

Cambridgeshire Local Councils Rural Affordable Housing Mythbuster Tour 2019

Wednesday 3 July 2019

Five years on from our first Mythbuster Tour, in July 2014, we've delivered 274 affordable homes for local people in rural communities across 22 schemes. There are plenty of new developments to see but the 2019 tour will also see us return to a number of schemes we visited last year. Station Road, Willingham has been transformed from an empty field into an almost complete 22 dwelling scheme offering a mix of rented and shared ownership residences to local people. Likewise, Howgate Grove, Colne which was a building site on our last visit, was officially opened only last week by local MP, Shailesh Vara. We hope you enjoy the ride!



Another year, another Mythbuster Tour: Delegates from 2018

The Mythbuster Tour has been organised on behalf of the Cambridgeshire Rural Affordable Housing Partnership. This partnership has a simple, single purpose: **to deliver affordable homes in rural communities for local people**. The partnership is facilitated by Cambridgeshire ACRE and has the following partners:

- East Cambridgeshire District Council
- Fenland District Council
- Huntingdonshire District Council
- South Cambridgeshire District Council
- Accent Nene
- Bpha
- Cambridge Housing Society
- Cross Keys Homes
- Hastoe Housing Association
- Longhurst Group
- Luminus

Howgate Grove, Colne, Huntingdonshire



Howgate Grove is a development off Bluntisham Road of 10 affordable homes and two market homes for sale. A viability assessment demonstrated the need for two market homes to make the scheme viable. The landowner also agreed to gift the adjoining land to the Parish Council for amenity use.



Key scheme statistics

	Rented	Shared Ownership	Market
1 bed house	2		
2 bed house	2	3	
3 bed house	3		
4 bed house			2
Total	7	3	2

The Housing Needs Survey identified 13 households in potential need of affordable housing. It also found 64 per cent of respondents in support of the principle of a rural exception site for Colne.



Additional public consultation attracted further comment. Seventy three people attended an exhibition of the proposals. As a result, further modifications to the designs were made and a speed survey undertaken (which also led to small amendments such as a footpath to the front of the site).



Colne has a population of about 850 residents living in 350 dwellings. The village retains a pub, church and village hall but most services are accessed outside of the parish.

Key dates

Housing Needs Survey	December 2012
Planning permission granted	August 2016
Start on site	March 2017
Completed	August 2018

The Paddocks, Earith, Huntingdonshire



The Paddocks is a development of 11 dwellings on the eastern edge of Earith. The scheme is accessed from Hermitage Road.



Key scheme statistics

	Rented	Shared Ownership
1 bed bungalow	2	
2 bed bungalow	1	1
2 bed house	1	4
3 bed house	2	
Total	6	5

The site was owned by Huntingdonshire District Council. It was tendered to a range of Housing Associations in March 2014 and was secured by bpha.

Prior to commencement of the building works bpha worked closely with the parish council, planners and local residents to inform the approved scheme designs. The Scheme was prepared by The Design Partnership.

This site was subject to archaeological and environmental surveys, resulting in the requirement for specialist Badger fencing to the external boundaries.

The Housing Needs Survey identified 12 households in potential need of affordable housing. The survey also identified strong community support for the principle of affordable housing for local people. Sixty-eight per cent were in favour and 17 per cent opposed.



Earith has a population of about 1,600 residents living in 650 dwellings. Facilities in the village include a primary school, shop and pub.



Key dates

Housing Needs Survey	March 2013
Planning permission granted	January 2016
Start on site	May 2016
Completed	May 2017

Parish Key Comparative Data

	Swavesey	Willingham	Earith
<i>Population & Dwellings:</i>			
Population ¹	2,592	4,061	1,587
Dwellings ²	1,020	1,740	670
<i>Structure³:</i>			
% pop aged 0-19 (2017)	26	24	20
% pop aged 65+ (2017)	17	17	19
% dwellings ≤ 2 beds (2011)	32	27	18
% dwellings ≥ 4 beds (2011)	38	35	34
% owner occupation (2011)	77	73	83
% social rented (2011)	8	15	6
<i>House prices⁴ & rental values⁵:</i>			
2 bed house- sale	£228,000	£230,000	£206,250
3 bed house – sale	£297,500	£285,000	£240,000
4 bed house - sale	£405,000	£350,000	£339,500
1 bed property – rent	£147	£150	£135
2 bed property – rent	£184	£168	£169
3 bed property - rent	£217	£207	£190
<i>Housing Development:</i>			
Dwellings completed (net) ⁶	61	314	41
Dwelling commitments ⁷	54	145	5
<i>Affordable housing demand⁸:</i>			
Housing need	65	72	57
Properties advertised for rent	20	83	11
Average bids per property	46.6	50.8	26.0

¹ Office for National Statistics Population Estimates, 2017 (Parish estimates produced on a best-fit basis)

² 'Cambridgeshire Population and Dwelling Stock Estimates: mid 2015', Cambridgeshire County Council

³ Office for National Statistics Population Estimates, 2017 and 'Census of Population, 2011' (Tables KS103EW, QS405EW, QS411EW), Office for National Statistics

⁴ Hometrack HIS. Ward level - Lower quartile prices, November 2018 to April 2019

⁵ Hometrack HIS. Ward level – 30th percentile median weekly rents May 2018 to April 2019

