

Supplementary Committee Agenda



**Epping Forest
District Council**

Local Councils' Liaison Committee Monday, 16th November, 2015

Place: Council Chamber, Civic Offices, High Street, Epping

Time: 7.30 pm

Democratic Services: S. Tautz (Governance Directorate)
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Hastoe Housing Association - Presentation Slides (Pages 3 - 12)

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Hastoe History

- Hastoe Housing Association Limited (Hastoe) was originally part of Sutton Dwellings Trust
- Not for profit (but not a charity) Registered Society
- Registered on 4 December 1962
- Hastoe – the name of a village in Buckinghamshire
- Founded on innovation
- Completed 200th village in 2012



Vision

‘to lead in the creation of sustainable rural homes and communities’

**Rural
communities**

Innovation

**Environmental
sustainability**



Rural Affordable Housing

- Homes for people on modest incomes, who can't afford to buy or rent a home on the open market.
- Homes for rent and shared ownership
- For locals: current residents, previous residents, permanent employment, close family connection
- Sustains communities as local families, couples and single people can stay living in their village



Partnership working

- Parish Council - initiate process, specialist local knowledge, continued involvement
- Rural Housing Enabler (RHE) – independent liaison, assess housing need
- Local Authority – Enabling role and planning guidance
- Landowner – crucial contributor
- Housing Association – Development partner and continued management of completed affordable homes
- Homes and Communities Agency – Government body which provides public funding and regulator of housing associations
- Other parties – Architect, builder, consultants



The Process

- Find out about local housing need – Housing needs survey
- Finding land for small development on the edge of the settlement
 - Include question in any housing needs survey
 - Carry out site appraisal for the village
 - Discuss with landowner
- Rural exception site policy
 - Exception to normal planning policy
 - Policy GB16 – Epping Forest Local Plan – small scale affordable housing scheme, well related to existing settlement, to address social or economic need that cannot be otherwise met



The Process

- Planning conditions are enforced through S106 of the Town and Country Planning Act 1990
 - Ensures that homes are kept affordable for local people in the community
 - Defines specific local connection
- Cross subsidy
 - Innovative way to fund affordable housing by including small amount of market housing where development surplus subsidises the affordable dwellings
 - Opportunity to meet local demand from households within the community who would not be considered for affordable housing



Build standards

- Quality: Design, Build, Space standards
- Designed with local community
- Code for sustainable homes level 4
- Innovation:
 - Passivhaus
 - Straw bale houses



All schemes reflect local input





All schemes reflect local input





Hastoe
Group

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