

Delivery through Partnership

Rural Affordable Housing in Denbury

Mary Ridgway, Housing Enabler

June 2021

Denbury

- Denbury & Torbryan
- 4 km west of Newton Abbot
- Population 918 (2011 census)
- Community hall, church, pub and primary school
- Peak hour/frequent bus service



Hill Fort View - The Development

‘where the Dunnonii held against the Saxon advance from the Teign Estuary.’

Exception Site

10 Affordable Homes

- 7 Affordable Rent
- 2 Shared Ownership
- 1 Affordable Self Build



Hill Fort View - The Development

6 years in the making

Difficult to find a site

Complex legal and technical issues

Drainage

Overcoming community concerns through design solutions

Local lettings plan



Hill Fort View - The Development

‘the Denbury development is a prime example of people working together to achieve common goals. Housing Associations like SWHS simply would not be able to deliver the affordable homes needed without the support of parish councils, local authorities and our partners at Homes England. Working with trusted advisers and builders who deliver to high standards is also critically important in ensuring the success of any new scheme’.

Donna Johnson CEO Willow Tree Housing Partnership

The Partners

Finding solutions to setbacks

Parish Council

Landowner

Community Council

Registered Provider

Teignbridge District Council

Homes England

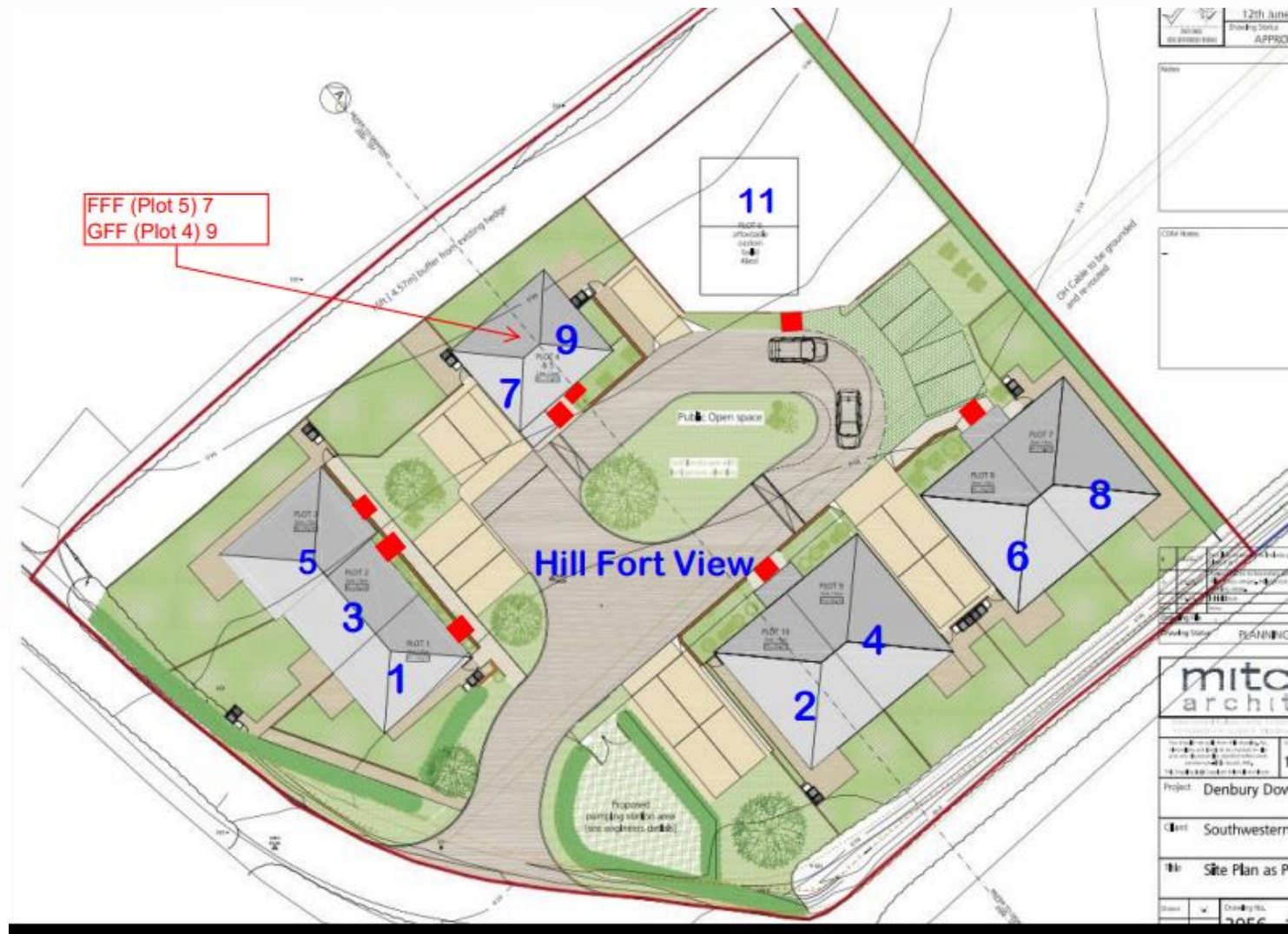
The Builder

‘There were some very committed individuals who kept promoting the idea of affordable housing ...people just kept going despite setbacks. At some points the project did seem to falter e.g. it took a long time for a suitable site to be identified’

