

RCCE

RURAL COMMUNITY COUNCIL OF ESSEX

empowering local communities

ESSEX RURAL COMMUNITY COUNCIL

INAUGURATED AT THE
SHIRE HALL, CHELMSFORD
APRIL 30TH, 1929.

President:

HON. GEN. R. B. DAVEN, C.B., Lord-Lieut. of the County.

Vice-President:

W. J. CHURCHILL, J.P., C.C. LAURENCE, J.P.

Chairman:

SIR CHARLES BURDET, F.R.S.E., M.D.S.O.C.

Hon. Secretary:

A. B. MACGREGOR,
Wickham Bishop, Wickham, Essex.

Hon. Treasurer:

COL. H. E. C. COOTE.

OBJECTS.

To create an atmosphere of mutual confidence among all the bodies working for the betterment of the community.

To form a centre of information on the work of these bodies and on the needs of the facilities and interests which they serve.

To find a better way by which the people may more effectively share the fruits of civilisation.

To make more complete and generally helpful the interaction between the three departments of human progress—the **PLACES** where we live, the **WORK** which we do, the **FAITH** by whose aid our personal life is enriched.

(R.C.C.)



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*Affordable Rural Housing
for local people –
The Process*

Affordable Rural Housing Process

Step 1

STEP 1 – Parish Council (PC) recognises there may be a need for affordable housing for local people & holds an initial meeting with the Rural Housing Enabler (RHE) from the Rural Community Council of Essex (RCCE) to explore developing a scheme. The need may have first been identified through a Parish Plan.

Everyone very keen, understands the principles of rural housing and quick to agree. Recognises that there may be/is a need having been approached by locals.

Parish Council don't see need for affordable housing & fear local opposition.

RHE sends DVD & information pack then follow up with a meeting to resolve any questions. Partner with PC that has been through the process.

Defer/ delay decision over several meetings.

RHE sets out SMART objectives for the PC.

Conflict within PC.

RHE explores specific issues and responds to concerns of individual councillors. Refer to Essex Association of Local Councils to assist & reassure.

GO TO STEP 2

Step 2



STEP 2 – RHE undertakes a local Housing Needs Survey (HNS) that is distributed to every household within the parish at the request of the parish Council. (Parish pay 0.12p per household).

Quick turnaround of HNS.

PC wish to adapt HNS without understanding implication.

RHE explains standard form used across the county.

Unwilling or unable to fund cost of survey.

Suggest cost can be included in precept for the following year.

Lack mechanism for distributing the survey within the parish.

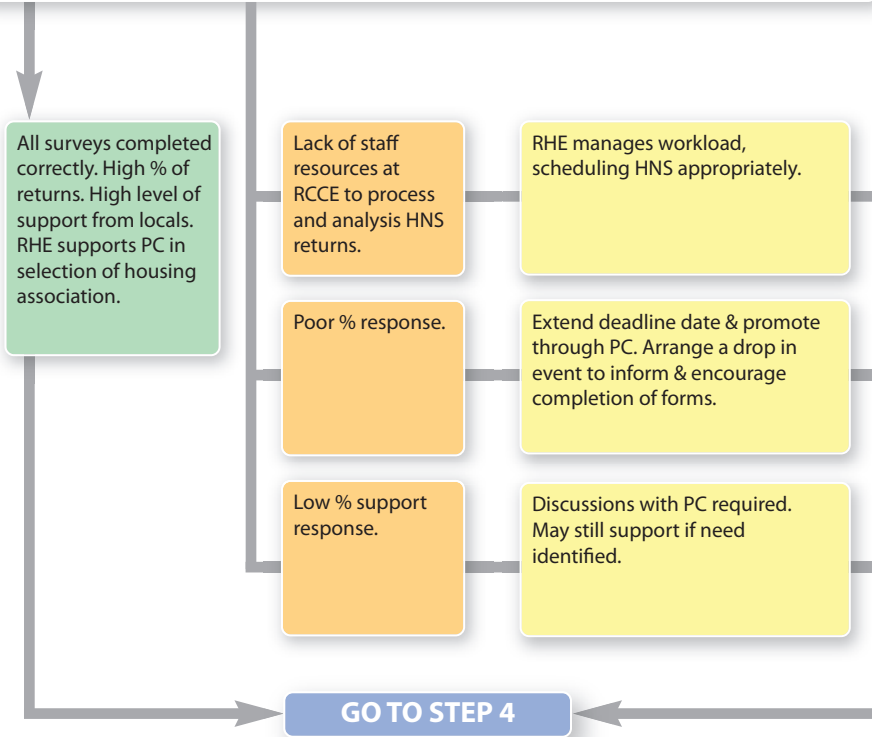
Suggest councillors recruit volunteers to help and deliver HNS themselves.

