

Rural Affordable Housing & Community Led Housing for Local People



Introduction



- Rural Affordable Housing
- EFDC Housing Enabling
- Epping Forest Strategic Housing Partnership:
 - EFDC, RCCE and Hastoe
- Rural Exception Sites
- Community-led Housing
- Partnership working with Parish Councils

Epping Forest Local Plan 2011-2033



- Local Plan (Submission Version) 2017
- 11,400 New Homes 2011-2033
- 2851 New Affordable Housing
- Rural Exception Sites

EFDC Local Plan Policy H3

Rural Exceptions



“Planning permission may be granted for small-scale affordable housing schemes which are related to smaller settlements, where planning permission for housing development will not normally be granted”

- Demonstrable social or economic need for affordable housing for local people - local needs assessment
- Development well-related to existing local settlement and no detriment to character of nearby settlement and countryside
- Suitable arrangements to secure affordable housing for local residents in perpetuity

Communities have the power to influence change



How often have you heard about, or even experienced, the problems of a lack of affordable housing in rural areas?



- Maybe a member of your **family** or an **employee** has had difficulties finding somewhere to live.
- Perhaps a **local amenity** or **asset** has closed because the people who would support it have had to move away.
- Perhaps you have seen **businesses** move away because the owner or workers cannot afford to live in the village.



A small scheme of affordable homes on a suitable site can breathe fresh life into a village and ensure local people can stay in their community, whatever their age or circumstances and help to sustain local services such as shops, schools and pubs.

Vital role of Local Councils



Parish and Town Councils are an essential part of the structure of local democracy and have a vital role in acting on behalf of the communities they represent;

- give views, on behalf of the community, on planning applications and other proposals that affect the parish
- undertake projects and schemes that benefit local residents
- work in partnership with other bodies to achieve benefits for the parish
- alert relevant authorities to problems that arise or work that needs to be undertaken
- help the other tiers of local government keep in touch with their local communities.

Affordable Housing projects can often help diverse communities come together

Rural Housing Enabler



RCCE's Rural Housing Enabler (RHE);

- Acts as an independent advisor providing close impartial assistance to Essex parishes in developing affordable housing for people with a local connection.
- Liaises impartially between communities, local authorities and other partners such as Housing Associations. Community Engagement is paramount!

Schemes are typically small scale and developed on Rural Exception Sites which allow affordable housing to be safeguarded and prioritised in perpetuity for local people.



Rural Housing Alliance's **Practical Guide for Parish Councils** on Rural Affordable Housing – currently being updated.



Roxwell



Wickham Bishops



Little Hallingbury

What is affordable housing?



Housing for sale or rent, for those whose needs are not met by the market.

Rent

Rented through a Registered Provider
(Housing Association or Local Authority)

Social Rent

40-60% of market rent.

Affordable Rent

80% of market rent.

Sale

Shared Ownership

Part rent/ Part Buy with a Housing
Association.

Discounted Market Sale

Sold at least 20% of market value,
discount remains in perpetuity
when sold on. (First Homes)

A common definition of what is affordable is that the household pays no more than 33% of their income on rent and spends no more than 3.5 times their annual income on mortgage payments.

Rural Exception Sites



Where can these homes be built? And how many?

A **Rural Exception Site** is a plot of land abutting the development boundary with the aim of providing affordable local needs housing in the village.

This land will only receive planning permission for affordable housing in perpetuity. It is an “exception” to the development sites detailed in the local plan.

A small amount of open market may be permitted, only if required for cross subsidy.

This planning policy is only applicable to parishes/hamlets of less than 3,000 residents

Development is restricted in size/ tenure to the need identified.



Housing Needs Surveys



How do we know our village needs affordable housing?

- A **Housing Needs Survey** can be the first step towards making a local scheme happen, engaging with the whole of the local community to assess current and future housing need.
- A questionnaire is distributed to every household in the parish with the aim of identifying local housing need.
- Everyone is given the opportunity to state if someone in their household requires alternative accommodation.
- The survey identifies not only if there is a need but indicated number, size and tenure of homes required.
- A report is produced providing a detailed account of the results plus parish specific recommendations.

RCCE Housing Needs Survey for
A Parish

RCCE Rural Community Council of Essex

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Dear Residents,

RCCE Housing Needs Survey for
A Parish

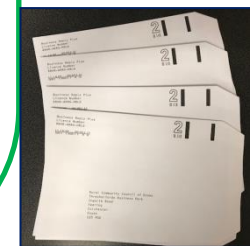
RCCE Rural Community Council of Essex

RCCE Housing Needs Survey
A Parish
November 2017

Laura Alderton
RCCE Housing Enabler

RCCE Rural Community Council of Essex is an independent charity
helping people and communities throughout rural Essex build a
sustainable future.

