




Broadacres



DELIVERING HOMES

IN RURAL COMMUNITIES



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THE POSSIBLE

As a landowner, or a land agent, operating in rural North Yorkshire you will know the difficulties local people have finding a home they can afford. It may even present a problem for your business, causing difficulties recruiting and retaining staff. But its absence also undermines the sustainability of rural communities. The people who live in these homes use local services, helping to keep them trading viably and available for everyone to use. They are a vital thread in the social fabric of the community, providing support for family and friends, perhaps an older relative or providing child-care so parents can work.

Action is needed now, and you hold the key to making it happen. Whether developing and managing affordable homes yourself as part of your business or providing a plot of land on which a developer or housing association can build these much-needed homes. It can even be a combination of all three.

Going down any of these routes might seem a daunting prospect, but it is not a journey that you need take alone. This brochure will give you the confidence to take that first step by setting out the help that is available. Knowing that nothing is more reassuring than seeing that others

have done it, we have also included some case studies. These showcase the different approaches that landowners have taken to providing affordable housing and the range of support that the Rural Housing Enabler Partnership has provided.

Ultimately, by sharing our knowledge and experience – and those of our partners – we hope to illustrate that whatever the circumstances, we can help you find a solution to meet your needs and aspirations.

“...give you the confidence to take that first step by setting out the help that is available”

A Taster of Your Options

The diagram below sets out the different routes to providing rural affordable housing.



Each of these options offer different degrees of landowner involvement, type and tenure of housing, funding packages and community engagement. In common they all require expertise that goes beyond usual development skills. These include knowledge of financing an affordable scheme, the process by which these homes are allocated and reserved to meet local needs, the mechanisms that assure long term affordability, skills in building community support, and bringing the right partners to the table. These are the skills that we can offer to you.



Who we are

This longstanding Partnership brings together key skills, resources, knowledge, expertise, and funding from local housing authorities, partner housing associations, and a team of dedicated Rural Housing Enablers, focussed on enabling the supply of affordable homes to meet local housing needs.

Rural Housing Enablers

Provide a free impartial, locally based service that for over 20 years has supported landowners and rural communities develop affordable homes, from inception to the residents moving into their homes. Contact details for our Rural Housing Enablers are at the back of the booklet.



Housing Associations

This booklet has been produced by Broadacres Housing Association, one of the Housing Associations working with the Rural Housing Enablers in the Partnership. Broadacres are the only major North Yorkshire headquartered Housing Association and have a strong track record of delivering affordable housing in rural areas. Their mission is to be 'the best rural Housing Association' and are committed to working with partners to deliver the rural homes communities need.

14 other Housing Associations are members of the partnership and all can bring access to Government funding, advice and support. A list of all our partners can be found towards the end of this booklet.



North Yorkshire and East Riding Community Led Housing Hub

The Hub provides a central source of information on all forms of community led housing, Co-housing, Co-operative, Community Land Trust and self-help housing. Contact details for the Hub are at the end of this booklet.



Our offer to

YOU

All these organisations provide complementary services, and we often work together, but equally we also work independently of each other. Between us we can provide a service tailored to your needs.

Rural Housing Enablers (RHEs): our independent service can

<p>Help you explore your options so you can find the one that works best for you.</p> 	<p>Undertake local housing needs surveys to establish how many and what type of affordable homes are needed in your community.</p> 	<p>Provide you with initial advice on whether a site would be suitable.</p> 
<p>Encourage and facilitate the constructive engagement of the parish council and community, including running community consultation events.</p> 	<p>If you choose to work with a housing association we can help you find one that you feel comfortable working with.</p> 	<p>Explain how the planning, funding, viability and allocation process work.</p> 
<p>Help you explore how you could retain ownership of the land and have nomination rights for some of the affordable homes.</p> 	<p>Liaise with local authority housing and planning departments.</p> 	<p>Bring together and, if necessary, act as an honest broker between the different parties to find solutions.</p> 

Whether you want to take ownership of the affordable homes yourself, provide affordable homes by working with a developer or housing association, we can help you.

