

# Development Matters

JULY 2007

Harrogate  
BOROUGH COUNCIL

Working for you

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## Innovative housing initiative honours famous Harrogate artist

Frith Court on Knaresborough Road is the latest affordable innovative housing development from the Council and is named in honour of Harrogate's most famous artist William Powell Frith. With the timing of the Frith exhibition in Harrogate, coinciding with the completion of a landmark scheme, the Council thought it timely to name the development after the great artist.

William Powell Frith (1819-1909) was the greatest British painter of the social scene since Hogarth. His groundbreaking social panoramas of the wide spectrum of British urban life in the nineteenth century are icons of their age. In his lifetime he achieved an unprecedented popularity and on six separate occasions special rails had to be built at the Royal Academy to protect his paintings from an admiring public.

A successful partnership between the council, Yorkshire Housing (the housing

association) and Mark Oliver Homes (the developer) has produced 13 affordable two-bedroom apartments, aimed at tenants wishing to downsize, freeing up much needed larger family homes. This is the first time the council has developed such a scheme and it is delighted that many of the tenants of Frith Court have happily left larger council accommodation.

Yorkshire Housing and the council hosted a naming ceremony in June, attended by the Mayor, Councillors, Council officers, Board Members and officers from Yorkshire Housing and Mark Oliver Homes (the developer) to commemorate Frith and celebrate the scheme's success. The event started off with an insightful tour of the wonderful Frith exhibition at The Mercer Gallery (complete with special rails to protect the paintings!), after which guests congregated at Frith Court, where the Mayor cut the ribbon to the development.

## Youthbuilding their way out of homelessness

Two young people chosen to take part in a pioneering Youthbuild housing project in Harrogate invited contractors, college lecturers, councillors and representatives from the Government office to view their new homes last month.

Louis Ridgway and Ben Hay had to go through a rigorous process to get the opportunity to work on the conversion of a property in Mayfield Grove, Harrogate, which will become their new home. (Continued on page 2)



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## All sorts of affordable housing

Not since 2004 and the redevelopment of the former MOD site on St. Georges Road have we seen such a flurry of affordable housing activity in Harrogate (or Knaresborough).

Times have been pretty lean for urban sites of late, but 2007 is set to be a bumper year with the completion of 104 assorted affordable homes delivered in partnership with Yorkshire Housing, Barratts, Persimmon Homes and Mark Oliver Homes across four sites in Harrogate and Knaresborough.

And this is no ordinary affordable housing. This is affordable housing that ranges from one bed flats as temporary housing, two bed rented flats targeted at under-occupiers of family housing and three bed family homes for sale at a fraction of market value.

First past the post in May 2007 with 13 x 2 bed flats for rent was Frith Court, Knaresborough Road, Harrogate. This development successfully released a number of family council houses.

August 2007 will see the completion of Pendragon Way, Harlow Carr, Harrogate – 5 houses for sale on a shared ownership basis, 11 houses and 15 flats for rent.

Hot on the heels of Pendragon Way, comes Halfpenny Lane, Knaresborough, where the first 5 of 37 affordable homes will complete at the end of August, again a mix of affordable rented housing and housing for sale.

And bringing up the rear, Chain Lane, Knaresborough – 15 rented and 8 shared ownership family homes, scheduled for completion in November.

So, 2007 will be a good year for 104 Harrogate and Knaresborough households in need of social rented housing or keen to get a first step on the housing ladder. It will not be such a good year for the remaining 379 Harrogate and Knaresborough households who are currently living in unsuitable housing and who cannot afford to buy or rent market housing.

## Youthbuild HARROGATE

### Youthbuilding their way out of homelessness - continued from P1

The property was purchased by the Accent Group on behalf of the Harrogate Youthbuild Trust, which brings together a range of organisations including Harrogate Borough Council, Harrogate College and the Golden Triangle partnership.

Louis and Ben were chosen because they were keen to get themselves on the job prospect ladder and have an interest in the construction industry. They also wanted a home of their own. It was obvious to the panel, which looked at a number of applications, that they would both be capable of meeting the challenge of building their own home and studying at Harrogate College.

They have been working alongside contractors to turn this property into three self-contained flats and the third flat will be offered to someone from the council's housing waiting list.

Once the work is complete, these young people will have the opportunity to move into the property and rent one of the flats.

And what do Louis and Ben think of Youthbuild?

*"Being picked was like winning the lottery"  
"It's proper brilliant!"*

Accent is now in the process of buying a second property for conversion to flats by another team of Youthbuilders later this year.



AND FINALLY . . . A warm welcome to Sian Elizabeth Saxby who was born on Tuesday 24 July and weighed in at around 7lb.

Mummy Dawn and baby Sian are both healthy and happy and daddy Lance is looking forward to baby's first climb!



AND FINALLY, FINALLY!!! . . . Welcome back Khyati as Mrs Vaughan who tied the knot on 2 June in Aldenham, Watford. Khyati's colleagues have been giving her marriage advice, such as: A happy marriage is a matter of giving and taking; the husband gives and the wife takes!

## Planning Update

### Planning Permission Granted

- Manor Farm, Norton le Clay** 1 x 2 bed house (sale)
- Low Hall, Farnham** 1 x 1 bed and 1 x 2 bed barn conversion (sale)
- Bogs Lane, Starbeck** 12 x 2 bed houses (rent) 6 x 2 bed flats and 1 x 1 bed flat (sale)