

# Taking Control of Delivery

Adding Democracy to Affordable  
Housing Delivery

# Taking Control of Delivery

**Peterloo**

**Votes for Women**



# Taking Control of Delivery

- Harrogate & Craven Development Partnership
  - Harrogate Borough Council
  - Craven District Council
  - 15 Housing Associations
- Working in Partnership

# Procedure

1. Planning application received
2. Planning Officer deals with all other planning related issues
3. Housing RICS Valuer negotiates
  1. Number (viability assessment)
  2. Type (flats/houses/number of bedrooms)
  3. Location
  4. Internal layout & other quality issues
  5. Fixed transfer values (£1100/m<sup>2</sup>)
4. Offsite provision calculated (rarely)

# Procedure (continued)

5. Developer ready to sign S106
  - HAs in partnership expression of interest
  - Panel match HA to development based on
    - Number of dwellings matched to date
    - Relationship with developer
    - Stock in the area



# Benefits

- Democratisation of the process
- Certainly for developer
- Certainty for HA
- Our standard
  - Showers
  - Fences
  - Letterboxes, etc.
- Impact on land prices

# Paying for Your Own RICS Valuer

- Jelly funding
  - Harrogate Borough Council
  - Craven District Council
  - Developer contributions for viability assessments
  - Housing Association contributions



# Speed Dating

## Matchmaker Matchmaker Make Me a Match

- 186 rural sites with Planning permission for 5 or less homes
- Homes England
- Council Planner
- Rural Housing Enabler
- 5 Housing Associations
- 21 Landowners, Agents, SME Builders

