

Community led and rural affordable housing in the New Forest

Bev Harding-Rennie and Mags Wylie

Action Hampshire

Hampshire Alliance for Rural Affordable Housing (HARAH)



**Do you know someone who is
struggling to afford a home in
your parish?**

The need for affordable housing in the New Forest

- 3,300 households on the Homesearch Register
- 841 households on the Help to Buy South Register for a home in the New Forest, of which 435 live in the New Forest



New Forest Homesearch



The national picture...

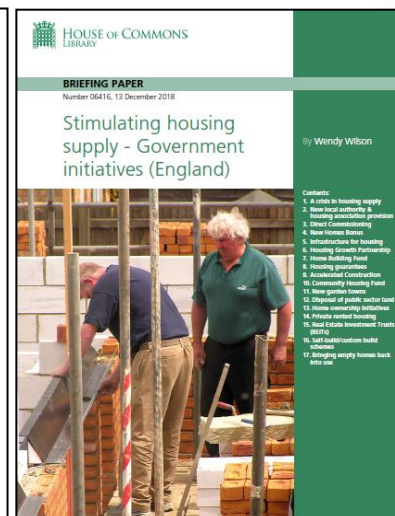
‘Fixing our broken housing market’ 2017



‘we need from 225,000 to 275,000 new homes or more each year to keep up with population growth and to tackle years of under-supply’

£2 billion boost for affordable housing and long term deal for social rent -

The government has confirmed plans for a new generation of council and housing association homes.



House prices in the New Forest

‘data provided by the National Park Authority suggests that the New Forest has the highest average house prices of any National Park in the country, with an average house price of well over **£550,000’**

OAN Report, 2017

£493,642

Lyndhurst

£855,833

Bramshaw

£373,181

Ashurst and Colbury

The private rented sector

Current estimates indicate that over **10,000** New Forest households live in the private rented sector

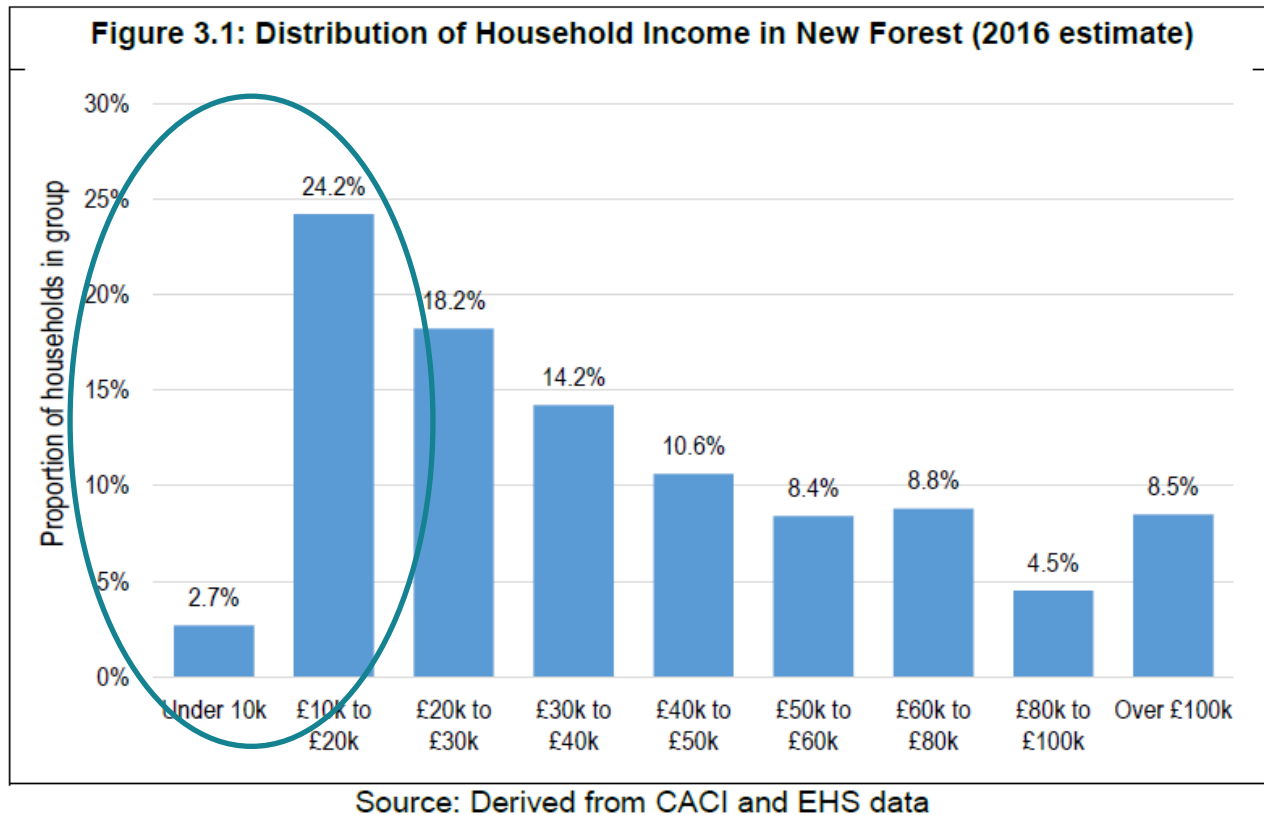
The average lower quartile market rent for a 2 bedroom home is **£725** per month.

