
REPORT TO:	Cabinet Member (Housing)
DATE:	17 November 2009
REPORTING OFFICER:	Director of Community Services (Jenny Wood – Principal Development Officer)
SUBJECT:	GOLDEN TRIANGLE PRIVATE SECTOR ACCESS PROJECT
WARD/S AFFECTED:	All
FORWARD PLAN REF:	N/A

1.0 PURPOSE OF THIS REPORT

- 1.1 The report seeks the Cabinet Member's approval to progress with the Golden Triangle Private Sector Access Project.
- 1.2 The project is fully funded through the Golden Triangle Partnership, and aims to bring 10-15 private sector rented properties into use at subsidised rents for local people.

2.0 RECOMMENDATIONS

- 2.1 That the Cabinet Member (Housing) gives approval to progress with the Golden Triangle Private Sector Access Project.

3.0 RECOMMENDED REASONS FOR DECISION

- 3.1 Harrogate is a member of the Golden Triangle Partnership and the Cabinet Member for Housing sits on the Golden Triangle Partnership Board, which has approved this scheme. A formal partnership agreement giving full delegated authority to the Partnership Board to take decisions on behalf of the three authorities is in the process of being developed, but is not in place yet. In the meanwhile, under the Council's procurement rules, as the expenditure on this project is less than the £100,000 threshold requiring a full Cabinet decision, the Cabinet Member (Housing) must formally authorise this expenditure on behalf of the Partnership through

Harrogate's own democratic process.

4.0 ALTERNATIVE OPTIONS CONSIDERED AND RECOMMENDED FOR REJECTION

4.1 Not to approve the project. This would represent a lost opportunity for people in Harrogate.

5.0 CONSULTATION, FINANCIAL AND IS&T IMPLICATIONS

5.1 Members of the Golden Triangle Partnership at Leeds City Council and City of York Council have helped to prepare the Private Sector Access proposal. Legal and Finance officers within Harrogate Borough Council have also been consulted on procurement issues and political approval implications for Harrogate Borough Council. The proposal been approved by the Golden Triangle Partnership Board, which comprises the Housing Portfolio holders of Harrogate, City of York and Leeds plus the Chief Housing Officers for those authorities.

5.2 There are no financial implications arising directly for Harrogate Borough Council as a consequence of this report, as the Golden Triangle Partnership has its own external funding allocation directly from the Regional Regeneration and Housing Board and it is this funding that will be used for this project.

5.3 Leeds City Council is the banker for the Golden Triangle Partnership, and this project will be procured in accordance with Leeds City Council's regulations.

5.4 There are no IS&T implications arising directly as a consequence of this report.

6.0 BACKGROUND

6.3 The Golden Triangle Partnership is a partnership of Harrogate, City of York and Leeds City councils. It was originally formed to find innovative ways to address the acute housing needs in this high demand, high value housing market centred on Harrogate, York and north Leeds, which is known as the Golden Triangle.

6.3 The Golden Triangle Partnership receives funding from the Regional Regeneration and Housing Board to develop and deliver these innovative projects. Leeds City Council acts as banker and also employs a Golden Triangle Project Manager on behalf of the Partnership. Political direction is given by the Golden Triangle Partnership Board, made up of the housing portfolio holders for Harrogate, York and Leeds plus the Chief Housing Officers for the three partner authorities.

6.1 The aim of the Golden Triangle Private Sector Access project are to achieve:

- Improved access to the private rented sector
- The development of an agreement with an RSL to offer a framework to private sector landlords to bring properties into the market
- The development of mechanisms and financial incentives to encourage owners of suitable properties to commit to 2 year tenancy offers, which would

- be let to households in need at affordable rents
- Encouragement for landlords to offer longer term lets using an RSL as a managing agent by the use of targeted financial incentives.

6.2 The Golden Triangle Partnership Board has allocated funding of £220,429 to this project, which is expected to achieve the outcome of delivering between 30-40 private sector rented properties for the scheme, spread equally across the three local authority areas. The properties will be made available for letting to local people at affordable, rather than market rent levels, before 31st March 2010.

7.0 RISK ASSESSMENT

7.1 There is no risk to the Council whether or not the project proceeds. The project is fully funded by the external funding awarded to the Golden Triangle Partnership. The additional homes affordable homes that will be created will be managed by a local Housing Association so the Council would neither directly benefit nor incur any additional financial liability as a result of their acquisition, though arguably the Housing Benefit burden to the Council would be reduced. Should the project not proceed for any reason, the only loss would be the missed opportunity for local people.

8.0 CONCLUSIONS

8.1 There is no risk to Harrogate Borough Council in the delivery or otherwise of this project. However, if successful, the project will create additional affordable housing within the Harrogate District.

OFFICER CONTACT: Please contact Jenny Wood (Principal Development Officer), if you require any further information on the contents of this report. The officer can be contacted at Springfield House, Kings Rd, Harrogate, HG1 5NX, by telephone on 01423 556891, or by Email – jenny.wood@harrogate.gov.uk.

SUSTAINABILITY ASSESSMENT / POLICY CONSIDERATIONS

		Implications are		
		Positive	Neutral	Negative
A	Economy	✓		
B	Environment		✓	
C	Social Equity			
i)	General	✓		
ii)	Customer Care / People with Disabilities		✓	
iii)	Health Implications		✓	
D	Crime and Disorder Implications	✓		

If all comments lie within the shaded areas, the proposal is sustainable.