

Innovation in Practice:
Delivering Rural Housing



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FOREWORD BY MARGARET CLARK OBE, CHAIRMAN OF THE HASTOE GROUP BOARD

It is encouraging that there have been many affordable rural housing success stories in recent times but the fact remains that there is an overwhelming need for more affordable housing in rural areas. In the post war years housing was concentrated in urban areas and in rural areas the impact of the Right to Buy and the increase in second or holiday homes has had a major impact. Yet, those of us who care about rural communities know that there is both strong evidence for, and logic to support, the socio-economic benefits of increasing the number of affordable homes for people in rural areas across the country.

Most people who live in rural communities, whatever their circumstances, fully appreciate the need for sensible, sympathetic and sustainable development. It enables older generations to downsize and younger people to remain within their communities, close to family and friends.

Six years ago Hastoe released a publication called: "Ways to finance land and rural housing schemes with little or no Social Housing Grant: A report and toolkit." In this new publication we follow up the ideas expressed in that toolkit and provide examples of where local people – 'key influencers' as we call them – have taken up the challenge and made

things happen for their communities. We are grateful to all those who have shared their experiences, so that we can all learn from what they have been – or are still going – through.

We hope that this guide, which demonstrates some of the innovative approaches that are being put into practice, will inspire others – be they elected members, local residents or landowners – to take up the challenge in their own communities.

PEOPLE WHO MAKE THINGS HAPPEN: KEY INFLUENCERS

**Do people in your community need affordable homes?
Could you be one of the people who can make it happen?**

If you are reading this, you have probably identified that your community would benefit from affordable housing. Maybe you can't see how it is going to come about? In our experience, it is usually the drive and determination of one or more individuals that delivers new affordable homes in rural

communities. These may be individual local people, landowners, parish councillors, councillors or local authority staff. They focus on the importance of providing local people with affordable homes. This helps them overcome the many and varied hurdles created by the 'system',

including in some instances the behaviour of other people. We have written this publication to offer you support and encouragement. You can do it!



INTRODUCTION

A rural community can be transformed by the provision of new affordable homes which can also unite the community and provide a long term legacy. It can make the difference between, for instance, the primary school staying open and being closed. It can protect the relationships and mutual support provided by the mix of generations that have been lost in so many communities and makes rural

living so worthwhile. Delivering affordable rural homes is not without its challenges; some are legal, some practical and some are simply about how people react and behave. The aim of this report is to provide real life examples of how these challenges have been overcome and to encourage you to make it happen. Hastoe has a strong commitment to rural

communities, to environmental sustainability and, particularly, to innovation and new thinking.

This report explores new ideas, tried and not yet tried and shows what can be done.







KEY INFLUENCERS – A PERSONAL STORY

Jim Herculson, who led on the Brancaster Staithe Development

The particular housing problems of our coastal parish, namely that nearly all properties are beyond the financial reach of many local people, made it relatively easy to identify sufficient need for affordable homes. However it is important to prove that need, not just suspect or assume that it exists.

Having done this, if an exception site is to be used, it is vital to understand what this means, not only the advantages in terms of affordability and restricting tenancy or joint ownership to people with local connections, but also what the restrictions

are. Failing to do this, could waste countless time and energy chasing unattainable goals and raising false hopes. Our committee benefitted considerably from the experience of Hastoe in these matters and avoided the numerous red herrings that could easily have detracted from our goal.

It is not essential to have a local housing society, as we have, just a small group of people who may or may not be members of the parish or town council - but which acts with the council's backing - to provide local drive, give

assistance to the housing association developing the project, and act as a catalyst thereto.

Finally, if a section 106* is to be used (which will definitely be the case with an exception site), check the wording and argue your case if you believe it does not give sufficient protection for local people.

*Town and Country Planning Act 1990



RURAL COMMUNITIES NEED AFFORDABLE HOMES

The protection of the future of our countryside is dependent on viable rural communities and thriving economies. Nearly 20% of our population live in rural communities. Generally, they enjoy a high quality of life, with people tending to live longer than those in urban areas¹. On the other hand, rural communities have, on average, the largest differential between incomes and house prices², a higher depth of fuel poverty³ and the poorest access to public services, including transport⁴.

A number of reports over recent years have influenced national policy on housing in rural communities. These include⁵:

- Affordable Rural Housing Commission 2006
- Living working countryside: 'Matthew Taylor report' 2008
- HRH The Prince of Wales's Affordable Rural Housing Initiative: "Moving forward: Further guidance for landowners, businesses and communities 2009"
- Homes and Communities Agency's Affordable Rural Housing Project 2010
- A place in the country: NHF inquiry into the North's rural housing challenges 2009
http://www.housing.org.uk/our_regions/north_west_region/north_reports/a_place_in_the_country.aspx

¹Office for National Statistics: Rural quality of life can rely on links with urban areas June 11

²Halifax press release 20 September 2012 http://www.lloydsbankinggroup.com/media/pdfs/halifax/2012/2009_Rural.pdf

³Getting the measure of fuel poverty Final Report of the Fuel Poverty Review John Hills March 2012

⁴Commission for Rural Communities State of the Countryside Report 2010

⁵<http://www.hastoe.com/page/304/Annual-Reports-and-other-reports.aspx>



WHAT IS DIFFERENT ABOUT BUILDING NEW AFFORDABLE HOMES IN RURAL COMMUNITIES?

It is important that the community's experience is positive; even if it means building fewer homes than you know are needed. Further phases are nearly always possible and, in the long term, this is preferable to a 'never again' experience.

Working with, and responding to, the community means that the developer must have good people skills, as well as construction and project management skills. The consultative process may take time but, when the project is finished, the homes will be a great source of pride for the community.

It is not unusual for there to be only one or two major landowners in rural communities and for land availability to be dependent on their good will.

Landowners are a vital part of the process and they may even, of course, be the person who makes it happen.

Rural exception sites are often used for rural affordable housing. These sites are only available for development where local housing need has been proved and on condition that the homes remain affordable and for local people in perpetuity. The sites are valued at an enhanced agricultural value (considerably less than a market development site).

Rural schemes might cost a little more in time and money to develop but, in Hastoe's experience, they are often less costly to manage and shared ownership sales are resilient to market downturns. Don't forget, future purchasers have

been watching their homes being built. They know these homes are their only opportunity to stay living in the community, so by hook or by crook they will have them!

Many of these rural affordable homes are developed by housing associations with the experience needed to help local people through the process. There are increasing numbers being built by Community Land Trusts and some examples are included in this report.

THE RURAL HOUSING PLEDGE

The National Housing Federation's Rural Alliance is a group of rural specialist housing associations. Further information about the Alliance can be found via this link:

http://www.housing.org.uk/about_us/governance_and_accountability/member_groups/rural_alliance.aspx

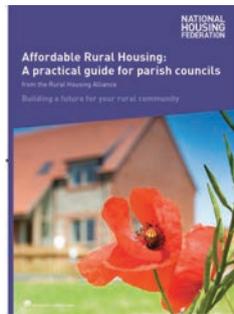
The Rural Alliance launched the Rural Housing Pledge in March 2011, at an event in Parliament attended by MPs from rural constituencies.

