

Thriving communities,
affordable homes



INVESTING NATIONALLY

DELIVERING
LOCALLY



**HCA Rural Enabling – rural
affordable house-building in
the new investment framework**

Becky Ashley. April 2012

Today



Current HCA funding



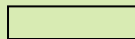
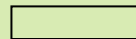
Where we are



Community Led funding



HCA rural work



Current delivery context

- Limited public funding
- Localism
- HCA investment is focused on 4 key areas:
 - Affordable housing
 - Renewal of existing social housing stock
 - Land and regeneration
 - Economic Assets Programme
- Focus on growth



Our investment role: Affordable Homes Programme 2011-15



- £4.5bn (£2.3bn existing commitments)
- Meeting locally identified needs
- FirstBuy support for c.10,000 FTBs access affordable home ownership
- 110 contracts signed
- 2011-12 Delivery targets met



“Helping deliver the Government’s ambition to build up to 170,000 new high quality affordable homes by 2015”

Investing in rural areas

- NAHP committed delivery – 8,993 during 08-11
 - Further 940 completions to end of September 11
- AHP
 - 110 signed, figures based on final contractual position of 130 providers;
 - 5,221 affordable rent
 - 968 affordable home ownership

9.7% of programme (excluding London)

Other opportunities for delivering in rural areas



- Community Led funding
- Empty Homes – main programme now allocated but community and voluntary group programme open
- Surplus Public Sector Land/Economic Assets Programme
- Get Britain Building
- More flexible planning – look at how we can develop grant free?

Putting communities in charge

- HCA supporting community-led responses to
 - Housing need e.g. Lyvennet Community Trust
 - Economic development e.g. High Bickington Community Property Trust
 - Estate regeneration e.g. Byker Community Trust

- AHP: simplified processes and procedures for community-led projects and access to AHP funding

- Enabling and sign-posting:
 - Improving access to information and expertise
 - HCA community-led champions
 - Working with LAs and RPs to explore community-led opportunities and share best-practice



Community-based 'criteria'

Initial Criteria



- To access tailored community-led support, groups must meet basic key criteria to ensure the funding is directed to the right groups and areas.
- This is NOT a tick box process, but will be part of local conversations

- **Community Benefit**
 - Clear definition of the community (geographic or other)
 - Expected benefits and how they meet local need
 - How the community has been involved in decisions
 - Will these will be provided and protected in perpetuity

- **Structure / Governance**
 - Membership of or access to the group to be open to the whole community
 - Group decisions taken with community input and feedback
 - Even if a partner is involved the group must be able to influence key decisions in a real and transparent way (e.g. membership, voting, governance, legal controls)
 - Is there a long term role (ownership or management) for the community, and if not why not?

NOTE: *Although we do not require local authority support, it would be beneficial in demonstrating deliverability of scheme and fit with local priorities*

We have done it before

- **High Bickington – P and R**
- **Worth Matravers and Buckland Newton – NAHP**

- **Supported Cornwall CLT through investment in rented elements of schemes - NAHP**

- **Symene, Dorset – investment through main Hastoe AHP programme.**



Rural Housing Advisory Group



- New Chair, Prof Peter Roberts
- New Workplan
- Member ship slightly broadened
- www.ruralaffordablehousing.org.uk



Specific study areas to support our aims

- **Viability of rural affordable housing development**
 - Identification of rural specific costs
 - Toolkit to support LA officers overcome viability challenges
- **Impact assessment of affordable housing on the sustainability of rural communities**
 - Involves a “Community of Practice” to help develop a model to measure how affordable housing affects the long term sustainability of rural communities

<http://c4gmeuk.ruralwebsites.com/>

- **Affordable housing and Parish plans**
 - Affordable Housing delivery and the Community Led Planning process: relationships, intersections and best practice



Virtual Learning Network

- <http://www.learnathca.co.uk/>

