



MINUTES

Meeting of the Social/Affordable Housing Group, Tysoe Parish Council

Monday 28th September, 2020 2.00pm Fallowfield, Lower Tysoe

Present: Cllr David Roache (Chair), Cllr John Tongue, Neil Gilliver Warwickshire Rural Housing Association

Apologies: Cllr Alison Cross, Cllr Malcolm Littlewood

1. DR explained that he had had a conversation with Henry Jervis, owner of two development sites off Sandpits Road in Tysoe, and had been told that Cameron Homes, who have an option on the sites, were preparing a planning application for submission prior to the end of the year. They had previously indicated that an application for circa 30 houses including 11 affordables would be submitted.
2. NG then explained that in a developer-led scheme, which this would be, grant funding may be difficult unless the houses could be seen to be in some way exceptional – i.e. stone-built, eco-friendly etc.
3. NG emphasised that the mix of houses should conform with the need identified in the Housing Needs Survey conducted in November, 2016.
4. NG explained how a housing association would become involved. They would buy the houses from the developer once they were built and manage them on behalf of the parish using agreed criteria for their occupation. The housing association would raise funds to buy them but they would have to be truly affordable. S.106 monies would be made available from SDC if the homes complied with certain criteria. To be truly affordable the houses would have to be rented at 60%-70% of market rent.
5. NG was meeting with John Gordon of SDC on 2nd October to discuss affordable housing in the district and would raise the matter of Tysoe housing.
6. DR and JT agreed that it would be advantageous to meet with Henry Jervis and Cameron Homes to discuss the delivery of affordable homes as part of the application soon to be made. DR agreed to arrange for such a meeting.
7. The meeting closed at 3.30pm