

Autumn 2022



Rural Housing Enablers

Success Delivering Affordable Homes

Rural homes ... for local people

Date for your diary...

NEXT RHE NETWORK MEETING - RETURN TO IN PERSON MEETINGS

Our next RHE Network meeting will be held in person at Hambleton DC's offices at 10am on Wednesday 23rd November. If you haven't already received the diary invite, please contact Matthew Brown (contact details for all RHEs are available at the end of this newsletter).

Directions to Hambleton's offices are available on the Council's website: hambleton.gov.uk/council/location/1

Rural Housing Week round-up (4th to 8th July)

The message from our Chair, Cllr Richard Foster, for this year's Rural housing Week was that "rural communities have so much to offer and it's right to recognise this. But we also need to recognise the challenges they face and take action to fix them. And right at the top of the list is building the affordable homes they urgently need." (**published blog** from Cllr Richard Foster).

Throughout the week we were able to showcase some great affordable housing schemes and celebrate all that affordable housing provides for our rural communities. There was coverage in the **Yorkshire Post** (as well as lots of local media) about the number of new rural affordable homes completed across the patch in 2021/22 - read on for more information about this.

We also celebrated the work of partners including Karbon, Beyond Housing and the Community Led Housing Hub. From podcasts talking about how communities, national parks and RHEs can work together, to formally opening developments across the patch, Rural Housing Week showed how

collaboration can help us level up rural communities through affordable housing delivery.

The poster features the North & East Yorkshire Rural Housing Enablers logo at the top. Below it, the text "Upcoming THIS WEEK FOR RURAL HOUSING WEEK" is displayed in large, bold letters. A series of five icons represent the daily events: 1. Monday: Monitoring Info Delivering Rural Homes; 2. Tuesday: Cllr Foster Chair RHE Programme; 3. Wednesday: Community Led Housing Hub North & East Yorkshire Community Homes; 4. Thursday: Karbon Homes Thorpe Willoughby; 5. Friday: York Housing Association York HA Staithes. At the bottom, it states "INFORMATION AVAILABLE AT www.nyceyehousing.co.uk".

COMPLETIONS 2021/22

More than 300 new affordable homes were built in rural communities across the patch last year, despite the challenges posed by COVID and rising prices.

LA	Completions
Craven	111
East Riding of Yorkshire	55
Hambleton	37
Richmondshire	8
Ryedale	42
Scarborough	36
Selby	20
TOTAL	309

12 of these homes were delivered in the North York Moors National Park, and another 24 were completed in the Yorkshire Dales National Park.

Details of our pipeline for 2022/23 are in the Patch Update towards the end of this Newsletter.

DEVOLUTION UPDATE

In August, the Government signed an agreement with North Yorkshire County Council and City of York Council setting out plans for a devolution deal for the region. This would lead to the creation of a new directly-elected mayor and combined authority, which would work closely with both councils on major strategic projects. This would include housing and planning, as well as transport, economic development and addressing climate change. The devolution deal will unlock millions of pounds in government funding for the region to help tackle these issues.

A public consultation is scheduled for November and December on the proposed devolution deal. For more information and to stay up to date on all things 'devo' visit the Y&NY Devolution website, where you can sign up to receive updates, as well as review the timeline of key events on the devolution journey:

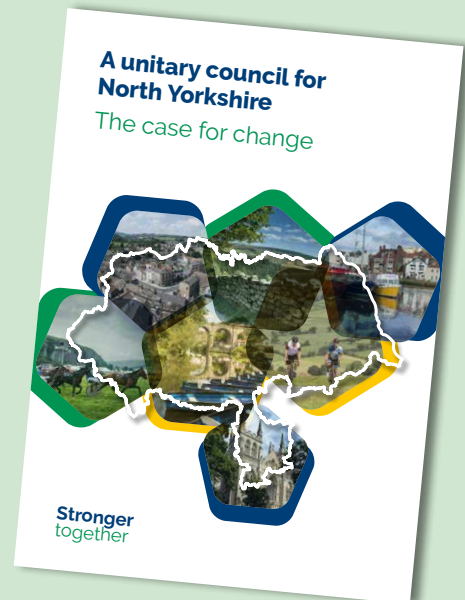
ynydevolution.com/.



