often in our inner-city areas, is presenting a particular set of issues. These areas often accommodate some of our most vulnerable people in some of our oldest and poorest housing. Poor behaviour or management by some landlords - through absenteeism, exploitation, or lack of management experience - is contributing to problems in these areas and causing tensions with the wider community. The proliferation of HMOs to house the rapid increase in student numbers since the mid 1990s has undermined the sustainability of many neighbourhoods, resulting in a drift of services and very localised house price increases.

4.29 This strategy promotes partnership working and accreditation - and the resulting build up of trust and benefits from accreditation - as good general practice to be rolled out across the region. It therefore commits partners to develop good, professional private sector landlord management standards cross the region by ensuring all Local Authority areas operate accreditation schemes by 2008.

4.30 There will be areas where partnership and goodwill doesn’t reach the worst landlords. The Housing Act 2004 gives local authorities increased powers to promote - and enforce - responsible management of the sector through:

- Mandatory licensing of HMOs with three or more storeys and five or more persons;
- Additional licensing for other types of HMOs in particular sectors designated by local authorities;
- Selective licensing of privately rented properties in designated areas which are suffering from low demand housing and anti-social behaviour.

4.31 Licensing will require that landlords or their agents are fit and proper and that properties and tenants are managed responsibly, and comply with the new Housing Health and Safety Rating System (HHSRS) system to reduce the risk of fire and other safety hazards, contain a reasonable standard of amenities, and do not damage tenants' health.

4.32 Local Authorities will determine the use of additional licensing. Local authorities will need to give careful consideration to the designation of areas for additional licensing, taking account of cross-boundary issues such as displacement and drift from licensed areas and effects on house prices and markets.

4.33 Local Authorities and, where appropriate, sub regional partnerships, need to better understand the operation of the private rented sector locally by identifying a profile of landlords and tenants, and working with them and the wider community to develop...
a private rented strategy for appropriate areas which utilise the above policies and practices. These should cover:

- Establishing acceptable standards of landlord behaviour across an area, and sets out proposals for new or expansion of existing accreditation schemes, and the benefits those schemes can offer to landlords, tenants and the neighbourhood;
- Promoting and marketing benefits of partnership working;
- Encouraging the development of mechanisms for self-regulation by landlords;
- Setting out approaches to identify and target properties that put private rented sector tenants at risk, especially HMOs, using the use of the new HHSRS which will be enforceable from late 2005;
- Improving the physical condition of properties and neighbourhoods;
- Identifying financial and other support to good landlords;
- Reducing the incidence of anti-social behaviour and crime that can be so damaging to the sector’s relationship with the wider community;
- Providing evidence and rationale for introducing licensing arrangements.

4.34 Better joint working between local authorities and large/medium-sized landlords should also be explored. This could involve the development of a jointly agreed risk-assessment of landlords based on their management record, profile of stock condition, asset management plans, repairs and maintenance approaches, void levels, gas safety certification, and issues such as the prevalence of multi-occupation. Appropriate levels of inspection, support and, where necessary, enforcement action will be determined by the identified level of risk. Private landlords have an important role to play in homes in areas with an affordable housing need. In high demand parts of the region - such as North Yorkshire - strengthened partnership activity is needed to enable the private rented sector to contribute to delivering more affordable homes in the area. In particular, initiatives that bring empty properties back into use in return for nomination rights or leasing arrangements with the local authority should be explored. Improving access to decent private rented sector properties for the homeless and those in housing need is also important through schemes that provide rent deposits or guarantees.

Private Sector Tenancy Support - South East Wakefield

The private sector tenancy project forms part of the Community Impact Project set up with Housing Corporation Community Training and Enabling Grant, Wakefield MDC, Chevin Housing Association and Leeds Federated Housing Association.

Chevin Housing Association with the support of Wakefield MDC was successful in securing £30k of funding to set up a Private Landlord Tenancy Support pilot scheme, specifically to target two areas of low demand in South East Wakefield which are undergoing significant neighbourhood regeneration.

The project employs two floating tenancy support officers. The service being provided is generic in nature but the majority of clients fall into one or more categories having tenancy, mental health, domestic violence and substance mis-use problems. The vast majority of referrals have been self-referrals, but the building of extensive links with private landlords and other agencies has led to increasing numbers of other referrals. Many clients are signposted on to other relevant agencies.

The project works because it is working at grass roots level, it is a project that has the full support of the local community and the project forms part of a wider action plan and regeneration strategy developed at a local level to create a sustainable long term future for communities in South East Wakefield.

Delivering a Social Rented Sector for the 21st Century

4.35 For too long the social housing sector has suffered from under-investment and services based around the provider rather than the customer. Many tenants rightly thought that they were getting a raw deal for the amount of rent they were paying.

4.36 Since 1997 there has been a renewed commitment in the region to:
• Tackling the backlog of repairs to social housing and delivering the Government target that all social housing be brought up to the decent homes standard by 2010;
• Delivering customer focused services that deliver value for money;
• Putting tenants at the heart of decisions made about their homes and neighbourhood;

**Decent Homes**

**4.37** Since 1997 the number of non-decent council homes in the region has fallen by 70,000.

We still though face a massive challenge if we are to achieve the 2010 target - at 1 April 2004 there were still 187,000 non-decent homes, with an estimated investment need of £1.7 billion.

**4.38** However, the region has made excellent progress since the last RHS, with the development of long-term investment plans for delivering decent council homes by 2010. Local authorities deserve enormous credit for this work, as do the body of tenants across the region who have so willingly engaged in the complex appraisal of options for delivering decent homes in their areas.

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**Yorkshire and The Humber Option Appraisal - Local Authorities' Chosen Options**

- Richmondshire
- Sheffield (I)
- Doncaster (II)
- Barnsley
- Calderdale
- Craven
- Bradford
- Leeds (V)
- Wakefield
- Selby (III)
- York
- Harrogate
- Hambledon
- Ryedale
- Scarborough
- East Riding of Yorkshire
- Kingston Upon Hull
- North Lincolnshire (IV)
- North East Lincolnshire
- Kirklees

- Arms Length Management Organisation (ALMO)
- ALMO & LSVT
- Large Scale Voluntary Transfer (LSVT)
- Stock Retention

(I) ALMO but small scale transfer schemes being developed for specific areas
(II) Has a place on the ALMO programme but needs to achieve 2 star rating form Housing Inspectorate
(III) Has a place on 2005 LSVT programme but needs to ballot tenants
(IV) Has a place held open on 2005 LSVT programme and will need to ballot tenants
(V) Also has two PFI schemes
4.39 The energy and momentum created now needs to be channelled into stepping up delivery. This isn’t just about achieving a target - important though that is - but:

- Delivering on promises to tenants about providing better homes and services;
- Contributing to sustainable communities by investing in homes that people want to live in;
- Regenerating some of the region’s most deprived areas, where some of the worst housing conditions exist;
- Ensuring council housing is tenure of choice and not last resort, in an increasingly competitive market;
- Creating job and training opportunities through significant housing led investment.

4.40 In taking forward investment plans, it will be important that:

- Landlords demonstrate value for money by using modern partnering approaches to procurement for both capital works and repairs and maintenance;
- Active consideration is given to partnership approaches to procuring decent homes works. Such procurement consortium approaches may deliver considerable benefits by:
  - Making costs savings that can be reinvested into improving the quality of life for tenants;
  - Maximising capacity and skills;
  - Providing local training and employment opportunities;
  - Developing comprehensive and attractive offers by which to approach the local construction market.
- Programmes are properly aligned to wider regeneration programmes, especially in the Pathfinder and the West Yorkshire Low Demand areas, to ensure that only properties and areas with a sustainable future are invested in;
- Local employment and training opportunities are maximised through procurement arrangements. This is discussed in more detail under the heading “Construction Capacity and Quality”.

4.41 Most stock-owning local authorities - whether they are ALMOs or continue to manage their stock - will be pursuing investment plans that bring their stock up to the Government’s minimum decency standard. They will have determined with their tenants that locally this is the right affordable option for the foreseeable future. In taking forward their business planning, it will therefore be important such local authorities/ALMOs:

- Continue to develop their landlord services so that they represent Best Value, are customer focused and

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**Partnering Tools for Small Firms**

In 2004 Yorkshire Forward funded a pilot project in which the Federation of Master Builders (FMB) developed a partnering toolkit to assist small to medium sized (SME) building firms to partner Bradford Community Housing Trust (BCHT) who took over the ownership and management of over 24,000 homes from Bradford Council.

BCHT, set up in 2003, is in now the middle of a £175 million five-year investment programme to improve the quality of its housing stock.

The partnering toolkit project was about encouraging local jobs for local firms, and it is Yorkshire Forward’s aim to enable small local building firms to be fully equipped with the necessary competence to bid for this type of work. It was seen a great opportunity for firms to create long term partnerships.

In this pilot project, Yorkshire Forward and the FMB provided workshops and business toolkits to those local firms interested in partnership deals to carry out work for Bradford Community Housing Trust. Working alongside FMB were Bullock Construction, Wates Construction and Lovell Partnerships.

The project helped to develop local businesses, to better understand and be engaged in strategic partnering work in the refurbishment of Large Scale Voluntary Transfer (LSVT) stock, an area where local companies are underrepresented in the region. In this pilot scheme around ten local businesses were assisted. In addition to an initial workshop exploring issues around partnership working and opportunities available, further support was provided in the form of mentoring on an individual basis.
achieve or maintain a minimum two-star rating from the Housing Inspectorate. This will be particularly important for existing or prospective ALMOs if they are to access additional Government support;

- Ensure their plans remain affordable and that Housing Revenue Accounts are viable in the medium to long term;
- Regularly review the needs and aspirations of their tenants for investment in their homes and environments. Revisiting option appraisals at agreed intervals will be an effective mechanism for ensuring that investment plans continue to meet changing aspirations and remain the right sustainable solution;
- Explore lower level (area, community, neighbourhood) option appraisals where these are either tenant-led or will better achieve strategic objectives - such as improving standards or supporting regeneration through remodelling;
- Explore the potential of the Private Finance Initiative (PFI) to support ALMO or stock retention approaches.

4.42 As a result of local authority stock transfers and new development, an increasing proportion of the region’s social housing stock is in the housing association sector. All this stock has to meet the decent home standard by 2010 too and, especially where stock has transferred, there are major repair and improvement programmes underway.

4.43 The Housing Corporation (HC) is responsible, through its regulatory role for ensuring that the target is delivered and it is confident that the stock held in 2010 by currently registered housing associations will meet the decent homes standard. The Corporation’s Regulation staff will continue to work with associations to ensure that their asset management strategies produce that result.

4.44 Generally, housing associations are expected to meet the decent homes standard from their own resources. However, a number of mainly small associations may not be able to do so. These are largely Almshouses and other small organisations with limited asset bases and income. In such circumstances having exhausted all other options, the Regional Housing Board will consider, on the advice of the HC, making Single Housing Pot available in order to ensure compliance with decent homes standard. This facility is not currently available to stock transfer associations.

Customer focused services

4.45 There is an increasingly aged profile of social housing tenants in the region. Their satisfaction with their services is often influenced by how long they have been recipients of the service and the changes made to it over the years.

4.46 However, if the region is to maintain a vibrant and viable social housing sector, local authorities and housing associations need to develop a service that is attractive not only for existing customers but attracts new ones.

4.47 Some social landlords have recognised the need to transform the delivery of their services and have changed the culture so that it is more professional, focused on the customer rather than provider needs, and is about creating neighbourhoods where people want to live, as well as traditional landlord services.

4.48 However, there is still much to do if we are to deliver customer-focused services for all our tenants. Landlords also need to consider how they can streamline and improve housing management so that efficiency gains can feed back into more and better services for tenants.

4.49 Housing management services should also look to offer new and prospective customers a real choice over where they live. New choice based lettings approaches should wherever possible be based on housing markets and be focused on the customers’ requirements and the options for meeting them. These schemes should increase choice and opportunity by providing information and options about all social housing, low cost home ownership, shared ownership and private rented opportunities. In developing choice based letting approaches, social landlords should review allocations policies to ensure they are transparent, fair and equitable to all.

4.50 Continuing to put tenants at the heart of decision-making will be important to delivering better services. There is a strong tradition of tenant involvement in parts of the region. Tenant and Resident Associations and Federations have played an important role in developing services and priorities. Increasingly tenants are becoming involved in governance though ALMO and transfer housing association boards. This is bringing new responsibilities and ways of working, as well as greater opportunities to shape the future of homes, estates, services and investment decisions.
4.51 Essential though it is, tenant and resident involvement should not be confined to the local or estate level. The Yorkshire and Humber Tenant and Residents’ Federation is making a real contribution to shaping regional strategy making and investment decisions through, for example, their involvement on the Regional Housing Board.

4.52 Given their increasing role and importance in shaping investment priorities, all sub regional housing partnerships should consider extending their membership to include tenant and resident representation.

**Eradicating Fuel Poverty and Delivering Energy Efficient Homes for All**

4.53 The Government set out a Fuel Poverty Strategy in November 2001 that aims to end fuel poverty in vulnerable households by 2010 and in all households by 2016. This policy was reaffirmed in the Energy White Paper (Feb. 2003), which also set targets to improve energy efficiency by 20% by 2010. The White Paper looked to regions to be proactive in promoting the national objectives in appropriate regional strategies, and setting regional targets.

4.54 The 2001 English House Condition Survey (EHCS) estimated that 14.9% of households in the region were fuel poor, which is the second to worst regional position. This has worrying implications for the impact on health, not least in terms of excess winter deaths but also for the costs to the NHS of treating people with conditions that may be exacerbated by living in cold and damp housing, together with the mental health impacts of not being able to afford to pay fuel bills, debt, isolation and living with particular health conditions.

4.55 Fuel poverty is also an issue in rural areas for this region due to housing structure, which is often difficult to insulate due to solid walls and location off the gas mains. The Regional Housing Board is funding an Eco-Homes project in South Yorkshire, which demonstrates an approach to addressing fuel poverty that it is hoped, can be replicated in new developments including rural areas.

4.56 Local authorities have had duties to promote energy conservation since the Home Energy Conservation Act 1995, which set aims for energy efficiency and required annual reports on progress. Subsequently, local authorities have been required to report on the SAP (Standard Assessment Procedure) energy ratings of their own stock in Best Value reviews, and to report on private and social sector performance in their annual statistical returns. It is important that local authorities continue to monitor performance and to use this information in developing strategies.

4.57 The 2001 EHCS identified that the average SAP rating across all stock in the region was 49.9. By developing policies, practices, and coordinating investment activity, we aim to increase the average home energy rating across all homes to a SAP 65 by 2016. At our current rate with no action taken we would achieve a SAP of around 55 to 56 in 2014. There are however improvements to Building Regulations, increased investment in energy efficiency from utilities and an expected Warm Front scheme which will accelerate this, thus making average SAP 65 achievable.

4.58 To effectively address fuel poverty it is vital to target investment on properties with the lowest energy efficiency standards, those with a SAP of less than 30, which are otherwise sustainable. This strategy aims to reduce the percentage of housing with a SAP of 30 or under in 10 years to less than 1% or 2% in social and private housing respectively.

4.59 Yorkshire and Humber is the region with the 2nd highest level of fuel poverty in the UK. To effectively address this, refurbishment work energy efficiency standards in the public and private sectors should be Building Regulations thermal efficiency levels or SAP 80 whichever is the higher.

4.60 The strategy supports the establishment of a regional steering group including regional agencies, strategic health authorities, private sector landlords’ associations and rural organisations to drive forward a regional affordable warmth action plan to be facilitated by National Energy Action (NEA). This action plan will baseline the regional fuel poverty position, measure progress across the region, identify current gaps in provision and seek to co-ordinate and direct resources to areas of acute fuel poverty.

**Delivering Energy Efficiency**

4.61 There are several components to be brought together for an effective energy efficiency programme. An important starting point is the Warm Front programme sponsored by Department for the Environment, Food and Rural Affairs (DEFRA) which provides grants targeted at vulnerable households to
improve energy efficiency and install central heating, where appropriate. Current changes to the scheme will extend the range of central heating available and also formalize a system of benefit entitlement checks to improve targeting and raise income levels of vulnerable groups. Warm Front works closely with frontline health and social care workers to promote the scheme.

4.62 A further important resource is the “Energy Efficiency Commitment” (EEC), under which energy suppliers are required to work towards delivering energy efficiency targets with their customers, with funding available from the energy companies which can be used alongside other public and private funding. There is also a great potential to combine energy efficiency work with other housing repair and improvement programmes. As for other policies concerned with improving private sector housing, there are likely to be significant advantages in working across local authority boundaries, especially if this relates to “Warm Front” administrative areas.

4.63 Local authorities should therefore develop, or extend, their energy efficiency strategies to include:

- Linking to the “Warm Front” programme, their referral and support arrangements;
- Maximising the support from energy companies, including the Energy Efficiency Commitment funding;
- Provision of heating, insulation and renewable energy schemes for householders in the private sector. This is to be achieved either independently or in partnership with agencies such as Energy Efficiency Advice Centres;
- Working with home improvement agencies and similar support/advice services;
- Incorporating appropriate specifications in social housing repair and improvement programmes which effectively contribute to achieving the regional target SAP and meet current building regulation standards;
- Promoting renewable energy sources in all developments;
- Consideration of Combined Heat and Power and Community Heating as measures that could be utilised during refurbishment or new build programmes;
- Application of an improved baseline and methodology for measuring progress, to a common standard being developed by the Regional Assembly;
- Ensuring Landlord Accreditation schemes address energy efficiency standards by specifying building regulation requirements as the standards for thermal efficiency for private landlords participating in the scheme;
- Commitments to establish or strengthen partnerships with health sector and the voluntary and community sectors to deliver joint working with those most at risk, and on low incomes.

**Designing for choice and sustainability**

4.64 The design and specification of every home can help increase choice and ensure that homes should meet people’s aspirations and be affordable to run. Many aspects of design are covered by Building Regulations and Planning Guidance but there are also key decisions which should be influenced by local housing policies. Regional bodies and partners will work to develop a Sustainability and Design Code that will build on the following principles:

- Designing for people with a range of needs, including dwellings to lifetime homes standard wherever possible in order to provide maximum flexibility;
- Designing to build in security, incorporating “secure-by-design” principles in all schemes;
- Achieving a high quality of appearance, especially in regeneration areas where a good image could help change the perception of a location;
- Design which is in keeping with the character of an area, as reflecting existing good aspects of distinctiveness in local traditional design which will reinforce a sense of place and identity;
- Including green spaces where possible, providing planting which is sympathetic to the existing local environment and being sensitive to the impacts on wildlife;
- Increase design features which promote health;
- Design which minimises health and accident risks identified through the implementation and enforcement of the new Housing, Health and Safety Rating System (HSRS).

