



Delivering affordable rural housing we can be proud of

Henry Lee – Hastoe Housing Association



Hastoe Overview

- Specialist rural association
- 7,500 homes – Cornwall to Norfolk
- “Building sustainable homes in sustainable communities”

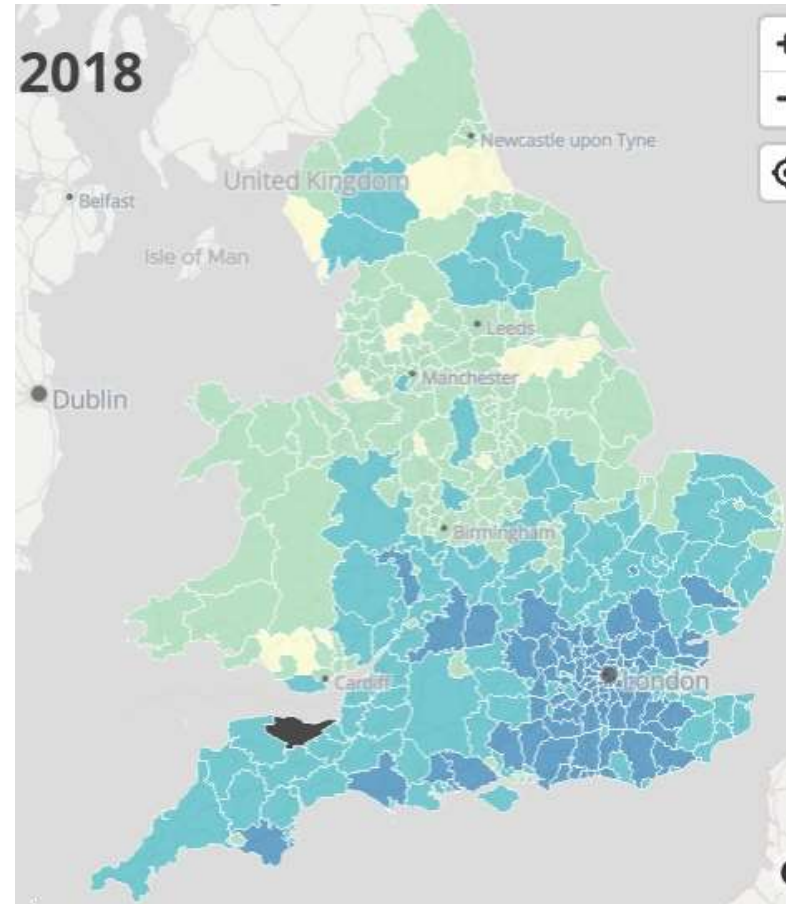




Why does Rural England need affordable homes?