When you are exploring your options, we can:

- Provide initial advice on the suitability and deliverability of sites.
- Explain:
 - the processes and organisations involved in a scheme gaining planning permission and being built.
 - how viability is assessed and how schemes are funded and financed.
- Help assess the need for affordable housing in a community.



If you decide to work with us, we will:

- Buy or take land on long term leases.
- Access Government grants to deliver affordable homes.
- Finance, gain planning permission and build the scheme.
- Ensure the homes remain affordable and remain so in the long term.
- Let the properties to people who have a connection to the parish.
- Provide long term management and maintenance of the homes.



If you choose to work with a private developer, we can:

- Provide early advice to developers on their scheme design to iron out any future problems with planning or management of the scheme.
- Buy the affordable homes provided as part of a market development and manage them in the long term.



If you decide to own the homes yourself, we can:

- Act as a development agent for you – commissioning and managing the build contract.
- Offer advice on allocation processes.
- Act as a management agent for you – handling the lettings and long-term management of the properties.



North Yorkshire and East Riding Community Led Housing Hub



In addition to the services offered by the Rural Housing Enablers we offer the specialist technical support required for the delivery of community led housing. Our service to you as a landowner will:

- Help you find a Community Housing model that is most suited to your land and property and what you want to achieve.
- Support the engagement of the community throughout the process, including building support for and membership of the community housing group.
- Provide specialist advice and guidance on the technical aspects of a community led development, from initial concept, setting up the necessary legal entity and delivering a community led housing scheme.
- Through our panel of technical experts, we can put you in touch with architects, solicitors, experts in energy efficient construction and retrofitting, and project managers with demonstrable experience in delivering community led housing schemes.
- Give you the opportunity to gain first - hand experience and peer support from those who have already been through the process through organising access and visits to other successful projects within the region.

Helmsley Duncombe Park Estate

Duncombe Park Estate has provided or helped to facilitate affordable homes on three sites in Helmsley.

Initially two plots of land were sold for mixed market and affordable housing developments. The affordable homes are owned and managed by the Estate on one site and on the other by Broadacres.



Site 1 Linkfoot Close, Helmsley

- The site lies within the North York Moors National Park.
- Planning permission was given for 20 homes with a requirement that five of these were affordable homes for social rent.
- The whole scheme was developed by Wharfedale Homes.
- As the Estate is an established landlord and had many properties in Helmsley, Ryedale District Council (the local housing authority) and the National Park (the planning authority) agreed that the social rented homes were owned and managed by the Estate, rather than a Registered Provider.
- The final allocation and rent levels were determined by Ryedale District Council and the Estate
- The S106 requires that:
 - the homes are let in accordance with the North Yorkshire Home Choice Allocations Process
 - all the affordable homes are occupied by people with a housing need and local connection to Helmsley.
- Ryedale Council, with the help of the Rural Housing Enabler, worked with the Estate Manager to run an open event so local people, including Estate workers, could register for one of the affordable homes.

Site 2 Swanland Park, Helmsley

- The site is in North York Moors National Park.
- It provided 37 market homes and 18 affordable rent and six discount sale homes.
- Wharfedale Homes developed all the properties.
- Broadacres bought the affordable homes at an agreed Transfer Price, which they now own and manage.
- The S106 agreement requires that the affordable homes are occupied by people with a housing need and local connection to Helmsley.



Site 3 Ryemoor Gardens, Helmsley

This was a complex development on sites in the ownership of different landowners, one of which was Duncombe Park Estate.

The complex factors relating to land ownership resulted in the scheme stalling and eventually Ryedale District Council Compulsory Purchased their site.

Working with the Council the site was developed by Yorkshire Housing, providing a mix of market and affordable homes.

- The site is in Ryedale District Council.
- It provided 31 market homes, 13 affordable rent and three rent to buy homes.
- Yorkshire Housing developed all the properties and own the affordable homes.
- The Rural Housing Enabler helped to advertise the affordable homes in and around Helmsley.
- The S106 agreement requires that the affordable homes are occupied by people with a housing need and local connection to Helmsley or surrounding parishes.