4.65 The region will also explore proposals for a Zero Energy Development built on the same principles as the Beddington Zero Energy Development (BEDZED). The aim being to develop the capacity in the region to design and construct high specification dwellings and to
act as a pathfinder to inform future standards when the RHS is further revised.

4.66 Design and construction has major implications for on-going running costs - for the occupier, for the community and for the global environment. This strategy promotes high standards in Yorkshire and Humber. All new social housing development should attain the Housing Corporation’s “very good” Eco Homes standard, and progress will be reviewed each year with a view to increasing to the “Excellent” standard for schemes which benefit from financial support through the Regional Housing Board.

Construction Capacity and Quality

4.67 There is considerable concern about the capacity of the construction industry to meet the requirements of increasing investment in decent homes programmes and wider refurbishment and repair, and to sustain major new building. There are pressures on costs and quality. Housing construction in the region will increasingly need to adopt modern methods of construction to help meet both challenges. The potential use of pre-fabricated structures especially in developments with long lead-in times - such as rural schemes - is a possibility for provision of affordable housing.

4.68 The opportunity offered by large renovation and repair programmes (to provide decent homes) and by major redevelopment programmes (e.g. Pathfinders) should be used to promote local employment and training opportunities. This will help both to develop skills and capacity in the Construction Industry and to provide new opportunities - especially for younger people - in deprived communities. Particular attention should be given to developing expertise and capacity in sustainable construction technologies including reclamation, reuse and recycling of building materials and components, energy efficiency, combined heat and power/ district heating and renewable energy sources.

4.69 In order to address the skills and business development requirements of the Yorkshire and Humber Construction Industry, Construction Industry Training Board (CITB) Construction Skills and its partners (including Yorkshire Forward and private industry), has recently established a Skills and Productivity Alliance to replace the previous Regional Construction Skills and Business Development Forums.

Youth-build

Youth-build is about empowering socially excluded young people to undertake vocational training through building/refurbishing homes and other community facilities for those in need so as to enhance their employment opportunities.

Accent Community Partnerships, part of the Accent Group, developed a programme of working with Young People in Bradford, now extended to Burnley and Middlesbrough. Using the Associations supply chain we have managed to find jobs for 390 young people mainly in the construction industry but also with several financial institutions.

Bradford Youth-build Trust developed in 1997 from a partnership of several organisations, in particular Accent, Bradford Council and Bradford & District TEC. Since its establishment the Trust has developed a number of projects, most notably its construction local labour refurbishment programme. Funding of £1m from Bradford Council has enabled the Trust to purchase 25 empty properties, 12 of which have been refurbished and tenanted. Work on the remaining empty properties will start very shortly utilising experienced construction supervisors and two teams of five trainees.

To support this work an ESF grant of £450k will enable the recruitment and training of up to 65 unemployed young people from the Bradford District over the next two years. One of the most significant recent developments is the Trust’s management of the Barkerend Training Centre which, in partnership with Bradford College and Accent Group, is delivering training to 90 young people ranging from year 11 students on a Construction Foundation course to a Level 2 Multi Skills apprenticeship programme.
4.70 The new alliance consists of eight Task Groups that will focus on specific construction-related issues. Each group consists of key regional stakeholders and will be responsible for producing a detailed action plan to tackle identified issues.

4.71 The Task Groups will be covering the following areas of work:

- Increasing the number of companies investing in training;
- Developing skills in supply chain management;
- Qualifying the workforce;
- Client leadership;
- Increasing apprenticeship completions and widening opportunities for onsite practice and promoting diversity through local employment and training projects;
- Recruiting and retaining sufficient graduates with appropriate skills;
- Improving intelligence on destinations and career paths of new entrants and making all 14-18 year olds aware of the range of career opportunities in the construction industry;
- Improving sector skills intelligence.

4.72 Yorkshire Forward and partners are also currently exploring opportunities to further build the capacity of the Regional Construction Training Provider Network.
## Introduction

### 5.1 To develop a truly cohesive community all individuals regardless of age, race or disability should have fair access to a quality home. Whilst the needs of certain groups have been identified in the Chapter, this is not excluding the genuine needs of other groups. Rather the Chapter aims to set out a strategic approach and underpinning principles that will ensure all groups have fair access to quality housing in the region.

### 5.2 Many programmes and organisations are involved in delivering and developing services for vulnerable people who have specific housing needs. The challenge is to harness existing knowledge and expertise from across the region and to target resources, both financial and in terms of effort, to those areas and groups where current provision is failing to meet the needs of the most vulnerable and disadvantaged. This may require additional funding or the realignment of existing funding streams to make the best use of available resources. This process may take some time and involve some fundamental rethinking of existing service provision.

### 5.3 Research carried out by the Northern Housing Consortium into fair access found that vulnerable groups do not have fair access to housing when compared to those that are considered to be from the “general” community. This chapter sets out how we will encourage housing provision and support services to develop in a more sophisticated way so they are able to support those who need them most. It focuses on:

- **Access:** tackling the barriers that prevent vulnerable and disadvantaged groups accessing suitable housing and services;
- **Providing housing related support:** to help individuals both access the right accommodation that meets their requirements and to live successfully in their own home;
- **Tackling homelessness:** through prevention based strategies and services;
- **Delivering suitable housing:** providing appropriate and suitable housing for those groups that require specialist provision.

### Aim

To ensure that all people, especially those that are vulnerable, have access to a home that meets their requirements and to appropriate advice and support services to provide them with choice and opportunity.

### Targets

By working in partnership with local authorities, the voluntary sector and specialist agencies as well as positive preventative action to avoid a homelessness crisis, we will reduce the number of acceptances across the region by at least 30% by 2010.

Continue to ensure that no families with children are placed in Bed & Breakfast accommodation for longer than six weeks throughout the region.

### Action

All local authorities to carry out an effective needs analysis of Gypsy and Traveller sites to determine the number of additional static and transit sites that are required. This will lead to specific outcomes and sites that will address the housing needs of this specific group.

All social housing landlords should review their allocation policies in line with the regulatory framework to ensure they are not being intentionally or unintentionally discriminatory.
Access to housing and services

5.4 Traditionally housing as been seen as a “one chance option” and this needs to change. It is particularly difficult for many people to know where to go for information and assistance to help them through the process, which will enable them to access support and/or a home. Some of the systems created to “allocate” public sector housing can become barriers to housing for many people, meaning they are therefore less likely to gain fair access to a decent home.

5.5 Current allocation policies can often be a real barrier to housing. Social housing landlords need to review and amend their allocation policies to ensure they are not being intentionally or unintentionally discriminatory. This will be important too in the development of new or existing choice based letting schemes. It is important to recognise that vulnerable people including the sometimes-neglected groups such as offenders and people with drug problems are an integral part of the community. The regional homelessness forum and the regional housing forum are committed to tackling exclusions and will work with partners to identify and address these problems, providing an opportunity to deliver cutting edge solutions and be a part of the regional decision making process and strategy integration; such as links to the Regional Resettlement Strategy.

5.6 It is equally as important that everyone has fair access to information and advice on housing and housing services, which is accessible to all members of the communities, particularly for those with literacy issues. A variety of formats should therefore be readily available to service users, such as:

- Languages that reflect the diversity of the community;
- Step by step flow charts and pictures;
- Large print;
- Braille;
- Audio cassette;
- Expert advice, where appropriate. This can be an important prevention tool - for example, offering...
Ensuring fair access to quality housing

- Expert advice to people at risk of homelessness on housing rights and housing benefit;
- Making more effective use of community networks and support groups for a range of users and potential users.

5.7 Based on the census data (2001), 6.5% of the population of Yorkshire and The Humber belong to an ethnic minority from a range and diversity of backgrounds and cultures. However, Black and Minority Ethnic (BME) households currently represent 14% of those accepted by Local Authorities as homeless in the region. Difficulties accessing housing and services due to misconceptions about the availability of housing, the complex eligibility criteria, and accessing information in relevant languages is an issue for many BME communities in the region.

5.8 Proactive steps need to be taken to tailor services to meet the needs of BME communities, and to remove barriers and improve access to housing and services for BME communities. Appropriate marketing about the availability of local authority and housing association stock, and the eligibility criteria for accessing housing, needs to be targeted towards BME communities. This includes information about the availability of assistance to help them repair their homes.

5.9 The Yorkshire and Humber region has a long tradition of welcoming and assimilating refugees and asylum seekers into the local communities. There has been joint working between local authorities to develop a co-ordinated approach to providing accommodation for asylum seekers. The Yorkshire Consortium was established to assist in the dispersal of asylum seekers from the South East of England.

5.10 The number of asylum seekers coming into the Yorkshire and Humber region is now falling. However, the need for refugees to access appropriate housing and support is a growing priority. Larger family houses, accommodation for young single people, support services to manage mental health issues, access to work and education all need to be brought together to ensure that refugees are able to access housing and live successfully in the community, as well as to contribute to the growing wealth of the region.

5.11 To ensure that refugees are able to access housing there needs to be a better understanding of the specific needs of individuals and groups who come from a range of backgrounds and cultures.

In addition to this, appropriate support services are required to help refugees as they settle into the community. There may be a requirement to support host communities where large numbers of refugees settle to ensure there is harmonious integration.

5.12 It will be important that the outcome of the review of National Asylum Support Services (NASS) contracts is taken into account. Many of the private sector properties that have been used to house asylum seekers might no longer be required and could either remain empty or come on to the market. This may have a detrimental impact on some housing markets and needs to be monitored closely.

5.13 Gypsies and Travellers are one of the most socially excluded, deprived and isolated ethnic minority groups in the UK and often face misunderstanding, persecution and racial discrimination. By engaging early, effectively, and directly with Gypsy and Traveller communities and their representatives, suitable sites and provisions can be identified which will lead to a reduction in unauthorised encampments and developments.

5.14 Local authorities will need to have regard to:
- Traditional patterns in the lifestyles of Gypsies and Travellers are changing;
- Many communities are now opting to remain in static sites for longer;
- Women and children and the elderly members of the community are more settled. This provides an opportunity for access to other services such as health and education;
- Some Gypsy and Traveller families would prefer to buy their own land and build private sites, which they themselves will manage;
- Authorities will need to consider where these developments are possible;
- There is a need for capacity building with Gypsy and Traveller communities within the region to ensure they are fully consulted with to identify their needs and aspirations around housing (both traditional and mobile) and support.

5.15 The table (overleaf on page 55) shows the most recent data for the region over the last five years:
5.16 Although the overall need for sites might seem small, it has often proved difficult to meet. In accordance with the 2004 Housing Act, robust local authority housing need assessments and local strategies are therefore needed to establish the requirement for Gypsy and Traveller sites, provision and services, and to deliver improvements.

### Housing Related Support

5.17 Bringing housing and support services together is essential to enable those most vulnerable in our society to live independently in our communities. This entails:

- Delivering well planned and targeted services to enable people to live in their own homes;
- Provide access to the right accommodation, alongside individually tailored support packages.

5.18 The introduction of the Supporting People (SP) programme has been important in better harnessing the provision of services and delivering more streamlined service packages for individuals. There is though still much to be done.

5.19 Supporting People Partnerships are currently reviewing current provision. The future development of services for vulnerable people will depend largely on the ability of the supporting people providers, along with strategic housing teams within local authorities, to realign existing funding streams, achieve savings and release funding currently tied up in existing schemes to fund future requirements.

5.20 There should be a revision of strategies and services to:

- Ensure the strategic relevance of existing services;
- Provide appropriate information to give people choice;
- Be prevention based and give priority to services that support independent living;
- Stimulate high quality housing provision by the private sector;
- Ensure value for money, and to focus on the needs of the individual client.

#### Supporting People in the Region

Supporting People went live on 1st April 2003. It provides £189m for Yorkshire and The Humber for housing related support to help vulnerable people sustain independent living; with:

- 33.4% (£63 million) for people with learning disabilities
- 15.8% (£29.9 million) for older people
- 12% (£22.6 million) for single homelessness
- 11.2% (£21 million) for people with mental ill health

The current number of bed spaces or units being provided through Supporting People for the main groups of vulnerable people in the Yorkshire and The Humber region are:

- **125,902 units/bed spaces**;
- 82% (103,733 units) for older people
- 3.2% (3974 units) for people with learning disabilities
- 2.8% (3553 units) for single homelessness
- 2.4% (2986 units) for people with mental ill health

5.21 Partnership working between health, social services and housing providers needs to build on the work already undertaken as part of the supporting people reviews. This includes:

- Continually evaluating existing provision;
- Developing dynamic mechanisms for determining new and emerging needs;
Ensuring fair access to quality housing

- Creating new and innovative services to meet existing and emerging needs;
- Ensure that new provision contributes to the strategy objective of creating mixed and sustainable communities.

Horton Housing Floating Support

Over the last 10 years Horton Housing Association has been delivering floating support services to assist a range of vulnerable people to establish and maintain their home and their position within their local community. The services are aimed at a wide range of needs groups and there are specialist elements such as substance misuse, teenage parents, homelessness prevention and as noted, mental ill health.

The service works by assessing individual needs and working up an agreed support plan with each client. The assessed needs can include a whole range of problems such as rent and utility arrears, neighbour disputes, lack of budgeting and home management skills and the need for referral to specialist agencies. The whole service is designed with the longer-term aim of preventing problems re-occurring and promoting independent living within the community.

A survey carried out between the local NHS Hospital Trust and Horton Housing Association has showed that the service is having a significant impact on reducing hospital re-admission rates and lengths of stay in hospital where re-admission was occurring.

Horton Housing Association has worked in partnership with local housing associations, local authorities and health bodies to develop similar services and these are now operating across Bradford, Calderdale and Kirklees.

Tackling Homelessness

5.22 The region saw a significant increase in the number of people both presenting and being accepted as homeless, up to 2003. However, the development of local homelessness strategies and strong, proactive partnership working between local and regional government has led to a 19% reduction by end of 2004/2005.

Figure 10: Homeless Acceptances by Local Authorities in Yorkshire and The Humber 2001-2004

Figure 11: Households in different types of accommodation arranged by councils under the homelessness legislation in March 1997 and December 2004 in Yorkshire and The Humber

Source: Statutory homelessness statistics: ODPM

Source: Statutory homelessness statistics: ODPM
5.23 Much of this is down to the significant investment in the positive prevention of homelessness in the region. And also in the way the local authorities are now re-shaping their services to be more proactive as opposed to reactive, as well as working in partnership with the voluntary sector and other statutory bodies.

5.24 This strategy aims to continue to develop robust and effective positive prevention strategies and initiatives and ensure that people are not being denied access to services and excluded from the housing register.

Use of Temporary Accommodation

5.25 Increasing homelessness pressures led to an increase in the use of temporary, and sometimes unsuitable, accommodation for homeless people.

5.26 The region met the Government’s target that “no families with children should be in Bed and Breakfast (B&B) accommodation unless in an emergency, and even then for no more than six weeks” in March 2004. Authorities need to continue to develop strategies that minimise the use of such accommodation for families and develop suitable alternative temporary accommodation.

5.27 A large number of single and young people have also been placed in B&B, shared or hostel accommodation and many find themselves with no or very little appropriate support and advice to help them move on into more appropriate and secure accommodation. This must be addressed through local authority homelessness and supporting people strategies, by identifying appropriate positive prevention to avoid a homeless crisis or taking positive action to secure appropriate housing and support to meet needs.

5.28 Further work is needed to baseline the current use of temporary accommodation in the region. This will be taken forward in 2005 by the Regional Housing Forum, with the aim of establishing a regional target to reduce its use.

Developing Preventative Based Homelessness Services

5.29 Over recent years parts of the region have had an over supply of social housing. However changing community needs, rising property prices and right to buy sales in the region over recent years have fuelled the increase in homeless presentations. Local authority homelessness services were ill prepared to deal with the increase. Some were under-resourced, whilst many operated on a reactive basis; however this has been changing and continues to do so. More investment is being made in resource (both financial and human), IT and training and development of staff.

5.30 There has been considerable and effective coordination and action at a regional, sub-regional and local level, which has focused on placing prevention at the heart of homelessness services. As mentioned earlier this is starting to have positive results, with acceptances now starting to fall in the region. However, there is still much that needs to be done, especially to address the number of people living in temporary accommodation.

5.31 Local authorities and their partners need to continue to develop their homelessness strategies, which address:

- **Early intervention** - By identifying those at risk and providing services, which support the person in their environment. These services should target people who are deemed to be at risk, but who do not yet have housing problems and who, with intervention, would never become homeless;

- **Pre-crisis intervention** - This can take the form of: advice services; proactive intervention such as negotiation with landlords to avoid imminent loss of home; delaying loss of home to plan alternatives; and targeted services at known risk points such as those leaving local authority care, prison or the armed forces. Advice services can offer information on housing options, including access to the private sector or social housing, which aim to intervene before a presentation for a homelessness assessment;

- **Preventing recurring homelessness** - Re-housing alone will not necessarily resolve the problem of homelessness and many authorities report that they deal with repeat cases.

5.32 These strategies need to reflect on and develop a range of positive interventions that have already started to prove successful in the region such as:

- Help with accessing the private sector through bond guarantee and rent deposit schemes;

- Accredited landlord schemes to provide decent homes and engaging landlords who will work not only with the local authority but with the tenant to resolve issues;
5.33 Links between domestic violence and homelessness are clearly established. Local authorities should work in particular with the voluntary sector organisations delivering services to victims of domestic abuse as part of a preventative approach to tackling homelessness.

Scarborough Borough Council

Are using some of their homelessness grant to fund a bond scheme which helps people who may not require specially designed or adapted housing, but with support are able to cope within their own home. Deposits range from £28 to £325 and are a way of increasing housing options for priority and non-priority homeless. To date the scheme has helped to secure 59 tenancies including people leaving prison, leaving institutional care following treatment, moving out of the family home for the first time, fleeing domestic violence and even some people who have been assessed as intentionally homeless. At present about 50% of recipients make repayments. Four bonds have already been repaid in full. It is clear that most clients do require more than six months to repay their whole bond.

5.34 Research has shown that victims of domestic violence and abuse often prefer to stay in their own home where their network of family and friends are, as well as access to local services such as health and education. A number of our local authorities are therefore adopting and building on the well established and accepted best practice “Sanctuary Project”, pioneered in Harrow.

