

Annex 2

Local Initiatives to kick-start housing construction in York

Officers have worked with developers on a number of schemes to kick-start development. In many of these cases affordable housing has been the key driver of work either beginning or restarting on site. These are outlined below

Revival (former York College site)

Officers worked with both Taylor Wimpey and Shepherds to increase the proportion and revise the layout of the affordable housing. Due to the lack of mortgage availability and stagnation in the private sale market, the affordable housing was amended to follow the proposed build route through the development, without jeopardising the pepper-potting. This allowed a higher proportion of the affordable housing to be provided in earlier phases of the development which guaranteed sale upon completion of the homes to a Housing Association – thus providing certainty of sale to the developers, allowing development to progress. This is especially important to house-builders as sales tend to increase once market buyers can see that work on site has begun, at the same time as safeguarding jobs within the industry. The City Council has also benefited from receiving new affordable homes earlier and will now receive 27% (94 total) of the homes on site.

Birch Park

Through partnership with Yorkshire Housing and the Homes and Communities Agency we have been able to agree a deal to purchase an additional 32 homes which the developer has been unable to sell due to poor open market conditions. This has ensured that work could re-commence on this previously moth-balled site. The intermediate rental homes are in addition to the 25% affordable housing previously agreed within the development and include a mortgage deposit scheme, where Yorkshire Housing match what the tenant is able to save.

The Croft

Bellway Homes have been unable to sell a number of open market family houses at the site which had again led to the development being frozen. By working in partnership with the developers we were able to restructure the number of affordable homes in phase 2. This ensures the same financial contribution from the developer to affordable housing, but provides family housing in place of apartments. Although this reduced the overall numbers from 24 to 18, this increases the number of family houses which are the priority need. Crucially, this has allowed phase 2 to commence at a stage where the site was to be mothballed.