LGR UPDATE

Following elections to North Yorkshire County Council in May, the new 'shadow authority' is now up and running and will take over the powers of the existing districts, boroughs and county council on 1st April 2023. RHEs, like all district and borough staff, will transfer over to the new authority, so for the Rural Housing Enabler service it will be 'business as usual' from day one of the new North Yorkshire Council.

North Yorkshire Council will initially carry forward existing Local Plans and planning policies from the boroughs and districts and these will be used to determine planning applications until a new Local plan is in place for the new unitary council. The aspiration is to have in place a new Local Plan for North Yorkshire within five years (by 2029).



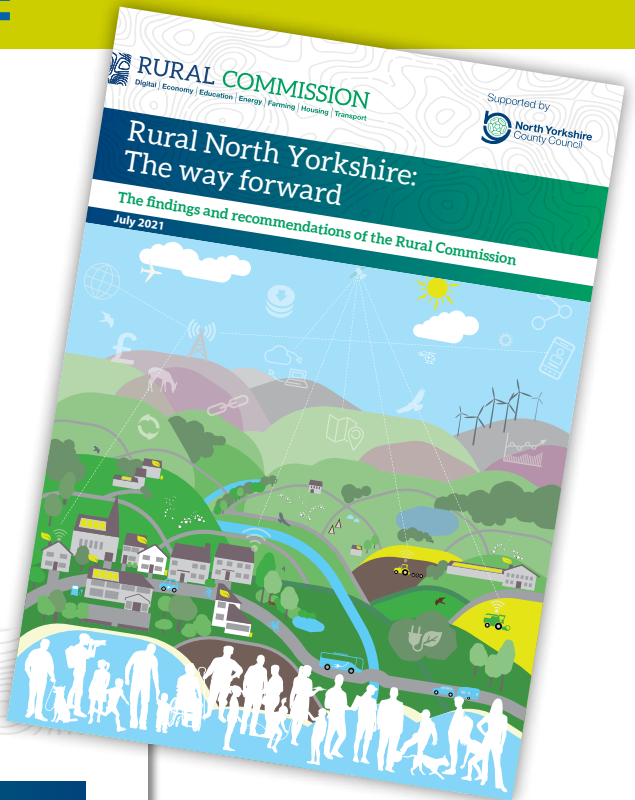
JOSEPH ROWNTREE HOUSING TRUST

We're delighted that Joseph Rowntree Housing Trust has joined the RHE partnership, with the aim of exploring development opportunities across the patch from their existing base in York. They are already active across the patch, managing a total of 2,500 homes in Scarborough and Beverley as well as York, Leeds and Hartlepool. The Trust's development strategy sets out an aim to build 1,000 new homes over the next ten years, and we look forward to working with them to help achieve this.

JRHT JOSEPH ROWNTREE HOUSING TRUST

RURAL TASK FORCE UPDATE

Over the summer the North Yorkshire Rural Task Force (RTF) hosted a challenge session to review the 'Housing Specific Actions' identified by the North Yorkshire Rural Commission. Representatives from a range of sectors were invited to participate in the session, including the CLA, landowners, voluntary sector, and Registered Provider partners. The session was hosted and chaired by Dr Justin Ives, Chief Executive of Hambleton District Council, and Housing Lead on both the RTF and for LGR. A key outcome of the meeting is an RTF sponsored event to connect with Local Estates and landowners to explore 'the art of the possible' in terms of partnership working to increase the supply of housing (both market and affordable) in our rural areas.



