

# Development Matters

*Harrogate*  
BOROUGH COUNCIL

Working for you

**A regular update produced by the Development Team, designed to promote awareness by providing information that counts**

Quarter Two 2006/07

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### Seminar for local landowners

News on event held at Sawley Village Hall

### Coming up in a future edition

Watch out in future editions for news on The Homebuy Plus affordable home ownership initiative

### New apartments for Starbeck

## Planning



Read about the latest building developments in the district

## OPEN MARKET HOMEBUY may unlock the door

Launched on 2 October, Open Market Homebuy is a government backed scheme that aims to help certain groups of people who cannot afford to buy a home on the open market.

Open Market Homebuy, like Homebuy before it, provides access to additional money in the form of equity loans, which run alongside a conventional mortgage loan. These equity loans are partly funded by the Government through the Homebuy Agent (Joseph Rowntree in this area) and partly by a recognised number of mortgage lenders.

- Mortgages have to be raised by a registered number of mortgage lenders
- Applicants must raise 75% mortgage with the remaining 25% coming from an equity loan
- Equity Loan - 12.5% from Joseph Rowntree and the other 12.5% from the chosen mortgage lender

### Funding

- Funding available for 89 units over 2006-2008
- Funding now covers the whole of North Yorkshire and Humberside (rather than just Harrogate district).

### Eligibility

- Existing tenants of housing associations and local councils.
- People on the Council's list nominated by the Council as being in housing need.
- Some other priority first-time buyers.
- Regional Housing Board priority applicants:-
  - ▶ Workers key to local economy in areas where house prices to earnings ratio is above 4:1.
  - ▶ Supporting diversifying tenure.
  - ▶ Supporting restructuring households (created after separation/divorce).
  - ▶ Supporting home owners displaced by clearance schemes.

### Further information is available from:-

Joseph Rowntree Housing Trust  
☎ 0800 6335670  
email: homebuy@jrht.org.uk  
The Development Team  
Harrogate Borough Council  
☎ 01423 556844  
email: mel.golden@harrogate.gov.uk

### Web info

For updates on affordable housing in the district and more information on the application processes, please log onto [www.harrogate.gov.uk/housing](http://www.harrogate.gov.uk/housing) and choose "Housing Options" from the menu.

This information is updated regularly and is a useful source of reference.

[www.harrogate.gov.uk](http://www.harrogate.gov.uk)

DEPARTMENT OF COMMUNITY SERVICES  
Springfield House, Kings Road, Harrogate HG1 5NX

## Planning

### Update



#### On Site Now

##### Gallows Hill, Ripon

4 x 3 bedrooomed and 3 x 2 bedrooomed houses for rent. Forecast completion date Feb 2007.

##### Swinton Court, Harrogate

15 x 1 and 2 bedrooomed flats and 16 houses, including a number of shared ownership homes.

##### Chain Lane, Knaresborough

15 x 2 and 3 bedrooomed houses for rent. 8 x 2 bedrooomed houses for shared ownership.

##### Knaresborough Road, Harrogate

13 x 2 bedrooomed flats for rent, targeted at under occupiers.

##### Prospect House Farm, Lower Dunsforth

1 x 3 bedrooomed house for sale on a discounted home ownership basis.

For more information please refer to [www.harrogate.gov.uk](http://www.harrogate.gov.uk) under the housing menus.

## Providing Affordable Housing in Rural Areas A Seminar for Landowners

A Rural Housing Trust event organised on behalf of Harrogate Borough Council and Nidderdale AONB was held on 10 October at Sawley Village Hall.

The seminar was held to discuss how local landowners play an important role in the provision of affordable housing.

Seminar topics included:-

- Local authority support
- The landowner's options and the case for exception sites
- Altruism versus commerce
- Why do it?

The event was chaired by Sir Edward Greenwell - former President of the Country Land and Business Association and Trustee of the Rural Housing Trust.

For follow up information about the event:

Khyati Prajapati, Rural Housing Enabler  
 ☎ 01423 551656  
 email:khyati.prajapati@harrogate.gov.uk  
 Useful further references  
[www.ruralhousingtrust.org.uk](http://www.ruralhousingtrust.org.uk)

## New Apartments for Starbeck

Innovative design at Stonefall Avenue, Starbeck has provided the opportunity for 2 modern apartments to be offered for rent at affordable prices. Delivered by Harrogate Families Housing Association in partnership with Harrogate Borough Council and the Housing Corporation, these 2 bedroom apartments will provide much needed affordable housing to those most in need.

The Council will have full nomination rights to these 2 properties in return for supporting the project.

The apartments are situated on the first and second floors of a block of apartments, just behind the Harrogate Families main offices on the High Street.

The contractor is York House Construction - a local developer.

Malcolm Bowker of Harrogate Families said "we are pleased to have been able to deliver these apartments in partnership with the Council."

The flats have attained "Scheme Development Standards"\* set by the Housing Corporation and benefit from having:-

- Double-glazing
- Central heating- via combi-boiler system
- Secure intercom door entry system
- Off- street parking
- Storage space
- Fully fitted kitchen and bathrooms (including over bath showers)
- Sound proofing between flats
- Energy efficient features, for example light bulbs, insulation.
- Retention of original features such as fireplaces and hearths.

#### Definition \*

##### Scheme Development Standards -

Building quality control standards set by the Housing Corporation to ensure that homes are built to the highest standards. The Scheme Development Standards cover items like accepted minimum floor areas, sound insulation standards and energy efficiency ratings.

For further information –

<http://www.housingcorp.gov.uk/server/show/conWebDoc.2919>  
[www.housingcorp.gov.uk](http://www.housingcorp.gov.uk)

