

NOT FOR PUBLICATION: Appendices 2-3 of this report contain information considered to be exempt under Paragraph 3 of Schedule 12A to the Local Government Act 1972 as amended

Agenda Item No

REPORT TO: CABINET MEMBER (Housing & Safer Communities)
DATE: 2 August 2022
SERVICE AREA: Housing and Property
REPORTING OFFICER: Head of Housing and Property
(*Gillian Wood, Housing Growth Manager*)
SUBJECT: **DEVELOPMENT OF LAND AT 28 PANNAL GREEN,
HARROGATE**
WARD/S AFFECTED: Harrogate Pannal
FORWARD PLAN REF: N/A

1.0 PURPOSE OF REPORT

1.1 To seek the necessary approval to make a planning application and progress a council - owned site to development.

2.0 RECOMMENDATION/S

It is recommended that approval is granted for:

2.1 The submission of a planning application for 100% affordable housing on land at 28 Pannal Green, Harrogate.

2.2 The submission of a bid to Homes England to seek grant towards development of the site at 2.1.

3.0 RECOMMENDED REASON/S FOR DECISION/S

3.1 To deliver much needed affordable housing on an underutilised council-owned site (the garden of 28 Pannal Green, Harrogate). To align approvals and funding arrangements.

4.0 ALTERNATIVE OPTION/S CONSIDERED AND RECOMMENDED FOR REJECTION

- 4.1 Not to submit a planning application for development of the site at 2.1. The site is currently an underutilised piece of garden land that the resident can no longer maintain themselves and is thus maintained at council expense. There is potential for it to provide a much needed, additional, affordable family home into the Housing Revenue Account (HRA).

5.0 THE REPORT

- 5.1 The approval of development of HRA sites by Cabinet Member (Housing and Safer Communities) is long established. Most recently, in December 2021, Cabinet Member approved a process to record due diligence and demonstrate high-level viability in order to allow officers to progress to submission of planning applications and make development proposals public.
- 5.2 As part of this process, Cabinet Member is asked to approve a 'Gateway 1' submission for this site.
- 5.3 A location plan for the site is attached at Appendix 1. Information provided at Appendices 2 and 3 comprises a Gateway 1 form and a high-level viability appraisal. In accordance with the approved process, Gateway 1 forms are submitted to Cabinet Member prior to progression to Gateway 2, at which point approval is sought for further expenditure to bring the site forward for development.
- 5.4 Following pre-application discussion with Planning colleagues, this small HRA site is considered suitable for development and approval is sought to progress to planning application stage. Potential yield is for 1 no. semi-detached/end terraced 4 bed house (though house type/size may be subject to change through the planning process). Demand for this house type/size is confirmed following consultation with colleagues in Housing Allocations.
- 5.5 The submission of the planning application is dependent on the outcome of intrusive surveys.

6.0 REQUIRED ASSESSMENTS AND IMPLICATIONS

- 6.1 The following were considered: Financial Implications; Human Resources Implications; Legal Implications; ICT Implications; Strategic Property/Asset Management Considerations; Risk Assessment; Equality and Diversity (the Public Sector Equality Duty and impact upon people with protected characteristics). If applicable, the outcomes of any consultations, assessments, considerations and implications considered necessary during preparation of this report are detailed below.

Strategic Property/Asset Management Considerations have been consulted on the drafting of this report.

6.2 Legal Implications

Legal Services have been consulted on this report.

6.3 Financial Implications

Finance have been consulted on this report. There is a budget included within the Housing Improvement Programme (HIP) each year for house building. The cost of the development detailed within this report will be met by this house building budget, with any necessary amendments being made through the quarterly monitoring reports and annual budget report. Any grant funding secured will reduce the cost to the Council of developing this site. It should be noted that the viability appraisal at Appendix 2 has been completed on the basis that £50k of grant will be received.

7.0 CONCLUSIONS

7.1 Development of HRA sites for housing makes good use of the council's landholdings. There are c1800 households on its Waiting List for social/affordable rented housing. This underutilised site will make a small but important contribution to helping meet that need.

7.2 Subject to approval to progress and subject also to planning permission, Housing Growth Officers will bid for Homes England grant to help fund the development of the site subject of this report.