



RURAL HOUSING POLICY REVIEW



Holne, Dartmoor

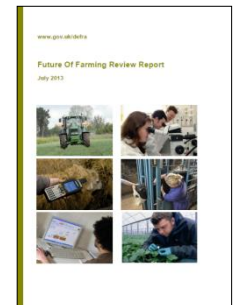
Rural Housing Alliance seminar 9 July 2015



Rural Housing Policy Review 2015

- Four reports published between 2005 & 2009
 1. Joseph Rowntree “Homes for Rural Communities,”
 2. The Affordable Rural Housing Commission report,
 3. Living, Working, Countryside
 4. HRH The Prince of Wales’s Affordable Rural Housing Initiative

- Future of Farming Review Report 2013 “availability of housing in rural areas ... still a recurring concern”





RHPR membership

Lord Richard Best (Chair)

Elinor Goodman

Lord Matthew Taylor

Lord Ewen Cameron

Margaret Clark

David Fursdon

Professor Mark Shucksmith

Peter Moore

Peter Hetherington

Sarah Davis

Anne Hall

Sue Chalkley

Jo. Lavis (secretary and member)

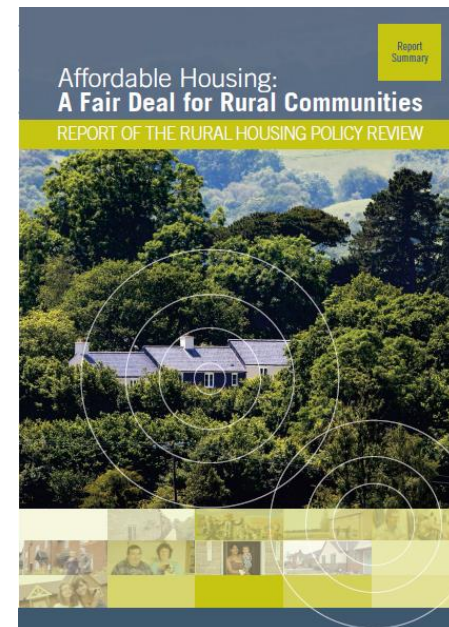


A Fair Deal for Rural Communities

Full report 35 pages with links



Summary report 4 pages





Twelve recommendations: because ...



more sites
are needed

new homes
must be
affordable
to local
people

affordable
homes
need to be
there for
future
households

leadership
is needed
from
national to
community
level



Because more sites are needed

1. Reverse policy for small sites not to provide affordable quota
2. Incentivise land owners to develop rural affordable housing
3. Require all Local Plans to be completed within two years.





Because new homes must be affordable to local people

4. Exclude rural areas from the “bedroom tax”
5. Give rural local authorities the power to suspend the Right to Buy
6. A minimum national target for delivery of new rural housing of 13% of HCA programme
7. Supporting the development funding of SME builders





Because affordable homes need to be there for future households

8. Align rural 'affordable' rents to local incomes rather than 80% of market rent
9. Where second home ownership high, allow up to 100% of new homes to be affordable or used as principal residences.
10. Standardised mortgage form for rural affordable home ownership

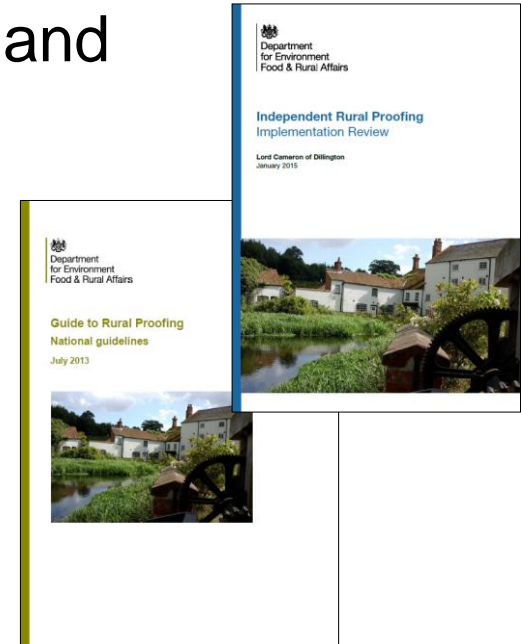
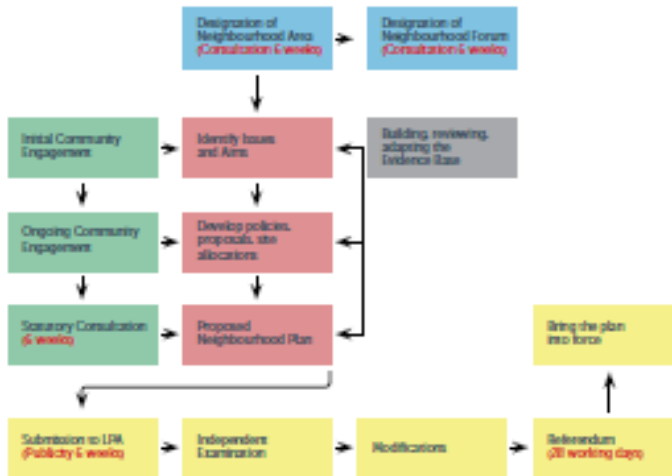




Because leadership is needed from national to community level

11. Ensure rural proofing is continuously and consistently applied
12. Extend support to communities to produce Neighbourhood Plans.

Process Diagram





What next

- Continue to promote recommendations
- Publish annual opinion survey about progress

