

Frequently asked questions re proposed Affordable Homes in Snape

Scheme: Snape

Date: March 2024

Size & Tenure: 17 Affordable Homes (rented and shared ownership)

Affordable Mix: 1 bed bungalows & houses, 2 bed houses & 3 bed houses

Introduction and background

A village steering group was set up in 2018 with the intention of creating a Village Plan. The steering group created the original village questionnaire and was made up of a wide range of residents representing various groups, including local business, who volunteered to help the Parish Council with the project. One of the specific intentions of the group was to look at housing need in the village. The questionnaire was distributed to all households in Snape.

An open public meeting was then held in autumn 2018 at the village hall when the village questionnaire feedback was reported on by the Parish Council and members of the steering group, including the section on housing need and the need for further work to establish the detail of housing need in Snape. The meeting was subject to significant advertising and was attended by approximately 90 people.

As a result of the initial meeting and the questionnaire returns the Parish Council decided that it should carry out a full independent Housing Needs Survey across the village which was completed in October 2019 by Community Action Suffolk (CAS) and reported to the Parish Council in January 2020.

The village plan and work on additional affordable housing has been referenced at a number of Annual Parish Meetings and Parish Council meetings since 2019 almost continually; all of which have been published on line on the village website. Hastoe have been working with Snape Parish Council since 2021 to bring forward an affordable housing development for local people following the Housing Needs Survey completed in January 2020.

The Hastoe flyer for the drop in consultation on the 23rd October 2023 was published on the village website on or just after the 29th September and also subject to a blog e mail by the webmaster at that time. The flyer was printed and delivered to households across the whole village shortly after that date onwards, by local volunteers.

Who are Hastoe?

Hastoe Housing Association are a rural affordable housing provider who specialise in working with Parish Councils and communities to develop affordable homes to meet the local housing needs in rural areas. We have 7,500 homes across the south of England and aim to build sustainable homes to create sustainable communities.

What is the need?

Housing Needs Survey completed independently by Community Action Suffolk in 2020 identified a need of 15 households whom have a local connection to Snape and are in need of an affordable home.

What is an Affordable Home?

Affordable homes are defined as either Affordable Rent or Shared Ownership tenures. Affordable Rent can be charged up to 80% of the market rent but at Hastoe we consider this too high for the average income level in rural areas so keep our rents capped at Local Housing Allowance rates

	1 bed	2 bed	3 bed
Market rent (1)	£850	£900	£1,100
Affordable rent	£680	£720	£880
Local Housing Allowance (2)	£490	£610	£715
(1) Below are estimated rent levels, a valuation will be undertaken prior to occupation			
(2) LHA rates based upon March 2024			

For Shared Ownership tenures priority will be given to households with a local connection and households can purchase from 10% of the equity based upon open market sale values. No more than 80% of the home can be sold to ensure the home remains an affordable home in perpetuity.

What is a local connection?

We consider households who currently live in the village, households who work in the village, have immediate family in the village or have had to leave the area due to the availability of unaffordable homes.

Who is eligible for the new homes?

The letting of the new affordable rented homes will prioritise anyone on the Council's waiting list who have a local connection to Snape. The Shared Ownership homes will be prioritised to anyone with a Local Connection who meet the Shared Ownership criteria i.e. household income is £80,000 or less.

Why this site?

We considered the available sites in Snape with East Suffolk Council as part of a site finding pre-application and this site was selected as the most suitable in terms of being well related to the village boundary, within walking distance of the services and

facilities within the village, particularly the school. This site had the greatest potential to accommodate more housing without causing harm to the character of the area. The site would make a good location for affordable home development under the Rural Exception Policy.

What is a Rural Exception Policy?

The Rural Exception Policy is to enable the building of affordable homes in rural areas with the aim of addressing local housing need and ensuring the sustainability of rural communities. Rural Exception sites are typically outside of the village boundary but close to the village settlement and can only be delivered when the local housing need can be identified by an independent Housing Needs Survey.

Community involvement

One of our key principles at Hastoe is to work in partnership with Parish Council's and the wider Community. We held a public consultation on 24 October 2023 in the Village Hall in partnership with Snape Parish Council. Invitations for this public consultation were delivered by the Parish Council to all households in Snape along with notification on the notice boards and on the village website.

During November 2023 Hastoe held an online consultation event on Hastoe's web site until the end of November. Once the affordable housing proposal are further developed we will hold another public consultation event before a Planning Application is submitted, this further consultation event will be in autumn 2024.

Community Feedback

79 households attended our event in October 2023 and we received 19 responses with 11 being in favour of the development, 3 not in favour and 5 being neutral. We also had 13 households express an interest in the proposed affordable homes, who all have a local connection to Snape.

Next steps

We undertook a ground scan of the site in February 2024 and several possible archaeological areas of interest were identified, we are working with our archaeologist team and Suffolk County Council to agree the next step required to gain a better understanding of the site before we progress further with the development.

We are aware of a flyer being circulated within the village that is not endorsed by Hastoe or the Parish Council, this flyer does not reflect the current position with regards to the housing mix, the Rural Exception Policy and is potentially confusing. We plan to hold a Q&A event on the 10th April at the village hall. Representatives from the Parish Council, Hastoe and East Suffolk staff will be available to discuss the proposals.

We would like to be in a position to undertake a further public consultation in autumn 2024 to understand the community's feedback of our development and to further understand the housing need of the community. If you wish to register your interest in

any of the homes and if you haven't completed a Housing Interest Form for our development in Snape please contact us at eastdev@hastoe.com.

Time considerations:

Below is an estimated timeline for our development in Snape.

Oct 23	In person consultation event
Nov 23	Online consultation event
10 th April 24	Q&A with Hastoe, Parish Council & East Suffolk
Summer 24	Detailed design
Summer 24	Onsite surveys
Autumn 24	Consultation on our proposals pre-planning application
Winter 24	Planning Application submission
Summer 25	Planning Determination
Winter 25	Start on Site
Winter 26	Completion