

**INFORMATION DAY
HERNHILL
15 MARCH 2018**



What is today all about?

Today is an opportunity for you to look at the preliminary layout plan for a small development of affordable homes for local people in Hernhill. You will be able to discuss the plans with English Rural Housing Association and Councillors from the Parish Council. There is also an opportunity to make written comments about the plans and register an interest for one of the proposed homes, if you are looking for affordable housing in the village.

Who is English Rural?

English Rural Housing Association is a rural specialist Registered Social Landlord, and one of the country's leading developers of affordable housing in small villages. In Kent we currently own and manage local needs developments in 31 villages including four in the Swale Borough; Bredgar, Lower Halstow, Lynsted and Selling.

In recent years Hernhill, like many rural communities, has continued to be affected by the lack of affordable housing. High property values force many local people, especially the young, to move away and this can threaten the future sustainability of the village. English Rural was invited by your Parish Council to work with them to progress this local needs housing project.

Why are you proposing homes in Hernhill?

The results of Parish Housing Needs Survey carried out in August 2015 by the Rural Housing Enabler from Action with Communities in Rural Kent indicated that there was a need for a development of six affordable houses for local people in Hernhill. The Parish Council agreed to act on these results and establish a project to provide local needs housing in the village.

How did you decide where they should be built?

The Rural Housing Enabler, working with the Parish Council, identified a possible eight sites in the Parish and comments were sought from planning officers at Swale Borough Council on their suitability. Following lengthy discussions, it was agreed that the most appropriate available site was that in Staple Street.

How can I register an interest for one of the homes?

English Rural is asking people, who have a local connection and a need for an affordable home, and who are interested in applying for one of the proposed homes, to fill a registration of interest form. These forms are available at today's event or can be requested by telephoning 020 7820 7930 or emailing info@englishrural.org.uk. Interested applicants looking for an affordable rented home will also need to register with Swale Borough Council –online <http://www.swale.gov.uk/housing-register/> or phone the Housing Options team on 01795 417622

What sort of properties will be built?

The proposal, based on the need identified in the Housing Needs Survey, is for six affordable rented homes; 2 x one bedroom flats, 3 x two bedroom houses and 1 x three-bedroom house.

They will be for people who are unable to afford to buy in the Parish, who cannot find rented accommodation and who have a strong local connection to the village and the community. These homes can never be sold on the open market and they are reserved in perpetuity for local people. We pride ourselves on the design of our houses and can put you in touch with other villages where you can see examples of our work.

How are these properties paid for?

In the past, Housing Associations have been able to build new homes with the help of government grants, plus their own borrowing. Since 2010, and following cuts in government spending, this model has changed, and with new schemes Housing Associations are encouraged to find additional funds from their own resources, over and above the amount that could be generated from borrowing serviced by the rental income of the properties themselves.

The National Planning Policy Framework (NPPF) endeavours to help bridge this funding gap by encouraging the principle of cross-subsidy on what would normally be regarded as Rural Exceptions Sites. Paragraph 54 states that local authorities should consider allowing “some market housing where it will facilitate the provision of significant additional affordable housing to meet local needs”.

In order to provide the necessary subsidy for the affordable homes on this development it is proposed that two 3-bedroom bungalows will be developed, for open market sale. Priority for these will be given to local people, particularly those wishing to downsize.

What is a “local connection”?

A “local connection” according to Swale Borough Council is:-

1. Those persons in housing need who currently live in the Parish
2. Those persons in housing need that work within the Parish
3. Those persons in housing needs who have resided within the Parish within the last 5 years and whose parents/grandparents still live there

What if there is no one in need - do you bring in people from further away?

If a future vacancy occurs in one of the houses and no one from Hernhill, with the qualifying connection, is in need at that time, then applicants with similar connections to neighbouring Parishes will be considered. The names of these Parishes will be agreed with your Parish Council and will be specified in the planning agreement. However, it is very rare that we have to look for applicants from outside the Parish in which a development has been built.

What safeguards are there?

Before planning permission is granted, we will enter into a legally enforceable planning agreement with the Local Authority to ensure that the affordable houses are allocated to local people and can never be sold on the open market.

Timescale:

Following the outcome of the event today, and with the support of the Parish Council, we will commission the surveys and reports required to support a planning application. One of the reasons for holding today's event is to get your feedback and discuss the comments of local people with the Parish Council.

For further information, please contact:

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