

Spring 2016



NORTH
& EAST
YORKSHIRE

Rural Housing
Enablers

Local homes ...

for local people

Success in
**2015
-16**

Rural Housing Enabler Programme - New homes in 2015/16 and beyond

2015/16 was a very successful year for our rural housing programme, seeing a total of 177 completions across 16 sites. This is welcome news for the many rural households desperately seeking a home in their communities, close to family and work.

In total, the North and East Yorkshire Rural Housing Enabler (RHE) Programme has delivered 606 new rural affordable homes, averaging 121 per year against the target of 100. Of the 606, 93 new affordable homes were developed in the North York Moors National Park and 11 in the Yorkshire Dales National Park.

In addition, 583 rural affordable homes gained planning consent in 2015/16. This high number of consents means that the forecast for 2016/17 now stands at over 200 new rural affordable homes. We look forward to working with our partners to bring as many of these to completion as possible.



Community Led Housing Research

The Rural Housing Enabler Network and Rural Action Yorkshire (RAY) have been successful in securing funding through the Nationwide Foundation, the National Co Housing Network and North Star Housing Association to research the potential for community led housing in North and East Yorkshire. The outcome of this work will be greater awareness of community led housing

models for practitioners and communities, identification of pilot communities and a set of resources to help communities understand if this is the right solution for their area. We are keen to identify communities who wish to be involved with the study. If you are such a community, please contact Sarah Hall, Housing Strategy Manager: sarah.hall@hambleton.gov.uk.



Community Land Trust Case Study... Hudswell Richmondshire

There are two groups that operate in Hudswell; Hudswell Community Charity is a registered charity who own almshouses in the village which are rented out to local people in housing need and Hudswell Community Pub Ltd. This is a Registered Society for Community Benefit and owns the George and Dragon pub, the community shop/post office and local allotments.

Hudswell Community Charity, working in partnership with Richmondshire District Council, The Charity Bank and Evolve, had their planning application for three bungalows approved by the Yorkshire Dales National Park Planning Committee on 8 March 2016. The application was presented to the Planning Committee after having no objections or negative comments received and granted unanimously by the Planning Committee members.

Martin Booth and Annie Sumner, the driving force behind Hudswell Community Charity, have worked tirelessly to raise funds to develop this land and benefit the local community, particularly those unable to access housing for rent or to buy on the open market. Amanda Madden, Richmondshire's RHE conducted a housing need survey in 2015, which identified a number of local households in housing need.



Plans for three bungalows at Hudswell

Case Study... Eskdaleside



Eskdaleside Housing Development

Number of homes: 10 affordable
Tenure: Affordable Rent
Type of site: Rural Exception Site in the North York Moors National Park
Property Types: 6 x 2 bed houses and 4 x 3 bed houses



Eskdaleside lies to the west of the village of Sleights, a Local Service Village in the North York Moors National Park. In March 2016, ten much needed rural affordable rented homes were completed by Home Group Housing Association after almost ten years of trying to find a suitable site in the parish. The scheme is of a courtyard design with access taken from Eskdaleside and running into the centre of the site. The design is based on a formal 'farmhouse' unit with attached 'converted barns' and is clad in a mixture of stone and wood.

This unique design has worked particularly well in this National Park setting as the reflection of a traditional form and layout, and use of traditional materials enables this development to integrate well with its surroundings and illustrates the creativity that can be involved in affordable housing schemes.

Consultation was undertaken in the parish as part of the Parish Plan process. This was followed up in November 2011 with a Housing Needs Survey carried out by the RHE which provided a comprehensive picture of housing need in the parish. The data was assessed against other information on affordability and housing availability. Several public open meetings followed which were used to develop the layout and form of the scheme involving the parish council and members of the local community.

Housing and Planning Act 2016...

You will recall that we provided preliminary details of the Housing and Planning Bill in our winter newsletter just after it passed its Second Reading in the House of Commons.

The Bill is now the Housing and Planning Act 2016, having received Royal Assent on 12 May. The Bill had a turbulent passage through the House of Lords and was subject to 'ping pong' between the two houses as final amendments were argued over and thrashed out however, many changes put forward by the Lords were eventually dismissed by the government as time ran out.

The main elements of the new Act are:

Starter Homes Initiative

The Conservative manifesto commitment to deliver a 200,000 unit Starter Homes programme is strengthened by the Act, which creates a new duty for local authorities to promote the supply of Starter Homes in their area. A Starter Home will provide at least a 20% discount exclusively to first time buyers between the ages of 23 and 40 with the proviso that after a period of time (likely to be between 5 and 8 years) the home can be sold at full market value.

The Starter Homes initiative will be subject to more detailed regulations. The Government is likely to seek a policy that ensures any site of ten units or more will provide 20% Starter Homes. Rural Exception Sites will not need to comply with the 20% requirement and instead the mix of affordable housing on these sites can be determined by local circumstances and needs.

