

City of York Council
Examination of the City of York Local Plan
2017 – 2033

Phase 3 Hearings

Matter 1
Affordable Housing

SUBMISSION ON BEHALF OF:

Galtres Garden Village Development Company
Ref: SID 620

RESPONSE TO SCHEDULE OF MATTERS, ISSUES
AND QUESTIONS FOR THE EXAMINATION



Chartered Town Planning Consultants

July 2022

CONTENTS

Phase 3 hearings

1.0 RESPONSE TO MATTER 1 – Affordable housing

APPENDICES

- 1 Housing & Community Safety Policy & Scrutiny Committee 19th October 2021
- 2 Strategic Sites Trajectory
- 3 Appendix 3 – H Sites Trajectory
- 4 Map showing exception site development in York and North Yorkshire 2011 to present

MATTER 2 – HOUSING NEED AND REQUIREMENT

Introduction

This statement has been prepared on behalf of Galtres Garden Village Development Company (GGVDC) who have submitted representations at all stages of the Emerging Local Plan. That is representations on:

- Local Plan Preferred Sites consultation August 2016
- Local Plan Pre-Publication Draft (regulation 18 Consultation) Sept 2017
- Submission Draft Local Plan May 2018
- Local Plan Proposed Modifications Consultation June 2019:
- Proposed Modifications and Evidence Base Consultation June 2021

The GGVDC refence is SID620

GDDVC also attend the Phase 1 hearings in December 2019 for Matters 1, 2 and 3, and the Phase 2 hearings in May 2022 on Matters 2, 4, 5 and 7

National Policy Context

- (i) The NPPF 2012 sets out the process for local plan preparation and in particular the establishment of Green Belt boundaries. At its heart is the presumption in favour of sustainable development, (para14). One of the principles underpinning plan making is that local planning authorities are tasked to objectively identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. For housing, plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area (Para 17).
- (ii) To **boost significantly** the supply of housing (para 47) local Planning Authorities should use their evidence base:
 - to ensure their local plan meets the full objectively assesses needs for market housing;
 - identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements;

- identify a supply of specific developable site or broad locations for growth for market and affordable housing and illustrate the expected rate of housing delivery through a housing trajectory for the plan period
- (iii) Local plans should be consistent with the principles and policies set out in the Framework, including the presumption in favour of sustainable development, (para 151). They should be aspirational but realistic and they should address the spatial implications of economic, social and environmental change (para 154).
- (iv) Each LPA should ensure that the Local Plan is based on adequate, up to date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, (Para 158). They should have a clear understanding of housing need in their area and should prepare a Strategic Housing Market Assessment to ensure they meet household and population projections and cater for housing demand and the scale of housing supply necessary to meet this demand (Para159).
- (v) The Local Plan submitted for examination should be 'sound', that is. positively prepared; justified; effective and consistent with national policy, (Para 182).

INSPECTORS QUESTIONS

1.1 *What is the need for affordable housing?*

1.1.1 The most recent assessment of affordable housing need in York is set out in the June 2016 SHMA, (SD051) concluding that there is a net need of 573 affordable dwellings per annum for the period 2012 to 2032.

1.1.2 We are not aware of any update to that figure. There have been subsequent partial updates of housing needs in September 2016 (SD52), September 2017 (SD050), January 2019 (EX/CYC/9) and October 2020 (EX/CYC/4a). These updates were concerned primarily with updating the OAN in response to updates to national population and household projections.

1.1.3 However, the September 2017 Update did consider adjustment to the OAN in response to market signals and commented:

Nationally, a combination of the deteriorating affordability of market homes, restricted access to mortgage products and a lack of social housing supply over the 2001-11 decade has resulted in fewer households being able to buy and increased pressures on the existing affordable housing stock. This has resulted in strong growth in the private rented sector as households are being forced to rent longer. This is exacerbated by the fact that affordability is worse in York within the lower quartile prices compared to the median prices. (para 3.12)

On balance, the market signals are quite strong and there is a notable affordable housing need. Combined these would merit some response within the derived OAN. This is a departure from the previous SHMA and the Addendum which did not make any market signals or affordable housing adjustment. (para 3.19)

1.1.4 There are other sources of information, for example the Council's housing waiting list, that provide an indication of the general demand/ pressure for affordable housing. A report to the Councils Housing & Community Safety Policy & Scrutiny Committee on the 19th October 2021 (Appendix 1) on the impacts of Brexit and Covid noted that

- Housing waiting list increased by 25% - from around 1500 to 2000 between 2019 and 2021 and a backlog of over 500 new application.
- Homeless presentations have remained high over the last few years at around 800 but have increased in complexity due to the Homeless Reduction Act requirements, increasingly complex customers and more recently staff moving on.

