

ESTABLISHING LOCAL HOUSING NEED IN RURAL AREAS

This definition will be applied to the initial identification of need for affordable housing schemes, and in assessing the eligibility of future occupiers of such schemes.

Affordable rural housing can only be provided for, or occupied by, households who are unable to compete in the open market for house purchase or for whom private sector rents are too high. They must have a strong local connection to the community identified.

Local market conditions, and local wage rates, will need to be taken into account in assessing the extent to which local people can afford accommodation in their area, and to determine what level of payment would be within their means.

'Local' and 'Community' will refer to the parish or a group of villages in close proximity to each other and should be identified in consultation with the District Council. 'Locality' will have the same meaning.

Households in genuine need of affordable housing will normally only fall into the following categories:

- (a) Existing households, able to demonstrate a long-standing association with the locality in terms of residence within it (e.g., they have grown up in the village or parish and may now be living elsewhere), or where there is a proven housing need accepted by either the District Council or the Registered Social Landlord (RSL);
- (b) Households of long standing in the community requiring to vacate tied accommodation;
- (c) Households including a person whose work does, or will, provide an important local service and who needs to live in the locality; and
- (d) Households who need to move to the locality to care for a resident of long standing (such as an elderly or disabled relative) who currently resides in that settlement.