

Autumn 2021



Rural Housing Enablers

Success Delivering Affordable Homes

Rural homes ... for local people

DATE FOR YOUR DIARY – RHE NETWORK MEETING 17TH NOVEMBER

commencing at 1.00pm – you should receive an email with the link to the Teams meeting – if not please do get in touch with either Amanda or Matthew (contact details at the end of the Newsletter).

Rural Housing celebrates another great year of delivery for Rural Housing Week (5th to 9th July)

North and East Yorkshire saw another 300 new rural affordable homes developed in 2020/21. During this year's Rural Housing Week, we supported the National Housing Federation's campaign highlighting 'rural housing associations' dedication to providing affordable homes that people love and that keep vital rural services alive.' Councillor Foster pledged to make sure there are high quality, low carbon, affordable homes developed with Registered Providers (RP) by undertaking to:

- Work closely with local communities and Parish Councils to find the best solution to meet identified housing needs
- Ensure that homes are occupied by people who have a local connection or contribute to the sustainability and inclusivity of the village and rural area
- Ensure that affordable homes always remain affordable
- Build sensitively designed, high quality homes which contribute to the beauty of an area
- Build to high environmental standards which help residents and communities reduce their carbon impact and be more sustainable and resilient
- Provide locally sensitive, high quality services to our residents and their communities
- Always listen and respond positively to our customers and the local community

Councillor Richard Foster said: "I fully support this pledge and the benefits it brings and will continue to make every effort to deliver new affordable rural homes working alongside our partners and the North and East Yorkshire Rural Housing Enablers."

Delivery Update

Despite the challenges of the last year, we have continued to work with our partners to bring forward new rural homes. Our year end completions are summarised below and these include Section 106 affordable homes, Rural Exception Sites, RP led housing sites and Community Led Housing.

Rural housing Completions North and East Yorkshire 2020/21

LA	Completions
Craven	6
Hambleton	28
Harrogate	152
Richmondshire	3
Ryedale	24
Scarborough	6
Selby	59
East Riding	22
TOTAL	300

Please get in touch with us if there is anything that we can help you with, from Housing Needs Surveys to site identification and pre-application advice – we'd love to hear from you (our contact details are at the end of the Newsletter).

INTRODUCING FIRST HOMES

After a long gestation period, First Homes have, from June 28th, finally arrived and represent an extra component in the Government's range of affordable housing products. Aimed at the first-time buyer market, they will offer discounts of 30%, 40% or 50% on full market value. The discount is locked in 'in perpetuity' so that the same level of financial assistance is available to future purchasers.

In many respects the concept of First Homes is no different to other forms of discounted market sale – but this time an attempt is being made to provide a clear set of guidelines that offers a consistent approach across the country.

It also comes with a clear commitment to give First Homes a high profile in the affordable homes landscape; based on Government strategy that sees the prioritisation of low-cost home ownership. For example, the Government now requires all affordable housing contributions (via Section 106 planning agreements) to comprise at least 25% First Homes in future, with the remaining affordable elements will be subdivided between social rent, and then affordable rent and other intermediate products (such as shared ownership). The 25% First Homes element is protected over and above the other elements of affordable housing, followed by provision of social rented housing, and then the remaining tenures should viability permit. As a result, we are likely to see a significant change in the tenure profile of affordable homes coming forward through Section 106 provision in future, with a reduction in rented homes and an increase in home ownership.

A pilot funding programme was launched by Homes England in August which, in addition to their s106 commitments will enable builders to 'convert' their approved market housing to First Homes on existing building sites.

Discount levels

The Written Ministerial Statement (WMS) of 24th May 2021 introducing First Homes states that the minimum discount on open market value for First Homes 30%. However, local authorities and neighbourhood planning groups have discretion to require a higher level of discount (either 40% or 50%) if they can demonstrate that there is a need. After the discount has been applied the first sale must be at a price higher than £250,000.

