

Spring 2023



NORTH  
& EAST  
YORKSHIRE

Rural Housing  
Enablers

Success  
delivering  
affordable  
homes

# Rural homes ... for local people

**As we approach the establishment of the new North Yorkshire Council on 1<sup>st</sup> April, the whole RHE team is continuing to work hard delivering the rural affordable homes that the county so badly needs.**



1 April 2023

Local government reorganisation (LGR) is a very exciting opportunity to increase our impact in North Yorkshire, bringing together the considerable expertise in the districts, boroughs and county under one roof. As RHEs we have always worked across North Yorkshire, alongside colleagues in housing and planning to deliver rural affordable housing and we will continue to do this through and with North Yorkshire Council.

“ It is an honour to have been appointed to the new North Yorkshire Council’s first executive, a role that I will take up formally on 1<sup>st</sup> April. We cannot overstate the importance of this new authority, which is so important for the future of local democracy in the county. By bringing the seven district and borough councils together with the county council, we can provide a collective voice that works for the good of all our residents.



Of course, I am acutely aware that our success as a new council will be judged not by what we say, but by what we do. My own role will cover growth, culture, leisure, sport, planning, and housing. This is a large brief, covering many of the most important functions of the new council - not least housing. We face a huge challenge in housing across the county. Homelessness is on the rise, and rural and coastal communities are under great strain. Our young people cannot find housing they can afford and move away. Key workers cannot live in the communities they serve. It is a challenge which the new council, working together with its partners, must seek to meet for the benefit of all our residents and those yet to come.

I am very proud that we have already showed the scale of our ambitions for housing in North Yorkshire by introducing a council tax premium on second homes in the county, which we hope will come into effect in April 2024. This will bring in millions of pounds to the council which we can then use to help pay for some of our key priorities, including unlocking new affordable homes in costly areas.

I am also very glad to see that the Rural Housing Enabler programme will continue at the new council. This is a very effective initiative, engaging with communities and landowners, and bringing together everyone involved in building rural affordable homes - and its successes are clear to see. I am looking forward to working with the RHEs, and all the employees of the new council, to carry out our vital work together. ”

**Cllr Simon Myers - Executive Member for Culture, Arts and Housing**

## WORKING WITH THE CHURCH OF ENGLAND TO PROVIDE RURAL AFFORDABLE HOUSING

In January, Angela Walmsley and Andrew Carruthers - the RHEs for Hambleton and Craven - attended a day conference in London on working with the Church of England to deliver affordable homes. The event, organised by ACRE, explored the Church's action on housing, including the recent **Coming Home** report and land-mapping exercises by different church bodies. The event also covered examples of RHEs working with the Church Commissioners, dioceses and individual parishes to unlock rural affordable housing.

We are currently working with the Church Commissioners to consider whether there are any potential sites locally.

## MONITORING UPDATE

By the end of the third quarter of 2022/23, 64 rural affordable homes have been delivered through the programme: 39 homes in the East Riding, 22 homes in Ryedale and three in Scarborough. This includes 29 Shared Ownership homes and 26 affordable rented homes.

Meanwhile, planning permission for 56 rural affordable homes was granted in Q3 - outline consent for 16 homes in the East Riding, and full consent for 40 homes in Hambleton.

## YORK AND NORTH YORKSHIRE DEVOLUTION DEAL

The public consultation on the proposed Devolution Deal for York and North Yorkshire closed in December. Both City of York Council and North Yorkshire County Council have met to consider the findings of the statutory consultation for devolution, which almost 2000 people took part in between October and December last year. Following their considerations, both councils have agreed to progress devolution to the next stage, which is to submit the consultation results and the associated scheme for devolution to the Secretary of State.

[www.ynydevolution.com/](http://www.ynydevolution.com/)

As part of the Deal, York and North Yorkshire were allocated £12.7 million of Brownfield Housing Fund to enable new housing starts by March 2025. A call for Expressions of Interest closed on 6th Feb, after consideration by the Joint Committee of both Councils on 13th March successful applicants will be invited to progress to Full Business Case stage.

[www.ynylep.com/projects-and-funding/brownfield-housing-fund](http://www.ynylep.com/projects-and-funding/brownfield-housing-fund)

## RURAL TASK FORCE EVENT: THE ART OF THE POSSIBLE - WORKING TOGETHER TO DELIVER RURAL HOUSING

Estate owners and their agents from across North Yorkshire met in November to discuss how to help deliver affordable housing on their estates. The seminar was organised by the North Yorkshire Rural Task Force - chaired by the incoming chief executive of North Yorkshire Council, Richard Flinton - and the Country Land and Business Association.

