



Housing in Rural Areas- what is it realistic to be asking for?

Henry Lee



Hastoe

- Specialist rural housing association (7,500 homes from Cornwall to Norfolk).





Rural Housing Alliance



- A group of housing associations that develop and manage rural affordable homes
- Best practice and good ideas, advocate need for more affordable homes and provide unified voice on key issues.
- Works with RSN and NHF





Housing Policy

- Jan 2018 – Labour Social Housing Green Paper
- March 2018 – National Planning Policy Framework
- August 2018 – Social Housing Green Paper



Ministry of Housing,
Communities &
Local Government

A new deal for
social housing





Example: Entry Level Exception Sites

- Policy in draft NPPF in 2018. Potential to undermine rural exception sites.
- Respondents in most groups expressed concerns about the potential for the policy to undermine rural exception sites, which supports in perpetuity housing and local need. Concerns were raised about the proportion of market housing allowed on entry-level exception sites and the potential reduction in affordable homes delivered, by making entry-level exception sites more attractive to developers than rural exception sites.
- Final Gov't policy listened to rural concerns.

Higher Energy Efficiency Standards

- Rural Fuel Poverty is higher (14% vs 11%) and gap is higher at (£726 vs £353)
- Campaign for higher energy efficiency standards for new-builds eg: Passivhaus
- **Opportunity:** Future Homes Standard for 2025
- Meeting Lord Deben from CCC.





Building Better, Building Beautiful Commission

- Gov't Commission to
 - i) promote better style and design of homes
 - ii) increase community consent
 - iii) make planning work to support better design
- **Opportunity:** Rural Beauty Workshop in 11 April
- Inviting Commissioners to scheme openings
- Call for Evidence launched 3 April





Planning Reforms

- NPPF states no affordable housing on sites 10 homes or smaller (84% rural developments are small).
- Small exemption for rural but this should be wider



- Groups like Shelter and NHF campaigning on Land Compensation Act 1961.
- Hastoe contributing to Shelter book of essays on land values.



Rural Housing Manifesto



NATIONAL
HOUSING
FEDERATION

RHA
Rural Housing Alliance

Hastoe
Group



Get in touch

- hlee@hastoe.com
 - Have a tour
- Come to a scheme opening