5.35 The Sanctuary model works with victims of domestic violence and demonstrates how targeted support can prevent homelessness. The work undertaken as part of this project has meant that those fleeing domestic violence can remain in and feel secure in their home. In partnership with other agencies such as the police and women’s aid, the local authority can assess each situation individually and take measures to secure at least one room in the house; reinforce locks to windows and doors; re hang external and/or internal doors to open outwards, thus making it virtually impossible to “kick in”. In extreme cases the victims are provided with mobile telephones so that they can easily call for help.

5.36 Access to housing for ex-offenders is often difficult and can result in homelessness and re-offending. If housing issues can be identified and solutions found prior to release this can help reduce re-offending, which is the aim of the regional “Reducing Re-offending Action Plan”. Currently there is little done to assess housing and support need’s either on admittance or prior to release. Access to the internet is often not an option which means access to choice based letting systems is denied. Even where housing need is identified early on, other barriers and exclusions prevent ex-offenders form accessing social housing. Where appropriate local authorities should work in partnership to identify those who need housing advice and assistance and take positive action to find and allocate housing as part of their prevention of homelessness strategy.

5.37 Consideration should be given to a strategy for supporting ex-offenders within communities. It is recognised that assisting ex offenders to secure suitable accommodation prior to their release from prison can help to reduce the likelihood of re-offending. Shelter recently won the “contract” to work in prisons with offenders who are due to be released, on housing and homelessness issues and local authorities should look to link into this initiative, in particular to adopting the South Yorkshire protocol (SHARP). Sub regional housing partnerships should give consideration to
adopting the protocol and other initiatives to address housing and support needs which can help to reduce re-offending.

**Delivering suitable housing**

5.38 There is a need to deliver housing that is appropriate to people’s needs especially older people and people with physical disabilities. Wherever practicable the lifetime homes concept should be reflected in new developments. Where this is not possible then issues relating to easy access should be incorporated as a minimum standard. Innovation in the development of new policies, resource allocation and design of new homes will be encouraged in response to the growing demand for adapted and accessible housing.

5.39 Over 21% of the population of Yorkshire and Humberside are over 60 and over 4% of the population are over 80. It is estimated that within ten years time over 80% of people aged over 60 will be homeowners. In view of this there needs to be a more flexible and innovative approach to providing housing that meets the needs and aspirations of older people. There has been a concentration in the past on providing local authority and housing association “sheltered” accommodation for rent. This has afforded little opportunity to develop a range of tenure options for older people.

5.40 The key to future provision is flexibility in approach to the design of accommodation, care services and tenure options. Many older adults are unable to access appropriate housing because the existing range of solutions does not meet their needs. Housing options that need to be developed further if the region is to provide the range and diversity of housing solutions for older people include:

- Housing based on the extra care model providing a flexible package of support and care solutions to meet the needs of individuals. This should provide both rented and home ownership options;
- Development of equity transfer solutions for homeowners particularly targeted at those areas identified for clearance;
- Modern sheltered housing with appropriate design and space standards using a range of support mechanisms including scheme managers, floating support and alarm systems, again offering both rented and home ownership options needs to be developed.

5.41 Local authorities should also review their current provision of sheltered stock to assess whether it is appropriate and whether resources could be released by reconfiguring existing sheltered stock portfolios to release both capital and revenue resources.

5.42 Demand for appropriate housing for people with physical disabilities continues to increase mainly due to the aging demographic profile and the emphasis on supporting people in their own homes. Many people who have physical disabilities are able to manage with little or no care support if their home is properly designed or adapted. Others, especially those who have spent time in institutional care may require support to help them establish and maintain independent living in their own home. It is proposed that a range of measures should be adopted across the region in order to develop housing and services to meet the diverse needs of this group. Each local authority should hold records of properties that have been built or adapted to meet the needs of people with physical disabilities. A database at sub regional level would assist in matching people with physical disabilities with appropriate housing when it comes available. All housing providers should be encouraged to set aside a reasonable budget for adaptations. Good working relationships should be established with health and social services to secure support for adaptations work and to develop appropriate services for those people with physical disabilities who require support services to live independently.

5.43 There will be a range of service users - such as people with learning difficulties - who may not require specially designed or adapted housing, who with support are able to cope within their own home. However some vulnerable people, who are dependant on drugs and alcohol, or those with mental health problems, may at times represent a significant risk to themselves or the community, and could benefit from more specialist housing and support. Failure to support the most vulnerable or challenging individuals often leads to a crisis that may result in neighbour disputes, loss of tenancy, or in extreme cases being admitted into care. The provision of housing and support services for people, for example, with mental health problems, often overlaps other services and can therefore be complex and difficult to deliver. Co-ordination of service provision needs to be a priority for all those involved in supporting people who are vulnerable or who have specific needs.
Introduction

6.1 This chapter looks at the arrangements for delivering, resourcing, monitoring and reviewing the Strategy. It identifies the forthcoming changes to regional arrangements, with the proposed merger of Regional Housing Boards and the Regional Planning Body.

6.2 The chapter stresses that this Strategy is dynamic and grounded in action. It sets out regional and sub-regional actions plans for delivering the Strategy and identifies the potential risks to delivery and actions for mitigating them.

Regional Arrangements

6.3 The Regional Housing Board is accountable to Ministers for the preparation and review of this Strategy. The Regional Director of the Government Office for Yorkshire and The Humber chairs the Board. A list of its members is at Annex A.

6.4 The Government has indicated that the Regional Housing Board and Regional Planning Body will be merging under the leadership of the Yorkshire and Humber Assembly from September 2005. The Assembly is committed to continuing to ensure that housing maintains the same focus, profile and status that it has under existing arrangements.

6.5 Once the strategy has been agreed by the region and submitted to Ministers for final approval, the next key challenge will be to ensure that it is delivered effectively in order to make a real and lasting difference to the communities in our region. It is intended, following Ministerial approval, to produce a detailed action plan to set out clearly how and when different aspects of the strategy will be delivered, and how progress against its aims and objectives will be assessed.

6.6 This Strategy sets a framework for housing in the region up to 2021. There are no plans to revise the strategy in the short or medium term. However, it is a living, working and evolving document: one that needs to be flexible and responsive to changes in national priorities, other regional strategy making and, of course, housing markets. It will therefore be regularly monitored and reviewed and the arrangements for this are set out at paragraph 6.31 - 6.34.

6.7 The Strategy will also need to be refreshed by new thinking and research. The merger will provide an opportunity to ensure that planning and housing are better integrated and more effective. This may mean that the Board chooses to take a look at early work to improve our understanding of the relationship between housing and planning (e.g. around clearance and affordability issues). The Board may also choose to undertake work that allows us to understand more fully the way that emerging Northern Way thinking could impact on the delivery of housing and planning strategies.

Delivering the Strategy

Resources

Private Sector

6.8 Over £3 billion a year is spent on housing in the region. The vast majority is in the private sector. Private sector house building, for instance, accounted for 90-95% of the 17,000 new homes built in 2004, with an average sale value of £150,000 and overall turnover of sales in excess of £2.5 billion. This is major annual investment into the region, employing 21,000 people. It is vital therefore that the Strategy influences private investment in a positive way. This will be crucial to the success of major regeneration or new development projects.

Public Sector

6.9 There has been a significant growth in public sector housing expenditure in the region over recent years. (see figure 12 on page 61)

6.10 This is expected to continue during the period of this Strategy, mainly directed at decent social housing and housing market renewal programmes. If effectively harnessed and strategically delivered, this will make a major contribution to delivering this Strategy.

6.11 Despite the overall growth in public sector investment, the priority given to delivering decent social housing has resulted in a shift of resources away from private sector renewal. This though needs to be considered alongside growing housing investment in housing regeneration: much of which is being directed
at tackling the worst concentrations of private sector housing in the region.

6.12 In addition, whilst there has been an overall growth in investment to tackle the problems of affordability and to enable fair access to housing, rural housing investment in the region is expected to reduce over the 2004-06 period compared to 2003/04. This is a reflection of sub regional priorities, with a shift towards regeneration programmes in South Yorkshire to support the successful delivery of the Transform Pathfinder and a shift towards programmes that support regeneration and fair access in West Yorkshire. By contrast, rural housing investment in North Yorkshire is planned to increase from £6m in 2003/04 to an average £7m a year over the 2004-06 period.

Regional Housing Board – Single Housing Pot

6.13 One of the key tools for directing investment in the region is the Regional Housing Board’s Single Housing Pot. For the 2006-08 period, this will amount to £301m. Although this is only a small but significant amount of the total investment in housing in the region, the messages the Board sends and the strategic direction it lays down can start to steer that larger resource and, as importantly, harness other sources of regeneration and other spend to meet this Strategy’s priorities.

6.14 The Board is planning to move to new, longer term strategic investment planning for the 2006-08 period, with sub regional housing partnerships being required to develop new investment programmes that deliver evidence-based sub-regional priorities for investment. These investment programmes will ensure stability, confidence and continuity by meeting commitments already in the system and which are demonstrably strategy led and delivering Regional Housing Strategy outcomes. This includes commitments by stock-holding local authorities to deliver their decent council housing plans.

6.15 New investment will be targeted on interventions that tackle the following market behaviours:

- **Tackling markets facing low, changing or stagnant demand.** Interventions here will support the Pathfinder areas as well as the West Yorkshire Low Demand project and other identified priority areas. Funding will be available to support a range of activities including master planning, acquisition and demolition, environmental works, and new replacement affordable housing in regeneration areas;

- **Tackling difficulties or disadvantages in accessing housing markets.** Includes support for interventions that:
  - Address affordability in priority high demand markets;
  - Address the range of demands of all rural communities from small villages to Renaissance Market Towns;
  - Enable fair access to housing and independent living, including supported housing schemes, schemes for BME communities, for young people, for people with physical and learning disabilities, and for older people.

- **Delivering decent private sector homes in sustainable housing markets.** Interventions here will support the delivery of the target that the number of vulnerable
households in the region living in decent private sector housing increases from the current 54% to 70% by 2010.

6.16 It will be important that sub-regional housing partnerships ensure that their investment programmes are:

- Strategy led and market focused. That they are demonstrably contributing to delivering this Strategy and their identified sub-regional priorities, which have been built from a strong analytical basis;
- Aligning with other investment programmes and leveraging in other public/private resources to deliver outcomes;
- Deliverable and provide value for money;
- Targeting resources where they will have a real impact, avoid pepper-potting investment, and will deliver sustainable communities;
- Built up from strong, inclusive partnerships achieving regional outcomes and making linkages with economic development, planning and other non-housing investment activity – including tackling health inequalities;
- Where appropriate, working with other sub regional partnerships to consider and tackle complex housing market patterns or common problems and issues;
- Contributing to Sustainability including design, quality, renewable energy and energy efficiency.

Delivering Sustainable Development

6.17 Sustainability lies at the heart of the vision, aims and direction of this strategy. Over the coming months, regional bodies with partners will work to develop a Sustainability and Design code for housing and sustainable communities in Yorkshire and The Humber. This will take account of the principles at paragraph 4.64. In the meantime, sub regional partnerships and the Housing corporation should have regard to the following criteria as they build up their programmes for use of the RHB’s Single Housing Pot:

Sustainability and design standard

- Greenhouse gas emissions from housing should be as low as practicable;
- Opportunities for renewable energy use and combined heat and power systems should be investigated for all new developments;
- Housing development, including related services and economic development should not result in any net increase in car traffic;
- Housing should only be developed where amenities such as schools, food shopping, health care facilities, are available within walking distance or short journeys by public transport except in rural areas where there are overriding social benefits from the housing;
- The biodiversity, wildlife, landscape and recreational qualities and benefits of proposed housing sites should be assessed and any important benefits safeguarded or substitute on or off sites as part of the development package;
- Opportunities for local sourcing of products or material, local labour and training should be exploited to the maximum degree cost effective;
- A health impact assessment should be carried out, supported by public health teams and assisted by tools that build health consideration into planning and decision making about housing, reducing negative health effects and ensure that positive health outcomes are maximised;
- “Secure by Design” standards should be applied, with the involvement of the police Architectural Liaison officers;
- Housing interventions should improve the access of people on lower incomes to good housing.

6.18 Design approaches and features can raise the attractiveness and cohesiveness of neighbourhoods through:

- Distinctive character, particularly where local vernacular such as historical identities and use of local building materials are pronounced, such as in rural areas;
- Providing social housing throughout a development rather than ghettoising social housing on the periphery of a development; social housing which is indistinguishable from market housing supports this integration between people with mixed incomes;
- Development layout should create street enclosure, whilst at the same time promoting accessibility to local amenities and public spaces;
- Green infrastructure should be designed into any new developments and renewal schemes to provide general attractiveness, and improve opportunities for communities to be physically and socially active;
• Public space should be integral to new developments and renewal schemes;

• The use of development-specific design coding for new developments can create distinctive housing which is attractive to the market, including at higher densities;

• Designing dwellings to lifetime homes standards wherever possible to provide maximum flexibilities;

• In renewal areas, the involvement of the community in design panels increases local capacity and understanding of design principles and binds that community to the renewal scheme. This also increases the potential for local distinctiveness and could reduce property crime and vandalism in the long term;

• Opportunities for the use of off-site manufacturing should be considered for new housing and renewal areas, in particular the use of timber-framed construction which increases carbon sink, reduces emission, increases the speed of housing supply and improves energy efficiency.

**Delivery Partners**

6.19 This Strategy belongs to and will be delivered by the region. To successfully deliver it will require a wide range of regional partners, sub-regional and regeneration partnerships, and public and private sector bodies playing a key part in its formulation and implementation. The diagram (on page 64) sets out the regional housing delivery arrangements.

6.20 The role of the private sector and sub-regional housing partnerships will be particularly important.

**Private Sector**

6.21 The increased involvement of the private sector in developing the Strategy has been very welcome. Private sector ownership of the strategic vision for housing in the region and the direction of travel is vital if we are to deliver sustainable communities across the region.

6.22 In engaging the private sector in delivery, it will be important that action includes:

• Early involvement in the selection of priority areas and the development of major proposals will create real opportunities for the private sector to provide a commercial perspective and add value;

• Private companies must be able to see direct business benefits arising from their involvement. The development of partnerships must listen to the concerns of the private sector, directly and through trade bodies;

• The private sector will respond to transformational activity that can create long-term involvement and value;

• Engagement of private landlords, through landlord forums or networks, is valuable in developing proposals for the private rented sector;

• Addressing fuel poverty through a combination of improvements to heating and insulation standards, benefits take up and energy advice;

• Engagement of private developers, landlords, estate agents and lenders in housing market assessments;

• Development of partnering arrangements/joint ventures between local and sub-regional partnerships and private developers/construction companies;

• Deepening of partnerships with private landlord networks;

• Engagement of private developers in the development of affordable housing policies.

6.23 The proposals in the Northern Way Growth Strategy for Property Investment Trusts, or similar, could have great benefit for capturing and recycling increased values from major regeneration projects. Close working will be undertaken on this with Yorkshire Forward and the Northern Way.

**Sub Regional Housing Partnerships**

6.24 This is a regional strategy, but the essential building blocks for delivery are the administrative sub-regions. These do not always match the housing market areas that we find in the region, which often cross-administrative boundaries. However, they accord with thinking in the region around the sub-region as the most appropriate investment building block, and provide well-developed structures.

6.25 The sub-regional housing partnerships covering the Humber and North, South and West Yorkshire will therefore have a central role in delivering this Strategy and, as we have already discussed, the Regional Housing Board’s accompanying Regional Investment Strategy for the Single Housing Pot. These partnerships reflect the regional diversity and are appropriate...
Figure 13: Regional Housing Delivery Arrangements

Advancing Together

Regional Sustainable Development Framework

RES

RHS

RHB Investment Strategy

RSS

Other Regional Strategies

Humber Housing Sub-Region Action Plan & Investment Programme

North Yorkshire Housing Sub-Region Action Plan & Investment Programme

South Yorkshire Housing Sub-Region Action Plan & Investment Programme

West Yorkshire Housing Sub-Region Action Plan & Investment Programme

Gateway Pathfinder Scheme

Transform Pathfinder Scheme

West Yorkshire Low Demand Scheme

Local Authority Community/Housing Strategy – Landlord Business Plans/Asset Management Strategies

Area/Neighbourhood Strategies

Private Sector

Local Authority Community/Housing Strategy – Landlord Business Plans/Asset Management Strategies
vehicles for developing actions and strategic interventions to meet local priorities. They also offer practical opportunities to share skills, data and research.

6.26 A strong feature in housing over recent years has been the cross-sub regional approaches to tackling housing markets and common problems that span more than one sub region. It will be important that this continues to move forward in a coordinated way to agree priorities, actions and investment needs.

6.27 Sub-regional delivery plans have been developed that set out each sub-region’s priorities and interventions that:

- Support delivery of this Strategy;
- Provide a mechanism to integrate housing with economic, health, Supporting People and other regeneration funding to deliver strategic priorities;
- Provide a framework for sub regions’ investment programmes for the Single Housing Pot.

6.28 Tenants and Residents also have a key role in strategy delivery. The new regional arrangements have enabled the Regional Tenants’ and Residents’ Federations to enhance its role as a regional representative network. Key issues to increase the role of tenants and residents include:

- That sub-regional programmes and housing strategies are based on robust and meaningful tenant and resident consultation and participation strategies, including, that the local priorities identified for consideration as part of sub-regional strategies and investment programmes have had the full support of their local Tenants’ and Residents’ Federations;
- Improved networks and communication between tenants and residents and regional bodies, sub-regional and local partnerships.

Regional and Sub Regional Action Plans

6.29 This Strategy will be grounded in action, with the four sub regional housing partnerships the key delivery vehicles.

6.30 An overview of the strategic targets is set out at Annex B, along with the accompanying Summary of Action at Annex C. Supporting this are the four Sub Regional Plans that set out the delivery of sub-regional priorities to deliver the Strategy. These are at Annex H.

Risks to Delivery

6.31 There are a number of external and partnership issues that risk the delivery of the Strategy. The key ones are detailed on page 66-67.

Reviewing the Strategy

6.32 The Yorkshire and Humber Assembly and Regional Housing Board will discuss and consult on the roles, responsibilities, and timelines for reviewing the Strategy as part of the preparations for the new merged arrangements within the Yorkshire and Humber Assembly structures. This will lead, late in 2005, to the production of a comprehensive Regional Housing Strategy Action Plan. This action plan will set out the key actions that the strategy contains, (and which are summarised at Annex C), identify the agencies responsible for delivery and set out high level indicators that will demonstrate whether the region is making progress.