Exception sites

Rural exception sites (those sites outside settlement development boundaries) will not be subject to the 25% quota. However, exception sites can be wholly earmarked for First Homes and 'rebadged' 'First Homes exception sites' in rural areas that are not classified by law as Designated Rural Areas. Such sites can bypass traditional housing needs surveys in favour of a much broader 'light touch' approach to proving housing need. It remains to be seen if this new form of exception site will impact on rural affordable housing delivery, in particular to the supply of affordable rented housing.

Local connection & rural designations

Local connection criteria will apply for the first three months of marketing on any First Homes to assist in prioritising local housing needs (where it can be evidenced), as long as site viability is not compromised.

In addition, the Government has accepted that some rural communities, where affordability is a particular challenge, will not be subject to First Homes exception sites. These areas include National Parks, Areas of Outstanding Natural Beauty and other Designated Rural Areas* - these areas will be able to focus on rural exception sites for delivery.

These are early days for First Homes and planning authorities will have to adopt new components to their Local Plans to accommodate the Government's new requirements. Most First Homes will come through Section 106 agreements but we await the first First Homes exception site in a rural community with interest.

More information on First Homes is available from the government:
<https://www.gov.uk/guidance/first-homes>

**Designated rural areas are defined in legislation (1985 Housing Act) as areas that offer additional protection for rural communities in certain local authorities. In particular they offer local authorities first option on repurchasing Right to Buy homes and more recently they give local authorities discretion to impose affordable housing contributions on schemes of between six and ten units. They are distinct from 'Designated Protected Areas', which, under separate government legislation (2008 Housing and Regeneration Act), protect shared ownership products from gaining 100% ownership.*

Around the patch...

CRAVEN

Andrew Carruthers is now in post and getting up to speed with rural housing in Craven. He is busy working on Section 106 negotiations and is trying to meet partners and explore opportunities to deliver new affordable housing in Craven. If you have not yet met Andrew please get in touch with him (contact details at the end of the Newsletter).

HAMBLETON: Burneston almshouses to be refurbished for affordable housing

Work commenced at the end of April on this historic building, which will undergo a £640,000 refurbishment to create affordable homes for local people. The Matthew Robinson Trust (a local charity) and Broadacres Housing Association have worked in partnership resulting in two almshouses built in 1680, along with a former schoolmasters' house and school room, being remodelled into new, modern homes.

The two existing almshouses and old school room, which are Grade 2* listed, have been vacant for a long time, and will undergo an external and internal refurbishment, with a 'light touch' approach being taken to sympathetically repair the fabric of the building. The old school room will create a 'new' one-bedroom property alongside the existing one and two-bedroom almshouse properties. In addition, the former schoolmasters' house will be extended to create a four-bedroom family home.

Broadacres is providing professional services to support the Matthew Robinson Trust in realising its vision of restoring the buildings, which are situated in the heart of the village. Working with Moody Construction as contractor on the site, are the architect P+HS Architects, Identity Consult (employers' agents) and Fairhurst (consulting and structural engineers).

The scheme has received significant financial backing, with Homes England providing a grant of £200,000, the Matthew Robinson Trust investing £50,000, Hambleton District Council pledging £75,000 and the Almshouse Association providing £20,000. The rest of the funding will come via the Charity Bank. Once completed in the Autumn, the homes will be advertised and let to people with a connection to the village or surrounding area.



RICHMONDSHIRE: WEST WITTON

This scheme started life in 2007 when it was put forward by the landowners' agent as a site in the Yorkshire Dales National Park Authority's call for sites. An initial Housing Need Survey identified a localised housing need. Throughout 2010-16 consultation events and further housing need reviews were held in partnership with the Parish Council, developers and RPs; planning approval was obtained in 2019. The identified local housing need formed the basis for the design and tenure split for the current scheme being developed in partnership with Broadacres.

This scheme will deliver a mix of eight two and three bedroom affordable homes, two for affordable rent and six for Discount Market Sale. The remaining nine properties are for open market sale. This scheme is being funded in part by Homes England's "Home Building Fund" for the developer's finance; Richmondshire District Council and Broadacres are funding the affordable rented homes at the agreed Transfer Price. Work has continued on site throughout the pandemic, even heavy snow has not halted progress, and the scheme is due for completion any day. Most of the market homes are already sold, and applications for the discount market sale homes have closed. The rented homes are being let through North Yorkshire Home Choice.