The Pledge aims to provide communities and landowners with the confidence to consider developing affordable homes by providing assurance that the homes will always be protected for local people and will always be affordable. It states we will:

- ✓ Work closely with the local community and Parish Council to find the right site
- ✓ Always give qualifying local people in housing need first priority for every home
- ✓ Ensure that affordable homes always remain affordable
- ✓ Build sensitively designed high quality homes to high environmental standards
- ✓ Provide good quality and locally sensitive management services to our residents
- ✓ Always respond positively to the local community

RURAL DEVELOPMENT MODEL: LOCALLY LED DEVELOPMENT

It has already been mentioned that the involvement of the local community is a key feature of the delivery of rural affordable housing. This consultative approach can extend the time it takes to deliver a scheme which, in Hastoe's experience, is usually around 4 years but in one extreme case extended to 16 years (although not as a result of the consultation!) Sometimes new development can be controversial which tends to extend the timescales.



The Rural Alliance has published a useful guide to the process of developing rural affordable

housing. It is called: "Affordable Rural Housing: A practical guide for parish councils" and can be found on the link below:

<http://www.hastoe.com/page/304/Annual-Reports-and-other-reports.aspx>

A summary of a typical delivery process on a Rural Exception Site is shown on the right:

NEED FOR AFFORDABLE HOMES RECOGNISED, OFTEN BY PARISH COUNCIL

INDEPENDENT HOUSING NEEDS ASSESSMENT UNDERTAKEN

WALKABOUT TO IDENTIFY SITES WITH PARISH COUNCIL (OR CLT) AND PLANNERS

INITIAL DESIGN FOR PREFERRED SITE

LANDOWNER NEGOTIATIONS

COMMUNITY DISCUSSION, RE-DESIGNS

PLANNING APPLICATION

CONSTRUCTION

SCHEME OPENING, COMMUNITY CELEBRATION

GOOD PRACTICE EXAMPLES AND NEW THINKING

The following pages provide a brief overview of real examples of rural developments – each of which faced specific issues.

Each overview is annotated with a code or codes to show its main features but you may find it useful to read through all the examples, as there is inevitably some overlap between them. Although some of the examples involve levels of public subsidy that may be unavailable in the future, alternatives methods of funding are being developed. The essential ingredient of community-leadership is rarely in short supply and, if anything, has been boosted by the new agenda of Localism. The codes used are shown on the right...



Community buy-in and support



Land availability



Access to finance



Planning and legal issues



Emerging idea



A role for rural employers



A role for private developers



Lessons from beyond England



Collaborative design



Land availability



Access to finance



Planning and legal issues



Emerging idea



A role for Private developers

Project address	Windgrove Close, Upottery, Devon
Local Authority	East Devon
Parish Council	Upottery Parish Council



Key influencer
Cllr David Key, Affordable Housing champion for the scheme and East Devon District Council

Key achievements	<p>Used East Devon District Council interim planning policy which allows up to one third of the properties on an exceptions site to be open market – in order to incentivise the landowner to bring the land forward for affordable housing.</p> <p>Hastoe received the land for £1 from a local landowner, who received planning permission for 2 open market plots adjacent to the affordable housing scheme.</p>
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Key challenges	Testing EDDC’s development control committee members, this scheme was one of the first to be granted under the interim planning policy. Hastoe has received a lot of support from Cllr Key with regard to this.
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Scheme details	Total number of homes: 8
	Sizes and tenures: 4 x three-bed houses for social rent 2 x two-bed houses for social rent 2 x two-bed houses for shared ownership
	Sustainability: Code for Sustainable Homes Level 4

Total scheme costs	£915,795
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Funding	Grant: £406,000
	Loan: £397,795
	Other: None

Completion date	October 2011
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Further information	Leila Moss, Hastoe Housing Association, lmos@hastoe.com
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Community buy-in and support



Land availability



Planning and legal issues

Project address	Pandan Close, West Hanningfield, Essex
Local Authority	Chelmsford District Council
Parish Council	West Hanningfield Parish Council

Scheme



Key influencers

Left – Cllr Terry Parker, right, David Alborough, Essex & Suffolk Water

Key achievements	<p>Site owned by the local major employer, Suffolk & Essex Water Company, and was partly Rural Exception Site and partly within the development boundary. The land was made available as a direct result of a pilot project which formed part of HRH The Prince of Wales's Affordable Rural Housing Initiative.</p> <p>Design partnership: Hastoe, land owner, the Local Authority, Parish Council and Princes Foundation for Building Community. Planning Committee initially deferred the decision until a site visit had been made because of the level of opposition, but then approved the application. Following completion of the scheme there is universal support as it houses local residents and is an attractive design.</p>								
Key challenges	<p>Considerable local opposition, leading to some parish councillors standing down and being replaced by objectors. When the scheme was ready to be submitted to planning, the Parish Council changed its position from supporting the scheme to objecting, this caused delays.</p>								
Scheme details	<p>Total number of homes: 15</p> <p>Sizes and tenures:</p> <table border="0"> <tr> <td>3 x two-bed houses for rent</td> <td>2 x one-bed flats for rent</td> </tr> <tr> <td>2 x two-bed bungalows for rent</td> <td>3 x two-bed houses for shared ownership</td> </tr> <tr> <td>1 x three-bed houses for rent</td> <td>1 x one-bed flat for shared ownership</td> </tr> <tr> <td></td> <td>3 x three-bed houses for open market sale</td> </tr> </table> <p>Sustainability: Code for Sustainable Homes Level 4</p>	3 x two-bed houses for rent	2 x one-bed flats for rent	2 x two-bed bungalows for rent	3 x two-bed houses for shared ownership	1 x three-bed houses for rent	1 x one-bed flat for shared ownership		3 x three-bed houses for open market sale
3 x two-bed houses for rent	2 x one-bed flats for rent								
2 x two-bed bungalows for rent	3 x two-bed houses for shared ownership								
1 x three-bed houses for rent	1 x one-bed flat for shared ownership								
	3 x three-bed houses for open market sale								
Total scheme costs	£2,420,191								
Funding	Grant: £544,000								
	Loan: £882,441								
	Other: £78,750 (Government grant for ground source heat pumps)								
Completion date	October 2011								
Further information	Leila Moss, Hastoe Housing Association, lmos@hastoe.com								



Planning and legal issues



Access to finance



A role for private developers

Project address	Shortacross View, Widegates, Cornwall
Local Authority	Cornwall Council
Parish Council	Widegates Parish Council