⁶ 'Table H1.2 Dwellings completed (NET) by Parish in Cambridgeshire (2002-2017)', Cambs CC (undated)

⁷ 'Table H2.2 Dwelling Commitments by Ward/Parish in Cambridgeshire (2002-2017)', Cambs CC (undated)

⁸ 'Housing need register applicants parish preference, social rented lettings and bidding behaviour' (March 2008-December 2013), Homelink 2019

Parish Key Comparative Data

	Colne	HDC	SCDC
<i>Population & Dwellings:</i>			
Population ⁹	882	177,000	156,700
Dwellings ¹⁰	370	74,080	64,560
<i>Structure¹¹:</i>			
% pop aged 0-19	24	23	24
% pop aged 65+	24	20	19
% dwellings ≤ 2 beds	11	28	30
% dwellings ≥ 4 beds	42	29	34
% owner occupation	87	71	71
% social rented	5	13	14
<i>House prices¹² & rental values¹³:</i>			
2 bed house- sale	£165,625	£180,000	£240,625
3 bed house – sale	£230,000	£220,000	£298,000
4 bed house - sale	£280,000	£316,250	£400,000
1 bed property – rent	£120	£129	£162
2 bed property – rent	£163	£161	£195
3 bed property - rent	£194	£190	£229
<i>Housing Development:</i>			
Dwellings completed (net) ¹⁴	57	10,075	11,084
Dwelling commitments ¹⁵	25	9,360	31,478
<i>Affordable housing demand¹⁶:</i>			
Housing need	42		
Properties advertised for rent	8	3,640	2,612
Average bids per property	35.6	40.9	54.1

⁹ Office for National Statistics Population Estimates, 2017 (Parish estimates produced on a best-fit basis)

¹⁰ 'Cambridgeshire Population and Dwelling Stock Estimates: mid 2015', Cambridgeshire County Council

¹¹ Office for National Statistics Population Estimates, 2017 and 'Census of Population, 2011' (Tables KS103EW, QS405EW, QS411EW), Office for National Statistics

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¹⁶ 'Housing need register applicants parish preference, social rented lettings and bidding behaviour' (March 2008-December 2013), Homelink 2019

Daniels End, Willingham, South Cambridgeshire



Daniels End comprises of 12 dwellings on the northern edge of Willingham. The scheme is accessed through a previous affordable housing development.



The site was originally purchased from a private landowner. The scheme was developed by AJ Lee (Developments) and taken over by Cambridge & County Developments on behalf of the CHS Group.

Key scheme statistics

	Rented	Shared Ownership
1 bed maisonette	2	
2 bed house	4	4
3 bed house		2
Total	6	6

The scheme had a planning agreement in place to ensure that the properties remain available for affordable rent and shared ownership in perpetuity despite Willingham being too large to be classed a Designated Rural Area.

The planning application was submitted without a Housing Needs Survey. At the time

the Housing Register identified 66 households with a local connection to Willingham. The scheme mix was agreed with the Housing Development Officer.

A Housing Needs Survey was undertaken in November 2015. This confirmed that need had grown (82 households).



Willingham is a large village with a population of over 4,000. It has an excellent range of facilities including a primary school and medical practice together with a range of shops, pubs and recreational facilities.



Key dates

Housing Needs Survey	November 2015
Planning permission granted	January 2016
Start on site	September 2015
Completed	March 2017

Station Road, Willingham, South Cambridgeshire



This Cross Keys Homes (CKH) development will bring 22 new homes available for affordable rent and shared ownership to Willingham. The scheme has only recently started on site.

CKH secured £525,000 in funding from the Cambridgeshire and Peterborough Combined Authority and a £206,000 grant from Homes England to deliver the highest number of affordable homes possible.



Working closely with South Cambridgeshire District Council, CKH submitted plans to provide one, two and three bedroom homes during 2017. The scheme addresses need identified in a Housing Needs Survey undertaken in 2015. The survey identified 82 households in need with a connection to Willingham. Work began in March 2018 and will be completed in July 2019.

Key scheme statistics

	Rented	Shared Ownership
1 bed flat	4	
2 bed bungalow	4	
2 bed house	4	1
3 bed house	3	6
Total	15	7



Willingham is a large village with a population of over 4,000. It has an excellent range of facilities including a primary school and medical practice together with a range of shops, pubs and recreational facilities.

Key dates

Housing Needs Survey	November 2015
Planning granted	March 2018
Start on site	Spring 2018
Completion	July 2019

Home Close, Swavesey, South Cambridgeshire



Home Close is a development of 20 houses on the outskirts of the village on the north side of Fen Drayton Road.



Key scheme statistics

	Rented
1 bed house	4
2 bed house	10
3 bed house	5
4 bed house	1
Total	20

The scheme is owned by South Cambridgeshire District Council and was built as part of the council's New Build Strategy. It was completed as the council's first exception site.

South Cambridgeshire DC worked closely with Swavesey Parish Council throughout the development of the scheme.

The site was subject to an ecology survey which resulted in a Newt habitat being constructed.



Swavesey has a population of around 2,643. Facilities in the village include a primary and secondary school.

The Housing Needs Survey identified 69 households in potential need of affordable housing in Swavesey. The survey also identified support for the principle of affordable housing for local people. Fifty seven per cent were in favour and 18 per cent opposed.

Key dates

Housing Needs Survey	March 2009
Planning permission granted	December 2014
Start on site	August 2015
Completed	May 2016

