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THE VIEW - THORNTON-LE-DALE – NORTH YORKSHIRE

A small market led scheme of 26 house of which 9 are affordable homes.



Housing Association

Broadacres

Partners

W&W Estates (Thornton le Dale) Homes Limited

Ryedale District Council

Scheme outline

Thornton Le Dale is a village in Ryedale District Council's area and lies on A170, three miles east of Pickering. It has a wide range of services and is regarded as a primary tourist centre for the area. Most of the village lies within the North Yorkshire Moor National Park Authority, however this development lies within Ryedale District Council's planning authority area.

W&W Estates (Thornton le Dale) Homes Limited developed 26 properties of which 9 are the affordable. There are 3 low cost home ownership properties which were sold by the developer as discount for sale and 6 social rented bought by Broadacres which provide a mix of two and three bedroom properties.

The site received planning permission in July 2017 and there is a Section 106 agreement with the requirements occupancy for the local connection to Thornton Le Dale. The affordable properties meet the National Space Standards and are located throughout the scheme, two of which are in very prominent locations at the entrance to the scheme.

The Section 106 agreement includes local connection criteria which means the affordable homes can only be occupied that only people who live in the village for more than 3 years or are permanently employed in the parish for 3 years or more. If this cannot be satisfied, then the geographical catchment is gradually widened until it is the whole of the local district. If this can still not be satisfied then those with a family association to Ryedale, who have lives within Ryedale (not time limited) or who live outside Ryedale but work within Ryedale and who want to live closer to work.

The local authority helped to advertised and allocate the properties to people from the parish. All properties were let to people with a local connection as defined in the Section 106 agreement when the properties were completed in June 2019.

Need

The average semi-detached house in the last 12 months was £190,524. This would mean that a household would require an income of £48,992 if a 10% deposit was required. In the Ryedale area 41.5% of the population have household incomes of £18,200 or less, with 19.4% of household incomes falling in the £31,200 to £52,000 bracket. The median income for the local area at the time was £19,000 (Ryedale DC SHMA 2011).

Funding

The affordable homes on this scheme were provided entirely from cross-subsidy from the market homes. That is to say that the properties were sold to Broadacres Housing Association at a cost which would enable them to rent the property at an affordable level for someone on a low wage. This was without Broadacres receiving any grant from Homes England and being able to buy the affordable homes at an agreed transfer price. It is set out in the S106 Agreement and is significantly less than if the homes had been sold on the open market.

Quotes

The housing officer from Broadacres said, 'residents were over the moon with the properties and they were finished at such a high standard.'