

# Practical considerations for the delivery of social and affordable housing in rural England

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# Rural context

- 85% of England's land mass is rural
- Home to 9.6m people or 17% of population = size of London
- Affordable housing need is 50% higher than in urban areas
- Only 9% of rural stock is affordable compared to 17% in urban areas
- In 2023-24 only 5,025 affordable homes were delivered in parishes of less than 3,000 population, of which only 649 were Rural Exception Sites
- Up to 93 years' waiting time for affordable housing in rural areas

"Mind the Gap: How Rural Communities are Falling Behind on Affordable Homes"  
(Arc4, Rural Housing Solutions, English Rural)



# Consequences

- Economic drag
- Ageing communities
- Weakened resilience



This year Hastoe completed  
9 affordable homes in Eltisley,  
South Cambridgeshire



This increased affordable housing  
provision in the village by 33%



Hastoe is near to completing 8 affordable homes in Curdridge, Hampshire

These homes are being prioritised for local people and will represent a c.20% uplift in affordable housing in the parish



# Recommendations

- Definition of Designated Rural Areas to extend to all parishes of 3,000 or fewer. Allow LPAs to secure affordable contribution on site of 10 or fewer dwellings.
- National Development Management Policy for Rural Exception Sites / Rural Exception Site PiP / Standardised S106 Agreements incl. Local Connection Criteria and MIP.
- Minor development threshold for Rural Exception Sites up to 20 dwellings.
- Unlock land – abolish CGT on sites sold for rural affordable housing.
- Rural target of min 10% in AHP and Devolution deals and rural grant uplift.
- Long-term funding for RHEs and community-led housing advisors.

# Thank you

Any questions?

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