

North York Moors National Park Authority

19 March 2018

Reports from Members on Outside Bodies

1. Purpose of the Report

- 1.1 To consider reports from Members attending meetings on outside bodies as representatives on the Authority.

2. Background

- 2.1 It has been agreed that Members attending meetings of bodies where they are representing the Authority should present a report, either verbal or written, on the issues discussed.

3. York North Yorkshire and East Riding Housing Board

- 3.1 Alison Fisher's reports from Housing Board meetings which took place in Sept and December 2017 and February 2018 can be found at **Appendix 1**.

4. Local Government North Yorkshire and York Spatial Planning and Transport Board

- 4.1 Andrew Scott's report can be found at **Appendix 2**.

5. Financial and Staffing Implications

- 5.1 There are no financial or staffing implications.

6. Legal Implications

- 6.1 There are no legal implications.

7. Recommendation

- 7.1 That the report be noted.

Contact Officer
Vanessa Burgess
Committees Officer
Tel No 01439 772700

York North Yorkshire and East Riding Housing Board meeting, September 2017

As this meeting clashed with the NYM quarterly Committee meeting I wasn't able to attend. The following is summarised from the minutes.

1. *Community Housing Fund Update* - 3 years of the 5 year Fund remain but it is unclear as to how and to whom this will be allocated. The potential for a Housing 'Deal' with the HCA for YNYER similar to arrangements in Tees Valley, Leeds City Region or Sheffield City Region was discussed. Also discussed was the imminent Social Housing Green Paper and the need to think about the upcoming discussion with the HCA at the Rural Housing Conference and how to scale up thinking around rural and community led housing and the older persons housing agenda.
2. *Housing Market Update* - given by the volume housing rep on the Board, Barratt/David Wilson Homes who highlighted the need for C.50 additional sites to deliver the need in YNYER for 1,712 units. Also identified were the following key issues: Planning and slow performance is still an issue but resources in LPAs are improving; Timber framed construction has been used on Barratt/David Wilson Homes (BDW) sites. This works best on high demand sites due to the speed of delivery; Questions remain around the future of Help to Buy – C.50% of sales in BDW were funding via H2B.; The regional (York) office of BDW not under pressure to increase their output. Linden, Persimmon and BDW have similar operating boundaries and so may build more in YNYER than in West Yorks. In a discussion about land banking BDW explained that developers would ideally have a 3.5 year pipeline of land, however, BDW don't have this in the NYNER area as they own more, smaller sites which sell well and can be developed quickly; The skills needs were discussed – Construction Industry Training Board are undertaking some work for the LEP on Construction Skill gaps in this area. It is hoped that there will be a report to the next Board meeting about this and in this context, John Burroughs suggested that the Scarborough Skills Village be invited to present at the next Housing Forum; It was highlighted that Modern Methods of Construction (driven by cost for larger builders) according to HCA will be the future of housing supply ;Affordable housing negotiations – These vary across the region but planners are increasingly more able to respond to viability assessments and negotiate. For the most part, developments are policy compliant.
3. *Housing Association Update* - There was a discussion around some of the reasons behind the recent lower delivery of affordable housing and the current environment for Rural Providers (RPs), the main points were: No certainty around rents post 2020; LHA cap on supported housing rents; Impact of the fire at Grenfell Tower on the health and safety reviews and government focus; Risks and downgrades of Housing Associations presents risks to development timetables; York HA are joining a larger group structure; There are merger talks taking place across the sector due to the drive for efficiencies; There is a need to welcome new developing RPs to this area as we need additional capacity. At a recent meeting of RPs and the LEP, RPs agreed to share their development capacity and preferred geography with Sarah.
4. *Unimplemented Planning Permissions and Pipeline of Schemes* - Also discussed was the paper developed for the Directors of Development Group on unimplemented planning permissions and the idea to fund a 'Hit Squad' to understand and tackle the issues preventing sites starting and completing. How can we bring forward more brownfield sites as these may be easier to liaise over these with communities? How many of the sites with unimplemented permissions are greenfield and brownfield. Do brownfield sites need more support? Given the current pressure on housing provision it was agreed that a list of priority sites/schemes should be brought to the Housing Board for appraisal.

5. *HCA Update* - September has been a busy month, working on housing deals and waiting for the Housing Infrastructure Fund bids. Assumption is that HIF will be 5 or 6 times oversubscribed.
6. *Rural Housing Enabler Conference 2017* on 4 October at Carlton Towers near Selby - The morning sessions will be run jointly with the CLA and will focus on landowners and the afternoon will focus on Community Led Housing. NB – I attended the conference “Rural Landowners and Agents – Building an Opportunity”. It was well attended from across the YNYER region and by those with housing provision interests especially the smaller community driven groups. It’s speakers aimed to clarify many myths around housing provision and encourage private land owners to bring sites forward for affordable and market housing and to help Community Led Housing Groups get to grips with the processes of housing provision.
7. *Syrian Refugee Resettlement Programme* - The programme is going well. Hambleton and Richmondshire's arrivals are in January and properties have been identified. ERYC also reported good progress.
8. *AOB Cllr Foster* is also part of the Health & Well Being Board for North Yorkshire. One of the main issues for that group is Patient Flow. DFGs may impact on this and we need to ensure that we enable flow. CCGs need to be aware of the issues and where and why progress can be slowed down.