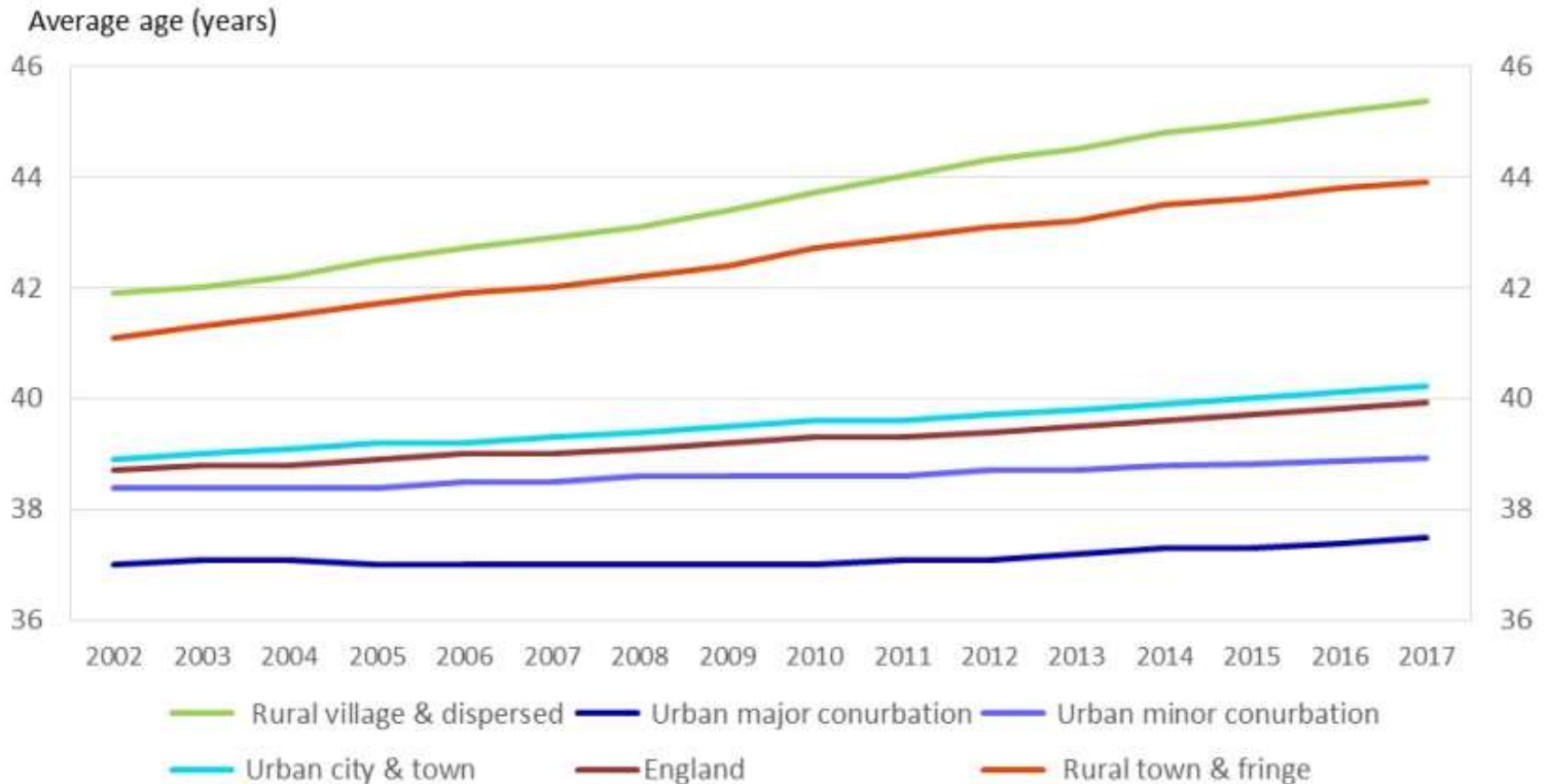
Rural England Affordability Crisis

- Dark Blue denotes Local Authorities where homes are more than 11 times average income



