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# Rural Affordable Housing

Elizabeth Bundred Woodward; Planning Policy Lead

Brad Taylor; Rural Policy & Campaigns Officer

# Rural Homelessness

Has increased 40% across rural England

Local Authority	2018/19	2019/20	2020/21	2021/22	2022/23
Dorset	[z]	704	733	679	755
North Dorset	117	[z]	[z]	[z]	[z]
Purbeck	55	[z]	[z]	[z]	[z]
West Dorset	148	[z]	[z]	[z]	[z]

The total amount of Homelessness in the Southwest has gone from **10,225** (2018/19) up to **15,032** (2022/23)

Rural Homelessness in the Southwest has increased from **3,671** (2018/19) to **5,899** (2022/23)

# Social Housing waiting lists in the Southwest

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Southwest Total	<b>79,663</b>	<b>107,100</b>	<b>112,565</b>	<b>120,306</b>	<b>102,378</b>	<b>74,373</b>	<b>75,289</b>	<b>64,018</b>	<b>61,313</b>	<b>57,719</b>	<b>60,214</b>	<b>62,349</b>	<b>69,587</b>	<b>73,355</b>

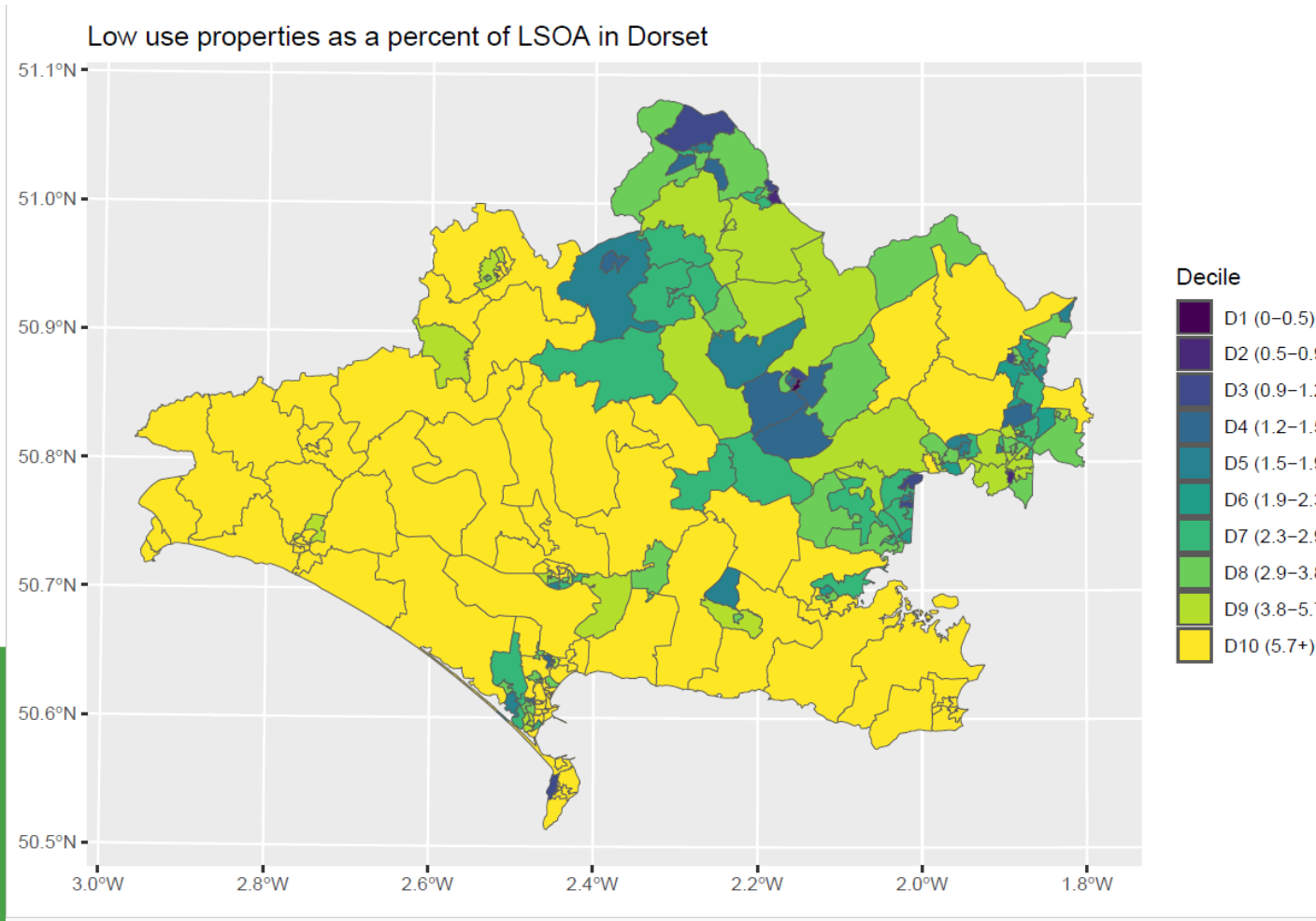
# Social Housing waiting lists in Dorset

