



York's Housing Delivery Programme

CLLR KEITH ASPDEN -
CLLR.KASPDEN@YORK.GOV.UK

“Arguably the UK’s most ambitious council-led housing programme in a generation”.

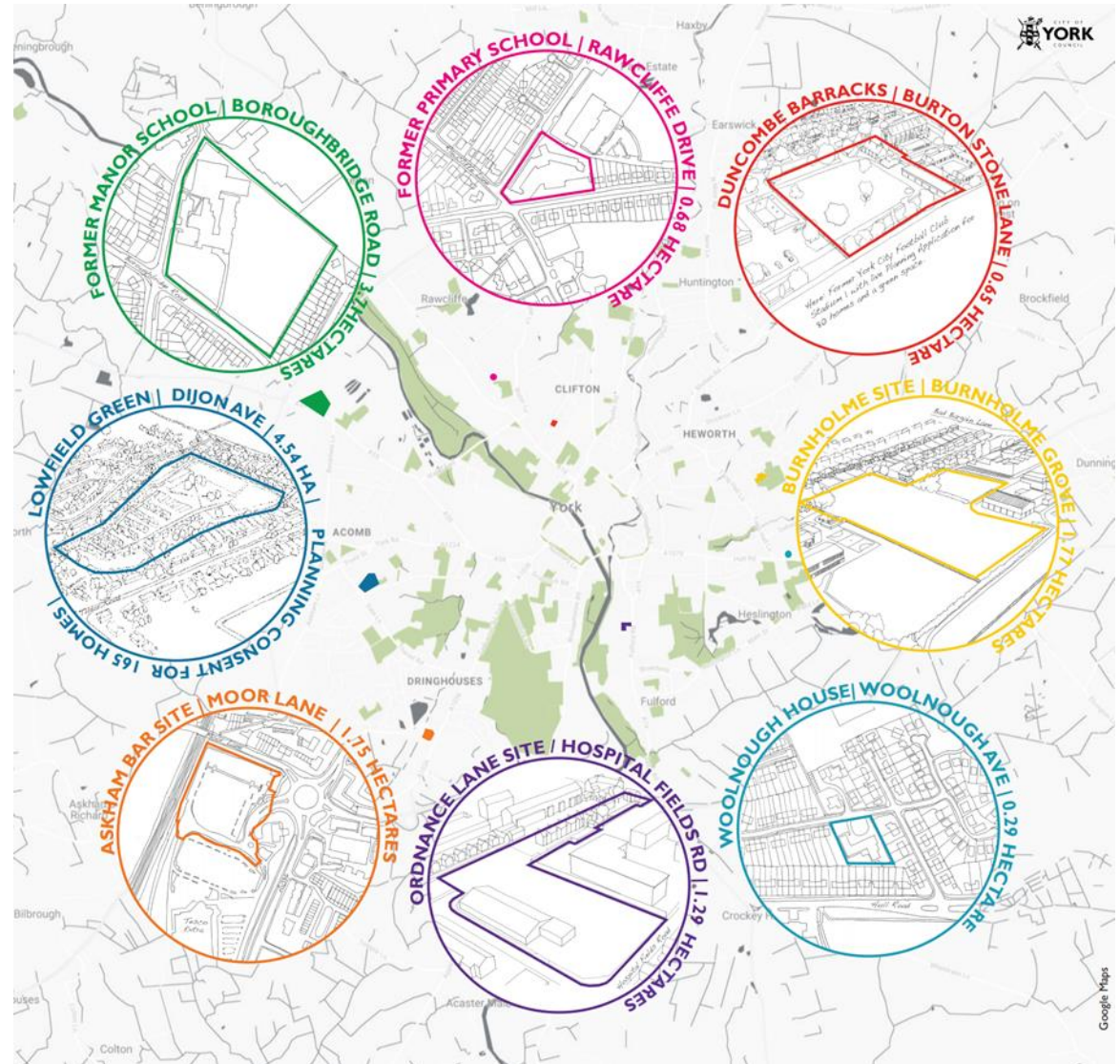
THE GUARDIAN

600 new homes across the city

This includes at least 250 affordable homes.

Provided through social rent and shared ownership.

Each designed to have a net carbon emissions figure of zero.



Investment

Delivered through the Housing Revenue Account (HRA), rather than through a separate company.

More than £153million will be invested in the programme, funded by market sales, the HRA resources and equity sales.

Development model is self-sustaining, with 60% of the homes set for market sale in order to cross-subsidise affordable housing.



Affordable homes

The Delivery programme commits us to providing at least 40% affordable housing, half of which will be for social rent.

We're also creating 120 shared ownership homes of which can be bought for a 25% - 75% share.

In addition, **3,600** affordable homes will come forward through our Local Plan sites.

Local Government can't solve the crisis alone!



A holistic approach to the low carbon future of our city

Climate emergency announced in 2019

Ambitions to become Carbon Neutral by 2030

- York Climate Commission
- First voluntary Clean Air Zone in the country
- All electric Park & Ride bus fleet
- Housing retrofit and active travel
- Decarbonising Council's operations
- New Hyper Hubs and EV strategy
- Working with local and regional businesses and partners



Rethinking the approach to sustainable neighbourhood building

Every element of the scheme, from the front door out into the transport network, is aiding in our efforts to tackle the climate emergency head on.