1.1.5 Table 1 below provides an indication of households on the Council's housing waiting list for the period 2012-2021.

Table 1 Total households on the housing waiting list in York 2012-2021

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
3,121	3,739	1,805	1,105	1,216	1,154	1,161	1,202	1,597	1,738

Notes on Table 1

- Local authorities are expected to keep a waiting list of housing applicants in order to deliver their statutory allocation functions.
- The housing waiting list includes both households in housing need and those not in housing need. However, this should exclude existing local authority tenants seeking a transfer within the authority's own stock.
- The Homelessness Act 2002 removed the statutory duty to maintain a Housing Register as of 31 January 2003. However, we expect local authorities will need to keep a waiting list of housing applicants in order to deliver their statutory allocation functions.

Source: LG Inform

1.1.6 The figures vary over time and from a low in recent years of 1,105 they have increased steadily over 4 years from 2018 and now stand at 1,738. Whilst the figures are not a statement of affordable housing need, they do indicate the general direction of travel of increasing pressure on affordable house stock.

1.2 *Does the provision for affordable housing in the Plan properly and pragmatically reflect that need?*

Context

1.2.1 The situation with regards to the delivery of affordable housing in York in recent years has been abysmal, to say the least. We have set out our position on this issue in paragraphs 2.15 to 2.22 of our 2021 representations [Ref SID620 2021]. In summary between 2013/14 and 2018/19 there were just 461 affordable housing completions, (less than 10% of all completions). However, after right to buy sales of 384 over the same period, the net change in affordable housing stock was only 77 dwellings. This

should be a cause for serious concern and is a key indicator of the need to **“Boost Significantly”** the supply of housing in York.

- 1.2.2 The plan does not make specific provision for affordable housing. The housing requirement set out in Policy SS1 identifies the overall housing requirement. It does not distinguish between market and affordable housing. Provision of affordable housing is included within the overall figure.
- 1.2.3 In this respect the Local Plan is contrary to the advice in paragraph 47 of the NPPF in that it does not illustrate the expected rate of affordable housing delivery in the housing trajectory.

Commentary

- 1.2.4 Paragraph 5.1 of the Plan states that it is important that the Local Plan delivers not only sufficient housing but also the right type and mix of housing to meet the city’s needs, this means ensuring sufficient housing is provided to meet the needs of those requiring affordable housing.
- 1.2.5 However, there is no indication in the Plan that the proportion of affordable housing a site can deliver was a criterion used in determining its suitability for allocation.
- 1.2.6 The only indication of the Council’s aspiration for affordable housing delivery are set out in the Council’s *Affordable Housing Note Final February 2020* (EX/CYC/36) (Hereafter referred to as *The Note*)
- 1.2.7 The Council predict that **3,539** affordable homes will be built in the period 2017-33 (221 units per annum).¹ The Note acknowledges that whilst the plan does not deliver the full affordable housing need it does seek to provide a “significant” uplift to the provision of affordable homes secured through the application of Policy H10 and the provision of rural exception sites through the application of policy GB4.
- 1.2.8 *The Note* advises that most of these affordable units 2,534 (71%) would be delivered by strategic sites. In addition, during the Plan period, the Council are anticipating c. £15,271,000 in commuted sum payments for affordable housing. This is made up of c. £6,656,000 achieved since April 2017 and £9,066,000 anticipated in the remainder of the Plan period.

