



Homes rooted in community

How the Mulgrave Estate helped deliver affordable homes for Egton

The Story

In the heart of the North York Moors, ten new affordable homes are now helping local families stay close to the community they know and love. The development at Browns Wood Cottages, Egton, is the result of careful planning, strong local collaboration and forward-thinking from the Mulgrave Estate, working in partnership with the RHE programme, the Parish Council, Home Group HA and the North York Moors National Park Authority.

Built on a Rural Exception Site, the homes offer long-term affordable rent for people with strong local ties.

“These homes have helped local families stay in Egton – and have given the village a real boost.”

– Egton Parish Council

The Challenge

Back in 2009, a Housing Needs Survey identified 22 households in Egton parish with an immediate or near-future need for affordable homes. But finding the right site – and bringing the right partners to the table – would take creative thinking.

Mulgrave Estate owned land near the village and was open to supporting the community, but they also faced a challenge: several of their small farmsteads were being occupied by older estate tenants in ageing homes that were no longer fit for purpose. Due to historically low rents, there was little incentive for these tenants to move on, and the younger generation couldn’t take over the farms.

“We needed to help older tenants move into suitable housing – so the farms could be better managed for the future.”

– Mulgrave Estate representative

The Solution

The Rural Housing Enabler worked closely with the Estate, Parish Council and North York Moors National Park Authority to shape a win-win solution. By releasing land for ten new affordable homes:

- The Estate was offered nomination rights on four properties to rehouse older tenant farmers
- The homes remained subject to strict local occupancy policies
- Egton and neighbouring parishes were included in a 'cascade' system to prioritise people with strong local connections
- The Parish Council was kept informed throughout the planning process, with local residents consulted at every stage.

"Egton's success shows the power of collaboration - when stakeholders unite, they can create homes that truly reflect local needs and help to secure the future of vibrant, sustainable rural communities."

– **Katrina Carver**, Rural Housing Enabler



The Outcome

The homes were completed in early 2015 and are now managed by Home Group. All ten were advertised through North Yorkshire Home Choice and allocated to residents with local connections to Egton or surrounding parishes.

The new development includes:

- 7x two-bedroom houses
- 1x three-bedroom house
- 2x two-bedroom apartments.

Feedback from the Parish Council and local community has been overwhelmingly positive, with the new homes blending well into the village and offering much-needed opportunities for younger people and families.

A Model for the Future

The Egton project demonstrates how landowners, communities, housing experts and the local planning authority can come together to solve local housing challenges in a sustainable way. It's a model that could be replicated across rural North Yorkshire.

Contact the RHE team at ruralhousingenablers@northyorks.gov.uk