Key influencer
Mr Harding, land owner

Key achievements	<p>Cornwall Council led the process and introduced the developer, Bibio, to Hastoe. Close working throughout between Cornwall Council, the Homes and Communities Agency, Bibio and Hastoe.</p> <p>The scheme originally had planning permission for 20 affordable homes (15 rented and 5 shared ownership) but when grant levels reduced, Cornwall Council and the Parish Council accepted inclusion of open market units for cross subsidy.</p>
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Key challenges	<p>Reduction of grant – required the change in scheme tenure. The partners in Bibio (the developer) parted ways, Hastoe had to novate the contract to Trand (one of the original partners of Bibio) – inevitable delays to programme. Also caused major delays to the highways design and S38 agreement with the Council. Inclusion of open market units meant a different specification was required to fit market expectations.</p>
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Scheme details	Total number of homes: 20								
	<p>Sizes and tenures:</p> <table border="0"> <tr> <td>3 x three-bed houses for social rent</td> <td>2 x three-bed houses for shared ownership</td> </tr> <tr> <td>2 x two-bed houses for social rent</td> <td>3 x two-bed houses for shared ownership</td> </tr> <tr> <td>3 x three-bed houses for intermediate rent</td> <td>3 x three-bed houses for open market sale</td> </tr> <tr> <td>2 x two-bed houses for intermediate rent</td> <td>2 x four-bed houses for open market sale</td> </tr> </table>	3 x three-bed houses for social rent	2 x three-bed houses for shared ownership	2 x two-bed houses for social rent	3 x two-bed houses for shared ownership	3 x three-bed houses for intermediate rent	3 x three-bed houses for open market sale	2 x two-bed houses for intermediate rent	2 x four-bed houses for open market sale
	3 x three-bed houses for social rent	2 x three-bed houses for shared ownership							
2 x two-bed houses for social rent	3 x two-bed houses for shared ownership								
3 x three-bed houses for intermediate rent	3 x three-bed houses for open market sale								
2 x two-bed houses for intermediate rent	2 x four-bed houses for open market sale								
Sustainability: Code for Sustainable Homes Level 4									

Total scheme costs	£3,049,977
Funding	Grant: £370,000
	Loan: £1,153,077
	Other: £200,00 (from County Council)
Completion date	September 2012
Further information	Leila Moss, Hastoe Housing Association, lmosse@hastoe.com



Community buy-in and support



Land availability



Collaborative design

Project address	Church Fields, Coniston, Cumbria
Local Authority	South Lakeland District Council
Parish Council	Coniston Parish Council

Scheme



Key influencer
Cllr Anne Hall

Key achievements	<p>11 homes for young families provided on site owned by Diocese, which was provided at less than open market value.</p> <p>District Councillor Anne Hall, acting as fireless ambassador and catalyst gained community, local authority, National Park and District Council support for the scheme.</p> <p>Together, with Eden Housing Association and Parochial Church Council, they formed a project group and worked as a team to design, fund and build the homes.</p>
Key challenges	<p>The extent of the need, finding an economically viable site and persuading the Diocese to accept a lower value while securing sufficient capital funding.</p>
Scheme details	<p>Total number of homes: 11</p> <p>Sizes and tenures: 5 x two-bed houses 6 x three-bed houses</p> <p>Sustainability: Solar panels and high insulation levels</p>
Total scheme costs	Circa £1.6m
Funding	<p>Grant: Circa £700,000</p> <p>Loan: Raised by Eden Housing Association</p> <p>Other: £40,000 – South Lakeland District Council</p>
Completion date	2011
Further information	Anne Hall, annehall070@gmail.com



Community buy-in and support



Planning and legal issues



Emerging idea



Collaborative design

Project address	Ravenscroft, Wimbish, Essex
Local Authority	Uttlesford District Council
Parish Council	Wimbish Parish Council



Key influencers
Mike Young, Chair of Wimbish Parish Council

Key achievements	The whole parish council was very supportive and asked for the "greenest possible affordable housing for rent and purchase". Passivhaus design welcomed. Residents and architect worked together. High degree of understanding of Passivhaus throughout the village. Hastoe's development team and consultants helped the community paint and repair the village hall. Residents helped with the open monthly experience days by opening their homes to large groups and helping to supply the lunches. The average gas bill for quarter three was £12.
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Key challenges	Adopting the Passivhaus standard for smaller UK floor space, obtaining accurate climate data and educating the workforce in insulation, build quality and air tightness techniques. Very careful consideration had to be given to design and the bar raised on materials performance in order to meet required elemental values and air tightness demands.
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Scheme details	Total number of homes: 14
	Sizes and tenures: 5 x one-bed flat for rent 4 x two-bed house for rent 1 x three-bed house for rent 2 x three-bed houses for shared ownership 1 x two-bed house for shared ownership 1 x one-bed flat for shared ownership
	Sustainability: Passivhaus accredited

Total scheme costs	£2,063,397
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Funding	Grant: £830,000
	Loan: £1,020,397
	Other: None

Completion date	July 2011
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Further information	Leila Moss, Hastoe Housing Association, lmos@hastoe.com
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Community buy-in and support



Land availability



Access to finance



Emerging idea



Collaborative design

Project address	High Bickington, Devon
Local Authority	Devon County Council and Torridge District Council
Parish Council	High Bickington Parish Council



Key influencers
First purchasers of affordable homes pictured with David Brown, Chairman of High Bickington Community Property Trust

Key achievements	<p>Completed phases 1 and 2: 16 affordable homes; 5 homes for open market sale; 4 workshops for rent.</p> <p>State of the art Community Centre.</p> <p>District heating system fired by locally sourced woodchips.</p>
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Key challenges	<p>Achieving planning permission including having to go through a local public inquiry with the first application.</p> <p>Maintaining financial viability for a mixed development at a time of economic downturn and a flat housing market.</p>
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Scheme details	Total number of homes: 21 in this phase
	<p>Sizes and tenures: 5 x 2 bed and 4 x 3 bed Affordable Freehold Equity Mortgage properties with 2nd Charge of 20 to 60%.</p> <p>1 x 2 bed house; 1 x 1 bed; 3 x 2 bed flats (1 full disability standard); and 2 x 3 bed flats for rental. 5 x 3 bed open market sale homes</p> <p>2 x 42 sq.m. and 2 x 70 sq.m. workshops for rent</p>
	Sustainability: Homes all to Code for Sustainable Homes Level 4; sustainable drainage systems; c13 KW's of PV panels

Total scheme costs	£10,564,000 (This includes the costs of building a further 19 open market homes)
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Funding	Grant: £1,939,000
	Loan: £417,000 (Long term loans for rental housing and workshops)
	Other: £8,208,000 (school infrastructure contributions, housing sales, workshop site/Parish Council site sales)

Completion date	Phases 1 and 2 completed by July 2012
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Further information	High Bickington Community Property Trust Ltd. High Bickington Community Centre, Little Bickington Lane, High Bickington, Umberleigh, Devon EX37 9HG. Tel: 01769 561387 www.highbickington.org
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Community buy-in and support



Land availability



Access to finance



Planning and legal issues



Collaborative design

Project address	Harbury, Warwickshire
Local Authority	Stratford-Upon-Avon District Council
Parish Council	Harbury



Key influencers
Board members, Linda Ridgeley and Derrick Dyas, Warwickshire Rural Housing pictured with resident, Anna (pictured middle)

