

Affordable Housing Statement
Himley Village, Bicester, Oxfordshire

Countryside Properties (CPPLC) is promoting a housing scheme which is focused on meeting identified housing needs in Bicester at Himley Village.

Our housing proposal provides a mix of affordable house types and tenures as set out in the table below:

Tenure Split

House Type	Size – Social Rent (sqm)	Size – Shared Own (sqm)	Social Rent	Shared Ownership	Total
1B2P Maisonette	50	N/A	28	0	28
2B3P House	N/A	68	0	4	4
2B4P House	79	68	46	25	71
3B5P House	93	82	18	14	32
4B6P House	N/A	110	0	2	2
4B7P House	115	N/A	7	0	7
2B4P Bungalow	70	N/A	5	0	5
3B5P Bungalow	86	N/A	1	0	1
Total			105	45	150

The housing mix provides 150 new homes for social rent and shared ownership as part of a wider 500 unit development in line with Section 106 requirements. We have directly consulted with Cherwell District Council (CDC) Housing Department and they are in support of the proposed housing mix and tenure.

The housing mix has also been discussed and agreed with our Registered Provider (RP) partner Bedford Pilgrims Housing Association (bpha). bpha is a Registered Provider regulated by Homes England and has Investment Partner status with Homes England, they are also a preferred RP partner with CDC. They will acquire the affordable homes from CPPLC, under the terms and conditions of a land and build contract and will own and manage the affordable homes.

All the rented affordable homes will be let in line with Cherwell’s standard nomination agreement agreed with CDC Housing Department. The rented homes will be let in line with bpha’s standard housing tenancy agreement.

Regarding development standards the affordable homes will be developed to a specification agreed with bpha.

Subject to the scheme securing a satisfactory planning permission CPPLC plan to deliver the following programme:

- Planning Determination – September 2021
- Start on Site – September 2021
- Practical Completion of Affordable Homes – February 2024



In conclusion, the CPPLC proposal for the Himley Village site is a mixed tenure housing scheme focused on delivering a mix of house types and tenures formulated through an agreed Section 106 Agreement and endorsed by CDC which addresses demand and affordable housing priorities across the region.