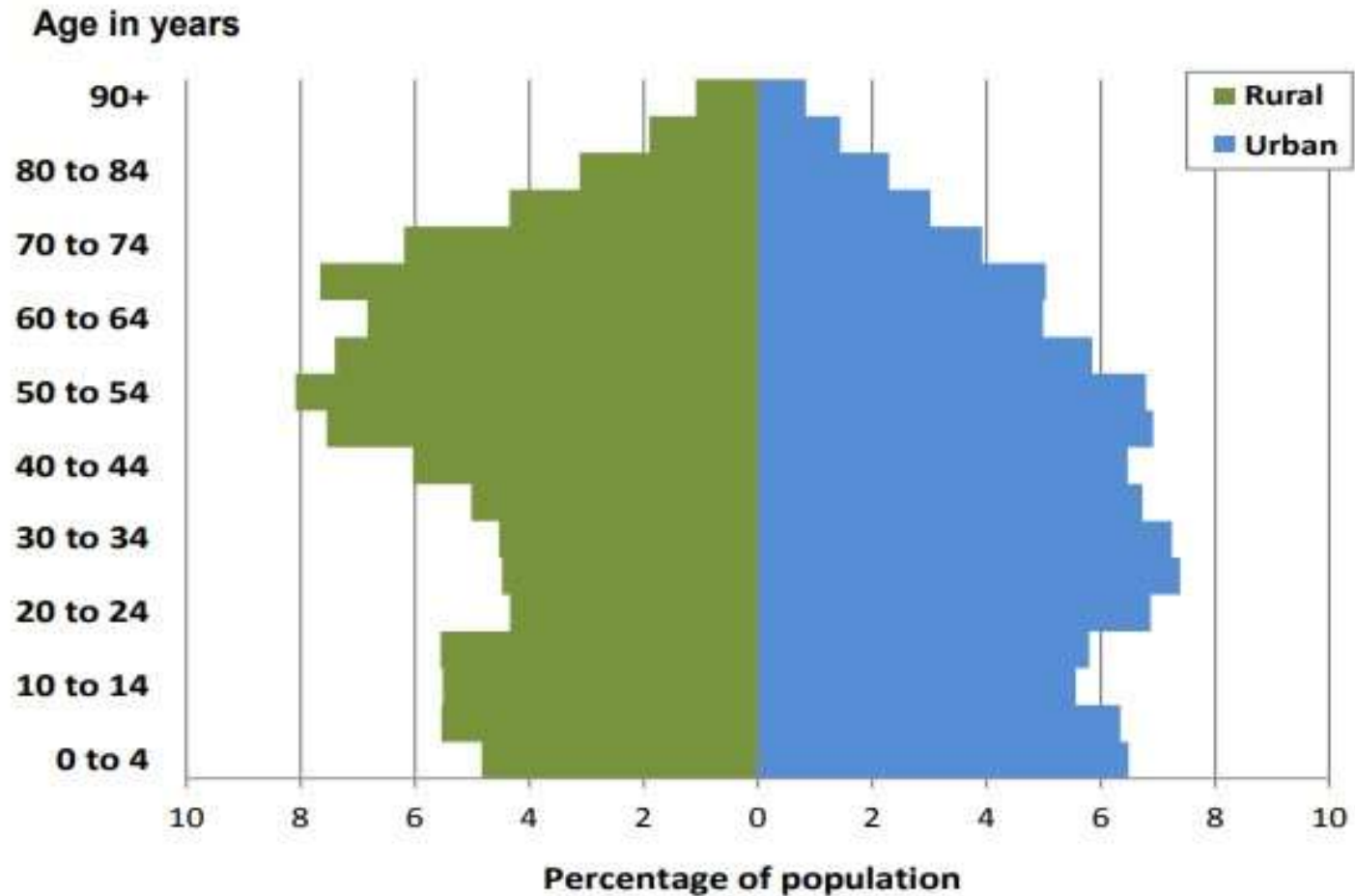


Rural England is Ageing





Ageing Population





The Rural Challenge: Services

Last five years:

- 52 rural schools were lost
- 1,365 rural pubs closed (last four years)
- One rural post office lost per month



NATIONAL
HOUSING
FEDERATION



Delivering affordable homes Rural England can be proud of





Rural Exception Sites

- Small sites in villages not normally used for housing
- Meeting a Local Need
- Affordable
- Forever
- For local people
- Let's Build More!





Rural Pledge

1. Work with Parish Council/Community to find right site
2. Local People get priority
3. Homes affordable forever
4. High quality homes to high environmental standards
5. Good quality and locally sensitive management services
6. Always respond positively to the local community





Sharnbrook, Bedfordshire





Sharnbrook

- 13 homes. Mixed Tenure. All Passivhaus



Finalist in 3 National
Awards in 2018



Little Hallingbury, Essex

- All affordable – mix of shared ownership and rented.
- Ponds Fields Close (Parish Council Choice)





Little Hallingbury

- All AECB Building Standard
- For local people



No.6

3 out of 4
generations on
site.

Ann
Debbie
Sophie
Alfie



IMBY Close

- 'In My Back Yard Close' – Sutton Veny



Top in CPRE's Best Kept Village Awards 2014



BBC Countryfile –
November 2018



What does a good rural home look like?

1. Space
2. Energy Efficiency
3. Accessibility
4. Water
5. Fibre Broadband
6. EV Charging
7. Fabric First
8. Ready for off gas?