SELBY

New Local Plan

On 17 September 2019 Selby District Council's Executive gave approval for work to commence on the preparation of a new comprehensive Local Plan for the Selby District. A Local Development Scheme was also brought into effect following Council approval.

Consultation took place on the Local Plan 'Preferred Options' between January 31st and 12th March 2021, which provided the last opportunity to suggest new sites for consideration. Over 1231 individual responses were received on the consultation and a further 44 sites were submitted, many within rural areas.

The main areas of feedback from the Preferred Options consultation relates to new settlements and larger developments at Church Fenton, Stillingfleet, Burn and Eggborough (all rural areas), along with suggested changes to housing distribution, windfall developments and development limits, which will have a long-term effect on the possibility of affordable rural housing.

The Council asked its Executive to approve the Local Plan Additional Sites document for a six week public consultation between the 2nd August 2021 and 13th of September 2021. As further sites were submitted through the consultation exercise, it is considered appropriate to consult on the merits of these sites to ensure that all proposals have been subject to the same level of public scrutiny.

Preferred sites in this document will not necessarily be added to or replace those identified as preferred sites in the Preferred Options document. All sites assessed in the Preferred Options consultation and the Additional Sites consultation will be subject to further scrutiny for the Publication version of the Local Plan, which will be subject to further consultation in 2022.

Need for affordable rural housing – one family's story

Selby District Council has recently completed a housing need survey in the Parish of South Milford, which identified the need for affordable housing. As a result of the survey, one local resident Lauren contacted our RHE, Matthew, to tell him about her family's story. It is a story which will resonate with many people across North Yorkshire and East Riding about the need for affordable housing in our rural areas:

Originally, Lauren and her husband are from a small village and have fond memories of living in that setting. However, two years ago they moved to South Milford for work within the area and have subsequently established friendships and support networks, including family in the local area. All of which was important as Lauren was pregnant with their second daughter at the time they moved, and they wanted to bring their children up in a village setting.

They signed up for a long-term rental property until they could get a deposit together to buy. However, in June they were informed that their landlord wants to sell the property, so they have to move out by October. Due to Covid-19 their ability to save has been impacted due to loss of income. Resulting in them not having the opportunity to get a full deposit together. The family now find themselves looking for an affordable home to rent.

They have applied to North Yorkshire Home Choice but not many properties are coming up in this area and if they do, they are oversubscribed. They really don't want to live anywhere else as South Milford is their home.

RYEDAILE: LAND OFF EAST STREET, SWINTON

This Rural Exception Site proposal will be the subject of public consultation this month (September 2021).

A pre application public consultation event will seek community approval in relation to the provision of up to 15 homes on the application site in Swinton, in the District of Ryedale. The type and tenure of the homes are yet to be decided. If there is support for the site, then another consultation event will be held in the village for further comment from residents on more detailed plans.

Prior to this event, a housing needs survey was conducted in December 2020 in Swinton parish. A housing need was identified in the parish and York/Karbon then sought support from Swinton Parish Council to move forward to a consultation event, which the Parish Council has been keen to support. A press release will go out to coincide with the consultation event, including coverage on social media and in local newsletters.



ASKRIGG COMMUNITY LED HOMES

A building with historic value (owned by the Askrigg Foundation), managed by a group of knowledgeable, enthusiastic local volunteers as Trustees had fallen into internal disrepair, not fit for purpose but with a good external structure it continued to be an asset to the village community. Working with Amanda, the Richmondshire RHE, Trustees came up with plans to deliver residential homes and retain the shop.