RCCE Housing Enabler
RCCE Rural Community Council of Essex



Local Connection



How can we be sure the homes will be prioritised for local people?

- There would be a **legally binding agreement** to ensure that people with a local connection would be allocated the houses as priority.
- **Local Connection** means people who;
 - currently live in the parish & have done for a number of years
 - used to live in the parish but had to move away
 - have close family in the parish
 - employed full time in the parish

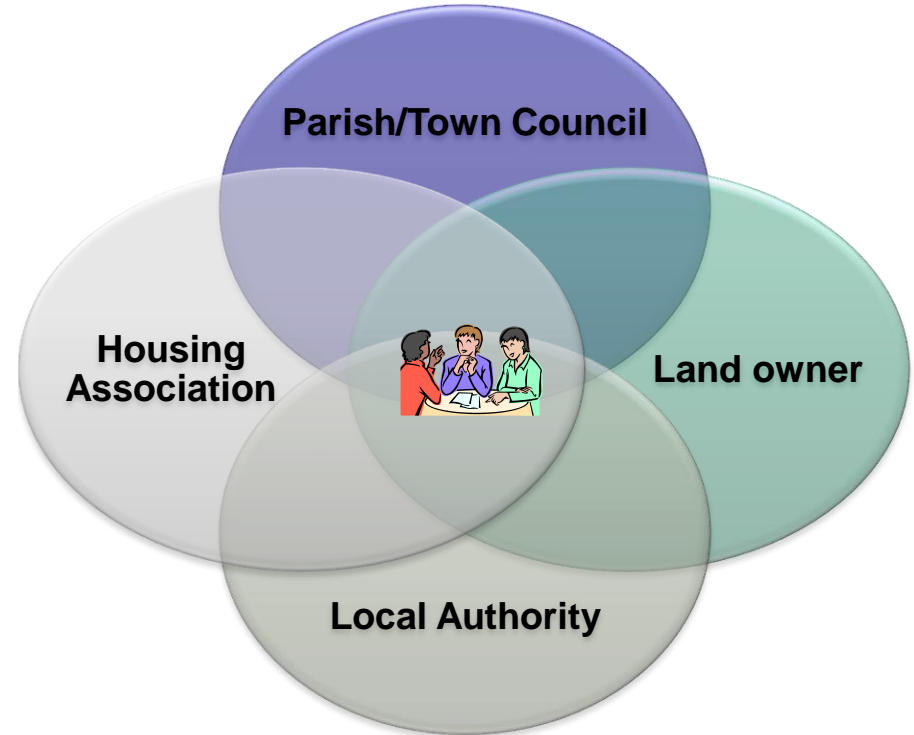
These homes also stay affordable in **perpetuity**;

- Rented homes on exception sites have had the 'Right to Buy' removed.
- Shared owners can only purchase a maximum of 80% of the house. Any vacated properties would again become available for local people as a priority.

Partnerships



Partnerships are essential for bringing forward a successful scheme.



Hastoe
●●●● Group

Hastoe Housing Association



Who are Hastoe?

- Registered provider specialising in rural housing
- Established in 1962
- Preferred Rural partner for Epping District Council
- Over 7,500 homes across 75+ Local Authority areas
- Developing schemes above standard Building Regulations
- Create sustainable rural homes and communities

Hastoe – Recent Successes



The Street, High Easter



- Parish Council very supportive
- Second scheme in village – high housing need
- Two willing local landowners
- Well attended consultation event – local support
- Planning Permission for 4 houses for rent
- Successful bid to Homes England for Social Rent
- Start on site – March 2021

Bass Cottages, Abbess Roding, Epping Forest



Most recent exception site in Epping Forest

- Worked closely with the Parish Council
- Scheme consisted of 6 properties:
 - 2 x 1 bed flats for rent
 - 2 x 3 bed houses for rent
 - 1 x 1 bed bungalow for shared ownership
 - 1 x 2 bed house for shared ownership
- Scheme completed in January 2011



Little Hallingbury, Uttlesford



Pond Fields Close, Little Hallingbury

- No. of homes: 16
- 5 x 1 Bed Houses for rent
- 6 x 2 Bed Houses for rent
- 1 x 3 Bed House for rent
- 1 x 2 Bed Bungalow for rent
- 3 x 2 Bed House for Shared Ownership
- Started on site: September 2016
- Completed: January 2018



Hatfield Heath, Uttlesford



Moat Field, Hatfield Heath

- No. of homes: 14
- 2 x 1 bed flats for rent
- 8 x 2 bed houses for rent
- 3 x 3 bed houses for rent
- 2 bed house for shared ownership

- Started on site: June 2013
- Completed: February 2015

- Built to Passivhaus standard
- Allotment land also provided to the Parish Council



