

Development Matters

Quarter Two 2005/06 (Jul - Sep)

A regular update produced by Harrogate Borough Council's Development Team, designed to promote awareness by providing information that counts

Planning Update

The following developments have recently had planning permission approved, subject to completion of section 106 legal agreements, setting out tenure, phasing and occupation criteria for the affordable homes.

Ramsgill - Carville

House Farm: One discounted home ownership home (1 bed).

Masham - Sunnyside,

Red Lane: Three rented homes and one discounted home ownership.

Helperby, Thornton

Manor Farm: One x 2 bed discounted home ownership property.

Harrogate - Swinton

Court: A development of 31 homes - a mixture of flats and houses, rented and shared ownership.

USEFUL definitions

Discounted Home Ownership - is where a property is bought at a substantial discount on its open market value. This is possible as affordable planning policy ensures that land values for affordable housing are much lower than for market housing. Eligible purchasers buy 100% of the property on a leasehold basis.

Focus on 'Manor Farm, Farnham'

Low Cost Home Ownership for Local People

- One 2 bedroom and one 3 bedroom homes are available for sale on a discounted home ownership basis.
- The houses are newly built, with full gas central heating, double glazing, gardens and car parking.

Manor Farm, Farnham is an exciting new development being built by David Holmes Properties Limited in partnership with Harrogate Borough Council and Accent Homes housing association.

The site itself will eventually have five houses on it – two of the five homes are going to be for local people at affordable prices. Both these homes will be offered to eligible occupiers on a Discounted Home Ownership (DHO) basis.

To be eligible to purchase a house at Manor Farm under the DHO scheme, you need to be registered on Harrogate Borough Council's housing list and have a *local connection* to one of the following parishes: Arkendale, Brearton, Copgrove, Farnham, Ferensby, Scotton and Walkingham Hill with Occaney.

To have a *local connection* at least one of the following needs to apply:

- You must have been living in one of the parishes for at least six months



- You must have been permanently employed in one of the parishes for at least six months
- You have previously lived in one of the parishes for a continuous period of at least ten years
- You have close family living in one of the parishes and they have done so for at least six months

You must also have an identified housing need. Detailed financial assessments will be undertaken by Accent Homes.

For further information on the properties at Manor Farm, Farnham contact Accent Homes' marketing team on:
☎ 01274 733 660
email: yorkshire@accentgroup.org
www.accentgroup.org

For further information on low cost home ownership opportunities contact Harrogate Borough Council's Development Team on:
☎ 01423 556844
Email: housing.development@harrogate.gov.uk
www.harrogate.gov.uk

Letters to the Editor *Have you any comments, questions or ideas for future issues?*
Write to the Editor, Development Matters, at the address below, or ring 01423 556844
Email: housing.development@harrogate.gov.uk

NEARING COMPLETION

The Whinfields, Summerbridge

Featured in the last edition of Development Matters, this site has progressed well and is now almost complete. The forecast completion date is mid November 2005.

There has been much activity on site, but behind the scenes there has also been activity of a different kind. We have been visiting possible occupiers over the last few months.

These visits have taken place in order to check applicants' local connection and household make-up. This ensures that the properties are allocated to the most eligible occupiers. At time of going to press the shortlist of applicants had been passed over to Home Housing (the housing association that will eventually manage these properties). Home Housing will be visiting the shortlisted applicants before a final decision is taken.

On 22nd September a site visit was arranged for representatives of the Parish Council, Harrogate Borough Council and the Housing Association: Michael Iveson, Chair of the Parish Council and Val Bradley were very positive about how the site was progressing. They all had a good look inside one of the 2 bedroomed homes and one of the 3 bedroomed homes as the builders worked busily on.

At the time of completion, checks will be undertaken by Home Housing and Southdale Homes, the builders. Any outstanding items will be noted for action - this stage is called snagging. After the snagging items have been actioned, keys are handed over to Home Housing Association and legal documents will be exchanged.



Soon after that the new residents will sign up to their new tenancy agreements and move in.

Southdale Homes will be responsible, through legal agreements with Home Housing, for certain repairs throughout the first year of occupation - under a period of time called the defects' liability period. The types of items covered will be explained to new residents when they move in.

Highlights of the properties include:

Easy clean windows ● landscaped gardens with wrought iron fencing ● one parking bay per house ● external lighting ● "Secured by Design" (North Yorkshire Police) design rating
www.securedbydesign.com

HomebuyPLUS

Launched by the Golden Triangle Partnership* in September 2005, and run by the Joseph Rowntree Housing Trust to help people purchase properties they would otherwise be unable to afford.

*The Golden Triangle Partnership - a partnership between Harrogate Borough Council, City of York Council and Leeds City Council. Their aim is to develop the mechanisms available for the delivery of affordable homes within the areas of Harrogate district, City of York and north Leeds (the Golden Triangle).

Listed below are some frequently asked questions ...

How much grant will I get?

Grant to eligible applicants for eligible properties of between 35% and 45% towards the purchase price.

Do I have to pay back the grant?

Yes - to Joseph Rowntree Housing Trust when the property is sold on.

Where can I look for properties?

In the areas of Harrogate, York and parts of north Leeds.

How far away from work can the property be?

No more than 10 miles from your place of work. If you are not employed, within 10 miles of your current home.

Is it 'first come first served' for a grant?

Yes - the grant money is a set amount balanced over a projected number of properties. Joseph Rowntree have a responsibility to ensure it is fairly allocated across as many home purchases as possible.

What other application criteria are considered?

You must have one of the following local connection criteria:

- Currently live in the Golden Triangle area and have done so for at least 12 months
- Have close family members who live in the Golden Triangle area and have done so for at least 12 months
- Currently employed in the Golden Triangle area and have been employed for at least 6 months
- Have children who attend school in the area or who have been offered a place at a school in the area

Do I have to register on a local authority housing list?

You will need to register if you are not already a tenant of a local authority or housing association or currently registered on a local authority waiting list.

For further information contact:

Nick Dennison or Helen Jardine at Joseph Rowntree Housing Trust, The Garth, New Earswick, York.

☎ 01904 735011 or 735012