

RAILWAY BRIDGE AT CROFT

Further to my very recent report sent last week, I am sending this brief message firstly in relation to the railway bridge at Croft. A licence has been issued to Railtrack who are to do urgent repair work on the bridge. This will be over 93 days and will commence on 8th November.

The road will be closed overnight from 10pm until 8am each weekend between 8th November 2025 until 8th February 2026 and a 24hr closure will be in place from 20th December 2025 until 4th January 2026.

Railtrack are responsible for advising residents of these closures together with signposting diversion routes. Further information can be found on:

<https://causewayone.network>.

SECTION 106 AGREEMENTS BEING REVOKED.

Concern has been raised by some PCs that section 106 agreements are being revoked for small developments. This has been raised by Ravensworth and Aldbrough PCs and no doubt there will be others. I can well understand the concern particularly when you consider what I said recently regarding NYC's finances in the year 28/29.

A mistake was made by RDC Planning back in 2019 and S106 agreements should not have been made for small developments. They are in fact illegal and therefore unenforceable. The developments concerned were granted planning permission during the period 2019 until March 2022 when RDC ceased to exist.

No doubt you will wonder what is meant by a small development. I think it is where the number of house does not exceed 5, but I will check on this.

EMPTY COUNCIL HOUSES.

Concern has been expressed by a number of PCs and residents that when Council owned properties come vacant there is often a long gap until the property is relet. This means not only a loss of revenue to NYC but also very often a property is empty when people are looking for a home.

The reason for this is that the Government has made it mandatory for property owners from 2026 to have an EPC ie. Energy Performance Certificate of C as a minimum before they can rent a property out. An extensive work program has therefore been implemented so that insulation upgrades will be carried out on any Council owned house to get the property up to the required standard prior to being rented out to a new tenant.

Angus Thompson.

