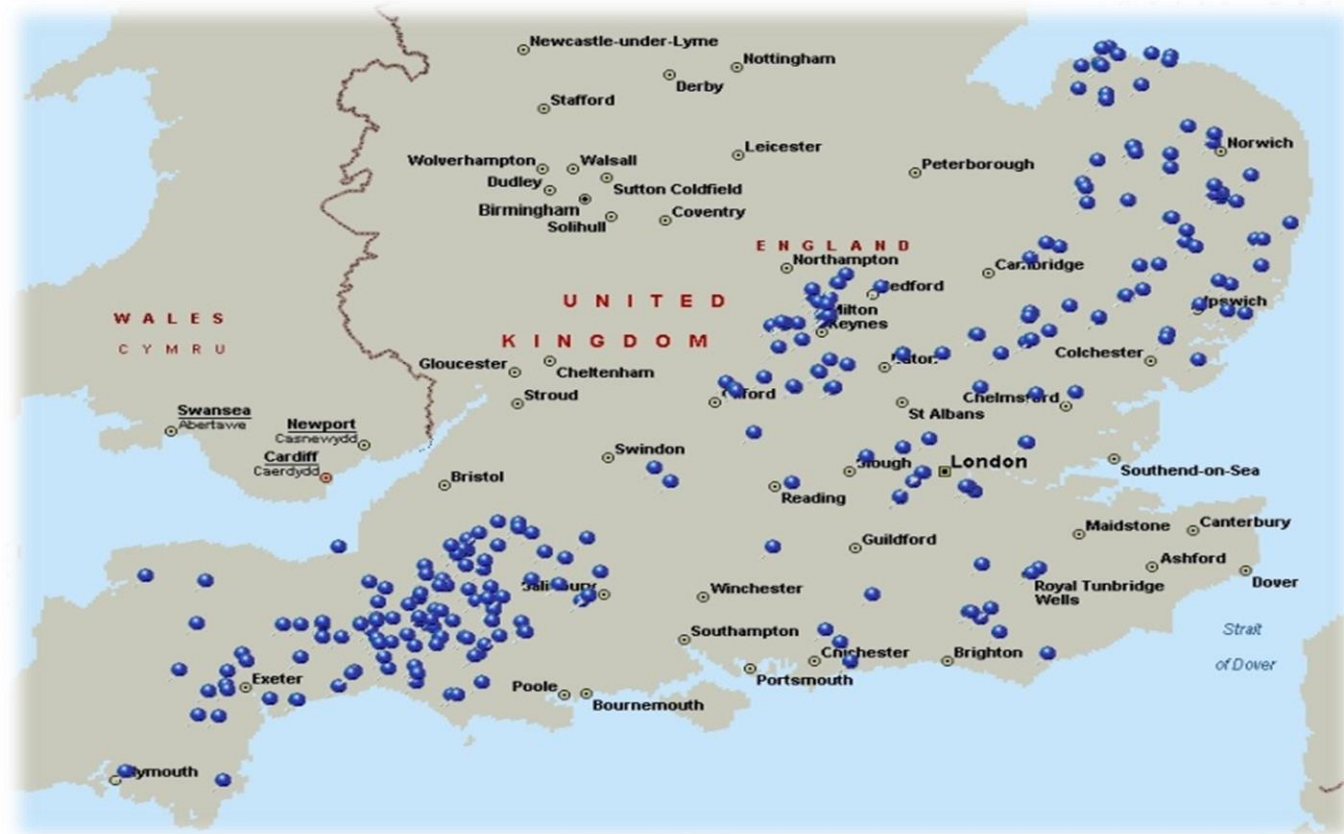


Karen Hillhouse, [Khillhouse@hastoe.com](mailto:Khillhouse@hastoe.com),  
Tel: 07590962109

23 November 2017

- ✓ Established by the Sutton Dwellings Trust in 1962, we are 65 years old
- ✓ Hastoe – name of village in Buckinghamshire
- ✓ We own and manage over 7,500 homes
- ✓ Support > 300 villages, in + 75 local authorities
- ✓ Specialisms - rural and environmental sustainability