Assuming **32%** of household income, an income of **£27,188** would be required to rent this property.



JG Consulting Housing Affordability Report, 2017

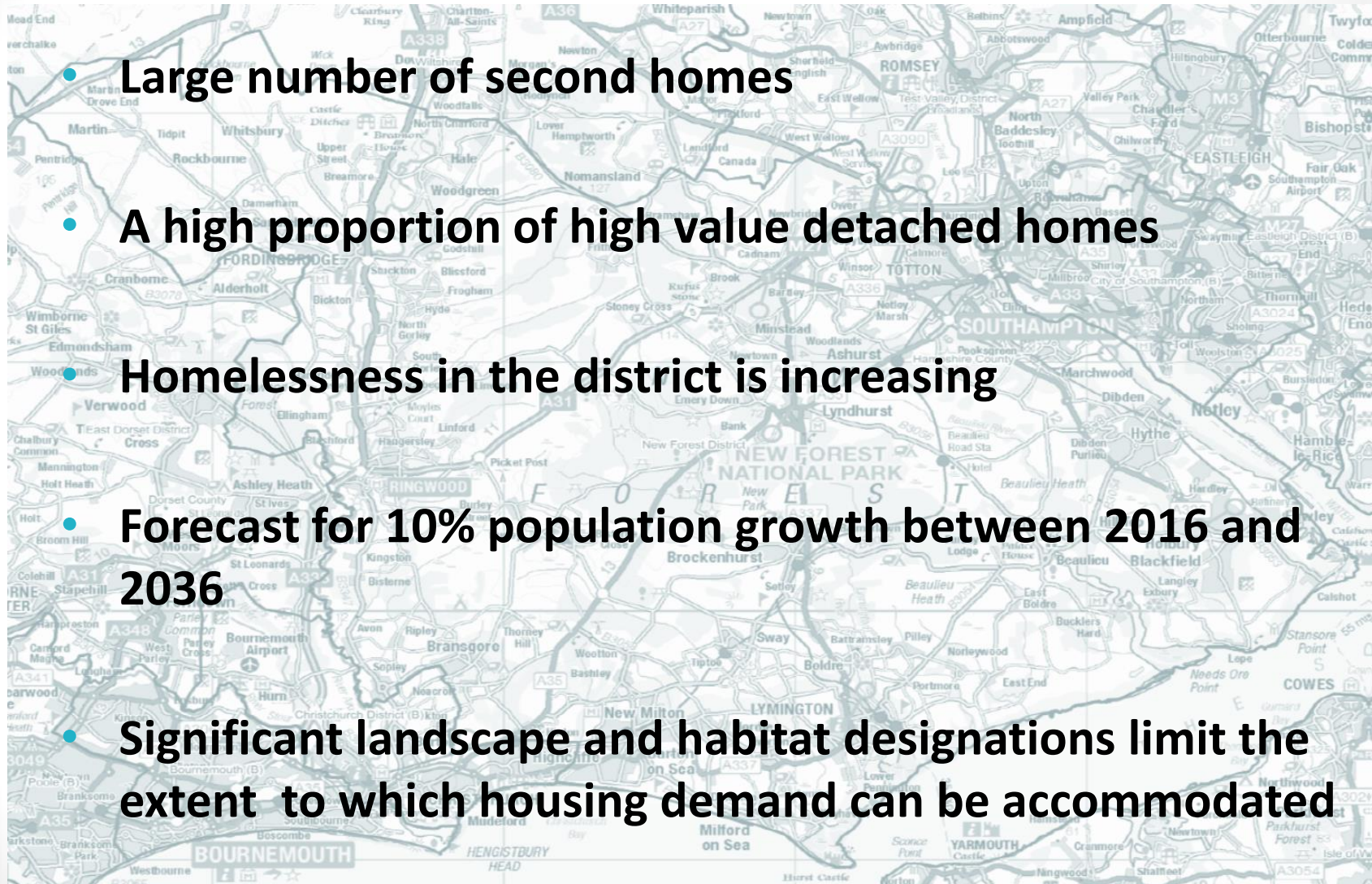
Local incomes



Just over a quarter of households are estimated to have incomes below £20,000

Significant local housing issues

- Large number of second homes
- A high proportion of high value detached homes
- Homelessness in the district is increasing
- Forecast for 10% population growth between 2016 and 2036
- Significant landscape and habitat designations limit the extent to which housing demand can be accommodated



Meeting the need....

- Rural affordable housing and community led housing to meet local housing needs
- Small-scale housing developments
- Homes specifically for local people, retained in perpetuity
- Local solutions, working with the community or led by the community



Rural affordable housing Martin



Community led housing Wickham

Planning - Rural exception sites

- These sites may be permitted, as an exception to usual planning rules, as the homes are specifically for local people, to meet an identified need
- These are sites on land outside of, but usually adjacent to, a village settlement boundary or in villages with no settlement boundary
- They must be well related to the existing community



Who would live in the homes?

- Rural affordable housing - Prioritised for people with a specific local connection to your parish

Local connection includes:

- Currently live in the parish
- Currently work in the parish
- Have previously lived in the parish
- Have close family members who currently live in the parish



Boldre

Benefits for the community