The event was held in Hovingham, in Ryedale, and included a tour of the schemes that have been delivered in the village. It focused on exploring 'the art of the possible', inspiring attendees with examples of great schemes delivered by estates across the country. It also introduced ways to help get projects off the ground, including the RHE partnership.





# AROUND THE PATCH...

## RYEDALE

The opening ceremony for seven affordable homes at Wainds Field, Kirkbymoorside, took place on 27th January. Local MP Kevin Hollinrake paid a visit to meet aspiring homeowners who have just moved into the first ever Rentplus affordable rent to buy homes in North Yorkshire.

Ryedale District Council worked with Rentplus-UK to offer seven two and three-bedroom houses on the Wainds Field development in Kirkbymoorside to people with a local connection to Kirkbymoorside.



Ryedale District Council Members and Officers at the Wainds Field development in Kirkbymoorside



Local MP Kevin Hollinrake officially opening the Rentplus affordable homes in Kirkbymoorside

## SCARBOROUGH

**Danby** - Broadacres is working with the Dawnay Estate to bring forward a 13-unit single storey development on land in Danby. A public consultation open day is still to be held in the village so the community can comment on the proposed scheme. This could be held in spring/summer 2023.

**Robin Hood's Bay** - Broadacres is working on a 13-unit proposed development off the main car park in Robin Hood's Bay. A red line exercise has been held in the parish which demonstrated support for the site, but it's hoped to have another consultation event in spring/summer 2023 with detailed proposals for the site.

## EAST RIDING

**Meadow View, Little Driffield** - Broadacres have submitted a planning application for this rural exception site. It is on the outskirts of the market town of Driffield within the smaller community of Little Driffield. The scheme is now under consideration and going through formal consultation. It will consist of 16 houses (eight affordable rent; six shared ownership and two market sale).

**Church Farm, Skipsea** - This brownfield site, in the coastal community of Skipsea is about to be purchased, subject to the completion of the s106 agreement. It will consist of nine dwellings for affordable rent (five two-bed dormer bungalows; two two-bed houses and two three-bed houses) and is designed to meet the housing needs of the village and in particular those threatened by coastal erosion.

As anticipated in the last newsletter, the final four houses at the community led scheme in Humbleton were completed in January and are now occupied.

## SELBY

In Selby, we will be conducting a systematic approach to housing need surveys and approaching Parish Councils where a housing need has been identified through a range of sources. Should the Parish Council not wish to be involved, then we would look to conduct the housing need survey separately. By doing this we hope to be able to progress more possible exception sites than in previous years.

Selby has recently completed the latest round of consultation relating to their new Local Plan, which is currently being evaluated. As part of that process we have contacted those rural landowners and agents whose sites have not been allocated, to see whether they are interested in releasing their land for rural affordable housing provision.

## HAMBLETON

With vesting day fast approaching, the team has been reviewing its approach to housing needs surveys, and next month we hope to go out with the newly revised version for the first time. With the new survey, some additional marketing and the inclusion of more engagement with local businesses and services, we're hopeful of improving the response rate to housing needs surveys, benefitting all involved. I'm also looking at ways of raising awareness of affordable housing across the district, and pulling together new case studies on the positive impact that affordable homes have had on the families that live in them. If you have any residents who you know would be happy to share their experiences, please contact me directly and I can take this forward.

## RICHMONDSHIRE

Here at Richmondshire, we are working with local estate agents and lenders on a range of projects involving the resale of Discount Market homes, ensuring they adhere to S106 agreement criteria and that sellers are following the correct processes.

We are also working with racing yard trainers at Middleham to assess the need for staff accommodation and how this can be addressed. Housing need surveys are currently being processed and potential properties are being investigated, including options to buy and adapt existing homes.

As well as this, we are following up on several sites in the Yorkshire Dales National Park, speaking to landowners that we previously contacted before the Covid pandemic.

## CRAVEN

In Craven, we are working with colleagues at North Yorkshire County Council to explore the option of 'top-slicing' S106 properties in Craven to provide supported housing. This could involve NYCC effectively sub-letting affordable rented properties from housing association partners to provide homes for residents in need of extra support.

