

Upper Heyford.
Affordable Housing planning proposals.

Commitment:

The NOC is committed to delivering 30% affordable housing within the scheme in line with the Council's adopted policy:

'For outright sale, rent, shared equity, shared ownership or stair-casing to full ownership within the financial means of households that are otherwise unable to secure private sector housing for purchase or rent' (taken from 3.37 of councils SPG)

Mix:

This will consist of a range of different house and flat types, aimed at reflecting the mix required to meet the immediate need although consideration will have to be given to future house type need. The indicative affordable housing need is broadly the following:

- 36% 1 bed flats
- 18% 2 bed flats
- 18% 2 bed houses
- 20% 3 bed house
- 8% 4 bed houses

Tenure:

The council is seeking a range of social rented and intermediate tenures (shared ownership and shared equity) that will assist those that are unable to purchase or wish to become first time buyers but are unable to buy on the open market.

Nominations:

The council will seek to ensure that priority is given to those in housing need with a local connection with the area. Accordingly the council will receive 100% nominations on all first occupancies and 75% on subsequent occupation.

Design:

The affordable dwellings shall be built to the same high standards as the open market dwellings. They shall be 'tenure neutral' in that it should not be possible to identify the difference in tenure between the rented, intermediate and open market dwellings. As such they will be built using the same high quality bricks, doors, windows, roof tiles etc.

Management:

Of the affordable shall be undertaken by a provider accredited by the Housing Corporation. As such it is likely to be a housing association that has an excellent track record in housing management for all tenures.

Phasing:

Because there is a need to rehouse the existing residents early (in order that the site can be developed) it is anticipated that over 70% of the affordable provision shall be built prior to 50% of the open market provision. The remaining 30% affordable shall be built prior to the 90% of the open market being occupied.

Location:

The affordable shall be located throughout the development and not concentrated in a single area. It is likely to be built in 10-15 tranches subject to the decanting and reprovision of existing residents.

Funding:

The NOC has made a commitment that it will provide 30% affordable housing on this development. Moreover, the NOC will provide a minimum of 5% rented and 25% intermediate without recourse to public subsidy. Any public subsidy provided will increase the amount of rented upto an agreed target figure. This proposal is in line with the latest Housing Corporation requirements and expectations.

Standards:

All the dwellings shall be built to current Building Regulation standards and will achieve Eco Homes Very Good status. This will reduce the energy running costs for the occupiers as well as contribute to the sustainability agenda. If public subsidy is received then the affordable can be built to the prevailing Housing Corporation standards. The provision of a number of mobility dwellings will need to be identified for specific occupiers and incorporated within the development.

Mixed and balanced community.

The NOC is committed to creating a mixed and balanced community for the scheme. This will be achieved through a variety of house types, sizes, tenures and the ability of existing residents to remain on the development for the long term.