6.33 It is anticipated that the monitoring role of the Regional Housing Board will focus exclusively on high-level indicators. The Board will produce a mid-year (autumn) and end year (spring) report on delivery of the strategy. This will feed into the monitoring of progress against the broader regional indicators that are detailed in Advancing Together, and which Progress in the Region tracks progress against.

6.34 Detailed monitoring of projects funded or commissioned by the Regional Housing Board will continue to be carried out by GOYH (for local authority and sub regional partnership programmes) and the Housing Corporation (for housing association programmes).

6.35 It will be important that the review process is informed by learning from our experience and feedback about the impact of interventions, as well as new thinking and best practice elsewhere. Organisations such as the Pathfinders, Regional Housing Forum, House Builders Federation and Regional Tenants’ and Residents’ Forum will have a key role.
<table>
<thead>
<tr>
<th>Risk</th>
<th>Issue</th>
<th>Level of Risk</th>
<th>Mitigating Action</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Construction Capacity</strong></td>
<td>Capacity in the construction industry to respond to increased housing investment. A shortage of skilled trades raising the risk of cost inflation that may threaten the delivery of regional outcomes.</td>
<td>High</td>
<td>Promotion of local supply chains, and employment and training opportunities. Adoption of new modern partnering arrangements for procurement. Yorkshire Forward to explore opportunities to build up capacity through the Regional Construction Training Provider Network. Effective use of modern methods of construction.</td>
</tr>
<tr>
<td><strong>Acquisition and Demolition Costs</strong></td>
<td>Increased property costs due to regeneration effect and landlord and investor activity. May threaten delivery of Pathfinder and other regeneration plans. Complexity of issues facing projects, demolition &amp; relocation delaying activity.</td>
<td>High</td>
<td>Local Authority enforcement action against rogue/absentee landlords increased Neighbourhood Management Activity. Re-programming plans where there is evidence of speculation to cash in on area regeneration. Learning lessons from Pathfinders in dealing with or mitigating the effect of speculation. Need to join up with other initiatives (N’hood Renewal, Health, Dept of Works &amp; Pensions) to address wider issues and at policy level to address problems.</td>
</tr>
<tr>
<td><strong>Rural Housing Delivery</strong></td>
<td>High land value &amp; scarcity of land threatens delivery of target. Local misplaced opposition may delay already lengthy development timescales.</td>
<td>Medium</td>
<td>Ensure full use made of all publicly owned land and other surplus assets. Work with rural Landowners to explore other options such as continued ownership with rented housing for local people. Agree approaches to use of off site manufacturing in areas of high environmental quality. Need to make more use of Rural Housing Enabler resource to engage effectively with local communities.</td>
</tr>
<tr>
<td>Risk</td>
<td>Issue</td>
<td>Level of Risk</td>
<td>Mitigating Action</td>
</tr>
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<td>-------------------------------</td>
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</tr>
<tr>
<td>Partnership Skills and Capacity</td>
<td>Sub-regional partnerships don’t have resources, skills or capacity to take on increasing roles and responsibilities.</td>
<td>Medium</td>
<td>Support and guidance from regional agencies – including targeted support, where needed. Partnerships to ensure membership reflects the key stakeholders and fully utilises the diversity of their skills and capability.  &lt;br&gt; Continued exploration of new ways of working to free up capacity.  &lt;br&gt; Discussions to take place over Summer between regional partners and sub regional partnerships about support for housing market research.</td>
</tr>
<tr>
<td>Community Engagement</td>
<td>Lack of community support and engagement for proposed actions.</td>
<td>Medium</td>
<td>Engage with individuals and communities from the outset to improve understanding and to ensure they have a say in the future of their homes and neighbourhoods. Local authorities have a key role in providing community leadership.  &lt;br&gt; Make better use of existing regional and local tenants and residents groups.</td>
</tr>
<tr>
<td>Links with other strategies and policies</td>
<td>Not fully aligned with other regional strategies or policies e.g. Sub-regional investment planning.  &lt;br&gt; Planning issues such as need for CPOs.</td>
<td>Medium</td>
<td>Better joint working, evidence gathering and consultation/communication between housing, planning and economy at all levels – regional, sub regional and local.  &lt;br&gt; Sub-regional housing partnerships to develop effective linkages to other policy areas, including sub-regional economic partnerships.  &lt;br&gt; Better joint working between Housing and Planning teams in Local Authorities. Development of CPO skills by local authorities.</td>
</tr>
<tr>
<td>Private Sector involvement</td>
<td>Private sector not fully engaged.</td>
<td>Medium</td>
<td>Need to ensure private developers and house builders involved early on in regeneration schemes and delivery partnerships.</td>
</tr>
</tbody>
</table>
### Regional Housing Board Members

<table>
<thead>
<tr>
<th>Name</th>
<th>Organisation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Felicity Everiss</td>
<td>GOYH, Chair</td>
</tr>
<tr>
<td>Isobel Mills</td>
<td>GOYH</td>
</tr>
<tr>
<td>Martin Havenhand</td>
<td>Chief Executive, Yorkshire Forward</td>
</tr>
<tr>
<td>Liz Kerry</td>
<td>Chief Executive, Yorkshire and Humber Assembly</td>
</tr>
<tr>
<td>Cllr Peter Box</td>
<td>Chair, Yorkshire and Humber Assembly</td>
</tr>
<tr>
<td>Ged Walsh</td>
<td>Head of Investment (Yorkshire &amp; the Humber), Housing Corporation</td>
</tr>
<tr>
<td>Mike Gahagan</td>
<td>Chair, South Yorkshire Housing Market Renewal Pathfinder</td>
</tr>
<tr>
<td>Stuart Whyte</td>
<td>Chair, Hull and East Riding Housing Market Renewal Pathfinder</td>
</tr>
<tr>
<td>Neil Bradbury</td>
<td>Regional Director - North East &amp; Yorkshire English Partnerships</td>
</tr>
<tr>
<td>Cllr Sue Ellis</td>
<td>Chair Regional Housing Forum</td>
</tr>
<tr>
<td>John Kirkham</td>
<td>Regional Housing Forum (Private Sector)</td>
</tr>
<tr>
<td>Michael Hall</td>
<td>Chair of Y&amp;H Tenants Federation Regional Housing Forum (Tenants and Residents)</td>
</tr>
</tbody>
</table>
### Strategic targets

<table>
<thead>
<tr>
<th>Target</th>
<th>Baseline Position</th>
<th>How Measured</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Creating Better Places</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Close by a third the gap between the level of vacancies and house values in Pathfinder areas and West Yorkshire low demand areas compared to the regional average.</td>
<td>Awaiting advice from ODPM.</td>
<td></td>
</tr>
<tr>
<td>Achieve population stability in the main urban areas.</td>
<td>Advancing Together indicator is being developed by the YHA working with regional partners.</td>
<td>RSS monitoring.</td>
</tr>
<tr>
<td>Achieve an overall regional vacancy rate of between 2.5 and 3.5% by 2010, and sustain it within this threshold thereafter.</td>
<td>3.8% for YH, all tenures, 2004, from Housing Strategy Statistical Appendix (HSSA).</td>
<td>HSSA/RSS monitoring.</td>
</tr>
<tr>
<td>Deliver 360 affordable homes in rural areas – 50% of which to be in settlements with a population of less than 3,000.</td>
<td>N/A</td>
<td>RHB’s Commissioned Housing Corporation Programme 2006-08.</td>
</tr>
<tr>
<td><strong>Delivering Better Homes</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ensure all social housing tenants live in decent homes by 2010, as a minimum, and continue to do so thereafter.</td>
<td>210, 000 (43.5%) non-decent homes 2001 (EHCS).</td>
<td>English House Condition Survey (EHCS).</td>
</tr>
<tr>
<td>Increase the proportion of vulnerable private sector households living in decent homes to at least 70% by 2010.</td>
<td>173,220 out of 320,000 vulnerable private households in decent homes 2001 (ODPM estimates).</td>
<td>EHCS.</td>
</tr>
<tr>
<td>End fuel poverty for vulnerable households by 2010, and for all households by 2016; including increasing average home energy rating across all homes to SAP 65 by 2016 including reducing the percentage of homes with a SAP rating of less than 30 to below 1% in social housing and 2% (or less) in private sector housing.</td>
<td>SAP 49.9 [EHCS 2001].</td>
<td>EHCS.</td>
</tr>
<tr>
<td><strong>Fair Access to Quality Housing</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The number of homelessness acceptances across the region to be reduced by at least 30% by 2010 from the Quarter 3, 2004 level.</td>
<td>3800 households accepted as homeless, Q3 2004.</td>
<td>Homeless acceptances reported to ODPM (P1E returns).</td>
</tr>
<tr>
<td>Continue to ensure that no families with children are placed in Bed &amp; Breakfast accommodation for longer than 6 weeks throughout the region.</td>
<td>No families with children in B&amp;B over 6 weeks, week commencing 21 February 2005.</td>
<td>LA returns to GOYH. P1E returns.</td>
</tr>
</tbody>
</table>
### Summary of actions

#### Chapter 3: Creating Better Places

1. **Low Demand partnerships to:**
   - Deliver programmes/projects funded from the resources made available within the current (2004-06) Spending Review period, ensuring agreed national, regional and local outcomes/outputs are delivered;
   - Develop dynamic plans/programmes to agreed timescales that meet the criteria outlined above and are aligned with national, regional and local strategies and interventions. The action is particularly relevant to the Pathfinders and West Yorkshire Low Demand project;
   - Work with planning authorities to deliver Local Development Frameworks with robust and defensible housing targets.

2. **Partnerships in high demand areas to:**
   - Deliver agreed affordable housing programmes for the resources made available within the current (2004-06) Spending Review period and those to be delivered through the planning system;
   - Develop plans/programmes for delivering affordable housing that meet the criteria outlined above and assess the potential for low cost homeownership products, as well as traditional social rented housing;
   - Work with planning authorities to deliver Local Development Frameworks with robust and defensible affordable housing targets;
   - Explore the capacity for maximising non public sector grant funded S106 Agreements for delivering affordable housing, whilst taking account of the wider needs for creating sustainable communities.

3. **Rural areas:** to develop a tool kit and identify best practice for rural housing enablers, including community engagement, identification of needs and sites, and facilitating effective delivery of schemes.

#### Chapter 4: Delivering Better Homes, Choice and Opportunity

1. All local authorities and their partners should develop integrated investment plans for investing in homes that meet modern living requirements and are in neighbourhoods where people want to live and continue to live. These plans should be tested against the Sustainability Standard for the region at Chapter 6 and, where appropriate, should be coordinated with Pathfinder and Neighbourhood Renewal strategies.

2. Local authorities, Pathfinders and other partners to develop modern partnering arrangements with the construction sector that deliver value for money and benefits to local economies - especially in deprived areas - through local supply chains, and employment and apprenticeship opportunities.

3. Increase opportunity and choice by: a) developing cross-tenure choice based letting schemes in all LA areas by 2010; b) identifying workers key to the local economy and public service delivery where affordable home ownership schemes should be targeted through joint working between sub regional housing partnerships, Housing Corporation, Yorkshire Forward and employers; c) exploring the potential for developing new and improved customer focused “Sustainable Home Ownership” advice services at a regional and sub-regional level by engaging in discussions with the Council of Mortgage Lenders and others.
### Summary of actions

4 Develop good, professional private sector landlord management standards across the region by:
   a) Ensuring all Local Authority areas operate accreditation schemes by 2008; b) Introducing private sector landlord licensing arrangements where appropriate.

5 As part of their ongoing business planning, all social landlords to review and, where necessary, set out their plans for delivering minimum 2* customer-focused services.

### Chapter 5: Ensuring Fair Access to Quality Housing

1 All local authorities to carry out an effective needs analysis of Gypsy and Traveller sites to determine the number of additional static and transit sites that are required. This will lead to specific outcomes and sites that will address the housing needs of this specific group.

2 All social housing landlords should review their allocation policies in line with the regulatory framework to ensure they are not being intentionally or unintentionally discriminatory.

3 Local authorities and their partners to develop mechanisms to better understand the diverse requirements and aspirations of Black and Minority Ethnic and Asylum Seeker communities, and to develop appropriate strategies and services that are integrated with health, education, access to jobs, and wider support services.

4 Local authorities and their partners should develop strategies that provide a range of flexible options and care services to meet the needs and aspirations of older people and people with physical disabilities.

5 Regional Homelessness Forum to baseline the current use of temporary accommodation in the region during 2005 and to establish a regional target to reduce its use.

6 Regional Homelessness Forum to raise the profile of housing and support needs of offenders and people released from custody prior to, during and following a term of imprisonment. This will include encouraging local authorities and sub regional partnerships to adopt best practice, including protocols such as HARP (Housing and Returning Offenders) protocol.

7 The Regional Homelessness Forum and Regional Housing Forum will undertake research work in 2005 around allocation policies within the region to identify improvements to ensure fairer access to housing across a range of service users. The forums will seek to work with the Housing Corporation to take this forward.

8 Local authorities must work with their partners to develop their homelessness services so that they are preventative based and build on the positive interventions and best practices that have proved successful in the region and elsewhere.

9 The regional champions identified by ODPM - Leeds City Council and Bradford Community Housing Trust - for best practice initiatives around homelessness should also be active in working with the regional forums and partner agencies to drive forward positive and effective change and disseminate good practice.
### Y&H Relative Affordability of Housing by district in Yorkshire and The Humber

The following table sets out three ways of looking at the relative affordability of housing throughout the region:

<table>
<thead>
<tr>
<th>DCHR analysis</th>
<th>JRF Index</th>
<th>ODPM Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>Score &amp; Rating</td>
<td>Ratio</td>
<td>Ratio</td>
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<td>Harrogate 18 = H</td>
<td>Ryedale 4.91</td>
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<td>Ryedale 18 = H</td>
<td>Hambleton 4.51</td>
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<td>Harrogate 4.42</td>
<td>York 6.53</td>
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<td>Scarborough 4.21</td>
<td>Craven 5.97</td>
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<td>Craven 15 = M/H</td>
<td>Selby 4.02</td>
<td>Richmondshire 5.90</td>
</tr>
<tr>
<td>East Riding 13 = M/H</td>
<td>Craven 4.00</td>
<td>Selby 5.62</td>
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<td>Richmondshire 3.88</td>
<td>Scarborough 5.01</td>
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<tr>
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<td>Leeds 3.69</td>
<td>East Riding 4.66</td>
</tr>
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<td>Leeds 10 = M</td>
<td>East Riding 3.66</td>
<td>Leeds 4.47</td>
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<td>Wakefield 9 = M</td>
<td>Sheffield 3.57</td>
<td>Sheffield 4.02</td>
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<tr>
<td>Kirklees 8 = L/M</td>
<td>NE Lincs 3.37</td>
<td>Wakefield 3.86</td>
</tr>
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<td>Rotherham 7 = L/M</td>
<td>Wakefield 3.34</td>
<td>Kirklees 3.58</td>
</tr>
<tr>
<td>Doncaster 6 = L/M</td>
<td>N Lincs 3.23</td>
<td>Rotherham 3.08</td>
</tr>
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<td>Barnsley 4 = L</td>
<td>Rotherham 3.21</td>
<td>Doncaster 2.90</td>
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<td>Kirklees 3.19</td>
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<td>Doncaster 2.94</td>
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<td>Calderdale 1 = L</td>
<td>Bradford 2.82</td>
<td>Barnsley 2.50</td>
</tr>
<tr>
<td>Hull -3 = L</td>
<td>Hull 2.47</td>
<td>Hull 2.23</td>
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</table>

### DCHR analysis for RSS

Uses a combination of the following indicators to give each local authority area a score and rating (High, Medium or Low):
- Ratio of dwellings let to applicants on housing register
- Ratio of average terraced price to average gross annual income
- Ratio of affordable housing delivery to local housing needs assessment requirement
- Proportion of social rented stock classed as low demand
- Variation from 2% vacancy rate in social rented sector

### JRF Index

Ratio of average price for 2-3 bedroom dwellings to gross household income for working households in 20-39 age group.

