

Rural Housing – Why Bother?

The opportunities for effective working between
Housing Associations and Local Authority

The South Staffordshire Effect

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South Staffordshire

- Southern most district of Staffordshire
- Population of approx. 108,100
- 27 Parishes
 - 33% pop. less than 1,000
 - 26% pop. between 1,000 – 3,000
 - 37% pop. between 3,000 – 12,000
- 80% lies within green belt
- No single dominant settlement
- Fairly affluent area with good socio-economic indicators BUT significant



Two sides of the same coin

- Established relationship
- Shared priorities and common goals
- Mutual benefits
- Resources
- Efficiencies
- Result in a team based approach

Don't see the organisation, see the outcome

Effective working across different elements
of housing.

- Development
- Housing Options
- Assets
- Housing Management
- Finance
- Maintenance
- Partnerships

Effective working results in ...

- 1,000 new homes since transfer
- A range of homes for people in need
- Local homes for local people
- Job clubs / USDL
- Rural Housing Enabler
- Better use of assets
- Joint Procurement

Rural Exception Sites

Himley Lane, Swindon – 14 homes



Hall Lane, Pattingham - 19 homes



Rural Older Persons Schemes

Refurbishment and New Build



Utilising Assets

Empty Homes and Garage Sites



Can we continue being two sides of the same coin?

- Budget Implication from central government
- Right to Buy – especially rural areas
- Will the shared priorities continue?
- Reduction in capital funding
- Threats to revenues