A Housing Need Survey went out to 100% of the households forming the Parish in 2017; this baseline data gave us robust evidence to establish a project to meet the locally identified need. The project has seen the Askrigg Foundation building converted into one one bed flat, one two bed flat and one two bed cottage. All the homes are now occupied, with one tenant saying that they would not have been able to stay living locally if it had not been for the conversion of the Askrigg Foundation building. *'We had been living with our respective parents, trying to save up but with the local house prices and deposits required it was impossible. This opportunity to move into Courtyard Cottage has enabled us both to remain in the village that we love, stay close to family in Askrigg and continue to work locally. Paying an affordable rent will allow us to continue to save and eventually reach our goal of buying a house in the village and letting someone else get a start.'*

Retaining the retail shop on the ground floor was key for the group. The empty shop was used to promote the project and allow the community to pop in, see the plans, make comments, and was used as an office for meetings.

A patchwork of funding has been used to finance this £290,000 project, including Richmondshire District Council (£25,000 Feasibility Grant and £150,000 Development Grant), Awards for All, and a mortgage with the Charity Bank, as well as £40,000 from the Askrigg Foundation. Rents have been modelled on local neighbourhood rents, making them affordable to local people and financing the mortgage until such time as the project becomes self-financing.

EAST RIDING

In East Riding, a six unit affordable rent scheme about to start on site: An old school house; an adjacent schoolmaster's house and some land are about to be developed through a local charity in Humbleton, East Riding. The scheme will start in early Spring 2022 and will deliver a range of general needs accommodation for affordable rent. The small village of Humbleton (and adjacent parishes) have not seen any additional affordable housing for many years and this will be a valuable addition to the stock. It is part of the East Riding's community led housing programme where £300,000 grant has been provided alongside the charity's own reserves and private borrowing to make the scheme happen.

SCARBOROUGH: LAND OFF HIGH STREET, SNAINTON

Two consultation events took place in September.

A pre application public consultation event seeks community approval in relation to the provision of 24 homes on the application site in Snainton, in the Borough of Scarborough. 20 of the homes are proposed to be affordable (83%) whilst four of the homes are for open market sale (17%).

Prior to this event, a housing needs survey was conducted in January 2021 in Snainton parish, as well as the adjoining parish of Brompton by Sawdon near to the site. A housing need was identified across both parishes and Broadacres then sought support from Snainton Parish Council to move forward to a consultation event. The Parish Council were keen to support events in both parishes.

Although the site is a Rural Exception Site, the Council's policy (in line with national planning guidance) allows for the inclusion of a small number of open market dwellings in order to make the scheme viable. Two consultation events are planned for September in Snainton and Brompton to seek local support for the proposal. A press release will go out to coincide with the event including coverage on social media and in local newsletters.



Community Led Homes North Yorkshire & East Riding Hub Update

North Yorkshire and East Riding Community Led Housing Enabler Hub Update

The Hub's final workshop took place on 9 September at 7pm on Zoom. The session looked at the Live Stage of a community led housing project and heard from Older Woman's Co-Housing in North London as they chat about the daily management of their community.

The Hub's new website will go live soon with resources and information to help groups get started and connected. Plans are underway for a tour this Autumn throughout the region, so look out for upcoming dates to meet the Hub face to face.

If you want help getting started on your community led housing project the Hub have grants up to £500 to help groups with the early stages and daily organisation.

To find out more or to get in touch, email: clh@communityledhousing.org.uk

Sarah Hart - Community Led Housing Hub Manager – North Yorkshire & East Riding

At the current time I'm working from home so please call the mobile first. Mob: 07909 340653

Tel: 01904 704177 Email: sarah.hart@communityfirstyorkshire.org.uk www.communityfirstyorkshire.org.uk

Community Led Housing Hub Managers - North Yorkshire & East Riding

Sarah Hart - sarah.hart@communityfirstyorkshire.org.uk

Angela Walmsley - angela.walmsley@communityfirstyorkshire.org.uk



**Community First
Yorkshire**

Staffing Update: WELCOME NEW CRAVEN RHE – Andrew Carruthers

Andrew Carruthers has joined us as the new Rural Housing Enabler for Craven District Council. Andrew's most recent role was in the press office of the National Housing Federation, the trade body for housing associations in England. There, he worked on media campaigns on issues including funding for new affordable housing, reforming the land market and promoting shared ownership. Originally from Northern Ireland, Andrew has recently relocated from London with his Yorkshire-born wife, Sophie.

