

Summer 2015



HOUSING ENABLERS
Local homes for local people

Local homes...

for local people

Success
Delivering
Affordable
Homes

2014/15 Outturn

2014/15 was a very successful year for our rural housing programme seeing a total of 179 completions across 23 sites. New rural affordable homes for local people have been delivered across the whole of North Yorkshire, including in our two National Parks.

In total the North Yorkshire Rural Housing Enabler (RHE) programme has delivered 417 new rural affordable homes, averaging 104 per year against the Local Investment Plan target completion rate of 75.



Linton on Ouse - Hambleton



Sharrow - Harrogate



Egton - North York Moors National Park

Congratulations and thanks...

...to all of our Housing Association, Local Authority and National Park partners and the Homes and Communities Agency for their continued support and contributions the programme which have helped to deliver the most successful year to date. Special thanks go to those parish councils and communities that have worked so closely with us to deliver some fantastic developments.



Future programme

The York, North Yorkshire and East Riding Housing Board approved the continuation of the RHE Network and programme from 2015 to 2018 and we are pleased that our Local Authority and Housing Association funding partners are able to continue to support the programme and the deliver new rural affordable homes.

Our ambitions for 2015/16...

... the RHE Network is forecasting the delivery of over 150 rural affordable homes across more than 15 sites including at:

- Two sites in Ampleforth (Ryedale District)
- Slights (Scarborough District/North York Moors National Park)
- Hackforth (Hambleton District)

Over 350 rural affordable homes are also forecast to achieve planning consent this year, meaning that the RHE Network will continue to deliver rural affordable homes in future years.

We are very much looking forward to working with all our partners to deliver new rural affordable homes and, with the Homes and Communities Agency's new round of funding starting this year, we hope it will be another successful year!

New developments...

Egton, North York Moors

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 a housing need either now or in 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 Authority Planning Officers, members of the Parish Council and the RHE to look at potential sites. A site owned by the Mulgrave Estate was eventually selected as the preferred site.

The RHE then worked with Home Group, the Estate and Planning Officers to bring forward a suitable scheme to take to the community. At the end of 2013, a scheme of 10 affordable homes for rent comprising one 3 bedroom house, seven 2 bedroom houses and two 2 bedroom apartments was presented at an Open Day and received community support.

Providing
Homes
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People

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 they 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 remain in their community.



Members of Egton Parish Council with RHE Colin Huby

Nawton (Phase 2) Ryedale District

Yorkshire Housing initially completed the first phase of this development in late 2010. In 2012, five years after the original parish survey was done, it was agreed to conduct another survey to see if there was need for a second phase. The second survey identified nine local households in housing need.

Once a housing need was identified, the RHE then worked with Yorkshire Housing and the Parish Council to bring forward a suitable scheme to take to an Open Event. In early 2014, planning consent was approved for eight affordable homes for rent comprising a 4 bedroom house, three 2 bedroom properties, two 2 bedroom bungalows and two 2 bedroom apartments.



Bungalows at Nawton - Ryedale

The RHE worked closely with Yorkshire Housing and the Parish Council throughout the build and particularly during the allocation process, to make sure that the properties went to households with a local connection. An Open Day was held just before completion so the Parish Council and local residents could view the properties.

Grass Wood Court, Grassington

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 two bed terraces selling for around £190,000 and three bed semis being sold for upwards of £250,000.



Grass Wood Court Grassington - Yorkshire Dales

Many people who have lived in Grassington all their lives, are unable to afford their own home. Their only option has been to remain living with family or move away to access more affordable housing. This development saw Home Housing work closely with the Yorkshire Dales National Park planning authority to produce seven properties, half of which were affordable housing and half were restricted to local purchasers only. Completing in March 2015 the development all seven properties are now occupied. Please see the 'View from a resident' section to see what it is like living in Grassington.

Other news...

Hunton naming competition

Six affordable rented homes were built by Broadacres in Hunton in Richmondshire.

A competition was run by Broadacres Housing Association in conjunction with Richmondshire District Council to involve pupils at Hunton and Arrathorne Community primary School in naming the houses.

The picture below shows Cllr Scott and Andi Mccloughlin (Broadacres) with the lucky prize winners who will forever have their chosen names on the properties.



The lucky prize winners

A view from a resident...

Miss Chaney is a new resident of Grass Wood Court, a recently completed site built by Home Housing.



About Miss Chaney: I was living in Skipton at my Mum's house with my three children. There were six of us there and the house only had three bedrooms so it was a bit of a squeeze, especially as my children are quite young. I worked in Skipton but my partner lives in Grassington and works as a chef in the village. Finding the time and space to see each other as a family was very challenging.

How do you find living in your new home?

I love it. My dad came from here so I know the village well. The house is really well built and the views are amazing. I have just recently got a job in the village too.

How did you find the process? Really quick, it took less than three weeks from bidding to get into the house. I had to go through an extra process as the National Park required a local connection.

Do you think the Affordable Home Programme is important?

Definitely, it has brought our family together. We are much happier and are able to spend quality time together.

New Partners for 2015/16



We welcome both Wakefield and District Housing and Accent Group to the Rural Housing Enabler Network. We now have 15 Registered Provider partners delivering our Rural Housing Enabler Programme. Along with our Local Authority partners, this brings greater support to the RHE partnership allowing us to continue to deliver housing in rural areas across North Yorkshire.

Another new arrival...



... Flynn Samuel was born to Emily, Craven RHE, on the 7 November 2014 weighing 9lbs 6oz.

Emily is now back at work in Craven following her maternity leave.



The Homes and Communities Agency are here to help!

The Homes and Communities Agency currently has a number of funding opportunities for affordable and market homes to rent or buy.

The current Affordable Homes Programme is open for Continuous Market Engagement. This means that bidding is open for grant funding to deliver affordable homes to rent and buy, including in rural areas. The funding can also be used for bringing empty homes back in to use, specialist accommodation and Traveller pitches.

The HCA also runs recoverable investment programmes to promote the delivery of market homes to rent or buy and for serviced plots to help people who want to build their own home. The minimum site size for many of these programmes is just five units, and the Agency is keen to work with smaller and medium sized enterprises, as well as larger organisations. Organisations interested in bidding for any of these opportunities are encouraged to contact the Homes and Communities Agency, see:

www.gov.uk/housing/funding-programmes for further details. You can also sign up to the HCA newsletter to keep in touch with current and forthcoming opportunities at: www.info.homesandcommunities.co.uk/newsletter

We are here to help...contact your Rural Housing Enabler:

Emily Grogan (Craven) call 01756 706286 or email egrogan@cravendc.gov.uk

Amanda Madden (Hambleton) call 01609 767048 or email amanda.madden@hambleton.gov.uk
and (Richmondshire) call 01748 901117 or email amanda.madden@richmondshire.gov.uk

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