

COMBE PARISH COUNCIL

Minutes of the Public Meeting held on Wednesday 8<sup>th</sup> June 2011

Present:

Michael Green – Chairman  
Elena Softley – Vice Chairman  
Paul Williams  
Celia Adamson  
Simon Oliver  
Julia Sharpe - Clerk

Apologies:

Gillian Oldfield - District Councillor  
Neil Owen – County Councillor

Members of the Public – 12

| Item   | Action |
|--|--------|
| <p>Lesley Sherratt, Head of Housing, West Oxfordshire District Council attended the meeting to outline the eligibility criteria and allocation process for the new affordable housing development in Stonesfield Road, Combe.</p> <p>Lesley made the following points:</p> <p>The houses will be owned by Vale Housing Association and allocated by West Oxfordshire District Council</p> <p>They will firstly be allocated to people with a local connection to Combe which is defined as:</p> <ol style="list-style-type: none"><li>1. A current resident for 12 months</li><li>2. Has previously lived in the village for 3 years</li><li>3. Has been employed in the village for 12 months</li><li>4. Has a family connection</li></ol> <p>And</p> <ol style="list-style-type: none"><li>1. Has points awarded under Council's the WODC normal points scheme.</li></ol> <p>If there are insufficient people with a Combe connection the second phase would be to look at people who have a connection to the second parishes of Stonesfield and Long Hanborough and then to the third phase of Finstock, Northleigh, Wootton and then the rest of Oxfordshire.</p> <p>Of the 8 properties</p> <p>6 will be for rental, 2 of which will be for Blenheim employees or retired employees<br/>2 will be for share-ownership.</p> <p>The rented units will comprise of</p> <p>2 x 1 bedroom flats<br/>3 x 2 bedroom houses<br/>1 x 3 bedroom house.</p> <p>The shared ownership units will comprise of</p> <p>2 x 2 bedroom houses.</p> |        |

The value of the shared ownership properties will be the market value at the time that they are completed, which is expected to be early March 2012. People can purchase from between 40% up to a maximum of 80%. The rent for the remainder is then no more than 2.5% of the unsold equity.

The rent for the other properties will be based on the current social rent which is subsidised and is roughly 50 – 60% of the market rent.

Properties will be allocated as follows:

1 bedroom properties – to single people or couples.

2 bedroom properties – to pregnant single women/ couples, families with 1 child or 2 children of the same sex, single people with live in carer's siblings.

3 bedroom properties – families with 2 or 3 children.

Allocation of the properties will begin about 2 months before they are completed.

All interested parties in either rented or shared ownership should register NOW.

At this time the type of a properties tenure cannot be changed ie. Those for rental will always be for rental and those for shared ownership will remain shared ownership.

People wishing to sell shared ownership properties firstly have to offer them for sale to people on the WODC list but if they are unable to sell they could then offer them on the open market.

Questions from the public:

Q – Is this an isolated development or a site for further development?

R – The only reason that this development is going ahead is because of the established local need. Not aware of any plans for further development of this site at this time.

The Chairman noted that this was the first indication that 2 of the properties were for Blenheim employees or retired employees only.