Messing, Colchester



School Road, Messing

- No. of homes: 2
- 1 x 2 bed houses for rent
- 1 x 3 bed houses for rent
- Started on site: August 2015
- Completed: May 2016
- Code for Sustainable Homes Level 4
- Lower energy costs - Air source heat pumps



Community Led Housing



- **Community-led housing** (CLH) is housing which is built or brought back into use by local people.
- These groups manage housing projects to build **decent and locally affordable** homes in both rural and urban areas.
- Anyone can begin and deliver a community-led housing project, so you don't need to work in the housing industry.
- Homes built this way are **owned and/or managed by local people**. Their benefits to these people are **forever legally protected**.
- Can lead to **exemplar design**, affordable homes linked to local salaries
- Community Led development can lead to community enterprises – it's does not need to be just about housing!

Communities
Taking Control

Community
Owned Assets

Local Skills and
Partnerships

Popular Models of CLH



Community Land Trusts

- A CLT is a non-profit, community-based organisation run by volunteers that develops housing or other assets at permanently affordable levels for long-term community benefit.

Cohousing

- Cohousing is when a community works together to build a neighbourhood based on certain values. These values are often linked to one agreed way of living.

Housing co-operatives & Tenant Controlled

- A housing co-operative is a not for profit housing organisation that is managed and owned by its members.

Self-build & Custom / Self finish / Self help

- Many community-led projects are self-builds, as locals often do the organising and some of the building on their own
- Self-help housing is where empty houses are restored, making opportunities for training and volunteering.

Lavenham CLT – Peek Close (Suffolk)



- Aspiration from their Neighbourhood Plan.
- Formed in 2014 in partnership with Lavenham PC, Babergh District Council and Hastoe Housing Association (who are developing and managing the properties)
- Site was formerly a council gritting depot
- 18 dwellings – mix of 1, 2 and 3 bed properties
- Mostly affordable rent, some shared ownership and 2 starter homes
- Designed to meet local need



Lavenham CLT – Quote from a resident



We cannot believe that we have been offered a home here. I cried – happy tears of course! We never dreamed that we would be so lucky, not only to live in Lavenham, but also to have a beautiful new home. Our family live in the village, and whenever we visited we never wanted to leave. Now we don't have to! Without this opportunity we would never have been able to live in Lavenham. We are looking forward to living a very happy life here. Thank you to Hastoe and its partners for building these homes and bringing families closer together.

Cannock Mill Co-housing Colchester



- Mutually supportive cohousing group
- Shared values and aims - “living lightly”
- Building low energy and environmentally friendly homes (living green roofs, renewable bamboo kitchens, Passivhaus standards)
- Shared ‘common house’, land and facilities
- 23 new homes, a mixture of one and two-bedroom flats and 17 two and three-bedroom houses, some with garages.

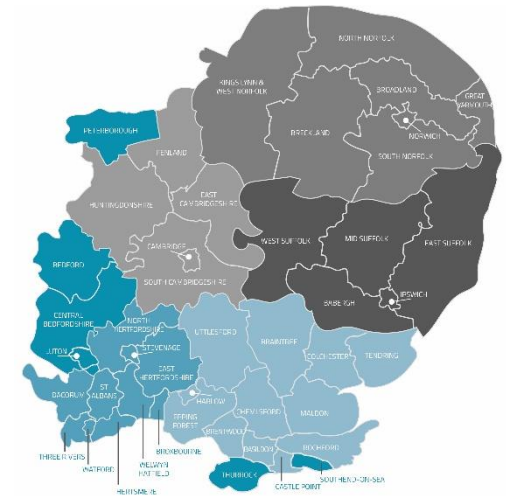


Eastern Community Homes



- RCCE's **Community Led Housing Advisor** (CLHA) offers support in developing primarily affordable housing in whichever form it may take – both rural and urban.
- As part of **Eastern Community Homes**, the CLHA works with community groups to build homes and community assets that their community truly needs, often in partnership with others such as a housing association
- Government has just announced **£4 million** grant funding for community led projects

www.easterncommunityhomes.com



Neighbourhood Planning



- RCCE's dedicated team of **Community Engagement Officers** provide direct support to parish councils and community groups undertaking a Neighbourhood Plan.
- Community Engagement is an essential part of the evidence that underpins a Neighbourhood Plan. Our team can devise consultation techniques to suit your community and help with facilitation of events for all ages.
- We provide training and can advise on the process from start to finish. We can also assist with applications for grant funding and for technical support packages.



Contact me!



If you have any questions or if you would like us to attend your next Parish Council meeting to discuss your local circumstance in more detail, please contact;

Laura Atkinson

Rural Housing Enabler &

Community Led Housing Advisor on

laura.atkinson@essexrcc.org.uk

Or 07305 052578

