

Local Affordable Housing

**Catsfield Parish Council
Presentation**

16th April 2026

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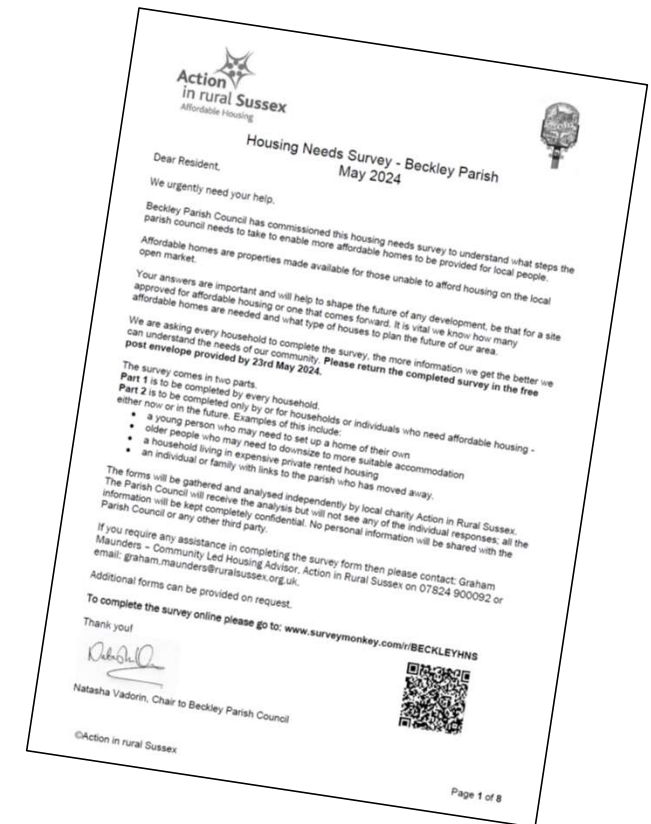
The Sussex Community Housing Hub Service

- An enabling service run by the charity - Action in rural Sussex
- Technical advice, support and project management
- Enabling local affordable housing delivery - across East and West Sussex
- Funded and supported by six local authorities
- Maximising local community benefit / involvement – meeting local housing need, affordability and good design
- Community Led Plans and Housing Needs Surveys



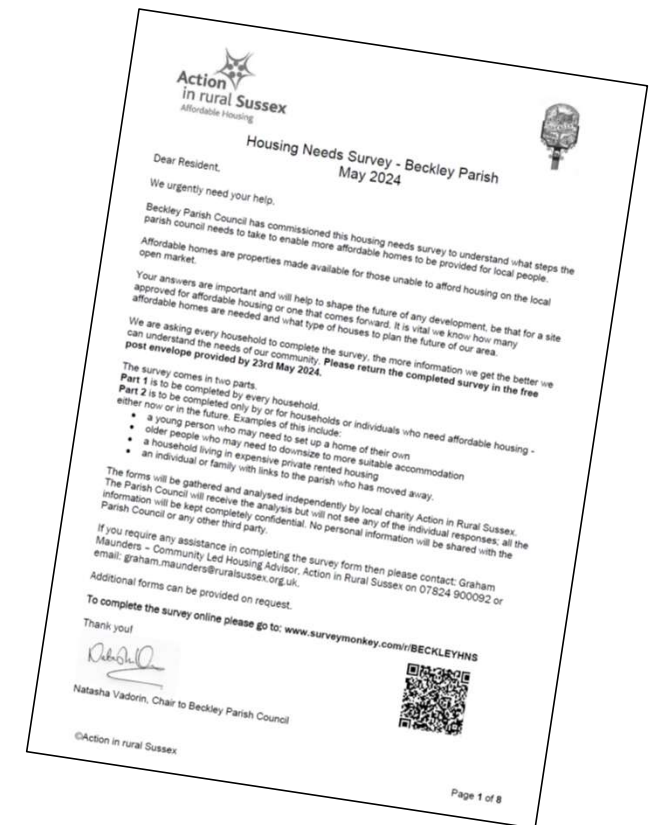
Housing Needs Surveys

- Understand the housing needs of the community
- Postal survey to every home in the parish – with an online option.
- Opportunity for general views and specific need analysis
- Assess the cost of homes on the local open market – for sale and rent
- Calculate affordability based on income and savings
- Are there local housing needs that are not being met by the open market?