We are also working with the Yorkshire Dales National Park Authority to introduce RPs to landowners in an effort to help unlock a number of stalled sites. These sites could hopefully be brought forward as 100% affordable housing sites, helping to circumvent issues like viability through leveraging grant funding.

There are also a number of ongoing negotiations with developers on issues including viability and affordable housing design, on sites in Bentham, Embsay, Cononley and Settle.

# Pipeline...

## RYEDALE

### Rural Exception Sites

**Swinton** - Karbon Homes has now submitted a planning application for 19 affordable homes on a rural exception site in East Street, Swinton. The scheme consists of one one-bed flat, four two-bed bungalows, two two-bed houses, nine three-bed houses and three four-bed houses. Eight properties are for affordable rent, seven are for Rent to Buy and four are for shared ownership. No decision has been made yet when it will go to Committee.

**Amotherby** - Yorkshire Housing was successful in obtaining planning approval (subject to the signing of a Section 106 agreement) for 58 affordable homes on an allocated site in the village. This includes 20 two-bed houses, two two-bed bungalows, 31 three-bed houses and five four-bed houses. The tenure for the scheme is 29 affordable rent, 19 shared ownership and 10 Rent to Buy. We expect Yorkshire Housing to start on site in July 2023.

Housing need survey in Ryedale South West - it is hoped to conduct a cluster housing needs survey in certain parishes within the ward of Ryedale South West at the end of March. The RHE is now in the process of consulting those Parish Councils which will be included in the survey.

## SCARBOROUGH

### Community Led Schemes

**Lealholm** - (8-10 units) Detailed designs are being worked up by Broadacres which, subject to approval by the CLT, will be submitted for planning in the next few months. Work is also progressing in relation to the sale of the land to the CLT.

**Church Cottages Trust, Goathland** - the group has recently submitted their funding application to the council for the second cottage, which will go to a Cabinet meeting in March for approval.

### Rural Exception Sites

**Snainton** - a planning application has been resubmitted by Broadacres to Scarborough Council for 20 affordable homes and four market homes. No date has been set yet for a decision.

Other Rural Exception Sites in the pipeline include, Grosmont, Lythe and Hawsker, all of which are in the North York Moors National Park.

## EAST RIDING

Housing needs surveys have recently been completed in the villages of Burton Agnes and Shiptonthorpe. Ongoing consultation with the communities is planned with a view to pursuing small scale developments in each of these communities.

## SELBY

Our new systematic approach to housing need surveys in Selby, combined with following up sites unallocated through the Local Plan process, will hopefully allow us to increase our pipeline. We intend to provide housing need survey data to RPs working in the district along with past housing need data. This will allow us to identify whether there has been a missed opportunity and whether we could still deliver rural affordable homes.

continued...

## CRAVEN

We are exploring the possibility of bringing together a number of different workstreams in Craven to deliver an innovative project to convert an existing building in the district. This would deliver two retrofitted flats, plus up to two new homes and potentially some community space. This will likely need to be approved by North Yorkshire Council, but we hope that the new council will be able to bring this forward.

A number of developers have approached us about the possibility of delivering two 100% affordable housing sites in Ingleton and Cowling, so we are in the process of connecting them with RP partners. We are also providing planning comments, for example on two applications in Bentham.

## RICHMONDSHIRE

We are currently awaiting final funding approval and planning permission for three community land trust homes at Hudswell, being developed using Modern Methods of Construction.

We are also working with Dementia Friendly, Harris Irwin Architects and North Yorkshire County Council on a pilot local care model. The site has been identified and we have met with landowners, begun a housing need survey, and held initial consultation with the local Parish Council.

## HAMBLETON

In Hambleton, there have been some common challenges of late due to rising costs, however we are hopeful that the launch of the Brownfield and Net Zero funds will assist with some of these issues over the coming year and we have a healthy pipeline of planning applications continuing to come through. We are currently working with colleagues and partners on two rural exception sites, one fully affordable site and further S106 allocations leading to a combined potential pipeline of around 190 affordable homes.

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

**David Siddle, East Riding** call 07711 808298 or email [david.siddle@eastriding.gov.uk](mailto:david.siddle@eastriding.gov.uk)

**Angela Walmsley, Hambleton** call 07891 414620 or email [Angela.Walmsley@hambleton.gov.uk](mailto:Angela.Walmsley@hambleton.gov.uk)

**Amanda Madden, Richmondshire (temporary cover)**

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