



Vision, Mission and Values

Our vision: Enable and Strengthen communities

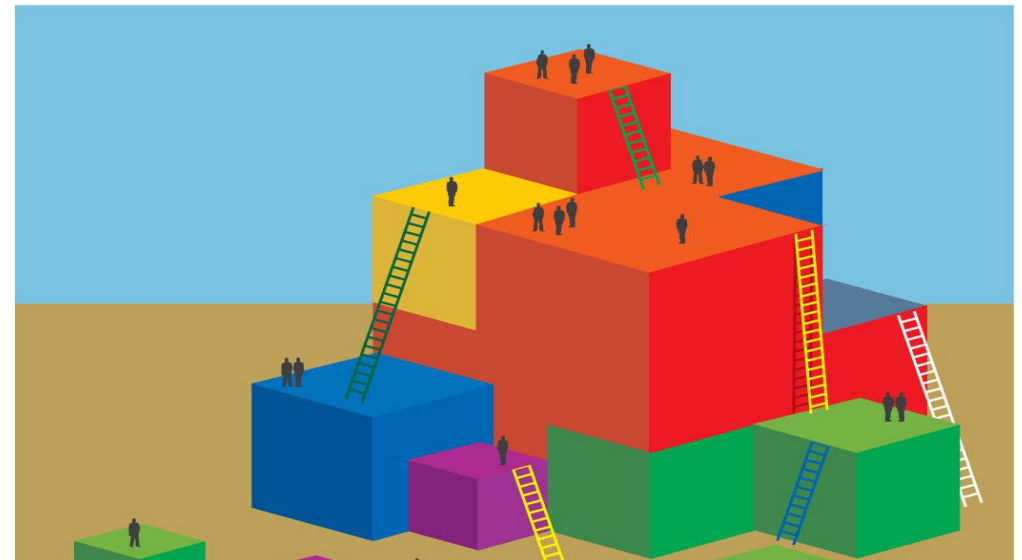
Our mission: To Champion communities across Herts

Our values

- Politically independent
- Customer focused
- Innovative
- Responsive to change
- Holistic
- Open and inclusive

Developing an Affordable Housing Project in your Parish

‘A ten step guide’



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1. **Consider the idea carefully**
Discuss the idea as a parish Council. Think about the wider issues in the Parish at the same time. Apart from housing people, what other benefits or otherwise would a scheme bring to the village?
2. **Consult your community**
Take time to educate as well as consult. People can only develop a view on the project if they are properly informed. Our staff can hold open 'drop in session' meetings with you. Then make sure your project reflects the views of people in the village. Take care to distinguish between objections
3. **Assess the need**
Carry out a Housing Needs survey with CDA for Herts staff, taking care to consult every household and enable local people who have had to move away to register their need.
4. **Identify a potential site**
Our staff can assist you in your key role in assessing the site in consultation with local planning officers. Is it suitable in terms of access, landscape setting, services and so on and can it be purchased at a price appropriate for a second housing scheme?
5. **Secure funding**
Your Local Authority will have an annual Housing Strategy and bid for funding from the Homes & Community Agency as do Housing Associations.
6. **Choose a developer**
We will be able to advise you about this and explain who would be most appropriate to develop the scheme for your village. You could visit an example of a scheme. Sometimes a Housing Association will approach you with a proposal if it has been offered a site for development. Contact us to help you deal with this situation.
7. **Obtain Planning Permission**
Allow the Housing Association to take the lead. CDA for Herts can help answer any questions at this stage. Be prepared to voice your comments on the design of the scheme. If possible, involve the wider community at this stage, perhaps through a public meeting.
8. **Build the Houses!**
.....Or enjoy watching them being built. Parishes feel great pride when they see their vision become a reality.
9. **Understand the nomination process**
To be eligible to be nominated, a household must have their name on your Local Authority Housing Register. Don't forget the people who have had to leave the parish but may wish to return to their own parish. It is important to explain that although people may not be high priority on the Housing Register, in the case of rural housing on exception sites, local connections will be the most important criteria, over-riding other factors.
10. **Celebrate!**
The day the tenants move into the newly-built houses is a day for celebration. All of those involved in the long and complex process of developing a scheme deserve to be recognised and praised...especially the Parish council who should be justly proud.