Rural housing Specific Actions:

- The formula for designating affordable housing must be revised by The Ministry of Housing, Communities and Local Government so that it does not reflect market value in an area but rather average income in the area.
- The local authority should be enabled to have the power to levy a charge on second homes which must stay in the County and be used to further affordable housing.
- Each of the 730 parishes in rural North Yorkshire should build five houses over a ten-year period, leading to 3,650 new homes. 40% of this housing stock must be affordable or available for rental.
- A scheme must be developed which prioritises the access of essential and low-paid workers to affordable homes in rural and remote areas.
- The District Council must ensure housing is affordable through the promotion of shared ownership, community led housing initiatives, and adequate property for rental available on the market.
- The Country Land and Business Association (CLA) should work with the local planning authorities to encourage landowners to increase housing provision in estate villages. Examples of good practice must be shared.
- Local authorities must work with estate owners to establish 10/20/50 year plans for estate villages.
- The County Council needs to understand the challenges of managing old properties and provide free advice on how to improve their energy performance.

The event is scheduled to take place in November and will be hosted by Sir William Worsley at his Estate in Hovingham. The RHE Team will be involved on the day and will be looking to share their experiences and make themselves available to those wishing to find out more about how we can work together to deliver more rural affordable housing. Look out for further updates about this, and the wider work of the Rural Task Force, in future newsletters.

The findings and recommendations of the commission are available here: northyorks.gov.uk/north-yorkshire-rural-commission

STAFFING UPDATE

A warm welcome to our newest team member **Angela Walmsley**, who has started as the new RHE for Hambleton.

Angela writes: "I'm so excited to join the team and continue the great work that Amanda has achieved over the years. I'm looking forward to working with communities and partners to deliver much needed affordable housing across Hambleton.

"It was great to start the new role by celebrating the launch of a new scheme in Ingleby Arncliffe. This development will provide much-needed affordable housing for the village, giving residents the opportunity to make steps on the property ladder."



Alongside her RHE role, Angela will also continue to work part-time managing the Community Led Homes Hub.

We are also pleased to welcome back **Amanda Madden** who has come out of (a rather short-lived!) retirement to help cover the RHE role for Richmondshire in the run up to LGR.

Amanda and Angela's contact details, as well as the rest of the team's, are available at the end of this newsletter.

AROUND THE PATCH...

CRAVEN

In Craven, we are working closely with several community-led housing groups to support their work in the district. This includes Craven Community Land Trust, which is looking at developing two properties for affordable rent alongside wider community benefits. We are also working with an almshouses trust in the west of the district, which is exploring ways to turn a large house in the village into two affordable rented homes for local young people. Hopefully, we will have further updates on these projects in future newsletters.

We are also working closely with several developers to implement our adopted Affordable Housing Supplementary Planning Document, as well as helping to administer the joint Craven and Harrogate development partnership.

RICHMONDSHIRE

In Richmondshire, we are working on an affordable housing project using modern methods of construction (MMC) in Hudswell. We are also looking at ways to meet affordable housing need in the villages of Middleham and Gayle.

SELBY

In Selby, we are continuing to work closely with our rural Parish Councils to conduct Housing Need Surveys to identify affordable housing need. Ultimately, our aim is to provide new homes in areas which previously have had little development to assist local residents. Most recently, we have conducted Surveys in Stillingfleet and Kirk Smeaton, with housing need of eight and two homes being identified respectively. We have also been supporting our registered providers within the Selby District with support and assistance relating to ongoing planning applications to ensure that additional affordable homes are delivered.

HAMBLETON

In Hambleton, we marked the start of Rural Housing Week with the launch of Beyond Housing's £3.7 million redevelopment of a former primary school site in Ingleby Arncliffe, which has been unused for a number of years. The development will include 18 homes, eight of which will be for affordable rent, four for

Shared Ownership, four for rent-to-buy and two for discounted market sale. The plans have been drawn up with the close involvement of both the parish council and Hambleton's Rural Housing Enabler.



SCARBOROUGH

On Friday 8th June, to mark the end of Rural Housing Week, an official opening ceremony was held by York/Karbon Housing for a rural housing scheme at Endeavour Close, Hinderwell Lane, Staithes.

Invited guests met at the Athletic Club in Staithes for lunch and then proceeded to the scheme for the official opening. This was performed by Norman Fowler, who has recently stepped down as Vice Chair of the Hinderwell Parish Council after over 30 years' service and was also Staithes Harbour Master. Also present was Robert Goodwill MP, members of Hinderwell Parish Council and tenants of Endeavour Close.

