



ENGLISH RURAL

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## GLEBE MEADOWS, ROXWELL - ESSEX

**This is small scheme providing five affordable housing on a rural exception site. To help pay for the affordable homes the scheme also includes two chalet bungalows sold at a discount of 25% of open market value to local people with the discount remaining in perpetuity for future sales.**



### Housing association

English Rural Housing Association

Download – case study

[https://docs.google.com/document/d/1uFzDbZpPSxBQj\\_L5H5ssrICL8cLoX0oV/edit](https://docs.google.com/document/d/1uFzDbZpPSxBQj_L5H5ssrICL8cLoX0oV/edit)

### Partners

Roxwell Parish Council

Chelmsford City Council

Essex Rural Community Council -Rural Housing Enabler

George F Johnson Associates, Kelvedon, Essex - Architect

Rose Builders Limited, Lawford, Essex - Contractor

### Scheme outline

Roxwell is a small parish made up of the village of Roxwell and four hamlets. It lies four miles north-west of Chelmsford in the Metropolitan Green Belt. The scheme provides five homes for rent in a mix of 2 x 1 bedroom flats, 2x2 bedroom houses and 1 x 3 bedroom house. It also includes 2 x 3 bedroom chalet bungalows sold at a discount of 25% of open market value to local people with the discount remaining in perpetuity for future sales

The parish council worked with the RHE to identify possible suitable sites for a small exceptions site development. The preferred site at Green Lane was owned by the Diocese of Chelmsford. English Rural, who had been selected by the parish council as the registered provider for the project, successfully negotiated the acquisition of the site.

A Community Consultation event and input from the Parish Council helped to develop and inform the design of the scheme. It was, planned as a small group around a central green space to ensure the existing oak trees, the subject of a tree preservation order, remain adequately protected. Heating and hot water for the homes is provided by air source heat pumps.

All the properties at Glebe Meadow Roxwell are subject to a S106 Planning Agreement that includes the local connection eligibility criteria, which remain in perpetuity, and mean the homes will be occupied by people who come from or work in the parish.

In order to generate essential additional financial support for the delivery of the affordable homes, and thus reduce the requirement for public subsidy, the project also included two chalet bungalows developed for sale via a discounted local sale model agreed with the local authority. The model includes a discount of 25% off full market value, set in perpetuity, with local connection criteria designed to help families stay in the village.

Just over seven years after the initial housing needs survey and site search was undertaken, the much needed affordable homes for local people were completed in February 2020 and will remain an asset for the community in perpetuity.

### Need

A needs survey was undertaken by the Essex Rural Housing Enabler with support from the parish council in 2012 and again in 2018. The results were assessed against a variety of other data on housing affordability and availability and indicated a housing need from twenty households.

### Good practice

Fundamental to the success of the scheme has been the close working relationships between English Rural, the parish council of Roxwell, and Chelmsford City Council.

It also provides a good example of using cross-subsidy from sales to help finance affordable rented homes, with the sale housing also being sold at a discounted value that is locked in perpetuity and made available to people with a local connection.

### Funding

Scheme Costs: £1,000,000 for the rented units plus £600,000 for the bungalows

Paid for by:

£800,000 English Rural Housing Association

£200,000 Homes England grant:

Other public nil  
subsidy

£73,000 generated from proceeds of discounted local sale of 2 x 3-bedroom chalet bungalows

### Quotes

Councillor Chris Pavitt, Chairman of Roxwell Parish Council, said: –

*“The Parish Council was delighted to welcome HRH, The Princess Royal to Roxwell, where she saw first-hand the much-needed affordable homes at Glebe Meadow. This local initiative where the*

*Parish Council and Chelmsford City Council has worked closely with English Rural and other key partners to develop affordable homes will benefit local people and the community for years to come. Increasingly, the Parish Council is aware of the housing challenges that face many local households, with market prices being too much to afford in the village. The five new affordable homes will help the community address this challenge."*

Here you can hear a resident of the new homes tell her story and what having one of these homes has meant for her.

[https://www.youtube.com/watch?v=ZaHRUvwK\\_0c](https://www.youtube.com/watch?v=ZaHRUvwK_0c)