

Planning

Update

Planning Permission Granted

Apr 2009 - Mar 2010

33 High Street, Starbeck

4 x 2 bedroomed flats
and 1 x 1 bedroom flat
to rent for over 55s.

Rothbury Close, Harrogate

1 x 4 bedroomed house
for rent.

Coltsgate Hill, Ripon

5 x 2 bedroomed houses
for rent.

Wetherby Road, Boroughbridge

Outline permission for
68 affordable dwellings.

Latest Empty Property Grant development in Masham

Works are underway to transform a disused small barn in the centre of Masham into a two-bedroom affordable house. The barn is situated in the grounds of the Harcourt Almshouses just off the Market Square, and the Harcourt Almshouse Charities (HAC) will manage the finished dwelling, which should be ready for occupation in the summer. It promises to be a charming little cottage for some lucky occupants!

The barn is of traditional stone construction under a stone slate roof, and works include insulating the floor, walls and roof, relaying the roof, new windows and doors, and heating by means of an



air-to-water heat pump. The property does not have gas already laid on, and bringing in gas for traditional heating would have been quite expensive. Andrew Ellis, Harrogate Borough Council's Home Energy Conservation Officer, advised the HAC, and helped them apply for a grant for the heat pump under the Government's Low Carbon Buildings Programme. The heat pump will supply underfloor heating on the ground floor and radiators upstairs as well as hot water. The advantage of the heat pump for the tenant is that the heating should be cheap to run compared with traditional heating by gas, oil or electricity. The property will also have a solid-fuel

stove in the main open-plan living kitchen area.

We are particularly pleased to be supporting this project as it will be the first Empty Property Grant house in Masham. It is harder to find Housing Associations able to take on management of units in the rural parts of the District, which is why virtually all Empty Property Grant projects have taken place in the urban centres of Harrogate, Ripon and Knaresborough. In this case we were able to support the project because the small local charity which owns the property is itself a social housing provider and will be able to manage the finished house.



NEW AFFORDABLE HOMES PROVIDED SINCE APRIL 2009

<p>Low Farm, Goldsborough 1 PROPERTY</p>	<p>East Park Road, Spofforth 4 PROPERTIES</p>
 <p>1 x 2 bed house for sale (Discounted Home Ownership)</p>	 <p>2 x 2 bed houses (Shared Ownership) 2 x 3 bed houses for rent</p>
<p>Church Lane, Rainton 5 PROPERTIES</p>	<p>North Rigton, Leeds 1 PROPERTY</p>
 <p>5 x 2 bed houses (3 rented; 2 Discount Home Ownership)</p>	 <p>1 x 3 bed house (Shared Ownership)</p>
<p>Bilton in Ainsty, Harrogate 1 PROPERTY</p>	<p>Carrside, Great Ouseburn 3 PROPERTIES</p>
 <p>1 x 3 bed house (Shared Ownership) 1 x 2 bed house for rent</p>	 <p>3 x 3 bed houses (Shared Ownership)</p>
<p>Gascoigne Crescent, Harrogate 2 PROPERTIES</p>	<p>Equity Loan Schemes!! 14 PROPERTIES</p>
 <p>2 x 1 bed flats for rent</p> 	   <p>**** 14 households were given assistance to buy on the open market **** Government/ Golden Triangle Funding</p>

<p>Acquisition and Lease Scheme 5 PROPERTIES</p>	<p>Inman Grove, Knaresborough 1 PROPERTY</p>
<p>NO PHOTO AVAILABLE</p> <p>Yorkshire Housing Association 5 x 1/2 bed market properties across the district to provide 5 properties for rent</p>	 <p>1 x 3 bed house for rent</p>
<p>Stockwell Drive, Knaresborough 1 PROPERTY</p>	
 <p>1 x 3 bed house for rent</p>	

A TOTAL OF 39 COMPLETIONS 2009/2010

Former garage sites ready for occupation

Six homes are currently being marketed for sale and rent by Accent Homes. The sites will provide much needed Homes in:

Bilton in Ainsty -
1 x 3 bed shared ownership home and 1 x 2 bed rented home

North Rigton -
1 x 3 bed shared ownership home

Great Ouseburn -
3 x 3 bed shared ownership homes

The 2 and 3 bed homes are some of the last homes to be constructed, as part of a package of ten former garage sites owned by Harrogate Borough Council and sold to

Accent Homes for development. In August 2009 construction work began on these sites and despite the weather conditions slowing development down this winter, the homes were completed on time and are now being marketed to those in housing need. Accent Homes anticipate that the homes will be occupied by the middle of May.

Development will begin shortly on the final one of the ten sites, the former garage site at Rothbury Close, providing the Harrogate District with a total of 11 new homes in all, through the use of under-utilised council-owned land.



Carrside Road, Great Ouseburn garage site



Private Sector Leasing Scheme

Harrogate Borough Council, along with the City of York Council and Leeds City Council, has been funded by the Golden Triangle Partnership (GTP) to run a Private Sector Leasing Scheme. York Housing Association is managing the scheme, which aims to pair up 30 landlords with 30 tenants for up to two years. The tenants we are trying to help are

people who would be buying their own homes but for the current state of the housing – and more specifically, the mortgage – market. Some of the funding will be used to reduce their rents so that they pay 20% below market value.

With the rest of the funding, the GTP has devised a match-funded

savings scheme, the idea being that the tenants can put what they're saving on rent into a deposit account and at the end of their tenancy, the funding will be used to match what they've saved up to a maximum of £2400. They can use the match-funded money for any appropriate housing purpose, such as a deposit on a property,

legal fees in connection with purchase or, if they're still not able to buy, a rent bond on another property.

The scheme is still in its early stages, so if you are a landlord with a property to let, or think you might be interested in taking a tenancy, contact us via the details at the end of the newsletter.