

Hampshire Rural Housing Newsletter

Winter 2017

Here are the headlines!

- HARAH has now provided over 400 homes on schemes across rural Hampshire.
- Over 1,400 people are housed via HARAH
- Our monitoring shows 99% of people housed in new homes were already living or working in the village, or had close family there.
- HARAH provides **local** homes for **local** people
- Over 60 more homes due to complete in 2018

Thanks to Councillor Sandra Hawke

Councillor Sandra Hawke stepped down from the HARAH Members Board this summer after more than 12 years of service, including a number as the Chair of HARAH. Many of you will have met her at events around the county over the years, as she promoted the work of HARAH in addition to lobbying on behalf of rural housing. Her passion and drive have been an inspiration across HARAH and everyone involved will miss her leadership.

Sandra told colleagues 'I am very proud of what we have achieved making

HARAH a highly regarded name among rural housing providers, Ministers and a couple of notable and supportive Lords as well!

Affordable housing remains key to the vitality and viability of our villages, and I hope that you will all continue to work together to ensure that attractive, well designed, high quality new homes are developed which continue to meet the need of rural communities across Hampshire'.

Councillor Paul Miller has kindly agreed to chair the



Board for the rest of the year, with a permanent Chair to be elected early in 2018.

- P1 Thanks to Councillor Sandra Hawke
- P2 New roles and new ways to provide housing
- P2 Sad news
- P3 Community Led Housing
- P3 Changes to the partnership
- P4 New homes for Pamber
- P4 New Housing Needs Survey
- P5 Landowners information and conference
- P5 Parish Pledge
- P6 Rural Housing Week 2017
- P7 New Homes completed
- P8 Contacts

New roles and new ways to provide housing



Catherine Kirkham was a Rural Housing Enabler with HARAHA for five years. She recently moved to her new role as Community Housing Advisor, working on community led housing initiatives. You can read more about her new role on page 3, but here she reflects on the importance of affordable rural housing and the personal meaning it holds for her.

'I moved to Hampshire in 2012 having spent most of my life living in a small Welsh village. Five years on, I now feel as though I have two homes – one in Hampshire and the other in Wales.

I love walking in the South Downs and New Forest National Parks, eating out in Winchester and travelling to the cities for days out, but it's great to get back home to see my family.

My parents and all grandparents grew up in the same cluster of villages in Wales. Our ties to this area go back generations. House prices are much lower than in Hampshire so my family have been able to remain living in the area.

Both sets of grandparents lived a stone's throw away from us when we were growing up and often looked after me and my sister when my parents were at work. We went to my Gran and Taid's (Grandad) house after school where my Taid made us jam sandwiches, cutting off the crusts.

My 89 year old Grandfather still lives in the village. He is in relatively good health for his age, often making the

short walk up to the local social club to see friends and play dominoes. He does however suffer from diabetes. The main reason why he is able to continue living independently is because my mother lives close by and supports him, including walking his beloved dog.

High house prices in Hampshire mean many people with close ties to their community can no longer afford to live there, and this means many of the informal support networks like my Grandad has, are lost.

HARAHA's role is to ensure there is a good supply of affordable homes for local people in Hampshire's rural communities. I have spoken to many Hampshire families who are desperate for some affordable homes to be built in their community to enable them to stay living close to relatives, and I know from my own experience the difference this makes.

I am proud of what I have helped achieve as part of HARAHA, and I'm excited about my new role and the new ways it offers for new homes to be built.'

Sad News

HARAHA learnt recently of the sad loss of two former colleagues.

Chris Buchan Hepburn died in hospital in October following a long illness. Chris had worked for Hyde Housing when they were HARAHA's development partner. As well as being a skilled developer, he was a true champion of affordable rural housing. His incredible knowledge and drive helped many parishes realise their ambition to provide homes for local people.

Nick Evans from the New Forest National Park Authority also passed away in October. Nick made a big contribution to rural affordable housing in the New Forest, supported HARAHA, and was a very kind and well liked man. The HARAHA Board and all HARAHA partners express their sympathy to Chris' and Nick's families, and offer sincere thanks for all they both did for rural housing in Hampshire.

Support for communities to tackle housing problems themselves

HARAH councils East Hampshire, Hart, Winchester and New Forest have been allocated a share of new Government funding to boost the supply of community led housing schemes in England. The money was directed to areas with high second home ownership.

East Hampshire, Hart, Winchester (along with Havant) have agreed to form Hampshire Community Housing Partnership, pooling part of their allocations to fund a new Community Housing Adviser post. The post will provide guidance and support to community groups interested in delivering community led housing schemes in their local area.

Catherine Kirkham, who has worked as a Rural Housing Enabler for the HARAH partnership has been appointed as the Community Housing Adviser for the partnership. Hampshire Community Housing Partnership is a separate partnership to HARAH but Catherine's role will be complimentary to the Rural Housing Enablers and she will be working in both urban and rural areas.