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Dorset	[z]	[z]	[z]	[z]	[z]	[z]	[z]	[z]	[z]	[z]	5,536	5,853	3,100	4,430
East Dorset	2,169	2,169	2,937	3,128	2,986	294	373	444	516	476	[z]	[z]	[z]	[z]
North Dorset	1,120	1,240	1,242	1,159	1,362	635	695	785	906	961	[z]	[z]	[z]	[z]
Purbeck	1,552	1,804	788	1,894	2,241	514	513	513	407	386	[z]	[z]	[z]	[z]
West Dorset	2,351	2,883	1,307	2,271	2,503	945	1,151	1,286	1,641	1,727	[z]	[z]	[z]	[z]
Weymouth and Portland	3,874	4,206	1,646	2,601	2,690	1,031	1,254	1,343	1,648	1,673	[z]	[z]	[z]	[z]



# Action on Empty Homes map of Low Use properties in Dorset

Low use homes	Total Homes	% Low use	Av. Price low use home	Av. Price - Other Homes
15 698	181 140	9%	£411,138	£387,699



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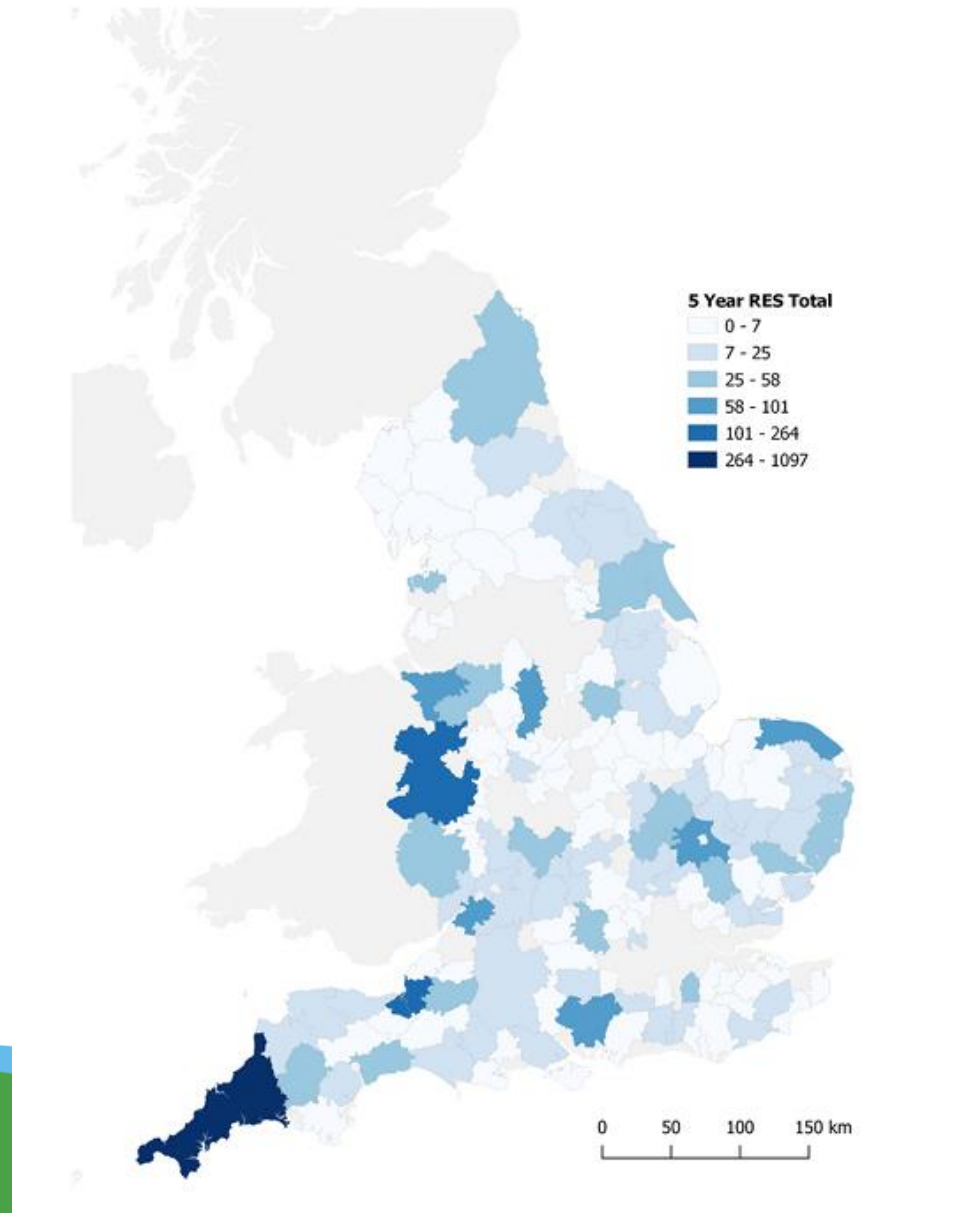
# Current Policy Landscape & CPRE Response



