
Meeting	Executive
Date	7 October 2025
Present	Councillors Douglas (Chair), Kilbane (Vice-Chair), Kent, Lomas, Pavlovic, Ravilious, Steels-Walshaw and Webb
In attendance	Councillor Ayre (Opposition Group Leader)

Part B Minute – Matters referred to Full Council

149. Delivering More Affordable Housing in York – Update on the Housing Delivery Programme

The Director of Housing and Communities submitted a report which presented an update on the work carried out by the Housing Delivery Programme to date and which seeks to continue this work to deliver additional affordable housing sites and develop an ongoing pipeline of new build housing sites.

The following information was appended to the report:

- Ordnance Lane Business Case (exempt from publication)
- Willow House Red line Plan
- Draft Walmgate Improvement Proposals
- Ordnance Lane Red line Plan
- Lowfield A Red line Plan
- Former Manor School Site Red line plan
- Askham Bar Red line Plan
- Equalities Impact Assessment (EIA).

The following officers attended for this item:

- Pauline Stuchfield, Director of Housing and Communities
- Sophie Round, Housing Delivery Programme Manager.

The Executive Member thanked the housing delivery team for the considerable amount of work that had been undertaken in relation to housing development. Members and officers particularly thanked Sophie Round, Housing Delivery Programme Manager, who it was noted was shortly leaving the Council to take up a new role.

There was a brief discussion about the challenges associated with delivery of 100% affordable housing, which involved redesign work to ensure viable schemes that saved money for residents, particularly in terms of energy bills.

Resolved (unanimously):

That Executive

a) Approves the award of the construction contract for the development of Ordnance Lane to the successful bidder and delegates authority to the Director of Housing and Communities (in consultation with the Director of Governance) to enter into the contract once finalised.

b) **Recommends to Full Council** a construction and delivery budget totalling £37.9m which includes HRA borrowing totalling up to £13.0m.

c) Hospital Fields Road site is appropriated from the General Fund into the HRA for £1.85m as per independent RICS valuation.

d) Agrees to the application to Homes England for funding to deliver the Shared Ownership properties on Ordnance Lane and accepts, if successful, and delegates authority to the Director of Housing and Communities (in consultation with the Director of Finance and the Director of Governance) to enter into any resulting grant funding agreements.

e) Agrees the proposed tenure mix of 100% affordable housing split between 50 Social Rent homes and 51 Shared Ownership homes on Ordnance Lane.

f) Agrees to utilise the existing project budget to procure a contractor to operate under a Pre-Contract Services Agreement to collaboratively design Willow House to RIBA 4 and price the design to enable a full business case in respect of the development at Willow House to be presented to Executive for approval and delegates authority to the Director of Housing and Communities (in consultation with the Director of Finance and the Director of Governance) to take such steps as are necessary to procure, award and enter into the resulting pre-contract services agreement.

g) Agrees to the procurement of an enabling contractor for Willow House to prepare the site for development utilising YNYCA Brownfield Funding to deliver this work and to delegate authority to the Director of Housing and Communities (in consultation with the Director of Finance Officer and the Director of Governance) to take such steps as are necessary to procure, award and enter into the resulting contract.

h) Agrees to the procurement of a contractor to work collaboratively to design Lowfield A to RIBA 4 and price this design to enable a full business case to be presented to the Executive for approval and to delegate authority to the Director of Housing and Communities (in consultation with the Director of Finance and the Director of Governance) to take such steps as are necessary to procure, award and enter into the resulting design contract.

i) Agrees to the procurement of a multidisciplinary design team to lead the design work on the Former Manor School site and delegates authority to the Director of Housing and Communities (in consultation with the Director of Finance and the Director of Governance) to take such steps as are necessary to procure, award and enter into the resulting contract.

j) Pending successful bid for YNYCA Brownfield Fund, agrees to the development of designs and submission of a planning application on the Former Manor School site.

k) Delegates authority for the future allocation of Neighbourhood Improvement Programme (NIP) funding to the Director of Housing and Communities in consultation with Executive Member for Housing, Planning and Community Safety to support projects such as those outlined in Walmgate Improvement Proposals. The HDP will support the creation of good quality spaces whilst the NIP will improve existing spaces through targeted investment.

l) Agrees the revised red line boundary for the Willow House development as shown in Annex B.

Reason: To ensure the continuation of a manageable pipeline of sites to deliver the Housing Delivery Programme whilst making best use of CYC assets to deliver capital receipts and social benefits.