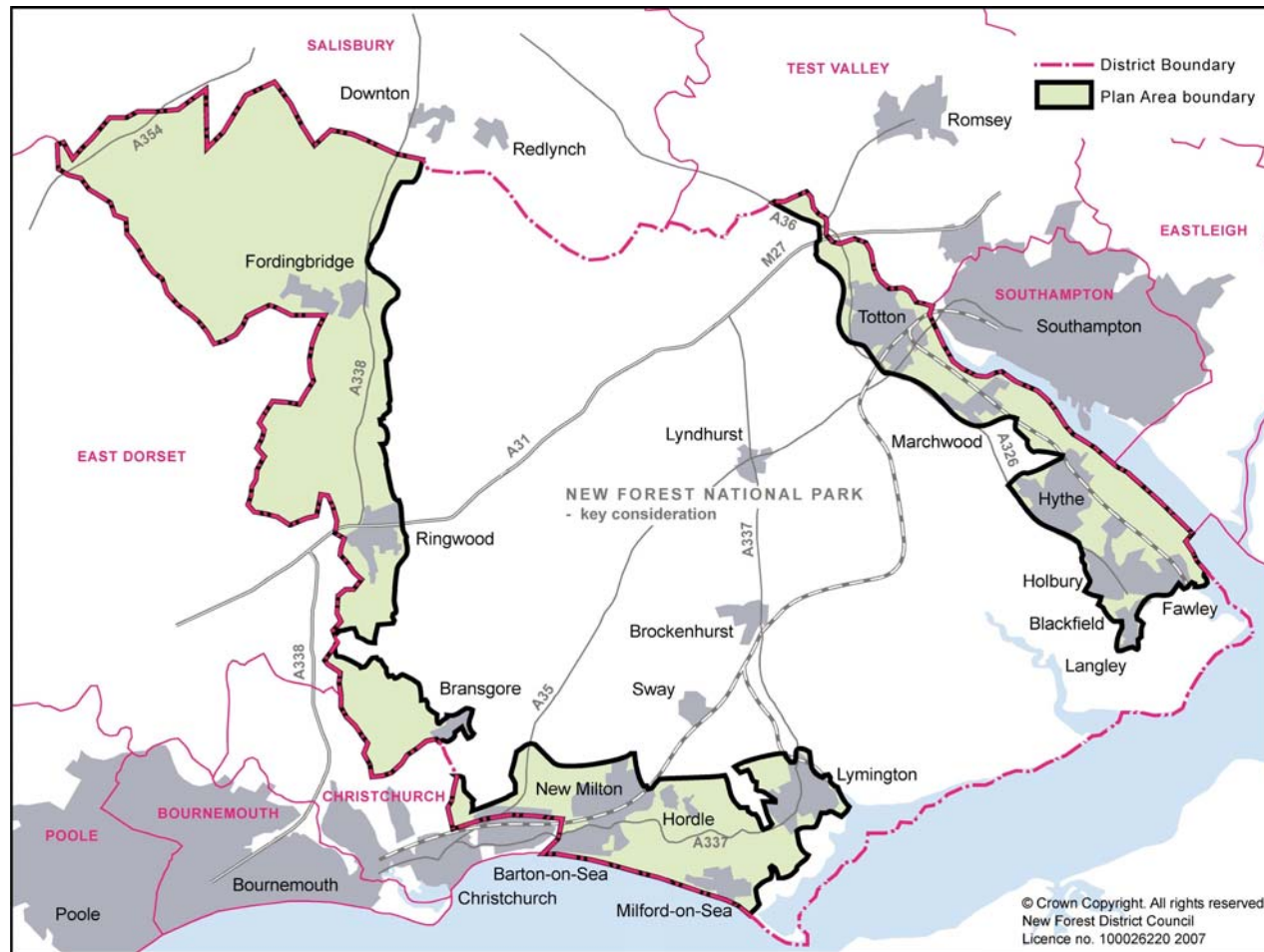


Lynne Croker
Housing Strategy and Development Manager
New Forest District Council

Examples of delivering rural
affordable housing

Overview of New Forest District



Overview of New Forest

- Population = 171,000
- 25% = Aged over 65, increasing to 33% by 2026
- House Prices = 11:1 house price ratio
- Housing Needs = 5500 applicants on Homesearch Register
- Homelessness = 270 households in temporary accommodation
- Shortfall of up to 998 affordable homes to meet backlog, current and emerging need
- National Park Planning Authority
- Adjacent to designated Growth Point (PUSH)

New Forest Local Plan (First Alteration)

- Defined Urban Areas = 35% of sites of 15 or more dwellings or 0.5 hectare
- Rural Areas and Small Settlements (population less than 3000) = all sites contribute 35%
- Rural Exception Policy
- South East Plan Housing Requirement = 207 homes per annum (including National Park)



Local Development Framework Preferred Options

- Published October 2007 for Consultation
- Housing distribution including reserve sites
- Ambitious targets for affordable housing provision (40% and 50%)
- All sites will contribute (urban and rural) = 0 thresholds with financial contribution on very small sites
- Exception Sites to meet local housing needs
- Ability to allocate rural exception sites
- Specific targets for social rented and intermediate tenures
- Transitional period until 2010.

Local Needs Sites – adjoining defined towns and villages

- Early development of sites that have been identified as “*new green field site allocations*” as “*possible additional provision to address local housing needs*”.
- Development permitted under this policy will provide a minimum of 70% affordable housing and the remainder as low cost market housing.



The Evidence Based Policy approach....

PPS3 – “Local Authorities can set lower minimum thresholds, where viable and practicable, including in rural areas”

- Central Hampshire and New Forest Strategic Housing Market Assessment – DTZ Pinda (Sept 2007)
- New Forest District and National Park Affordable Housing Economic Viability Assessment – Three Dragons (Aug 2007)

Hampshire Alliance for Rural Affordable Housing



- Formed in 2005 to address the need for affordable housing in the villages of Hampshire
- Six Rural Local Authorities
- Housing Corporation
- Community Action Hampshire (Rural Housing Enablers)
- Hyde Housing Association (Delivery Partner)

HARAH

- Shared resources (funding changes to RHE's)
- £7.8 million Social Housing Grant for 21 rural schemes
- 20% of the total Regional Housing Board funding 2006-08
- Flexibility within the Partnership to deliver rural housing
- makes the provision of rural affordable housing more efficient and consistent
- Provision of high quality housing
- increases the availability of funding to provide more affordable homes in shorter timescales
- invests in the long term with local communities.

HARAH....room for improvement!

- Choices for rural communities
- Culture between LA and RSL
- Capacity to deliver
- Communication (internally and externally)
- Sub Regional Relationships
- Role of Members
- Strategic/Operational



I&DeA Rural Excellence Programme

- Created link to Chief Executive and Leaders Group
- HARA Member Board established
- Hampshire County Council buy-in
- Bid for Strategic Officer post to DEFRA
- Key contacts identified with GOSE/SEERA/SEEDA & Housing Corp
- Improved communication with members
- Contact with New Forest National Park Authority
- Challenge the Role of HARA and focus of Rural Housing Enabler Steering Group
- Community Planning and toolkit
- Parish Tours
- Communications Strategy
- Website www.harrah.org.uk