



Councillor Christopher Pearson - Executive Member for Housing, Health, & Culture

Report to Council on Tuesday 18 September 2018

Housing Delivery Programme

Work continues to bring forward several sites as part of the Housing Delivery Programme, approved by the Executive on the 4th January 2018

- Work continues to progress on the construction of 13 new homes for Selby District Council at Byram Park Road in Byram, and in accordance with the agreed programme that will see the properties handed over in January 2019.
- The construction of 5 new family homes, delivered in partnership with the Selby and District Housing Trust on a former Council owned garage site at Landing Lane Riccall are progressing well and will be handed over to the Trust in September 2018
- The acquisition of 12 s106 properties from Private Developer Berkeley DeVeer for Selby and District Housing Trust is progressing at Ulleskelf with exchange of contracts expected to take place in the next few weeks and the first handovers estimated in late October 2018.
- The construction of 12 family homes for the Selby and District Housing Trust is progressing at Ousegate in Selby. These properties are due to be handed over in January 2019
- As part of an updated report to the Council's Executive on the 12th July on the Housing Development Programme a preferred approach is outlined for the Council to enter into a Joint Venture Agreement with a development partner to develop the Edgerton Lodge site in Tadcaster site for housing. As a first stage the Housing and Regeneration Team has sought Expressions of Interest in developing the site on a joint venture basis. The proposals received are currently being assessed to determine a preferred developer. The Council's Executive on the 12th July noted that a second phase of development on smaller sites owned by the Council was being procured and that Detailed Business Cases for these sites would be submitted to the Executive for approval in October 2018 with a view to the next tranche of sites starting on site in early 2019
- The Housing and Regeneration Team is working closely with Homes England to develop proposals for land in the Council's ownership at Portholme Road as part of the Accelerated Construction Programme. Final due diligence is being carried out with a view to agreeing a marketing strategy for the site in the autumn of 2018.

Empty Homes

Tackling empty homes can assist in meeting housing need; improve housing conditions and regenerate blighted areas and thereby supporting the growth agenda. A key consideration when working to bring empty homes back into use is the reason why a

particular property has been left empty and each situation requires an individual response. The Empty Property Strategy looks to address the issue through a range of responses including the Empty Homes Officer offering advice and assistance to owners, or providing financial support through grants or loans to bring the properties back in to use. The council will also consider voluntary direct purchase and compulsory purchase as a last resort to tackle the most problematic empty properties.

Grant funding has been secured through the Homes England Shared Ownership and Affordable Housing Programme to support the options of voluntary and compulsory purchase. A total of £390,000 has been secured, subject to individual business cases for the properties, to purchase and repair the empty homes, bringing them to a habitable standard. This indicative funding is to bring back in to use 10 empty properties up to 2020, providing up to £39,000 per property.

Arts, Heritage and Culture

Selby District Council hosted a joint event with the Heritage Lottery Fund in July to celebrate local projects who have benefitted from the fund. 45 participants from across the district representing 12 historical groups. Feedback has been fantastic and there is a clear message from representatives that further group engagement to develop our heritage links will be welcomed.

Heritage Action Zone application

Through our urban design and external funding coordinator support are exploring a potential application to Historic England for Selby Town Centre to be designated a Heritage Action Zone (HAZ). To be considered for HAZ status, an area needs to have significant historic interest, with potential to make greater use of its heritage to support social, economic and environmental needs of the place. Through the HAZ, Historic England aims to aid the lead organisation, to breathe new life into old places that are rich in heritage and full of promise - unlocking their potential and making them more attractive to residents, businesses, tourists and investors. Historic buildings that have deteriorated through decades of neglect have the potential to be restored and put back into use; conservation areas improved to kick-start regeneration and renewal; and unsung places could be recognised and celebrated for their unique character and heritage, helping instil a sense of local pride.

There is no direct funding attached to becoming a HAZ, however the advantage of being named a HAZ is to have a raised profile that enables access to Grant Funding, Research, Listing, Planning Advice and Training and Outreach services offered by Historic England. This in turn will improve the quality and depth of information we have about Selby and enable SDC and its partners, to submit more informed applications for external funding opportunities or commercial prospectus. If the concept of a HAZ works in Selby, then again in partnership SDC will work with Historic England and its partners to look at developing projects in the District's other townships.

Air Quality Action Plan

Environmental Health at Selby District Council together with its partners from Transport Planning, Highways and Public Health at North Yorkshire County Council have been developing an Air Quality Action Plan in respect to the Air Quality Management Area declared on New Street, Selby. The plan must set out what measures the authority intends to introduce in pursuit of the Air Quality Objectives. Local authorities are not obliged to meet the objectives, but they must show that they are working towards them.

The report and Action Plan, which was discussed and approved by Executive on 6th September 2018 shows that Selby District Council is committed to reducing the exposure of people in the Selby district to poor air quality in order to improve health.

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