



## CASE STUDY

# Hudswell, Richmondshire

**This community led housing project was based in Hudswell, Richmondshire.**

The Hudswell Community Charity (HCC) wanted to make the best use of the charity's assets by providing genuinely affordable homes for local people for generations to come.

HCC is a small almshouse charity owning 3 affordable rented cottages and 30 acres of farmland. HCC decided to use the reserves it accumulated from the rent of the cottages and a proportion of the farmland it owned to provide affordable rented homes in keeping with the design of other properties in the village.

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**Location:** Hudswell, Richmondshire, North Yorkshire

**Key aspects:** 2 houses and 1 bungalow – affordable rent (£498 – £540 pcm)

## Background

**Hudswell is a small village (population 250) between the Yorkshire Dales National Park and Richmondshire District Council.**

With the support of the Yorkshire Dales National Park and Richmondshire's Rural Housing Enabler, HCC trustees carried out a village housing needs survey and initial plans for five new terraced dwellings, later changed to three following consultation with the local community and the planning authority.

The trustees made good use of local expertise appointing a villager with a professional housing background as Secretary and securing some cost free design work from a local architect.

A £10,000 grant was secured from Locality which paid for planning and architects fees and other costs up to the planning permission stage.

With advice from Muckle Solicitors, Newcastle, the Trustees modified charity deeds to set up an incorporated body alongside the unincorporated charity to undertake the development and provide liability for the trustees.

The Charity Bank agreed to provide the loan finance of up to £250,000 and Richmondshire District Council provided grant aid of £40,000. Together with a contribution from the charity's reserves this provided sufficient funding to meet the build costs of around £360,000. A contract to build the properties was let to a local builder in December 2016 and work began on site in March.

In November 2017 the houses were completed and occupied by local people, either from the village of Hudswell or with a strong link to the village.

## Key points:

The Hudswell Community Charity benefitted from having financial reserves to attract other funding and having people with both a housing and financial background on its board. Hudswell is now beginning to think about another small housing scheme in the village.

Even small villages can go it alone with a community led housing scheme if they have the right people, access to land and a bit of money behind them.

**“ We felt that this new housing scheme was the best use we could make of the charity’s assets. We knew that there were people with strong connections to the village that could not afford to buy a home here. We had seen a previous attempt to provide so-called affordable houses fail, because they were simply sold on at the market price a few years later and one of them is now let as a holiday home. We were determined that we would provide homes for rent at a truly affordable price that would be available to local people for generations to come.”**

**- Martin Booth, Secretary,  
Hudswell Community Charity**

