



Broaddacres

Rural Housing Associations
Jess Box - Development Manager



A bit about Broadacres

- ▶ Established in 1993, based in Northallerton we own and manage c6,700 homes in York and North Yorkshire
- ▶ We are an exempt charity, Registered with the RSH and an Investment Partner with Homes England
- ▶ We are the only major developing Housing Association with a North Yorkshire HQ, we specialise in rural housing delivery and have delivered 700 homes in the last 5 years
- ▶ We provide excellent customer experience, delivering services and support locally and responsively
- ▶ We have an ambitious development programme, with a plan to deliver 1,000 new homes in the next 5 years
- ▶ And we're investing £2M+ pa in improving the energy performance of our homes
- ▶ We have the ambition to be 'the best rural housing association' with a focus on quality, sustainability and customer experience
- ▶ Proud supporter of the North Yorkshire Rural Housing Enablers - from the beginning
- ▶ We're here to stay, heads and hearts in North Yorkshire!



We are not:

- ▶ Commercial developers - although we think and act commercially to deliver effective services
- ▶ Absentee landlords - we invest in our homes and communities
- ▶ Landlords of last resort - we provide a range of products to meet a range of housing requirements
- ▶ Providers of cheap and shoddy homes - we deliver quality new homes and invest in our stock

Challenges Facing Housing Associations



- ▶ Costs, interest rates, inflation
- ▶ Land and planning, Future Homes
- ▶ Viability and delivery
- ▶ Funding
- ▶ But there are opportunities!

Taking communities with us on the journey

- ▶ Mistrust, suspicion, resistance
- ▶ Communities changing - 2nd homes, retirees
- ▶ Is there a 'need?'
- ▶ Time consuming and difficult, but important work



What does Affordable Housing look like?





Or This.....

Rural Exception site and land led opportunities

- ▶ Huby - development of 12 affordable homes
- ▶ Hutton Rudby - development of 16 affordable homes





Sedbergh - Development of 49 mix tenure homes

- Working in Partnership with
South Lakes Housing to provide a
mix of Rental, Shared Ownership
and Market Housing



Time for a takeaway...

- ▶ Challenges faced by rural housing associations are similar to those faced by all housing associations
- ▶ But there are particular, additional challenges to rural housing delivery
- ▶ However, the imperative to deliver in pursuit of sustainable rural community building is stronger than ever
- ▶ Partnerships with communities and statutory agencies are key to success
- ▶ It's about more than delivering numbers, but without delivery we can't make a difference in our rural communities!



Thank you - please get in touch!



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