The more detailed aspects of the Starter Home programme have been subject to consultation and the outcome of this process is now awaited.

Sale of Higher Value Homes by Local Authorities

The Act contains a provision to enforce the sale of 'higher value' council homes when they become vacant (or require a payment of equivalent value) in order to fund the new voluntary Right to Buy scheme for housing associations.

The government has pledged that for each home sold, a replacement affordable home will be funded, although these will not necessarily be of the same type or tenure. Rural locations could be particularly badly

affected by the sale of higher value homes and the Act is bound to accelerate the loss of social housing in these areas.

Details of both the definition of higher value homes and the mechanism by which the Government will calculate the amount owed by each stock retaining authority are to be published at a later date.

Pay to Stay

The Government has been able to introduce a policy (the 'Pay to Stay' policy) that will force all local authority tenants earning more than £31,000 to pay more rent (at a taper rate of 15%) up to full market rent. Any additional income collected through Pay to Stay is to be returned to the Treasury.

Fixed Term Tenancies

The Act will now require that all new local authority tenancies are granted on fixed terms of between two and ten years (unless a child in the household is under the age of nine in which case the term of the tenancy can be extended until the child reaches 19). The fixed term tenancies would be subject to review at the end of their term and may result in the offer of alternative accommodation.

Extending the Right to Buy

The Act enables the government to make payments to housing associations to compensate them for the cost of offering discounts under the new voluntary Right to Buy scheme.

In addition to the new Housing and Planning Act there has been one other significant change:

Small Sites

On 11 May the Government won their legal challenge against a High Court ruling that had quashed a national planning policy intended to exempt small sites of less than ten units from affordable housing obligations. The Court of Appeal backed Government plans which effectively exempt small development sites from the need to have any affordable housing. Only sites which are developed for ten units or more will be subject to s106 agreements - a policy that is bound to have a disproportionate impact on smaller rural housing sites and our ability to meet rural housing needs.



Housing Needs Surveys in Progress

Emma Whittles, RHE for Selby District, has completed a number of Housing Needs Surveys (HNS) over the last 12 months to understand the need for and enable the delivery of rural affordable homes.



These surveys remain a vital source of information on local needs and new affordable homes can be supported and developed on sites known as Rural Exception Sites, often found on the edge of a village boundary which would not otherwise obtain planning permission for development. Surveys that have taken place in Selby District include:

- **Riccall Parish HNS** - a need has been identified for ten affordable homes for local people. A site is still to be secured for this provision.
- **Whitley Parish HNS** - a need has been identified for eight affordable homes for local people, for which a planning permission is currently awaiting determination.
- **Hambleton Parish HNS** - a need has been identified for around six homes and a site is being currently considered for this provision.

A number of housing need surveys have also been completed across Hambleton - in South Otterington cluster, Thornton Watlass cluster, Faceby, Topcliffe, Kirkby Fleetham.

Date for your diary

29
Sept 2016

2016 has been a year of changes and challenges to housing delivery, to say the least. This year's Annual Rural Housing Conference is being pulled together to debate and discuss how we address barriers to delivery. It will be held at Hutton Rugby Village Hall on 29 September 2016, and will include a site visit to see the newly completed 16 unit Rural Exception Site at Paddocks End.

Conference speakers will include - Lord Richard Best, David Coulson (Royal Institution of Chartered Surveyors), Chris Carr (Carr and Carr Builders Ltd and Federation of Master Builders), Sarah Davis (Chartered Institute of Housing) and Kevin Hollinrake MP. Presentations in the morning followed by an afternoon of workshop sessions to engage attendees in lively debate and discussion. This will be rounded off by a tour to a local completed scheme to chat to one of the new tenants and local ward member.

A New Partner for the Network



We are pleased to welcome Leeds Federated Housing Association to the RHE Network this year. They join the existing 16 partner housing associations who work with us deliver new affordable housing across our area.

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

Emily Grogan (Craven) call 01756 706286 or email egrogan@cravencdc.gov.uk

David Siddle (East Riding) call 01482 396115 or email david.siddle@eastriding.gov.uk

Amanda Madden (Hambleton and (Richmondshire)) call 01609 767048 or email amanda.madden@hambleton.gov.uk
and amanda.madden@richmondshire.gov.uk

Sarah Close (Harrogate) call 01423 500600 ext58308 or email sarah.close@harrogate.gov.uk

Colin Huby (Ryedale) call 01653 600666 ext354 or email colin.huby@ryedale.gov.uk

and (Scarborough) call 01723 232323 ext 2945 or email colin.huby@scarborough.gov.uk

Emma Whittles (Selby) call 07976 071913 or email ewhittles@selby.gov.uk

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