

RURAL HOUSING ENABLER NETWORK

Completions Forecast/Actuals- Summary

2021-22

End Quarter

	Total	Q1	Q2	Q3	Q4
Forecast Affordable housing completions	245	14	14	65	153
Actual affordable housing completions	14	14			

LA	Completion forecast	Completions actual	% Actual v Forecast
Craven	54		
Hambleton	8		
Richmondshire	8		
Ryedale	38		
Scarborough	33		
Selby	14	14	100%
East Riding	91		
TOTAL	245		

Nat Park	Completions forecast	Completions actual	% Actual v Forecast
YDNPA	8		
NYMNPA	18		
TOTAL	26	0	

RP	Completions forecast	Completions actual	Forecast S106	Forecast Exception	Forecast 100% AH not RES	% Actuals v Forecast
York HA	19	7	7	12		
Broadacres	8				8	
Yorkshire	93		25		68	
WDH	21		21			
Thirteen Group	29		29			
CDC/Lune Valley	9		9			
CDC	4		4			
CDC/Jigsaw	4		4			
Jigsaw	16		16			
Heylo	7	7	7			
Hellens	7		7			
Railway	8		8			
TBC	8		8			
Private Dev	4		4			
CLH	2				2	
Rentplus	7		7			
TOTAL FORECAST	245		156	12	78	
TOTAL ACTUAL		14				
RES/S106 % of Forecast Comps						
RES/S106 % of Actual Comps						
Total Actual v Total Forecast						

Tenure	F/cast	Actual	% Comp of total
Aff Rent	100		
Social Rent	0		
Shared Own'	77		
DFS	12		
Rent2Buy	7		
Intermediate	18		
TBC	31		
Total	245		

©
Completions Forecast 2021-22 by Local Authority

LA	Site name	Tenure	Type of site	Nat Park	RP	Completion Forecast	Completion date/IMS	Delivery Progress	Actual Units	Total Scheme Units
Craven	Hellfield Rd, Gargrave	2 SO, 7 AR	S106	N	CDC & Lune Valley	9	Q4	©		9
	Green Gate Lane, Long Preston	8 SO, 8 AR	S106	N	Jigsaw	16	Q4	©		16
	Kendal Rd, Hellfield	5 SO, 16 AR	S106	N	WDH	21	Q4	©		21
	Maisis School, Glusburn	4 SO	S106	N	CDC	4	Q4	©		4
	Felstead Low, Bentham	2 SO, 2 AR	S106	N	CDC & Jigsaw	4	Q4	©		4
Hambleton	Station Yard, West Tanfield	6 AR, 2 SO	S106	N	Thirteen	8	Q2	©		
Richmond'	West Witton	6 DMS/ 2AR	Allocated	Y	Broadacres	8	Q4	©		8
Ryedale	Ryemoor Gardens, Helmsley	TBC	S106	N	Yorkshire	5	Q2	© 10 delivered last year with 6 to come over this year		47
	Black Swan, Helmsley	4 DFS	S106	Y	Private Dev	4	Q3	If no purchasers for these 4 DFS units then RDC may step in to purchase them.		17
	Westfields, Kirkbymoorside	TBC	S106	N	13 Group	21	Q3	© 21 expected this year, 13 delivered last year		255
	Wains Field, Kirkbymoorside	7 R2B	S106	N	Rentplus	7	Q4	On site		
Scarboro'	Hinderwell Lane, Staithes	12 AR	RES	Y	York HA	12	Q3	© Expected completion in the autumn. PC 22 Nov		12
	Church Farm, Goathland	2 AR	100%	Y	CLH	2	Q3	Conversion of 2 cottages owned by the Parish Council using CH Fund.		2
	Tara Fields, East Ayton	8 SO, 11 AR	S106	N	Yorkshire	19	Q3	©		95
Selby	Main Road, Hambleton	7 x AR, 7 x SO	S106	N	Haylo (SO) & York HA (AF)	14	Q1 2021/22 - Q4 2021/22	©	14	115
East Riding	High St, Holme on Spalding Moor	14 AR, 15 Int, 39 SO	100%	N	Yorkshire	68	Q4	On site		68
	Main St, Melbourne	2 AR, 2 Int	s106	N	Hellens	4	Q3			
	Oakwood Park, Pollington	2 AR, 1 Int	s106	N	tba	3	Q3			15
	South of Redwoods, Leven	8 AR	s106	N	Railway	8	Q4	Southwell County Homes		66
	Land N of the Paddocks, High Stile, Leven	2DMS, 1 AR	s106	N	Hellens	3	Q4	Essential Estates		15
	Land west of Garth House, Leven	TBC	s106	N	tba	5	Q4	Affordable units in total - 15		
TOTAL						245			14	769

