

# A VIEW FROM RURAL HOUSING ASSOCIATIONS IN ENGLAND

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Rural Housing National Conference

21<sup>st</sup> February 2014

Peter Moore

Chief Executive - Cornwall Rural Housing Association

Chairman - Rural Housing Alliance

# Cornwall Rural Housing Association

Established in  
1985  
by the Rural  
Housing Trust

Tresmeer, Cornwall



# Cornwall Rural Housing Association

Employed  
staff directly  
since 1993

Blisland, Cornwall



# Cornwall Rural Housing Association

294 homes in  
management



St Mary's, Isles of Scilly



# Cornwall Rural Housing Association

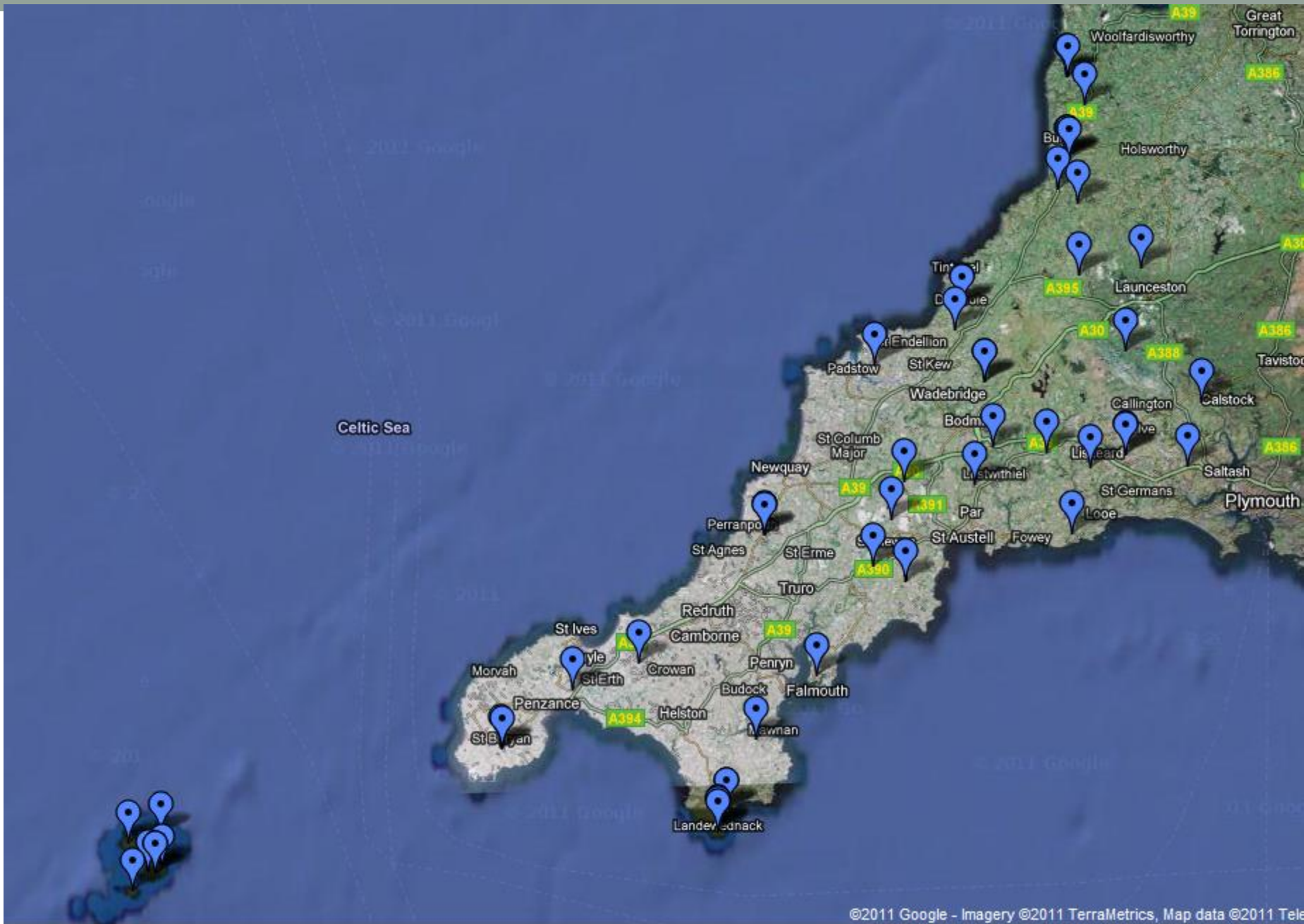
46 developments

31 villages

4 islands

The Lizard, Cornwall





# Cornwall Rural Housing Association

Staff:  
4 full time  
2 part time

St Mary's, Isles of Scilly





# Cornwall Rural Housing Association

Current  
development  
programme:  
25 homes for  
rent  
plus  
18 CLT  
homes

Delabole, Cornwall





# A voice for rural housing?

- Rural Housing Trust
- Commission for Rural Communities
- Rural proofing?
- HCA abolition of targets for new rural homes
- National Housing Federation – “Save Our Villages” campaign
- Rural Housing Alliance

