

Kirkbymoorside Town Council

Information for the Planning Committee meeting on Monday 15 July 2024

Agenda item 3b. To consider matters arising

- I. To receive information about the criteria for assignment of affordable housing, pursuant to minute P24004

Allocation of affordable housing from a planning policy point of view

In the Ryedale area, there hasn't been a significant number of sites allocated *exclusively* for affordable housing in the recent past. Affordable housing is typically delivered as part of a wider housing scheme which has *both* market housing and affordable housing. The expectation on developers is that, for developments where more than five houses are approved, at least 35% of this should be affordable housing. For developments of fewer than five houses, the affordable housing contribution is a financial one. These expectations are enshrined in local planning policy (still currently the Ryedale Plan).

Affordable housing delivery is based on an identified need and, as part of the creation of the new Local Plan for North Yorkshire, we are underway in commissioning the evidence-gathering so we can fully understand the housing needs across the whole county – including affordable housing need.

Planning Officer
North Yorkshire Council
Local Plans team
Ryedale House
Old Malton Road
Malton
YO17 7HH
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North Yorkshire Council Community Development – Housing criteria for allocation of affordable housing

If we take Manor Woods for example, there was a requirement to provide 79 affordable homes as part of the planning obligation. Countryside purchased an additional 40 units outside of the S106.

The 79 units have eligibility/local connection criteria attached to them. The additional 40 have no conditions.

All of the 119 units have been purchased by 13 Group.

When the affordable units become available for allocation they are advertised on North Yorkshire Home Choice where the applicants for the 79 are assessed against the eligibility criteria and the allocation approved through Officers here at the Council in order to ensure the criteria is met.

There is no requirement for Council Officers to check the allocation criteria of the 40 which were purchased outside of the affordable allocation.

All 119 units would have needed to be purchased by the RP in order to manage and maintain the rented units and to manage the leases of the Shared Ownership units.

The Shared Ownership units have additional assessment criteria due to the nature of the tenure and the need for the purchaser to meet mortgage/rent requirements.

Should you wish to check the Legal Agreement relating to the scheme and the 79 units, you can do so on the public access to the North Yorkshire Planning Portal and the reference for the scheme is 13/00342/MOUT and you would need to check documents for DC App Legal Agreement.

The eligibility criteria was agreed with North Yorkshire Council as detailed below.

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Community Development - Housing
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WESTFIELDS, KIRKBYMOORSIDE (MANOR WOODS) – COUNTRYSIDE PROPERTIES WITH THIRTEEN GROUP

Occupancy Criteria

All of the rented properties will be advertised on North Yorkshire Home Choice.

Thirteen Group will ensure that all of the Affordable Dwellings are occupied by persons who have first been approved by the Council and

1. Who have for a period of at least 3 years been ordinarily resident within the town of Kirkbymoorside, or
2. Who have been permanently employed in the town of Kirkbymoorside for 3 years or more, or
3. If no such person qualifies under paragraphs 1 or 2 above after a period of 4 weeks from a vacancy being advertised for occupation, a person ordinarily resident or permanently employed for a period of at least 3 years in any of the parishes of: Fadmoor, Gillamoore, Hutton-le-Hole, Appleton-le-Moors, Sinnington, Edstone, Nawton, Welburn and Nunnington for a continuous period of at least 3 years or
4. Who have a close family connection (parents, children or sibling) and have been ordinarily resident in one or more of the following parishes of : Fadmoor, Gillamoore, Hutton-le-Hole, Appleton-le-Moors, Sinnington, Edstone, Nawton, Welburn and Nunnington for a continuous period of at least 3 years or
5. If no such person qualifies under paragraphs 3 and 4 above, for occupation then a person ordinarily resident for a period of at least 3 years in any area of the District of Ryedale.
6. If no such person qualifies under paragraph 5 above, then persons who have a strong local connection with Ryedale District by one of the following means:
 - a) Any period of ordinary residence in the area of Ryedale District not immediately before the date on which any Affordable Dwelling becomes vacant,
 - b) Through their work, provide important services to Ryedale District and who needs to live closer to the local community or who have employment within the area of Ryedale District, or
 - c) Family connection in the area of Ryedale District for a period of at least 3 years.

Thirteen Group shall, on request from the Council, provide evidence that the conditions have been complied with in relation to any particular occupier or occupiers of the affordable housing.

II To receive statistics of crimes and anti-social behaviour in Kirkbymoorside for the period from July 2021 to July 2024, in the absence of any police representatives available to attend the meeting, pursuant to minute P24008

ASB and Crime figures for Kirkbymoorside for 2021 - 2024

07/07/2021-07/07/2024

Asb incidents for Kirkby 134

Crimes 405

07/07/22 - 07/07/24

Asb 96

Crime 288

07/07/23 – 07/07/24

Asb 66

Crime 147

Kirkbymoorside remains a low crime area