Beds RCC

Bedfordshire Rural Communities Charity



Rural Affordable Housing for local people in Rural Communities



The Challenge

House prices have outgrown incomes in recent years, especially in rural communities. Many young families have had to move away as they are unable to afford to stay within their community. In some parts of Bedfordshire, average house prices are 10 times higher than average earnings. There is a need for more affordable housing in rural areas.

At Beds RCC we support rural communities across Bedfordshire, facilitating the provision of affordable homes which enables local people to stay in the area where they have family or employment. A small development of affordable homes can help people to stay in, and contribute to, their community and sustain vital facilities such as schools, shops and pubs.

What is a rural exception site?

Rural exception sites are small schemes of homes normally located on the edge of existing settlements. They provide affordable homes for people with a connection to the parish. Housing is developed under policy that is safeguarded and prioritised in perpetuity for local people.



The Rural Housing Enabler

Acts as a neutral intermediary among Parish Councils, local communities, landowners, Local Authorities and Housing Associations to facilitate rural housing projects, providing independent support and advice.

A housing needs survey is the first step in establishing what affordable housing is required to fulfil the local need. The survey is delivered to every household in the parish and provides the opportunity for all residents to identify if someone in their household needs alternative accommodation. The results of this are then reported on to the local parish council, providing guidance on what size, type and tenure of home people in the village need now and in the future.

What is affordable housing?

Housing for sale or rent, for those whose needs are not met by the market. This includes affordable and social housing for rent, starter homes, discounted market sale housing and other routes to home ownership, such as shared ownership.

How Beds RCC's Rural Housing Enabler can help your parish

Discuss options available

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Simplify processes and jargon

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Identify local housing need

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Assist impartially with partnerships

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Help identify potential sites

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Ensure smooth processes from initial meeting to development

For more information, search online for the Rural Housing Alliance's 'Practical Guide for Parish Councils'



Contact us

If you would like to know more about how Beds RCC 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 get in contact with us:

housing@bedsrcc.org.uk
07498 625 492 or 01234 838 771

Bedfordshire Rural Communities Charity (BRCC)
The Old School
Cardington
Bedford
MK44 3SX

01234 838771
info@bedsrcc.org.uk

bedsrcc.org.uk

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