

At the heart of rural Essex



**Rural Affordable Housing
for Local People**



The shortage of affordable homes for local people can be a significant factor in the decline of rural facilities and services. Housing costs have soared, and incomes have not kept pace with this increase. In parts of rural Essex, average house prices are 12 times higher than average earnings.

RCCE's Rural Housing Enabler supports rural communities across Essex to provide affordable housing which enables local people to stay in the area where their children attend school or where they have family or employment.

A small scheme of affordable homes on a suitable site can breathe fresh life into a village and ensure local people can stay in their community, whatever their age or circumstances, and help to sustain local services such as shops, schools and pubs.

Schemes are typically small scale and developed on Rural Exception Sites which allow affordable housing to be safeguarded and prioritised in perpetuity for local people.



How can RCCE's Rural Housing Enabler can help your parish?

- Help with options, processes and jargon
-
- Identify local housing need
-
- Assist impartially with partnerships
-
- Help identify potential sites
-
- Ensure smooth processes from pre-development to development

Identifying Local Housing Need

A Housing Needs Survey is the first step to achieving affordable housing that fulfils the local need.

It is distributed to every household in the parish, providing everyone the opportunity to state if someone in their household requires alternative accommodation. The results of which provide guidance on what size, type and tenure people need now and, in the future.

Steps

- 1** Initial consultation with the Parish Council
- 2** Housing Needs Survey is carried out across parish
- 3** Housing need identified & Parish Council proceeds
- 4** Suitable partner and site identified
- 5** Community consultations to feedback on plans
- 6** Planning permission and funding secured
- 7** Development commences on site
- 8** Homes allocated to those with a strong local connection
- 9** Local people move into their new homes



The government defines affordable housing as:

“...housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)...”

This includes affordable and social rented housing, First Homes, discounted market sales housing and other affordable routes to home ownership for example Shared Ownership.

Definition from National Planning Policy Framework (NPPF Dec 2023)



“The new affordable homes you have helped provide have changed my life!”

Please use the QR code above to access:

1. A short film showcasing how the parish of Roxwell in Essex worked with RCCE and partners to bring forward a small bespoke scheme of locally prioritised affordable homes to the benefit of the community
2. The Rural Housing Alliance’s Practical Guide for Parish Councils
3. RCCE Rural Housing page

Contact us:

If you would like to know more about how RCCE supports rural communities with their affordable housing needs, or if you would like us to attend a meeting to discuss your local circumstances in more detail, please email for the attention of our Rural Housing Enabler on enquiries@essexrcc.org.uk

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