- Local people are more likely to use local services and facilities, such as schools, shops, and pubs, which can help provide the demand they need in order to stay open
- Rural affordable housing can help maintain a mixed community within the parish, which is sustainable and inclusive



Martin village shop



The Vine, Hambledon

What can you do to help?

- Lots of options
- People in the community know what housing is required
- There is support and funding to help local communities deliver affordable housing

We can support you to deliver the right homes for
your community

How can Parish Councils and communities identify their housing needs?

- Anecdotal information from local people
- Existing housing registers (Local Authority and Help to Buy)
- Housing Need Survey
- Housing Need Surgery



The image displays a survey form titled "ARE YOU IN NEED OF HOUSING?" for the "Eccleswell, Sydmonton and Bishops Green - Parish Housing Needs Survey 2018". The form includes a section for "Your local connection" with a table for selecting local connection criteria. Below the table is a text box for further details. The bottom part of the image shows a person's hand writing on a printed version of the survey form.

ARE YOU IN NEED OF HOUSING?
Eccleswell, Sydmonton and Bishops Green - Parish Housing Needs Survey 2018

Your local connection

Q6 What is your local connection to the parish? (Please tick all that apply)

	0-2 years	3-5 years	6-10 years	11-20 years	21+ years
I currently live in the parish for:	☐	☐	☐	☐	☐
I previously lived in the parish for:	☐	☐	☐	☐	☐
I have close family currently living in the parish for:	☐	☐	☐	☐	☐
I have been working in the parish for:	☐	☐	☐	☐	☐

Please use the space below to explain your local connection in more detail:

Below the form, a person is shown writing on a printed version of the survey form.