Key achievements	<p>Truly community led scheme, using innovative planning policy founded on Community Plans and Village Design Statement.</p> <p>Use of cross-subsidy on exception site to provide affordable homes for rent and local home ownership.</p> <p>Very close partnership working between community, local authority, housing association, private developer and Rural Housing Enabler including open days, needs survey, design, overcoming obstacles over a two phase scheme.</p>
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Key challenges	Size of need and consequences for scale of development. Infrastructure costs and design.
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Scheme details	Total number of homes: 47 over two phases
	Sizes and tenures: 12 x 2 bed 4 person houses 4 x 3 bed 5 person houses 6 x 2 bed 3 person bungalows 1 x 4 bed 5 person house
	Sustainability: Code for Sustainable Homes Level 3

Total scheme costs	Phase one only - £1.8m
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Funding	Grant: HCA £1m / Stratford Upon Avon DC £186,000
	Loan: Not available
	Other: None

Completion date	2011
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Further information	Neil Gilliver: Neil.Gilliver@midlandsrh.org.uk
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Community buy-in and support



Collaborative design

Project address	Spring Road, Bardwell, Suffolk
Local Authority	St Edmundsbury Borough Council
Parish Council	Bardwell Parish Council

Scheme



Key influencers
The local community burying a time capsule at the scheme in construction

Key achievements	<p>The community helped with an event for consultation on the scheme design and other local requirements.</p> <p>The community worked informally to watch the site to ensure it was secure and safe.</p> <p>The primary school held classes on site supervised by the site manager and school children planted a time capsule in the grounds.</p> <p>The scheme electrician gave a lesson on how electricity works.</p> <p>A new village sign was erected during the official opening of the scheme.</p> <p>Scheme opening organised by the community, including lunch, a jazz band and primary school children attendance.</p>
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Key challenges	The contractor went into receivership near end of development. The community helped to ensure the site was kept secure throughout.
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Scheme details	Total number of homes: 8
	Sizes and tenures: 2 x one bed houses for rent 3 x two bed houses for rent 1 x three bed house for rent 2 x two bed houses for shared ownership
	Sustainability: Code for Sustainable Homes Level 4

Total scheme costs	£992,788
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Funding	Grant: £318,000
	Loan: £568,588
	Other: None

Completion date	April 2012
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Further information	Leila Moss, Hastoe Housing Association, lmoss@hastoe.com
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Community buy-in and support



Planning and legal issues



Collaborative design

Project address	Little Maypole, Thaxted, Essex
Local Authority	Uttlesford District Council
Parish Council	Thaxted Parish Council



Scheme



Key influencer
Chris Moor, formerly Regional Head of Development, Hastoe East

Key achievements	<p>A local farmer's son with quadriplegia can live an independent life in a home near to his family.</p> <p>Close working with the prospective resident and his occupational therapist ensured the right design.</p> <p>High standards of energy efficiency/ affordable warmth.</p>
Key challenges	<p>The housing needs assessment did not initially identify the need for any adapted homes.</p> <p>A new planning application had to be made for the whole project, which delayed the scheme by 12 weeks.</p>
Scheme details	<p>Total number of homes: 12</p> <p>Sizes and tenures:</p> <ul style="list-style-type: none"> 1 x one-bed flat for rent 1 x two-bed flat for rent 2 x two-bed houses for rent 2 x three-bed houses for rent 4 x two-bed houses for shared ownership 1 x three-bed house for shared ownership 1 x four-bed house for shared ownership <p>Sustainability: Eco Homes Very Good</p>
Total scheme costs	£1,512,881
Funding	Grant: £620,000
	Loan: £458,881
	Other: None
Completion date	April 2008
Further information	Leila Moss, Hastoe Housing Association, lmoss@hastoe.com



Community buy-in and support



Collaborative design

Project address	Redwood Terraces, Ufford
Local Authority	Peterborough Unitary Authority
Parish Council	Ufford Parish Council

Scheme		 <p style="text-align: right;">Key influencers Local community at the scheme opening</p>
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Key achievements	<p>A much loved member of the community is still able to live in the village where friends and relatives continue to provide support.</p> <p>The housing needs assessment identified a single lady in her mid nineties, who had mobility difficulties and impaired vision. She had lived in the village all her life but her home was now too large to manage and too expensive to keep warm.</p> <p>A two bed bungalow was incorporated into the scheme design and consultants and the architect worked closely with the resident to get the design right. This home was designed as Code for Sustainable Homes Level 4.</p>
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Key challenges	None
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Scheme details	<p>Total number of homes: 6</p> <p>Sizes and tenures: 2 x two-bed houses for rent 1 x three-bed houses for rent 2 x two-bed houses for shared ownership 1 x three-bed houses for shared ownership</p> <p>Sustainability: Code for Sustainable Homes Level 3</p>
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Total scheme costs	£775,574
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Funding	Grant: £232,014
	Loan: £351,060
	Other: None

Completion date	August 2009
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Further information	Leila Moss, Hastoe Housing Association, lmoss@hastoe.com
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Community buy-in and support



Emerging idea



Emerging idea



Collaborative design

Project address	Queen Camel, Yeovil
Local Authority	South Somerset District Council
Parish Council	Queen Camel

Scheme



Key influencers
 Left to right: Pete Naylor, Angus Davidson, Chris Bennett (rear), Emily Wilson, Rosemary Heath-Coleman, Lesley Naylor and Paul Holbrook – QC CLT members.

Key achievements	<p>The Queen Camel Community Land Trust (CLT) was established as a Community Benefit Society in 2012 to provide affordable homes for local people and to promote other improvements to the village.</p> <p>Affordable housing was identified as a 'top priority' by the local community. The provision of homes for young families will help ensure the continued long term viability of the proposed new primary school. The CLT will be the freeholder of the site and will be party to the legal agreement ensuring that the housing will be allocated to people with a local connection. The CLT will also receive a ground rent and have the option to take over the management of the homes in the future.</p>
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Key challenges	<p>Evidence of a Roman villa was found in the adjacent field but an archaeological investigation showed that there were no remains of any significance. Putting in place a new model for rural housing whereby the CLT owns the site and its housing association partner finances, develops and manages the homes under a long-term lease.</p>
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Scheme details	Total number of homes: 20
	Sizes and tenures: 8 x two-bed houses for rent 7 x three-bed houses for rent 1 x four bed house for rent 2 x two-bed houses for shared ownership 2 x three-bed houses for shared ownership
	Sustainability: Code for Sustainable Homes Level 4

Total scheme costs	£2,732,992
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Funding	Grant: £868,000
	Loan: £1,623,492
	Other: None

Completion date	December 2014
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Further information	www.qcclt.co.uk and the Wessex CLT Project website http://www.wessexca.co.uk/projects/community-land-trusts
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Community buy-in and support



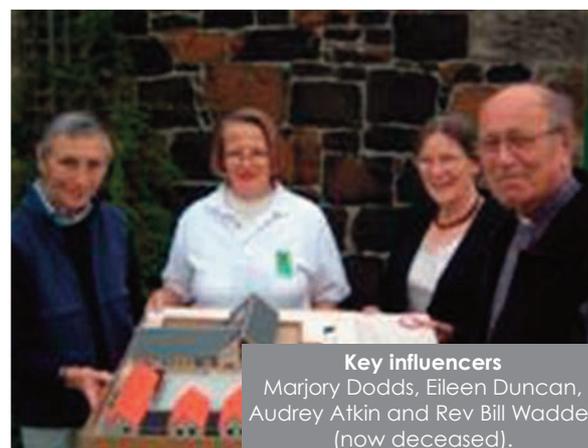
Land availability



Collaborative design

Project address	33 West Street, Belford, Northumberland
Local Authority	Northumberland Council
Parish Council	Belford

Scheme



Key influencers
Marjory Dodds, Eileen Duncan, Audrey Atkin and Rev Bill Waddell (now deceased).