GO TO STEP 3



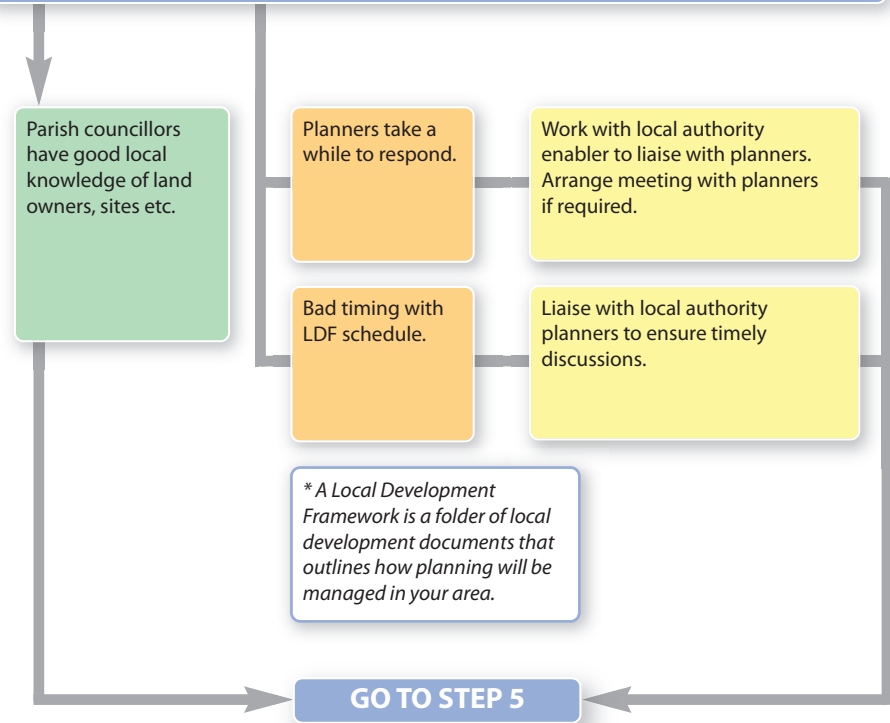
Step 3

STEP 3 – Completed HNS forms analysed and report produced by the RHE that makes a recommendation regarding development. Then report is presented to the parish council who if a need is identified select a housing association to work with.



Step 4

STEP 4 – RHE, parish council, local authority and the designated housing association then work together to identify all suitable exception sites for development. Informal feedback from planners requested. All document in place under Local Development Framework* (LDF).