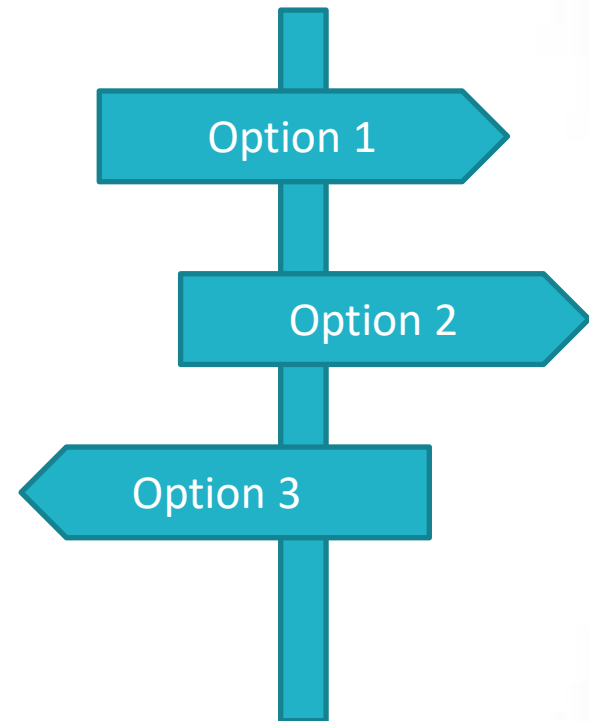
What support is available to Parish Councils and communities who want to build homes?

We can:

- Help establish the local housing need
- Advise on the different options for delivering homes
- Provide information about funding options
- Help engage with the community
- Help run community consultation events

What to consider?

- What type of homes?
- What type of project?
- What do you want to achieve?
- Level of control versus level of work involved



Lots of options - community involvement is key!

How can communities provide homes for local people?

Hampshire Alliance for Rural Affordable Housing

- Works in partnership with Parish Councils, NFDC and NFNPA and our housing partner
- Schemes are usually small in scale
- Nearly 500 homes for local people have been built



How can communities provide homes for local people?

Community led housing

- Projects are run by individual community groups
- Involves local people coming together to build the homes that they feel are needed
- Lots of different options, community land trusts, co-housing, and collaborative self build

How is this funded?



HARAH schemes funded by HARAH Partnership and Housing Association



£4,000 seed-corn funding available for early stage groups



£163 million Community Housing Fund available for pre-planning, infrastructure and capital costs



NFDC has grant funding for groups who want to investigate and deliver community led housing schemes from £5,000 (investigation and training), up to £150,000 (project specific support for professional fees and capital costs)