¹ (para 39 EX/CYC/36)

- 1.2.9 However, because of delay in adopting the Local Plan, some of the strategic sites will not deliver the anticipated level of housing in the period up to 2033. At the time the note was written the Council was anticipating a total of 11,067 completions from strategic sites during the plan period delivering **2,534** affordable dwellings – or 71.6% of the affordable; provision.
- 1.2.10 The revised trajectory set out in Appendix 1 to EX/CYC/76 indicates that only 7,928 dwellings will be completed on strategic sites in the plan period delivering just **1,887** affordable units – a reduction of 647 units – or 3 years supply of affordable housing. (Appendix 2 of this paper provides a summary of the delivery from strategic site extracted from EX/CYC/76).
- 1.2.11 But even the revised trajectory for strategic sites may be optimistic. For example, on ST8, land North of Monks Cross, the trajectory is anticipating 30 completions by March 2024. The outcome of an appeal is imminent, but even if received now, that would leave only 20 months to go from a site currently with crops growing to a site with 30 completions. Likewise, site ST14 is anticipated to deliver 60 completions by March 2025. An application has not yet been submitted, and we suggest that the assessment of completions by March 2025 is therefore optimistic. If these two sites were to slip by one year, it would potentially reduce affordable provision from strategic sites in the plan period to just **1,809** units – a 725 reduction from the Councils original estimate
- 1.2.12 We have also analysed actual and potential affordable delivery from H sites. See Appendix 3 of this paper which is a summary of the delivery from Housing sites extracted from EX/CYC/76). The table shows that delivery is slightly lower – 392 dwellings – than the 429 dwellings anticipated in in *The Note* (Table 10 EX/CYC/36).
- 1.2.13 Factoring in the reduction in affordable delivery from Strategic sites means that the affordable housing delivery is likely to be **2,777** (**174** units per annum) compared to the Councils estimate of 3,539 (221 per annum).
- 1.2.14 But there is one other factor to be considered. In recent years the record of affordable housing delivery in York has been very poor. Table 14 of *The Note*, shows how much of the Council housing stock has been lost through right to buy. The data indicates that RTB sales are continuing at a relatively high level compared to the level of provision (221 dwellings per annum) the Council were anticipating when *The Note* was produced.

Table 2 – Gross and Net Affordable housing delivery and (OAN 790)

Year	Net Housing Completions*	All affordable Housing Completions (resulting from planning consent) ²	% of All AH Completions Compared to All Net Housing Completions	Right to buy sales**	Net change in affordable housing stock
2013/14	345	43	12.46%	53	-10
2014/15	507	129	25.44%	52	77
2015/16	1121	109	9.72%	68	41
2016/17	977	90	9.21%	79	11
2017/18	1296	45	3.47%	72	-27
2018/19	449	45	10.02%	60	-15
Totals 2013-18	4695	461	9.82%	384	77
2019/20	560	<i>No data</i>	<i>No data</i>	58	?
2020/21	622	<i>No data</i>	<i>No data</i>	46	<i>No data</i>
2021/22	402	<i>No data</i>	<i>No data</i>	<i>No data</i>	<i>No data</i>

*Housing completions include student units

** Data from Table 14 of Affordable housing Note EX/CYC/36 and MCHLG Live tables for 19/20 and 20/21

1.2.15 The Councils own figures indicate that in the 6 years between 2013/14 and 2018/19 only **461** affordable dwelling in total were delivered, or 77 dwellings per annum, from planning consents³. In addition, the Council have re-purchased 85 properties from the open market at a typical cost of £180,000 to £200,000 using commuted sum expenditure between 2014/15 and 2018/19 (an average of 21 properties per annum).

1.2.16 But even this 461 affordable dwellings built in those 6 years has done little to ease the affordable housing crisis when the impact of right to buy is factored into the calculation. Between 2013 and 2019 there were 384 RTB sales in York – resulting in a net addition to the affordable stock of just **77** dwellings or 13 dwellings per annum from planning consents. If the 85 properties the Council have purchased using commuted sums are added in, the figure increases to 162 dwellings or 27 per annum.

1.2.17 What that table also illustrates is that for the first two years of the plan there was a net loss of affordable stock.

² Table 12 from the Councils 2020 Affordable Housing Note (EX/CYC/36)

³ This would, for example, exclude schemes brought about by government incentives and properties acquired by housing associations where there is no requirement for planning permission and outside the control of City of York Council.