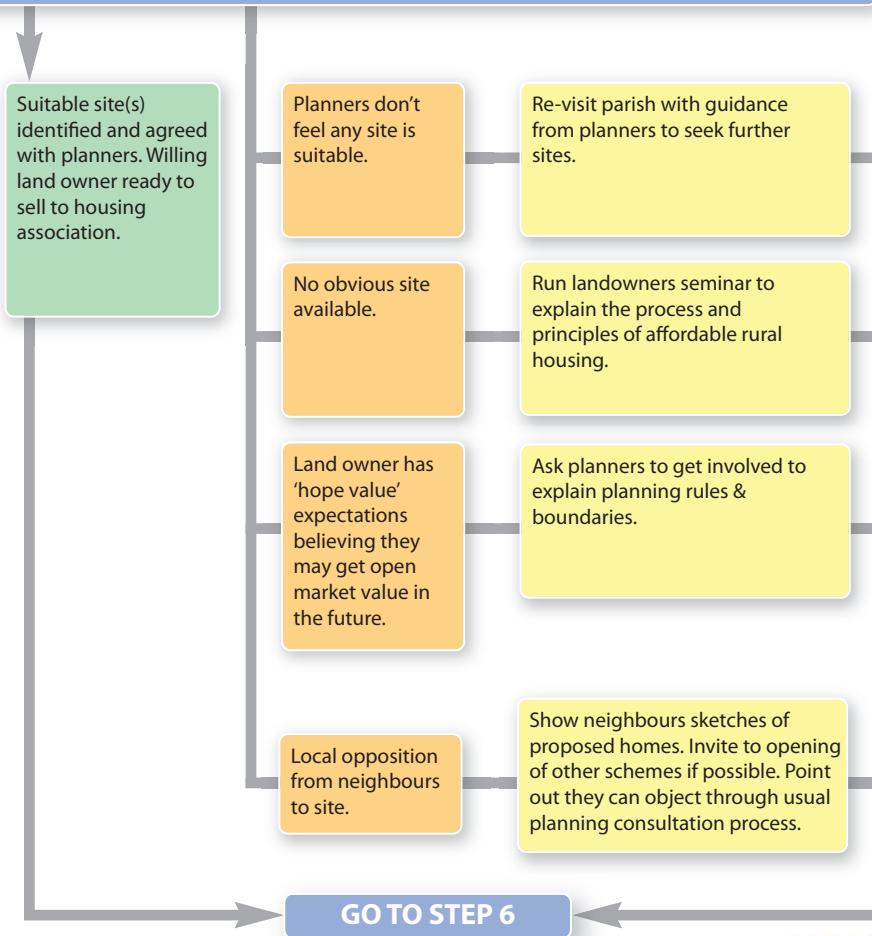


* A Local Development Framework is a folder of local development documents that outlines how planning will be managed in your area.



Step 5

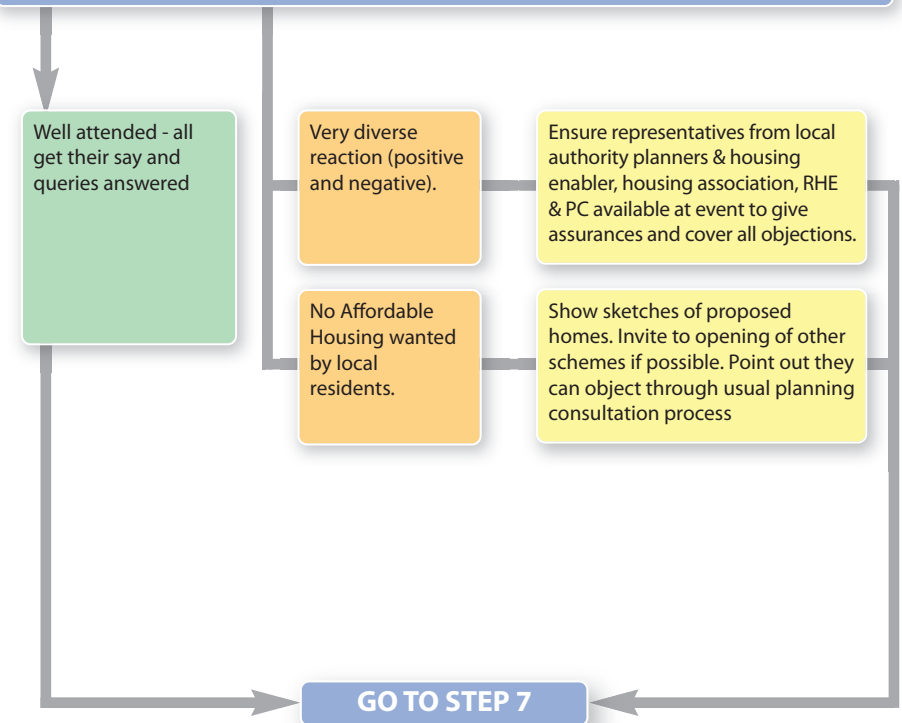
STEP 5 – Housing association contacts landowners and negotiates a suitable price with the landowner on a mutually agreeable site. Informal approach made to planners about development options.



Step 6



STEP 6 – Housing association, parish council & RHE consult over a provisional site plan and hold a public consultation event showing sketches of scheme. Work starts between housing association, PC, RHE and local authority to agree priority of local connection for Section 106 agreement.





Step 7

STEP 7 – Housing association submits a planning application which includes Section 106 agreement giving priority of local connection for allocation of homes.

Planners agree with proposal. Planning committee at LA supportive & approve.

Planner raises further concerns

Arrange pre-planning meeting to avoid this. Housing association attend planning committee to support case for approval.

