



NORTH
& EAST
YORKSHIRE

Rural Housing
Enablers



Success
Delivering
Affordable
Homes



Rural homes ...

for local people

Working with Estates

Affordable Housing Case Study...

Wellington Close, Danby, (NYM National Park)

Estate: Dawnay Estate, Scarborough

Number of homes: 6 affordable

Tenure Type: 6 social rented

Type of site: Rural Exception Site

Property Types: A terrace of 4 units made up of 3 three bedroom and 1 two bedroom dwellings and a further pair of semi-detached three bedroom properties

RP: Sanctuary Housing

The Challenge

Danby Group Parish did a Parish Plan in 2002 which highlighted the need for affordable housing in the parish. The Rural Housing Enabler (RHE) was recruited in 2005 and immediately worked with the Parish Council to conduct a parish housing survey which showed significant need for affordable homes. After the survey, a tour of the parish was arranged to look at potential sites and two were identified in Danby and Castleton. The Danby site was owned by the Dawnay Estate and the challenge was to persuade the Estate to do another development alongside a previous one which completed some 20 years before. This time, the new site was a rural exception site so Sanctuary Housing were limited as to what they could pay for the site especially as the Housing Corporation (now Homes England) had implemented a cap of £5000 per plot on what an RP could pay a landowner for an exception site development.



The Solution

The RHE brought the housing association and landowner together to discuss what would be the best solution for all parties. The Estate didn't want to sell the land so it was agreed that a long lease of 125 years would be the best option with the RP also paying a nominal ground rent for the scheme.

The open day consultation was undertaken with the local community in September 2006. During this event, residents were asked to give comments on the suitability of a number of sites for affordable housing in the parish. The majority of respondents who commented on the estate site were in favour of an affordable housing development.

Planning approval was granted in December 2007 with the development being completed in early 2009.

The Outcome

The development of six affordable homes at Danby were well received by the local community with all the homes going to people with a strong local connection to Danby Group parish. An opening ceremony for the homes was held in June 2009 with Lord Downe cutting the ribbon together with the chair of the Parish Council.

The scheme at Danby was included as a case study in the then Prince of Wales's Affordable Rural Housing Initiative document highlighting how affordable rural housing sites can be delivered by housing associations in a variety of ways, including long-term landowner leases, and the importance of strong community support with the involvement of a pro-active Planning Authority and the invaluable assistance of a Rural Housing Enabler were key elements to success.