Please contact us to find out more about funding opportunities

Example 1 – HARAH Model



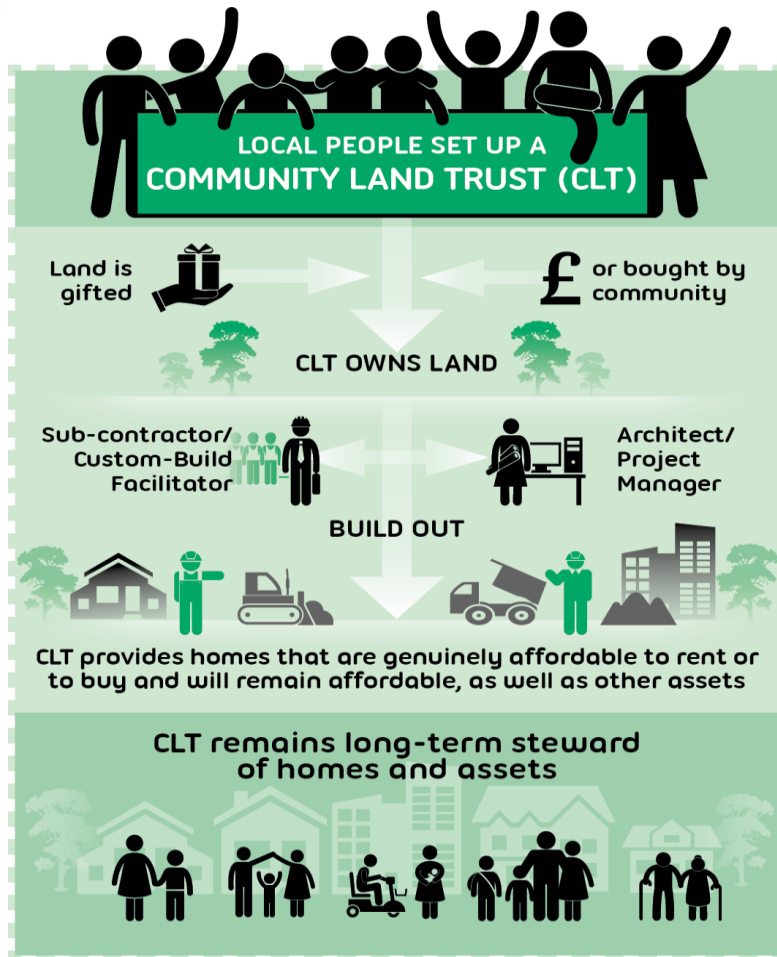
Example 1 – HARAH Model



Breamore Scheme



Example 2 – CLT Model



www.communitylandtrusts.org.uk



- 1 Set up and run by members of the community



- 2 The CLT leads the project



- 3 CLT groups can decide on level of control they want (control vs responsibility)

- 4 Affordable homes for local people in perpetuity



Example 3 – Cohousing Model



<http://www.trelay.org/trelay-cohousing-community/>



<https://cohousing.org.uk>

Cohousing – an old fashioned neighbourhood at its best, providing a balance of privacy and community

Example 4 – Collaborative Self & Custom Build Model

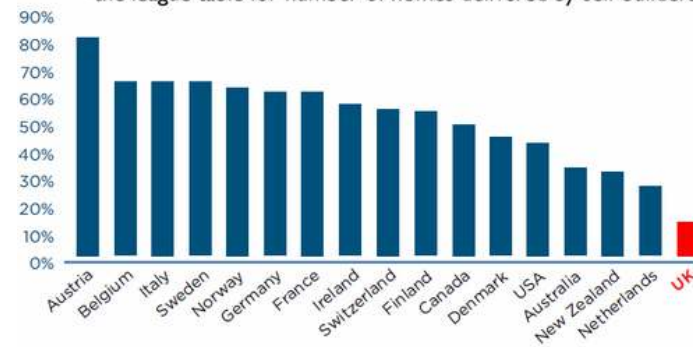


designed by freepik.com



Collaborative Self and custom build schemes can bring more diversity to an area

International Self-Build Comparison: UK ranks at the bottom of the league table for number of homes delivered by self-builders.

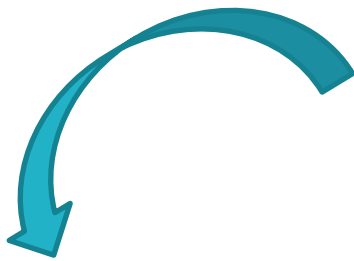


Next steps...

Talk to your Parish Council colleagues about housing for local people



Talk to us about identifying the housing need in your community



Start looking at the options for housing in your community



Talk to your community – what do they want?

Contact us...



Holger Schiller
Partnerships & Community Officer
holger.schiller@newforestnpa.gov.uk
Tel: **01590 646679**



Tim Davis
Housing Development and
Strategy Manager
tim.davis@nfdc.gov.uk
Tel: **02380 285588**



Bev Harding-Rennie
Rural Housing Enabler
Action Hampshire
Tel: **01962 857362**
beverley.harding-rennie@actionhampshire.org

(For parishes in NFDC and TVBC)

We would be very happy to attend a Parish Council meeting to talk about this in more detail

We are here to support you at every step of the way



Useful websites:

HARAH - <http://www.harah.org.uk>

NFDC - <http://nfdc.gov.uk/article/17631/Community-Housing-Fund>

Community led housing -

<https://mycommunity.org.uk/take-action/community-led-housing>

<http://clhtoolkit.org/introduction-clh>

English Rural Housing Association -

<https://englishrural.org.uk>

Wiltshire Council - <http://www.wiltshire.gov.uk/housing-local-housing-needs>

Wiltshire Community-Led Housing Project -

<http://www.communityfirst.org.uk/project/wiltshire-community-led-housing/>