

Summer 2018



**Rural Housing
Enablers**

Local homes ...

for local people

Success
Delivering
Affordable
Homes

Rural Housing Week

National Rural Housing Week 2018 took place between 2 and 6 July this year and many parts of rural North Yorkshire and the East Riding joined in the celebrations. The aim of the annual event is to highlight rural housing issues and to showcase housing association's and local authority's innovative solutions for tackling them.

Accessing affordable rural housing remains a challenge but nevertheless new schemes are getting off the ground and are being completed. It has been shown that partnership working is key to new housing initiatives and the week provided ample opportunity for organisations in both the public and private sector to meet and discuss how best to deliver much needed housing into the future.

See here what was happening in rural North and East Yorkshire!

Harrogate

Harrogate Borough Council (HBC) and the Rural Housing Enablers (RHE) Network hosted an event at the Sun Pavilion in Valley Gardens on Monday 2 July. The "Small Sites Extravaganza" brought together around 50 landowners, land agents and planning agents to listen to a panel of experts:

Andi McLoughlin from Broadacres

Jenny Jacobs, Valuation Surveyor HBC
Graham Brookfield, Affordable Housing Development Officer, HBC and
Helen Fielding, Homes England.

The panel showed the audience how small sites could deliver more, and create a profit/land price even with affordable housing being provided. It was felt that many smaller sites were gaining planning permission for five units or less in order to avoid an affordable housing contribution, when in fact a larger number of smaller homes could work better. Often these sites could take a much higher density development, but instead the applications were for five or less large 4-5 bedroom houses. Jenny Jacobs worked



through an example site and showed how a higher density development could yield the same land value as a five unit development. After the presentation a networking event took place with the attendees able to talk to the speakers and other housing associations in attendance.

The feedback after the event has been really good and a number of sites have been forwarded to the team planner to see what can be done on density.

East Riding

In the East Riding of Yorkshire, two starts on site were celebrated in conjunction with Rural Housing Week.

One of the schemes is located in South Cave, where the council has started its first development for shared ownership. It comprises 10 two and three bedroomed houses primarily for first time buyers.

The second site is in the village of Walkington where two new build units for affordable rent are being developed by the Sherwood and Waudby Charity for local residents. This scheme will be able to take advantage of the financing available through the Community Housing Fund. Both schemes are due to be completed in early 2019



Community led housing scheme at Walkington, East Riding of Yorkshire.



Shared Ownership scheme at South Cave, East Riding of Yorkshire

RYEDALE... Mill Fields, Sheriff Hutton

On a hot summers day in July, Sheriff Hutton (pop. 1019) a village in the Ryedale district of North Yorkshire, located about 10 miles north by north-east of York, welcomed residents and visitors to the official opening of a new affordable housing scheme.

After many years of consultations and meetings, the hard work of the Rural Housing Enablers and the Parish Council has paid off. A twelve unit scheme has provided homes for local people wanting to rent or get on the property ladder through shared ownership. Working in partnership with York Housing Association, the homes were built and promoted throughout the parish and have been taken up by local people wanting to remain in the Parish that they grew up or worked in.

A couple of their stories are below:

Miss B and her two children were living in Sheriff Hutton with her grandparents who have lived in the village for over nine years. Miss B and her children were sharing one bedroom. Grandma was sleeping in a single bed in the second bedroom and grandad was sleeping on the sofa. Miss B was in desperate need of her own rented home but wanted to stay in the area as both children attended the local primary school and were well settled. Miss B also worked close by so needed the support from her family to continue to keep working.

Miss B was offered a two bed home, and is over the moon. The children continue to attend the local village primary school and Miss B continues to have support from her family in the village.

Mr N was born in Sheriff Hutton and had worked in the village all of his working life. He was currently living in tied accommodation but had been given notice that his tied accommodation was coming to an end. All of Mr N's family and friends live in the village so it was very important to him that he was able to continue to live in Sheriff Hutton. Mr N was delighted to be offered a two bed affordable home on this development and has settled well into his new home, which he loves.



Number of homes: 12 affordable
Tenure Type: 6 x Affordable Rent, 6 x Shared Ownership
Type of site: Rural Exception Site
Property Types: 4 x 2 bed houses and 8 x 3 bed houses
Completion date: May 2018

Richmondshire

On a bright, warm, sunny day in July, Richmondshire District Council began a day of celebrations of housing delivery success with the official opening of Oswin Grove at Gilling West, a scheme completed in partnership with Broadacres Housing Association.

The Council gifted the former older person's accommodation site to Broadacres who transformed it into eleven affordable homes, with a contemporary twist to its design by ESH Properties.