Key achievements	<p>A hub providing homes and co-ordinated care and support with outreach services covering 120 square miles that overcome physical and social isolation of older people in a remote rural area.</p> <p>Community led with continuing involvement through Charitable Trust and very active volunteers working with professional staff.</p> <p>Land provided at peppercorn rent by County Council, plus funding on condition that community provide a Day Centre.</p> <p>Older people are involved in shaping the service, often kick started through social events, such as a coffee morning.</p>
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Key challenges	The cost of providing homes and care through a small scale development in a remote location. Persuading the County Council to meet needs of rural older people in their communities.
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Scheme details	Total number of homes: 5 bungalows
	Sizes and tenures: 5 bungalows for rent Day Centre Resource Centre
	Sustainability: Solar hot water and high insulation levels

Total scheme costs	£1.2m
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Funding	Grant: £226,000 for bungalows
	Loan: None
	Other: £840,000 for Day and Resource Centres

Completion date	2002
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Further information	Brian Renforth, Brian.Renforth@JJHousing.co.uk
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Community buy-in and support



Land availability

Project address	9, East Row, South Somercotes, Lincolnshire
Local Authority	East Lindsey District Council
Parish Council	South Somercotes



Key influencers
 Jack Whyman (Operations Director, New Links Housing Trust), Heidi Wilson (Project Manager ESHA Developments), Julie Sharp (Local resident), and Cllr John Upsall (East Lindsey District Council)

Key achievements	<p>Making the full use of a small redundant asset, Waterloo Housing Group provided a home for a mother and her autistic son, so they can stay in the village near support of the family and work.</p> <p>Excellent partnership working through the local authority's Programme Delivery Group.</p> <p>Development of a Code 5 Lifetime standard home in a small rural settlement.</p>
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Key challenges	<p>It was a small, derelict, oddly shaped site.</p> <p>There is a housing need, but few opportunities to meet it because the location is in a flood risk area.</p> <p>There are high levels of fuel poverty.</p>
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Scheme details	Total number of homes: 1
	Sizes and tenures: 1x two bed house
	Sustainability: Lifetime homes and Code 5

Total scheme costs	£136,060
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Funding	Grant: HCA £55,000 / East Lindsey DC £20,000
	Loan: Raised by Waterloo Housing Group
	Other: None

Completion date	2011
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Further information	Jessica Thomas, jessica.thomas@waterloo.org.uk
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Community buy-in and support



Land availability



Access to finance



Planning and legal issues



Collaborative design

Project address	Long Itchington, Stratford, Warwickshire
Local Authority	Stratford-Upon-Avon District Council
Parish Council	Long Itchington



Key influencers
The community involved

Key achievements	Achieving other community facilities as a result of the development of new homes. Warwickshire Rural Housing Association has a policy of funding community facilities. In Long Itchington, as part of a scheme of 10 affordable homes, the Parish Council was asked to advise on which groups should receive funding. Money was given to improve a play area, the youth centre and a local Foundation that provides grants for young people going to Further and Higher education.
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Key challenges	None
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Scheme details	Total number of homes: 10
	Sizes and tenures: 4 x 2 bed houses for rent 1 x 3 bed house for rent 3 x 2 bed bungalows for rent 2 x 2 bed houses for shared ownership
	Sustainability: Code for Sustainable Homes Level 3

Total scheme costs	£1,195,000
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Funding	Grant: HCA £152,000 / Stratford DC £295,000
	Loan: £550,000
	Other: Sales income £170,000 / WRHA £28,000

Completion date	March 2014
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Further information	Neil Gilliver, Neil.Gilliver@midlandsrh.org.uk
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Community buy-in and support



Land availability



Access to finance



Planning and legal issues



A role for private developers



Collaborative design

Project address	Haregill, Ripon, Yorkshire
Local Authority	Harrogate Borough Council
Parish Council	Melmerby and Middleton Quernhow

Scheme



Key achievements	<p>Outline planning permission for affordable housing as a result of the perseverance of local landowner /developer and commitment of local authority.</p> <p>Funded without grant using new planning mechanism where shared equity housing provides cross-subsidy for affordable housing.</p> <p>Exception site allocated in local plan following consultation with community.</p>
Key challenges	<p>Devising a financial model to encourage landowners to bring site forward.</p> <p>Lack of public capital grant.</p> <p>Difficulties raising private finance.</p> <p>Local opposition to the scheme.</p>
Scheme details	<p>Total number of homes: 12</p> <p>Sizes and tenures: 6 homes (2 x 1 bed, 3 x 2 bed, 1 x 4 bed) for rent through Home Housing Association. 6 homes (4 x 2 bed, 2 x 3 bed) for sale at 75% of market value, discount in perpetuity.</p> <p>Sustainability: Not applicable</p>
Total scheme costs	£1m
Funding	<p>Grant: None</p> <p>Loan: Not available</p> <p>Other: None</p>
Completion date	Expected June 2014
Further information	Jenny Wood, Jenny.Wood@harrogate.gov.uk



Community buy-in and support



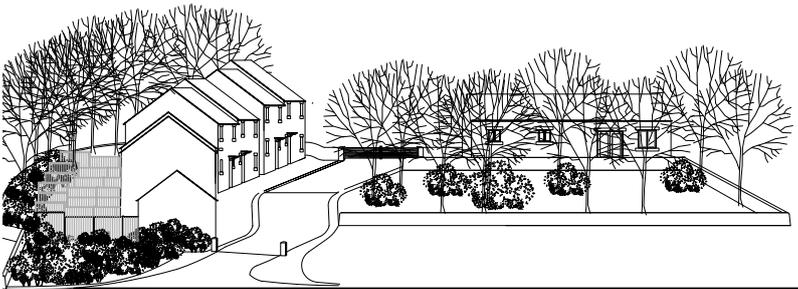
Planning and legal issues



Collaborative design

Project address	Conksbury Lane, Youlgrave, Derbyshire
Local Authority	Derbyshire Dales District Council/Peak District National Park
Parish Council	Youlgrave

Scheme



East Elevation



Key influencers

Chair of Youlgrave CLT, David Frederickson and the Chair of Peak District Rural HA, Sam Matthews

