

Welcome

to residents of The Sibfords to this drop-in session to discuss the proposed Rural Exception Site at Hook Norton Road.

We have representatives here today from Oxfordshire Rural Communities Council (ORCC), Cherwell District Council (CDC), and GreenSquare. Please feel free to browse and leave any comments.



Housing need

In December 2013, a Register Of Interest in Affordable Housing Survey was conducted in Sibford Gower and Sibford Ferris to guide discussions regarding a potential affordable housing development on a Rural Exception Site.

12 individuals returned a survey. All but two were considered to be in need of affordable housing. That is, they would be unable to rent or buy on the open market or have significant financial difficulties in doing so. Nine individuals had a local connection to the Sibfords. Cherwell District Council defines 'local connections' as:

- living in the parish of The Sibfords for at least the previous five years;
- having permanent employment in The Sibfords;
- having at least 10 years previous residence in The Sibfords if not currently residing there;
- applicants over 60 or with a disability who need to move to The Sibfords to receive support on special medical grounds from relatives or friends currently living there; or
- having close relatives living in The Sibfords for a period of at least five years. Close relatives are defined as parents, children, siblings, grandparents or grandchildren (including step relatives).

Findings

In Cherwell District there are restrictions on the number of bedrooms that a household is considered eligible for, depending on the make-up of the household and whether the home is rented or purchased on a shared ownership basis. A household's needs would require full analysis through its Cherwell District Council Housing register application. Incorporating these criteria into the information supplied in the Register of Interest Survey gives a predicted tenure breakdown as follows:

Shared ownership

Two respondents expressed an interest in shared ownership property. From the information given, subject to further investigation, they may be able to afford the deposit and mortgage on a shared ownership property.

- **2 x 2-bedroom**

Shared ownership and/or rental

Four respondents expressed an interest in either a shared ownership or a rented property. From the information given, subject to further investigation, two may be able to afford the deposit and mortgage on a shared ownership property.

- **1 x 2-bedroom flat**
- **1 x 3-bedroom house**

Rental

Three respondents expressed an interest in a rented property. To this figure has been added the two from above who are unlikely to afford the deposit and mortgage on a shared ownership property. These five individuals would require:

- **1 x 1-bedroom flat**
- **1 x 2-bedroom flat**
- **2 x 2-bedroom bungalow**
- **1 x 2-bedroom house**

Cherwell District Council Housing

Register and local connections

On 17 January 2014, there were three applicants on the register with a local connection to The Sibfords. All of these lived in Sibford Gower.

These three applicants were in bands 1-3. The housing need was 2 x 1 bedroom and 1 x 2 bedroom.

Only two of the total respondents stated that they were on the Housing Register. The Rural Housing Enabler will write to the respondents who aren't register and advise them to register.

Following discussions with CDC Strategic Housing Enabler Officer on the 4 March 2014, the following mix has been put forward for the proposed Hook Norton Road Rural Exception Site:

Rent

- **2 x 1-bedroom 2 person**
- **2 x 2-bedroom 4 person home**

Shared ownership

- **2 x 2-bedroom 4 person home**

Open market

- **2 x 3-bedroom**

Rural Exception Site

Local connection criteria for nominations

How we will allocate the properties using local connection criteria to the Parish.

You must first apply and be accepted onto the Council's Housing Register.

Local connection criteria for The Sibfords

The Council shall nominate 100% of the initial and subsequent lettings to person or persons who are eligible under the Council's Allocation Scheme and have a local connection as defined below:

- ✔ Have lived in the parish of The Sibfords for a period of at least six out of the last 12 months continuously prior to acceptance onto the Housing Register.
- ✔ Previously lived in the parish of The Sibfords for three out of the past five years.
- ✔ Permanent employment within the parish of The Sibfords.
- ✔ Immediate family members, who have lived in the parish of The Sibfords for at least five years, where there has been frequent contact, commitment and dependency, immediately prior to the date of application.
- ✔ Have a special reason for needing to live in the parish of The Sibfords.

(Immediate family members are defined as parents, children, siblings, grandparents or grandchildren including step relatives, where there is evidence of frequent contact, commitment or dependency.)

Parish cascade

If the Council can't allocate all the properties to those who meet the local connection criteria above then they will be free to allocate to anyone who meets the same local connection criteria as above but lives in the cascade parishes of:

- Epwell • Shutford • Swalcliffe • Tadmarton • Hook Norton
- or any parish that The Sibfords Parish Council decide upon.

Second cascade

If the Council is unable to allocate all the properties to those with a local connection to the first or cascade parishes then the Council will be able to allocate to any eligible applicant on the Housing Register who has bid for the property(s).