The Mulgrave Estate Lythe near Whitby

Land sold by the Estate for market development with a second site providing land for the required affordable housing contribution.

Both sites lie within the North York Moors National Park.

- Planning permission was sought for a market development in Sandsend near Whitby, which required affordable homes to be provided through the Section 106.
- Using a unilateral undertaking within the Section 106 it was agreed that the affordable homes could be provided separately from the market housing on a site owned by the estate in the neighbouring village of Lythe.
- The development of the market and the affordable rented housing was carried out by the Mulgrave Estate who had a newly created development arm to develop these homes (this is now a standalone development company).
- After completion, the 6 properties for rent were purchased by Broadacres Housing Association at agreed transfer prices.
- The S106 agreement requires that all the affordable properties are occupied by those demonstrating a local connection to Lythe.
- Since its completion the scheme has won several prestigious design awards.
- Broadacres Housing Association guided the Estate on the design specification and worked with the RHE to ensure the properties were widely marketed so retiring Estate employees could apply.
- The RHE, assisted throughout the process. This included conducting a Housing Needs Survey, with the help of the parish council, and organising a community consultation event where the proposal was broadly welcomed by the parish council and residents.



Sedbergh



Innovative partnership working and planning approach can unlock stalled sites to deliver market and affordable housing.

- Part of the site had been allocated in the Yorkshire Dales National Park Authority's Local Plan, with a 50% affordable housing requirement. But it had never been delivered, largely for viability reasons.
- Yorkshire Dales National Park Authority approached Broadacres Housing Association to consider developing a Rural Exception Site (RES) alongside the allocated site which would overcome the viability problems. Firstly, by creating a larger scheme designed and developed as a single entity. Secondly, by being developed by Broadacres HA who accept a lower rate of return than a private developer.
- To meet the National Park Authority's objective to meet local housing need the allocated market development still provides a 50% affordable housing contribution and all the dwellings on the rural exception site are affordable.
- Broadacres Housing Association will own the freehold for 50% of the affordable properties with

South Lakes Housing owning the remainder. It is intended South Lakes Housing Association, who already own properties in Sedbergh, will take on the management and maintenance of the Broadacres properties under a Service Level Agreement.

- Additional flexibility has been built into the definition of local connection, so it covers the catchment area of the Sedbergh state schools, which includes settlements in the Yorkshire Dales National Park and South Lakeland and Richmondshire District Council areas.

- The scheme will provide 69% affordable and 31% open market housing and has huge local support.
- Underpinning this successful solution has been the strong housing partnership working facilitated by Broadacres Housing Association including South Lakes Housing Association, Yorkshire Dales National Park Authority, Land Option holder, South Lakes District Council, Sedbergh Parish Council, community and contractor.



Burneston Almshouses

The Matthew Robinson Trust worked with Broadacres to refurbish and manage affordable housing to bring four empty properties brought back in to use as affordable homes for local people

- Grade II listed Properties had been vacant for a few years and needed complete refurbishment.
- The Almshouse Trust asked Broadacres HA to help secure funding and provide development services.
- The Rural Housing Enabler helped to secure enabling funding from Hambleton District Council.
- Broadacres acted as the Development Agent for the Trust.
- Funding sourced from multiple agencies including Homes England.
- Planning obtained and contractor appointed by the Almshouse Trust with support from the Rural Housing Enabler and Broadacres.

- The properties were fully refurbished; the old school room converted to become an additional home and another extended to provide additional accommodation.

- Broadacres now in a service level agreement to manage and maintain the properties on behalf of the Trust.

- The Rural Housing Enabler acted as a point of contact for the Trust, undertook a housing need survey which supported the need for the properties locally and negotiated with Hambleton District Council to apply for funding and planning permission.



West Witton

Unlocking a long-term stalled development.

- The site lies within the Yorkshire Dales National Park.
- Despite being allocated in the Local Plan the landowner was unable to develop the site because of problems of viability.
- Broadacres brought a team together that included Hartford Homes.
- Working together they found a solution that broadened the range of affordable housing.
- This provided the basis for a successful planning application.
- The scheme delivered 10 market homes, 6 affordable discounted market properties and two social rented homes owned and managed by Broadacres Housing Association.
- The Rural Housing Enabler worked with the landowner, ward member and community to undertake a number of housing need surveys, host community consultation events and facilitate talks with the National Park planning department.