1. Space Standards

Building Regulations	Hastoe Standard
Nationally Described Space Standards (NDSS) not mandatory everywhere	All new Hastoe homes to now be NDSS

NB: NDSS has been introduced in some Local Plans where Hastoe operates eg: South Cambs, West Dorset, Uttlesford (draft)



2. Energy Efficiency

- Passivhaus
- Built over 100 since 2011
- Wimbish £62 in flats and £130 in houses





Hastoe Standard

Building Regulations	Hastoe Standard
Cavity requirement around 100mm	Min 150mm cavities with high performance mineral insulation wool
Any EPC	EPC Band B Minimum
5 air changes per hour	3 air changes per hour
Airtightness of approximately 30% of properties tested	Every property to be airtightness tested



3. Accessibility

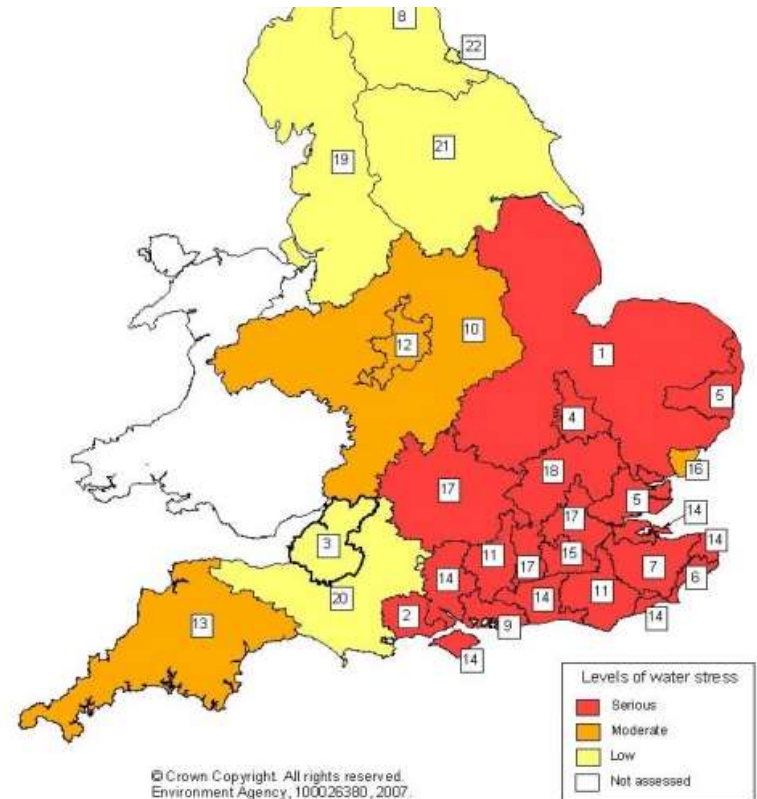
Building Regulations	Hastoe Standard
Part M4, 2, is an optional standard for accessible and adaptable dwellings	M4 (2) compulsory for all new builds
Part M4, 3, optional for wheelchair user dwellings	At least one entrance is M4(3) compliant (50mm wider) in new builds
	Wider internal doors
	Wet rooms in Bungalows





4. Water

Building Regulations	Hastoe Standard
125 litres per person per day	90 litres per person per day for new builds
Optional standard for 110 litres per person per day	Utilising water saving aids eg: shower timers.





5. Fibre Broadband

The rates

- 94% of rural youth consider broadband essential to their future (rural youth project).
- Aim for Fibre to the Premises in every new home.

Number of plots	Your contribution per plot	Total cost to you
2	£3,172	£6,344
3	£2,337	£7,011
4	£1,852	£7,408
5	£1,527	£7,635
6	£1,291	£7,746
7	£1,110	£7,770
8	£965	£7,720
9	£846	£7,614
10	£747	£7,470
11	£662	£7,282
12	£588	£7,056
13	£524	£6,812
14	£467	£6,538
15	£415	£6,225
16	£369	£5,904
17	£328	£5,576
18	£290	£5,220
19	£255	£4,845
20	£223	£4,460
21	£193	£4,053
22	£166	£3,652
23	£140	£3,220
24	£116	£2,784
25	£94	£2,350
26	£73	£1,898
27	£53	£1,431
28	£35	£980
29	£17	£493