# 1. Rural Exception Sites

- **Problem:** Take-up limited & funding for rural housing enablers sporadic.
- **Answer:** Grant funding needs to be made available and policy aligned with funding pots to enable social rented housing to come forward on RES.
- **Government Response:** Greater support has been shown towards RES in the revised NPPF, however funding remains limited.

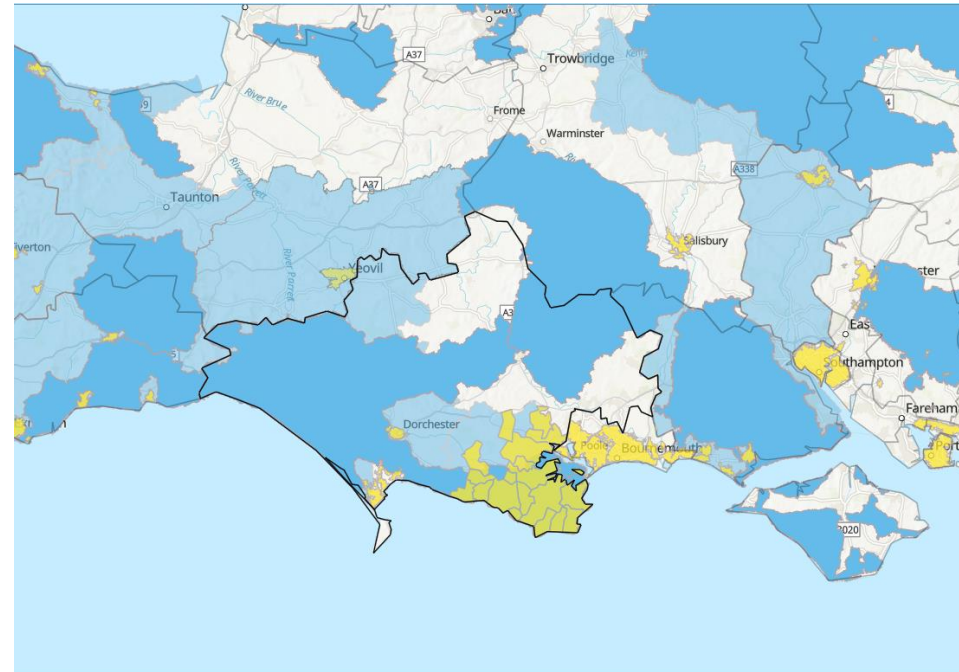
Map 1: Affordable homes on RES sites, 2017 to 2022, by local authority area



Map from UCL/English Rural 2024

## 2. S157 & Right to Buy

- **Problem:** Significant gap in application of S157. Councils designated as rural are not making full use of S157 benefits.
- **Answer:** Extend S157 restrictions to all parishes of below 3,000 population as well as larger rural towns where there is particular housing pressure.
- **Government Response:** No response.