### ODPM Index

Ratio of lower quartile house prices to lower quartile earnings, based on 2003 data.
### Anticipated economic priorities, drivers and growth forecasts by district

**ANNEX**

#### ODPM Index

Ratio of lower quartile house prices to lower quartile earnings

<table>
<thead>
<tr>
<th>District</th>
<th>GVA/yr and quartile</th>
<th>Key city?</th>
<th>City region*</th>
<th>Urban Renaissance Towns</th>
<th>Rural Renaissance Towns</th>
<th>Other growth drivers*** (transport + HE)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leeds</td>
<td>2.95% - 1</td>
<td>Yes</td>
<td>L</td>
<td>Leeds</td>
<td>Otley</td>
<td>U–2 (Leeds, Leeds Met) Air, Rail, M’way</td>
</tr>
<tr>
<td>Bradford</td>
<td>2.62% - 1</td>
<td>Yes</td>
<td>L</td>
<td>Bradford</td>
<td></td>
<td>U–1 (Bradford) Air, M’way</td>
</tr>
<tr>
<td>Kirklees</td>
<td>2.42% - 1</td>
<td></td>
<td>L</td>
<td>Huddersfield (N. Kirklees)</td>
<td>Colne Valley (Marsden &amp; Slalhwaite)</td>
<td>U–1 (Huddersfield) M’way</td>
</tr>
<tr>
<td>Calderdale</td>
<td>2.53% - 1</td>
<td></td>
<td>L</td>
<td>Halifax</td>
<td>Upper Calder Valley (inc. 5 settlements)</td>
<td>M’way</td>
</tr>
<tr>
<td>Harrogate</td>
<td>2.39% - 1</td>
<td></td>
<td>L**</td>
<td>-</td>
<td>Knaresborough Boroughbridge, Pateley Bridge</td>
<td>M’way</td>
</tr>
<tr>
<td>Hull</td>
<td>2.23% - 2</td>
<td>Yes</td>
<td>H</td>
<td>Hull</td>
<td></td>
<td>U–1 (Hull), Port</td>
</tr>
<tr>
<td>Sheffield</td>
<td>2.3% - 2</td>
<td>Yes</td>
<td>S</td>
<td>Sheffield</td>
<td></td>
<td>U–2 (Sheffield, Shef Hallam) Air, Rail, M’way</td>
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<tr>
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<td>Barnsley</td>
<td>Penistone</td>
<td>M’way</td>
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<tr>
<td>East Riding</td>
<td>2.3% - 2</td>
<td></td>
<td>H**</td>
<td>Bridlington</td>
<td>Howden, Gilberdyke Hornsea, Market Weighton</td>
<td>Port, M’way</td>
</tr>
<tr>
<td>North Lincolnshire</td>
<td>2.27% - 2</td>
<td></td>
<td>H</td>
<td>Scunthorpe</td>
<td>Isle of Axeholme Brigg</td>
<td>Air, M’way</td>
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<tr>
<td>Ryedale</td>
<td>2.3% - 2</td>
<td></td>
<td>-</td>
<td>Helmsley, Pickering Kirkbymoorside Malton &amp; Norton</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doncaster</td>
<td>2.02% - 3</td>
<td></td>
<td>S</td>
<td>Doncaster</td>
<td></td>
<td>Air, Rail, M’way</td>
</tr>
<tr>
<td>Wakefield</td>
<td>2.03% - 3</td>
<td></td>
<td>L</td>
<td>Wakefield Five Towns</td>
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<td>Rail, M’way</td>
</tr>
<tr>
<td>Scarborough</td>
<td>2.04% - 3</td>
<td></td>
<td></td>
<td>Scarborough</td>
<td>Whitby</td>
<td></td>
</tr>
<tr>
<td>Craven</td>
<td>2.2% - 3</td>
<td></td>
<td>L**</td>
<td>-</td>
<td>Skipton, Settle</td>
<td></td>
</tr>
<tr>
<td>Hambleton</td>
<td>2.05% - 3</td>
<td></td>
<td>-</td>
<td>-</td>
<td>Northallerton, Bedale, Thirsk</td>
<td>Rail</td>
</tr>
<tr>
<td>York</td>
<td>1.99% - 4</td>
<td>Yes</td>
<td>L</td>
<td>(York Central)</td>
<td></td>
<td>U-1 (York), Rail</td>
</tr>
<tr>
<td>North East Lincolnshire</td>
<td>1.67% - 4</td>
<td></td>
<td>H</td>
<td>Greater Grimsby</td>
<td></td>
<td>Port, Air</td>
</tr>
<tr>
<td>Rotherham</td>
<td>1.61% - 4</td>
<td></td>
<td>S</td>
<td>Rotherham</td>
<td></td>
<td>Air, M’way</td>
</tr>
<tr>
<td>Selby</td>
<td>1.75% - 4</td>
<td></td>
<td>L</td>
<td>Selby</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Richmondshire</td>
<td>1.86% - 4</td>
<td></td>
<td></td>
<td>-</td>
<td>Richmond (Catterick Garrison)</td>
<td></td>
</tr>
</tbody>
</table>

Notes to Table (see page 74)
Notes to Table (page 73)

* Northern Way city-regions
  (L=Leeds, S=Sheffield, H=Hull & Humber Ports)

** Districts partially within city region

*** Other economic drivers:

U-1/2 District contains one or two universities (named)

Air Access to scheduled air services in district
  or nearby in a neighbouring district

Port Contains one or more of the region’s major ports
  in the district

Rail Contains a major rail hub or station on a key
  route (e.g. mainline to London)

M’way Has a junction on a motorway close to a main
  centre in the district

This table is based on economic modelling and location
specific activity central to the 2003-2012 RES,
Investment Planning decisions, and other key factors.
It should be noted that this is an illustrative guide of
economic impact and priority, as forecast figures will
change over time. Each of these factors is mapped by
district in the table. All details will be subject to
refinement and confirmation as data is updated and
RES priorities are confirmed.

GVA growth projections – these show forecasts of likely
economic growth rates by district given the macro-
economic assumptions that apply. GVA can be forecast
by district (as shown) but not at a more local level.
Forecasts are based on Yorkshire Futures/Experian data
from the region’s econometric model. In the table,
districts are listed according to GVA quartile (i.e.
‘1’ means a district is in the top quarter of districts
according to projected GVA; whilst ‘4’ would be in the
lowest quarter). The annex shows GVA forecasts in
greater detail. Further work has been commissioned to
help test the aspirations of the Northern Way to deliver
a more policy lead approach to economic growth
aspirations in the reviews of RSS and RES. This will
include an examination in RSS of the implication of
different levels of economic growth on the overall scale
of housing provision in the region and its distribution.

Key Cities and city-regions – There is evidence that
growth rates are expected to be higher in the key cities
and city-regions. In this region, the key cities specified
in the RES are Leeds, Bradford, Sheffield, Hull and York.
The Northern Way further defines wide city-regions
encompassing many, predominantly urban districts,
where the bulk of the population and businesses are
based. The table shows districts that fully or partially
fall into one of the three city-regions in Yorkshire and
Humber - Leeds; Sheffield; or Hull and the Humber
ports. Hambleton, Ryedale, Scarborough and
Richmondshire are not indicated as being within a city
region, but parts of those districts will be within the
sphere of influence of surrounding city-regions,
including Leeds and Tees Valley.

Renaissance – Urban and rural renaissance is a key
policy in the RES and has been further emphasised in
the five year ‘Sub-Regional Investment Plans’ that local
partners, including Yorkshire Forward and districts,
have collectively agreed. The policy explicitly seeks to
enhance towns and cities and market towns to make
them more attractive places to live and do business.
In the long term this will act to increase the number of
people living (or wanting to live) in or close to the main
urban centres - particularly the cities and larger towns
in the renaissance programme, as well as on a smaller
scale in market towns. This infers housing growth is
needed most in these places alongside associated
facilities and infrastructure to accommodate families
as well as couples and singles.

Other key growth drivers - in a knowledge economy,
a number of other factors have a clear long term impact
and role in supporting and enhancing economic growth.
The two most prominent that can clearly be linked to
particular places are universities and transport.
The former is vital given the need to attract and
retain knowledge workers and to better utilise
Higher Education (HE) expertise in businesses.
Coupled with increasing participation rates in HE,
cities with universities would be expected to grow faster
than others. Equally key transport infrastructure will
play a role in supporting a place’s economic growth.
This includes international access (proximity to an
airport or key port for example), as well as places that
have a hub or gateway role in terms of rail and road
access - for instance a mainline rail station or very
easy and quick access to a motorway junction.
**Pre-Draft Consultation**

Pre-Draft consultation was launched at the end of October 2004 with a deadline of 5 January 2005. The Regional Housing Board drafted a consultation leaflet containing 14 headline questions to encourage and focus debate. GOYH, supported by David Cumberland Housing Regeneration Ltd and the Regional Housing Forum, held a series of workshops in Autumn 2004, chaired by Regional Housing Board members and sub-regional partnership chairs. These were:

- Four sub-regional events, covering the RHS and investment;
- Four thematic events - private sector, tenants, ‘Fair Access’ and rural.

These events enabled GOYH to engage with over 400 people from LAs (both officers from housing, regeneration and planning as well as members), RSLs, private sector, market renewal pathfinders and regional agencies. The private sector event attracted over 60 firms.

Written responses were received from 19 organisations. This pre-draft consultation work fed into the thinking on the preparation of the first draft of the RHS, which was launched on 28 February for 10 week consultation.

**Rural Proofing**

The RHS has been rural proofed in accordance with the Countryside Agency checklist for policy makers. Each stage of the development of the RHS has been rural proofed. Consultation with rural organisations in the region took place in Autumn 2004, alongside continual systematic consideration of rural area needs as an integral part of the evolving shape of the strategy.

**Final Consultation report**

A free-standing detailed report will be produced separately covering all aspects of consultation. It will include:

- The RHS pre-draft leaflet;
- Summary of pre-draft consultation responses and how they were taken into account;
- Summary of full consultation responses and how they were taken into account;
- Organisations involved in consultation events and those submitting written responses.

**10 week Consultation**

The consultation draft of the RHS was issued for 10 week public consultation on the 28 February with a closing date of 6 May. A range of stakeholder events and meetings were held to obtain views on the draft, the most notable being a regional event held at the Royal Armouries on 11 March 2005 which attracted around 100 attendees, and a ‘Fair Access’ focus group.

Written consultee comments were received from 22 organisations.

**Sustainability Appraisal**

The sustainability appraisal of the RHS began in 2004 and was led by a steering group chaired by the Yorkshire and The Humber Assembly. This informed the preparation of the RHS on an ongoing basis. A sustainability appraisal paper was issued in early May.
**Affordable Housing (or sub-market housing):**
This breaks down into two subcategories: social housing where rent levels are set in line with the Government’s rent influencing regime. And intermediate housing: mix of low cost home ownership products (e.g. shared ownership) and other reduced cost rental products primarily in the form of key worker housing.

**Arms Length Management Organisations (ALMO):**
A company set up by a local authority to manage and improve all or part of its housing stock.

**BME:**
Black and Minority Ethnic communities

**Brownfield land:**
Previously developed land that is unused or may be available for development. It includes both vacant and derelict land and land currently in use with known potential for redevelopment. It excludes land that was previously developed where the remains have blended into the landscape over time.

**Capital spending:**
Spending by local authorities or other housing providers on repairs, maintenance and the provision of new affordable housing.

**Carbon sink:**
A carbon sink is a reservoir that can absorb or “sequester” carbon dioxide from the atmosphere. Forests are the most common form of sink, as well as soils, peat, permafrost, ocean water and carbonate deposits in the deep ocean.

**Code for Sustainable Buildings:**
A new code which will establish best practice for energy and water efficiency, as well as waste and use of materials in construction.

**Decent home:**
A home that is warm, weatherproof and has reasonably modern facilities.

**Dwelling:**
A self contained unit of accommodation where all the rooms and facilities available for the use of the occupants are behind a front door.

**EcoHomes:**
An environmental assessment method for homes. It considers the broad environmental concerns of climate change, resource use and impact on wildlife and balances these against the needs for a high quality, safe and healthy internal environment.

**First Time Buyer Initiative:**
Will offer first time buyers an affordable way into home ownership by giving them a share in their first home.

**Green belt:**
A designation for land around certain cities and large built-up areas which aims to keep this land permanently open or largely undeveloped. Most new building development is not permitted in the green belt, in order to restrict the spread of built-up areas into the surrounding countryside.

**Gross Value Added (GVA):**
A measure of productivity in an area and shows how much an area contributes to the UK economy. This data is calculated on a workplace basis, that is, people who are employed in the borough.

**Homebuy:**
A new scheme being developed by ODPM, which they are currently consulting on, under which existing social tenants, those on housing waiting lists and key workers can purchase a home on the open market with an interest free equity loan. This plan sets out how we will extend Homebuy to allow social tenants to buy a share in their ‘rented’ home and move up to full ownership as they feel ready.

**Home Ownership Task Force:**
Established by the Deputy Prime Minister in the Sustainable Communities Plan to look at ways of helping social tenants and others in housing need into home ownership, while minimising the loss of social housing.

**Household:**
One person living alone or a group of people who share common housekeeping or living room.

**HMO:**
House in Multiple Occupation a house occupied by persons who do not form a single household.
Glossary

**Housing Associations:**
Common term for the 2000 or so independent, not-for-profit organisations registered with and regulated by the Housing Corporation. Housing Associations are able to bid for funding from the Housing Corporation (see also Registered Social Landlord).

**Housing Corporation:**
The Housing Corporation’s role is to fund and regulate housing associations in England.

**Housing Market Renewal Pathfinders:**
Nine sub-regional projects to tackle low demand and abandonment, administered by a group of local authorities working in partnership and in receipt of funding from the Housing Market Renewal Fund.

**LSVT:**
Large Scale Voluntary Transfer is when an authority transfers more than 499 tenanted and leasehold properties to a single RSL over a five-year period. LSVT takes the housing outside the public sector expenditure controls, so enabling the new landlord to increase expenditure by borrowing against the value of the stock. Local Authority rents remain affordable because sale price reflects the use as social housing.

**Lifetime Homes:**
A standard which identifies 16 features designed to make homes more flexible and accessible. They include: level access to front and back doors; a car parking space that can be enlarged if necessary; wider interior hallways and doors; enough turning space for a wheelchair; easy-to-open windows with low sills; and sockets and switches at heights that are convenient to reach. The specification also ensures that handrails, hoists and lifts can be easily installed, if necessary.

**Local Improvement Finance Trust (LIFT)**
A major new initiative from the Department of Health (DoH) which has entered a national joint venture with Partnerships UK plc (PUK). Its aim is to develop and encourage a new market for investment in primary care and community based facilities and services.

**Low Demand:**
Research has identified a very broad distinction between two different situations of low demand and unpopular housing. Absolute low demand is where housing is difficult to let or sell because there are not enough households in the area looking for homes. Relatively unpopular housing is difficult to let or sell because it is of a type, or in a particular type of neighbourhood, which has specific problems which make it very unpopular relative to other housing available.

**Local Development Frameworks (LDF):**
Local Development documents, set out in the form of a portfolio, which collectively deliver the spatial planning strategy to the local planning authority’s area.

**Mixed development:**
A well integrated mix of land uses (retail, employment, leisure and other service uses) with decent homes of different types and tenures to support a range of household sizes, ages and incomes.

**Northern Way:**
A cross-regional strategy created by the three Northern Regional Development Agencies and their partners in response to the ODPM’s Sustainable Communities Plan progress report Making it Happen: the Northern Way, the purpose of which is to create a step-change in economic growth across the North of England.

**Planning Policy Statements:**
Statements issued by Government setting out planning policy and the main land uses. They are supported by a range of good practice and other documents providing guidance and advice on the application of policy.

**Private Finance Initiative (PFI):**
In a PFI transaction, a private sector service provider is given responsibility for designing, building financing and operating assets, from which a public service is delivered.

**Regional Economic Strategy (RES):**
A 10-year strategy, produced by Yorkshire Forward which provides a framework of common priorities around which businesses, public agencies, voluntary groups and communities can focus their investment and effort. The strategy is owned, and can only be delivered, by the whole region working together.
Regional Housing Board (RHB):
The Sustainable Communities Plan introduced new regional arrangements to help deliver sustainable communities, including the creation of Regional Housing Board in each of the nine English regions. The Board is responsible for drawing up the Regional Housing Strategy and making recommendations to Ministers about the Regional Housing Pot.

Regional Planning Body (RPB):
Body with the principal responsibility for the preparation of draft revisions to a Regional Spatial Strategy. As of April 2003 the RPB, in all regions outside London, is the Regional Chamber (known as the Regional Assembly).

Regional Spatial Strategy (RSS):
A strategy formerly known as Regional Planning Guidance (RPG), for how a region should look in 15-20 years time and possibly longer. It identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal.

Registered Social Landlord (RSL):
Technical name for social landlords that are registered with the Housing Corporation. Most RSLs are Housing Associations.

Right to Acquire:
A scheme which enables some housing association tenants to purchase their rented home with the benefit of a discount, subject to a Government-specified maximum amount depending on the local authority area. The scheme only applies to properties built or acquired by housing associations, both charitable and non charitable, with public funds from 1 April 1997 onwards. (Properties transferred from a local authority to a housing association after 1 April 1997 are also eligible.) Some properties are exempt from the scheme including those in small rural settlements and sheltered housing.

Right to Buy:
A scheme under which most council tenants and some housing association tenants may buy their homes at a price lower than the full market value. Only properties that are particularly suitable for occupation by elderly or disabled people, or are let in connection with the tenant’s employment, are exempt. People qualify for a discount on the basis of the number of years that they have been social tenants, subject to a Government-specified maximum amount that varies region by region.

Standard Assessment Procedure (SAP):
The Government’s standard for home energy rating. It is a simple, but reliable indicator of whether energy is being used efficiently to heat space and hot water. It is measured on a scale of 1 to 120, the higher the score the less energy, and money, is being wasted.

Shared equity:
A means of helping people into home ownership. The buyer purchases a share of their home, with the remaining share being held by another party, for example a housing association. When the homeowner comes to sell the home, the other party would be entitled to some of the proceeds of the sale.

Social exclusion:
Social exclusion happens when people or places suffer from a series of problems such as unemployment, poor skills, low incomes, poor housing, high crime, poor health and family breakdown.

Social housing:
Housing provided by Registered Social Landlords or the local authority at a rent lower than market rent.

Social rent:
Rent below market levels paid to the local authority or a Registered Social Landlord.

Statutory homeless households:
Households that local authorities must, by law, ensure have somewhere suitable to live.

Stock Transfer:
Process under which a local authority transfers some or all of its housing to housing association.
**Glossary**

**Supporting People:**
A programme which provides services that help vulnerable people live independently in their accommodation.

**Sustainable communities:**
Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

**Temporary accommodation:**
Accommodation arranged by local authority in order to meet a homelessness duty.

**Tenure:**
The nature of the structure by which people own or rent their home. Categories are usually broken down as follows: Owner Occupied, Private Rented, Local Authority or Registered Social Landlord.

**Vulnerable households:**
Households in receipt of at least one of the principal means tested or disability related benefits. Since 2001 a new range of tax credits has been introduced with different qualifying thresholds. These are child tax credit and working tax credit both introduced in April 2003 when working families tax credit and disabled persons tax credits were abolished and pension credit was introduced in October 2003.
Housing markets

1.1 North Bank - work for the Hull and East Riding Pathfinder (Gateway) has identified Hull City and the 14 most adjacent East Riding wards as one housing market, where travel to work issues are closely interlinked. Hull City is almost exclusively urban in nature, with the adjacent East Riding wards largely being more rural, providing attractive residential areas for people working in Hull and elsewhere. However, there is also substantial commuting from Hull into the East Riding. The other housing markets within the East Riding include a sub-market area along the coast, which includes the towns of Bridlington, Withernsea and Hornsea, (ref. CURS report “Tale of Two Cities”). The East Riding is also influenced by the impact of York and the other “Golden Triangle” housing market centres of Harrogate and Leeds, along with pockets of low demand housing in small towns such as Goole.

1.2 South Bank - the two principal housing market areas are mainly based around the two LA areas of North Lincolnshire and North East Lincolnshire. The work done independently by the two LAs to assess housing demand indicates that there is relatively little migration between the two. Within each of these two markets, however, it is considered that there are some sub-markets operating. For example, the Immingham market is thought to be fairly independent of the rest of NE Lincolnshire, whilst the rural communities outside of Grimsby and Cleethorpes are considered to have very different characteristics. However, it is likely that there is a significant interrelation between Grimsby/Cleethorpes and the rural area housing markets, if travel to work issues are brought into consideration. Similarly, within North Lincolnshire, the Scunthorpe housing market is thought to operate independently of the more rural part of the authority. However, as with North East Lincolnshire, it is likely that the travel to work scenario will show more of an interrelationship than originally thought.

