



# 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 200<sup>th</sup> village in 2012





# Vision

**Hastoe**  
Group

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

**Rural  
communities**

**Innovation**

**Environmental  
sustainability**

[www.hastoe.com](http://www.hastoe.com)





# 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







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