Pipeline of schemes across the patch...

EAST RIDING

- A revised scheme of 9 units is being submitted for planning approval at Church Farm, Skipsea.
- A First Homes scheme on an exception site in Pollington (near Snaith) is being proposed via a Permission in Principle (PiP) application.
- The Council is about to start feasibility work on a local authority owned rural exception site in Sancton (near Market Weighton).

RICHMONDSHIRE

- Work is underway on a Community Led Housing project with Broadacres and Middleham Town Council.
- Completing the West Witton scheme and assisting in allocations with Broadacres.
- Working to identify future sites for Rural Exception Sites across Richmondshire.

SELBY

- We are re-looking at sites within Cawood Parish to deliver 10 homes including those that have been rejected as part of the new local plan.
- Conducting a Housing Need Survey in South Milford to deliver a small scale scheme alongside the Parish Council.
- Working to identify future Rural Exception Sites across Selby District in North Duffield, Stutton Cum Hazelwood and Fairburn.
- Contacting all rural Parish Councils, to gauge support for future housing need surveys to help identify need; positive discussions are underway with Womersley, Kirk Smeaton and Beal to date.

CRAVEN

- We are working with developers and RPs to secure affordable housing on around half a dozen sites in the district, including in Hellifield, Gargrave and Embsay.
- We are also exploring ways to work with community groups to support community-led housing projects.

HAMBLETON

- Identifying Rural Exception Site options and undertaking Housing Need Surveys to support a scheme at East Cowton.
- Working with Broadacres to develop Burneston Almshouse project creating four affordable units.
- Working in partnership with NYMNPA and Osmotherley Parish Council on a car parking and housing project.

RYEDALE

- An open day was held in September for a Rural Exception Site for up to 15 homes. This is a York/Karbon scheme.
- Working with Broadacres on an exception site in Sherburn to deliver 2 more units on an existing development.
- Working to identify future sites for Rural Exception Sites across Ryedale.
- Proposals for a pilot Rent to Buy scheme in Kirkbymoorside with Rentplus to deliver seven affordable homes.
- There are a number of S106 sites in Kirkbymoorside currently at different stages of development; these sites will deliver around 160 rural affordable homes.

SCARBOROUGH

- Work is underway on a Community Led Housing scheme to deliver 10 homes in Lealholm (NYM Nat Park).
- Work is ongoing on a number of rural exception site schemes in the NYM Nat Park listed below:
 - Danby: Broadacres are working with the Dawnay Estate on a site to deliver 13 possible homes.
 - Fylingdales: Broadacres are looking at a site in Robin Hood's Bay to deliver 15 homes.
 - Goathland: working with the Duchy of Lancaster on a small site to deliver 6-8 homes
 - Hawsker: After a tour of the village with planners, identifying a site to meet identified need from survey
 - Lythe: Working with the Mulgrave Estate on a site in Lythe to meet the identified need in the survey
 - Snainton: a Broadacres site for 24 homes. Open day held in September. A Rural Exception Site that also includes four market homes.
 - A parish housing needs survey will be done in Egton parish in October.

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

David Siddle, East Riding call 07711 808298 or email david.siddle@eastriding.gov.uk

Amanda Madden, Hambleton and Richmondshire call 07572 228987 or email amanda.madden@hambleton.gov.uk or amanda.madden@richmondshire.gov.uk

Colin Huby, Ryedale and Scarborough call 01653 600666 ext. 43354 or 01723 232538 or email colin.huby@ryedale.gov.uk or colin.huby@scarborough.gov.uk

Matthew Brown, Selby call 01757 705101 or email mbrown@selby.gov.uk

Andrew Carruthers, Craven call 01756 706309 or email acarruthers@cravenc.gov.uk or **Sharon Graham** email Sharon.Graham@hambleton.gov.uk

Supported by Local Government York, North Yorkshire and East Riding



This information is available in alternative formats and languages