

Copythorne Parish Council Annual Parish Meeting

Affordable Housing Development Potential in Copythorne: Current Position

14th March 2017

Cllr. Simon Lucas on behalf of the
Copythorne Parish Council AHWG



Copythorne Parish Council

Affordable Housing (AH) Development Potential in Copythorne

Contents

- Purpose of the presentation
- A Brief Note About The Copythorne Parish Council Affordable Housing Working Group (AHWG)
- A very brief summary of the development work since 2012
- Current Housing Needs data (October 2016 NFDC sourced)
- The Parish Council's 5 Principles (October 2014)
- Current position and the 3 sites now under consideration
- Issue to be addressed before any further consideration of the sites and next steps
- Forum



Copythorne Parish Council

Affordable Housing (AH) Development Potential in Copythorne

Role of the Affordable Housing Working Group (AHWG)

- Group Established to manage the process – getting from
 - A: the original 2012 (and reasserted in 2014) decision to examine the potential, to
 - B: a position where the Parish Council can decide whether or not it wishes to proceed with the formal investigations for the development of a scheme
- The AHWG was formed by the Parish Council in November 2015
- The AHWG does not have, as a group, a position for or against on any development
- Our current Partners working with us are:
 - Hampshire Alliance for Rural Affordable Housing – HARAH
 - English Rural Housing Association – ERHA
 - New Forest District Council – NFDC
 - New Forest Villages Housing Association Ltd. – NFVHA



Copythorne Parish Council

Affordable Housing (AH) Development Potential in Copythorne

Brief Summary

- Affordable Housing on the Council's agenda since 2012
- Subject of considerable debate since late Summer 2014, when community survey report was considered by the Council - pre-condition principles minuted and communicated (see next slide)
- AHWG formed to steer progress of consultation comprising Cllrs. Reilly, Coombs and Lucas
- Consultation Plan created which included an Exhibition on 28th January 2016 – attended by over 500 people; An Open Forum and a written consultation (both postponed - see below).
- Postponement of process then agreed in February 2016 due to the potential impact of the new proposed Housing Act
- Re-started in September 2016, by Parish Council as Housing Act had no definitive impact
- Original 27 sites reduced to 9 at point of Exhibition 28/1/16
- Following further work by Partners, now reduced to 3 sites



Copythorne Parish Council

Affordable Housing (AH) Development Potential in Copythorne

Current Housing Needs Data – NFDC October 2016

- **Band A** - Live or work-base in the parish for longer than 10 years, or longer than 10 years previously, or a designated key-worker performing an essential service for the local community
- **Band B** - Live or have their work-base in the parish for longer than 5 years, or longer than 5 years within the last 15 years, or parents, siblings or adult children live/d in the parish for 10 years or longer.
- **Band C** - Live or have their work-base in the parish for longer than 2 years, or longer than 2 years within the last 15 years, or parents, siblings or adult children live/d in the parish for 10 years or longer.

Copythorne/Bartley	A	B	C
1 bed	10	6	2
2 bed	15	5	2
3 bed+	3	1	2
<u>SUB TOTALS</u>	<u>28</u>	<u>12</u>	<u>6</u>
<u>TOTAL</u>	<u>46 *</u>		

* 2014 survey total 37



Copythorne Parish Council

Affordable Housing (AH) Development Potential in Copythorne

Copythorne Parish Council Principles (October 2014)

The Principles below were formulated to ensure that the wishes of the Parish Council were adhered to within any proposed development planning. No development could take place unless it conformed to the following:

1. People with connection to the Parish;
2. Section 106 Agreement to ensure all units rental 'in perpetuity';
3. No shared ownership;
4. Maximum of 15 Units / on at least 2 sites;
5. Fixed Term rental agreements
6. No further AH approach to the Parish for 10 years after any development



Copythorne Parish Council

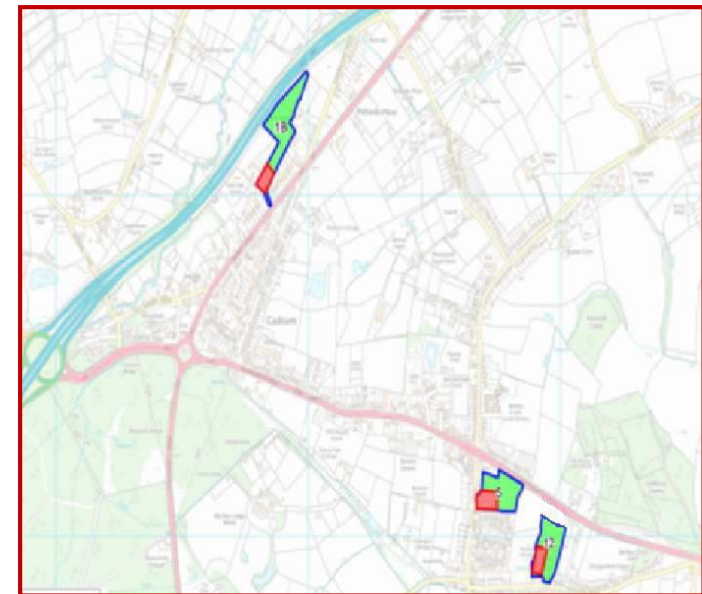
Affordable Housing (AH) Development Potential in Copythorne

Current Position / Remaining 3 Sites for Consideration

- Development of new Exhibition for 3 sites / report and Feedback Sheet in hand – CPC Meeting on 28/2/17
- Some corrections needed, now in hand / completed
- Need for a further Parish Council decision on Principles – (see later slide)

The 3 Sites:

- Sites remaining are:
 - Site 1B – Uncle Tom’s Cabin Land
 - Site 5 – Land off New Inn Lane
 - Site 12 – Land off Chinham Road – Poultry Farm
- All 3 are confirmed by owners/agents as available
- Possible approximate development areas shown in red



Copythorne Parish Council

Affordable Housing (AH) Development Potential in Copythorne Issue to be Addressed – Before Proceeding to any Further Consultation

- 5 Principles: No. 2 - Rental of all units:
 - Since 2012, grants to provide 'leverage' for debt to build Affordable Housing have been reduced
 - No longer any grants
 - Housing Associations now develop approximately one unit per 7 for sale to provide leverage
 - EHRA build small bungalows to provide for 'downsizing'
 - Therefore, in any development of 8 units approx. one would be sold – schemes already under way
- Parish Council needs to consider if it wishes to adapt Principle 2 to reflect this – will do on 28/03/2016 Meeting*
- If no agreement, then further decision will need to be made as to whether or not to proceed with any further work.*

** Post presentation note: the final nature of any new information on funding contained within report and decisions required will be notified in the meeting agenda for the Parish Council on 28th March 2017, in the light of the issues raised during discussions at the Annual Parish Meeting on 14th March 2017.*



Copythorne Parish Council

Affordable Housing (AH) Development Potential in Copythorne

Discussion / Forum



Copythorne Parish Council Annual Parish Meeting

Affordable Housing Development Potential in Copythorne: Current Position

14th March 2017

Cllr. Simon Lucas on behalf of the
Copythorne Parish Council AHWG

