

POLICY COMMITTEE

Tuesday, 29th November 2022 at 6.30pm
Belle Vue Suite, Belle Vue Square, Broughton Road, Skipton

Committee Members: The Chairman (Councillor Foster) and Councillors Barrett, Brockbank, Heseltine, Madeley, Metcalfe, Moorby, Morrell, Mulligan, Myers, Noland, Ogden, Place, Rose and Wheeler.

Substitutes: Conservatives – Councillors Handley and Whitaker (1 vacancy); Independents – Councillors Pighills, Shuttleworth and Solloway; Labour – Councillor Mercer; Green – Brown.

Please note the following advice in advance of the meeting:

Whilst there is no longer a legal requirement to wear a face covering or continue to social distance, please be considerate towards the wellbeing of others.

Anyone showing Covid symptoms or feeling unwell, are asked not to attend, this is in the interest of general infection control. For further guidance: <https://www.gov.uk/coronavirus>

AGENDA

- 1. Apologies for absence and substitutes** – To receive any apologies for absence and notification of substitutes.
- 2. Confirmation of Minutes** – To confirm the minutes of the meeting held on 25th October 2022.
- 3. Public Participation** – In the event that any questions/statements are received or members of the public attend, the public participation session will proceed for a period of up to fifteen minutes.
- 4. Declarations of Interest** – All Members are invited to declare at this point any interests they have in items appearing on this agenda, including the nature of those interests.

(Declarations should be in the form of: a “**disclosable pecuniary interest**” under Appendix A to the Council’s Code of Conduct, or “**other interests**” under Appendix B or under Paragraph 16 where a matter arises at the meeting which relates to a financial interest of a friend, relative or close associate.

A Member of Council who has a disclosable pecuniary interest must leave the room and not take part in the discussion or vote. When declaring interests under Appendix B or Paragraph 16 of the Code, Members must move to the public seating area, not vote, and speak only if members of the public are also allowed to speak at the meeting.)

5. Soup and a Song Project – Report of the Director of Services. Attached.

Purpose of Report – To seek Committee’s approval to support the Soup and a Song project organised and delivered by the Cultural Services Team of Craven District Council.

6. Green Net Zero Affordable Housing Project – Report of the Director of Services – Attached.

Purpose of Report – To present to Committee the Craven Net Zero Affordable housing project which is part of the York and North Yorkshire devolution deal. The report seeks permission to purchase at least three dwellings which will then be retrofitted to a higher environmental code.

Item not for Publication

\$7. Sale of Residential Development Lane at Airedale Avenue, Skipton – Report of the Director of Services. Attached.

Purpose of Report – To request approval to progress with the sale of the residential development land at Airedale Avenue, Skipton.

8. Items for Confirmation – The Committee is asked to indicate whether any of the above items should be referred to Council for confirmation.

9. Any other items which the Chairman decides are urgent in accordance with Section 100B(4) of the Local Government Act 1972.

10. Date and Time of Next Meeting – 17th January 2023.

Agenda Contact Officer: Vicky Davies

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21st November 2022

POLICY COMMITTEE

25th October 2022

Present – The Chairman, Councillor Foster and Councillors Barrett, Brockbank, Metcalfe, Moorby, Mulligan, Myers, Noland, Ogden, Place and Rose,

Also in Attendance – Jan Garill, Chief Executive, Two Ridings Community Foundation; Andrew Wilson, Chair of Finance and Investment Committees; and Stephanie Dunnill, Head of Finance and Operations.

Officers – Chief Executive, Director of Services, Chief Finance Officer (S151 Officer), Strategic Manager for Planning and Regeneration, Solicitor to the Council and Monitoring Officer, Finance Manager, Senior Democratic Services Officer and Democratic Services and Scrutiny Officer.

Apologies for Absence – Apologies for absence were received from Councillors Heseltine, Morrell and Wheeler.

Confirmation of Minutes – The minutes of the Policy Committee meeting held on 4th October 2022 were confirmed as a correct record.

Public Participation –

There was no public participation.

