

## **BRIEF SUMMARY OF “CELEBRATION OF RURAL HOUSING EVENT”**

### **4<sup>TH</sup> JULY 2018, LAVENHAM VILLAGE HALL**

This event primarily focused on the following topics:

- The different development models / methods available to rural communities which wish to deliver affordable housing in their locality.
- Key partners which need to be involved in each model / method.
- The processes involved in each model / method.
- Selected case studies.

The experience of Lavenham Community Land Trust and their current development was explained in some detail by the key partners involved:

- Lavenham Community Land Trust: a non-profit community benefit society (“CBS”) run by volunteers, formed in 2014 as a partnership with Lavenham Parish Council and Babergh District Council to deliver, manage, and own the homes built for the benefit of the community - Carroll Reeve.
- Hastoe Housing Association, the preferred Developer (“PD”) – John Lefever.
- Community Action Suffolk CAS), which undertook the local housing needs survey (“LHNS”), a required precursor to the Neighbourhood Plan – Sunila Osborne.
- Babergh and Mid Suffolk Councils – the role of the Rural Housing Enabler / Enabling Officer - Julie Abbey-Taylor.

The various models include:

- Rural Exception Policy: an exception to normal planning policy which permits planning permission on sites where it is demonstrated that housing is needed, the homes provided will be affordable, reserved for local people in perpetuity. Availability of land from a local landowner is a key.
- Cross Subsidy: development of both market and affordable homes at the same time using surpluses from the former to enable development of the latter. Can be complex to manage and not necessarily attractive to developers. S106 /quota sites requiring local people to be given priority may also be possible depending on size of development and local authority / developer agreement.
- Community Land Trusts .

Key steps which need to be done if a community wishes to pursue development of affordable housing include:

- obtaining a Local Housing Needs Survey; this is the essential starting point, forms the basic demand evidence, and underpins the Neighbourhood Plan, a pre-requisite for community led housing development. CAS are prepared to assist in doing this.
- assuming the survey reveals a need, finding a Preferred Developer.
- Identifying and obtaining the land.
- talking with the local authority.