1.2.18 Faced with a reduction in dwelling completions from Strategic sites in the Plan Period, the Council is relying on an increase in windfalls and an increasing element of student and communal completions that deliver little, if any, affordable housing. The reliance on windfalls is particularly pronounced towards the end of the plan period.

1.3 *Should the housing requirement be uplifted to reflect the need for affordable housing?*

1.3.1 There has been a crisis in housing supply in York for the past 15 years. The September 2017 Strategic Housing Market Update (SD050) examined housing completions data from 2004/04 to 2015/16 and found that, with the exception of 2015/16, delivery in York has missed the target each year since 2007 (The York Target is taken from the Yorkshire and Humber Regional Spatial Strategy 2008. SD050 para3.13)

1.3.2 Whilst some might consider the rescinded RSS irrelevant to the current debate, it is worth noting that the RSS housing requirement of 850 for the period 2008 to 2026 is the only evidence-based housing requirement ever provided for York in an approved (adopted) Development Plan.

1.3.3 Since 2015, as indicated in the completion data in the Councils Monitoring reports, in some years completions have exceeded the Housing requirement, but overall there has been a shortfall in supply – see table 2 above. (Our previous evidence to the Examination has questioned the validity of including student completions as housing completions).

1.3.4 As our response to Questions 1 and 2 has demonstrated, the primary source of affordable housing – the strategic sites – will not deliver the level of affordable housing envisaged in the 2020 Affordable house note (EX/CYC/36).

1.3.5 Whilst the Council has argued there is no need for a specific uplift to reflect the need for affordable housing, we believe the evidence indicates that such an uplift is necessary and justified based on the following factors:

- The persistent under delivery of housing stretching back to 2004/05;
- The relatively high level of affordable housing need (573 units) relative to the OAN of 790;
- The significant under-delivery of affordable housing in recent years;
- The relatively high loss of affordable housing stock as a result of RTB compared to the potential delivery of 174 dwellings per annum (para. 1.2.13 above);

- The reduced level of affordable housing supply from strategic sites in the Plan Period
- The sensitivity of affordable housing supply to any further slippage in the trajectory of Strategic sites
- The high level of windfall units (196) units relative to the OAN of 790 units.
- The relatively high level of student completions included in the supply relative to the OAN (student completion currently accounting for more than 2 years of OAN).
- The acknowledged low level of housing affordability – one the lowest in Yorkshire

1.4 *What would be the effect of such an uplift??*

- 1.4.1 It is clear from the analysis presented above that the increasing difficulty in securing affordable housing is related to the sensitivity of affordable housing supply to any further slippage in the trajectory of Strategic sites
- 1.4.2 It is also evident that windfall, brownfield, student and communal schemes simply will not deliver the levels of affordable housing needed to address the housing crisis in the City.
- 1.4.3 In other words, applying the uplift “across the board” will not have the desired effect of significantly increasing the affordable housing supply
- 1.4.4 Increasing size of existing strategic allocation will not lead to a proportionate increase in the annual rate of delivery from those sites – any additional housing would most likely be delivered after the plan period.
- 1.4.5 Any uplift should be targeted in a way that has the most certainty of securing additional housing overall and affordable housing in particular.
- 1.4.6 Our representations have put forward a site that can achieve both those aims. The Galtres Garden village site has ready access from the existing highway network on North Lane, allowing an almost immediate start on site following a grant of planning permission and delivering affordable housing early in the plan period.
- 1.4.7 Furthermore, the Galtres Garden village Development Company has stated its intention of delivering 40% affordable housing on the site as well as low and zero carbon housing. The Company is in discussion with the Joseph Rowntree Housing Trust who would provide a high degree of certainty in the delivery of the stated aims of the development.

1.4.8 Based on an indicative capacity of 1,753 units the Galtres Garden village could potentially deliver **701** affordable homes.

1.5 *Is Policy H10 soundly based and in accord with national policy?*

1.5.1 In as much as the policy broadly seeks to meet affordable needs on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified, the policy can be said to be broadly compliant with paragraph 50 of the 2012 NPPF.

