

HARAH - MEMORANDUM OF UNDERSTANDING JUNE 2016 TO MARCH 2020

1. INTRODUCTION

- 1.1 The purpose of this report is to agree continued participation in the Hampshire Alliance for Rural Affordable Housing (HARAH) and the Memorandum of Understanding June 2016 – March 2020.

2. BACKGROUND

- 2.1 HARAH was formed in 2005. Its aim is to increase the supply of affordable housing in the rural villages of Hampshire, to ensure local people are able to afford to live in the places where they were brought up, work, or have family connections, and in doing so to help strengthen rural communities. HARAH build small groups of affordable homes in rural villages for local people. The work of HARAH implements Policy CS22 - Affordable housing for rural communities, in the Council's adopted Local Plan Core Strategy.

- 2.2 The HARAH Partnership Members are:

Hampshire County Council (HCC)
Basingstoke & Deane Borough Council (BDBC)
East Hampshire District Council (EHDC)
Hart District Council (HDC)
New Forest District Council (NFDC)
Test Valley Borough Council (TVBC)
Winchester City Council (WCC)
The Homes and Communities Agency (HCA)
Action Hampshire (AH)
New Forest National Park Authority (NFNPA),
and

'Hampshire Villages Homes' – (a consortium of Hastoe, English Rural, Winchester HT, Petersfield HA and New Forest Villages HA), who are nearly appointed as the development partner for HARAH for the next four years from 1st June 2016.

- 2.3 Since its establishment HARAH has developed 26 rural affordable homes for rent within the New Forest District. Nine in Boldre, six in Martin, five in Breamore and six in Whitsbury. HARAH funds a minimum staffing level of two (FTE) Rural Housing Enablers and 0.4 (FTE) of a Strategic Housing Officer post. The HARAH Staffing Providers (HSPs) are Action Hampshire for the Rural Housing Enablers and Winchester City Council for the Strategic Housing Officer.

3. MEMORANDUM OF UNDERSTANDING JUNE 2016 TO MARCH 2020

- 3.1 The HARAH Memorandum of Understanding (MoU) is not a legal contract or partnership. However, it does set out a clear framework under which HARAH operates, and the basis of funding. The main change in the MoU for the next four years is that a new development partner has been appointed. 'Hampshire Villages Homes' replaces the Hyde Group from June 2016.

- 3.2 The Local Authority Partners contribute 5.5% of the cost. The projected costs for the next four years, assuming existing membership continues, and a balanced budget is set each year, would be the following for New Forest District Council.

	2015/16	% share	2016/17	2017/18	2018/19	2019/20
NEW FOREST DC	6,860	5.4	7,063	7,878	8,075	8,277

- 3.3 By signing the MoU the Council is committing to these costs for the next four years. However, a party may terminate their role with a minimum of twelve months' notice.

4. CONCLUSIONS

- 4.1 Membership of HARAHA provides a resource to pursue the implementation of Policy CS22 - Affordable housing for rural communities, in the Council's adopted Local Plan Core Strategy. Without continued involvement with HARAHA it is unlikely that the Council would have the resources to actively seek to implement this policy.

5. FINANCIAL IMPLICATIONS

- 5.1 As set out in paragraph 3.2.

6. ENVIRONMENTAL IMPLICATIONS

- 6.1 HARAHA has produced a Rural Housing Design Guide which ensures all schemes are of a high standard and appropriate to their rural setting.

7. CRIME AND DISORDER IMPLICATIONS

- 7.1 There are no crime and disorder implications arising from this report.

8. EQUALITY AND DIVERSITY IMPLICATIONS

- 8.1 Continued membership of HARAHA will result in additional new affordable housing for local people who cannot afford to buy on the open market within their communities.

9. PORTFOLIO HOLDER'S COMMENTS

- 9.1 Portfolio Holder for Housing: I am pleased to continue to work with HARAHA for the next 4 years to deliver local affordable housing, and welcome the appointment of the new development partner consortium which includes the New Forest Villages Housing Association.
- 9.2 Portfolio Holder for Planning and Transportation: I welcome the appointment of the New Forest Villages Housing Association as a development partner and support the recommendations.

9. RECOMMENDATION:

- 9.1 That the Portfolio Holder for Housing sign the HARAHA Memorandum of Understanding (June 2016 to March 2020) on behalf of the Council.

For further information contact:

Name: Louise Evans

Title: Service Manager (Policy and Strategy)

Tel: 02380285345

E-mail: louise.evans@nfdc.gov.uk

Background Papers:

HARAHA Memorandum of Understanding
(June 2016 to March 2020)

Name: Javed Ditta

Title: Development and Acquisitions Manager

Tel: 02380285588

E-mail: javed.ditta@nfdc.gov.uk