



NORTH  
& EAST  
YORKSHIRE

Rural Housing  
Enablers



Success  
Delivering  
Affordable  
Homes



Rural homes ...

for local people

## Working with Estates

### Affordable Housing Case Study...

#### Browns Wood Cottages, Egton, (NYM National Park)

**Estate:** Mulgrave Estate, Scarborough

**Number of homes:** 10 affordable

**Tenure Type:** 10 affordable rent

**Type of site:** Rural Exception Site

**Property Types:** 7 x two bedroom houses, 1 x three bedroom house and 2 x two bedroom apartments

**RP:** Home Group Housing Association



### The Challenge

Work on this scheme started back in 2009 when the Rural Housing Enabler discussed the importance of rural affordable homes with the Parish Council. This was followed by a housing need survey which identified 22 local households with either an immediate housing need or a need within the next two years.

Once a housing need was established, a tour of Egton and Egton Bridge was undertaken with North York Moors National Park planners, members of the Parish Council and the RHE to look at potential sites. A site owned by the Mulgrave Estate was eventually chosen as the preferred site.

The Rural Housing Enabler initially approached the Mulgrave Estate to discuss the possibility of releasing land for such a scheme and in discussions it became clear that they had a problem with several run down farmsteads in the area occupied by semi-retired estate workers of pensionable age. Historically low rents meant there was no incentive to move but there was little investment in the farms (typically 150 acres) which were no longer being run effectively and were in some cases failing. The rental income was so low that the Estate was not modernising the properties and younger local tenants were not able to take over to the detriment of the local farming economy. The Estate wanted to encourage the older tenant farmers to retire both to improve their living conditions and to enable better management of the farms.

The challenge was to come up with a solution that helped the Estate to relocate those households in the farmsteads into more suitable alternative homes that better met their needs but still within the parish, and to provide more affordable homes for the benefit of the community and to meet the identified housing need.



## The Solution

By releasing land for this scheme, it was agreed that the Estate would have first lets on four properties suitable for such people if they wanted to move into a more suitable new home. This would then release the farmsteads for the Estate to convert to other uses.

Although the National Park Authority had not given nomination agreements to landowners for recently developed affordable housing schemes, the Planning Manager's view was that it was a possibility in order to facilitate a scheme as long as the tenants met the Authority's policy requirements of being local people in need of affordable housing. Some of the tenant farmers lived in Egton parish and would fall into the 'top tier' of a parish cascade for a scheme in Egton but others were further afield, for instance in nearby parishes such as Ugthorpe and Hutton Mulgrave. It was agreed to include more than one parish in the top tier of the cascade and to look closely at the list of surrounding parishes also included in the cascade.

The RHE made sure that the Parish Council were consulted at every stage of negotiations and this was also made clear at the pre planning consultation open event in the village so residents were aware of the proposal.

## The Outcome



Planning consent was granted in 2014 and a completion date of March 2015 agreed. Funding was provided via the Homes and Communities Agency. Just before the homes were completed, the Parish Council were invited to view some of the properties and all agreed that they fitted in well into the village and would help local households to remain within the community. The homes were advertised on NY Home Choice and all went to people who had a local connection to Egton parish.



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