1.5.2 Of course, the problem will arise in the implementation of the policy when applications and appeals will be considered against the policies in the 2021 NPPF. The policy is not compliant with paragraph 64 of the 2021 NPPF which states that provision of affordable housing should not be sought for residential developments that are not major developments. Policy H10 is clearly in breach of that guidance.

1.6 *Is the approach to OSFC a reasonable one?*

1.6.1 Paragraph 50 the NPPF advises that off-site financial contributions are acceptable provided they can be robustly justified. With that in mind the general approach to OSFC in the plan would appear to be acceptable.

1.6.2 However, the Policy H10 seeks financial contributions from minor schemes. That would put it in conflict with paragraph 64 of the current NPPF which states that provision of affordable housing should not be sought for residential developments that are not major developments other than in designate rural areas.

1.6.3 Therefore, if (following adoption) the Council seeks contributions for affordable from minor residential scheme, it will be in conflict the current NPPF.

1.7 *Will the alternative source of supply (in Policy GB4) make any material difference in terms of supply?*

1.7.1 No it will not. The requirements of the policy are onerous, limiting the areas in which the policy could be applied.

1.7.2 We are not aware of any such schemes since the beginning of the Plan period and data from the York, North Yorkshire and East Riding Strategic Housing partnership indicates

that no rural exception sites have been developed in York since 2011 – See Appendix 4

1.7.3 The policy will not make any material difference to affordable housing supply.

CONCLUSIONS

- It is generally acknowledged that there has been a shortfall in housing delivery in York for some considerable time. The Council does not have 5-year housing land supply. As affordable housing is essentially expected to be delivered on the back of overall housing delivery, there has consequently been an even more pronounced shortfall in affordable housing delivery.
- The 2016 SHMA has identified a need for 573 affordable dwellings per annum for the period 2012 to 2032.
- The Local Plan does not make specific provision for affordable housing. It is included with the overall housing requirement
- The Councils 2020 Affordable Housing Note [CYC/EX/36] predicts that **3,539** affordable homes will be built in the period 2017-33 (221 units per annum).
- However, it is unlikely that figure will be achieved because
 - The main source of supply – large strategic sites will not deliver what *The Note* anticipates because delivery of strategic sites is pushed to the later stages of the Plan;
 - The Council is including a large number of student units in the housing completion figures (likely to equate to three years of the housing requirement) that will not deliver any affordable housing
 - The dependence on windfalls as a source of housing supply is increasing. By their nature, windfall deliver very low levels of affordable housing.
- The housing trajectory relies increasingly on disparate and variable sources of housing supply to meet the Plan housing requirement, reducing certainty of delivery. The level of certainty surrounding the delivery of housing is decreasing.
- Increased certainty can be achieved by allocating sites that will deliver housing early in the plan period and deliver above the policy requirement for affordable housing

APPENDIX 1

Housing & Community Safety Policy & Scrutiny Committee 19th October 2021

Report of Director of Housing Economy and Regeneration

Housing Service - impacts of Brexit and Covid

Summary

1. Following the exit from the European Union in Jan 2020 and the Covid lockdown on 23 March 2020 and the subsequent period of restrictions, services to council housing tenants and homeless people have inevitably been impacted. This report sets out these impacts and the action plan which is being implemented to address the manifold, negative service impacts upon the delivery of housing services.

Background

2. COVID has had an impact on the ability of staff in housing to undertake their normal duties, as previously unknown restrictions were placed on communities and then varied as the country returned to elements of normality, despite the pandemic continuing. Balancing a need to deliver essential services during a global pandemic has been immensely challenging and staff have worked enormously hard in very difficult circumstances to maintain essential services to many vulnerable customers. However, as the longer-term national impacts of Brexit began to manifest themselves through labour and goods shortages, the ability of the housing service to maintain the standard of customer service has been compromised.

