

What has been the feedback from completed developments?

David Collett from Hampsthwaite Parish Council said:

“the first development of local homes was very successful but revealed a greater level of need than we had expected. The Parish Council then looked for a further site and worked with the landowner and housing association to deliver 11 more homes. I would urge other parish councils to become more aware of the level of housing need and to take a more proactive approach to providing affordable homes in their village by talking to their community and dispelling fears and misconceptions. It is important that we provide homes for our young people who would otherwise leave the village.”

What type of affordable housing will be built?

- **Exception sites** - these are sites outside of the village development limits where all the homes will be built as Local Homes for Local People. There will usually be a mixture of 1, 2 and 3 bed roomed homes. The homes will be for rent and/or shared ownership, depending on the identified need.
- **Quota sites** - these are sites that have been allocated in the larger villages in the Local Plan for general market housing. Up to half of the homes (dependent on local council) could be provided as Local Homes for Local People with a mixture of rental and shared ownership homes.

Local
Rural
Housing



HOUSING ENABLERS
Local homes for local people



We are here to help...contact your local Rural Housing Enabler:

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HAMBLETON
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RYEDALE
DISTRICT COUNCIL



YORKSHIRE DALES
National Park Authority



This leaflet is available in large print on request

*Harrogate Council is not in the CBL scheme and will nominate occupiers themselves as a Council from their waiting list.



Local Homes for Local People in rural areas

Housing in villages in North Yorkshire has become unaffordable to people on modest incomes. In many areas there are few houses to rent or buy at an affordable price. Young people often have no choice but to leave their village and move into town to find a home they can afford.

Providing Local Homes for Local People aims to help sustain rural communities:

- offering people who have family connections the opportunity to stay in their village and maintain family networks
- providing downsizing opportunities to those who wish to do so, then freeing up the larger homes for young families
- helping people employed in local businesses to live nearer to their workplace.

Local
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What are Local Homes for Local People?

The aim is to provide homes for people on modest incomes who can't afford to buy or rent a home on the open market. There are various ways that homes can be provided:

- **Rented** from a Registered Provider
- **Intermediate ownership** includes Shared Ownership - where you buy a share in a home and pay rent to a Registered Provider on the rest
- **Discount for Sale** - where you purchase the freehold of a property at a discount off open market value which stays with the home in perpetuity.

Will these homes be affordable in the future?

Yes, this will be controlled by a legal agreement which stays as a land charge. In the case of shared ownership, households will only be able to buy a maximum 80% of the home (in rural areas) and will sell it at this share either to a household on the Council waiting list or on the open market to a person meeting the criteria for the home.

Who will select the people to live in the homes?

The Parish Council will normally be consulted on the Local Connections criteria. In North Yorkshire (except Harrogate*) homes will be allocated through the Choice Based Lettings (CBL) scheme called North Yorkshire Home Choice. To be eligible, people will have to be in housing need and meet one of the local connections criteria, such as:

- they have lived in the village, or local area, for an agreed period
- or their family have lived in the area for an agreed period
- or they have lived in the area in the past for an agreed period
- or they have a permanent job in the area.

Who would like to live in the new Local Homes?



John and Emma's story... live at home with Emma's parents. They want to live together and start a family. There are no homes to rent in their village and their modest incomes mean that they cannot afford to buy a home. Their only choice would be to move into town.

Julie's story... has lived in the village with her husband and child. However, following a divorce, the family home has been sold. She now does not have enough money to buy another home in the village. She would like to stay in the village as her child is settled in the school and she has friends and family that help with childcare.

Steve's story... he works in the village pub, helps on his uncle's farm and is renting a small bedsit at the pub. He would like a home of his own in the village so that he can continue to live close to his work.

Katy and Andy's story... have two children and rent a small cottage in the village on a short term tenancy. The house is expensive to heat and needs repairs. They would like to be settled as their children are approaching school age.

All names are fictional and the stories are examples drawn from a wide range of cases

What can a Parish Council do for local people?

The successful delivery of new Local Homes for Local People depends on the involvement of the Parish Council:

- be proactive - take the lead in promoting Local Homes for Local People
- speak to the Rural Housing Enabler (RHE) at your local Council
- understand the need for local housing in your village. Ask your local RHE to carry out a Housing Needs Survey
- look for potential sites for new housing in and around the village
- speak to landowners to find out if they have any potential sites
- arrange a consultation event and/or speak to local residents to explain who would be eligible for the housing and explain the facts to those with concerns
- encourage local people in housing need to register with their local council
- talk to local employers to find out if they have employees who need housing in the village
- with the help of your RHE organise to visit successful schemes in other villages and talk to other Parish Councils.

For more information read "Affordable Rural Housing: A Practical Guide for Parish Councils" published by the National Housing Federation's Rural Alliance. Download it:

www.housing.org.uk



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