

Rural Affordable Housing and Sustainable rural communities

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- Rural pattern and profile
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- Enabling work in West Sussex
- Community Land Trusts
- Ageing countryside

Sustainable Rural Communities?

- **Exclusion of low to middle income Households**
- **Migration patterns**
- **2009: 1200 pubs / 600 shops, 1 village school a month**
- **Recession and affordability**
- **Ageing population**
- ***“Living, Working Countryside”* – M. Taylor Review (2008)**

Mathew Taylor review Living , Working Countryside

- If we fail to build the affordable homes to enable the people who work in the countryside to live there we risk turning our villages into gated communities of wealthy commuters and the retired.”
- Positive response: “Save Our Villages” campaign...

Government response: March 2009

"We simply must take action to overcome the unsustainable pressures facing the future of rural communities"

(Margaret Beckett MP)

- **Encourage local authorities and developers to identify "exception" sites**
- **Provide a refreshed approach to planning policy**

The rural pattern and profile



30 April, 2010

West Sussex house prices 2009

- Chichester £313,224
- Horsham £276,865
- Mid Sussex £272,761

Rural areas = marked differential

- Arun £206,428
- Adur £200,919
- Worthing £185,818
- Crawley £184,849

West Sussex Housing Needs

Parish	Support for AH	Households in Need
Worth (3197)	63%	118
Cowfold (725)	73%	42
Milland (372)	78.9%	12

30 April, 2010

Community consultation event

- **“this village is dying (lack of people living in the village is killing off our services and community) ...I would like my children to stay and bring up their own family in the village but if things stay as they are this dream will never happen. To the Parish Council and others, PLEASE START LISTENING TO US, WE WANT THIS VILLAGE TO GROW FOR US AND FUTURE GENERATIONS!”**

30 April, 2010

Action in rural Sussex



Rural Affordable Housing



Enabling work in Sussex 2010

- Awareness raising
- 32 Parishes (17 in West Sussex)
- Housing Needs Surveys
- Sites appraisal & I.D via sub groups
- Community Consultation
- 2 x 12 unit schemes complete April 2010
- Approx 100 units in pipeline: 2010 / 2011
- Project team approach

30 April, 2010

West Sussex Housing Market Assessment

– Rural recommendations

- Identify more housing sites
- Identify sites specifically for affordable housing
- Progress work with parish plans/ local needs assessments
- **Use of exception policies – PPS3**
- **Investigate potential of other models to deliver rural housing (CLTs)**

We have the tools!

- PPS3 - supportive plan policy framework
- ***Aim:*** “high quality housing that contributes to the creation and maintenance of sustainable rural communities”
- ***Requires:*** “planning adopting a positive and pro-active approach”
- ***Using:*** Rural Exception Site Policy

What are Community Land Trusts?