Communities need to grow and expand to remain sustainable. Community led housing schemes are built by the community to meet the needs of the community. The community takes an active role throughout the development process and can sometimes also be involved in the management and maintenance of the new homes. Community led housing schemes are not-for-profit and the initial emphasis is always on providing affordable homes for local people.

Community Land Trusts (CLTs) are one of a number of community led housing models that can be used to deliver affordable homes for local people in perpetuity. CLTs are set up and run by members of the community and all activities undertaken are for the benefit of the community. The CLT also owns the land and sometimes develops the land and property. Membership of the CLT is open to anyone in the community who supports its aims.



Fishponds – A CLT in Bristol.

Another example of a community led housing model is a Housing Co-operative. A Housing Cooperative is an organisation where members (tenants) democratically control and manage their homes. Membership of the co-op enables you to have a say on how the co-op is run and managed. Members can make decisions on things like repairs, cleaning, gardening, security, how to deal with tenants in arrears of their rent, how the cooperative manages its funds etc.

Community-led housing schemes often also give local volunteers the opportunity to become involved in non-housing related projects in the future, like helping to save a village shop or post office.

If you would like to find out more about community led housing, please contact Catherine on **01962 857387** or **catherine.kirkham@actionhampshire.org**

Changes to the partnership

Basingstoke and Deane Borough Council have made the decision to leave the HARAH partnership at the end of this financial year. Their membership will end on 31 March 2018, and all future rural housing work will be done in-house.

New homes planned for Pamber

Hastoe have applied for planning permission for their scheme on behalf of HARA. The homes will be located on a rural exception site east of Pamber Heath Road.

It is proposed that 7 of the new homes will be for affordable rent, comprised of four 1 bedroom flats, two 2 bedroomed houses and one three bedroom house. Five homes will be for shared ownership four 2 bedroom houses and one 3 bedroom house. All the homes will be built to the AECB Silver standard which requires them to be extremely air tight and energy efficient for the home user. This will help keep fuel costs low for the residents, thereby helping to provide truly affordable homes.

The application was submitted following a very well-attended public meeting in May, where residents of Pamber were able to feed in their comments and help shape the proposed development.

Commenting on the plans for the development, Hastoe Regional Head of Development for the South Karen Hillhouse said: "We are excited to be working with Pamber Parish to help bring forward a proposal for these much-needed new affordable homes.

"In Hampshire and all over the country, rural communities are declining as local people have to leave in search of somewhere affordable to live.

"These new homes will help to ensure that affordable housing is available for those with a local connection to Pamber in perpetuity, to ensure that the community can continue to flourish and grow."

Subject to planning approval the homes are expected to be completed by spring 2019.

New Housing Needs Survey developed

HARA's Rural Housing Enablers are piloting a new housing need survey primarily aimed at those needing affordable housing. The new survey has fewer questions to help speed up the process, and offers more ways to fill it in. Residents can now complete it on line, through mobile phone or on paper.

A Housing Need Survey is a parish based questionnaire that gathers information on the number of people in housing need in the parish, the type of housing that will help them and what they are able to afford. It also uncovers 'hidden households' not identified on formal housing registers operated by local councils. The information collected is used throughout the development process and will ensure that new homes are being provided in the places where they are needed most.

The surveys are conducted by HARA's Rural Housing Enablers (RHEs) in partnership with the local parish council.

The RHEs will analyse all the data collected and make a recommendation on whether there is enough evidence of local housing need to proceed.

If you are a parish council interested in undertaking a housing need survey because you think there may be a need for affordable housing in your parish.

Please contact our Rural Housing Enablers for help on **01962 857361** or **mags.wylie@actionhampshire.org**

HARA Rural Homes For Rural People

Action Hampshire Making our communities thrive

ARE YOU IN NEED OF HOUSING?

Burghclere - Parish Housing Needs Survey 2017

Hampshire Alliance for Rural Affordable Housing (HARA), in conjunction with Burghclere Parish Council are working together to identify if there is a need for affordable housing in the parish. Providing a small number of affordable homes for local people can allow current and future generations to remain or return to their community. We are keen to hear from people needing this type of housing and those wanting to buy their first time home, those struggling in costly private rented homes or those needing to downsize. If you have a local connection to the Parish, or know someone who does, we would like to invite you to have your say. You can do this by taking part in our online survey at:

<https://www.surveymonkey.co.uk/xxxxxx>

If you have any questions, need help completing or require a paper copy of the survey, contact Mags Wylie at Action Hampshire on 01962 857361 or mags.wylie@actionhampshire.org

The deadline for this survey will be xxxx 2017, and all information collected will be treated in strict confidence. Paper surveys can be posted back in a freepost envelope to Mags Wylie at Action Hampshire, Westgate Chambers, Staple Gardens, Winchester, SO10 1QR by xxxxx 2017.

Landowners – unlocking land, providing homes

Save the date...

