

1. Assess Local Housing Need	2. Identify Potential Sites	3. Work with a Housing Provider	4. Obtain Planning Permission	5. Secure Funding	6. Build the Houses	7. Understand Nomination Process	8. Celebrate
<ul style="list-style-type: none"> <li>Parish Council (PC) to work with Rural Housing Enabler (RHE) to do this.</li> <li>Discuss need for Affordable Housing (AH) (see Appendix 1 below) at PC meeting.</li> <li>Does it exist, a majority for it?</li> <li>Identify enthusiasts for detailed work.</li> <li>Has any local plan been put in place, needs already assessed?</li> <li>RHE can lead a parish based housing needs survey</li> </ul>	<ul style="list-style-type: none"> <li><b>NO SITE, NO PROJECT</b></li> <li>Pay special attention to exception sites. (See appendix 2 below)</li> <li>RHE coordinate site appraisal with Council planning and Registered Provider(s).</li> <li>Consider all potential landowners e.g. diocese, NHS, farmers, private (backland development)</li> </ul>	<ul style="list-style-type: none"> <li>There are 8 Registered Providers (RP) working within Herefordshire Council (HC) boundary delivering housing.</li> <li>Any direct approach by a RP should be shared with the RHE and HC planning.</li> <li>Important for acceptance the right style, numbers location is delivered for the parish community.</li> </ul>	<ul style="list-style-type: none"> <li>The RP will normally lead on getting planning permission.</li> <li>RHE will work with the PC to be as involved as possible in the planning process.</li> <li>Make sure all are able to make comments on the plans in good time.</li> <li>A local connection agreement will be drawn up by HC with the RP.</li> <li>Make sure neighbouring parishes are included in case there is no immediate local connection when the time comes.</li> </ul>	<ul style="list-style-type: none"> <li>The RP normally applies for funding from Government via Homes England. They are in competition with all other RPs.</li> <li>The subsidy is there to offset the build cost to make sure a home is affordable.</li> <li>To be successful in getting funding the site must be "deliverable" i.e. a suitable site with planning permission.</li> </ul>	<ul style="list-style-type: none"> <li>Keep an eye on construction.</li> <li>Communicate to RHE / RP if there is any nuisance or inconvenience caused.</li> </ul>	<ul style="list-style-type: none"> <li>Homes are built for local people. The sensitivities of this means PC should not be involved in selecting occupants, but can obviously advise the wider community of the process.</li> <li>People need to be aware they have to apply to be nominated.</li> <li>To be considered, names must be on the HC housing register.</li> <li>Note even if not high on the register, local connection on an exception site can override other considerations.</li> </ul>	<ul style="list-style-type: none"> <li>Recognise the efforts of those who have made this happen!</li> <li>Think about an open day for all.</li> <li>Consider sharing what has been learned in the process of delivering the homes with other PCs.</li> </ul>

**0 Consult Throughout the Project**

1. There is a need to educate as well as consult. Any hostility usually results from underinformed misunderstandings.
2. Housing needs survey may well be a key part of planning & persuasion.
3. The least vocal may be the most in need! Manage objections. Understand the misinformed against the genuine, of whatever objection type.
4. Keep all developments of the plan transparent and available to the parish all the way through.

The above based on work on housing in Hampshire: <http://www.harrah.org.uk/about-harah>

## Appendix 1

### Affordable Housing

From the National Planning Policy Framework (Dec 2023)

<https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

(a) Affordable housing for rent: meets all of the following conditions:

(a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);

(b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and

(c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

(b) Starter homes: is as specified in sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

(c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

(d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.

## Appendix 2

### Rural Exception Sites

- Established in 1991, the purpose of Rural Exception Sites is to proportionately facilitate the provision of affordable homes for local residents, whilst preserving the character of the community.
- Rural Exception Sites are small sites located on the edge of existing rural settlements. They allow land to be provided below market value for residential development – provided it is used to build affordable housing for local people.
- Rural Exception Sites are allocated outside of the local authority's development plan – so homes delivered via Rural Exception Sites represent additional affordable housing for the local community.
- Any kind of affordable housing can be delivered, including affordable rent, intermediate housing (including first homes), or social rent, provided there is adequate evidence of local need.

#### Barriers to Delivery:

- **Budget pressures:** planning authorities struggle to compete with salaries in the private sector, resulting in a loss of senior, experienced staff.
- **Recruitment and retention of senior staff** are huge challenges for many, with 80% of planning authorities surveyed reporting vacancies in their planning departments.
- **Uncertainty** and lack of clarity around policy change contributes to high stress levels within planning authorities.

#### Success Factors for Delivery:

- **Strong, positive engagement** from delivery partners with the local community, including working closely with landowners.
- The presence of an active and experienced **Rural Housing Enabler** based within a local authority or independently.
- **Strong leadership and strategic direction** from local government on the need for more rural affordable housing.
- **Collaboration** between planning authorities, development (non-profit or private), community and landowner partners helps to ensure smoother delivery.

See summary report:

<https://www.housing.org.uk/globalassets/files/rural/executive-summary---factors-in-the-effective-delivery-of-rural-exception-sites-in-england-3.pdf>