

# Development

# Matters

JANUARY 2009

Harrogate  
BOROUGH COUNCIL

Working for you

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## Planning

### Update

#### Planning Granted

Aug 2008 - Dec 2008

##### Tang House Farm, Birstwith

1 x family property  
(off-site provision)

##### Ponderosa, Minskip

1 x 2 bedroomed  
house  
to rent

##### Blind Lane, Knaresborough

3 x 2 bedroomed  
houses  
4 x 3 bedroomed  
houses

#### Completions

Aug 2008 - Dec 2008

##### Bogs Lane, Starbeck (phases one and two)

13 x 2 bedroomed  
houses let to  
local people with  
a connection to  
Harrogate

##### Spa Lane, Starbeck (Youthbuild)

3 x 1 bedroomed flats

##### Mafeking Street, Harrogate

(Youthbuild)  
1 x 2 bedroomed  
house (newly  
refurbished)

##### The Lingham, Dishforth

1 x 2 bedroomed  
house for discounted  
sale, under offer to  
a family with a local  
connection  
to Wathvale sub-area

## What's in a name?

December 2008 saw the demise of the Housing Corporation (funder and regulator of housing associations) and the rise of the Homes and Communities Agency. The HCA is now the national housing and regeneration agency for England. It brings together English Partnerships, the investment arm of the Housing Corporation and the Action for Sustainable Communities, with some delivery functions of Communities and Local Government.

Focusing on growth, renewal, affordability and sustainability, the new agency will match national targets with local ambitions to ensure the creation of places where people want, and can afford, to live.

The Government has set the key role of the agency as delivering 3 million new homes by 2010.

The Homes and Communities Agency will work with local councils

on some of England's ten new eco towns and will provide a delivery function for communities and local government to bring together expertise, resources and power to transform the way we deliver homes and regenerate communities. It will give local authorities a clear strategic partner to work with on housing and regeneration delivery in each area.

## New homes for Skelton

In May 2007 a planning application for the development of 2 semi-detached 2-bed homes on a Rural Exception site was granted in Skelton on Ure. The site was owned by Harrogate Borough Council and comprised a number of garages, utilised by the local residents.

the New Year, an excellent way to start 2009.

Alongside the development of these two new homes has been the construction of 4 new garages to replace those lost. The garages will be allocated to the residents of Crowgarth who kindly



Construction of the site by Accent Homes began shortly after planning had been granted and the long wait by the new tenants is finally over. Both properties were completed in November 2008 and the new occupiers moved in at

gave up their tenancies to enable construction of the new homes to take place, assisting in the provision of much needed affordable

### NEWSFLASH!

The Golden Triangle Mortgage Rescue Scheme is now up and running! Working with Guinness Northern Counties, it will make equity loans available to assist households on the verge of repossession – clearing arrears and/or reducing mortgage payments to a manageable level, or in some cases, allowing time for a planned sale. For further details, contact the Housing Aid Team on 01423 556939/556813

housing within the locality.

Skelton is the fifth of ten Council owned sites to complete over the past few months. It follows Arkendale, Little Ribston, Killinghall and Harewood Road, between them producing 8 affordable homes. Still to come are Spofforth, North Rigton, Great Ouseburn, Bilton in Ainsty and Rothbury Close – another 11 homes in all. Most of these, like Skelton, have been redundant or little used garage sites.

## Youthbuild HARROGATE

3 Spa Lane, Starbeck, Harrogate was completed in the late summer of 2008. This property provided three one-bed flats. Two Youthbuilders are now living in the homes that they have helped to build and one of the trainees has gone on to commence an apprenticeship with Connaughts.



## STAFF PROFILE

**Andrew Ellis: Environmental Strategy Officer  
(01423 556802)**



Andrew's role within the Council's Environmental Strategy Unit covers energy conservation throughout the district; fund finding for the authority's stock; installing energy conservation and renewable technology, optimising Energy Efficiency Commitment and Carbon Emission Reduction Target funding.

Andrew has an honours degree in Natural Science with Environmental Science. He worked on the retrofit ground source heat

pump pilot in 2005 and since on the 100 Ground Source Heat Pump, mass installation scheme.

Andrew is on the Board of the local Sustainable Energy Network for North Yorkshire, Hull and North Lincolnshire and sits on the Regional Energy Forum and Yorkshire Forward's, Future Energy Yorkshire, Energy Services Company development group.

At the moment, Andrew's big claim to fame is his national status as 'guest speaker' on renewable energy, particularly on ground source heat pumps. He is shortly heading off as part of a delegation to Scandinavia with Clare Short MP to look at mature renewable technology markets.

### Question Time

*Which figure do you most admire?*

Leslie F. Jesch, author of "Solar Energy Today", a book that Andrew read 25 years ago. He has had the pleasure of meeting the man himself very recently.

*What would be your perfect day?*

A long ski with a group of friends.

*What do you like to watch on TV?*

Andrew does not watch a lot of TV, but confesses he's a sucker for a good film.

*What achievement are you most proud of and why?*

Son & daughter - 'they're fantastic'

5 Mafeking Street, Harrogate, was completed in December 2008 and the Youthbuilder will move into the property early in the New Year. This trainee has also secured an apprenticeship with Connaughts.

A new intake of six trainees commenced the Youthbuild induction course at Harrogate College in October 2008. Two of the trainees will start work on the conversion of a single dwelling into two one-bed flats at Gascoigne Crescent, Harrogate in January 2009.

Congratulations must go to Louis Ridgway, one of the first Youthbuild trainees, who has recently won a 'highly commended' award in the annual National Youthbuild Awards.

### As one door closes ...

On 29 October 2008, Khyati Vaughan (Rural Housing Enabler) departed Harrogate Borough Council for pastures new at Aylesbury Vale District Council to take up the role as Housing Strategy and Partnership Officer. A jolly leaving do was had by all and Khyati left with many good wishes for the future.

### Another one opens ...

On 15 December 2008, Emily Grogan started work as Senior Rural Housing Enabler at Harrogate. This is a complex role giving her responsibility for the supervision of five full time and one part time Rural Housing Enablers across North Yorkshire, as well as the delivery of rural affordable housing across Harrogate District.

Emily arrives at Harrogate with a wealth of experience in housing development, which she gained in her previous role as a Land Manager for Strata Homes. I am sure she will be a great asset to the Strategy and Development Team and I would like to take this opportunity to offer Emily a warm welcome to Harrogate Borough Council.