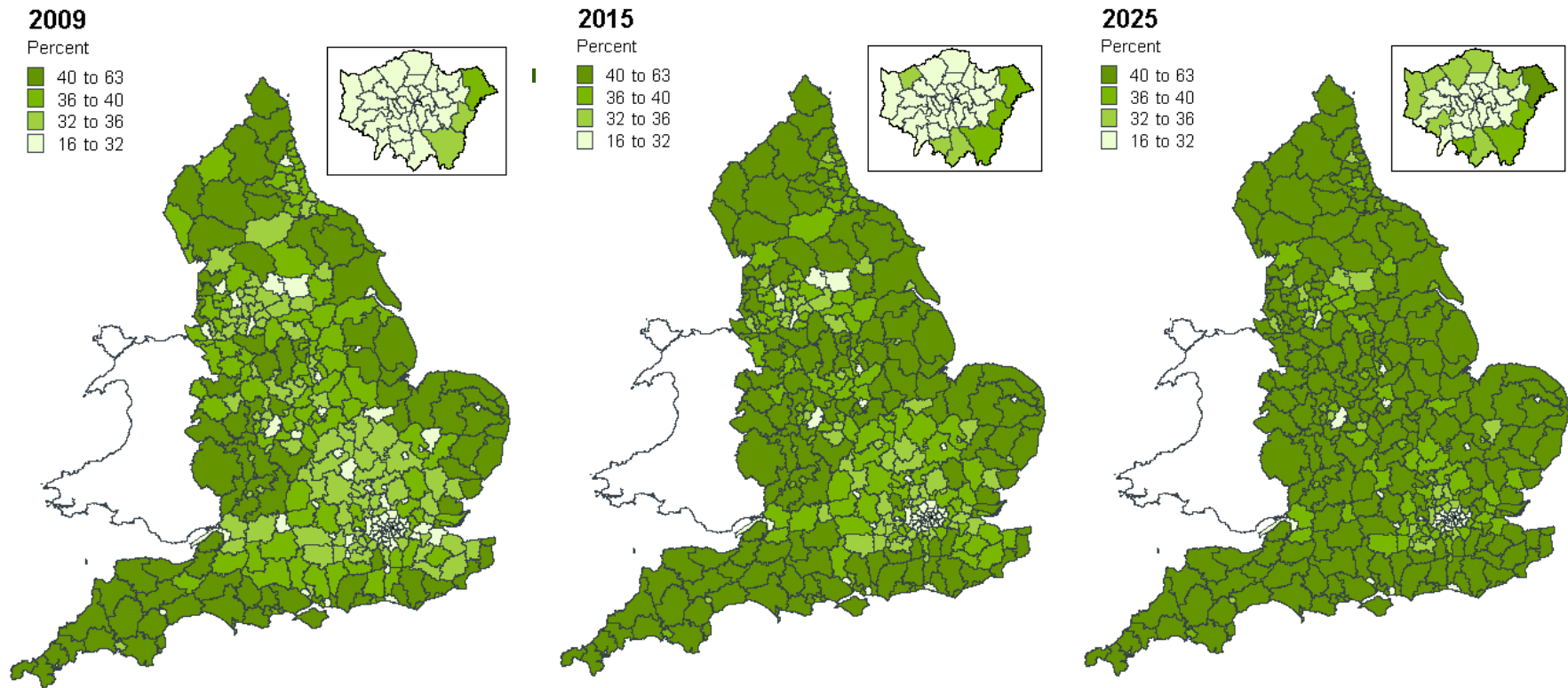
- **Not for profit organisations** which enable the **community** and other stakeholders to take control of, and manage assets. They are a way of acquiring land and property and holding them for the benefit of the community usually for the provision of **affordable housing** but also for affordable work space and the provision of community facilities and green spaces

Benefits of a CLT?

- * locally-controlled / democratically accountable
- * Less public investment as some forms of affordable housing
- * They aim to become self-financing.
- * Provide community-based organisations with an asset to give them financial security and enable long-term planning
- * Flexibility to meet local priorities

Over 50 population

- the need to plan and prepare now



An ageing population mainly affecting rural and coastal areas.

30 April, 2010

2020 – Rural communities

- No of 65+ = 3.23 million, up 39% from 2008
- Pensioners will represent 1 in 4 of the population
- 1 in 3 older people will live alone

Implications ?

WSHMA: Older People North WS Housing Market

- **49% increase in population of retirement age (65+) &**
- **72% growth in those aged over 85 between 2006-26.**
- **79% under occupancy levels (currently)**

Implications?

- **Housing market**
- **Care costs (+ 325% by 2040)**
- **Universality of public services?**
- **Options?**

WS surveys – Pulborough & West Chiltington

Pulborough Older Persons survey (2008) ;

- Handyperson scheme 75% (267 / 357 responses)
- Receiving care and support in own home (250)

West Chiltington Survey (2009) ;

How to maintain a sustainable community?

- Affordable homes for young people and families
 - Accommodation to suit needs of older people
- working with PC and HDC to meet these needs**

Challenges and opportunities

- **Double whammy: affordability and supply**
- **Breathing space to focus on rural areas**
- **A changing mood**
- **Policy - implementation gap - practice**
- **Need to use the tools & principles of sustainable development**
- **Living, Working Countryside**

Mathew Taylor review Living , Working Countryside

- “the countryside is at a crossroads and that immediate and innovative action is necessary to put it on the route to a sustainable future”
- “In many cases just a handful of well designed homes, kept affordable in perpetuity for local people, will make all the difference to the sustainability of a village and its services.”

Support available...

- **Community Finance Solutions** have been developing expertise and recording best practice on CLTs for several years – there is a wealth of tools and guidance on www.communitylandtrust.org.uk
- **Tudor Trust, Esmee Fairbairn and Venturesome** have launched a CLT Fund which communities in England can apply for.
<http://www.esmeefairbairn.org.uk/significant-cltdf.html>
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