Key achievements	<p>Providing affordable homes for local people in a National Park. Steadfast local leadership from the Chair of the Parish Council and Chair of Village Plan Group has provided catalyst to overcome local opposition, including overturning a vexatious Village Green application.</p> <p>They have set up Community Land Trust which has gained funding from HCA's Community Led Fund.</p> <p>Ongoing and intensive close working with Peak District Rural HA and Derbyshire Dales District Council.</p>
Key challenges	<p>Finding a site.</p> <p>Overcoming small vocal opposition.</p> <p>High costs of developing small site in National Park.</p>
Scheme details	<p>Total number of homes: 8</p> <p>Sizes and tenures: 2 x 2 bedroom bungalows (1 for rent 1 for shared ownership) 2 x 2 bedroom houses (1 for rent 1 for shared ownership) 4 x 3 bedroom houses (2 for rent 2 for shared ownership)</p> <p>Sustainability: Not available</p>
Total scheme costs	Not applicable
Funding	<p>Grant: Not available</p> <p>Loan: Not available</p> <p>Other: Not available</p>
Completion date	Expected 2014
Further information	Alison Clamp, Alison.Clamp@midlandsrh.org.uk



Community buy-in and support



Access to finance



Planning and legal issues



Collaborative design

Project address	Ashley Vale, Bristol, Avon
Local Authority	Bristol City Council
Parish Council	Not applicable

Scheme



Key achievements	<p>Self build project. Not-for-private-profit company established: Ashley Vale Action Group (AVAG).</p> <p>AVAG raised funds to purchase the site and obtained planning permission.</p> <p>AVAG delivered the services, the access road, assisted the self builders and self finishers and helped with accessing loans</p> <p>Plots sold at low cost to allow homes to be affordable</p> <p>Scheme included a community room for hire and three work units for local, small enterprises. Heat and hot water is powered by sun and wood.</p> <p>AVAG continuing to support community initiatives.</p>
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Key challenges	Long term affordability of homes has not been protected.
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Scheme details	Total number of homes: 41
	Sizes and tenures: 1 x equity share owner & AVAG
	Sustainability: All properties have solar panels, self finish single story dwellings have sedum roofs.

Total scheme costs	Not applicable
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Funding	Grant: Not applicable
	Loan: Not applicable
	Other: Not applicable

Completion date	By 2012 over 41 homes have been self built or self finished.
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Further information	National Self Build Association: http://www.nasba.org.uk
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Community buy-in and support



Land availability



Collaborative design

Project address	Reeves Paddock, Priddy, Wells, Mendip
Local Authority	Mendip District Council
Parish Council	Priddy Parish Council

Scheme



Key influencer
Nobby Clark, who sadly passed away in August 2010 (photo of Nobby's wife, Sheila, who officially opened the scheme)

Key achievements	<p>The houses were designed to reflect the nature of the existing properties within the village and to use local stone to maintain this appearance.</p> <p>The cottage style and street frontage using the stone boundary wall maintains the rural nature in this location and conforms to the requirements set out in the village plan adopted in 2004.</p> <p>The heating and hot water is provided by an air source heat pump which provides a cost effective and efficient energy system for these houses.</p>
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Key challenges	<p>Finding a willing landowner to make land available for the housing. Finding a suitable site. It took 16 years from the day that the parish council approached Mendip District Council for help with addressing the housing need in the village to the day that the scheme was completed.</p>
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Scheme details	Total number of homes: 4
	Sizes and tenures: 1 x 2 bed house and 2 x 3 bed houses for rent 1 x 2 bed house for shared ownership
	Sustainability: Code for Sustainable Homes Level 3

Total scheme costs	£544,479
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Funding	Grant: £255,000
	Loan: £239,979
	Other: None

Completion date	July 2010
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Further information	Leila Moss, Hastoe Housing Association: lmoss@hastoe.com
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Land availability



Planning and legal issues



Collaborative design

Project address	Common Lane, Brancaster, Norfolk
Local Authority	District of King's Lynn and West Norfolk
Parish Council	Brancaster Parish Council

Scheme



Key influencer
Jim Herculson
Chairman, Deepdale & Brancaster Housing Society

Key achievements	<p>A sustainable scheme with Air Source Heat Pumps to help reduce residents' fuel bills.</p> <p>The scheme was built to local vernacular.</p> <p>In addition, the scheme has addressed local need and helped to house people working in the local fishing businesses.</p>
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Key challenges	Finding available land in the village was particularly difficult.
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Scheme details	Total number of homes: 10
	<p>Sizes and tenures:</p> <p>4 x 1 bed flats for rent</p> <p>1 x 3 bed house for rent</p> <p>1 x 2 bed house for rent</p> <p>1 x 4 bed house for rent</p> <p>3 x 3 bed houses for shared ownership</p>
	Sustainability: Code for Sustainable Homes Level 4

Total scheme costs	£973,813
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Funding	Grant: £484,516
	Loan: £354,928
	Other: None

Completion date	January 2012
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Further information	Leila Moss, Hastoe Housing Association, lmos@hastoe.com
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Project address	Brent Eleigh Road, Lavenham, Suffolk
Local Authority	Babergh District Council
Parish Council	Lavenham



Key influencer
Lyn Gurling, Lavenham Parish Council Chairman

Key achievements	<p>The scheme took over 10 years to be delivered because of a range of complications.</p> <p>This scheme was part of the Rural Housing Trust's programme which Hastoe took on when the Trust stopped its development.</p> <p>The scheme finally came to fruition thanks to the continued support and dedication of the Parish Council.</p>
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Key challenges	Lavenham is a medieval village with a vast number of listed buildings. There were a lot of planning restraints.
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Scheme details	Total number of homes: 7
	Sizes and tenures: 4 x 2 bed houses for rent 3 x 3 bed houses for rent
	Sustainability: Code for Sustainable Homes Level 3

Total scheme costs	£1,000,300
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Funding	Grant: £584,500
	Loan: £415,000
	Other: None

Completion date	March 2010
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Further information	Leila Moss, Hastoe Housing Association, lmos@hastoe.com
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Project address	Bressingham, South Norfolk
Local Authority	South Norfolk Council
Parish Council	Not applicable



Key influencer
Councillor Yvonne Bendle, South Norfolk Council's portfolio holder for Housing and Public Health

Key achievements	<p>Using the affordable housing supplement of the New Homes Bonus to generate more affordable housing.</p> <p>The Council is using NHB as a dedicated source of top-up funding for projects by housing associations that might have exceptional costs or provide an enhanced specification (e.g. high energy efficiency or adaptations for special needs). The funding pot started with £300,000 from the Council's capital resources, and will grow through the increasing NHB receipts over the next five years.</p>
Key challenges	For the Council and housing associations to work together to gain maximum mutual advantage from development agreements delivering the HCA's 2011-15 investment programme.
Scheme details	<p>Total number of homes: 140+</p> <p>Sizes and tenures: Any affordable tenure will be considered.</p> <p>Sustainability: Improved energy efficiency; stronger communities (better social sustainability).</p>
Total scheme costs	£350,000 potentially rising to £1.4 million.
Funding	<p>Grant: Up to £10,000 per property with a maximum of £100,000 per scheme</p> <p>Loan: None</p> <p>Other: Development finance obtained by the housing association (e.g. land, Homes and Communities Agency funding, health funding)</p>
Completion date	Project launched February 2013
Further information	Keith Mitchell, Housing Strategy Manager, kmitchell@s-norfolk.gov.uk