## Chichester

Own and manage in excess of  
140 home

Majority S106, some urban-  
some rural

West Dean – Community led  
rural exception



2017 winner Sussex Heritage  
Trust and CPRE Sussex  
Countryside Awards

Brede, Rother DC, East Sussex



- To be a good partner
- To invest in rural communities
- To work to protect our climate
- To build new affordable homes for local communities

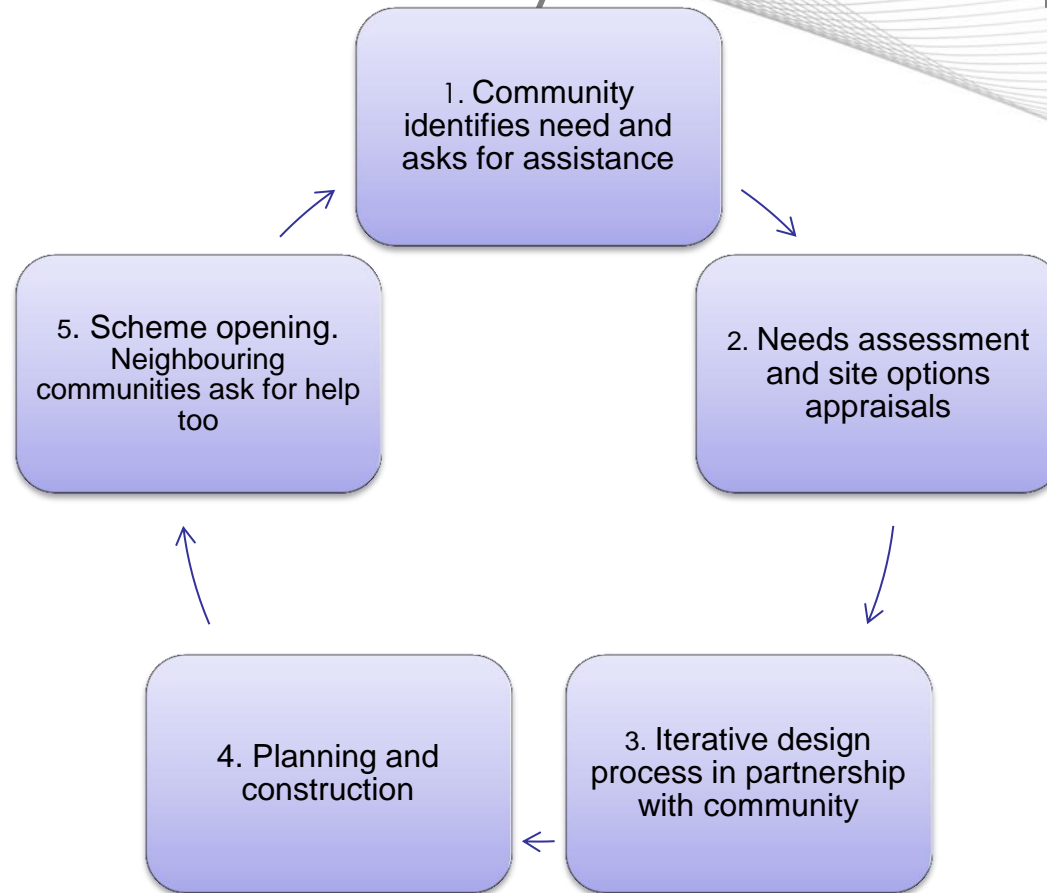


The Pheasantry, Mid Sussex DC, Passivhaus

# How do we do it?



# The rural community led development





West Dean II & IV  
West Sussex



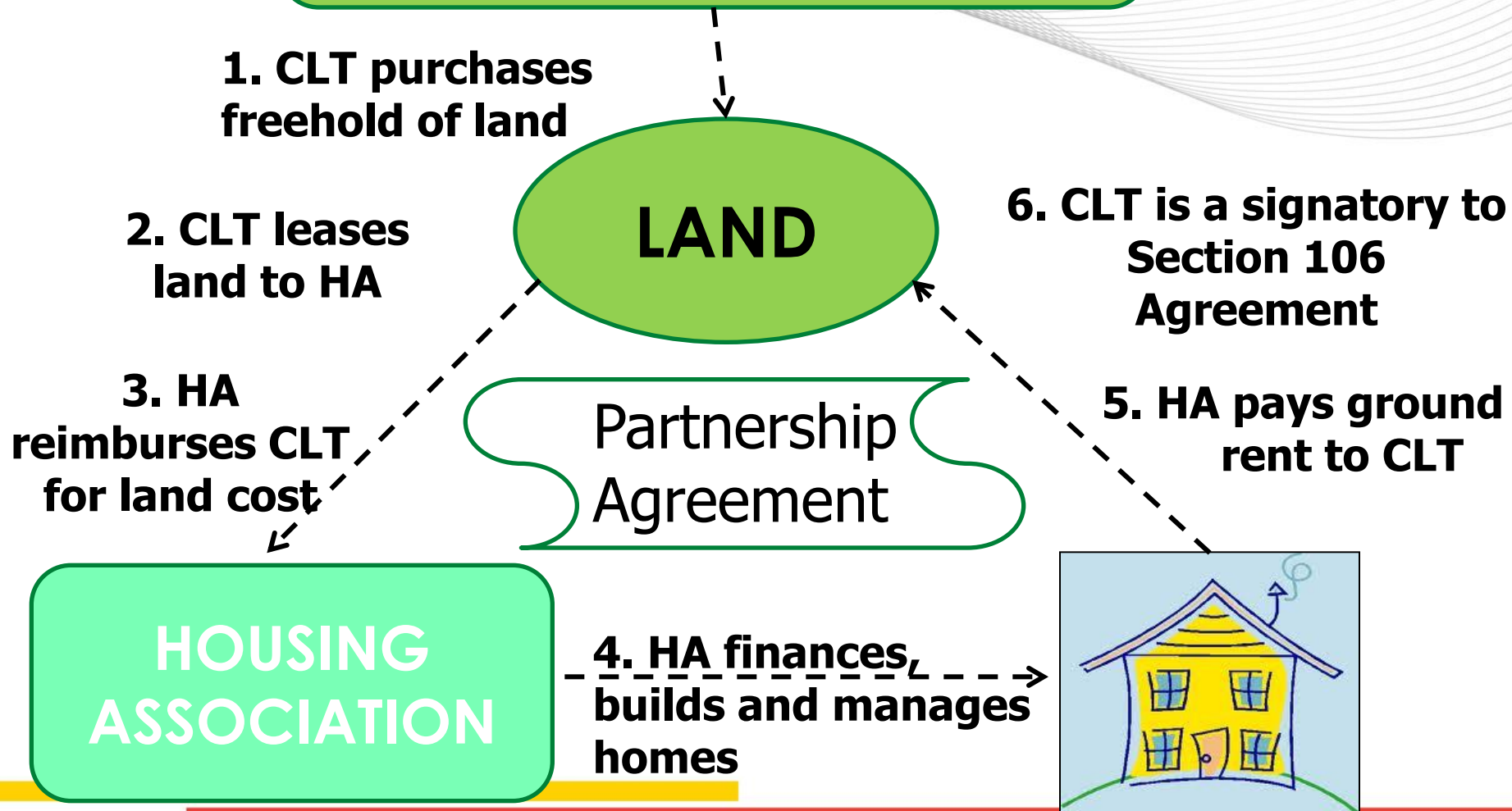
Details:

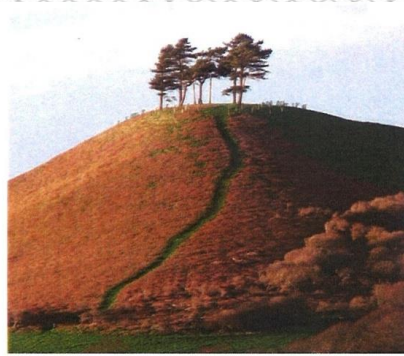
Number of homes: 10  
Rent: 6  
Part buy, part rent: 4