Declarations of Interest –

In relation to POL.1202, the Chairman stated that he was a member of the Yorkshire Dales National Park but had taken no part in any discussions or voting in respect of that item.

Start: 6.30 pm

Finish: 8.11pm

Minutes for Report

POL.1197 REVENUE BUDGET MONITORING REPORT – QUARTER 1 2022/2023

The Chief Finance Officer submitted a report advising Members of the revenue budget position of the Council, based on the quarter 1 review of income and expenditure to the end of June 2022.

The Council's performance against the approved net revenue budget was a forecasted underspend of £16k for the full financial year. As at 30th June 2022 expenditure on the programme was £3,700k. Detailed information together with an update on progress of the programme was set out in Appendix A to the report now submitted.

The forecasted underspend was heavily caveated as the Council was operating in uncertain times due to current rising energy bills and the cost of living expenditure and how that might impact on revenue income streams and any resource implications because of local government reorganisation.

Members noted that the Council continued to hold a general fund reserve balance of £995k and it was the policy to maintain the balance at a prudent level.

Resolved – (1) That, the revenue budget monitoring position as at 30th June 2022 is noted.

(2) That, the additional commentary provided in sections 3.21 to 3.24 of the report now submitted is noted.

POL.1198

CAPITAL BUDGET MONITORING REPORT – QUARTER 1 2022/2023

The Chief Finance Officer submitted a report informing Members of the Council's position, based on a quarter 1 review of income and expenditure to the end of June 2022.

The Chief Finance Officer submitted a report informing Members of the Council's capital programme position, based on the quarter two review of income and expenditure to the end of September 2019.

The 2022/2023 capital programme was approved on 1st February 2022 and subsequently updated to include a carry forward amount of £4,793k for the 'Growth Deal – Highways Project' giving a total capital programme of £16,064,310. None of the carry forward items were new expenditure budgets, as they had all been previously approved.

A summary of the programme was set out in the report presented to Members and as at June 30th 2022 expenditure on the programme was £3,706k. The report gave a forecasted outturn for 2022/23 of £14,307,529 because a few projects within the programme, that have been identified as likely not to be started or completed in 2022/2023 as a consequence of local government reorganisation.

Resolved – (1) That, the revenue budget monitoring position as at 30th June 2022 is noted.

(2) That, the additional commentary provided in sections 3.21 to 3.24 of the report now submitted is noted.

POL.1199

PERFORMANCE MONITORING REPORT – QUARTER 1 2022/2023

The Chief Finance Officer presented a report setting out performance highlights for quarter 1 of the 2022/2023 financial year in accordance with arrangements set out in the Council's Performance Management Framework.

The majority of Council Plan action were progressing as planned, however this was based on only a few service updated and it was noted that these would be addressed in the quarter 2 monitoring exercise. Waste Management indicators for recycling had improved from the last quarter but were still below target.

Sickness absence remained low across the Council and as was usual for quarter 1, the rates of PDR completions were lower than originally forecast but the Council was committed to completing all PDR's during the year.

The range of additional challenges of increased costs of fuel and utilities faced by certain services had resulted in an overspend compared to the budget position in some areas.

Resolved – (1) That, the performance highlighted described in the report now submitted are noted.

POL.1200

REQUEST FOR FUNDING TO COMMISSION A LONG-TERM DYNAMIC MASTERPLAN FOR THE SANDYLANDS SITE

The Chief Executive submitted a report asking Members to approved funding in order to Commission a masterplan for the Sandylands site. The site had been established in 1947 by the Coulthurst Trust and the land was protected through a number of covenants to be used for the “purpose of rugby, cricket and other kindred sports”.

Complex arrangements meant that it had been challenging to develop a whole site approach the Chief Executive’s report recommended the appointment of an independent organisation to develop an overarching masterplan in conjunction with all stakeholders.

A masterplan would provide a framework and evidence base for any future growth and development of the site and it would assist with accessing potential funding bids. Furthermore, the allocation of future Section 106 monies, as had been done to great effect at Aireville Park, could be considered.

As well as providing guidance on future growth and development on the site, the masterplan could set out how stakeholders could best work together for maximum effect.

