



PART A: MATTERS DEALT WITH UNDER DELEGATED POWERS

REPORT TO: POLICY AND RESOURCES COMMITTEE

DATE: 9 DECEMBER 2010

**REPORT OF THE: HEAD OF ECONOMY AND HOUSING
JULIAN RUDD
HEAD OF ENVIRONMENT
PHIL LONG**

TITLE OF REPORT: SALE OF LAND AT AMPLEFORTH

WARDS AFFECTED: AMPLEFORTH

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

1.1 To consider selling an area of land at Ampleforth to Yorkshire Housing at below market value for the construction of affordable houses utilising Homes and Community Agency funding.

2.0 RECOMMENDATION

2.1 That the Committee approve the sale of Council owned land at Ampleforth to Yorkshire Housing for £20,000 to enable the construction of four affordable dwellings.

3.0 REASON FOR RECOMMENDATION

3.1 Affordable housing is a priority for Ryedale. The Council has assessed the various means by which provision can be increased in order to help those in housing need and has identified the provision of suitable land as an appropriate means.

4.0 SIGNIFICANT RISKS

4.1 If the land is not sold the allocated £260,000 funding from the Homes and Communities Agency (HCA) and the potential to develop 4 affordable homes would be lost. This may affect future funding from the HCA.

4.2 The Council needs to maintain good working relationships with Registered Social Landlord (RSL) partners and where possible work together to find solutions to make developments work.

REPORT

5.0 BACKGROUND AND INTRODUCTION

- 5.1 The Council has worked closely with the (HCA) and partner RSLs to progress a development programme for RSLs to deliver 45 new affordable homes in Ryedale in the period to 2011. This principally involves land owned by RSLs.

6.0 POLICY CONTEXT

- 6.1 The recommendation is in line with the Council's aim to meet the housing need in the Ryedale area that sits within the Corporate Plan. The proposed action is also consistent with the Sub-Regional Housing Strategy and Ryedale's Housing Strategy Action Plan.

7.0 CONSULTATION

- 7.1 Consultation on the 2007 Ryedale Housing Market Assessment showed a shortfall of 26 affordable homes needed in Ampleforth over the next five years, with five elderly households showing that they required accommodation. Consultation has taken place with the ward member for Ampleforth.

8.0 REPORT DETAILS

- 8.1 The Council has worked with its RSL development partners to identify a range of proposals in the District and has secured funding of £2.557m from the HCA for schemes to start on site prior to March 2011. This equates to 45 new affordable homes. The majority of the sites are already in the ownership of the RSLs.
- 8.2 The proposed site in Ampleforth is in Council ownership and has a market value of £120-£150k. Yorkshire Housing has expressed an interest in developing the site to provide 4 affordable two bedroom bungalows, utilising £260K of HCA funding. Members should note that in addition to the local shortfall of affordable homes that was demonstrated through the 2007 Housing Market Assessment there are currently 48 households on the waiting list with Yorkshire Housing for elderly person's accommodation in the Ampleforth area. The land owned by the Council is located next to a development of bungalows; all previously Council owned and the development will compliment the scale and use of the surrounding development.
- 8.3 The area of land being considered was retained by the Council at the time that its dwellings were transferred to the Ryedale Housing Association (now Yorkshire Housing). The land, which amounts to some 1600m², is level and located towards the southern edge of Ampleforth village. The site stands in the north eastern corner of St Benedict's Close to the edge of main area of former Council housing, which is well planned and with an open aspect. The site is currently grassland and Ampleforth is a popular village with a reasonable range of local amenities and services.
- 8.4 To be included in the development programme, and to secure the HCA grant of £260k, the Council would have to release the land for the below market value. Instead the Council would receive a total of £20,000 as the current grant available per plot is £5000.

9.0 IMPLICATIONS

- 9.1 The following implications have been identified:

- a) Financial
The capital receipt from the sale would be applied to the Council's capital programme.
- b) Legal
There are no significant legal decisions arising from this report.
- c) Other
There are no other significant implications arising from this report.

Julian Rudd
Head of Economy and Housing

Phil Long
Head of Environment

Author: Kim Robertshaw
Telephone No: 01653 600666 ext: 383
E-Mail Address: kim.robertshaw@ryedale.gov.uk

Background Papers:
None

Background Papers are available for inspection at:
n/a.