Completion date: June 2009  
Eco rating: Code Level 3  
Local authority: Chichester District Council



# COMMUNITY LAND TRUST

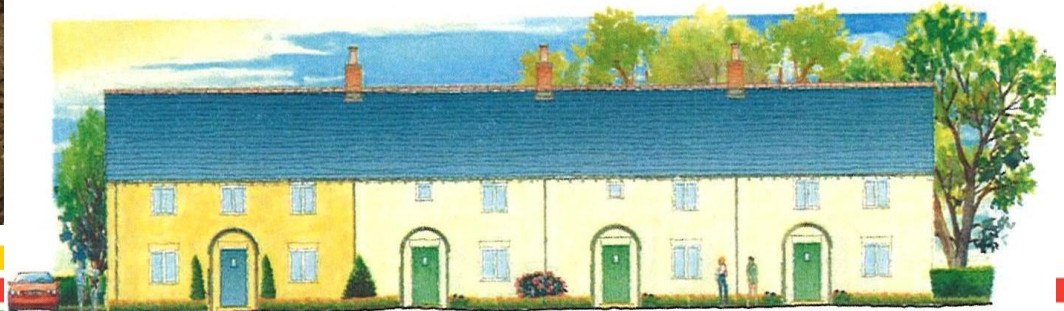




# Symene Community Land Trust

Hastoe  
Group

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



# CLT – Community Led Rural Exception

1. Hemyock, Mid Devon
2. Symene, Bridport, West Dorset
3. Marshwood, West Dorset
4. Queen Camel, South Somerset
5. Upton Pyne, East Devon

Site

- > 300 villages
- + 75 Local authorities

Compton

on site

1. Cheriton Bishop, Mid Devon
2. Powerstock, West Dorset
3. Lavenham, Norfolk

Pipeline : Icklesham, East Sussex



# Partnership working

- Parish Council, Community Land Trust - initiate process, specialist local knowledge, continued involvement
- Local Authority – Enabling role and planning guidance
- Landowner – crucial contributor
- Housing Association – Development partner and manager affordable homes
- Funders



**Symene**  
**Community**  
**Land Trust**



# Design Process

- Scheme tailored to identified local housing need
- Design Process in partnership with PC and landowner
- Design each scheme on it's own merits – local vernacular
- Good space and sustainability standards
- Consultation with wider community

Hatfield Heath: Uttlesford allotments provided at request of parish council



## Protecting the climate and addressing rural fuel poverty

### Passivhaus

- Carbon emissions approx 10% UK average
- Fuel bill 3 bed house £125 pa
- Highly insulated, high performance doors/ windows, minimal thermal bridging, reduced water usage
- Mechanical ventilation with heat recovery

### Straw bale homes

- 60% reduction CO2 emissions
- Insulation 3x more than building regs
- Fire resistance 2x required



# Passiv haus Ditchingham, Norfolk





# Affordable Housing

- Homes for people on modest incomes, who can't afford to buy or rent a home on the open market.
- Homes for rent, shared ownership, starter homes, older downsizers
- For local people in perpetuity: current residents, previous residents, permanent employment, close family connection
- Can be tailored to other community needs – allotments, village hall, open market homes ....



## Chrishall, Uttlesford



- 2009- 2017
- Land was leased to parish
- Owner transferred freehold following planning approval for x 4 affordable homes and x 1 plot for him to build open market sale



# All schemes reflect local input





# All schemes reflect local input





# What can we offer?

- Wealth of experience in delivering high quality affordable housing
- Up to date with latest policies
- Panel of consultants and contractors who understand affordable housing
- Access to funding and finance
- Community engagement and continued consultation
- Flexible approach – every village and community has different needs and aspirations
- Build Standards: Sensitive Design, Quality Homes to High Sustainability Standard, Space Standards

# You are invited to visit

- Quality
- Sustainability
- Legacy
- Social commitment





Thank you