Resolved – (1) That, the proposed approach of undertaking a procurement exercise to appoint consultants to undertake a comprehensive master planning exercise for the Sandylands site is approved.

(2) That, a budget of up to £40,000 from the planning reserve to complete this piece of work is approved.

Minutes for Decision

POL.1201

CRAVEN COMMUNITY INVESTMENT FUND

The Chief Executive submitted a report seeking Members’ approval to establish an endowment fund that would provide grants for the benefit of Craven’s voluntary sector and communities in perpetuity. As a restricted fund, the area of the fund (Craven) would be enshrined in law and could not be affected by Local Government Reorganisation.

For a Craven investment fund to work, an initial investment from the Council would be required in order to generate enough interest to provide a grant pot similar to the current Craven District Council Ward Member Grant scheme of £30k. Based on a 5% return and taking into account costs an investment of £850,000 would be needed to provide £30k per annum in perpetuity. The investment of £850,000 including one-off set up costs of £2,500 would be met from earmarked reserves.

The main community fund management organisation in North Yorkshire was the Two Ridings Community Foundation. In order to provide Members with more details, the Foundation’s Chief Executive, Chair of Finance and Investment Committees and Head of Finance and Operations gave a presentation to the Committee highlighted their experience and expertise in fund management and explained the philanthropic ethos of the organisation, enabling individuals, families, trusts and businesses to make targeted grant funding for specific purposes within a geographically defined area.

The representatives from Two Ridings Community Foundation emphasised the decision making process and identified some of the organisations, including North Yorkshire councils such as Harrogate and Selby they had as clients.

The Chief Executive's report set out how the fund would operate including the legal, finance and risk implications.

Members had an opportunity to ask questions of the officers from the Two Ridings Community Foundation before they left the meeting and after the ensuing debate it was,

RECOMMENDED – (1) That, an endowment fund to support Craven's communities is approved.

(2) That, £850,000 is invested from an appropriate reserve, to be determined by the Chief Finance Officer in consultation with the Lead Member for Finance, to make the initial investment into the endowment fund. In addition, allocate £2500 set out costs to be paid to the Two Ridings Community Foundation.

(3) That Two Ridings Community Foundation is appointed as the fund manager, subject to a satisfactory due diligence report to be agreed with the Chief Finance Officer and Chief Executive, in consultation with the Leader and Lead Member for Finance.

(4) That, the Chief Executive is authorised to enter into a funding agreement with the Two Ridings Community Foundation, subject to 2.3 above and Section 24 Direction approval.

POL.1202

**REDEVELOPMENT OF FORMER COUNCIL DEPOT SITE,
LANGCLIFFE QUARRY, SETTLE**

The Director of Services submitted a report seeking Members' approval to dispose of an area of Council owned land at Langcliffe Quarry to the Yorkshire Dales National Park Authority (YDNPA). The site was a vacant former Council depot with derelict buildings and undeveloped vacant overgrown land in the south. Historically, the site was occupied with railway sidings associated with Craven Lime Works with a large quarry to the east. The sidings were replaced with a Council depot and a number of small buildings and the quarry acted as a refuse tip. By 2000 the landfill was not needed and the site was abandoned and was now in disrepair.

Craven District Council was currently developing the site in phases to create a purpose built rural enterprise centre as part of the Council's drive to promote growth of small enterprises. The only remaining undeveloped area and included within a planning approval is a depot building to be located on the upper level of the site and was earmarked at the outset as a potential site for the relocation of the Yorkshire Dales National Park ranger depot.

The Director of Services' report advised Members that the Council would not be developing that part of the site and Discussions had taken place with YDNP in relation to their acquisition of that parcel of land so that they could develop the ranger depot themselves.

Members noted that the Council had entered into a legally binding S106 agreement for the delivery of a 15-year Conservation Management Plan and delivery of the said plan presented financial expenditure implications for the Council. Many of the actions contained within the plan could be undertaken by YDNPA and it was proposed that the transfer of land to them would be mutually beneficial to both organisations.

Appendix A to the Director of Services' report contained details of the proposed works and costings and a robust legal agreement would be put in place as part of the land transfer and annual monitoring arrangements would occur to ensure the full costs value was delivered over the proposed 10-year period.

