Tailoring housing to meet the needs of (young) people

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Hastoe Group

Who are we?

- **Rural housing association** – landlord managing over 7,500 rented, shared ownership and leasehold homes across the south of England.

Who are we?

- **Social housing developer** – enabling communities to stay together – building high-quality, energy-efficient affordable homes in rural areas of England since 1980s.

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Who are we?

- **We hold charitable status** – invest any surplus into supporting local communities.

Who are we?

Founder member of the **Rural Housing Alliance** and:

- Work closely with the local community and Parish Council to find the right site.

- Always give qualifying local people in housing need first priority for every home.

- Ensure that affordable homes always remain affordable.

- Build sensitively designed, high quality homes to high environmental standards.

- Provide good quality and locally sensitive management services to our residents.

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Who are we?

Although a housing provider we provide much more than just housing.

Bardwell Primary School time capsule, Suffolk

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Sustainable communities

- **Building sustainable homes in sustainable communities**

This means addressing:

- housing allocation
- cost of living
- employment and training opportunities
- education
- wellbeing

Housing allocation

Work with local communities, parish and district councils to:

- identify real housing need

- build social homes in perpetuity

- give priority to people with a local connection

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Social impact

- Brings families, friends and communities back together

- Supports the local economy by providing employment opportunities

- Sustains the local school and/or shop

… to the benefit of everyone.

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Case study: Chrishall, Essex

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Cost of living

Design homes and provide services that reduce living costs so families and individuals have more to spend on things that are important to them:

- build homes where there is a real need – helps reduce travel costs and areas where there is no public transport
- reduce heating costs through good design – annual Passivhaus energy bills c.£135pa
- encourage community gardens and food growing
- provide free advice on money matters

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Community gardens/spaces

Hastoe Orchard

Idea came from residents living in Long Melford, Suffolk, in 2011.

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Since recommended by the
Building Beautiful Commission

Powerstock, Dorset

Employment and training

Through collaboration and partnerships

Supports communities to set up businesses that address a range of issues including isolation, loneliness, wellbeing, work and training.

Case study: Great Ryburgh, Norfolk

The village lost its pub, village school, post office and shop

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Case study: Great Ryburgh, Norfolk

2008: Villagers with help from **Norfolk Rural Community Council** and the **Plunkett Foundation** formed a Community Interest Company.

The sale of shares and additional grants from the **Co-operative Fund** and **The Esmée Fairburn Foundation** enabled villagers to buy the Old Granary building, which they fully renovated and equipped.

Case study: Great Ryburgh, Norfolk

Ryburgh Village Shop, opened in March 2009.

It incorporated a Post Office and **internet cafe**.

Case study: Great Ryburgh, Norfolk

Local Produce

Hot Drinks

Off Licence

Speciality Foods & General Groceries

Fresh Bread & Cakes

Newspapers & Magazines

Gifts & Cards

Dry Cleaning Service

Second Hand Books & DVDs

Office Services

Case study: Great Ryburgh, Norfolk

The shop employs a number of full and part-time staff, **recruited locally**, and provides many **volunteering opportunities**.

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Case study: Great Ryburgh, Norfolk

In 2010, Hastoe completed 7 homes.

Residents support the shop and the shop supports residents.

Education

Among the most sustainable and environmentally-friendly homes in England

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Education/Wellbeing

Community Grant: anyone can apply for up to £250 for projects that benefit Hastoe residents and their local communities.

- Especially encourage activities that help young people to learn more about the natural environment, e.g. visits to wildlife sites and farms, building a community garden, digging a pond or installing bird/bat boxes.

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Wellbeing

Design: room size, adaptability

Wellbeing

Design: vernacular build

Wellbeing

Design: vernacular build

Wellbeing

Design: vernacular build

Wellbeing

Future: Fibre broadband, USB sockets