

**Outline**

Stinsford Parish Council recognize the importance and necessity of affordable housing in rural areas. Affordable housing seeks to provide housing for those people whose housing needs are not met by the open market.

Any Parish Council policy will be within the framework of WDDC Local Plan 2015.

Affordable housing must seek to reflect local areas and community needs and as a rural parish, with a dispersed population, the type, location and provision of affordable housing may be markedly different to what is provided in an urban area.

Affordable housing can contribute to the sustainability of communities through wider use of amenities, schools, pubs, churches shops etc. whilst minimising vehicle usage for local workers.

**1.0 Identifying Housing Need**

1. Through WDDC
2. Local consultation/community engagement.
3. Direct application to the parish council
4. Priorities for those with local connections/jobs
5. Businesses and employers

**2.0 Types of Housing**

1. Not noticeably different and integrated into neighbouring development
2. Bungalows/semi-detached/terraced/detached – value for money and cost implications of design choices.
3. Family dwellings/ no.s of bedrooms /single occupancy
4. Sheltered housing – disabled adaptation
5. Construction methods: timber frame, conventional, pre-fabrication – cost considerations
6. Appropriate to existing communities and local character/arch. Styles – Conservation Areas.

**3.0 Housing Tenure**

1. Social and/or affordable rented; provided by registered providers and regulated by the HCA
2. Intermediate housing; shared equity, leasehold/sale or reduced price sale
3. In both tenure types, continuity of affordability must be secured for future occupants.
4. WDDC seek 70% rental and 30% intermediate from the total no. of affordable housing units
5. Secure tenancies

**4.0 Management of Housing**

1. Partnerships with Housing Associations, Local Authorities, HCA.
2. Community Land Trusts – either existing or set up solely for Stinsford Parish
3. Securing future affordability, trustees

**5.0 Location**

1. Within existing settlements, brownfield/greenfield sites.
2. Access to transport and local infrastructure
3. Rural exception sites?

**6.0 Funding**

1. Central and local government grants
2. Housing Associations
3. Gifts of land or lower value land/challenging non-commercial sites
4. As part of an open market development – possibly using CIL/affordable homes payments received from developers, cross-subsidy from open market to affordable