- The Rural Housing Enabler held discussions and negotiated with Richmondshire to provide some shortfall funding to ensure the scheme was delivered.
- The Rural Housing Enabler worked alongside partners and Broadacres to manage the allocations.





Humbleton

East Riding, The Old School

A Charitable Trust provided a redundant school building and funding for six affordable homes to generate a regular income for the Trust to continue to meet their charitable purposes.

- Heron Educational Foundation provides funding and grants to support young people through education and into employment, but it no longer had the income to provide this support.
- To redress this situation the charity made the bold decision to sell a local farm in their ownership, convert the redundant school that they owned and build on the surrounding land.
- Through a Community Plan a need for affordable housing was identified.
- With the help of an architect plans were drawn up to convert the school house into three two bedroomed homes for first time renters. These plans were extended to provide two additional homes and refurbishment of the school master's house.
- The Community were supported from start to finish by the Community Led Housing Adviser for East Riding who attended meetings, facilitated connections and supported the group access finance. They also attended training provided by the North Yorkshire and East Riding Community Hub.
- The scheme was financed from a mixture of the proceeds from the sale of the farm, grant from Homes England and the local wind farm fund, local authority commuted sums and a small bank loan.
- Heron started the project in 2018 and is due to complete in Autumn 2022.

Osmotherley

The local community worked closely with Broadacres and the Rural Housing Enabler to develop an affordable housing scheme with full support from the community.

- The Parish Plan had identified a housing need which was confirmed by a local housing needs survey undertaken by the Rural Housing Enabler.
- A call for sites identified two suitable sites owned by one landowner.
- Broadacres, with the Rural Housing Enabler, consulted the community on which they preferred and Broadacres acquired the chosen site.
- The community had already adopted a Village Design Statement and this along with three community consultation events, organised by Broadacres and the Rural Housing Enabler informed the final design.
- The planning permission was approved by the North York Moors National Park Authority under delegated powers because no objections were received.
- Homes are occupied by local people for rent or shared ownership.

- The development was listed as one of the top 50 Affordable housing schemes nationally in the year it was completed and won a number of other awards and accolades.
- Rural Housing Enabler held community consultations to gain support from community, North York Moors National Park Authority; acted as point of Contact for the Area Parish Council and assisted with the allocation of the completed properties.



Thornton Le Dale Almshouse Trust

Upgrading of Almshouses to high quality affordable homes using Broadacres as the Development Agent.

- 12 Grade II listed properties in need of updating.
- Properties were occupied but took a long time to let due to condition.
- The Almshouse Trust is a Registered Provider in its own right but asked Broadacres to help secure funding and provide development services.
- This required the Trust to become part of Broadacres partnership with Homes England.
- The upgrade was funded by Homes England and the Almshouse Trust.
- Planning permission sought to 'turn' the properties around so living areas overlooking the gardens rather than the street.

- The properties were let using a local letting panel made up of members of the Trust and the local authority.



Would you like to know more or speak to us?

You may just want to discuss your options; perhaps you have a site that you think might be suitable; maybe you want to develop affordable homes yourself; or have encountered problems getting a scheme off the ground. **Whatever your situation, we are here to help you.**

Here's how you can contact us:

Housing Association	Name	Title/Role	email	Phone number
Broadacres	Helen Fielding	Director of Development and Investment	helen.fielding@broadacres.org.uk	07736 167403
Beyond Housing	Clare Harrigan	Director of Development	clare.harrigan@beyondhousing.co.uk	01642 771388
Joseph Rowntree Housing Trust	Dan Booth	Development Project Manager	dan.booth@jrht.org.uk	0800 587 0211
Home Group	Amber Malone	Head of Development and Delivery (Yorkshire)	amber.malone@homegroup.org.uk	0191 5948168
Stonewater	Martin Fox	Head of Development (North)	martin.fox@stonewater.org	01422 373855
Guinness Partnership	Angela Garrard	Director of Development	angela.garrard@guinness.org.uk	0303 123 1890
Yorkshire Housing	Andy Gamble	Executive Director Growth and Assets	andy.gamble@yorkshirehousing.co.uk	0113 825 6000
Incommunities	Rupert Pometsay	Director of Development and Growth	rupert.pometsay@incommunities.co.uk	01274 254000
Jigsaw	Maria Runnaghan	Assistant Director of Development	maria.runnaghan@jigsawhomes.org.uk	0161 331 2000
Karbon	Sarah Robson	Director of Development and Asset Management	Sarah.robson@karbonhomes.co.uk	0808 164 0111
WDH	Ian Penn	Service Director Development	ipenn@wdh.co.uk	0345 850 7507
Thirteen Group	Joy Whinnerah	Executive Director of Development	joy.whinnerah@thirteengroup.co.uk	0300 555 5557
Together	Antony Ward	Director of New Buisness	antony.ward@togetherhousing.co.uk	0300 555 5561
Progress	N Stevenson		nstevenson@progressgroup.org.uk	0333 320 4555
Leeds Fed	Stephen Ellis	Head of Assets and Development	stephen.ellis@lfha.co.uk	0113 386 1000
54NorthHomes	Mark Pearson	Managing Director	gail.gray@yorkha.org.uk	01904 636061
Accent	Sarah Ireland	Executive Director of Development		0345 678 0555

Community Led Housing

Community Led Homes North Yorkshire & East Riding	Sarah Hart	Community Led Housing Hub Manager	clh@communityfirstyorkshire.org.uk	01904 704 177
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RHE contacts

Hambleton	Angela Walmsley	Rural Housing Enabler	angela.walmsley@hambleton.gov.uk	01609 767048
Richmondshire	Amanda Madden	Rural Housing Enabler	amanda.madden@richmondshire.gov.uk	07572 228987
Craven	Andrew Carruthers	Rural Housing Enabler	acarruthers@cravenc.gov.uk	01756 700 600
Scarborough	Colin Huby	Rural Housing Enabler	colin.huby@scarborough.gov.uk	01723 232 323 ex 2538
Ryedale	Colin Huby	Rural Housing Enabler	colin.Huby@ryedale.gov.uk	01653 600 666 ex 354
Selby	Matthew Brown	Rural Housing Enabler	mbrown@selby.gov.uk	01757 292054
East Riding	David Siddle	Rural Housing Enabler	david.siddle@eastriding.gov.uk	07711 808298

Lealholm

Local Estate providing access to site to provide 12 affordable homes developed on behalf of a Community Land Trust

- The Rural Housing Enabler worked with Parish Council to identify housing need.
- North York Moors National Park Authority assisted the identification of a site.
- A community consultation organised by the Rural Housing Enabler led to the establishment of a Community Land Trust.
- Feasibility study undertaken by the Trust.
- Trust working in partnership with Broadacres, Scarborough Borough Council, landowner and the Dawnay Estate who own the land that is currently a car park which provides access to this site to deliver 12 properties for local people in housing need.
- Planning application expected to be submitted shortly to North York Moors National Park.



Glossary

A quick guide to commonly used terms

Affordable housing	Homes offered for rent or sale at below open market prices and rents.
Almshouse Trust	Almshouses are a charitable form of self sufficient, low cost community housing that is held in trust for local people in housing need. They are managed and run by Almshouse charities made up of local volunteers.
Affordable Rent	Homes offered at no more than 80% of open market rents.
Community Land Trust	Local legally constituted group who develop and manage homes for the benefit of people in their community. They may also own and manage other assets such as allotments and workspace.
Community Led Housing	Housing that is owned and can be developed and or managed by a legally constituted local group with an asset lock to keep the homes affordable. Includes Community Land Trusts, Co-operative housing, Co-housing, some forms of Self and Custom Build and Self-help housing.
Cross subsidy	The use of sale profit from market housing to help pay for the development of affordable homes.
Designated Protected Areas	Defined in the 2008 Housing and Regeneration Act as settlements of less than 3,000 population where occupiers of shared ownership properties can only buy up to 80% of the equity or the housing association has a pre-emptive right to buy back the property when it comes up for sale.
Discounted Market Sales Housing	Homes sold at below market value with the percentage reduction secured for future sales by covenant and/ or a Section 106 Agreement.
First Homes	Tenure that provides homes at discount from market price with the same level of discount being applied to future sales. There are national caps on the property price and incomes of eligible buyers. The % of discounted is determined by the LPA, within national limits.
Homes England	Government agency responsible for the distribution and management of funding for the delivery of a range of housing, including affordable housing.

