

# Welcome to RSN Seminar Rural Housing 30<sup>th</sup> June 2021





# CLICK HERE TO BOOK ATTENDANCE CLICK HERE TO BOOK ATTENDANCE 3. Rural Digital 4. Rural Decarbonisation Connectivity Wednesday 28/04/2021 Wednesday 31/03/2021 Wednesday 28/04/2021 II am - 1 pm II am - 1 pm CLICK HERE TO BOOK ATTENDANCE CLICK HERE TO BOOK ATTENDANCE

### 5. Rural Health & Social 6. Rural Housing

Care Wednesday 26/05/2021 I1 am - 1 pm CLICK HERE TO BOOK ATTENDANCE 7. Enabling Rural Business 8. Rural Town Centres, High

#### 7. Enabling Rural Business 8. Rural Town Centres, Streets & Village Hubs

#### Wednesday 28/07/2021 11 am - 1 pm CLICK HERE TO BOOK ATTENDANCE

9. Rural Economies

Wednesday 24/11/2021 11

11 am - 1 pm CLICK HERE TO BOOK ATTENDANCE

Wednesday 27/10/2021

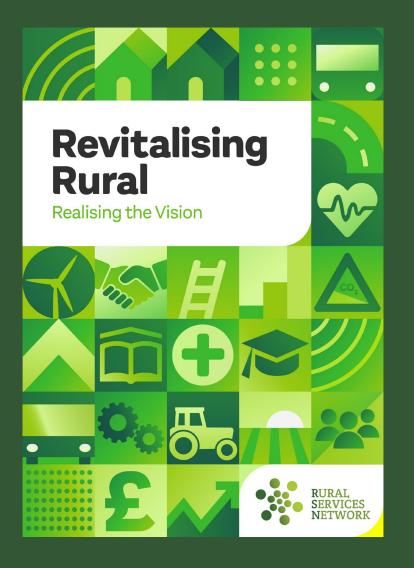
CLICK HERE TO BOOK ATTENDANCE

11 am - 1 pm

The RSN seminar programme is free to members of the RSN as part of their membership. For full details <u>click here</u>

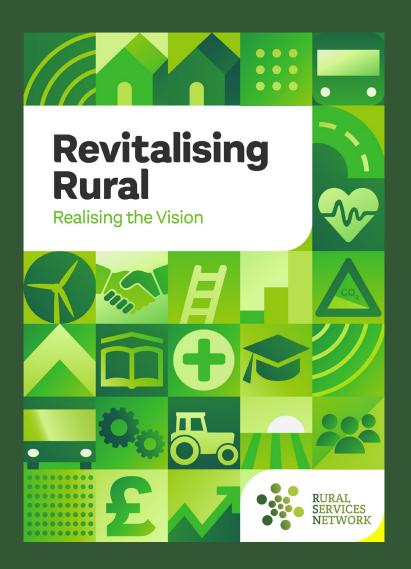


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We want a fairer distribution of national resources to rural areas and for more nuanced national policies that reflect rural circumstances.

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# Availability of Rural Affordable Housing

Less social rented housing available in rural areas, just 8% of households from villages and hamlets lived in affordable rented housing contrasting with 19% in urban areas Cost of bottom quartile housing as a multiple of bottom quartile annual earnings In 2019 multiple was: 8.6 in predominantly rural areas 7.4 in predominantly

urban areas

House Prices Excluding London, the average house purchase price is £90,000 higher in rural areas than urban

Much of existing housing stock in rural areas does not easily lend itself to being made more energy efficient, buildings tend to be older and many are off the mains gas grid.





# Specific Policy Asks on Rural Affordable Housing



#### Affordable Housing Quotas

- LPA's should be able to require affordable housing contribution from development sites building less than 10 homes in all rural settlements with population < 3000 residents
- Furthermore should be able to require affordable housing is delivered on site



- Grant Funding
- Homes England should increase the provision in Affordable Homes Programme from 10% to 13% to match last years delivery and even this should be increased over life of CSR.
- The programme should offer grants at realistic levels to ensure good design and energy efficiency, and which recognise extra building costs typical on small development sites in rural areas.



#### Exception Sites

 Proposed First Homes tenure must not be at expense of much needed rural affordable homes for rent. LPAs must be able to set policies that require Exceptions Sites to deliver solely or predominantly affordable homes to rent in all smaller settlements – (and not just in 'designated' rural areas). Without that landowners will inevitable be attracted to release land for more financially attractive first time buyer homes.

# Specific Policy Asks on Rural Affordable Housing



## Sale of affordable homes

- Govt should allow LA to retain 100% of proceeds from Right to Buy Sales so they can reinvest to replenish dwindling stock of affordable housing for rent.
- Lessons should be learnt from Voluntary Right to Buy pilot scheme for HA tenants before any further roll out of that scheme is considered



### **Community Led Housing**

 Community Housing Fund, which offers grants and supports communityled schemes, should have share of fund allocated to projects in rural areas, such as Community Land Trusts, co-housing schemes and selfbuild projects. This would restore an original rural objective of the fund