

Development Matters

Quarter Three 2004/05 (Oct - Dec)

A regular update produced by the development team, designed to promote awareness by providing information that counts...



Focus on 'The Avenue, Starbeck'

The Avenue, Starbeck is a new development being built by Bovis Homes in partnership with the Council and Accent Homes. Made up of 42 properties, 17 are affordable homes (a mixture of 2 and 3 bedroomed houses). They will be offered on a Shared Ownership basis by being sold at a discount on the open market value. A proportion of the discount will have to be repaid if buyers purchase the full 100% and sell the house on the open market within the first five years of ownership.



To be eligible for these properties you need to be registered on Harrogate Borough Council's housing list and have a local connection to the ward of Harrogate Town, which includes Starbeck. To have a local connection one of the following has to apply:

- You must have been living in Harrogate Town for at least 6 months
- You must have been permanently employed in Harrogate for a minimum of 6 months
- You have previously lived in Harrogate Town for a continuous period of at least 10 years
- You have close family living in Harrogate Town who have lived in Harrogate Town for at least 6 months

You must also have an identified housing need.

The houses are targeted at households with a total income of less than £30,000. Detailed financial assessments will be undertaken by Accent Homes.

STOP PRESS! We have been given forecast completion dates by the builder, Bovis Homes. These are:-

24/2/05 - completion of 6 x 3 bedroom houses

18/3/05 - completion of 4 x 2 bedroom houses

15/4/05 - completion of 3 x 3 bedroom and 4 x 2 bedroom houses

As with all new developments these forecast dates may change. At the time of going to press plans are also being made for a formal opening ceremony. This is likely to be sometime in March.



Any interested parties should contact Accent Homes Marketing Team on 01274 733660 or via e mail : Yorkshire@accentgroup.org. before the closing date of 31st Jan 2005.

STOP PRESS

£15 million scheme to create 130 affordable homes unveiled

The County Council has approved the first phase of a ground-breaking project to build more than 130 affordable homes in 20 different schemes, including 10 schemes earmarked for the Harrogate District.

The money is coming from extra revenue from Council Tax charges on second homes, used to finance borrowing to invest in securing affordable homes. The Housing Corporation will also be "match-funding" this capital investment.

This is a great result for the District and is an illustration of the positive partnership working that exists between Harrogate Borough Council, NYCC and the Housing Corporation.

More details in the next edition ...

Another development for the District

Moor Monkton, Laburnum Farm

- Yorkshire Housing Association. 2 x 2 bed houses for sale at 45% discount on full market value. Local connection to the following parishes applies:

Green Hammerton, Kirk Hammerton, Nun Monkton and Widdington, Thornville, Thorpe Underwoods, Whixley, Wilstrop

Contact Home Housing - Melissa O'Donnell or Andy Kerr on 01904 754400. All interested applicants must be registered on HBC waiting list. (Closing date 25 February 2005)



Planning Update

Permissions listed are subject to completion of Section 106 agreements and are valid for 5 years. As mixed market and affordable schemes, development timescales are outside the Council's control.

Tockwith – East House Farm. 2 x 2 bed terraced houses (rented). Total of 3 new-build dwellings and 1 conversion.

Wormald Green – Poplars Farm. Conversion to 5 dwellings in total (1 x 2 bed and 1 x 3 bed discounted home ownership).

Ripon – Princess Road. Former employment site. 9 new-build dwellings in total (2 x 3 bed discounted home ownership).

Hostel Extended through successful partnership

Partnership work between Harrogate Borough Council and Harrogate Families Housing Association has been key to extending the Avondale Hostel in Harrogate, providing more units of much-needed homeless accommodation.

Progress continues to follow the planned schedule and works are expected to complete in March 2005. The photos show some of the work that is taking place.



Local council-approved contractors (Altons of Ripon) are the

main contractor carrying out the works on behalf of the Housing Association. During the works, existing fixtures and fittings have been retained where possible, including the original sash windows. This type of attention to detail ensures that the development is sympathetic to its surroundings.



Letters to the Editor

Have you any comments, questions or ideas for future issues?

Write to the Editor,

Development Section,

Department of Health and Housing,
Springfield House, Kings Road, Harrogate,

HG1 5NX

01423 556844

Email: mel.golden@harrogate.gov.uk

Sanctuary Court Skellgarths, Ripon

Completed in January 2004 the official opening of Sanctuary Court, Skellgarths, Ripon was held on 5th September.



The ceremony was conducted by the Lady Mayoress, Mrs Margaret-Ann de Courcey-Bayley, and marked the culmination of four years of partnership working between Harrogate Borough Council, North Yorkshire County Council, Sanctuary Housing Association and the Housing Corporation.

The site, previously owned by North Yorkshire County Council, sits within a conservation area. Its development wasn't always straightforward due to the restricted nature of the site, the requirement for an archaeological

survey, high specifications for the elevations and boundary treatments to stabilise the boundary wall.



The development itself consists of eight flats for rent. Included in this are two flats offering supported housing for young people leaving care.

Nominations for the remaining six properties come from Harrogate Borough Council's housing waiting list.

Affordable homes for Hampsthwaite

The Old Abattoir site at Hampsthwaite is a success story in its own right for Harrogate Borough Council's affordable housing policies. On a site of 19 homes, 5 are affordable homes (3 x 2 bed houses for rent and 2 x 2 bed houses for sale at a discount on full market value). The Council has worked in strong partnership with Home Housing to deliver the 5 affordable homes on this site. Quite an achievement ... the market homes are for sale in the region of £895,000.

The affordable homes will go to eligible occupiers satisfying a number of very specific local connection and housing need criteria as well as, in the case of the Discounted Home Ownership Homes, specific financial criteria. In order to be considered for these homes at the Old Abattoir site people must be registered on the Harrogate Borough Council housing list and have a local connection to the following parishes:

HAMPSTHWAITE, KILLINGHALL, CLINT-CUM-HAMLETS, FELLISCLIFFE, BIRSTWITH

To have a local connection to one of the Parishes listed at least one of the following must apply:

- Resident in the Parish for at least 6 months
- Have close family in the Parish (resident for at least 6 months)
- Have previously resided in the Parish for a continuous period of at least 10 years
- Have permanent employment in the Parish

At the time of going to press short-listing is taking place to allocate households to these properties. Financial assessments are being carried out (for the houses for sale) and local connections checked. The Council has nomination rights to all 5 properties and allocations will be made from the Council's housing list. This development will go some way to providing affordable housing within the district.