

Building Sustainable Communities for the Future

2019-20 Annual
Review



Opening ceremony of Hastoe homes at Cheriton Bishop

Devon Rural Housing Partnership

DRHP consists of 4 Local Authorities and 7 housing associations who build affordable homes across Devon. We also have a number of associate partners who are involved in affordable housing in a development capacity. All of our partners are experienced and passionate about working in rural settlements to bring forward good quality, sustainable affordable homes. As this is far harder to do in rural areas, the Partnership was founded to concentrate on delivering much needed affordable homes to these small towns and villages to ensure they remain vibrant and sustainable. These homes also ensure that local people do not have to move away to bigger towns and cities to find suitable housing.

Over the last 5 years the DRHP has delivered over 700 affordable homes and we have 246 currently on site.

2019/20 Statistics

Category	Target	Q4 achieved
Parishes engaged	15	16
Housing needs surveys	17	18
Site procurement	2	1
Planning applied for	120	149
Planning approved	80	98
Starts on-site	70	132
Completions	130	207



Livewest homes at Uffculme

Community Led Housing Update

Community Led Housing is an alternative to the traditional affordable housing model where housing associations or developers would work with landowners and parish councils to provide affordable housing.

Community Led Housing allows communities to take leadership in building affordable homes for their local residents. These communities can either be geographical such as a town or village or have a common interest, for example a group of like minded people who wish to come together and be involved in building and managing their own homes.

Community Led Housing takes 3 main forms – Community Land Trusts, Co-housing and

Co-operative housing. Community Land Trusts (CLTs) are the most common form of affordable housing provision and involve a community setting up a legal entity to design, build and manage the homes. Most CLTs are rural and are set up to provide affordable housing for local people who would otherwise have to move away from the area due to the high house prices and low incomes in rural Devon. Cohousing communities are intentional communities, created and run by their residents. Each household has a self-contained, private home as well as shared community space. Residents come together to manage their community, share activities, and regularly eat together. A housing cooperative or co-op is a corporation whereby the owners don't own their units outright; instead, each resident is a shareholder and all decisions regarding the co-op are taken jointly by all members.



Hastoe homes at South Tawton

Regional and county-wide Housing hubs are being proposed across the country to support communities who wish to undertake Community Led Housing projects. The DRHP has successfully bid for a £36,000 grant to explore the feasibility for development of a Devon Community Housing Hub. This grant is already being used to complete a full service review of the DRHP, the RHE service and scoping for a Devon wide housing hub. The results of the initial review will be available in September 2020 when a decision will be made as to the way forward for the partnership. The RHEs will be receiving training and accreditation as Community Led Housing Advisors and this will bring further expertise and knowledge to the partnership or housing hub, allowing us to give an even better service to the people of Devon.

Devon Rural Housing Awards

Devon Rural Housing Awards are held each year to celebrate the exceptional work that is going on in rural communities to bring forward affordable housing schemes. There are 2 awards, Outstanding Community Contribution and Best Rural Development.

This year's award for Outstanding Community Contribution went to Denbury Parish Council. They have been working for several years to provide affordable housing in the village. Finally, after a long search for a suitable site, a development of 8 homes went on site in November 2019 and will be managed by Willowtree Housing Society (formerly Southwestern Housing Society).

“The judges said “The scheme should be hugely commended and highlighted as an example of what can be achieved when local people are



l - r: Helen Wills, Ken Browse, Pauline Griffin

persistent. It shows the remarkable level of effective engagement that is needed to provide community homes.”

They were awarded a cash prize to spend on a community project of their choice.

The photo shows Ken Browse, judge and Chairman of Devon Association of Parish Councils, presenting the certificate to Cllrs Helen Wills and Pauline Griffin.

This year's award for Best Rural Development went to Hastoe Housing for their development of 8 affordable homes at Cheriton Bishop.

The judges found this development to be attractive with a great sense of space. The homes are built to a high standard of sustainability with air source heat pumps and mechanical ventilation with heat recovery which keep fuel bills low as well as making the homes more sustainable. They also felt that the homes complemented the local vernacular with slate roofs and practical porches that blended in well.

“Hastoe's Development Director, Ulrike Maccariello, said: “We collaborated closely with the Cheriton Bishop community to design and build a development that would enable local residents to remain living in the village they were born and raised in. This award recognises the hard work and determination of everyone involved, and celebrates these eight new homes that are both high-quality and affordable.”

The photo shows Ken Browse presenting the certificate to Hastoe Housing.

This year's judges were Cllr Roger Croad - Devon County Council, Matt Dodd - Homes England and Dr Richard Yarwood, - University of Plymouth who judged the Outstanding Community Contribution award and Professor Matt Loblely - Exeter University and Co-Director of the Centre for Rural Policy Research and Ken Browse - Chairman of the Devon Association of Local Councils, who judged the Best Rural Development award.



l - r: Jo Petford (Hastoe Housing), Ken Browse, Chris Meadows (Hastoe Housing) and Alison Ward (Middlemarch)

We would like to thank this year's sponsors of the awards - Aster, Hastoe Housing Association, Willow Tree Housing Association, and Cornerstone.



A Thank You From Us

We would like to thank members of the DRHP Delivery Board for their time and effort over the past year. We would also like to thank Devon Communities Together for hosting the RHE Team and providing back office support and assistance. In particular, our thanks go to the Support Services Team for inputting over 8,000 housing need survey forms last year.

We would also like to thank all the Parish Councils, CLTs and housing groups and everyone else in rural communities across Devon who have helped to promote affordable housing.



RHE Statement

Affordable housing is about more than just providing a roof over people's heads. It also plays a big role in contributing to healthy balanced communities and vibrant neighbourhoods. And healthy places need stability, something which is difficult to achieve if affordable housing is seen as simply a stopping-off point. At its best affordable housing plays a role in catering for a range of income groups, encouraging higher standards and curbing excessive local house price rises. Public opinion backs this up. When Ipsos Mori carried out a survey for Rethinking Social Housing, 78% of those polled agreed that affordable housing should be available to people who cannot afford the cost of renting privately, as well as the most vulnerable.

Affordable housing should not be only a "springboard to homeownership". It should offer affordable choice and opportunity, allowing tenants to get on in their lives without having to move unless it suits them. The RHEs are proud to have supported a number of affordable housing developments in small villages over the last year and we very much hope that these homes will be a foundation for stronger communities and individual opportunity.