



PEAK District
Rural Housing Association



HOMES FOR LOCAL PEOPLE

www.peakdistrictrha.org.uk

For more than 30 years, Peak District Rural Housing Association has been providing local affordable homes for local people where they are needed most.

With the demand for houses in rural areas rising, driving house prices and rents upwards, providing affordable rural housing is more important now than ever before.

Our primary aim has always been to provide affordable, good quality, well managed homes in villages across the Peak District, to help sustain our rural communities.

The most affordable rural homes cost 8.3 times wages in rural areas.

National Housing Federation



Why affordable homes?

For a rural community to thrive, its local services and community facilities need to be economically viable. The rural homes we provide enable local people to live in the villages in which they've been brought up, continuing to use their local shops, post offices, schools and pubs.

Without this local demand for these key services, our rural communities simply cannot survive.

We provide housing specifically for local people at a maximum of 80% of market rents to ensure all our homes remain affordable. We also offer shared ownership properties, enabling local residents who never thought it possible, to get onto the housing ladder.

The new housing developments we provide might only be small-scale but each benefits an entire community, and new generations of villagers to come.

We are very keen to work with and encourage Community Land Trusts, like the one set up in Youlgrave. These involve local people closely in the development and stewardship of affordable homes. There are a range of ways they can be set up. We can advise and work with communities who would like to take this option.

**Over the last five years,
52 rural schools shut their
doors to pupils – roughly
one a month.**

Rural Life Monitor 2017



Working in partnership

Partnership working is at our heart. We work closely with rural communities on a daily basis to forge strong relationships with a host of key partners. These include local residents and community groups, parish councils, local authorities, private developers, housing associations and funding bodies.

We currently provide over 250 affordable homes in the Peak District and are continuously looking to work with new partners to bring new schemes to fruition.

All our schemes are unique and are carefully designed to meet the housing needs we have identified in each rural community.

Rural housing delivery works best when the local community is involved in the creation of new homes.

National Housing Federation



Close to Home

When farmer Ian Redfern and his partner Debbie decided to move in together, Ian was sure of one thing.

"I knew I wanted to stay in Alstonefield," he says. "I was born in the village, I work in the village and I have family in the village. I currently live in the farmhouse where my dad himself was born and has lived all his life, and I run the farm for my parents now."

But Ian and Debbie knew they couldn't possibly afford to buy a house in Alstonefield. "I'd looked at privately rented properties but the rents were astronomical," says Ian. "When PDRHA contacted me to say there was a three-bedroom house available for affordable rent, I was absolutely delighted.

"Our new house is less than a five-minute walk from the farm, so it's a practical option for me but will also give Debbie and myself a bit of independence. It's absolutely ideal."

Youlgrave Partnership

Youlgrave is one of the most popular villages in the Peak District, attracting holiday-makers and commuters to Sheffield and Manchester. This has resulted in high property prices and little chance for local young people to make their homes in the village.

A group of local people joined forces with PDRHA and Derbyshire Dales District Council to form a Community Land Trust (CLT), a not-for-profit community benefit company. Planning permission was granted for six houses and two bungalows and the CLT secured funding from the Homes and Communities Agency and Derbyshire Dales District Council.

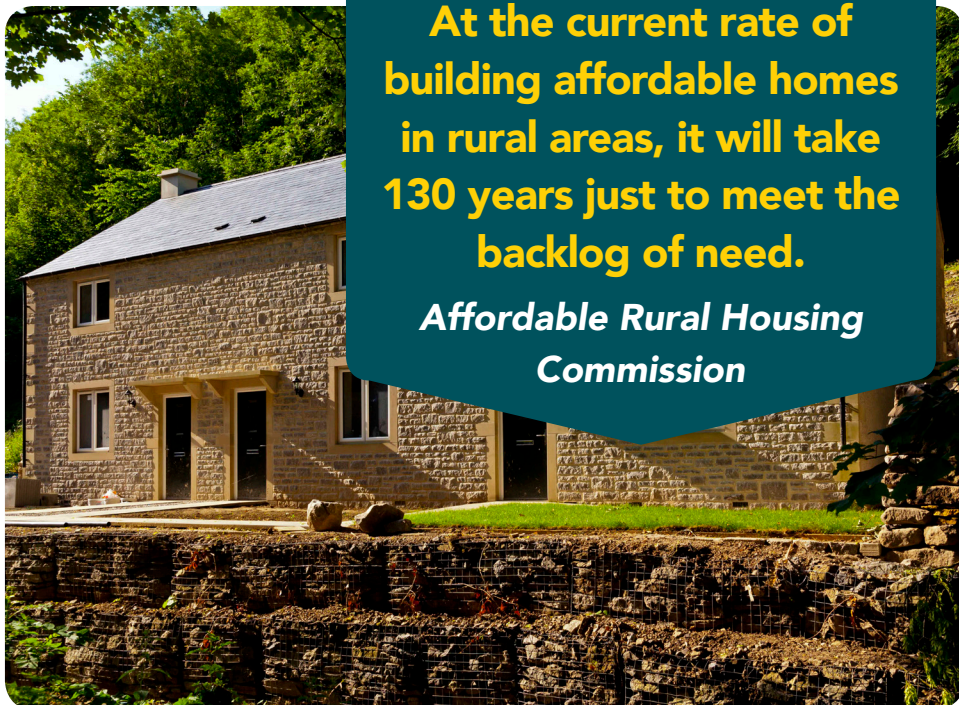
Youlgrave is the first scheme in the Peak District National Park to be built with the involvement of a Community Land Trust. We manage the new homes which can only be let to people with a housing need who have a 10 year local connection to the village.

