



# Welcome to RSN Seminar

## Rural Housing

### 30<sup>th</sup> June 2021





**RURAL  
SERVICES  
NETWORK**

## **2021 ONLINE SEMINAR PROGRAMME**

### **1. Rural Education, Training & Apprenticeships**

Wednesday 27/01/2021

1 pm - 3 pm

[CLICK HERE TO BOOK ATTENDANCE](#)

### **2. Rural Transport**

Wednesday 24/02/2021

11 am - 1 pm

[CLICK HERE TO BOOK ATTENDANCE](#)

### **3. Rural Digital Connectivity**

Wednesday 31/03/2021

11 am - 1 pm

[CLICK HERE TO BOOK ATTENDANCE](#)

### **4. Rural Decarbonisation**

Wednesday 28/04/2021

11 am - 1 pm

[CLICK HERE TO BOOK ATTENDANCE](#)

### **5. Rural Health & Social Care**

Wednesday 26/05/2021

11 am - 1 pm

[CLICK HERE TO BOOK ATTENDANCE](#)

### **6. Rural Housing**

Wednesday 30/06/2021

11 am - 1 pm

[CLICK HERE TO BOOK ATTENDANCE](#)

### **7. Enabling Rural Business**

Wednesday 28/07/2021

11 am - 1 pm

[CLICK HERE TO BOOK ATTENDANCE](#)

### **8. Rural Town Centres, High Streets & Village Hubs**

Wednesday 27/10/2021

11 am - 1 pm

[CLICK HERE TO BOOK ATTENDANCE](#)

### **9. Rural Economies**

Wednesday 24/11/2021 | 11 am - 1 pm

[CLICK HERE TO BOOK ATTENDANCE](#)

The RSN seminar programme is free to members  
of the RSN as part of their membership.

For full details [click here](#)





# Revitalising Rural

Realising the Vision



RURAL  
SERVICES  
NETWORK

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



# Revitalising Rural

Realising the Vision




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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 community-led schemes, should have share of fund allocated to projects in rural areas, such as Community Land Trusts, co-housing schemes and self-build projects. This would restore an original rural objective of the fund