

Rural affordable homes in Ratley & Upton parish

Early in 2020 a local housing needs survey was undertaken on behalf of the parish council, and this identified a need for fourteen homes for households with a defined local connection to Ratley & Upton parish. The parish council has been offered a small piece of land in Edgehill (next to The Vicarage) in order that some of the identified need can be accommodated.

Warwickshire Rural Community Council (WRCC) and Warwickshire Rural Housing Association (WRHA) are supporting Ratley & Upton Parish Council in their wish to see local homes developed. Overleaf are two drawings showing a draft proposal for the site in Edgehill, and we would like to hear the views of the local community.

The following homes are proposed:

- 2 x 1-bed maisonette to rent
- 3 x 2-bed house to rent
- 1 x 3 bed house to rent
- 1 x 3-bed house for shared ownership (part rent part buy)
- 1 x 3-bed house serviced self build plot

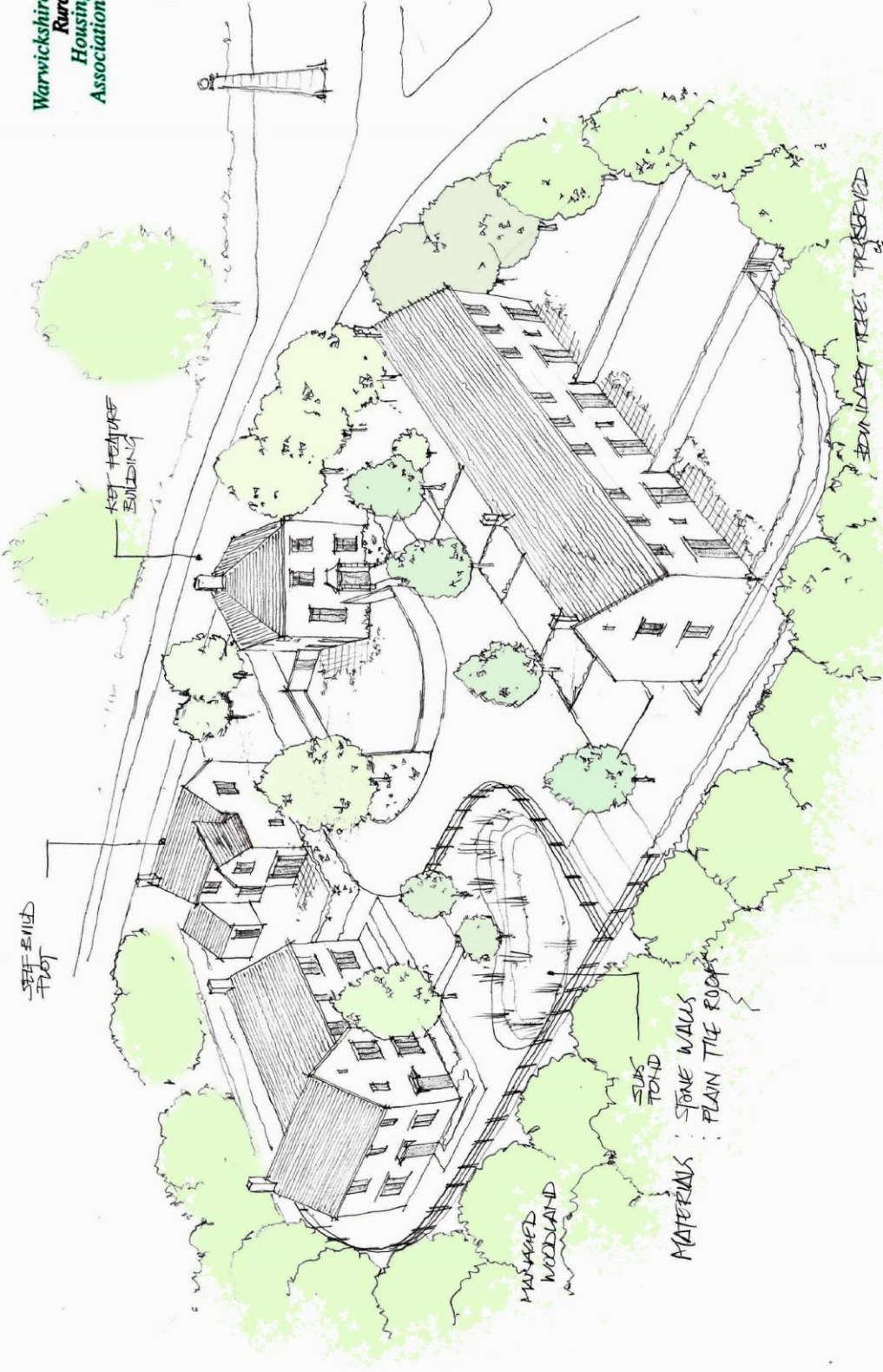
The properties will benefit from a S106 Agreement to retain the houses for local people and keep them affordable in perpetuity.

Local connection is as per SDC planning policy:

- currently live in the parish and have done so for the past 12 months, or
- previously lived in the parish for a period of not less than three years, or
- born in the parish, or
- currently work in the parish for at least 16 hours per week and have done so for the past 12 months, or
- close relatives in the parish (eg, parents, siblings, children) who have lived within the parish for a continuous period of not less than three years

The rent and shared ownership homes will be managed by WRHA, who have a proven local record of providing rural affordable homes for local people.





NEW AFFORDABLE HOMES SKETCH PERSPECTIVE VIEW

EDGEHILL

Please provide comments no later than 10th April 2021:

- Write to WRCC Housing, Warwick Enterprise Park, Wellesbourne CV35 9EF
- Email housing@wrccrural.org.uk
- Comment online at www.smartsurvey.co.uk/s/Edgehillconsultation

What is affordable housing?

It is housing provided for people on lower incomes who are unable to meet their housing needs in the general housing market. The affordable rented housing is owned by a housing association and rented at a weekly rate affordable to people on low incomes.

Shared ownership homes are partly purchased by the resident and partly owned by a housing association. A deposit and mortgage is required for the share to be purchased (usually starting at 50%) and subsidised rent is paid on the remaining share. Rural shared ownership homes are retained for local people as outright purchase is not permitted. The homes can be provided at affordable levels as the housing association can receive grant funding towards the development costs.

Who will be allocated the new homes?

The homes are allocated through the district council and the housing association. They will decide who is in the greatest need out of those who have a local connection and have expressed an interest in the new homes. Neither the parish council nor the landowner are involved in the selection process. Verification of local connection is undertaken by the housing association.

What is 'local needs' housing?

There are planning regulations in place that allow 'local needs' housing under certain circumstances and providing the following criteria are in place:

- the parish council supports the development
- it will be kept affordable for local people
- it is supported by up-to-date evidence, such as a housing needs survey

Any planning application would also be subject to approval from planners in the normal manner including highways, services, ecology, archaeology, and landscape.