

# Development

# Matters

JULY 2009

Harrogate  
BOROUGH COUNCIL

Working for you

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



## Planning

### Update

#### Planning Permission Granted

Apr 2009 - Jul 2009

#### Farnells, Boroughbridge

May 2009 - Outline planning permission granted for between 135/155 dwellings, 50% of which are affordable housing.

#### St Columbia's, Thorpe Road, Masham

July 2009 - Outline planning permission granted for four dwellings in total, 50% of which are affordable housing.

#### Completions

Apr 2009 - Jul 2009

**Stevenson View,  
Rainton** - 5 x 2 bed houses for local people with a connection to Rainton.

**Gascoigne Lane,  
Crescent Harrogate**  
(Youthbuild) - 2 x 1 bed flats.

**East Park Road,  
Spofforth** - 4 x 2/3 bed houses for local people with a connection to Spofforth.

#### Starting On Site Soon!

**North Rigton** - 1 x 3 bed house Shared Ownership.

**Bilton In Ainsty** - 1 x 3 bed house Shared Ownership, 1 x 2 bed house for rent.

**Carside, Great  
Ouseburn** - 3 x 3 bed houses Shared Ownership.

**Grange Farm, Little  
Ribston** - 1 x 3 bed & 1 x 2 bed houses for Discounted Home Ownership.

## Has Summer Blossomed for Affordable Home Ownership?

If you are looking for signs of summertime in the affordable housing market then look no further than Harrogate. For the past 18 months we have had to cope with gloomy headlines in our newspapers such as 'Britain's housing market is a "house of cards" that is set to implode after years of reckless mortgage lending'. However, unlike many regions across Yorkshire and the Humber, Harrogate was one of the last areas to experience the recession.

Harrogate has a stable and steady housing market with house prices in the region dropping by only 6% compared to 11% across the UK during the recession. However, lenders have begun imposing tighter lending criteria on Discount for Sale and Shared Ownership properties, with some removing such mortgages from the marketplace altogether. It is this issue that has been

posing the greatest concern for many involved in affordable housing delivery in the region.

However, could it be that these concerns are unfounded? Here in Harrogate the evidence suggests that mortgages ARE being obtained for such properties. To date the majority of Shared Ownership and Discount For Sale properties on affordable housing schemes in Harrogate have been sold. This in itself is unusual if you are to believe what you read in the newspapers, which suggests that for much of the UK the large deposits required by lenders have led to a sizeable proportion of such properties remaining unsold.

However, although such large deposits are out of reach for many, here in Harrogate we have buyers who can raise the necessary

deposits, perhaps those who are returning to home ownership after a period of renting, divorcees, or those who get financial assistance from their family. This coupled with the fact that Harrogate remains a high value, high demand area reduces the risk to lenders and means affordable housing for sale remains an attractive proposition.

It would seem therefore that although any recovery in mortgage activity is without doubt at a delicate stage, the signs are positive. Here in Harrogate we should find ourselves contented, that although the marketplace is by no means in as strong a position as that of 2007, early indications suggest that we are in a much stronger position to make a full and quicker recovery than many, thereby enabling us to continue with the successful delivery of affordable housing.



**WORTH THE WAIT...**

**FIVE NEW  
AFFORDABLE  
HOMES FOR  
THE VILLAGE OF  
RAINTON**

**Stevenson View, Rainton**

In June this year, the village of Rainton within the Harrogate District gained a brand new

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## Stevenson View, Rainton

development of five affordable homes. Stevenson View was seven years in the making, from the first Parish Council enquiry, to the first families moving in. Accent was the developing housing association.

Rainton is a popular place to live but like many rural areas it has higher than average house prices and as a result suffers from an acute shortage of accommodation that local people can afford.

The new development at Stevenson View, has given local residents a much-needed opportunity to obtain an affordable and suitable home of their own. The scheme comprises three houses for rent, at an amount that is significantly below the cost of renting privately, and two houses for sale under the Shared Ownership scheme. A 50% share of these properties is £79,000 and the rent of £181 per calendar month.

This scheme was made possible by joint partnership working between Harrogate Borough Council and Accent Group, funding for the scheme from the Homes and Communities Agency, and the determination and never failing spirit of Rainton's Parish Council.

# Spotlight on Springfield

## Angela Darlington: Environmental Health Officer (01423 556893)

Angela's post as Area Environmental Health Officer involves dealing with tenants' complaints and working with landlords, which can often result in her taking enforcement action due to the housing conditions within a rented property. She has responsibility for licensing houses in multiple occupation and training new staff and students.

Angela produces the landlords' newsletter, which goes out twice a year and is currently in the process of organising the next Harrogate Landlords' Trade Fair to be held in September.

Angela is a modest cook however everyone on the third floor is all too aware of her talent for producing sugary delights. We all look forward to the days



**STAFF PROFILE**

when she appears carrying a tin containing her delicious Banana tea bread!

### Question Time

Q1 What posters did you have on your bedroom wall as a teenager?

*Leif Garrett (apparently he is a singer and sung 'I was made for dancing' !!!)*

Q2 Which figure do you most admire?

*Jamie Oliver for the work he has done with schools to address childhood obesity.*

Q3 What would you eat and drink for your last meal?

*Pink champagne, salmon and chocolate.*

Q4 What would be your perfect day?

*Bucks fizz for breakfast with fruit cocktail, followed by day at a spa and an evening at the cinema.*

Q5 What do you like to watch on TV?

*Coronation Street and Emmerdale Farm, for the gritty northern humour.*

Q6 What achievement are you most proud of and why?

*Getting my degree in Environmental Health as it was a tough course lasting five years.*

Q7 What was the first ever record you brought?

*Donna Summer's 'Love's Unkind'*

## Spofforth

In September 2006, planning permission for the development of 4 semi-detached 2 and 3 bed homes for local people was granted on a rural exception site in Spofforth. This site was one of a number formerly owned by the Council and sold to Accent to develop as affordable housing. Construction by Accent Homes began shortly after planning had been granted and despite various set backs the properties are now ready to move into. Following a successful open day in July, occupiers have been found for one rented and one shared-ownership property. Nominations for the remaining shared ownership property are expected shortly.

Spofforth is the second rural exception site to complete this financial year bringing the total number of rural affordable completions to 9 since April 2009. Development of a further three sites, formerly in the ownership of the Council, is to come at North Rigton, Great Ouseburn and Bilton in Ainsty – another six homes in all generated from former garage sites and under utilised council land.

