



AFFORDABLE RURAL HOUSING IN LEICESTERSHIRE





WHO WE ARE



Midlands Rural Housing



- Promote and enable the provision of homes in rural settlements to meet identified local needs
- Influence and lobbying at national, regional and local level
- Rural Housing Enabling services
 - Local Authority Housing and Planning Departments
 - County, District & Parish Councillors
 - Housing Associations, Developers and land agents
 - Partner Rural Housing Associations
 - Parish Councils





WHO WE ARE

Leicestershire Rural Housing Group

- Partnership working
- Rural Housing Enabling support service for councils and villages
- Programme of Housing Needs Surveys
- Community engagement





WHO WE ARE

Leicestershire Rural Housing Group

- Key delivery partner for ‘Affordable Homes in Rural Areas’ priority from Leicestershire Rural Framework 2014-2020
 - A robust county-wide evidence base of rural affordable housing need
 - Increased availability of affordable homes where there is a need
 - More fuel and water efficient housing in rural areas





WHAT IS AFFORDABLE HOUSING?

FOR ELIGIBLE HOUSEHOLDS WHOSE NEEDS ARE NOT MET BY THE MARKET



➤ **SOCIAL RENTED**

Rented housing owned and managed by local authorities and Registered Providers. Rents are subject to guideline targets.

➤ **AFFORDABLE RENTED**

Rented housing owned and managed by local authorities and Registered Providers. Rents are no more than 80% of local market rents



➤ **INTERMEDIATE HOUSING**

Housing for sale or rent at prices / rents above those of social rent but below open market (including Shared Ownership and intermediate rent)



WHY WE ENABLE RURAL HOUSING

Housing needs

- Rural house prices 30% higher than urban
- £40,000/year gross income needed for mortgage in Leicestershire - average rural salary is £20,000
- 1,000,000+ people on waiting lists for affordable homes in rural England



Economic, Health & Social needs

- The rural economy and rural businesses
- Impact on social fabric
- Potential to reduce exclusion
- Support for local services
- Good housing improves health



THE ENABLING PROCESS - ASSESSING NEED



www.blaby.gov.uk



Investigation of Rural Housing Need
in Blaby District



Croft



- Programme of Parish Housing Needs Surveys and local consultations
- Capture local housing needs for :
 - Affordable
 - Intermediate
 - Open market
- Provide evidence to inform policy and use in the planning process



THE ENABLING PROCESS - EMPOWERING COMMUNITIES



- Parish Councils and communities are engaged in the process
- Provides evidence of housing need to inform local decision making
- Enables villages to engage with and shape negotiations
- Needs can be met through solutions that can be driven locally...



THE LEICESTERSHIRE WAY



DISTRICT WIDE 5 YEAR SURVEY PROGRAMME



PARISH COUNCIL ENGAGEMENT



DELIVER AFFORDABLE HOMES FOR LOCALS



PROTECT PARISHES BY ENSURING PROPOSED HOUSING IS SUITABLE & LOCAL NEEDS LED



Housing Need Survey



[VILLAGE NAME]
[DATE]

PARISH LEVEL HOUSING NEEDS SURVEYS



LOOK FOR SITES & FUNDING



INTRODUCE HOUSING DELIVERY PARTNERS

SURVEY

UNDERSTAND THE HOUSING NEEDS OF LOCAL PEOPLE



INFLUENCE STRATEGIC & HOUSING PLANS



CONSULT THE LOCAL COMMUNITY





SOLUTIONS TO HOUSING NEEDS



- EXCEPTION SITES
- SECTION 106 HOMES
- CROSS SUBSIDY / MIXED TENURE / LOCAL MARKET
- COMMUNITY LAND TRUSTS
- EXISTING BUILDINGS
- EMPTY HOMES



RECENT PROGRESS AND SUCCESS IN LEICESTERSHIRE

- Over 75 Housing Needs Surveys carried out since in last 5 years
- 130 homes for local people delivered in 17 villages since 2010
- Ground-breaking LCC NHB investment of £1m enabled total investment of £7m in building of over 60 new affordable rural homes
- 5 year programme of surveys in place across Leicestershire



Affordable
Rural Housing:
A practical
guide for
parish councils

From the Rural Housing Alliance

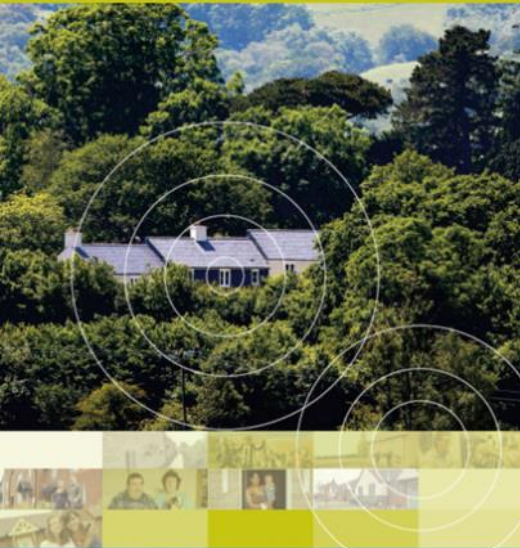
*Building a future for your
rural community*



Affordable Housing:
A Fair Deal for Rural Communities

REPORT OF THE RURAL HOUSING POLICY REVIEW

Report
Summary



A NATIONWIDE PROBLEM

- MRH involved nationally with the work of the Rural Housing Alliance
- Influence national and local policy to enable rural delivery
- Two recent reports:
 - Guide for Parish Councils
 - Report of the Rural Housing Policy Review



THE FUTURE...



- Funding and finance
- Delivery mechanisms
- Rural proofing of strategies, plans and policies
 - e.g. Starter homes, Right to Buy etc.
- Land supply
- Increased understanding and wider support



WHAT PARTNERS CAN DO

✓ Support

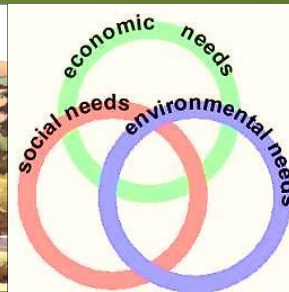
Be advocates of rural housing

✓ Financial backing

Support for enabling work and scheme delivery is welcomed and essential for progress

✓ Promotion from all stakeholders

All stakeholders who engage with rural communities to promote the work and solutions



PROMOTE AND SUPPORT THE TRUE PICTURE OF AFFORDABLE RURAL HOUSING FOR LOCAL PEOPLE





YOU ARE NOT ALONE! PARTNERSHIP APPROACH

- Local Authorities
- Midlands Rural Housing
- Parish Councils
- County & District Councillors
- Registered Providers
- Homes & Communities Agency
- Local Enterprise Partnership



*... but key voices make a
huge difference*



www.midlandsruralhousing.org



@MidlandsRural

