

Community-led housing in North and East Yorkshire



Why community-led housing?

Community-led housing helps increase the supply and adds to the diversity of affordable rural housing provision

Communities can exercise **more control** over housing development and lead on decisions about what goes where

Communities benefit from having **local assets** under their control – it gives them income, status and influence

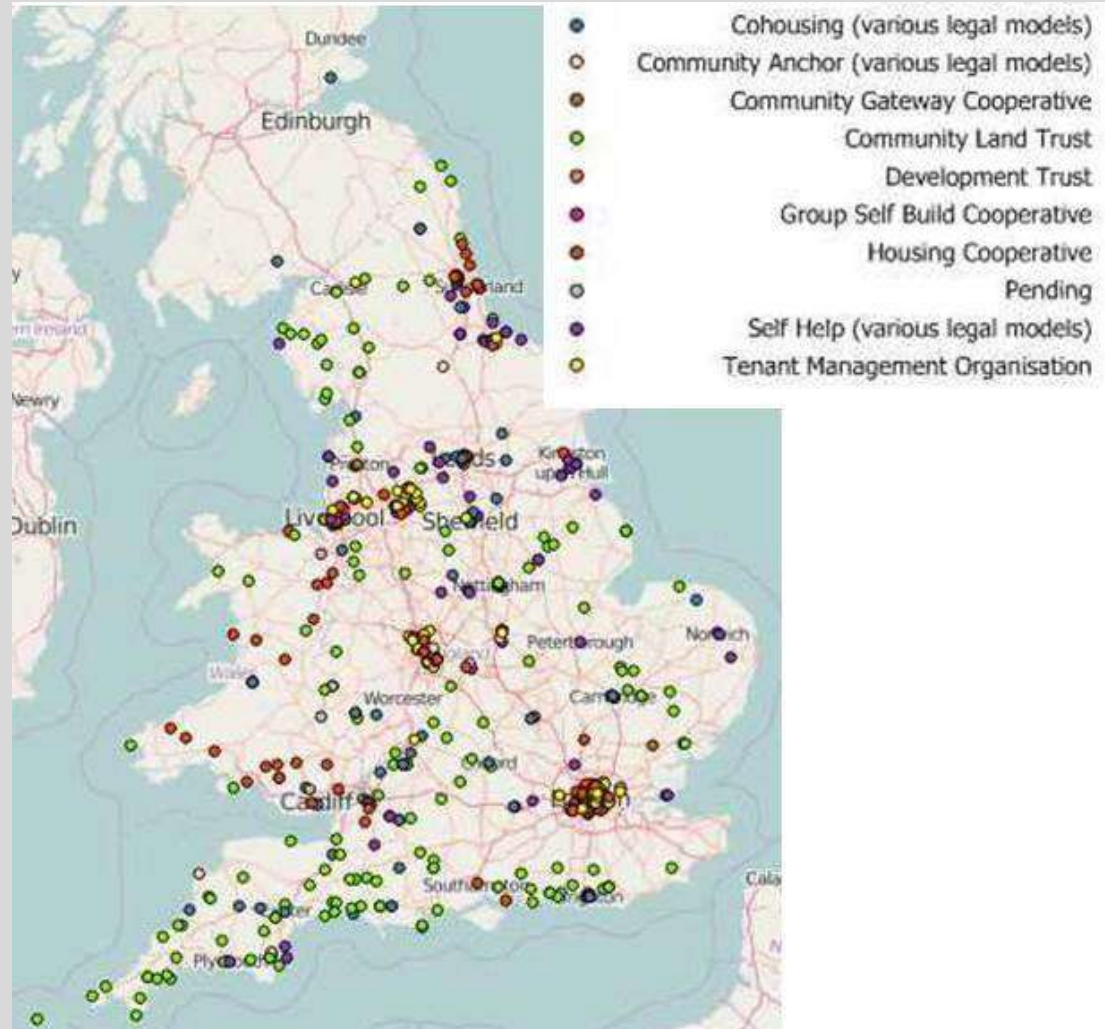
Community support is increasingly needed to deliver new homes in rural villages – community-led schemes are usually **more acceptable** than developer-led schemes

Local people can **participate in construction** on group self-build projects

A major new **Government funding pot** is prioritising community-led schemes in rural and coastal communities

Housing association-led schemes are no longer able to guarantee affordable rent in perpetuity, due to **Right to Buy**

Why community-led housing?



Sources of support

The forthcoming £300 million Government's Rural and Coastal Community Led Housing Fund

HCA Shared Ownership and Affordable Homes Programme 2016-2021

Capital and revenue funding + asset transfers from local authorities

Specialist local staff (especially Rural Housing Enablers) and priority status in Local Plans

Development partnerships with housing associations

Independent regional support hubs and networks

National revenue funding for start-up and pre-development work

Capital funding through banks, building societies, social investment funds and community shares

Cross subsidy for affordable rent and shared ownership from market sale

The Rural and Coastal Community Led Housing Fund

£300 million DCLG programme over 5 years, starting in 2016/17

Announced in Chancellor's March 2016 budget, with income generated from increased stamp duty on buy-to-let landlords

Details still to be announced, following Government changes in July

A key role for local authorities on funding allocations and planning approvals

Initial focus likely to be on villages and towns with a high % of second home ownership

Strong emphasis on low cost home ownership, but may be some affordable rent in the mix

Possible raised subsidy levels in some high value locations to reflect higher development costs

Some revenue funding for pump-priming schemes and providing external support likely

Stakeholder engagement

Contact made with all local authorities and housing associations in North and East Yorkshire

Contact also made with major landowner estates; meeting held with Helperby and Thornton Watlass Estates

Contact made with almshouse charities across the area and with Community Action Norfolk re database of Poor's Land charities

Meeting held with North York Moors National Park and pending with Yorkshire Dales NP

Parish Council survey went live on September 2nd ; first results now in

Meetings held with district councillor in Burton-in-Lonsdale, Chair of Newsham PC and with community charity trustees in Hudswell

Meeting held with cohousing sponsors in Selby, including Council officers and contact made with two other potential cohousing projects in Northallerton and Claxton (York)

Meetings arranged with Parish Council forums in Holderness and Hambleton

Meeting pending with Cathedral Rural Issues Sub Committee in York re CLH

Potential pilot projects

Burton in Lonsdale, Craven (shared ownership)

Alive 50+ Selby (cohousing)

Helperby, Hambleton (mixed affordable/cross subsidy)

Ingleby Arncliffe, Hambleton (affordable rent/shared ownership)

Claxton, Ryedale and Northallerton (cohousing)

Hudswell Community Charity Phase 2, Richmondshire (affordable rent/shared ownership)

+ Carlton in Craven, Ampleforth, Crathorne, Appleton Wiske, Kirkby Fleetham, Thornton Watlass

+ Osmotherley/Fylingdales/Aislaby/Hinderwell (North York Moors National Park)

+ South Holderness, East Riding

+ Arkengarthdale/Hawes/Sedbergh/Grassington/Kettlewell (Yorkshire Dales National Park)

Coming up next...

- North and East Yorkshire Rural Housing Conference September 29th
- Yorkshire Local Council Associations Conference Scarborough October 29th
- SHAPE (South Holderness Association of Parish Enterprises) Partrington October 29th
- Hambleton Parish Liaison meeting November 17th
- Focus groups for interested communities (mid – late November)
- Rural Housing Enablers Network November 23
- Community Led Housing Steering Group December 5th
- Cathedral Rural Issues Sub Committee in Ripon (to be arranged)