# National Housing Federation

## Save Our Villages - Build Affordable Homes



# Rural Alliance Pledge

Work closely with the local community and Parish Council to find the right site

Always give qualifying local people in housing need first priority for every home

Ensure that affordable homes always remain affordable

Build sensitively designed, high quality homes to high environmental standards

Provide good quality and locally sensitive management services to our residents

Always respond positively to the local community

## Rural Alliance Pledge

*Work closely with the  
local community and  
Parish Council to find  
the right site*

Two homes on  
Bryher, Isles of Scilly

Site selected by  
islanders





# Rural Alliance Pledge

*Always give qualifying local people in housing need first priority for every home*

Challenges:

- Welfare Reform
- Choice Based Lettings
- Changing definitions of “housing need”

# Rural Alliance Pledge

*Ensure that affordable homes always remain affordable*

## Challenges:

- “Affordable Rent” on new homes
- Pressure to charge “Affordable Rent” on existing homes
- Impact of Right to Buy
- Impact of disposals

# Rural Alliance Pledge

*Build sensitively designed, high quality homes to high environmental standards*

## Challenges:

- HCA focus on cost and volume
- Review of standards
- Costs influenced by e.g.:
  - Protected and sensitive locations
  - Access to services – e.g. gas, sewerage, water

## Rural Alliance Pledge

*Build sensitively  
designed, high  
quality homes to high  
environmental  
standards*

Four three bedroom  
houses at Landrake,  
Cornwall

Access to mains gas,  
drainage, transport  
network





## Rural Alliance Pledge

*Build sensitively  
designed, high  
quality homes to high  
environmental  
standards*

Two homes on St  
Martin's, Isles of  
Scilly



## Rural Alliance Pledge

*Build sensitively  
designed, high  
quality homes to high  
environmental  
standards*

“Solar sheds” on St  
Martin’s, Isles of  
Scilly



# Rural Alliance Pledge

*Provide good quality and locally sensitive management services to our residents*

- Local presence
- Personal contact
- Collaborative working, e.g. benchmarking Clubs

# Rural Alliance Pledge

*Always respond positively to the local community*

Challenge is not the same as opposition

Early engagement is important

...but equally important for it to continue through the development period and beyond



## Rural Alliance Pledge

*Always respond  
positively to the local  
community*

Two three bedroom  
houses on St Agnes,  
Isles of Scilly

Original plans for two  
homes with potential  
for a further two to be  
added later



## Rural Alliance Pledge

*Always respond  
positively to the local  
community*

One additional unit  
added following local  
consultation

Two bedroom  
bungalow on St  
Agnes, Isles of Scilly



## Rural Alliance Pledge

*Always respond  
positively to the local  
community*

Joint CRHA / St  
Minver Community  
Land Trust scheme in  
Rock, Cornwall

CRHA – 4 homes for  
rent

St Minver CLT – 8 self-  
build bungalows



# Community Land Trusts in Cornwall

Cornwall CLT

St Minver CLT

St Just in Roseland CLT

St Ewe Affordable Homes

Camelot Country CIC

Lands End Peninsula CLT

Luxulyan CLT

St Goran CLT

Grade Ruan CLT



# Community Land Trusts - England

include:

Holy Island of Lindisfarne Community Development Trust

Holsworthy Community Property Trust

Foundation East

Waterhouse Housing, East Portlemouth

Bishops Castle CLT

Allendale Community Housing

Lyvennet Community Trust

High Bickington Community Property Trust

Buckland Newton CLT

(...London and other cities are catching on)

# Partnership with Rural Services Network

- Mission - to provide a voice for rural communities and services
- **Representing** the case for a better deal for rural service provision
- **Exchanging** useful and relevant information
- **Developing and sharing** best practice

# Rural Housing Alliance

Identify new opportunities

Identify new mechanisms for delivery

Increase prospects of collaborative working

**Ensure that the rural voice remains heard and carries influence**