Key Issues during COVID and post Brexit

3. The key facets of the perfect storm for housing services caused by Brexit and COVID have been :-
 - Inability to undertake non-essential repairs and maintenance works during lock down

- Time consuming covid safety checks for all work done,
- Impact of the “pingdemic” and incidences of covid among staff
- Release of pent up demand from lockdowns and restrictions
- Supply chain - lack of availability and increased cost of materials
- Recruitment - increased numbers of people leaving and lack of qualified applicants for Housing Management, Housing Options roles and tradespeople
- Vacancy controls during covid have led to understaffing in Housing Management and Building Services and Housing Delivery adversely impacting workloads
- Third party contractors – lack of availability and increased costs
- Inability to undertake formal rent recovery actions, obtain court backed repayment arrangements and carry out evictions (a last resort) during covid
- “Everyone In policy” for rough sleeping increased temporary accommodation requirement and cost
- Increase in demand for social housing due to job losses, people seeking more affordable accommodation and security of tenure
- Social distancing and home working have eroded the close relationship with our tenants
- Covid related delays in implementing the new Housing ICT system to deliver long awaited service efficiencies

4. In addition the following factors were already impacting housing services
- The temporary but significant impact of Housing ICT system implementation - configuration testing and training impacting on every day services
 - Loss of managerial staff
 - Departmental and Senior Management Restructures
 - Cumulative Impact of budget savings / staffing reductions over time
 - Long term pattern of more complex customers
 - Impact of welfare reform
 - Increasing volume of FOIs, MP Letters Cllr enquiries

Performance Levels

5. Below are the headline performance impacts caused by these factors
- Housing waiting list increased by 25% - from around 1500 to 2000 between 2019 and 2021 and a backlog of over 500 new application
 - Homeless presentations have remained high over the last few years at around 800 but have increased in complexity due to the Homeless

Reduction Act requirements, increasingly complex customers and more recently staff moving on.

- The increase in void numbers / length of time void means that there is huge pressure on temporary accommodation, B&B is being used and the service are looking to temporarily re-open Crombie House prior to demolition and future development as supported accommodation for people with mental health problems.
- Inability to meet customer service standards on routine service requests leading to increasing levels of failure demand across the teams.
- Increase in rent arrears from £975K in March '20 to £1.25m currently
- A large backlog of repairs and maintenance work, approximately 6000 jobs, on top of BAU, built up during the first lock down and summer months of 2020. This pressure then hit rapidly between July and September as restrictions eased, overwhelming our capacity which was impaired by Covid-safe measures and staff resource issues.
- Increased number of void properties (unlet homes in need of repair before they can be relet) from average of 72 to current level of 159. This included additional work at the beginning of the pandemic to ensure all street homeless people and emergency moves were accommodated.
- Losing 33.27% of repairs customer service phone requests up from 8.38% average
- Falling behind on planned maintenance programme. Lock down meant our planned maintenance contractors, including those for Tenants' Choice, Standing Water, Painting, Roofing, were off-site for 5 months including the additional time required to mobilise back in a Covid-safe way for tenants, residents, and contractors' staff. However a good recovery has been made to deliver higher productivity across these contracts in subsequent months.
- Contractors are now requesting price uplifts to reflect increased material, labour and prelim costs - 10-12% is typical.
- Inability to progress some essential projects e.g. Glen Lodge re-plumbing, Bell Farm pods asbestos removal due to lack of project management resource

Action Plan

6. The **Building Services** team have developed an action plan to address these performance issues. This includes :-
 - I. Reiterate that we triage repairs to identify and prioritise emergency repairs
 - II. Procure additional contractor support to bring void properties back into a lettable state - currently in conversation with 3 contractors who have

capacity to provide services will require a financial waiver to appoint without tendering to enable rapid deployment. Appropriate safe working practices will need to be evidenced. J Mark who were brought in to do additional voids work last month have now been issued with 20 properties – early indications are good.

- III. Procure additional contractor support for building services planned maintenance
- IV. Prioritise internal staff to housing maintenance away from traded schools repairs and maintenance activity
- V. Recruit staff to fill vacancies – social media campaigns and emphasise full benefits package
- VI. Provide additional temporary resource to handle customer calls for repairs and maintenance
- VII. Focus internal repairs team on reactive repairs to prevent any further increase to the backlog of routine repairs during winter – our busiest period as this will drive complaints and dissatisfaction and it also runs counter to regulatory direction to be listening social landlord – as set out in social housing bill.
- VIII. Complete the current review of the voids process and implement the improvements we have identified.
- IX. Move one of our area repairs team leaders from the reactive side to support the Voids Team leader – and pick up more of the contract management works as more contractors brought on.
- X. Recruitment of a voids coordinator which will mean less administration work for the supervisor and team leader – a recommendation from the voids review.
- XI. Update communications across phone, social media and website to manage expectations of tenants in relation to service demands on repairs.