Community buy-in and support



Access to finance

Project address	Home to Home initiative
Local Authority	No specific scheme identified yet
Parish Council	No specific scheme identified yet

Scheme



Key achievements	<p>Home to home initiative for rural older home owners</p> <p>Older person's home in village purchased for 15 – 20% below market value. A new home for the older person is included in new Rural Exception Site scheme (rented or shared ownership).</p> <p>The original village home is either:</p> <ul style="list-style-type: none"> • sold and the profit used to subsidise the affordable development or • made available as affordable home for local family (rented or home buy)
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Key challenges	<p>Identifying older rural home owners wishing to down size.</p> <p>Matching the development timescales with those of the homeowner.</p>
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Scheme details	Total number of homes: -
	Sizes and tenures: -
	Sustainability: Not applicable

Total scheme costs	Not applicable
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Funding	Grant: -
	Loan: -
	Other: -

Completion date	-
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Further information	Leila Moss, Hastoe Housing Association, lmos@hastoe.com
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Community buy-in and support



Planning and legal issues



Collaborative design

Project address	Tithe Meadow, Tingewick, Bucks
Local Authority	Aylesbury Vale District Council
Parish Council	Tingewick Parish Council



Key influencer
Peter Smith, Chair of Parish Council

Key achievements	<p>A previous Hastoe scheme had been well received. The Parish Council requested a housing needs survey for a second development.</p> <p>In the interim a very comprehensive Village Design Statement had been produced. A retired expert (planner) had led the process which involved extensive local consultation.</p> <p>Chair of the design committee was involved from an early stage in the design process - to learn how to improve on the previous scheme and to gain local knowledge. The Planners responded positively to the approach, there were minimal objections to the planning application and the scheme has been extremely well received.</p>
Key challenges	<p>The aspects of the village design statement were a challenge to interpret and incorporate into the project. There were concerns that the scheme design would not meet the standards of the village design statement.</p>
Scheme details	<p>Total number of homes: 8</p> <p>Sizes and tenures: 3 x two-bed houses for rent 1 x three-bed house for rent 2 x one-bed flat for rent 2 x one-bed flats for shared ownership</p> <p>Sustainability: Code for Sustainable Homes Level 4</p>
Total scheme costs	£1,055,294
Funding	Grant: £446,000
	Loan: £489,924
	Other: None
Completion date	February 2012
Further information	Leila Moss, Hastoe Housing Association, lmoss@hastoe.com



Community buy-in and support



Access to finance

Project address	Thwaites Oak Close, Norfolk
Local Authority	South Norfolk District Council
Parish Council	Tivetshall St Mary Parish Council



Key influencer
Stuart Shortman (left), formerly the solicitor for South Norfolk District Council, now at MP Law.

Key achievements	Private house sales provided total subsidy for affordable homes. Village green provided for this linear village.
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Key challenges	<p>Parish and District Councils happy to grant planning but inspector excluded it from the village envelope.</p> <p>Local authority solicitor told planners they could grant planning to include open market sales which was unusual.</p> <p>Stuart Shortman led the way by saying there could be material considerations justifying the minimum proportion of market housing as cross-subsidy to enable the affordable scheme to proceed.</p>
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Scheme details	Total number of homes: 10
	Sizes and tenures: 6 x shared ownership 4 x rented
	Sustainability: Not available

Total scheme costs	£581,570
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Funding	Grant: None
	Loan: £581,570
	Other: None

Completion date	August 2005
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Further information	Leila Moss, Hastoe Housing Association, lmoss@hastoe.com
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Community buy-in and support

Project address	New idea
Local Authority	-
Parish Council	-



Key achievements	<p>Racing Welfare carried out a survey of employers within the industry and identified need for affordable housing for employees - poor employee retention, loss of skill and experience a significant problem.</p> <p>High net worth individuals who had passion for racing would invest at low but secure return. Nominations rights would be sold in bulk to Racing Welfare who would sell them on, individually, to employers.</p> <p>The land would be purchased from within the Racing Industry on a long lease, with annual rent charge rather than capital payment up front. Hastoe would develop the scheme and work in partnership with Racing Welfare throughout.</p>
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Key challenges	Accessing anchor investor and convincing local authorities that racing industry employees warranted priority for exception site affordable homes.
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Scheme details	Total number of homes: -
	Sizes and tenures: -
	Sustainability: -

Total scheme costs	-
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Funding	Grant: -
	Loan: -
	Other: -

Completion date	Not applicable
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Further information	Leila Moss, Hastoe Housing Association, lmoss@hastoe.com
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Community buy-in and support



Emerging idea



Collaborative design

Project address	Lower Wells Road, Ditchingham
Local Authority	South Norfolk District Council
Parish Council	Ditchingham Parish Council

Scheme



Key influencers
Cllr Pauline Allen, Ditchingham Parish Council

Key achievements

The community engaged in design as the dwellings were intended to complement the adjacent listed buildings which consist of innovative responses to rural housing provided in the post war austerity period. This scheme responds to that challenge with an innovative yet complementary scheme that delivers real advantages to occupants and community alike.

The local community, District Council and Parish Council fully supported the project and the Passivhaus concept from the outset and have worked with Hastoe to promote the scheme. Fuel bills are expected to be around 10% of those for an equivalent traditional home.

Key challenges

Although there were challenges during the development, the creation of highly sustainable, comfortable and affordable homes for the residents demonstrates its success. The original project goals have been achieved and the scheme achieved Passivhaus standards across the site.

Scheme details	Total number of homes: 14		
	Sizes and tenures:	For rent:	For shared ownership:
		1 x 1-bed flat 3 x 2-bed bungalows 1 x 3-bed house	2 x 2-bed flats 3 x 2-bed houses 1 x 4-bed house
Sustainability: Passivhaus			

Total scheme costs £1,715,517

Funding	Grant: £525,938 (including £11,000 from the local authority)
	Loan: £1,031,584
	Other: £160,000 sales income

Completion date June 2012

Further information Leila Moss, Hastoe Housing Association, lmoss@hastoe.com



Land availability



Planning and legal issues



Lessons from beyond England

Project address	Ardgeal, Kincaig, Scotland
Local Authority	Highland
Parish Council	Kincaig

