



# Hastoe Housing Association

## **Ulrike Maccariello – Development Manager East office**

- Rural specialist
- Not for profit (but not a charity) Registered Society
- Hastoe – the name of a village in Buckinghamshire
- Founded on innovation
- Completed 200<sup>th</sup> village scheme in 2012



# Vision

**‘to lead in the creation of sustainable rural homes and communities’**

**Rural  
communities**

**Innovation**

**Environmental  
sustainability**



# Rural Affordable Housing

- Homes for people on modest incomes, who can't afford to buy or rent a home on the open market.
- Homes for rent and shared ownership
- For locals: current residents, previous residents, permanent employment, close family connection
- Sustains communities as local families, couples and single people can stay living in their village



# Partnership working

- Parish Council - initiate process, specialist local knowledge, continued involvement
- Rural Housing Enabler (RHE) – independent liaison, assess housing need
- Local Authority – Enabling role and planning guidance
- Landowner – crucial contributor
- Housing Association – Development partner and continued management of completed affordable homes
- Homes and Communities Agency – Government body which provides public funding and regulator of housing associations
- Other parties – Architect, builder, consultants



# The Process

- Find out about local housing need – Housing needs survey
- Finding land for small development outside the development boundary
- Rural exception site policy
  - Exception to normal planning policy
  - Policy H/10 – South Cambridgeshire emerging Local Plan – Affordable housing developments to meet identified local housing needs on small sites adjoining a development framework boundary



# The Process

- Planning conditions are enforced through S106 of the Town and Country Planning Act 1990
  - Ensures that homes are kept affordable for local people in the community
  - Defines specific local connection
- Cross subsidy
  - Innovative way to fund affordable housing by including small amount of market housing where development surplus subsidises the affordable dwellings
  - Opportunity to meet local demand from households within the community who would not be considered for affordable housing



# Build standards

- Quality: Design, Build, Space standards
- Designed with local community
- High sustainability standard
- Innovation:
  - Passivhaus
  - Straw bale houses



# All schemes reflect local input







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**Hastoe**  
Group



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