



# BUILDING AND MANAGING AFFORDABLE HOMES IN RURAL WARWICKSHIRE

Established in 1989 to provide affordable homes in the rural villages of Warwickshire



Delivered almost 600 homes for local people in 44 villages across the County



# HOMES FOR LOCAL PEOPLE ARE A SHARED SUCCESS STORY



- Partnership approach of Councillors, Officers, Enablers, PCs and housing organisations
- Committed and informed Councillors - political support, understanding and will
- Engaged Parish Councils and communities
- Site finding through local consultation
- Delivered through partnership working and partnership funding
- Planning agreements influenced to ensure local priority and partner communication to allocate correctly





# RURAL WAY OF WORKING: DEVELOPMENT



- Not market reliant
- Have to start from scratch
- Local Authority relations
- Needs led approach
- Local consultation (ongoing scrutiny)
- Rural proofing of strategies and policies





# RURAL WAY OF WORKING: DEVELOPMENT



- Rural Exception Sites
- Section 106 homes
- Cross subsidy model / Local Market homes
- Community Led Development
- Existing building conversion





# RURAL WAY OF WORKING: HOUSING MANAGEMENT



- Labour intensive allocation process
- Local liaison on allocations (Parish Council and Local Authority)
- High levels of community scrutiny (allocations, ASB etc.)
- Scheme based local lettings plan
- Sensitive and proactive housing management is a primary reason for being invited back. Reputation is at stake
- Local scrutiny remains after the homes are built and allocated

# 7 homes in Bearley nearing completion

- ✓ Community-led
- ✓ Passivhaus construction
- ✓ Solar panels
- ✓ Air source heat pumps
- ✓ Low running costs



Partnership working including a social enterprise training builders on site

# Award winning Passivhaus scheme at Wootton Wawen



Winner:  
Best Green Scheme



Warwickshire Rural  
Housing Association



Very positive resident satisfaction  
in terms of comfortable  
environment (temperature, low  
noise and low energy bills)



# DELIVERING HOMES AS WELL AS INNOVATION AND BENEFITS TO THE COMMUNITY



# AND IT'S MUCH MORE THAN JUST HOUSING...





[www.warwickshirerha.org.uk](http://www.warwickshirerha.org.uk)

 @WarksRural