- RECOMMENDED** – (1) That, the disposal of an area of Council owned land outlined at Appendix B to the report now submitted, to the Yorkshire Dales National Park Authority to develop as a ranger depot unit is approved.
- (2) That, the equivalent value in conservation management plan action plan works to be undertaken by the Yorkshire Dales National Park Authority, at their officer time expense, in exchange for the land outlined at Appendix B at the report now submitted, is approved.

POL.1203

**ADOPTION OF THE GREEN INFRASTRUCTURE AND
BIODIVERSITY SUPPLEMENTARY PLANNING DOCUMENT AND
THE FLOOD RISK AND WATER MANAGEMENT
SUPPLEMENTARY PLANNING DOCUMENT**

The Strategic Manager for Planning and Regeneration submitted a report presenting the final version of the Green Infrastructure and Biodiversity Supplementary Planning Document and the Flood Risk and Water Management Supplementary Planning Document and other required documents following two, four week periods of consultation with the public and stakeholders during 2022.

The supplementary planning documents added further detail to the policies in the adopted Craven Local Plan and provided auxiliary guidance for development on specific sites, or on issues such as design. In addition, supplementary planning documents were capable of being a material consideration in planning decisions, although not part of the development plan.

- RECOMMENDED** – (1) That, the Adoption of the Green Infrastructure and Biodiversity SPD and Flood Risk and Water Management SPD set out at Appendices A and E respectively to this report is approved.
- (2) That, the Adoption Statements for the Green Infrastructure and Biodiversity SPD and Flood Risk and Water Management SPD set out at Appendices B and F respectively to this report are approved.
- (3) That, the Consultation Statements for the Green Infrastructure and Biodiversity SPD and Flood Risk and Water Management SPD set out at Appendices C and G respectively to this report are approved.
- (4) That, the screening reports for the Strategic Environmental Assessment and Habitat Regulations Assessment on the Green Infrastructure and Biodiversity SPD and Flood Risk and Water

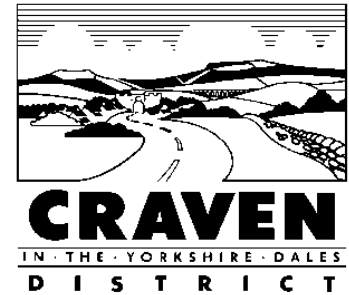
AGENDA ITEM 2

Management SPD set out at Appendices D and H respectively to this report are approved.

(5) That, delegated authority is granted to the Strategic Manager for Planning and Regeneration to make any necessary minor amendments/corrections to the above documents, to publish them on the Council's website and inform those people and organisations who asked to be notified of the adoption of the SPDs.

Date and Time of Next Meeting – 29th November 2022.

Chairman

Policy Committee – 29th November 2022**SOUP AND A SONG PROJECT****Report of the Director of Services****Lead Member – Lead Member for Enterprising Craven**

Ward(s) affected: All Wards

1. Purpose of Report

- 1.1 To seek Committee's approval to support the Soup and a Song Project organised and delivered by the Cultural Services Team of Craven District Council.

2. Recommendations – Members are recommended to:

- 2.1 To agree to implement the proposed Soup and a Song Project.
- 2.2 Note the budgetary implications (as outlined in section 4.1 of the report).

3. Report

- 3.1 This proposal is to support people over the winter period with the increases in the cost of living, especially their heating costs by using venues across the District as a warm safe space for people, combining a cultural intervention with a warm meal and company. The plan is to hold a session a week (13 sessions) from January to March
- 3.2 Working with local Opera Singer Nicola Mills, the proposal is to bring weekly 2–3-hour long sessions to people from the local community who may be struggling to heat their homes, the wider cost of living and social isolation. Crucially the events will be promoted as a cultural project so that we can attract as many people as possible. It will be advertised as part of the Town Hall on Tour events programme (emulating what we did during building closure).
- 3.3 Each session will include a complimentary warm meal, tea and biscuits followed by an hour of singing and then socialising. We would look to target specific groups, using connections with local organisations such as the village halls and partner organisations including Exclusively Inclusive, Step Into Action, Pioneer Projects, Say Aphasia, and also the tea dance mailing list, but the sessions would be open to anyone.