In his address at the event, Mr. Goodwill highlighted the importance of building more affordable housing in rural areas. He said, "This is absolutely the sort of development we should be doing locally."

A resident on the development, Shiela Howell, shared her delight at moving into one of the new flats. She said, "Getting this flat was like winning the lottery. I'm so thankful that the homes were only available to local people."



To bring this development to fruition, York Housing Association and parent company, northern housing association Karbon Homes, worked with the North York Moors National Park Authority and the area's Rural Housing Enabler (RHE).

Robert Goodwill MP with representatives from Karbon Homes, Scarborough Borough Council, Hinderwell Parish Council, the North York Moors National Park and residents from the new homes.

EAST RIDING

The contract for building a six-unit community led housing scheme in the East Riding village of Humbleton has reached a significant milestone; the two new build cottages are now complete and the tenants have moved in. The work to the adjacent disused school building is now also well underway and will produce four additional houses for rent before Christmas.

The scheme is being developed by a local charity, the Heron Educational Trust. As well as using their own resources the scheme has had the benefit of funding from the Community Housing Fund. The development has attracted a lot of local interest. It is the first wholly affordable housing scheme in this remote part of Holderness for several years.

Matt Havler, Chair of the Charity commented: "We are well on the way to finishing this exciting and innovative scheme. It is pleasing to see a derelict set of buildings turned into much needed housing for rent in the village."

You can read more about the project [here](#), and listen to a podcast with Chris Brazier from the Heron Educational Trust [here](#).



Heron Educational Foundation, Humbleton - from school to housing



Pipeline for 22/23...

SELBY

In August 2022, Selby Council announced the next stage of the New Local Plan following further consultation. Hopefully, this will now free up some land opportunities of those who were unsuccessful with their call of sites submission. Hopefully, we will have further updates on these projects in future newsletters.

CRAVEN

WDH is working to deliver a 100% affordable site in Hellifield, which will provide 16 Shared Ownership and seven affordable rented properties. We are hopeful that this will be completed later this year.

As outlined above, we are also supporting several community-led housing projects in the district, which we hope will start to bear fruit this year.

RYEDALE

Rural Exception Sites

Swinton - York/Karbon Housing held another open day in June for this 19 unit proposed development in the village. Detailed plans were shown and residents had the opportunity to comment and discuss the scheme with officers. The event was well attended with overall support for the proposal. It is hoped that a planning submission will be forthcoming in the autumn.

Recent discussions about finding suitable exception sites similar to the above have also been had with the Castle Howard Estate, and Joseph Rowntree Housing Trust, the National Park and the Church Commissioners. Further talks are planned.

SCARBOROUGH

Community Led Schemes

Lealholm - (8-10 units) Broadacres working with Lealholm Community Land Trust and consultants on a layout for this scheme. A possible planning submission to the NYM National Park Authority is expected in the autumn.

Goathland - One cottage owned by the Parish Council has now been converted to an affordable rented unit and is now tenanted. Funding is now being sorted for the adjoining cottage.

Rural Exception Sites

Snainton - a planning application has been resubmitted by Broadacres to Scarborough Council for 20 affordable homes and four market homes. No date has been set yet for a decision.

Danby (North York Moors National Park) - Broadacres is working with the Dawnay Estate to bring forward a 13 unit single storey development on land in Danby. A public consultation open day is still to be held in the village so the community can comment on the proposed scheme. This could be held by the end of the year.

Robin Hood's Bay (North York Moors National Park) - Broadacres is working on a 13 unit proposed development off the main car park in Robin Hood's Bay. A red line exercise has been held in the parish which had support for the site but it's hoped to have another consultation event later this year with detailed proposals for the site.

Other Rural Exception Sites in the pipeline include: Grosmont, Egton and Hawsker, all of which are in the North York Moors National Park.

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

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

Angela Walmsley, Hambleton call 07891 414620 or email Angela.Walmsley@hambleton.gov.uk

Amanda Madden, Richmondshire (temporary cover)

email 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

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