- Built up areas
- National Parks (England)
- Areas of Outstanding Natural Beauty (England)
- Local authorities with Section 157 restrictions



### 3. Developer Contributions (CIL & 106)

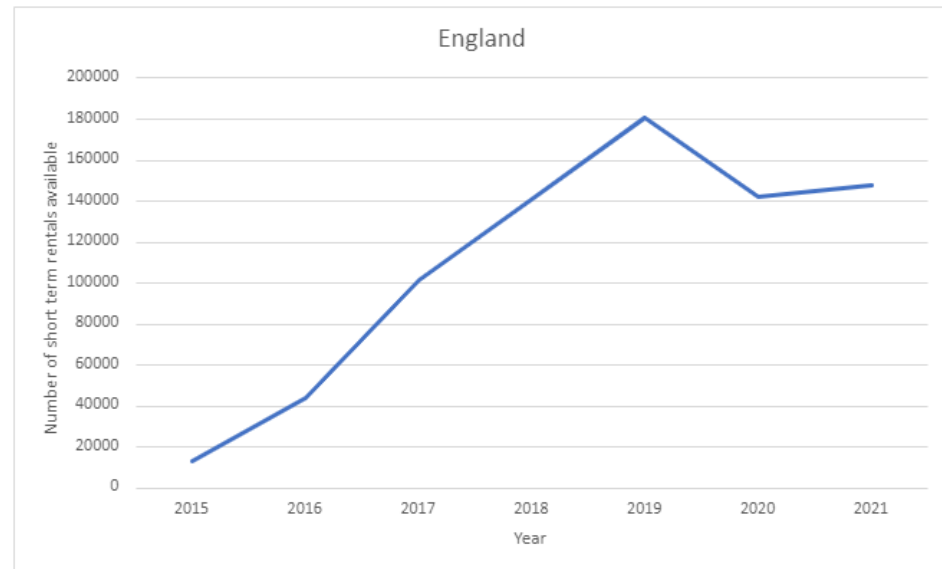
- **Problem:** Commitments do not align with delivery e.g. promises of affordable homes are not met. Twin-tracked regime can be confusing and slow – reducing delivery.
- **Answer:** Increase national minimum requirements for affordable housing in NPPF, and adopt national targets set for social rented homes.
- **Government Response:** Proposed a new Infrastructure Levy (IL) regime. No promise to increase targets or adopt social housing targets.



## 4. Restrictions on Short-term Rentals

- **Problem:** 1,000% increase in homes listed for short term lets nationally has squeezed rural areas under pressure further, particularly in tourist hotspots like Dorset.
- **Answer:** CPRE have called for a new use class and register of short term-rentals to restrict conversions.
- **Government Response:** Spring Budget included proposal for a new use class & LURA sets requirement for a register. HOWEVER, yet to be implemented.

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021
Short-term let listings (September)	0	0	13,304	44,285(+233%)	101,671(+130%)	140,399(+38%)	180,781(+29%)	142,359(-21%)	148,009(+4%)



# Rural Affordable Housing Pledge

We recently announced that our Affordable Housing Pledge is live. Please [share this pledge](#) with your local councillors and MPs.

We're encouraging all MPs, Peers, local government representatives, and local party groups to sign up and commit to tackling the lack of truly affordable homes in rural England.

The pledge asks for a commitment to:

- Advocate for the redefinition of 'affordable' housing to ensure it directly reflects average local incomes
- Call for new targets for new social and genuinely affordable homes in rural areas to meet locally assessed needs
- Call for hope value to be abolished to reduce the market value of land and increase the viability of social housing delivery
- Support initiatives that tackle the issues of short term lets and second homes in rural hotspots including the introduction of a short-term lets and second home register

# General Election 2024!

## Potential Opportunities & Challenges

Party	Potential Challenges	Potential Opportunities
<b>Labour</b>	Streamlining planning process – potentially removes community involvement, no reference to RES.	Reform of ‘hope value’, strengthening planning obligations to deliver more social homes, review of right to buy discounts and increased protection of new social homes.
<b>Conservative</b>	No reference to need for rural social housing or minimum targets.	Proposed lifting S106 burden on small sites, Infrastructure Levy funds to be spent on affordable homes, encourage use of RES.
<b>Liberal Democrats</b>	Proposed ‘rent to own’ model may be an extension of similar schemes that have removed social homes from the housing market.	Reform of ‘hope value’ and trial community land auctions, encourage use of RES, powers to remove right to buy, control of 2 <sup>nd</sup> homes and short-term rentals.
<b>Greens</b>	No reference to rural exception sites, short term rentals or second homes.	‘Right homes, right place, right price’ charter, pledge for rural social homes, end right to buy, community right to buy for local authorities.

thank  
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