Date and time of Next Meeting – 18 December 2017 Rural Arts Centre, Thirsk. Preceded by YNYER Housing Forum meeting 10:00 – 12:00

Alison Fisher
27 November 2017

NB the next meeting of the Housing Board will also clash with December Authority meeting

York North Yorkshire and East Riding Housing Board meeting, December 2017

This is a brief summary of the agenda for the December meeting which, as it clashed with NPA, I was unable to attend.

Items discussed:-

1. The Community Led Housing Hub is now up and running; a co-ordinator has been appointed and a website will follow.
2. The Homelessness Reduction Act was outlined; it will come into effect in April 2018.
3. NYNER is drafting a paper based on making an approach to the HCA (known as Homes England from January 2018) for a deal to work with the MOD and another to look at the off- site manufactured sector - the OSM.. This construction method is seen as quicker for building but not necessarily cheaper.
4. The David Wilson Homes rep confirmed that the Help to Buy (H2B) scheme accounts for 50% of their sales currently.
5. Rural Housing Enabler programme review – it is to be continued through 2018 to 2021; all NYNER members make a contribution; Yorkshire Dales National Park Authority to be asked to make a contribution; programme working well with LAs and Housing Trusts over affordable homes provision.
6. Syrian Refugee Resettlement programme working well.
7. Asylum Seekers Dispersal Programme – the Home Office (which is responsible for this programme) is to meet with NYCC (representing NYNER) and G4S (the programme manager on behalf of the government); the outcome will be reported to February 2018 meeting.

The next Housing Board meeting will be on 12 February 2018.

Alison Fisher
January 2018

York North Yorkshire and East Riding Housing Board meeting, February 2018

This recent meeting focussed on three issues in depth.

1. Of considerable significance to the objectives of both the NYMNP Management Plan, Local Plan and the NYNER Housing Strategy 2017/18 was a presentation by representatives of the **Construction Industry Training Board – CITB**. It is looking for an eventual skills strategy for the country, initial research being based on the LEP Regions. Skills in construction are primarily based on housing, being 47% of all current construction. So far their research has shown that there is a high demand for construction skills/experience in tandem with low numbers of workers available. The skills range from architects/surveyors to bricklayers/plasterers and include unusual and well paid skills such as crane drivers. It predicts that the region will struggle to stand still let alone expand the levels of housing construction in coming years; any Brexit impact will be felt mainly in the south and is likely to result in workers from the poorer north moving south for better wages, which in turn will worsen an already weak construction job market. Clearly this is damaging for the region but on the positive side it suggests strongly that there are some very good opportunities for skills training and consequential jobs.

Colleges across the region (York being the closest albeit that the Teeside area is not in our LEP) offer training but more needs to be done by developers, local authorities and schools to get youngsters interested. This should be easy as ££ for most construction jobs are high (a crane driver can earn £50K pa); but it is difficult to get schools to encourage leaving school at 16 for a construction course at college when the schools performance tends to be based on university attainment at 18.

Furthermore there is a huge opportunity for the construction industry to pay more attention encouraging girls away from more traditional and less well paid jobs such as hairdressing; and there is also scope for ex-military and some ex-offenders to re-train and secure a good financial future.

?? What more could NYMNP do in this regard?? See CITB website GoConstruct.

2. The **YNER Hub Co-ordinator** (Rob Tranmer) has been appointed. His role is to promote and encourage Community Housing organisations. First steps have been to set up the REACH website setting out an 11 stages advice note helping Community Housing groups along the road to achieving their housing goals. A series of workshops is to be held beginning with Whitby in early March.
3. **Asylum Seeker Dispersal Programme**. This is run by G4S on behalf of the government in this region and seeks now (late 2017 onwards) to find accommodation for asylum seekers. The dispersal process is different from the Syrian Refugee Resettlement Programme which Hambleton and Harrogate LAs are managing within this region. Up until recently all asylum seekers were dispersed to a limited number of LAs (mainly Bradford and Middlesbrough) in this region but the government now wishes their dispersal to be over a wider geographic and socio-economic area and is seeking agreement from LAs across the region to taking a number of asylum seekers. The G4S proposal is based on private landlords accommodation at present. It was discussed at length by the Housing Board; none of the LAs with housing responsibilities was keen to offer accommodation citing two issues. Firstly that they had no accommodation – for instance every property advertised on the Choice-Based-Lettings scheme in Whitby saw over 120 expressions of interest; Secondly that Members felt that whilst there was considerable sympathy/support for Syrian Refugees (mainly families) there was virtually none for asylum seekers (mainly single men aged 18-28). The conclusion was to advise G4S that although the scale and pace of dispersal is at LAs discretion, they found themselves not able to offer to participate in the Dispersal Programme at the moment without any further government commitment to funding and other support.

The next meeting is on 23 April 2018, Alison Fisher, 27 February 2018

Local Government North Yorkshire and York Spatial Planning and Transport Board

The Local Government North Yorkshire and York Spatial Planning and Transport Board met in York on 17 January 2018.

The Board has a particular duty with regard to the Duty to Cooperate, as well as being a general Member forum for communication and discussion with regard to strategic planning and transport issues and will continue to discuss *inter alia*:-

- Local Plan Updates
- Strategic transport issues
- Duty to Co-operate

The meeting primarily discussed Harrogate District Local Plan Cross Boundary Issues and the City of York Local Plan Pre Publication Draft Consultation, neither of which contained material of direct interest to the National Park.

Informal discussion took place on the lack of parity in funding for the North and the South and the need for a collective voice to express concern to Government.

Andrew Scott, Rep