Housing Needs Surveys

- What sort of provision is required?
- Report, Summary and Presentation
- Raise local awareness and understanding
- Informing any next steps the Parish Council should take
- Parish 'in the driving seat'
- Examples: Beckley; East Hoathly; Horsted Keynes; Pett & Guestling; Plumpton; Rye; Wivelsfield;



If there is a proven need for local affordable housing – delivery options

Sussex Community Housing Hub Rural Housing Enabling Service

- Raising awareness – community engagement
- Housing needs surveys
- Site identification & appraisal
- Landowner negotiation
- Identifying a Housing Association partner
- Community consultations / engagement
- Enabling role – brokerage between all parties



Housing Associations

- Not for profit organisations
- Specialist rural providers like English Rural, Hastoe and Saxon Weald
- Development, Housing Management and Maintenance Services
- Access to Affordable Housing Grant for development from Homes England
- Access to loan finance for development repaid through rental income



Rural Exception Sites

- One way of providing rural affordable housing is through a Rural Exception Site – providing homes for local people in perpetuity.
- These are small sites either within or on the edge of rural Communities that would not normally be used for housing.
- One of the key considerations is clearly identified local affordable housing need
- Rural Exception Sites have to be well connected to a settlement – roads, footpaths, and services.



Sussex Examples – Parish Council / Housing Association Partnership

PARTNERS: Saxon Weald Homes,
Amberley Parish Council, Horsham
District Council, ECE Architecture,
Sussex Community Housing Hub

TENURE: Affordable rent : 4 x 1bed
flats, 2 x 2bed flats. Shared ownership:
2 x 3bed houses

ONGOING MANAGEMENT: Saxon
Weald Homes

LAND PROVIDER: Private Landowner



Sussex Examples – Parish Council / Housing Association Partnership

PARTNERS: Ewhurst Parish Council, Rother District Council, Hastoe, Sussex Community Housing Hub, ECE Architecture, Hilife Construction Co. Ltd, Epps Construction Ltd, Betieridge & Milsom.

TENURE: Affordable rent: 2 x 2bed houses, 4 x 3bed houses. Shared Ownership: 2 x 2bed houses.

ONGOING MANAGEMENT: Hastoe Housing Association

LAND PROVIDER: Mr & Mrs Hedges



Community Led Housing

- Community integrally involved throughout the process in key decisions.
- Presumption in favour of a long-term role for the community in ownership, management or stewardship
- Benefits to the community are defined and protected in perpetuity.



What is a Community Land Trust?

- A non-profit community based organisation that develops / owns housing or other assets such as community hubs, pubs, shops for long term community benefit
- Legal definition in the Housing and Regeneration Act 2008
- Over 500 across England & Wales – which in the past decade have
- Built over 1800 affordable homes
- Built or taken ownership of 100 green spaces, shops, pubs and workplaces



Community Land Trust Benefits

- Local board / community membership
- Set up to meet local priorities
- Community owned assets – homes, shops, community buildings, enterprise, allotments, open space etc...
- Homes and facilities for local people
- Creating community support
- Local people have a say and influence on development and management



Sussex Examples - CLT

PARTNERS: Icklesham Parish Community Land Trust, Icklesham Parish Council, Sussex Community Housing Hub, Rother District Council, ECE Architecture, Hastoe Housing Association, Westridge Construction Limited, McCreith Construction Consultants.

TENURE: 15 homes prioritised for people with a local connection to the parish. Social Rent: 2 x one-bed, 8 x two-bed and 2 x three-bed. Shared Ownership: 2 x two-bed, and 1 x three-bed.

ONGOING MANAGEMENT: Hastoe Housing Association

LAND PROVIDER: Local residents Eric and Wendy Hysted



Sussex Examples - CLT

PARTNERS: Strawberry Field Community Land Trust, Herstmonceux Parish Council, Sussex Community Housing Hub, Wealden District Council, Bardakhanova Champkins.

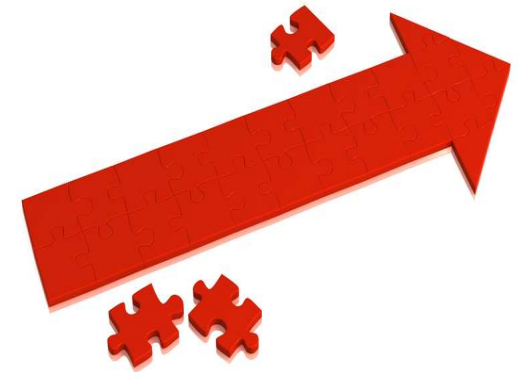
TENURE: 17 homes. Social Rent: 9. Shared Ownership: 4. Open market: 4

- Low energy, low impact scheme
- Due to start on site Autumn 2026



Next Steps

- Housing Needs Survey
- Parish Council report consideration
- If there is a proven need...
 - Parish meeting to consider findings and delivery options
 - Housing Association?
 - Community Led Housing?
 - Steering Group to oversee delivery



Questions?



Further information?

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