- 3.4 The total cost of the programme is estimated to cost £6,090. This is based on up to 100 members of the public attending per event so a breakdown of the costs are:

Staffing £80
Singer £75
Musician £75
Catering £200 (allowance of £2 per head trade prices)

Total budget per session £430 x 13 weeks = £5,590

Project Contingency £500

Total estimated cost £6,090

- 3.5 Some of the events will be held at Skipton Town Hall but it is intended that we will work in partnership with venues across the District such as village halls. The intention is that the village hall will be provided at no direct cost, and we will cover the costs for the staff, artist/s, and food.

4.0 Implications

4.1 Financial Implications

The financial implications are contained within the body of the report. The costs of the proposed scheme will be met from existing revenue budgets or from the general contingency budget. It should be noted that this is a one-off item for the remainder of the 2022/23 financial year only.

4.2 Legal Implications

There are no legal implications arising from this report.

5. Contribution to Council Priorities

- 5.1 This project will directly help with the delivery of the objective of Supporting the Wellbeing of our Communities - Developing vibrant, connected, and healthy communities

5.2 Impact on the declared Climate Emergency

This project does not have a negative impact on global warming or the wider the climate emergency.

6. Risk Management

- 6.1 The principal risk is to maximise the number attendees and that they are in need of support through the winter due to the cost of living increases.

7.0 Chief Finance Officer (s151 Officer) Statement

Not Required

8.0 Monitoring Officer Statement

A Monitoring Officer statement is not required for this report.

9. Equality Impact Analysis

9.1 The Council's Equality Impact Assessment Procedure has been followed. An Equality Impact Assessment has not been completed on the proposals as completion of Stage 1- Initial Screening of the Procedure identified that the proposed policy, strategy, procedure or function does not have the potential to cause negative impact or discriminate against different groups in the community based on •age • disability •gender • race/ethnicity • religion or religious belief (faith) •sexual orientation, or • rural isolation.

10 Consultations with Others - None

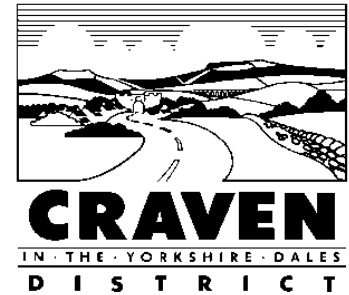
11 Background Documents - None

12 Appendices - None

13 Author of the Report

David Smurthwaite, Strategic Manager - Planning and Regeneration
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Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

Policy Committee – 29th November 2022**CRAVEN NET ZERO AFFORDABLE HOUSING PROJECT****Report of the Director of Services****Lead Member – Leader of the Council****Ward(s) affected: All Wards****1. Purpose of Report**

- 1.1 To present to Committee the Craven Net Zero Affordable housing project which is part of the York and North Yorkshire devolution deal. The report seeks permission to purchase at least three dwellings which will then be retrofitted to a higher environmental code.

2. Recommendations – Members are recommended to:

- 2.1 To agree to purchase properties within Craven District for the purposes of retrofitting, refurbishing, and providing at least three affordable homes
- 2.2 To agree to deliver the Craven net zero affordable housing scheme and accept £400,000 grant from the Department for Levelling Up, Housing and Communities (DLUHC)
- 2.3 To provide £380,000 match funding for the Craven Net Zero Affordable Housing Project.
- 2.4 To authorise the Director of Services in consultation with the Chief Finance Officer (s151 Officer) and Solicitor to the Council (Monitoring Officer) to negotiate and enter into a funding agreement with DLUHC.
- 2.5 To authorise the Director of Services, consultation with the Chief Finance Officer (S 151 Officer) and Solicitor to the Council (Monitoring Officer), to agree the purchase of the dwellings

3. Report

- 3.1 The Craven Net Zero Affordable Housing proposal is for Craven District Council to acquire and retrofit empty properties to create at least three dwellings for use as affordable housing. These will be identified from empty ex local authority homes on the market in Craven as well as other privately owned dwellings and empty or underutilised properties capable of conversion to dwellings. Properties declared surplus by Registered Providers (RPs) will also be targeted. This

approach will ensure that a wider range of property types is possible. Market value will be payable by the council.