1.3 House prices grew faster in North Lincolnshire than anywhere else in the region last year. Evidence suggests that an expanding housing market is emerging along the M180 corridor in the west. Factors contributing to this emerging market include commutable distances and easy motorway access to Leeds, close proximity to Finningley (Doncaster International Airport) and historically lower house prices south of the Humber estuary. Further housing hotspots are emerging around the more prosperous and attractive market towns and village clusters.

Key Issues and what is in progress

1.4 The sub-region has a wide range of diverse housing needs due to the very different characteristics of the main urban settlements and the more rural areas. The principal urban area is the City of Hull, with the Gateway HMR Pathfinder the key driver for much of the urban regeneration investment required to rebalance the housing market and tackle obsolescence. However, other urban areas with similar problems, albeit on a different scale, include Goole, Scunthorpe and Grimsby/Cleethorpes. Much of the remaining geographical area is rural in nature with a number of significant market town settlements, where the housing needs are predominantly for new affordable housing, improving the existing stock, widening the range and type of housing on offer, and creating easier access to housing with support.

1.5 The sub-region's key strategic housing issues can be summarised as follows:

- Urban regeneration to help sustain ailing neighbourhoods and communities;
- The provision of new affordable housing to rent and to buy, especially in market towns and sustainable rural areas;
- Meeting decent homes standards and tackling fuel poverty in both the social and private housing sectors;
- The provision of specialist housing and/or appropriate support services for older people and other vulnerable client groups.

1.6 Using the Regional Housing Strategy’s three new key objectives, the sub-region’s housing issues and priorities can be set out in more detail as follows:
Creating Better Places

1.6.1 Hull City Council will be providing replacement housing to assist the Pathfinder rationalisation programme and offering grant aid and loans to homeowners within the intervention areas. It will also be targeting investment across all tenures in initiatives such as group repair schemes and dealing with empty homes to help stabilise neighbourhoods in or adjacent to the priority intervention areas to arrest further decline pending Gateway’s intervention.

1.6.2 Low demand and obsolescence will continue to be tackled by North Lincolnshire in the Advance Crosby regeneration area in Scunthorpe. The long-term aims of this project are to sustain private sector investment in the area and to attract new residents by providing more aspirational housing. Similarly, North East Lincolnshire will be pursuing urban renaissance initiatives in Grimsby/Cleethorpes, with East Riding pursuing housing interventions to tackle low demand and obsolescence in Goole.

1.6.3 Initiatives such as Yorkshire Forward’s Urban Renaissance and Rural Renaissance and Market Towns Initiative will have an impact on housing provision in North Lincolnshire.

1.6.4 The preparation of an action plan is underway for the implementation of a successful £4.7m sub-regional bid for funding to tackle private sector empty property across all four LAs.

1.6.5 The sharp rise in house prices nationally over the last two years has adversely affected affordability in most of the Humber authorities. In the more rural parts of North Lincolnshire, North East Lincolnshire and the East Riding there are relatively low levels of social housing, which has led to increased pressure on waiting lists. Additionally, RTB continues to erode the social housing base leaving potential renters and homeowners on low incomes the least likely to be able to afford market prices. The three authorities welcome the importance attached to the provision of more affordable housing to rent or buy in the emerging Regional Spatial Strategy (RSS).

1.6.6 The possibility of developing a common approach to the use of S.106 agreements will be looked at as a sub-regional issue by all four authorities. It is recognised that a sub-regional solution to providing more affordable housing to rent and to buy is required. This will include more shared ownership housing, Homebuild, social housing from RSLs, and other similar initiatives, to ensure that future housing developments are appropriate and deliver sufficient affordable housing to meet identified demand in many areas. There will be a joint affordable housing strategy for the Gateway Strategic area covering Hull City and parts of the East Riding of Yorkshire.

1.6.7 All four LAs have experienced sharp increases in homelessness over recent months, with the use of bed and breakfast accommodation increasing in most areas. All are using void properties for long-term accommodation wherever possible, but demand is beginning to exceed appropriate supply. In North Lincolnshire there is a need for quick-access accommodation and better use of private sector stock, whilst all the authorities will be seeking to increase the revenue resources going into preventative advice, debt counselling and other services, to help reduce the need for temporary accommodation.

1.6.8 The needs of a relatively large number of caravan dwellers in North Lincolnshire and North East Lincolnshire require action. For example, North Lincolnshire has approximately 800 park homes on 23 permanent residential sites, most of which have been on established sites for over 20 years and are at the end of their design life.

1.6.9 The need to update existing facilities for gypsies and the travelling community has been recognised by the East Riding of Yorkshire Council. At the same time, further research into the travelling community’s needs will be prioritised by Hull City Council and North East Lincolnshire.

Creating Better Homes

1.6.10 North East Lincolnshire and North Lincolnshire have completed their stock options review and have chosen stock transfer to achieve decent homes by 2010, with the transfer of North Lincolnshire’s stock to Shoreline taking effect in March 2005. Hull City Council is aiming to resolve its course of action in the spring of 2005. East Riding has completed its review and has resolved
to retain its stock and meet decent homes investment needs from current funding levels and sources.

1.6.11 The situation within the private sector is more serious in that the numbers of homes failing the decency standard is greater, whilst the financial resources to remedy the situation are scarcer. All four LAs recognise the need to research best practice elsewhere to help them develop appropriate strategies across the sub-region to assist homeowners (including private landlords) to access loans to encourage investment. East Riding Council has the Houseproud loan scheme in operation and offers equity sharing assistance, whilst Hull City Council has developed an interest-refundable loans scheme with the local credit union, and is providing negative equity loans to assist relocation from renewal areas.

1.6.12 To this end, a key sub-regional strategic aim will be to improve the current provision of advice to private sector residents and owners to help them access loans and grants, and to improve general assistance in procuring improvements.

1.6.13 All four LAs aim to have landlord accreditation schemes in place during the lifetime of this strategy to help drive up property standards and improve the management of private rented housing.

1.6.14 Fuel poverty is also an issue for both the private and public housing sectors, and a sub-regional approach to affordable warmth is recognised as an important issue to be pursued. For example, North East Lincolnshire has allocated over £3m in Warm Front grants since 2000 and is also working with North Lincolnshire Council in partnership with the South Humber Energy Efficiency Partnership (SHEEP) to improve energy efficiency in other parts of the private sector. The scope for expanding this partnership across the whole sub-region is to be explored.

Increasing opportunities of fair access to quality housing for all

1.6.15 All LAs have identified the need to improve sub-regional services for specific groups of people requiring specialist accommodation and improved support services. A Supporting People cross-authority group has identified a need for a sub-regional floating support service for HIV/AIDS. In addition the group is pursuing a sub-regional approach to the needs of ex-offenders and those at risk of offending. Support and accommodation for young people has also been identified as a priority. The Gateway Pathfinder and local housing associations are exploring the potential for youthbuild type schemes in Hull and the need for a wider range of options for young people and other vulnerable groups. It is also hoped that the Community Construction Training Company and local housing associations will undertake a programme of Youth Build in North Lincolnshire.

1.6.16 The provision of housing for older people affects the whole of the sub-region and most authorities are undertaking strategic reviews of their accommodation and related services for the elderly. Demographic changes are pointing towards a growing number of older people requiring purpose-built or adapted accommodation. Population forecasts indicate that the over-60’s population will be one of the fastest growing sectors to 2016. All four authorities are currently reviewing elderly persons’ housing needs and current housing provision as part of their older persons’ strategies. North Lincolnshire, Hull and the East Riding have all identified the need for more extra-care accommodation to cater for the growing numbers of frail elderly residents, and all four are exploring the options for increasing the provision of Lifetime homes.

1.6.17 There is also increasing resistance amongst the elderly to move into some of the older, purpose-built, public sector sheltered housing schemes and bungalows, and a programme of remodelling and new provision is needed.

Key cross-linkages with economic, spatial and other strategies

1.7 The Humber sub-region is distinctive in that it is divided by a major river estuary running west to east, with relatively little housing market interaction between the two banks. However, the four authorities have developed a number of sub-regional initiatives and joint working to capitalise on the close geographical proximity of most of the more urban areas and the economic hub based around the ports and Humber bank industries.
1.8 Economic regeneration is considered to be the most fundamental requirement for the sub-region, without which other regeneration initiatives will be difficult to sustain. Nevertheless the important contribution that housing regeneration can make to underpin successful economic regeneration is recognised by the four housing authorities and their RSL partners.

1.9 Hence, the Hull and East Riding Housing Market Renewal Pathfinder (Gateway) is a very important initiative which will have an impact across the whole sub-region, and which all four authorities will be supporting in developing a sub-regional housing strategy.

1.10 The key strategic policies on which the sub-regional strategy will be based include the following:

- Yorkshire Forward’s Regional Economic Strategy;
- The emerging Regional Spatial Strategy;
- The Regional Housing Strategy for Yorkshire and Humber, of which this sub-regional strategy is to be a significant part;
- The Northern Way Growth Strategy and its emphasis on Hull and the Humber ports as the economic driver for the city region;
- Yorkshire Forward’s Urban Renaissance and Rural Renaissance, and Market Towns Initiative.

1.11 The Humber authorities have also had regard to the evidence base available to them on which to base their investment decisions. In addition to their own local data such as housing needs surveys, waiting lists, voids, turnover rates etc., they have also made use of the following:

- CURS Birmingham University “Tale of two cities” report;
- PWC Drivers of housing market change report for Hull and East Riding strategic Pathfinder area;
- Housing market needs assessment reports;
- Stock options reviews and public sector stock condition surveys;
- URS study into the needs of older people (2004);
- Private sector stock condition surveys.

Proposed priorities and interventions

**Objective 1 - Creating Better Places**

**Hull CC:**

- Assistance package of replacement housing to support displaced residents of Gateway interventions;
- Proposals to stabilise areas awaiting Gateway intervention;
- Group repairs scheme;
- Tackling empty property.

**North Lincolnshire:**

- Advance Crosby initiative transformational capital bid;
- Urban Renaissance project in Scunthorpe; to increase range of aspirational housing and Community Campus in Westcliff;
- Rural Renaissance and Renaissance Market Towns initiative in the Isle of Axholme;
- Refurbishment schemes through Youth Building programme;
- Capital bid for homelessness specialist accommodation.
### Objective 1 - Creating Better Places

**North East Lincolnshire:**
- Urban renaissance development(s) in Grimsby/Cleethorpes;
- Rural Pathfinder;
- Youth Build and Community Construction Co;
- Town Team in Immingham;
- New LSVT RSL Shoreline will have access to funding for regeneration activities after March 2005.

**East Riding, North and North East Lincolnshire:**
- Affordable housing proposals to be delivered through partnerships with RSLs, developers and other parties, and more systematic application of S.106 agreements.

**East Riding:**
- Urban renaissance project, Goole including Youth Build project;
- Rural Pathfinder.

**All:**
- £4.7m private sector empty property bid action plan required;
- Develop sub-regional relationship with private sector house builders and developers;
- Determine sub-regional solution to the need for more affordable housing; Revenue bids for homelessness advice and preventative work;
- Accreditation schemes for private landlords to improve housing management in the private sector.

### Objective 2 - Creating Better Homes

**Hull, North Lincolnshire and East Riding:**
- Funding bids for investment in decent homes in Council stock.

**North East Lincolnshire:**
- New LSVT RSL Shoreline will have funding available after transfer in March 2005 to meet decent homes target in transferred stock;
- The successful affordable warmth initiative (SHEEP) to be developed further, in partnership with North Lincolnshire.
## Objective 2 - Creating Better Homes

**All:**
- Other bids for social housing investment to meet decent homes;
- Funding bids for grant aid to meet decent homes and adaptations in the private sector;
- Improve advice and assistance to homeowners and research best practice towards a sub-regional Home Improvement Agency approach;
- Develop sub-regional affordable warmth strategy.

## Objective 3 - Increasing opportunities of fair access to quality housing for all

### East Riding:
- Extra care scheme(s) for the elderly;
- Remodelling existing sheltered housing scheme(s);
- Other schemes for special needs groups.

### Hull:
- Extra care scheme(s) for the elderly;
- Support and accommodation for young people with complex needs.

### North Lincolnshire:
- Extra care scheme for the elderly;
- Youthbuild project to provide accommodation and training for young people;
- Schemes for other special needs groups.

### North East Lincolnshire:
- Extra care pilot scheme for the elderly;
- Refurbishment/new build of NELWA and Salvation Army properties to be pursued using secured ODPM funding;
- Homelessness Forum;
- Housing Benefit Pathfinder.

### All:
- Capital and/or revenue bids to support older peoples’ housing strategies;
- Sub-regional floating support service for HIV/AIDS;
- Scheme(s) to support a sub-regional strategy with Prison Service for accommodation for ex offenders and those at risk of offending;
- Supporting people revenue funding for existing and new supported housing projects.
Proposals for future working arrangements and partnership

1.12 Delivery of the sub region’s interventions and action plan will involve the HMR Pathfinder (Gateway) and the four Humber authorities, working through the Humber Housing Forum and its executive body, the Humber Action Planning Group. The Forum has representatives of the Regional Housing Board, Government Office, Housing Corporation, English Partnerships, RSLs and the private sector amongst its membership.

1.13 The Forum particularly recognises the importance of private sector investment in achieving large parts of its action plan, from individual homeowners to the large, national developers and house builders, and is committed to developing better ways of consulting with and involving them in the development and implementation of its housing strategy.
Housing markets

1.1 The North Yorkshire sub-regional area, with the exception of York, Harrogate and Scarborough, is predominantly rural in nature. It represents an attractive place to live, with good transport links in the form of the A1/A19 corridor. The sub-region continues to be an attractive location for retirees.

1.2 Its accessibility and attractiveness make it a high demand, high value area. The resultant pressures mean that affordability is the key priority for North Yorkshire, where house prices have always been the highest in the region. Between 2001 and 2003 prices across North Yorkshire rose by 49.1% compared to 43.4% in South Yorkshire (Source: Sheffield Hallam University, December 2004).

1.3 A number of housing market dynamics have been identified as operating across the sub-region, many of which are trans-regional in nature, which include:

- The Golden Triangle operating across North Leeds, Harrogate and York;
- Tees Valley Link affecting Hambleton, Richmondshire and Scarborough;
- Hambleton/York link, as those living in the south of the district commute to work in York.

1.4 Other perceived markets where further research is required include the A64 York/Scarborough Link, in-commuting to York for work, and the Craven/East Lancashire sub-market.

Key Issues and what is in progress

1.5 The majority of housing issues faced by the sub-region are a direct result of its high value housing market, and include:

- Shortage of affordable housing;
- Displacement & break-up of communities;
- Increased homelessness;
- Out migration of young people;
- In migration of older people retiring;
- Reduced turnover in social rented stock;
- Increased provision of flats.

Creating Better Places

1.5.1 Initiatives such as Yorkshire Forward’s Rural Renaissance and Market Towns programme are having an impact across many of the sub-region’s market towns. Initiatives are underway in Malton and Norton in Ryedale, Bentham in Craven, Thirsk in Hambleton, Whitby in Scarborough and Pateley Bridge in Harrogate. The Rural Market Towns (RMT) Programme 2003/04 covers Skipton and Settle in Craven, Northallerton and Bedale in Hambleton, Helmsley, Kirbymoorside and Pickering in Ryedale, and Richmond and Catterick Garrison in Richmondshire. The RMT Programme for 2004/05 includes Knaresborough and Boroughbridge in Harrogate.

1.5.2 Such initiatives build capacity locally to enable ‘Town Teams’ to develop long-term economic visions for their towns, as well as Masterplanning their urban centres and identifying priority projects. In both Knaresborough and Boroughbridge, Town Teams have identified the provision of affordable housing as a key priority for their future. Settle and Craven are also considering affordable housing issues.

1.5.3 These and other examples demonstrate how such joint initiatives can encourage investment in housing to meet identified needs. This, coupled with a continued commitment from the Regional Housing Board to fund a rural housing programme, are crucial in enabling the delivery of rural regeneration projects.

1.5.4 Balancing communities through the provision of new affordable homes is the most significant issue for North Yorkshire, where the opportunities for delivering the level of new homes required are limited by planning constraints. During 2005, the North Yorkshire Housing Forum (NYHF) will be monitoring the effectiveness of affordable housing planning policies and the number of homes delivered.

1.5.5 There is a commitment across the sub-region to further develop joint working between planning, housing and legal professionals with a view to maximising the effectiveness of Section 106 agreements in delivering affordable housing. This work is to be driven by the Golden Triangle Housing Partnership study which aims to produce guidance on delivering affordable housing through the planning process.
1.5.6 The use of additional income from council tax on second homes to fund affordable housing initiatives, demonstrates both a countywide recognition of the problem and a commitment to prioritising its resolution. Bids under the Second Homes Initiative have been submitted to the County Council and are awaiting decisions on match funding from the Housing Corporation.

1.5.7 The role of Rural Housing Enablers across North Yorkshire is becoming increasingly vital. Ryedale and Scarborough have recently appointed a Rural Housing Enabler to work across both authorities and the North York Moors National Park, to develop affordable housing opportunities on exception sites. Rural Housing Enablers also operate in the Craven and Hambleton Districts.

Creating Better Homes

1.5.8 All councils are on a committed course to meet the decent homes standard in their social housing stock by 2010. Craven, Hambleton, Ryedale and Scarborough have already transferred their housing stock to RSLs. Selby have submitted an application for the 2005 stock transfer programme, whilst Harrogate, Richmondshire and York are able to deliver decent homes using their current resources.

1.5.9 Of greatest concern is decency in the private sector, where an estimated 22% to 30% of homes are non-decent and there are concerns about capacity to meet the private sector decent homes target. Work under the North Yorkshire WISH (Warm, Independent, Safe & Healthy) programme, which aims to release equity for private sector owners to fund improvements, therefore remains a priority. It is part of the Yorkshire-wide Property Appreciation Loan (PAL) Scheme targeting vulnerable homeowners and occupiers living in non-decent private housing. It is envisaged that loans will be offered in partnership with Sheffield City Council who will act as banker for the project, and ART homes who will administer the loans.

1.5.10 All local Authorities across North Yorkshire financially support the work of The Energy Partnership, based in York, that provides an Energy Efficiency Advice Centre and Energy Partnership for York, North Yorkshire and the East Riding. The Advice Centre is a not-for-profit organisation that aims to help households and small businesses save money, energy and the environment. This work includes providing free DIY Home Energy Checks, links to council grant programmes, and access to Energy Advisors.