Rishi Sunak MP presented a bouquet of flowers to resident Irene Nichol and hailed the scheme a great success. In attendance were members of the construction and design teams, Homes England, the CEO of Broadacres and the local ward member Cllr William Heslop. The attendees then made their way over to The Angel for tea and scones - the pub which had played host to many site meetings during the construction process. Later, Mr Sunak gave the opening address to over 45 attendees at The Holiday Inn, Scotch Corner, where the council celebrated the successes of delivering housing in Richmondshire and recognised the importance of partnership working with local planning agents, developers, Yorkshire Dales National Park Planning Authority and Housing Associations. Richmondshire exceeded its Local Plan housing targets for the last two years, delivering over 536 homes and 340 affordable homes in the last seven years.



Rishi Sunak MP gives the opening address

The passion and enthusiasm felt in the room was enthralling and everyone agreed that the conference was a great success. Attendees had the pleasure of listening to a diverse mix of speakers including the welcome by Cllr Yvonne Peacock.

After an excellent lunch a select number of stalwarts stayed for the workshops, to ask specific questions of a specialist panel which included Leah Swain from Community First Yorkshire and Ian Nesbitt – Planning Team Leader.

Cllr Ian Threlfall expressed his thanks to everyone who attended or participated in the event, stating that without enthusiastic partnership working, the schemes celebrated today would not have reached fruition.

Selby

As part of Rural Housing week, Selby District Council hosted a Rural Housing Bus Tour on Thursday 5 July. Council Members and Parish Councillors joined a tour of schemes old and new, across the Selby and Hambleton Districts. The tour visited exemplar schemes developed by Broadacres Housing Association in Linton-on-Ouse, Newton-on-Ouse and Appleton Roebuck before heading to a new scheme at Landing Lane, Riccall, currently under development by The Selby District Housing Trust. This tour gave members and parish council representatives the opportunity to find out more about how the N & EY Rural Housing Enabler Network and Selby District Council can help create small, bespoke, affordable housing schemes for local people in rural parts of the Selby District.



RURAL HOUSING PARTNERSHIP ENDORSES FIVE STAR RURAL HOUSING PLAN

The 5-Star Plan has been developed by the National Housing Federation (NHF), following consultation with its member organisations. It was launched during Rural Housing Week 2017 and since then, most of the main RPs working in the sector have signed up to the Plan.

The Plan challenges the sector to increase delivery of rural housing and continue to contribute to a living and working countryside

The York, North Yorkshire and East Riding Housing partnership has now endorsed the aims of the Plan which:

- Work with and for rural communities in accordance with the Rural Alliance pledge*
- Increase the current level of housing supply in rural communities by 6% per year for each of the next five years

- Bid for at least 10% of Homes England investment to deliver new homes in rural areas
- Ensure that homes delivered benefit the local economy, including the farming and food economy
- Meet the needs of rural communities and contribute towards five key tenures as appropriate: homes for affordable rent, market rent, affordable home ownership, self-build and market sale.

Have you pledged your support to the 5 Star Plan? Further details are available on the National Housing Federation's website (www.nhf.org.uk)

**The Rural Alliance pledge is a secondary set of six 'promises' that informs the way rural housing organisations should work to deliver housing in rural communities.*

NATIONAL PLANNING POLICY FRAMEWORK 2018

Earlier this year the Government launched a consultation process aimed at updating the National Planning Policy Framework (NPPF). The consultation closed in May and the final document came out, relatively quickly, on 24 July.

Our Spring RHE newsletter had struck a note of caution over how the revisions were going to affect rural housing.

Firstly the new 'Entry Level Exceptions Site' had threatened to weaken the role of the long standing concept of the 'Rural Exception Site' by allowing much higher percentages of market housing on such sites. The new version of the NPPF, however, has made some significant modifications and now stipulates that the Entry Level Exception Site should only comprise affordable homes and that their size is restricted to one hectare. These changes are welcomed. However it should be noted that evidence of housing needs across the wider local authority area (rather than just individual rural communities) can be used to justify their development.

Secondly the draft framework had championed smaller sites of less than half a hectare by suggesting that 20% of all allocated sites in a Local Plan should be of that size. This could have helped smaller rural communities because sites of that size are often all that are available. The new NPPF has made a significant change to that by reducing the requirement to 10% but also advises that this should represent a percentage of overall unit numbers and not sites. It has also increased the maximum size of the smaller sites to one hectare. Despite the percentage being lowered the focus on overall numbers of units may in reality encourage the provision of more sites. Because some sites will be closer to one hectare in size this may also trigger the provision of more affordable housing. The implications for smaller rural communities remains to be seen.

Overall the new NPPF makes some positive noises about being responsive to local needs and it does encourage planning authorities to identify opportunities for villages to grow and thrive.

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

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Supported by Local Government York, North Yorkshire and East Riding



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