Housing association	Usually a not for profit organisation with charitable purposes that develops, owns and manages affordable housing. They are often referred to as Registered Partners or RPs. If they have this status, they are subject to regulation through Homes England.
Housing Register	Register held by local authority, housing association or community owned housing organisation by which people with a housing need can apply for affordable housing owned by that organisation.
Local authorities	Organisation responsible for the delivery of public services for a defined geographical area. They may be district/borough/county or unitary bodies. Their responsibilities include housing and planning, except in National Parks where planning is the responsibility of the National Park. Some Local Authorities may build and manage homes themselves or set up companies to do this.
Local connection/occupancy criteria	Criteria that define who qualifies to occupy affordable housing. These are set out in the Local Plan and the scheme specific S106 Agreement. Usually, they include connection to the parish by: current or existing residency, employment, providing or receiving care support.
Market led site	These sites are privately developed. The majority of the housing is provided for sale, but with a proportion provided as affordable homes. The Local Plan will set out the percentage of affordable housing that must be provided.
Private developer	Small and medium building companies can build affordable housing, often for a housing association or community housing organisation. In a very few cases the private developer will retain ownership and manage the affordable homes.
Registered Provider	Organisations who develop affordable housing and have achieved registration with Homes England by virtue of meeting financial and governance criteria.
Right to Acquire	Statutory right for tenants who rent their home from a housing association to buy their home. There is a rural exemption from the Right to Acquire in settlements of less than 3,000 population.

Right to Buy	Statutory right for tenants renting their home from a local authority to buy their home. There are rural safeguards that ensure the homes are in future available to local people, but these are unlikely to be as rented homes.
Right to Shared Ownership	Right for the tenant of a rented home to buy shares in their home. This right does not apply in parishes with populations of 3,000 or fewer people.
Rural Exception Site	Small site within or adjoining a rural settlement that would not normally be considered suitable for residential development, but may be granted planning permission where the development meets a local need for affordable housing in perpetuity.
Rural Housing Enabler (RHE)	Independent adviser and broker employed to support communities gain affordable housing to meet their needs by helping them: assess housing needs; identify a suitable site; engage in the design of the scheme; input into the criteria and Heads of Terms of S106 Agreements.
Section 106 Agreement	These are private legal agreements, known as Planning Obligations between local authorities and developers that are attached to a planning permission to make acceptable a development that would otherwise be unacceptable. This runs with the land, not the developer, so providing perpetuity to the requirements, such as occupancy and local connection criteria.
Shared ownership	Properties where the resident part buys and part rents their home and over time can increase their equity share. In rural Designated Protected Areas statutory arrangements are in place to prevent the eventual sale of the homes onto the open market.
Social rented housing	Homes made available at a rent determined by a national formula. This is usually less than an Affordable Rent. Social rented housing can be built by: councils, housing associations and community owned housing organisations. It may also be offered by a private landowner who is building and managing affordable homes.
Threshold/affordable housing threshold	The size of development or site that will trigger an affordable housing contribution. This, along with the size of the affordable housing contribution, will be set out in the Local Plan.



Broadacres Housing Association Limited is an exempt charity. It is a registered provider of social housing (registration number LH4014), regulated by the Regulator of Social Housing, and is a registered society under the Co-operative and Community Benefit Societies Act 2014, society number 27656R.



Broadacres House, Mount View,
Standard Way, Northallerton, DL6 2YD

 **01609 767900**

 **info@broadacres.org.uk**

 **www.broadacres.org.uk**