Increasing opportunities of fair access to quality housing for all

1.5.11 The provision of new housing for homeless single people and families, and for young people, is the top priority in the sub-region. However, the constraints on Supporting People revenue funding allocations make the delivery of any new type of supported housing unlikely in the short-term.

1.5.12 The two main client groups served by existing Supporting People provision are older people and people with learning disabilities. Pressures on provision for these two groups have arisen due to increasing expectations of independence and the resources needed to achieve it.

1.5.13 An increasing number of people with learning disabilities require an independent living model, whilst for older people existing provision is often outdated and no longer an attractive option. Within North Yorkshire large numbers of frail elderly people live in the community rather than in sheltered housing. To help address these issues the County Council has implemented an Extra Care Strategic Programme aimed at remodelling existing provision to better address needs.

1.5.14 The Forum has identified Inter-Agency Elderly Persons’ Accommodation Reviews as a priority for further work. Such reviews have already been carried out in Harrogate, Selby and York. A similar review of services within the other North Yorkshire districts is due to report after April 2006.

1.5.15 All districts (excluding York) are working with Social Services to replace County Council residential homes and provide extra care accommodation for frail elderly people. There is already new extra care provision within Hambleton, Scarborough and Harrogate districts.
1.5.16 The ODPM Supporting People formula shows an expectation for North Yorkshire to reduce the amount of Supporting People funding to learning disability schemes (50% of Supporting People funding in North Yorkshire is for such schemes). Supporting People scheme reviews are assessing current services looking at value for money, quality of services, and strategic relevance. Local research into eligibility criteria is being undertaken, and joint work with Social Services will look to identify potential areas of change.

1.5.17 All eight local authorities are experiencing increases in homelessness which has exacerbated an already difficult situation in respect of temporary accommodation. It is not uncommon for authorities to have to seek temporary accommodation from outside their area. Within existing temporary accommodation some remodelling is required to bring it up to standard, for example, provision of self contained flats as opposed to accommodation with shared facilities.

1.5.18 The North Yorkshire Domestic Abuse Strategy was launched in February 2005. Currently four Domestic Violence Co-ordinators, covering York and North Yorkshire and reporting to the Crime and Disorder Reduction Partnerships, are working on projects across the county to provide services and to identify and map need. Both Richmondshire and Craven councils have now provided an accommodation resource specifically designated for those fleeing domestic violence.

**Key cross-linkages with economic, spatial and other strategies**

1.6 Authorities across North Yorkshire have limited strategic housing resources and through the Forum are looking at options for addressing this. One possibility might be pooling strategic resources, so that, for example, a given authority would lead on an agreed aspect of the strategic agenda. This innovative approach would give the sub-region a stronger voice, enabling it to contribute more fully to relevant strategic decisions, make better strategic links and ensure that North Yorkshire’s issues are prioritised.

1.7 Given the special rural nature of much of the sub-region, and its issues of affordability, it is essential that the Review of the Regional Spatial Strategy (RSS) addresses the need to increase delivery of affordable housing. Members of the Forum are keen to see sites designated for affordable housing. It is hoped that results from the Golden Triangle work will help inform the RSS review and bring about a more consistent and robust approach to securing affordable housing.

1.8 The Forum has identified a need to develop more robust links with Yorkshire Forward and the Regional Assembly, a view that has been strengthened with the advent of the Northern Way. Proposals to develop the Leeds City region have significant implications for the sub-region, particularly given existing patterns of commuting. There are real concerns about the potential of these proposals, without adequate new housing provision, to further increase house prices and exacerbate community displacement in the sub-region.

**Proposed priorities and interventions**

1.9 The following strategic housing priorities have been established for North Yorkshire:

- The provision of affordable housing for rent and low cost home ownership across the sub-region, including market towns and sustainable rural areas;
- Addressing decency issues in both the public and private sectors;
- Developing appropriate services for vulnerable people, particularly in rural areas;
- Developing strategic links with key partners, including Yorkshire Forward, house builders and investors in order to co-ordinate action and maximise opportunities for investment and development.
### Objective 1 - Creating Better Places

**Rural Renaissance:** Continue working with Town Teams on rural Market Town initiatives to highlight the need for and secure affordable housing where possible.

**Harmonise housing needs and market assessments:** Develop a consistent approach to needs assessments, and jointly commission studies where possible.

**PPG3 Monitoring:** Monitor affordable housing outputs achieved via the planning process.

**Golden Triangle Housing Partnership (GTHP):** Support the work of the GTHP and share best practice associated with negotiating affordable housing, delivering low cost home ownership solutions, and under-occupancy initiatives.

**Develop Joint Working:** work with planning and legal colleagues to maximise the effectiveness of S.106 agreements – build on the work of the GTHP.

**Develop New Trans-Regional Partnerships:** Develop new partnerships with colleagues in Tees Valley and East Lancs to explore opportunities for future working and affordable housing solutions.

**Contribute to the review of the Regional Spatial Strategy (RSS):** Work with planning colleagues to investigate the possibility of allocating sites for affordable housing and ensure appropriate and sustainable affordable housing policies are included within the RSS.

### Objective 2 - Creating Better Homes

**Address non-decency in the Private Sector:** Work with colleagues from across the region on the North Yorkshire WISH project, and continue to support the Energy Partnership Advice Centre.

### Objective 3 - Increasing opportunities of fair access to quality housing for all

**Elderly Persons’ Accommodation:** Carry out Elderly Persons Care and Accommodation reviews across Craven, Hambleton, Richmondshire, Ryedale, and Scarborough. To feed into the Older Persons’ Housing Strategy Review which will look at a range of tenure and support solutions including the development of Extra Care, remodelling of existing older persons accommodation and initiatives to allow older people to stay in their own homes.

**Homelessness Accommodation:** increase temporary accommodation provision, secure funding for related support, and remodel some existing accommodation to improve its quality.

**Other Special Needs:** provide a range of support and improved access to housing with support, in particular for ex-offenders, young people and people with substance misuse problems.

**Domestic Abuse:** Examine the need for additional refuge provision for women and their children suffering domestic abuse and develop options to allow women to stay in their home.

**Travellers:** Examine the requirements of travellers.
Proposals for future working arrangements and partnership

1.10 Strategic housing priorities for North Yorkshire are formulated through the North Yorkshire Housing Forum, which establishes and supports investment priorities across the county. The Countryside Agency, Government Office, Housing Corporation, Regional Assembly, Yorkshire Forward, City of York, County and District Councils, are all represented on the Forum. All the major housing issues faced across North Yorkshire are addressed strategically by a number of distinct groups and networks, which feedback to the North Yorkshire Housing Forum.

1.11 Work to address energy efficiency is spearheaded by the Energy Partnership, whilst the North Yorkshire WISH programme seeks to tackle specific issues about non-decent homes in the private sector. Given the significance of homelessness as an issue the County Homelessness Group works strategically to pool expertise and resources to address this priority. The county’s Rural Enablers link in to the wider Rural Enablers network to ensure that knowledge and experience are shared, and that rural priorities in North Yorkshire are tackled in a consistent and effective way. In recognition of the overarching issue of affordability the Forum itself has focused efforts on joining-up affordable housing and planning policies, sharing best practice and expertise to find more effective ways of working.

1.12 Future commitments seek to explore and develop the following strategic partnerships:

- The Golden Triangle;
- Tees Valley link;
- East Lancashire;
- Harmonising needs assessments;
- The Northern Way;
- Exploring opportunities to further pool strategic resources to help address capacity issues.
Housing Markets

1.1 The sub-regional economy is now growing in line with the national economy. There are now fewer jobs in the production industries and more in the service sector. However, it is felt that the changes in the industrial base of the South Yorkshire economy happened so quickly that it has been difficult for the economy to adjust and for the housing market to respond with appropriate products to meet the changing aspirations. Average earnings and unemployment levels are still lagging behind regional and national averages therefore a range of housing options is required to meet the diverse range of incomes and needs that are found across the South Yorkshire sub-region.

1.2 However, economic activity and housing markets are not confined within administrative boundaries. To the south are North Derbyshire and Nottinghamshire which are attractive with new housing developments and economic activity, which creates pressure on the South Yorkshire sub-region to deliver a housing offer that retains people within the sub-region.

1.3 To the east is the Humberside sub region. This sub region also has an HMRA and whilst at present it does not attract people away from South Yorkshire its future development should be undertaken with an understanding of the interaction of housing markets across sub regional boundaries.

1.4 To the North and West lie North and West Yorkshire. Currently parts of these sub regions, particularly Leeds City Centre and the “Golden Triangle”, offer high value housing which attracts and retains the economically active.

1.5 South Yorkshire Pathfinder suffers extensive housing market weakness reflected in widespread problems of low demand for social rented housing and low house prices in the private sector. The study undertaken by CURS and the HMRA pathfinder to identify and understand the housing markets in the sub-region has bought into focus the interrelationship between housing and other public services, namely health, education and community safety, in creating sustainable neighbourhoods.

Key Issues and what is in progress

The key issues for the South Yorkshire sub-region are:

1.6 Planned interventions to arrest decline and deliver the sustainable communities agenda through transformational programmes. There are five key spatial areas for intervention in addition to the Housing Market Renewal Pathfinder Area:

- The Green Corridor (Barnsley and Doncaster plus Wakefield in West Yorkshire);
- The Dearne Valley (Barnsley, Doncaster and Rotherham);
- The “Gateways” to South Yorkshire. (Rotherham and Sheffield - M1 junctions at Canklow and Tinsley);
- The Urban Centres (Barnsley, Doncaster, Rotherham and Sheffield);
- Finningley and surrounding areas (Doncaster).

1.7 Developing diversity in housing supply both in terms of tenure and property types, linked to developing economic nodes and the improving transport infrastructure, in these same five areas.

1.8 Bringing public and private sector housing up to a repair standard that is appropriate in the 21st century, and developing asset management strategies within local authority stock, housing association stock and the private sector.

1.9 Exploring the development of a sub-regional strategy to embrace the Fair Access/Supporting People agenda for vulnerable people in South Yorkshire, with specific references to BME communities, rural communities, older adults, young people, people with mental health issues, alcohol and substance misuse, learning disabilities, resettlement of offenders and offenders living in the community, gypsies and travellers, refugees and asylum seekers, and people with physical disabilities.

Creating Better Places

1.9.1 The South Yorkshire Pathfinder aims to ensure that a better choice of housing is open to everyone. A renewed housing market is central to this aim so that everyone can benefit, not just those who are able to afford more expensive housing. The Pathfinder has three key strategic objectives:
• To improve housing quality, ensuring that all tenures capitalise on the opportunities created through innovations in design, standards and efficiency;

• To grow the area’s housing range, increasing house choice in order to meet the aspirations of existing, emerging and incoming households;

• To achieve a radical improvement in the character and diversity of neighbourhoods helping secure a more sustainable settlement pattern in the sub-region.

1.9.2 The strategy acknowledges that the current pattern of settlements and neighbourhoods in the sub-region is largely the result of historic economic factors that no longer exist. That pattern cannot be sustainable in the long-term.

1.9.3 South Yorkshire Pathfinder suffers extensive housing market weakness reflected in widespread problems of low demand for social rented housing and low house prices in the private sector. Economic change leading to out migration, reinforced by rising aspirations, have combined to reduce the demand through:

• An oversupply of social rented housing;

• Too much unattractive and low value private housing;

• A shortage of housing that can meet twenty-first century aspirations;

• Too many unattractive neighbourhoods as a result of crime, poor services, and an unattractive environment.

1.9.4 The general weakness in demand is manifested in different ways in different parts of the Pathfinder. In Sheffield and Rotherham the need to break up monolithic council housing estates dominates. The key to both areas is the need to provide high quality housing for sale and improve that social rented housing which will have long-term demand.

1.9.5 In the Doncaster and Barnsley there is more of a problem dealing with isolated poor quality housing and sites, for some of which there may be no long-term demand. Smaller scale provision of high quality housing for sale is required.

1.9.6 A strategy to improve the condition of the private stock in these two areas is required. Where the stock is not viable then options for demolition and replacement should be considered. Opportunities to replace obsolete stock with aspirational housing should be taken wherever possible. This option could play a significant role in uplifting the access to Rotherham and Sheffield from the M1.

1.9.7 The Green Corridor covers the former coalfield areas around the south west of Wakefield, north east Barnsley and north west Doncaster. A strategy for the Green Corridor has now been developed following consultation with stakeholders.

Creating Better Homes

1.9.8 The four local authorities are each developing asset management strategies and are on target to achieving the decent homes standard in the public sector by 2010. The possibility and value of developing a South Yorkshire sub regional asset management strategy for both the private and public sector will be evaluated. The work to bring property up to the decent homes standard is being targeted into areas that are considered to be sustainable and consideration is also being given to developing a sub-regional sustainable homes plan.

1.9.9 In order to achieve the decent homes standard across all sectors and to maintain a buoyant housing market there will be a requirement for larger demolition programmes of obsolete stock than those previously undertaken. For example, Sheffield has demolished 7,000 homes over the past six years with a further 1,700 to be demolished within the existing programme. City-wide, there is the option to demolish up to 8000 homes, mainly in the private sector, over the next 10 years with five master-planning exercises in the pipeline to determine the location and extent of the demolitions and replacement homes to be delivered.

1.9.10 The transformation of poor quality, private sector housing will have a significant impact on the sustainability of the South Yorkshire housing market. Intellectual capacity, knowledge and experience of staff capable of managing the challenges of private sector renewal will need to be addressed across the sub-region.
One option is to develop a sub-regional resource to bring together the expertise currently based within individual local authorities. The Pathfinder will encourage skills and knowledge transfer between local authorities, particularly in new products such as loan funding and equity release schemes, whilst private sector organisations such as ART should be encouraged to participate in the development of new “products” to assist in the rejuvenation of the private sector.

**Increasing opportunities of fair access to quality housing for all.**

1.9.11 The largest number of homes provided with support are for older adults. The number of over-60s who are homeowners is growing significantly and could be over 80% in the next 10 years. The four authorities are developing their supported housing strategies, including older persons’ strategies, and consideration will be given to the value of developing these into sub-regional strategies. Local authorities are also currently reviewing sheltered housing stock, much of it ageing and inappropriate, and all of it rented.

1.9.12 The sub region has also identified a number of supported housing needs for ex-offenders, people with mental health problems and victims of substance misuse. Appropriate housing for people with physical disabilities is also a priority. With approximately 200 refugees now entering the sub-region each year, housing for them is now of more relevance than for asylum seekers as there is currently a shortage of appropriate housing and support for them.

1.9.13 The development of a sub regional supported housing forum and, possibly, a sub regional supported housing strategy to facilitate cross boundary working would potentially bring added value to the provision of supported housing in South Yorkshire. It may also help to pool resources for the benefit of the sub region and assist in the commissioning of larger projects that require financial commitment from one or more local authorities.

**Key cross-linkages with economic, spatial and other strategies**

1.10 The largest urban centre in South Yorkshire, Sheffield, will be a key driver in the economic growth of the sub-region. However, all four urban centres and the three strategic economic zones (M1, M18 and Dearne Valley corridors) will also be significant development areas.

1.11 One of the challenges facing the South Yorkshire area is one of image. The two exits from the M1 into Sheffield and Rotherham are blighted by a mixture of ageing industrial sites and poor quality housing. The overall impression reinforces the image of South Yorkshire as a place of declining heavy industry and poor quality housing. As a significant part of these two areas is made up of commercial activity, co ordination is required between the South Yorkshire Pathfinder, the Regional Economic Strategy (RES), the Regional Spatial Strategy (RSS) and the RHS if this area is to be improved.

1.12 More recently the sub-regional economy has been growing in line with the national economy. There are now fewer jobs in the production industries and more in the service sector. However, it is felt that the changes in the industrial base of the South Yorkshire economy happened so quickly that it has been difficult for the economy to adjust and for the housing market to respond with appropriate products to meet the changing aspirations. Average earnings and unemployment levels are still lagging behind regional and national averages, and a number of housing options are required to meet the diverse range of incomes and needs across the sub-region.

1.13 The significance of the economic past makes the links to the RES and RSS even more pertinent. The areas of intervention have been selected for development and regeneration by the sub region because they complement the economic growth areas identified in the sub regional strategy and the investment in infrastructure and the transport network outlined in the RSS.
1.14 It is recognised that the role of the private sector in advancing the housing agenda within the sub region will be critical. Homeowners, private developers and RSLs will play a significant role in changing the face of housing in the sub region. The requirement to improve existing stock to meet the decent homes standard and build new aspirational homes to retain existing communities and attract new people will rely heavily on private sector investment to maximise the impact of public investment.

**Proposed priorities and interventions**

**Objective 1 - Creating Better Places**

The LAs will work closely with the South Yorkshire Pathfinder (Transform) and other key stakeholders in developing the detailed interventions flowing from the 10 ADFs.

Existing plans to break up monolithic council housing estates in Sheffield to be continued, and developed in Rotherham to include reprovision of housing for sale.

Detailed plans to deal with more isolated poor quality and low demand housing in Doncaster and Barnsley to be developed.

The five key spatial areas identified for detailed intervention plans in addition to the Housing Market Renewal Pathfinder Area, are:

- The Green Corridor (Barnsley and Doncaster plus Wakefield in West Yorkshire);
- The Dearne Valley (Barnsley, Doncaster and Rotherham);
- The “Gateways” to South Yorkshire. (Rotherham and Sheffield - M1 junctions at Canklow and Tinsley);
- The Urban Centres (Barnsley, Doncaster, Rotherham and Sheffield);
- Finningley and surrounding areas (Doncaster).

Opportunities to develop aspirational homes to be pursued in the five key spatial areas outside of the HMR intervention area, as identified above.

Development of renewal strategies for coalfield villages that fall outside of HMR and other major intervention areas.

**Objective 2 - Creating Better Homes**

All four LAs are developing asset management strategies and have determined investment options to achieve decent homes standard in the social housing sector by 2010.
Proposals for future working arrangements and partnership

1.15 The South Yorkshire Pathfinder has ambitious plans. Only plans on this scale can affect the level of change needed to transform the housing market in South Yorkshire. The programme will be delivered through a combination of existing agencies, including local authorities, Registered Social Landlords and private developers, and the development of new partnerships in the future.
Housing markets

1.1 There is a mix of housing market types across the area including:

- Inner urban markets consisting largely of small terraced housing at substantially lower than average values;
- City and town centre markets;
- Suburban markets;
- ‘Dormitory/commuter’ or ‘traditional’ villages in semi-rural or rural settings.