7. The **Housing Services** team have developed an action plan to address these performance issues. This includes

- I. Triage housing applications to focus on those most in need, providing regular information and advice to those who won't be a priority during the transition to the new York base allocations policy and system,
- II. Ensuring the most urgent cases receive new home offers during the down time between transition to existing IT and allocations policy to the York based IT and allocations policy.
- III. Triaging housing management work to focus on the most urgent issues for customers e.g. letting new homes, progressing urgent moves, supporting people in financial difficulty and taking action on serious ASB.

- IV. Temporary longer SLA response times for housing allocations. (no formal times are stated but we acknowledge applications within 10 days.
 - V. Recruit staff to fill vacancies, using Work With York where traditional recruitment fails – social media campaigns to promote posts
 - VI. Increase the capacity of lettings teams to deal with increased volume of properties being let.
 - VII. Reprofile ICT go live to enable effective testing and training – homelessness and allocations modules deferred to 2022 with a short moratorium on advertising properties immediately before system go live to enable a transition between the new York Allocations System and the old North Yorkshire Home Choice system.
 - VIII. Negotiate to keep families needing temporary accommodation where they are for as long as possible and open up Crombie House.
8. In addition to these actions Housing and Community Safety Scrutiny are requested to review the situation and the proposed action plan.

Council Plan

9. This report links to the following priorities within the Council Plan 2019-23:
- Safe communities and culture for all
 - Good health and wellbeing
 - An open and effective council
 -

Implications

10. In producing this report the following implications have been considered:
- **Financial** –The profile of the capital programme will be impacted but will be managed within existing HRA budgets
 - **Human Resources (HR)**– Difficulties in recruiting to existing posts due to national resource shortages
 - **Equalities**– delays in allocations, adaptations and repairs may impact upon a range of tenants some of whom will have protected characteristics
 - **Legal**) None
 - **Crime and Disorder** – None
 - **Information Technology (IT)** –there are no identified IT implications
 - **Property** – Covered in the report

- **Other** – There are no other identified implications.

Risk Management

11. Failure to address the unavoidable short term degradation in service for housing repairs and allocations will impact on the everyday lives of tenants, reduce the availability of council house accommodation for vulnerable tenants and reduce rental income from void properties.

Recommendations

12. Members are invited to hear from officers within the Housing Service on how the impact of COVID restrictions and Brexit have been met and how the performance issues within the service are being addressed.

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Report Approved **Date** 11 October 2021

Wards Affected: *List wards or tick box to indicate all*

All

For further information please contact the author of the report

APPENDIX 2

Strategic Sites Trajectory

Appendix 2 Strategic Site Trajectory with Galtres Amendments

			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total in plan period	% affordable**	No. Affordable	2033/34	2034/35	2035/36	2036/37	2037/38	Post 2038
ST1a	British Sugar/Manor School	1100					150	150	150	150	150	150	150	1050	3%	31.5	50					
ST1b	Manor School	100						35	35	30				100	40%	40						
ST2	Former Civil Service Sports Ground Millfield Lane	263	53	78	52	50	30							263	30%	78.9						
ST4	Land Adj. Hull Road and Grimston Bar	211			35	40	40	40	40	16				211	30%	63.3						
ST5	York Central	2500			45	107	107	107	107	119	119	119	119	949	20%	189.8	143	143	143	143	143	836
ST7	Land East of Metcalfe Lane	845				50	90	120	120	120	120	120	105	845	30%	253.5						
ST8*	Land North of Monks Cross	970			30	70	100	100	100	100	100	100	100	800	30%	240	100	70				
ST9	Land North of Haxby	735					45	90	90	90	90	90	90	585	30%	175.5	90	60				
ST14*	Land to West of Wigginton Road	1348					60	60	160	160	160	160	160	920	30%	276	160	160	108			
ST15	Land to West of Elvington Lane	3339						35	70	105	105	105	140	560	25%	140	210	210	280	280	280	1519
ST16	Terrys Extension Site - Terrys Clock Tower (Phase 1)	21	21											21	20%	4.2						
ST16	Terrys Extension Site - Terrys Car park (Phase 2)	0												0	20%	0						
ST16		0												0	20%	0						
ST17	Nestle South (Phase 1)	279		279										279	30%	83.7						
ST17	Nestle South (Phase 2)	302			35	35	35	35	35	35	35	35	22	302	20%	60.4						
ST31	Land to the South of Tadcaster Road, Copmanthorpe	158		35	35	35	35	18						158	30%	47.4						
ST32	Hungate (Phases 5+) (Blocks D & H)	375				196				179				375	20%	75						
ST33	Station Yard Wheldarke	150		7	35	35	35	38						150	20%	30						
ST36	Imphal Barracks, Fulford Road	769											100	100	20%	20	100	100	100	100	100	169
														7668		1809.2						