- Cars will be displaced to the corners of the sites, so the streets can be devoted entirely to people and play spaces.
- Generous green “ginnels”, or passages between houses - providing communal areas
- Every house will come with a bike shed, or even two, fitted with electric charging points,
- A fleet of shared “cargo bikes” will also be available to rent



- Roofs will be covered with solar panels and the homes will be warmed by energy-efficient air-source heat pumps
- The buildings will be timber-framed and, while there will still be bricks, they will be supplemented with roughcast render and durable timber cladding.
- The most important element is how the plans have been developed in close consultation with local communities



Our Architects: Mikhail Riches

Following their success in receiving the 2019 Stirling Prize for Goldsmith Street, a highly sustainable council housing development in Norwich, we appointed Mikhail Riches to lead the design of the Housing Delivery Programme.

Our partnership with Mikhail Riches has led to the development of a Design Guide, setting a new standard for our housing.

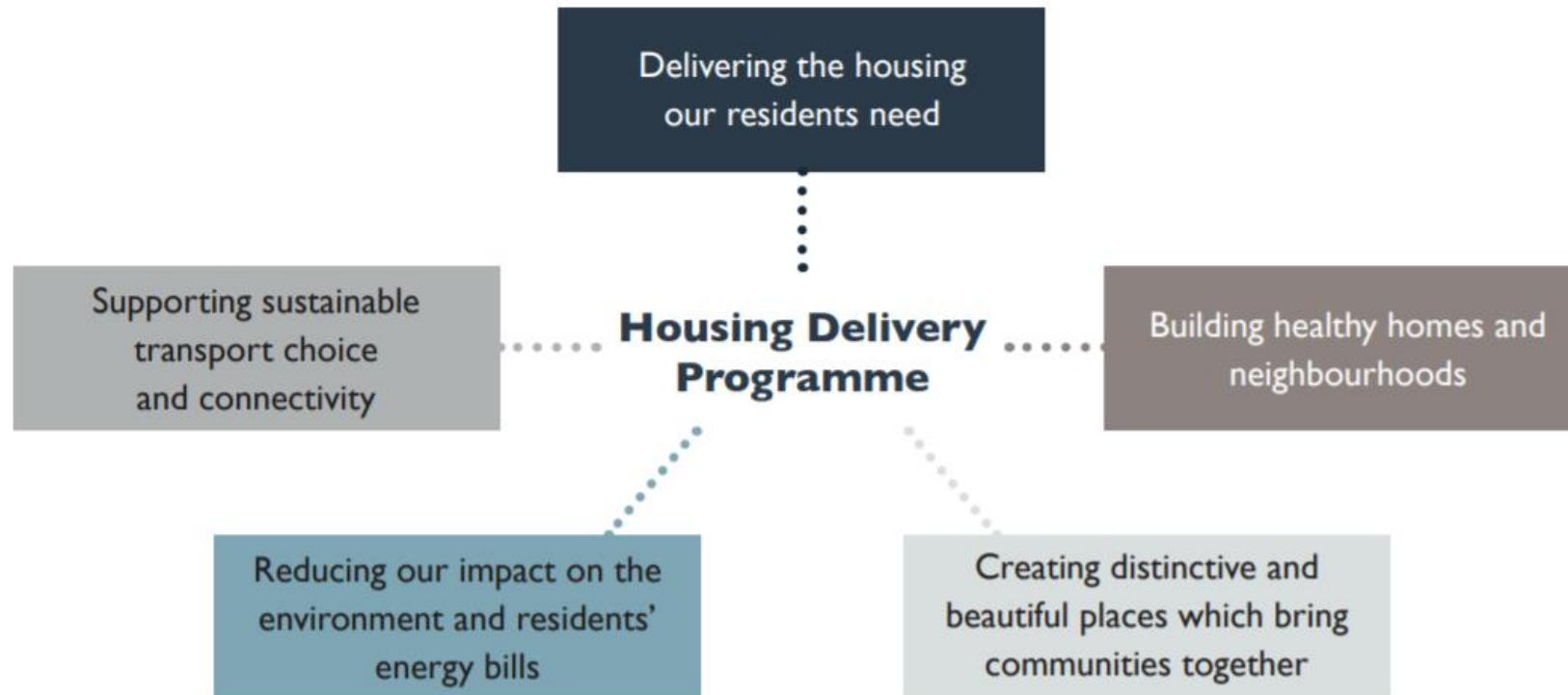
Spacious and green: inside Norwich's award-winning new council houses

For residents of eco-friendly Goldsmith Street, heating bills could be as little as £150 a year



▲ Houses on Goldsmith Street. Photograph: Graeme Robertson/The Guardian

A new Design Manual 'Building Better Places' is key to the wider programme, and sets a new standard for zero housebuilding



Progress

Lowfield Green:

Priority to the city's key workers to secure the latest phase of shared ownership homes, which are all now allocated. Meanwhile, the first tenants and shared ownership buyers have moved into Lowfield Green.

The construction at the Duncombe Barracks and Burnholme sites will start early next year, having recently received planning permission.



“... There’s no aspiration or leadership from government. It’s left to progressive councils, like York, to lead the way.”

SALLY GODBER, DIRECTOR OF WARM, THE
PASSIVHAUS CONSULTANCY WORKING ON THE YORK PROJECT



Questions?