

Meeting	Executive
Date	17 March 2022
Present	Councillors Aspden (Chair), Ayre, Cuthbertson, Runciman and Smalley
Apologies	Councillors Craghill, D'Agorne, Waller and Widdowson

PART B - MATTERS REFERRED TO COUNCIL

108. Housing Delivery Programme Update - Delivering Affordable Housing on Council Land

[See also under Part A]

The Director of Housing, Economy & Regeneration presented a report which provided an update on the progress of the Housing Delivery Programme, sought approval to proceed to construction on the Duncombe Barracks and Burnholme sites and deliver further affordable homes, and presented proposals for the disposal of 17-21 Piccadilly (currently the site of Spark:York) for affordable housing.

The Programme was set to deliver 600 sustainable homes, mostly Passivhaus zero-carbon housing, with a minimum of 40% affordable homes. High levels of inflation had resulted in an increase of £4.762m to the design and construction budget for the Duncombe and Burnholme sites. However, opportunities had been identified to increase affordable housing on both these sites to 60%, via a grant bid to Homes England to change the tenure of 23 homes to shared ownership.

In respect of 17-21 Piccadilly, the following options were considered, as detailed in paragraphs 24-35 of the report:
Option 1 – dispose of the site without restricting the permitted use, in order to achieve the maximum market value.
Option 2 – dispose of the site for mixed use but specify high levels of mixed tenure affordable housing. This was the recommended option, as it would deliver affordable
Option 3 – council to deliver a mixed scheme as part of the Castle Gateway project.

In response to questions and matters raised under Public Participation, it was confirmed that:

- The increased cost of building to Passivhaus standards was offset by future energy savings and removal of the need for retrofitting;
- Profit from open market sales would be re-invested in the programme;
- Shared ownership affordability had been modelled on an average household income of £35k, which was lower than the York average;
- Relationships between Spark:York and neighbouring residents had improved, with ongoing engagement from the council.

The Executive Member for Finance & Performance welcomed the proposals and congratulated the Housing team on being shortlisted for Local Government Excellence Award.

Recommended: (i) That Council approve a budget increase of £2,614k for the scheme at Burnholme and £2,148k for the scheme at Duncombe Barracks.

(ii) That Council approve increase HRA borrowing of £2,570k for the scheme at Burnholme and £832k for the scheme at Duncombe Barracks.

Reason: In order to enhance the delivery of affordable housing in the city.

109. Adoption of Minerals and Waste Joint Plan

[See also under Part A]

The Corporate Director of Place presented a report which explained the outcome of the Examination in Public by the Government's Appointed Inspector into the Minerals & Waste Joint Plan (2015-2030) and accompanying Policies Map, and asked Executive to recommend that Council adopt the Joint Plan.

The Inspector's Final Report, at Annex 2 to the report, stated that the Joint Plan satisfied all requirements and was

considered to be 'sound', subject to the Main Modifications at Annex 3. The Joint Plan had subsequently been adopted by North Yorkshire County Council on 16 February 2022 and would be reported to the North York Moors National Park Authority in March. The Local Plan Working Group had considered the Joint Plan at their meeting on 7 March, and recommended it for approval to Executive.

Recommended: (i) That Council adopt the Minerals & Waste Joint Plan at Annex 1 to the Executive report, incorporating the Inspector's Modifications at Annex 3.

(ii) That Council adopt the accompanying Policies Map.

Reason: To allow the Plan to progress to adoption.

Cllr K Aspden, Chair

[The meeting started at 5.32 pm and finished at 6.50 pm].