Once planning approved the housing association works to secure funding through government grant from the Homes & Communities Agency (HCA) and borrowing capital.

GO TO STEP 8



Step 8

STEP 8 – Development commences on site.

Start on site as planned.

Environmental concerns come to light e.g. wildlife archaeological contamination.

Housing association bring in expert agencies to provide advice & support.

Weather holds up development.

Contractors encouraged to get back on schedule as soon as possible.

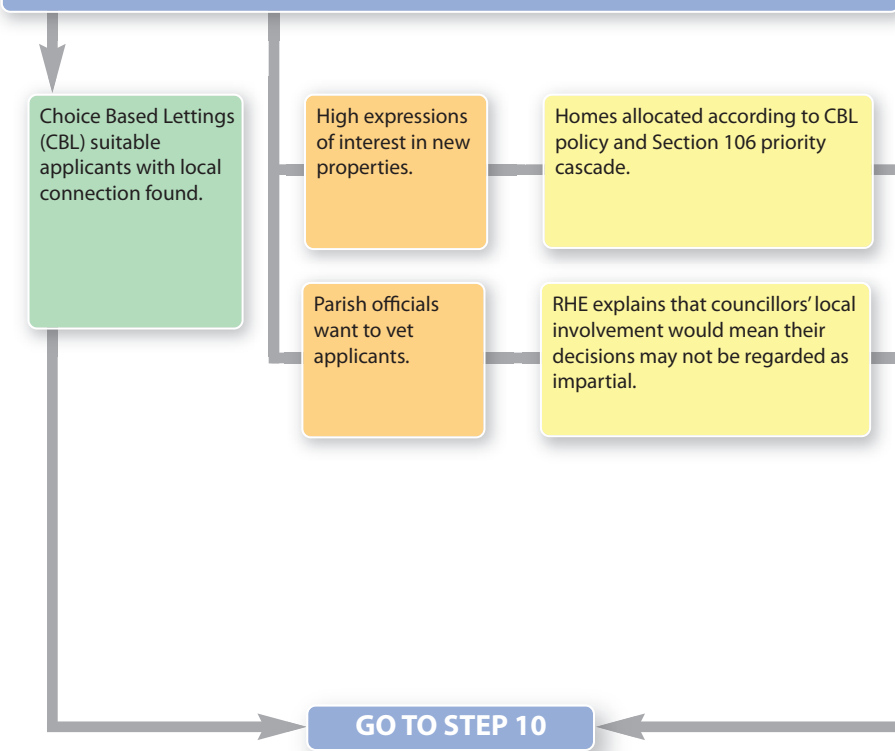
GO TO STEP 9



Step 9

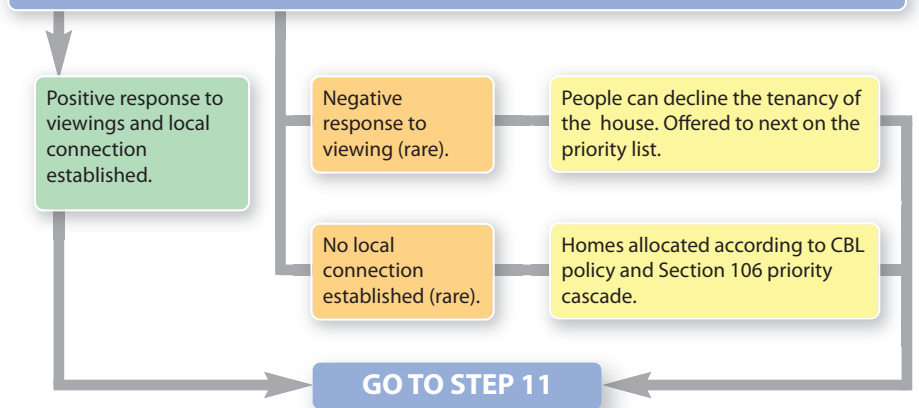


STEP 9 – Housing association seeks nominations from local authority for newly built homes in line with Section 106 priority of local connection through Choice Based Lettings (CBL) where appropriate.



Step 10

STEP 10 – RHE is kept informed by the local authority & housing association and can also be an observer on home visits to potential residents within the local authority.



Step 11

STEP 11 – Scheme completion and opening ceremony. RHE, PC and housing association liaise in order to maximise publicity.



CELEBRATE SUCCESS