- 3.2 It is hoped that different property types may be purchased (houses, flats, and bungalows) to allow variation in the retrofit approach. Contact has been made with RPs all to understand the range of properties that are long-term empty and may be available. It is intended that the use of former council houses will allow the learning to be spread across the whole of North Yorkshire to benefit those areas holding stocks of council houses. It will also allow those who currently live in former council house stock greater insight into potential improvements.
- 3.3 In the event it is difficult to purchase three former council properties, the list of private sector empty homes on the market is currently under review with the aim to identify suitable alternatives. Also, buildings that could be converted to dwellings will be considered such as space above the shops.
- 3.4 The retrofit standard is to work towards EnerPHit which follows the principles of passivhaus but is designed for refurbished properties. The study will assess the success in achieving this standard against an agreed budget. Lessons from the project will help understand which measures can have the greatest impact.
- 3.5 The budget for this project is £780k to purchase, retrofit and refurbish three empty properties. The funding from DHLUC is £400k for 2022/23 primarily to purchase the properties but the funding will be used flexibly for retrofitting and refurbishment if budget and timescales allow. The project funding will be sourced from DHLUC at £400k and Craven DC at £380k.
- 3.6 The project will run alongside Community Led – Retrofit Empty Homes Action Partnerships that was agreed by Policy Committee on the 4 October 2022. This is a year-long feasibility study, increasing overall benefits as outlined below. This project will test the local supply chains and support the roll out of successful components of the scheme across the North Yorkshire housing stock.
- 3.7 Empty homes are an untapped resource. Communities have already defined access to affordable rented housing, climate change and rising fuel costs as issues of concern to them. The feasibility study aims to help develop and support community-led collaborations to deliver affordable low-carbon housing from empty homes, train and upskill local people through retrofitting and renovating the homes, and build local green economies, fit for the future.

4.0 Objectives and Outputs

- 4.1 This project objectives are to:
 - Reduce empty properties – by buying empty homes and buildings it can improve areas and bring new vibrancy to communities
 - Increase number of affordable homes – affordability is a key issue in Craven and so increasing the number of affordable homes is essential

- Create low carbon dwellings – the project will work with communities and suppliers to understand the requirements to retrofit homes, share learning and encourage replicability

4.2 The two projects will run in tandem to meet shared objectives achieved through the following outputs:

- Minimum of 3 affordable low carbon dwellings created from redundant or empty buildings
- Community engagement and training activities
- Feasibility study produced and shared across North Yorkshire

5.0 Delivery Approach

5.1 The project will be led by Craven District Council who will be responsible for project management and purchase and retrofit of properties. It is envisaged that the project will be delivered in association with the housing team in Harrogate Borough Council (who have extensive experience of buying and retrofitting ex council houses) and Action on Empty Homes. RP partners will assist in the identification of potential properties

5.2 It is proposed that Harrogate Borough Council will provide support with the delivery of property refurbishment and Action on Empty Homes will be the lead for expert advice, education, and training to communities.

5.3 The project timeline is:

Empty Homes Action Partnership formalised	October 2022
Policy Committee approval	November 2022
Procurement of renewable energy partner	November 2022 – January 2023
Empty Property Purchase	December 2022 – March 2023
Refurbishment and retrofit	April 2023 – March 2024
Occupation of affordable homes	September 2023 – May 2024

5.4 Once a prospective building has been identified for purchase, we will follow the in-house business case model to assess the value for money before progressing with a purchase. The final decision will be made between the Director of the Services and, the Chief Finance Officer (Section 151 Officer) and Solicitor to the Council (Monitoring Officer).

6.0 Occupancy Status

6.1 All of the dwellings will be available as affordable housing, but the affordable tenure (whether for affordable sale or rent) approach is likely to differ depending on the housing type.

