

North Yorkshire Council

30/04/2024

Brownfield Housing Fund

Report of the Corporate Director Community Development.

1.0 PURPOSE OF REPORT

- 1.1.1 That the Assistant Director (Resources) authorises that an application to the Brownfield Housing Fund (BHF) Round 2 for the sum of £224,000 is made.

2.0 BACKGROUND

- 2.1 The Combined Authority has opened up the Brownfield Housing Fund for further applications. North Yorkshire Council has been awarded £125k of BHF funding in a previous round for the delivery of affordable homes.
- 2.2 Neville House, Gargrave has been identified as an opportunity to apply Brownfield Housing Funding to enable demolition and infrastructure works.

3.0 PROPOSAL

- 3.1 This scheme could deliver up to 16 homes. The costs to develop a scheme are estimated at £3,055,533 and the funding request to the Brownfield Housing Fund would be £224,000.

4.0 ALTERNATIVE OPTIONS CONSIDERED

- 4.1 It was considered not to submit a bid. This was rejected as it would reduce the external funding for this site and impact on the viability.

5.0 FINANCIAL IMPLICATIONS

- 5.1 The project is estimated to cost £3,055,533m. To model the viability of the scheme, the following funding has been assumed:

Borrowing/Council Resources (for feasibility only)	£1,804,116
Brownfield Housing Fund	£224,000
Other Funding/capital receipts	£1,027,418
Total	£3,055,533

- 5.2 The cost details will be further developed as the scheme is developed.

6.0 LEGAL IMPLICATIONS

- 6.1 The draft Terms and Conditions for the grant have not yet been reviewed by Legal Services. If any of the terms and conditions present an unacceptable risk for the Council, then the grant offer would be declined.

7.0 RISK MANAGEMENT IMPLICATIONS

- 7.1 A key requirement of the grant is a “start on site” by December 2025. Start on site is defined as foundations/footings in place. Delays to the delivery timeline have been identified as a risk.

8.0 REASONS FOR RECOMMENDATIONS

- 8.1 To secure funding to enable demolition and infrastructure works for the Neville House, Gargrave site.

9.0 RECOMMENDATIONS

- | | |
|-----|--|
| 9.1 | That the Assistant Director (Resources) authorises that an application to the Brownfield Housing Fund (BHF) Round 2 for the sum of £224,000. |
|-----|--|

APPENDICES:

none

BACKGROUND DOCUMENTS: None

Corporate Director – Nic Harne (*Community Development*)

County Hall
Northallerton

Report Author – Hannah Heinemann, *Head of Housing Delivery and Partnerships*