

Rural Affordable Housing Case Study

Garrs End Lane, Grassington. Yorkshire Dales National Park Authority/Craven District Council

Grassington is the main residential and tourist area in Upper Wharfedale in the Yorkshire Dales National Park and is home to around 1,700 people. As one of the most popular villages in the Yorkshire Dales, house prices are high, with 2 bed terraces selling in the region of £190,000 and 3 bed semis being sold for upwards of £250,000. For many local people who have lived in Grassington all their lives, this has left them unable to afford their own home. Their only option has been to remain living with family or move away to access more affordable housing.

In 2011, on the back of a successful affordable housing scheme in the village, a further site was sought for development. Whilst a number of sites were considered it was decided that land off Mirefields was the most suitable. In conjunction with Yorkshire Housing, a scheme for 3 two bed homes and 1 three bed home was proposed. The 2011 scheme had established need for the homes, with more people who qualified* registering an interest to rent or buy the properties than were available. The Strategic Housing Market Assessment (SHMA) also indicated that the Grassington Ward had a need for 15 affordable homes between 2011-2016.



In November 2012 the site was granted planning permission by the Yorkshire Dales National Park Authority. The homes, which are all for rent, were completed in January 2014 to a very high standard constructed of natural stone and slate. The homes were allocated to local people who live and/or work in Grassington, two of the homes were made available on a 5 year tenancy, but paying a lower than market rent for a set period of time. These residents will have the opportunity to save for a deposit for a home on the open market.

**Qualification for a home is dependent on a person meeting the local connection criteria outlined within the Yorkshire Dales National Park Local Development Plan alongside confirmation by Craven DC that they are unable to afford to buy or rent a similar home available on the open market.*