6.2 Affordable Rent – if the home is a former council house, it is proposed that it will be for affordable or social rent and so the dwelling will return to the Housing Revenue Account (HRA), this time of North Yorkshire Council.

Tenants will access these homes via the North Yorkshire Home Choice on-line bidding system, which prioritises those in greatest housing need.

- 6.3 Affordable Sale – if the home is ‘non-standard’, it is proposed that it be made available as shared ownership, again within the HRA of the new authority. As such it will be marketed to first time buyers under the Homes England shared ownership lease and eligibility criteria (in the same way as newbuild shared ownership and s106 shared ownership homes are currently marketed by the council).
- 6.4 The affordable housing tenure will impact on scheme viability - i.e. shared ownership will generate a capital receipt (at an average of c40% of market value) to offset scheme costs as well as a modest rental income, whilst affordable/social rent will deliver ongoing revenue at a higher rate. In either case, rental income will be ring-fenced to the HRA of the new authority. It is proposed that the tenure type, as well as anticipated capital receipts at the point of first sale form the basis of the business case submitted at the point approval is sought from the Director of Services in consultation with the s151 Officer for each of the three acquisitions.

7.0 Implications

7.1 Financial Implications

The total cost of the scheme is forecast to be £780,000 which equates to an average of £260k per dwelling

These costs are comprised of:

Property purchase	£600,000
Property refurbishment	£ 90,000
Renewable energy retrofit	£ 90,000
Total	£780,000

The funding sources are below:

Devolution Deal	£400,000
Craven District Council	£380,000
Total	£780,000

The £380,000 from Craven District Council will comprise funding ringfenced in the Community Housing Fund (for the voluntary or compulsory purchase of empty homes by the council), affordable housing commuted sums and sales proceeds from shared ownership sales, if applicable.

We will seek s24 approval from North Yorkshire County Council before the project commences but as this project was agreed as part of the Devolution Deal it is envisaged that approval is likely to be given.

7.2 Legal Implications

The Council will require conveyancing services to purchase the dwellings and to finalise the agreement with DLUHC. Any additional legal costs related to the delivery of this project will come from the project budget.

8. Contribution to Council Priorities

8.1 This project will help with progress towards addressing the Council Plan priority 'Carbon Neutral Craven. - - Facilitating low carbon economic growth and our objective to provide affordable, energy efficient homes.

8.2 Impact on the declared Climate Emergency

Twenty percent of all greenhouse gas emissions in the UK are 'operational' carbon emissions from residential housing. Energy efficiency and sustainable fuel production achieved through retrofitting are essential to reduce the climate impact of housing. Embodied carbon emissions make up a large proportion of the emissions from the construction sector, often 20-50% of the whole life carbon emissions of a new building, retrofitting existing homes reduces the need and unnecessary waste of new-build expansion

9. Risk Management

9.1 The principal risk is to ensure that three dwellings are purchased by 31st March 2023 in line with DHLUC's requirements

10.0 Chief Finance Officer (s151 Officer) Statement

There is sufficient funds available in the Council's Community Housing Fund budget, to fund the proposals contained within this report

11.0 Monitoring Officer Statement

Under the terms of the Direction issued under s24 Local Government and Public Consultation in Health Act 2007 entering into any non-capital contract under which consideration exceeds £100,000 where the period of the contract extends beyond 1 April 2023 or if under the terms of the contract the period may be extended beyond that date requires the approval of North Yorkshire County Council executive.

12. Equality Impact Analysis

12.1 The Council's Equality Impact Assessment Procedure has been followed. An Equality Impact Assessment has not been completed on the proposals as completion of Stage 1- Initial Screening of the Procedure identified that the proposed policy, strategy, procedure or function does not have the potential to cause negative impact or discriminate against different groups in the community based on •age • disability •gender • race/ethnicity • religion or religious belief (faith) •sexual orientation, or • rural isolation.

13 Consultations with Others - None

14 Background Documents - None

15 Appendices - None

16 Author of the Report

David Smurthwaite, Strategic Manager - Planning and Regeneration
E-mail: dsmurthwaite@cravendc.gov.uk

Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.