In total the project has brought around £1.2m of new investment to Youlgrave and the houses also contribute to the wider economic and social life of the village.



At the current rate of building affordable homes in rural areas, it will take 130 years just to meet the backlog of need.

Affordable Rural Housing Commission



The Development Process

Identifying a need for local affordable housing is the first step in the development process. To do this, we work closely with the local parish and district councils to survey all residents. This helps us to determine the number and type of homes which are needed in a village, as well as ensuring that everyone's views are heard.

Finding a suitable site is often a challenge as land is limited and development options are restricted. Working hand in hand with the Parish Council and local planners is vital to locate a potential site and approach landowners.

The next step is to access funding from the local authority and Homes England before the building stage begins. Sensitive rural environments often mean higher design requirements and increased costs.

All our homes are only let to people with a local connection to the village either through residence, work or family ties. This means we can be sure that our new residents are those who need an affordable home the most.

New Winster Homes

A Housing Needs survey revealed a particular shortage of affordable housing for single people and couples in Winster, which lies between Matlock and Bakewell.

Finding a development site in the historic village was a challenge, but we had the full support of Winster Parish Council who were determined to meet the needs of its residents.

Working in partnership with EMH Group, we are building four two bedroom flats on land off Florence Gladwyn Close, specifically for people with a local connection to the village.

Funding for the scheme has been secured from Homes England and Derbyshire Dales District Council and the plans have the approval of the Peak Park Planning Committee.

Brian Long, Chairman of Winster Parish Council, explains: "It took us a long time to find a suitable site, but knowing that there are local people struggling to find homes in the village, we persisted. We are delighted to support PDRHA in building these flats."



Community Spirit Blooms

Thanks to support from PDRHA, community spirit in Bakewell is blooming!

When Lynne Pheasey moved into the flats in New Street, she asked if she could clear and plant the neglected areas of land she looked out onto. As she began to work, other residents came out and asked if they could get involved.

Neighbours who had never met before began working together until a team of eight residents were spending hours creating a beautiful garden area.

Overgrown areas were cleared, almost 1,000 bulbs were planted and old picnic benches were restored and painted. A beautiful wooden trellis archway was also hand-crafted, along with window boxes and bird boxes.

Now the area is enjoyed by all residents.



In rural areas there is only **8% affordable housing stock, compared with 20% in urban areas.**

Campaign to Protect Rural England



Transforming Communities and Lives

Our affordable homes help to build communities by offering a lifeline to local people who are being forced away from the villages they know and love due to soaring house prices.

Sisters Back Together

Dorothy Shirley was forced to leave her home in Spain after suffering a nasty fall but PDRHA got her back on her feet again.

Dorothy, aged 86, returned to England to stay with her sister in Wadshelf while she recovered, before privately renting a static home for six months.

She says: "I had no idea what I was going to do after that, I would have been out on the street. My sister encouraged me to apply to PDRHA for a flat and when I was offered one only five minutes away from my sister in Holymoorside, I was over the moon.

"It's wonderful to live so close to my sister. She comes and takes me shopping and I also have some fantastic neighbours who really look after me. I feel so very lucky to live here."



Fresh start for family

Mum-of-three Julie Morton purchased a three-bedroom property in the village of Edale through PDRHA's shared ownership scheme.

She says: "Before moving in here we used to rent a tiny cottage. As the children got older, bedrooms became an issue and I've been sleeping downstairs on a sofa bed for the past 11 years!

"It was very important to me to remain in Edale as we have lots of connections here. My parents' farm is here, I'm Vice Chairman of the parish council and my children have all gone to school here. It's a dream come true."

Not only does Julie work on her parents' farm, she is also a talented cake maker whose cakes, pastries, pies and other sweet and savoury creations are in real demand in and around the village of Edale.

Peak District Rural Housing Association is continuously looking to work in partnership with parish councils, local authorities, private developers, housing associations and rural communities across the Peak District where there is a shortage of affordable homes. To find out more, contact Company Secretary, Alison Clamp, on **0300 123 4009** or email alison.clamp@midlandsrural.org.uk


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