

Parish Council meeting – 14th December, 2020

Affordable/Social Housing update

The Affordable Homes sub-committee met on 30th November, 2020. The minutes of that meeting will be published in due course.

Membership of the Committee comprises Cllr David Roache (Chair), Cllr John Tongue and Cllr Malcolm Littlewood.

Matthew Jarvis-Cleaver, a resident of Tysoe, has indicated that he would like to stand as a member of the Committee.

Proposal:

That Matthew Jarvis Cleaver be appointed as a Member of the Tysoe PC sub-committee for Affordable and Social Housing.

The meeting on 30th November discussed the potential development by Cameron Homes on two sites west of Sandpits Road. Their proposal is to build 30 homes 11 of which would be “affordable”.

Their proposal is that the affordable homes would be grouped together on the smaller of the two sites. Our understanding is that not all of these homes would meet the National Space Standards and that there would be no “additionality” – i.e. the homes would have no features beyond a normal standard and would therefore not attract any grant funding from SDC. Given that there is likely to be circa £400,000 of s.106 funding from the Meadow Lane development that will be earmarked for grant funding affordable homes in Tysoe for a 3 year period this is a disappointment. A Zoom meeting has been arranged for Wednesday 9th December in order to discuss with Cameron Homes what further options they might consider. It is understood that they will be submitting a formal planning application to SDC prior to Christmas.

SDC’s position is that for any “Market lead” development grant funding would only be made available if there was some form of additionality. This would include building more than the minimum requirement of 35% of the total homes in a development as “affordable”, or, building the affordable homes to a high specification by the inclusion, for instance, of eco-friendly heating

systems, high value insulation or building the homes to a larger scale than the minimum National Space Standard.

Another way of accessing the s.106 funding would be by way of a Community Lead scheme. This would require a site to be identified in the village and a Housing Association to be engaged to provide funding to build suitable affordable/social houses in the village.

Proposal

That the Affordable/Social Housing sub-committee be authorised to continue discussions with Cameron Homes in an effort to agree a development of affordable homes which would qualify for grant funding by SDC and to bring any matters back to the PC for ratification before agreeing with Cameron Homes.

Proposal

That the Affordable/ Social housing sub-committee be authorised to examine the feasibility of finding a suitable site for a Community Lead affordable housing scheme in the village.

Cllr David Roache

7th December, 2020