

Development

Matters

JANUARY 2010

Harrogate
BOROUGH COUNCIL

Working for you

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Planning

Update

Completions

Sep 2009 - Dec 2009

Church Lane, Goldsborough - 1 x 2 bed barn conversion for local people with a connection to Knaresborough villages.

Starting On Site Soon!

Thornton Manor Farm, Thornton Bridge - 1 x 2 bed home for discount home ownership and 1 x 2 bed home for rent.

Ebor View, Green Hammerton - 1 x 2 bed home for discount home ownership and 1 x 2 bed home for rent.



Goldsborough – The End

The conversion of a derelict barn at Goldsborough, by The Helmsley Group, began back in 2007. The planning consent granted permission for the development of three executive homes, of which one was to be 'affordable'. Following

About those Performance Indicators ...

Times are hard for affordable housing development. From the giddy heights of 176 new affordable homes in 2007/08, we will be lucky to see 50 this year. A bit like the weather, it's the worst since records began. So, where has it all gone wrong?

In 2007/08, the housing market was booming. Land values boomed too.

Landowners were happy to sell land and private developers were happy to buy it. Challenging planning policies meant that at least 40% of houses built on qualifying sites were affordable. New build was supplemented with equity loan schemes, which enabled first time buyers to buy. Housing Associations and central government were awash with money for affordable housing and keen to put it into high demand, high value, and 'safe' areas like Harrogate.

Things are very different now. The planning policies are still there, but the sites are not. Developers have become risk-averse and slow to implement planning permissions. Land values have plummeted and landowners are loath to sell. Some Housing Associations are 'consolidating' - going back to their roots and putting all their resources into managing, rather

than building, affordable homes.

Government funding has switched from equity loan schemes for first time buyers to mortgage rescue schemes. In short there are fewer sites, developers, Housing Association development partners and funds around. And whilst for some there is an air of cautious optimism as property prices begin to rise, cautious optimism will not build houses this year.

So we have had to turn our attention to the existing stock and come up with a range of schemes designed to deliver affordable housing and secure what little money there is around. They are:

- The 'purchase of properties in rural areas requiring less than £1500 expenditure on repairs' scheme
- The 'purchase of 1-bed flats for single people (supported)' scheme
- The 'purchase of houses to convert to 1-bed flats for Youthbuilders' scheme
- The 'purchase of empty properties that require no works' scheme
- The 'leasing of empty properties that require no works' scheme



- The 'leasing of empty properties that do require works' scheme
- The 'leasing of 1-bed properties as supported housing, with incentives for private landlords' scheme
- The 'leasing of 2-bed properties for potential first time buyers, with incentives for private landlords' scheme

Whilst these schemes may look like simple variations on a theme, they are not. All have different approvals, eligibility criteria, conditions, funding streams and partner organisations. All but one is new, launched in December 2009. Funding for most will expire in March 2010.

And whilst they won't yield the numbers of days gone by, what they will do is provide some good quality affordable housing within established communities for a range of households in need, bring private sector housing up to standard, help kick start the housing market or bring an empty property back into beneficial use.

Well, you can't have everything!

PTO

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a long construction process the affordable home was ready for occupation in October 2009.

Working in partnership, Yorkshire Housing and Harrogate Borough Council began the process of finding a purchaser on the Harrogate Housing waiting list who satisfied the local connection criteria specified within the S106 agreement. The S106, signed as part of the planning permission, required an occupier to have a local connection to the Sub Area of Knaresborough Villages. In November this year the home was sold for the sum of £92,500 and the proud owners are now in the process of moving into their beautiful new 2-bed barn conversion.

Development begins at long awaited site in Hampsthwaite

Following a 7-year planning process, planning consent was granted in June 2009 for the development of an exception site at Hampsthwaite. The site will provide 11 new homes for the Parish to include 4 shared ownership and 7 rented. Harrogate Borough Council have been working closely with the Parish Council over the past 7 years and demand for the homes on this site is extensive, with over 60 applicants having registered an interest. Development on the homes began in September 2009 and despite the snow, it is anticipated that they will be ready for occupation by September 2010.



Ch ch ch ch changes are afoot in the Strategy and Development Team

2010 has brought with it both sadness and joy. Many of you will be aware that late last year Karen Deegan lost her battle with cancer. Each and every person who knew Karen will no doubt have many fond memories of her and the infectious personality that she possessed. She will never be far from our thoughts and will be missed greatly by all those who knew her.

However, we are proud to announce that we now have a new member of staff joining the Strategy and Development team...

Jenny Jacobs: Joint Commissioning Officer

The majority of people will recognise Jenny Jacobs as the Empty Property Officer for the Private Sector Renewal Team. However, from January 2010 Jenny will become the new Joint Commissioning Officer, working alongside Jenny Wood in the Strategy and Development team.

Jenny trained as a valuer with the Valuation Office (now the VOA) and qualified as a Chartered Surveyor in 1982. She has worked for Harrogate



Borough Council since 2002 and took over the valuation of development sites in 2004. Jenny took part in the IdeA Rural Excellence programme in 2008-2009, delivering financial viability workshops around the country. Jenny also works as a Valuer member of the Residential Property Tribunal."

We are very lucky to have someone with Jenny's expertise joining the Strategy and Development Team.

Question Time

- Q1 What posters did you have on your bedroom wall in the 70s?
I was very proud of an Art Nouveau poster printed in shimmering graduated inks on brown paper. Very artistic!
- Q2 Which figure do you most admire?
My paternal grandmother, who escaped the Nazis, brought up a mentally disabled child (my uncle) at a time when there was no support - so she started her own support group for people in the same situation and hosted the Friday Night Club for youngsters with mental disabilities every week for decades; learnt to drive in her sixties (though it took her seven goes to pass the test!) and joined the Green Party back in the 80s and hosted some
- of their local meetings too. She stayed active, interested and connected throughout her long life.
- Q3 What would you eat and drink for your last meal?
Rare fillet steak with a baked potato on the side and a really good red wine to drink with it.
- Q4 What would be your perfect day?
A summer day at Low Newton by the Sea with my kids, going in for a swim and finishing with a BBQ on the beach as the sun goes down.
- Q5 What do you like to watch on TV?
I don't watch TV, I read. I do have a sneaking addiction to playing Civilisation on the PC! And I never miss The Archers on Radio 4 if I can help it.
- Q6 What achievement are you most proud of and why?
Passing my RICS exams was the hardest work I've ever done in my life. And getting back into the world of work after a long career break to have kids was a toughie too.
- Q7 What was your worst job?
Putting together a doll called "Baby Needs You" on the production line at Denys Fisher Toys when I was a student. It had an electronic voicebox with a recording of an actual baby crying - someone down the line had to test each voicebox to make sure it worked. We worked all day to the constant sound of high-pitched wailing babies...