



Devon Rural Housing Partnership



HELPING COMMUNITIES
TO BUILD THE HOMES
THEY NEED
2018-19



helping communities help themselves

DEVON RURAL HOUSING PARTNERSHIP

DRHP consists of 7 Local Authorities and 8 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.

This year we have also welcomed 6 Community Land Trusts as Community Members.

Over the last 5 years the DRHP has delivered over 690 affordable homes and we have 156 currently on site.

COMMUNITY LED HOUSING

This 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. This model has many benefits including the ownership of community assets, a small income from ground rents and greater community buy-in which leads to far fewer objections to housing schemes. Communities can also attract additional funding for these projects.

This is an exciting time for Community Led Housing, with continued funding available both at a Local Authority and national level and strong support from central government.

Regional and county-wide Housing hubs are being proposed across the country to support communities who wish to undertake an affordable housing project. These hubs will support all types of community led housing, including Community Land Trusts, Co-housing, Housing Co-operatives and self-builders. They will include accredited technical advisors who can give hands on advice and support as well as signposting to other relevant organisations when appropriate.

The DRHP is in the process of bidding for one of these hubs to cover the Devon area. Devon Communities Together will be the accountable body for the hub and it will be led by a steering group. THE RHEs will be receiving training and accreditation and this will bring further expertise and knowledge to the partnership, allowing us to give an even better service to the people of Devon.



The mount, Appledore



Cheriton Bishop CLT celebrate their new homes

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.

The award for **Outstanding Community Contribution** was won by Appledore Community Land Trust.

The trust have been working for over 10 years to provide affordable homes in their village. They purchased a site themselves and have worked long and hard to develop a steep site which was extremely difficult and expensive to deliver. They overcame many challenges along the way and a scheme of 9 affordable homes for rent has just been completed.



(l-r) Cllr A Eastman, Peter Reveley, Karl Hine, Elaine Cooke, Janice Alexander, Philip Waters.

The CLT were awarded a cash prize to spend on a community project of their choice. The judges said: "The project's directors have shown considerable personal commitment and determination to provide much needed homes for local people. They have overcome serious difficulties both in the construction of an awkward site and in obtaining grant funding."

"We are very excited and honoured to have won this year's Outstanding Community Contribution award. On behalf of the ACLT we wish to particularly thank our project partners namely, Steve Watson at Wessex CLT Project, Rachel Webdell at Torrridge District Council, and Karl Hine at Aster Group, as well as our local members' support without whom we could not have achieved the desired result. After 10 years of effort it's particularly satisfying to see the 9 homes for local people finally being built".

Peter Reveley, Secretary of the Appledore Community Land Trust



Court Barton, Thorverton

The award for **Best Rural Development** was won by LiveWest for their development at Court Barton, Thorverton. The judges said: "this is a very impressive development, with a good mix of styles. The homes blend very well with the village street scene and there is a great sense of outside space. We were impressed by the ratio of affordable to open market homes."

"The team at Livewest is delighted that we, in partnership with Westhaven Homes, have been recognised for this award. Our development at Thorverton has helped us to provide local people with the opportunity to remain in this sought after village which they would otherwise be priced out of."

Nathan Cronk, LiveWest Head of Development

Judges were:

- **Outstanding Community Contribution:** Cllr Roger Croad - Devon County Council, Matt Dodd - Homes England and Dr Richard Yarwood - University of Plymouth
- **Best Rural Development:** Professor Matt Lobley - Exeter University and Co-Director of the Centre for Rural Policy Research and Ken Browse - Chairman of the National Association of Local Councils

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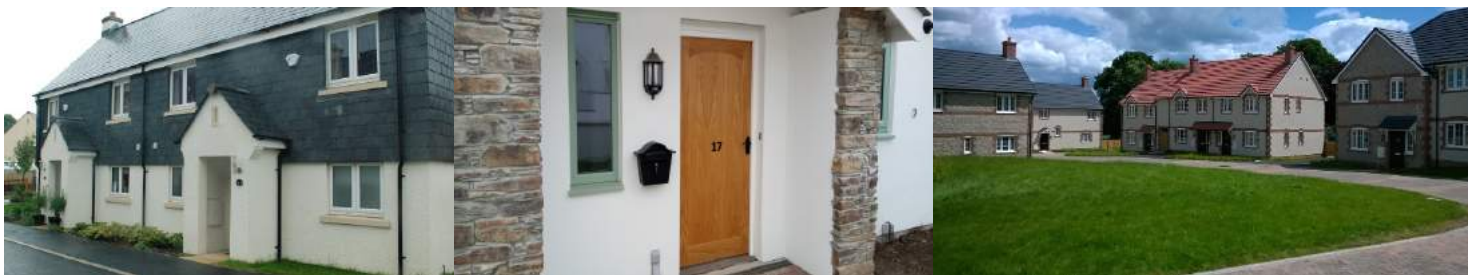
We would like to thank the DRHP Delivery Board for their time and effort over the past year.

We would also like to thank Devon Communities Together for hosting the RHE Team and providing backroom support. 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.

Finally, a special thank you must go to Sue Southwell, who left the organisation in April after 14 years as RHE Team Leader. In that time Sue oversaw many changes and became a leading figure in affordable housing in Devon, as well as working on several national projects over the years. Her experience and knowledge will be greatly missed and we wish her good luck in her future role at Taunton Deane Borough Council.

We are very pleased to welcome Sue's successor, Lesley Nel, who will take on her new role in July. Lesley previously worked for Knightstone Housing Association (now part of LiveWest) and was the Community Empowerment Team Manager leading a team of Community Empowerment Officers. Lesley has a wide range of experience: 5 years in the social housing sector, ensuring local communities are on board and new residents feel part of the community, promoting community and neighbourhood planning, working with the Bristol Community Land Trust and partners to promote community led housing in Bristol, working with rural communities as part of the Market and Coastal Towns Initiative, working for Planning Aid, raising the profile of CIL and s106 for a wide range of projects, working with Locality and Homes England to support groups wishing to pursue CLH. We hope Lesley will enjoy her time with us.

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Stoke Fleming, LiveWest

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Kilmington, Hastoe