*Sue Southwell. Rural Housing Enabler
Devon Communities Together*



The Site







www.teignbridge.gov.uk

The Community

Consultation Events - an inclusive approach

- Listening to parish comments. Responding in the design and local lettings plan
'It takes time but builds quality and acceptance from a small village'

Amy Luxton TDC Housing Enabler

PC Newsletters, websites, a virtual event in lockdown, school facebook page

Understanding Housing Needs

- engagement process to include those who have lost faith in registering their needs

Finding the Land

- Call for sites and sites walkabouts



Denbury Parish Council

Community Leadership

Consultation

Persistence

Allocations Plans

Regular Updates



Denbury Parish Council

'the community led approach helped the Parish Council and community stay with the project even when it seemed slow or barriers arose' Rural Housing Enabler

Actions

- A small group of local people who worked on a Local Lettings Plan
 - 100% initial allocations met Local Connection requirement
- Pre-Planning -2 consultation events on the site layout and design
- 4 Parish Council meetings - updates
- Post planning permission - 2 drop-in events & a virtual event in lockdown- to encourage registration

Devon Communities Together

Trusted & Independent

Understanding local need

- housing needs surveys
- promoting registration

Supporting Parish Councils



The Landowner

Living within the community

Exception site plot values

Motivations

- The affordable self build plot

Importance of ongoing relationship

- During construction, boundaries, s106



The Registered Provider

Willow Tree Housing Partnership and Rural Solutions

Small organisations contracting together

Project Management

Contractor relations with the community

Close to their tenants



The Local Authority

Role of the Enabler

Funding

- £50,000 CLHF
- £50,000 capital programme

Multi-disciplinary solutions

- Planners
- Highways (Devon County)
- Play
- Drainage
- Assets

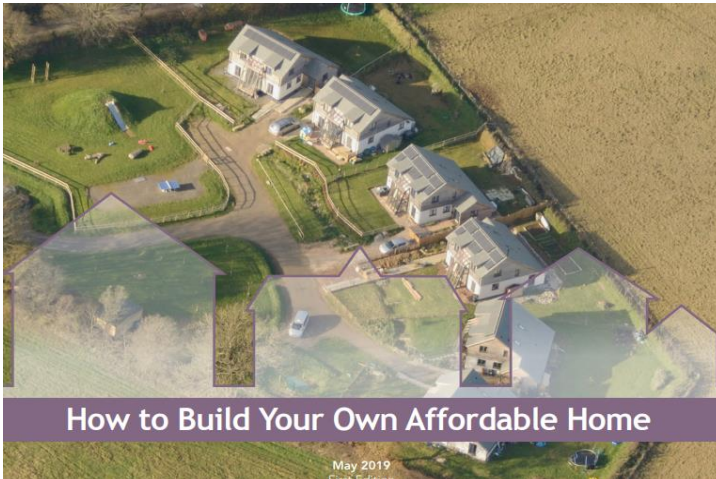


The Local Authority

Role of the Enabler

The Policies

- Exception site policy
- Affordable CSB policy



the needs of the local community will be permitted where:

- a) there is a proven need for affordable housing from households who have a strong local connection with the parish or an adjoining parish;
- b) the site adjoins a settlement and does not have a disproportionate impact on local environmental or historical assets;
- c) the type of affordable housing and the scale of provision are limited to meeting the proven local need;
- d) a planning obligation is enforced which retains all the dwellings as affordable housing in perpetuity and gives priority to occupation by those with a strong local connection with the parish or adjoining parishes;
- e) the price paid by the Registered Provider or other appropriate housing provider is limited to £10,000 per plot or £300,000 per hectare equivalent, whichever is least;
- f) where there is a proven need according to criterion (a) but there is no available public grant to fund the affordable dwellings, the incorporation of open market housing on the site may be permitted, at the minimum amount required to fund the affordable housing provision if in accordance with the parish/neighbourhood plan if any; and
- g) it can be demonstrated that the proposals are in a location or of a type that will not affect the integrity of a European site.

Homes England Grant

Funding

- £35,000 /rented home
- £18,000/shared ownership
- £100,000 Teignbridge DC (£50,000 from its Community Led Housing Fund)

The Builder Classic Builders

SME –Plymouth, Exeter, Cornwall

Lockdown 1

- One of the first back on site

Relationships with the Community, dealing with challenges

- Resurfacing car park, deliveries and mud

Quality build

- Highly Commended - 2021 Construction Excellence National Award

‘It starts and ends with the need’

“The house is a short walk from where I live now, so I go there and look at it every day. My friends in the village are so chuffed for me, and they give me regular updates – a new shed going in, a washing line being put up, and a combination lockable box for my front door key.” School Teacher



What's Next: Forward Together

Learning lessons

- Housing Strategy & Local Plan Review

Continuing a Community Led approach

- 172 homes

Affordability and Social Rent

T100 - LA programme on LA land

Quality build and the Climate Emergency

