



MINUTES

Meeting of Tysoe Parish Affordable Housing Committee

Meeting Type: Ordinary
Date & Time: 30 November 2020 at 19.00hours
Location: Zoom multi-user video software
Councillors Present: Malcolm Littlewood, Jane Millward, David Roache, Jacqui Sinclair John Tongue
In Attendance: Beverley Thorpe (Parish Clerk)
Members of the Public (MOP) 4

1. WELCOME and APOLOGIES

Apologies received from None.

2. TERMS OF REFERENCE

The terms of this Committee which is a sub-committee of the Parish Council and the terms of reference have been previously agreed by the Parish Council and were formally accepted. The Affordable Housing Committee is a recommending Committee where recommendations will be put to the Parish Council to be voted upon. Three Councillors must be present for the meeting to be quorate

4. ELECTION OF CHAIR

Cllr Littlewood proposed Cllr Roache, this was seconded by Cllr Tongue and all councillors present voted in favour.

5. AFFORDABLE HOUSING COMMITTEE

It was agreed that the Affordable Housing Committee would consist of Cllr Roache, Cllr Littlewood, and Cllr Tongue.

The Committee would like to actively encourage members of the public to join. If anyone would like to join would they please contact Cllr Roache or Beverley Thorpe. The Committee should ideally consist of seven members.

5. MINUTES

Cllr Roache asked for a volunteer to take brief minutes. Cllr Millward said that she would take the minutes this evening but felt that the task should be rotated around Committee Members.

6. AFFORDABLE HOUSING

Cllr Roache outlined the fact that we had a need in the village for affordable housing and whether that be rented social housing or affordable to buy housing is a bit of a moot point. This is in order to allow more elderly residents to downsize and to help young families into housing and stay in the village. All aware of the difficulties they have. Housing in Tysoe is expensive.

Cameron Homes have proposed a development on the site just immediately to the West of Sandpits Road. It is currently two sites. The large site which is behind the new houses on the Oxhill Road and a smaller site, where Henry Jervis currently has a metal barn. Henry Jervis is the owner of both sites and it is believed that an option has been given to Cameron Homes.

The outline from Cameron Homes is for 30 homes, 11 of which will be designated as affordable. That complies with Stratford District Council policy. Given an outline sketch of that development.

There are funds that will be available before too long, Section 106 funds. The development that has just been completed on Meadow Lane has a Section 106 attached to it of circa £400k which will be earmarked for Tysoe for a period of 3 years, for use to fund an affordable housing scheme.

The Cameron Homes proposal for the 11 homes is basic. It complies with SDC policy but on a minimal basis, most do not meet national standards in terms of space. They are small and there is no additionality which is a term used to consider whether a proposal goes beyond minimum requirements. At the minute SDC believe that the Cameron Homes proposal does not provide any additionality and therefore it would not attract any of that Section 106 funding. This is only available if there is additionality.

The types of matters that would make SDC deem the proposal to have additionality would be, for example, if Cameron Homes agreed to build 45% affordable, or triple glazing, or air sourced heat pumps etc.

At the minute there is no additionality and therefore no S106 funds.

The other way we could access for S106 funds would be for a 'Community led' scheme. The Cameron Homes Scheme is considered 'market led'. If a Community led scheme came forward it would be majority affordable housing with just a few market homes to help fund it. SDC would look at this slightly differently and it may qualify for using some of the S106 funds.

Unless we can change the Cameron Homes proposal it looks like the S106 funds might not get used in Tysoe. Cllr Roache therefore suggested this left to options open:

1. Discussions with Cameron Homes to try to get them to undertake some form of additionality who are in the process of putting their proposals together.
2. Undertake a Community led scheme ourselves. The stumbling block to this is finding a site that is suitable and the owner of the land agreeing to a development of that nature. David Roache could only think of one site that would tick those boxes and that is Feeoffee Farm which is a 30 acre site. For 10/12 affordable homes you would need no more than an acre at most. The Tysoe Utility Trust have so far not agreed that this land could be used for development.

Cllr Roache said that his own feelings were that it was worth having a discussion with Cameron Homes to see if they can be persuaded to amend their proposal to come into line with what we would be looking for. Parallel to that we could look for a site to persuade the owner to come up with a community led scheme.

The last housing need survey for Tysoe identified the need for 20 homes of varying types. The Cameron homes would only partially satisfy that need.

There was a short debate as to what might constitute additionality. There is no set criteria SDC would look at the factors, size of dwelling, sustainability etc. and make up their minds as to whether it was additionality or not. No hard and fast rules.

The floor was then opened for general debate and discussion. Cllr Tongue more interested in social housing than affordable. Cllr Tongue went onto say we could ask Cameron Homes to give us the site, rather than pay S106 funds, we could then use this for a Community led scheme?

A question was raised regarding the integration of affordable and market led houses.

Cllr Sinclair said that she did not think we could say to Cameron Homes that we might not support the application unless it was amended. Cllr Tongue felt that you do not actually need to say it, it would be implied. General discussion and then clarified that we can only object on planning grounds and nothing else.

There was also a debate about what constituted 'affordable housing'. In Tysoe house prices are expensive and therefore rental properties are expensive.

Cllr Sinclair asked a question about timing. Cllr Roache felt that a meeting should take place before the application went in. It is the view of this meeting that this is the best way forward.

It was agreed that a meeting would be arranged with Cameron Homes which would be attended by Cllrs. Roache, Littlewood and Tongue.

7. DATE OF NEXT MEETING

To be confirmed

8. CLOSURE OF THE MEETING TO THE PUBLIC AND PRESS

Cllr Roache closed the meeting at 19.45 hours.

Signed

Date

DRAFT