Landowners Conference

Sparsholt College, Winchester

Friday 16th March 2018

8.30–10.30am (Breakfast provided)

Finding the right land, in the right place and at the right price is key to delivering much needed new affordable homes. HARAH recognises the importance of rural landowners in meeting need across Hampshire and has commissioned a report to find out what would help bring more suitable land forward for development.

The background research to this report will take place over the autumn and winter, with the final recommendations helping to set the agenda for our first Landowner Conference next March.

The Landowner Conference will be an opportunity for large and small rural landowners and agents to come along and learn about what HARAH can offer, and how HARAH can work with them to deliver new homes.

Please save the date now, and look out for further details closer to the time. If you would like to be sent more information and a personal invitation, please email contact@harah.org.uk

In the meantime, landowners can read this really helpful guide for an idea of how affordable housing is provided

Rural Affordable Housing on Rural Exception Sites-a hands on guide for landowners – follow this link :

<https://www.struttandparker.com/publications/demystifying-affordable-housing-a-hands-on-guide-for-landowners>



HARAH launches its Pledge to parishes

HARAH has launched a new pledge to rural communities and parish councils, setting out clear intentions to work closely with communities to deliver affordable housing to Hampshire's rural villages.

The Pledge also sets out the support and commitment required of Parish Councils and communities when working with HARAH on these schemes to ensure success.

The Pledge underlines the commitment HARAH members have to working in partnership with local communities and parish councils to ensure the continued delivery of high quality homes and services.

HARAH Rural Homes for Rural People

Our Pledge

HARAH pledges to

- 1 Work in partnership with the Parish Council to provide affordable rural homes for local people.
- 2 Work closely with the local community and Parish Council to establish the need for affordable housing and find the right site.
- 3 Always give qualifying local people in affordable housing need first priority for every home.
- 4 Build sensitively designed, high quality homes to high environmental standards.
- 5 Provide good quality and locally sensitive management services to our residents.
- 6 Always respond positively to the local community.

The Parish Council pledges to

- 1 Proactively support and promote the delivery of affordable homes for local people in the Parish.
- 2 Consider and represent the views of all sectors of the local community in relation to affordable housing development.
- 3 Engage in consultation and discussion of proposals at all stages of development, providing informal guidance or making formal comment as necessary.
- 4 Make formal representations in response to statutory consultation on planning applications.

A look back at Rural Housing Week 2017

The average working person in Hampshire villages would need a 150% pay rise in order to buy a local home, as delegates learnt at Rural Housing Week events organised by HARAH. Rural house prices are around 26% higher than those in our cities, but rural workers earn around £7,000 less than their urban counterparts each year. Fortunately, delegates also heard how new affordable housing schemes can help meet the needs of people struggling to remain or work in their village.



HARAH organised two events to celebrate national Rural Housing Week 2017 (3–7 July) – one in Wickham and one in Binstead. Over 65 people attended the events, representing their local villages or organisations working locally. As well as enjoying a delicious cream tea, delegates were able to listen to a number of expert speakers and to visit local affordable housing schemes that showed how new housing can also help the survival of vital community assets and services, such as schools, post offices and pubs.

Councillor Caroline Horrill, leader of Winchester City Council told delegates how rural housing was a 'personal passion' of hers and how the council benefited from the 'knowledge, experience and enthusiasm of HARA H'.

Nic Holliday of Wickham Parish Council welcomed delegates on a tour around the community led scheme built in the village and told them 'the spirit the scheme engenders is amazing'. One local resident told delegates how the Wickham scheme had allowed her to remain close to her parents, how this benefitted her own children, and how otherwise she would have had to rent a private flat some distance away.



After hearing the speakers and visiting schemes, one parish councillor commented that the event had shown 'affordable housing is possible if you try hard enough, and there are organisations who can help' and Ann Newman from Droxford said 'it was lovely to meet such a lovely group of positive people', echoing the sentiments of many attending who said they now planned to talk to others in their village to see how they could work with HARA H in the future to provide new homes locally.

New homes completed



In February 2017, 8 much needed new affordable homes were completed at Forester Row, Soberton in Winchester district.

Four of the homes were for Affordable Rent properties and four for shared ownership



In July 2017, 11 homes were completed in St Mary Bourne in Basingstoke district. Eight of the homes were for rent and three for shared ownership

Please send any questions or comments to:

Sherree Stanley Conroy

HARAH Strategic Housing Officer

City Offices, Colebrook Street

Winchester, SO23 9LJ

contact@harah.org.uk

The Hampshire Rural Housing Enablers are the first point of contact for parishes who would like to know more about rural affordable housing, or who would like to progress some homes. Their contact details are:

Mags Wylie 01962 857361

mags.wylie@actionhants.org.uk

If you have a site you would like to offer or would like to find out more about our development partners Hampshire Village Homes, Please contact them at **southdev@hastoe.com**

The HARAH website www.harah.org.uk has lots of information about HARAH, and a downloadable version of this newsletter.