© These units to be charged for

Planning consents to be achieved by LA 2021/22

LA	Forecasted Consents (affordable)	S106	RES	100% AH not RES	Actual Q1 Out	Actual Q1 Full	Actual Q2 Out	Actual Q2 Full	Actual Q3 Out	Actual Q3 Full	Actual Q4 Out	Actual Q4 Full
Craven	0	0	0	0								
Hambleton	0	0	0	0								
Richmondshire	0	0	0	0								
Ryedale	103	103	0	0								
Scarborough	36	0	36	2								
Selby	0	0	0	0								
East Riding	0	0	0	0								
Total	139	0	36	2								
Actuals					0	0	0	0	0	0	0	0

Outline Actuals	0
Full Actuals	0

Other RHE Programme stalled sites that might not come forward in 2021/22

Local Authority	RSL/Dev'	Site	Total units	Number of affordable Units	Affordable Units by Type	Type of Site	In NP	in LIP	Planning granted	Comments	Lost to 10 unit thresh'
Craven	Home	Backgate, Ingleton	28	7	7 S/O	S106	Y		Full Sept 2012	Due to complete Dec 2018 - ongoing	Ok
Hambleton											
Richmondshire											
Ryedale	Developer	Black Swan, Helmlsey	17	4	DFS	S106	Y		Yes	Waiting for dev to complete affordable apartments	
Scarborough											
Selby	WDH	Camblesforth	41	41	AF/SO	S106				Aiming to submit to planning	
	N/A	Beal	TBC			RES				Land agent came forward with land and currently conducting a HNS.	
	Broadacres	Landing Lane , Riccall	12		AR	RES	No		No	Pre- app meeting request submitted	
	SDHT/SDC	Cliffe RES	12		SR/AR	RES	No		No	working with Brierly Homes	
		Fairburn	8			RES				Site to be identified	
		Cawood RES	15			RES				Site to be identified	
		North Duffield	12			RES				Site to be identified	
East Riding											
		TOTAL	145	52							

RURAL EXCEPTION SITES Pipeline Forecast beyond 21/22 by Local Authority

LA	Site name	Tenure	Type of site	Nat Park	RP	Completion Forecast	Units 21/22	Units 22/23	Comments/In Progress	HE Grant?
Craven	Airton	S/O	100%	Y	CDC	20/21		4	Application to be submitted before dec 2019	
	Lothersdale	So/AR	RES	N	Jigsaw	20/21		5	In discussion with landowner and HE to ascertain grant levels and also if scheme is viable - boreholes required.	Yes - amount TBC
							0	9		
Hambleton	Friars Garth, Kirkby Fleetham	AR/SO	RES	N	Broadacres	20/21		10	Heads of term given to Agent. PC in support. Delayed due to local plan	Awaiting LP to be approved.
	Leeming Village	AR/SO	RES	N	Broadacres	20/21		12	This scheme will test the waters as landowner only selling RES if we can deliver an IPG site at the same time. Landowner only selling RES if we can deliver an IPG site at the same time.	Going to be undertaken a sequential test as more sites have been identified
	Raskelf	AR/SO	RES	N	Broadacres	20/21		8	Land owner by BHA, site will be re-developed.	Still being worked up
	Pickhill	AR/SO	RES	N	Broadacres	20/21		12	Need identified, site to be found, all proposed unsuitable to DM	No land yet
	Carlton Miniott	AR/SO	RES	N	Broadacres	20/21		7	Application due to be submitted late Sept 18	On site due to complete Q2 20/21
	Huby - land off Robin Lane	AR/SO	RES	N	Broadacres	20/21		12	Planning approved	On site due to complete Q4 20/21
							0	61		
Richmond'	Bainbridge - land behind Rose & Crown	SO	RES			20/21		5		
							0	5		
Ryedale	Swinton	AR/SO	RES	N	York/Karbon	21/22		10	Site identified with York on board with agent. Planning Consultant has been to the PC and they are ok with the site and will support a needs survey	No grant allocated
	Station Rd, Nawton	AR/SO	RES	N	York/Karbon	21/22		8	Land set aside for phase 3. 1 & 2 done by Yorkshire. York/Karbon now looking at taking over the option from YH. A new survey would be needed and PC not wholly supportive.	No grant allocated
	Wombleton	AR/SO	RES	N	TBC	21/22		6	Landowner (family members) submitted pre app and thinking of going down the route of a RES. Agent going back to landowners - awaiting reply	No grant allocated
							0	24		
Scarboro'	Lealholm (NP)	AR/SO	RES	Y	Broadacres	21/22		10	Lealholm Trust set up who want to do the scheme themselves. Architects on board who will now do a feasibility study	CLH start up money paid (£4K) but no other money allocated
	Grosmont (NP)	AR/SO	RES	Y	Beyond Housing	21/22		8	Both sites in Front Street not supported by Highways so now looking at Priory Park with Highways. Still ongoing problems getting them to support a site	No grant allocated
	Sled Gates Fylingthorpe	AR/SO	RES	Y	Home	21/22		6	Moving towards an open day end of Sept for this site. Event will be a red line exercise	No grant allocated
	Robin Hoods Bay	AR/SO	RES	Y	Home	21/22		6	Moving towards an open day end of Sept for this site. Event will be a red line exercise	No grant allocated
	Goathland	AR/SO	RES	Y		21/22		6	Site identified which is owned by the Duchy who want to use their own Housing Trust to build and manage any future props	No grant allocated
	Snainton	AR/SO	RES	N	Broadacres	21/22		20	Broadacres looking to take the full site with 18 affordable and possibly 6 market. RHE talking to PC about doing survey	No grant allocated
							0	56		
Selby	Riccall	AR/SO	RES	N	Broacacres	20/21		12	Stalled due to adapted road costs - Broadacres seeking alternative	No grant allocated
	Cliffe	AR/SO	RES	N	SDHT	20/21		12	SDC/SDHT working on scheme with Briery Homes	No grant allocated
	Cawood	AR/SO	RES	N	Leeds Fed	20/21		10	Site identified and Leeds Fed are working alongside landowner. Currently awaiting feedback.	No grant allocated
	North Duffield	AR/SO	RES	N	TBC	21/22		12	PC conducted own site identification. Awaiting feedback from SDC Planning and Planning Policy Teams	No grant allocated