* Moved back 1 year

** Percentages taken from Council's Affordabel Housing Note EX/CYC/36

APPENDIX 3

H Sites Trajectory

Appendix 3 H Site Trajectory

				2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Total	% Affordable*	Anticipated /actual Provision
19/00979/OUTM approved at Committee on 12.3.20 for 607 homes decision issued 1.7.20 - remediation works ongoing	H1a & b	Former Gas Works, 24 Heworth Gre	607			215		392		607		60
20/01916/OUTM approved at Committee on 02.09.21 for 83 homes decision issued 14.10.21	H3	Burnholme School	83		63	15	5			83	0.40	33.2
See 17/02429/OUTM, 18/02925/FULM & 17/02428/FULM (approved) - construction works ongoing 72 houses complete	H5	Lowfield School	165	69	24					93	0.34	31.62
19/00246/FULM approved at Committee on 13.08.20 for 93 dwellings decision issued 01.02.22	H7	Bootham Crescent	93	25	35	33				93	0.20	18.6
Part of CYC Housing Delivery Programme - no application submitted as yet (used as vaccination centre)	H8	Askham Bar Park & Ride	60				35	25		60	0.40	24
13/02135/FULM approved 24/08/2017 - no start (3 No pre-aaps submitted for mixed use schemes including hotel/student/market homes)	H10	The Barbican	187						187	187	0.07	12.155
22/00304/FULM for 64 bed care home currently pending consideration	H20	Former Oakhaven EPH	0							0		0
19/00602/FULM for 97 homes pending consideration	H29	Land at Moor Lane Copmanthorpe	92		2	40	50			92	0.30	27.6
20/01626/FULM approved at Committee on 07.10.21 for 78 dwellings currently awaiting legal agreement	H31	Eastfield Lane Dunnington	82	6	40	36				82	0.30	24.6
21/02661/FULM for 21 homes pending consideration	H38	Land RO Rufforth Primary School R	21		10	11				21	0.30	6.3
	H39	North of Church Lane Elvington	32				17	15		32	0.30	9.6
20/02495/FULM for 117 dwellings currently pending consideration	H46	Land to North of Willow Bank and E	117		20	35	40	22		117	0.30	35.1
19/01547/PREAPP for 42 homes submitted by CYC - forms one of the Housing Delivery Programme sites	H52	Willow House EPH, 34 Long Close l	15				15			15	0.20	3
	H53	Land at Knapton Village	4				4			4	0.00	0
	H55	Land at Layerthorpe	20					20		20	0.20	4
See Press article: https://www.yorkpress.co.uk/news/19474397.new-library-planned-york-neighbourhood/	H58	Clifton Without Primary school	15			15				15	0.40	6
Sub Total			1593							1521		296
H sites now complete												
Former Heworth lighthouse Sixth Avenue - extension to Glen Lodge - Now completed			27							27		27
Land a Hull Road - Now Complete			69							69		69
Total H site affordable housing delivery			1689							1617		392

* Percentages taken from Council's Affordabel Housing Note EX/CYC/36

APPENDIX 4

Map showing exception site development in York and North Yorkshire 2011 to
present



Plan showing locations of Rural Exception sites delivered since 2011

Source: York, North Yorkshire and East Yorkshire Strategic Housing Partnership