1.2 House prices in West Yorkshire rose by 85% between 1998 and 2004. The rate of increase was above the national average in just over half of all postcode sectors. Almost a quarter of housing is social rented with significant concentrations in East and South Leeds and Wakefield. 10% of housing is privately rented (with substantial proportions in inner urban areas and in the former mining villages of SE Wakefield).

1.3 Owner-occupation accounts for 67% of the housing stock and ranges from low value terraced housing occupied by older people, mobile young people or households on lower than average incomes, to very high-priced housing in rural or semi-rural village settings. There has been a trend towards greater home ownership and a substantial increase in private rented housing, linked to student housing and the buy-to-let market, along with a reducing social housing stock.

1.4 11.4% of West Yorkshire’s population is from black and minority ethnic (BME) communities, the largest proportion in the region, with significant concentrations of BME communities in Chapeltown, Harehills and Beeston Hill in Leeds; Manningham in Bradford; Batley, Dewsbury and Huddersfield in Kirklees; and Halifax in Calderdale (see map). Almost a third of households are single person households (30% higher than in 1991) and 10% are single parents. There is an increasing ‘frail elderly’ population and almost 15,000 people (8% of the population) are aged over 75.

Key Issues and what is in progress

Creating Better Places

1.4.1 West Yorkshire has not been prone to the abandonment and chronic low demand prevalent in some of the Housing Market Renewal Pathfinders. But it has suffered changing demand, arising from economic change and changing aspirations and has a significant stock of housing that is obsolete or unsuited to modern expectations and preferences. The housing mix is wrong for the pattern of demand. In areas with high BME populations, including many larger families, there are often large stocks of small terraced housing and few large properties, whereas in other areas there is a predominance of social housing with few routes to owner occupation.

1.4.2 Work by West Yorkshire Housing Partnership (WYHP) following the CURS report identified 71,000 private sector properties in 27 mixed tenure areas as being at risk of housing market decline. Of the properties identified as being ‘at risk’, 35,000 were at significant risk and 24,000 were in areas ‘on the edge’ of decline. Intervention so far has focused on private sector rather than social stock (especially LSVT and ALMO) and the next stage in refining sub-regional housing investment priority areas and themes will include bringing analysis and investment plans together to give a full cross-tenure picture.

1.4.3 Addressing the problems of housing obsolescence and low demand through demolition and remodelling etc, will require in the region of £900m over 15-20 years. WYHP will continue to make the case for additional Housing Market Renewal (HMR) resources to enable leverage of the amount of private finance that would be required to achieve such a transformation, and aims to develop a specific HMR strategy. Although the extent of activity will be revisited over the next few months, existing plans have established that over the next three, there will be a need for acquisition and clearance of almost 1,500 properties; major improvement (group repair) of over 1,700 homes; provision of 380 new homes (mainly for market housing or low cost home ownership) and environmental improvements to benefit over 1,100 homes.
1.4.4 The growth of the Leeds economy and the general buoyancy of the housing market in West Yorkshire has led to problems of housing affordability and access to housing for those on low incomes and for key workers. The RSS has identified that between 4,600 and 5,500 new homes (net of clearance) may be needed across West Yorkshire over the period 2001-2021.

1.4.5 Affordability ratios are approaching levels compromising the affordability of housing and raising difficulties for low-income households and key workers in certain areas. Average house prices are equivalent to between 4.6 and 5.5 of an average income in West Yorkshire. Over the last 12-18 months the prices of even the poorest quality terraced housing have been rising substantially to the point where some terraced housing in Leeds is unaffordable to the low-income households who should provide the main demand for them.

1.4.6 The five local authorities and the RSS are establishing the level of need for new affordable homes up to 2021. For example, in Leeds, this varies from a shortage of 1,700 affordable homes in suburban and village locations to a surplus of 1,500 in inner urban areas. Across West Yorkshire, it is projected that 1,337 new social rented homes and 245 new low cost homes for sale will be completed through ADP funding over the four years 2004-2008 and additional new affordable homes will be delivered through use of planning powers under PPG3.

1.4.7 New affordable housing is needed in areas of high housing costs or demand; to stimulate recovery in areas ‘on the edge’ of decline, to replace obsolete housing in housing market renewal areas; and to diversify tenure in areas of predominantly social rented housing. Other means of enabling access to housing may be needed, including finding ways of releasing social housing in areas of high demand and using tools such as interest-free or property appreciation loans for key workers.

1.4.8 There are a range of neighbourhood and housing management issues that need addressing in order to assist the creation and maintenance of sustainable communities, including:

- Action to tackle anti-social behaviour while avoiding displacement;
- Environmental improvements to improve the attractiveness and ‘liveability’ of neighbourhoods;
- Measures to improve quality and management standards in the private rented sector will be required through the enhancement of the existing West Yorkshire Landlords Accreditation Scheme (as well as potential licensing) and through the emerging licensing of Houses in Multiple Occupation;
- Measures to improve community safety, including the harmonisation of Crime and Disorder strategies.

Creating Better Homes

1.4.9 Meeting the Government’s Decent Homes target also remains a priority for WYHP. It is anticipated that:

- All five local authorities in West Yorkshire have utilised options to access funding to enable the Decent Homes Standard to be achieved across all former council housing by 2010;
- Attention is being focused on reducing the numbers of vulnerable people living in non-decent, private sector housing and generally on improving the condition of housing across tenures. This is taking place through:
  - Targeted use of group repair activity especially in market renewal programmes;
  - Clearance of housing in disrepair;
  - Development of the property appreciation loan (PAL) fund for housing improvement (with South Yorkshire).

1.4.10 A further priority is to improve the energy efficiency of housing across West Yorkshire.

Increasing opportunities of fair access to quality housing for all.

1.4.11 West Yorkshire’s housing strategy and housing investment will take heed of Supporting People and homelessness strategies, regional strategies in relation to resettlement and integration of refugees and resettlement of offenders and related investment plans, for example, health. There will be housing requirements arising from increasing homelessness across the area and to meet the requirements of vulnerable people.
1.4.12 There is likely to be a substantial requirement for new housing for older people, especially to remodel obsolete or low demand sheltered schemes and to provide Extra Care housing. There is a continuing need to provide for the housing needs of people with disabilities, including adaptations and equipment to enable independent living and the further development of lifetime homes.

1.4.13 West Yorkshire is home to a diversity of communities with varying cultures, requirements and aspirations. A wide range of BME communities lives in the sub-region, some long-standing and others newly arrived as asylum seekers and migrant workers. Many areas at risk of housing market decline have high BME populations and highly mobile populations. There is a need to ensure that housing and service provision caters for the differing requirements of the diverse communities, can be fairly accessed by all residents and contributes to community cohesion and sustainability. There is also a need to demonstrate sensitivity in assessing housing priorities, allocating investment and understanding the impact of these on all parts of the community.

Key cross-linkages with economic, spatial and other strategies

1.5 West Yorkshire has undergone significant economic change over the last 30-40 years which has resulted in a polarised housing market and a substantial mismatch between supply and demand for housing. The loss of traditional industries and the impact of economic restructuring resulted in falling demand for housing designed to meet the needs of old traditional textile, mining and other manufacturing industry, leaving such housing in low demand and prone to low values and purchase by speculative private landlords.

1.6 WYHP has links with economic, planning and housing strategy in adjoining areas such as the ‘Golden Triangle (with York and Harrogate) and the Green Corridor (with Barnsley and Doncaster) and potentially with the Craven and Selby areas. In total these areas comprise the Leeds City Region area identified within the Northern Way and the emerging Regional Spatial Strategy as a key spatial area for economic growth and development.

1.7 It has also established links to the West Yorkshire Economic Partnership (WYEP) and the development of a Housing Investment Programme for West Yorkshire will link to investment identified in the Sub Regional Investment Plan agreed through the WYEP. The harmonisation of approaches to planning and especially affordable housing provision across West Yorkshire and within the Golden Triangle are to be explored.

1.8 The Northern Way (Growth Strategy Report), RES and RSS consider what type of economic development should take place in West Yorkshire in the context of the Leeds City Region, the continuing growth of the Leeds economy and the opportunities provided by the transport links dissecting the area. The prospect is raised that the continuing growth in the Leeds economy will be accompanied by the development of ‘niche’ economic activity for other West Yorkshire urban centres and by economic development under the Renaissance Market Towns initiative.

1.9 WYHP will develop strategy and deliver housing investment in this context - ensuring that it complements other strategic and investment priorities and building, with partners, a better understanding of the boundaries, drivers and characteristics of housing markets within (and adjacent to) the Leeds City Region. West Yorkshire’s housing markets also have relationships with Greater Manchester, Lancashire, wider North Yorkshire and other housing markets - about which similar understanding and links need to be developed.

Proposed priorities and interventions

1.10 WYHP has identified the following overall priorities, which are set out in more detail in Appendix A at the end of this paper:

- **Creation and maintenance of sustainable and cohesive communities** - the key priority theme is housing market renewal and it is anticipated that projects delivering this will take up the largest part of Single Regional Housing Pot (SRHP) funding. Other strategic priorities will include the provision of new affordable homes in other areas, and generally working to balance housing markets and communities.

- **Decent neighbourhoods** - to ensure that links are made between physical regeneration, renewal or
1.11 The actions and interventions arising from these priorities can be set out under the three key objectives of the Regional Housing Board’s Housing Strategy, as shown below:

Objective 1 - Creating Better Places

Housing market renewal will focus on formulating a robust programme encompassing acquisition and demolition, improvement and new housebuilding, along with links to economic development and infrastructural regeneration.

Action will continue in areas identified as being ‘at risk’ and where SRHP funding has been targeted. These have been clearly identified as the key local regeneration priorities in each of the local authority areas.

The investment plans of the ALMOs and LSVT RSLs will remove obsolete or unsustainable stock in low demand. Replacement housing will be sought to create mixed tenure communities.

WYHP will support further development of RSLs' asset management and sustainability assessments to consider rationalisation of their stock and to remove any unsustainable housing.

All four LAs are developing asset management strategies and have determined investment options to achieve decent homes standard in the social housing sector by 2010.

The extent of new affordable housing needed across West Yorkshire is under review. Also, levels of replacement affordable housing in market renewal areas need quantifying more firmly. It is anticipated that:

- Use of public funds through the SRHP will be primarily channelled into providing replacement housing in market renewal areas or into new housing that will improve the sustainability of areas ‘on the edge’ of decline;
- New affordable housing in high demand areas will be sought predominantly through use of planning powers;
- The development of shared equity housing will become more important as affordability issues grow across the area and in its adjoining markets;
- Other financial tools to improve access to housing, or to create vacancies in social housing, will be developed to reduce reliance on new building in areas of high demand.

A range of neighbourhood and housing management interventions to create and maintain sustainable communities, including:

- Tackling anti-social behaviour;
- Environmental improvements;
- Measures to improve management standards in the private rented sector;
- Measures to improve community safety.
## Objective 2 - Creating Better Homes

All five authorities have determined their options to access funding to meet the Decent Homes Standard across all former council housing by 2010.

Reductions in the numbers of vulnerable people in non-decent housing and improvements in stock condition across all tenures will be achieved through:

- Group repair activity, especially in market renewal programmes;
- Clearance of housing in disrepair;
- Development of the property appreciation loan (PAL) fund for housing improvement.

A further priority is to improve the energy efficiency of housing across West Yorkshire.

## Objective 3 - Increasing opportunities of fair access to quality housing for all

The sub-region will progress housing or service provision that can:

- Foster social cohesion through creating and maintaining mixed tenure communities where there is fair access and choice for all communities, where households feel safe and where there are decent homes;

- Tackle or prevent homelessness through a range of provision including homelessness prevention services, emergency accommodation and permanent housing with support for independent living;

- Provide a range of tenancy management and support services to assist vulnerable people in independent living, including addressing the needs of people moving on from hospital or direct access accommodation;

- Address a shortage of housing for single people in some areas by integrating mixed tenure homes for families, couples and single people within new, replacement and refurbished housing;

- Provide good quality housing for older people, including the remodeling of obsolete or low demand sheltered housing, provision of Extra Care housing (in conjunction with DoH-funded programmes) and increased availability of affordable home ownership options;

- Provide adaptations to enable independent living (with support) for people with disabilities.

### Proposals for future working arrangements and partnership

#### 1.12

The West Yorkshire Housing Strategy and Investment Programme, affecting West Yorkshire and its adjoining markets, will be formulated and implemented primarily by the WYHP in conjunction with the Golden Triangle Partnership and the Green Corridor Alliance.

#### 1.13

WYHP’s Board consists of elected members with housing/regeneration portfolios from each of the five West Yorkshire local authorities together with representatives of RSLs, the National Housing Federation north, the House Builders’ Federation/builders, lenders/CML (through HBoS) and key regional/national agencies (Government Office for Yorkshire and The Humber, Yorkshire Forward (RDA), and the Housing Corporation). WYHP also has a Steering Group and a Forum of housing-related and LSP-linked organisations across the sub-region.
1.14 WYHP’s Work Programme (2004-06) is built around the four key themes of Strategy, Delivery, Performance Management and Governance. Key early priorities are:

- Further develop the evidence base (including baseline data and neighbourhood Sustainability Index);
- Develop housing market assessment and tracking tools;
- Develop fuller West Yorkshire Housing Strategy, along with West Yorkshire HMR Strategy;
- Deliver SRHP allocations;
- Secure staff and other resources to ensure effective delivery.

1.15 During the next 6-12 months, WYHP will also focus on deepening and strengthening its operational base and maturing as a Partnership to deliver its vision and objectives. It will seek to:

- Enhance its housing project prioritisation and monitoring procedures;
- Develop mechanisms to better and more meaningfully involve private developers and lever in other private/complementary investment;
- Develop a consistent strategic approach to planning agreements, affordable housing policies and land valuations across West Yorkshire;
- Explore the feasibility of establishing joint teams and ‘new tools’ to ensure effective delivery;
- Support and expand the West Yorkshire Landlords Accreditation Scheme and explore common approaches to licensing;
- Link existing joint working arrangements in relation to Supporting People, homelessness and health into the wider work of WYHP;
- Explore the feasibility of developing common design and energy efficiency standards;
- Enhance consultation processes and the input of the Forum.

1.16 The Partnership’s strategic objectives are set out on page 103.
Our vision

We want to ensure that West Yorkshire has a range of high quality housing provision and neighbourhood-based services that create and maintain sustainable communities and improve the quality of life for all, economically and socially.

WYHP has established five strategic objectives and related policy objectives to help realise this vision, which are detailed below. The housing context and priorities set out above should be viewed in the context of these objectives.

Our Strategic Objectives

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<th>Strategic Objective 1</th>
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<th>Strategic Objective 4</th>
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<td>To tackle obsolescence in housing through reducing the supply of housing for which there is little demand and replacing it with or converting it to types of housing that better match preferences and aspirations.</td>
<td>To improve the quality and standard of housing for which there is demand in order to improve quality of life for residents and attract emerging and incoming households.</td>
<td>To ensure that there is a range of housing available to meet the needs, preferences and aspirations of existing, emerging and incoming households.</td>
<td>To ensure that housing market restructuring, community regeneration and wider renaissance programmes link together to achieve decent neighbourhoods and a sustainable settlement pattern which recognises and supports a diversity of communities.</td>
<td>To maximise the funding available to support housing market renewal and to develop strategies to ensure that best use is made of those funds to deliver the market renewal programme.</td>
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Policy Objectives

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<td>To reduce the supply of older pre-1919 housing that no longer meets the requirements and aspirations of households.</td>
<td>To improve the physical condition of privately owned or rented homes through use of targeted assistance and advice.</td>
<td>To develop a range of new housing for sale, rent and shared ownership at a range of prices and rent levels.</td>
<td>To aim to concentrate investment in those residential areas where demand conditions or patterns are changing.</td>
<td>To support national lobbying for additional funding to be made to Regional Housing Boards to support market renewal.</td>
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<td>To ensure site assembly is undertaken to attract private sector investment and involvement in market restructuring.</td>
<td>To improve the quality of management in privately rented housing through accreditation schemes and other proactive and reactive working.</td>
<td>To improve the range of housing options and support services which meet the requirements and aspirations of all communities.</td>
<td>To link housing investment to improvements in infrastructure and services, including efforts to reduce health inequalities.</td>
<td>To maximise public funding to West Yorkshire from the Single Regional Housing Pot and other sources including Yorkshire Forward and mainstream local authority funds.</td>
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<td>To convert some older terraced housing to different formats/designs to better meet demands from existing households and attract different and/or ‘niche’ markets.</td>
<td>To work in partnership with financial institutions to enable homeowners and landlords to regularly maintain and improve their housing.</td>
<td>To improve the range of housing options and support services for homeless and vulnerable households.</td>
<td>To ensure that housing investment complements wider renaissance activity, including skills and job creation programmes.</td>
<td>To strive to attract private finance to deliver market renewal and achieve maximum engagement of private sector partners.</td>
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<td>To improve environmental conditions and estate layout to meet expectations and preferences.</td>
<td>To improve social rented dwellings for which there is evident demand.</td>
<td>To ensure new dwellings built are based upon innovation and the principles of good design, layout and energy efficiency.</td>
<td>To ensure fair access to housing for all through sensitive housing allocations policies.</td>
<td>To establish a governance structure, leadership and management to enable effective delivery of the work programme and objectives.</td>
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<td>To link assistance and advice for improving ex-council homes sold under the right to buy with ALMO/LSVT investment programmes.</td>
<td>To ensure that active community participation and involvement underpins the design and delivery of housing market renewal programmes.</td>
<td>To develop an innovative market renewal strategy based on a robust evidence base and housing market intelligence.</td>
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**ANNEX**

**WEST YORKSHIRE HOUSING PARTNERSHIP STRATEGIC OBJECTIVES**

**YORKSHIRE AND THE HUMBER REGIONAL HOUSING STRATEGY 2005 - 2021**
Yorkshire and The Humber Regional Housing Board comprises the following organisations:

Corporation Headquarters,
110 Buckingham Palace Road, London
Tel: (0)20 7881 1600  Fax: (0)20 7730 9162
Web: www.englishpartnerships.co.uk

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18 King St. Wakefield WF1 2SQ
Tel: 01924 331555  Fax: 01924 331559
mail@yhassembly.gov.uk

25 Carbrook Hall Road, Sheffield S9 2EJ
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2nd Floor, King William House, Market Place,
Hull HU1 1RS  Tel: 01482 616287

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Web: www.housingcorp.gov.uk

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