LA	Site name	Tenure	Type of site	Nat Park	RP	Completion Forecast	Units 21/22	Units 22/23	Comments/In Progress	HE Grant?
	Fairburn	AR/SO	RES	N	TBC	20/21		10	Site to be identified - currently PC not meeting and unwilling to make a decision until face to face meetings can resume. Spoke to one PC Cllr who gives me the impression they is the appatite for affordable home delivery subject to it only being small scale.	No grant allocated
	Stutton	AR/SO	RES	N	TBC	TBC		3	Site to be identified - currently PC not meeting and unwilling to make a decision until face to face meetings can resume	No grant allocated
	Beal	AR/SO	RES	N	Broadacres /SDHT	21/22		5	HNS completed with ideified need of 5. No feedback from PC but land agent in discussions with Broadacers/SDHT.	No grant allocated
							0	64		
East Riding	Main Street, Eton	LCHO	RES	N	tba	22/23		4	Pre -app advice obtained. Housing needs survey report confirms need.Access now a stumbling block	No grant allocated
	Kilwick Lane, Lockington	AR	RES	N	Broadacres	22/23		6	Pre-app advice obtained. HNS completed. Parish council support secured. Land owners now engaged.	No grant allocated
	North Dalton	AR/SO	RES	N	ERYC	22/23		4	One of two sites. HNS completed. Parish council support ambivalent but additional village survey shows tentative support	No grant allocated
	Barmby Road, Barmby Moor	SO	RES	N	Tog'ther	22/23		20	Terms to be agreed. Feasibility completed. Housing market report completed but Together now unsure whether to proceed.	No grant allocated
	Browney Hill, Sutton upon Derwent	SO	RES	N	York HA	22/23		4	Negative pre-app has triggered loss of RP and site	No grant allocated
	Meadow View, Little Driffield	AR/SO	RES	N	Broadacres	22/23		11	Terms agreed. Pre app imminent.	No grant allocated
	Old School, Main Street, Humbleton	AR	RES	N	Heron Educational Foundation	21/22		5	CLH scheme; planning application submitted	No grant allocated
	Church Farm, Skipsea	AR	part RES	N	Broadacres	21/22		10	CLH scheme Planning application pending	Homes England funding plus CLH fund
	Westgate, Nafferton	AR/SO	RES	N	ERYC	22/23		20	Subject to housing needs and outline planning. Query 20?	No grant allocated
	Back Lane, Burstwick	DMS	RES	N	n/a	21/22		4	Planning application submitted	No grant allocated
	former allotment site, Sewerby	AR/SO	RES	N	Yorkshire	22/23		c24	Pre-app to be submitted by end of 2020	No grant allocated
	Land west of Cowick Grange, Grange Rd	AR	RES	N	Yorkshire	22/23		4	Detailed application under consideration	No grant allocated
	former allotment site, Sancton	AR/SO	RES	N	ERYC	23/24		8	Initial feasibility commenced. HNS completed	TBA
	Land west of Cowick Grange, Grange Rd	AR	RES	N	Yorkshire	22/23		4	Detailed application under consideration	No grant allocated
							0	104		
TOTAL										

LA	RES Forecast for 21/22	RES Forecast for 22/23
Craven	0	9
Hambleton	0	61
Richmondshire	0	5
Ryedale	0	24
Scarborough	0	56
Selby	0	64
East Riding	0	104
TOTAL	0	323

RHE Programme forecasts against completions since 2011

Programme Year	Forecasts	Total Completions	% Forecast v Completions
2020-21	397	300	
2019-20	423	370	87%
2018-19	452	405	90%
2017-18	218	175	80%
2016-17	190	174	92%
2015-16	220	177	80%
2014-15	170	179	105%
2013-14	64	64	100%
2012-13	102	71	70%
2011-12	164	126	77%
TOTAL	2400	2041	85%