



Tysoe Parish Council meeting 12th October, 2020

Social/Affordable Housing Working Group report

It is intended to propose that this group is made a sub-committee of the Parish Council. In anticipation of that minutes of two meetings held by the Group have been published by the Council.

On Monday 28th September Cllrs Roache and Tongue met with Neil Gilliver of Warwickshire Rural Housing Association to discuss how affordable housing may be delivered in Tysoe. The discussion predominantly revolved around the potential planning application expected to be submitted by Cameron Homes for the site immediately west of Sandpits Road. Mr Gilliver gave some very useful information on how such a scheme could be funded and how the affordable or social houses should be designed. Following that meeting a further meeting was sought with Cameron Homes and Henry Jervis, owner of the site.

On Wednesday 7th October Cllrs Roache and Tongue met, via Zoom, with two representatives of Cameron Homes (CH) plus Henry Jervis. CH confirmed that it was their intention to submit a planning application for 31 homes on the Sandpits Road site, 11 of these homes would be “affordable”. They would seek bids from housing associations to buy the affordable homes once completed and these would then be managed for the benefit of Tysoe residents or people with a strong connection to the village for the long-term. The affordable homes would take note of the needs identified in the Housing Needs Survey (Nov 2016) and would be made available on suitable tenures (social rental and shared ownership) and would be a variety of 1 and 2 bedroom homes. The affordable houses would be indistinguishable from the “market” houses in appearance and would be designed to a high standard. CH had already undertaken pre-application discussions with SDC and had received a favourable response to the affordable element of the proposed development.

No substantive discussions took place with CH regarding the overall application but an outline plan was presented. It was agreed that the PC would comment on the application once it had been formally submitted. CH said that they would

inform residents before the application was submitted so that they could view the documents.

Whilst the CH initiative appears to be one well worth pursuing and encouraging it has to be born in mind that CH are developers who will be making a considerable profit from this development. That is not to say that it may well provide the much needed small, well designed market homes that Tysoe needs and the affordable homes that there is clear need for. We will keep residents apprised of any further discussions that take place.

David Roache

Parish Council Social/Affordable Housing Group

7th October, 2020