Scheme



Key achievements	<p>The Trust achieved low cost land purchase through the National Forest Land Scheme for affordable homes for local people in perpetuity through their ability to attach a Rural Housing Burden to the completed homes as a Rural Housing Body (RHB). Such land can only be sold to a RHB.</p> <p>Rural Housing Burden gives the RHB the right to re-purchase the home when it comes up. The RHB has 42 days to make this decision. Even if the decision is not to buy back then, the pre-emption right remains in place. A RHB may, after exercising the right to re-purchase, sell the property on at the same discounted rate and the buy-back conditions will remain.</p> <p>Establishing a project designed to test and develop innovative ways of delivering low cost ownership housing in a highly pressured, high cost local housing market.</p> <p>Advancing house design quality and sustainability and delivering a replicable exemplar project which uses forest sites sensitively.</p>
Key challenges	Securing private finance for the development.
Scheme details	<p>Total number of homes: 4 in first phase / 6 in second phase</p> <p>Sizes and tenures: 4 x three-bed homes for low cost home ownership. The purchasers were assisted financially with a Rural Home Ownership Grant, the amount paid to each was means tested. Each property sits in a large garden area to support a degree of self-sufficiency (mini-croft).</p> <p>Sustainability: Locally sourced materials / Local contractors mainly used / Wood burning stove & solar voltaic panels</p>
Total scheme costs	£678,323
Funding	<p>Grant: £221,465 (£30,000 project costs & £191,465 RHOG)</p> <p>Loan: £370,000 (plus £4,625)</p> <p>Other: £86,858</p>
Completion date	January 2009
Further information	Ronnie MacRae, Chief Executive Officer, The Highlands Small Communities Housing Trust, 01463 233 549 / ronnie.macrae@hscht.co.uk



Planning and legal issues



Lessons from beyond England

Project address	Moorlough, Donagh, Co Fermanagh
Local Authority	Northern Ireland Housing Executive
Parish Council	Fermanagh

Scheme



Key achievements	Recognition that different approaches and solutions required for rural and urban housing issues. Introduced 'latent need' exercises in selected rural areas to uncover hidden need. Exercises prioritised in areas where development is more likely and schemes brought into the Social Housing Development Programme as soon as possible. Utilise disused land owned by District Council to put housing adjacent to existing scheme, ensuring local people can stay within community location.
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Key challenges	Planning Service were keen to ensure the open space provision, as we built on disused open space. We had to demonstrate the availability of preferred open space for the local community. During construction, Northern Ireland Water introduced a policy which placed the total scheme cost for additional infrastructure with the developer. This added an extra £35k to the scheme cost. In summary this policy is having a major impact on delivering small rural schemes.
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Scheme details	Total number of homes: 5
	Sizes and tenures: 2 x two-bed houses 2 x three-bed houses 1 x four-bed houses
	Sustainability: Cod for Sustainable Homes Level 3

Total scheme costs	£642,921
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Funding	Grant: 427,542
	Loan: £215,379
	Other: £35,000 approx for additional costs from NI Water infrastructure

Completion date	July 2012
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Further information	Robert Clements, Rural HA, robclements@ruralhousing.co.uk
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Planning and legal issues



Roll for employers



Lessons from beyond England



Collaborative design

Project address	Maxwell Cove, Kircubbin, Co Down
Local Authority	Northern Ireland
Parish Council	Ards



Scheme

Key influencers
Kircubbin Regeneration Group

Key achievements	Introduced 'latent need' exercises in selected rural areas to uncover hidden need (e.g. local publicity and working with local community groups). Exercises prioritised in areas where development is more likely and where need identified, schemes brought into the Social Housing Development Programme as soon as possible. Scheme involved Rural HA working closely with regeneration group in village who identified disused brown field land, and wanted to build a community work shop and supply social housing also.
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Key challenges	Trying to fit a seven unit scheme into a confined space with site boundaries existing fixed with adjoining business premises.
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Scheme details	Total number of homes: 7
	Sizes and tenures: 2 x two-bed houses 1 x three-bed house 3 x two-bed apartments 1 x three-bed apartments
	Sustainability: Code for Sustainable Homes Level 3

Total scheme costs	-
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Funding	Grant: £826,926
	Loan: £556,721
	Other: £270,205

Completion date	August 2012
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Further information	Robert Clements, Rural HA, robclements@ruralhousing.co.uk
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Community buy-in and support



Access to finance



Planning and legal issues



Land availability



Collaborative design

Project address	Great Park, Malborough, Devon
Local Authority	South Hams District Council
Parish Council	Malborough Parish Council



Key influencers
Residents, allotment holders and Hastoe staff

Key achievements	<p>Young families retained in the village – some moving back from surrounding areas after they had to move out due to lack of suitable housing in the village.</p> <p>Facilitating and providing the infrastructure, water supply for a large number of allotments.</p> <p>The parish council were enormously supportive of this scheme throughout and John Yeoman the parish chairman has been an extremely successful affordable housing champion in the village.</p>
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Key challenges	Relocation of slow worms / Moving the allotment sites / Planning process – very protracted / Water main and Western Power diversion.
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Scheme details	Total number of homes: 17
	Sizes and tenures: 2 x one bed for rent 10 x two bed for rent 5 x three bed for rent
	Sustainability: Code for Sustainable Homes Level 4

Total scheme costs	£2,176,933
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Funding	Grant: £1,411,000
	Loan: None
	Other: None

Completion date	September 2011
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Further information	Leila Moss, Hastoe Housing Association, lmos@hastoe.com
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RURAL HOUSING ENABLERS

Rural Housing Enablers (RHEs) work with communities and other partners such as landowners and housing providers to bring forward small rural housing schemes. RHEs assist rural communities to develop local partnerships, identify possible development sites and assess local housing need.

We work with many RHEs across the country who have helped Hastoe provide affordable rural housing for those in need. Here are just some of the RHEs who have gone above and beyond.



Community Council of Devon



Community Council of Somerset



RHE for Community Action Suffolk, Louise Wilby



Rural Community Council of Essex, Moira Groborz



Community Impact Bucks, Jean Fox

APPENDIX 1: ABOUT HASTOE

Hastoe is a specialist rural housing association that is strongly committed to environmental sustainability. We own more than 5,000 homes across the south of England and completed a scheme of affordable homes in our 200th village, Marsh Gibbon, Buckinghamshire in 2012.

We were established nearly 50 years ago as a non charitable housing association to provide us with scope to be innovative. This drive to find new ways still underpins our culture.

Hastoe has a group structure:



Hastoe Wyvern is a charitable housing association that supports rural communities through research, debt management advice, community development work and education and advice on green living.

Sustainable Homes Ltd is a social enterprise that provides training and consultancy support on environmental sustainability to housing associations and communities. It also provides SHIFT, a sustainability assessment and

benchmarking club for over 55 housing associations.

Hastoe Homes is a commercial development company. Hastoe Capital PLC is used to raise finance on the listed Bond market

APPENDIX 2: EDITORIAL PANEL

Margaret Clark, OBE, Hastoe Chairman

Nick Lear, Hastoe Deputy Chairman, Hastoe Wyvern Chairman (now retired)

Di Alexander, Affordable Housing Officer, Cairngorms National Park Authority

Sue Chalkley, OBE, Hastoe Chief Executive

Fenella Collins, Country Land and Business Association

Sarah Davis, Senior Policy and Practice Officer, Chartered Institute of Housing

Matthew Dodd, Homes and Communities Agency

James Hulme, Prince's Foundation for Building Communities

Jo Lavis, Director of Rural Housing Solutions

Leila Moss, Hastoe Communications & PR Executive

Steve Watson, Affordable Housing Adviser, Wessex Community Land Trust Project

David Whelpton, Director, Broadgate Communications

Innovation in Practice:

Delivering Rural Housing

Hastoe
Group

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