6. EV Charging Points

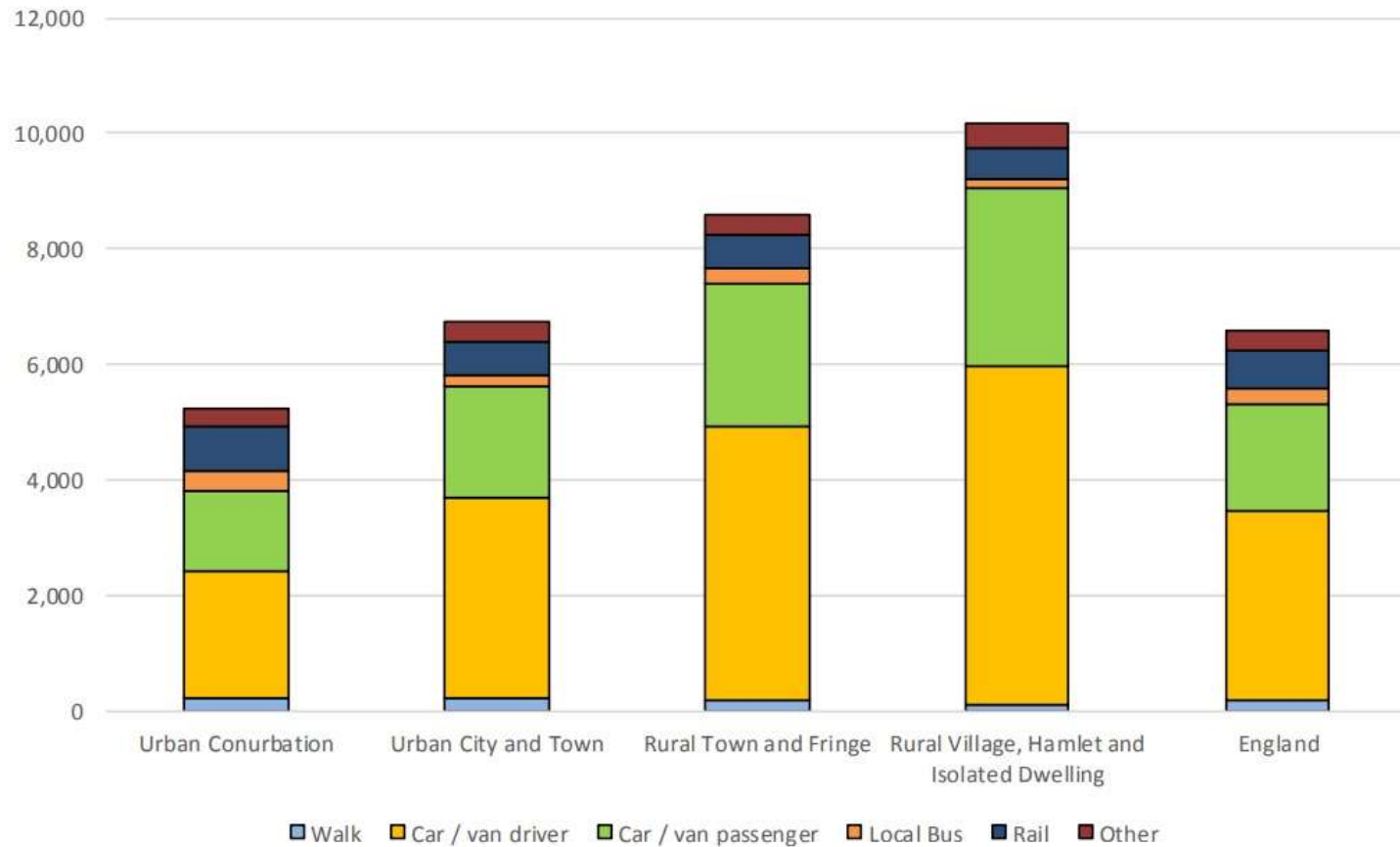
- “Alter building regulations for new residential buildings to include requirements for electric vehicle chargepoints” (DfT, July 2019)
- £976 upfront cost vs £2,040 retrofit.





Villages still need cars

Average total distance travelled, per person per year, by mode and settlement type, in England, 2015/16





7. Fabric First

- Focus on build quality and airtightness/insulation.
- Other elements like PV after.
- Check every single build for airtightness.





Ready for Off-Gas

- Future Homes Standard – world class energy efficiency by 2025.

Gas heating ban for new homes from 2025

By Roger Harrabin
BBC environment analyst

🕒 13 March 2019 📄

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Climate change





Discussion Points

- What did that miss?
- What is the extra cost for all these extra features?
- Are we being realistic on rural developers?
- What will next five years look like in delivering affordable homes?
- Different Tenures