

Where will affordable homes be built?

Once a need for housing has been established a site will need to be identified from contact with willing landowners. In small rural communities, “exception” sites, currently agricultural land, may be used for the benefit of the local community. This means that the site would not normally get planning permission for a residential development, but if there is a proven local need for affordable housing, with local households given priority to live in the homes, an exception is made to the planning policy. The land for exception sites is valued higher than its original agricultural use but significantly less than private residential use, therefore helping to make the new homes more affordable.

Once a site has been identified, the ORHP will liaise closely with the Parish Council and local people throughout the design and construction process to ensure the successful integration of the new homes into the local landscape and community.

Who can apply for affordable housing in Oxfordshire?

People wishing to live in these homes will need to register on the local District Council’s Housing Register. This applies whether the homes are for rent or shared ownership.

Affordable properties in rural areas are almost always built under Section 106 of the Town and Country Planning Act 1990. This means that you must have a local connection to the parish to be able to qualify for a new home. Local connection can be defined in a number of ways such as the amount of time a person has lived or worked in the village. Your District Council can give specific advice.



ORHP Partners:

District Councils:

Cherwell District Council	01295 252353
South Oxfordshire District Council	01491 823347
Vale of White Horse District Council	01235 520202
West Oxfordshire District Council	01993 861010

Oxfordshire Rural Community Council:

Rural Housing Enablers	01865 883488
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Registered Social Landlords:

Cottsway Housing Association
Oxford Citizens Housing Association
Soha Housing
Sovereign Housing

The Project Team:

Contractor:

Leadbitter Construction Ltd

Architects:

Sovereign Architectural Services
Isis Architects

Employers Agent:

Fry Binks Partnership

For further advice and information please contact your local Council or the Rural Housing Enablers.

You can also visit our website at www.orhp.org.uk

Providing Homes for Rural Communities



www.orhp.org.uk

Who are we?

Founded in September 2003, the Oxfordshire Rural Housing Partnership (ORHP) was established to maximise the opportunities for rural communities across Oxfordshire to benefit from new housing and to assist people who cannot afford to buy or rent from the open market.

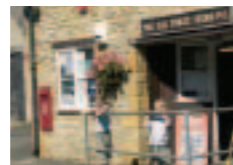
The ORHP was originated by the four rural Oxfordshire District Councils. They selected a consortium, consisting of four Registered Social Landlords (RSLs) who currently provide affordable housing in Oxfordshire, to develop and manage the new homes.

Together with the Oxfordshire Rural Community Council and with funding support from the Housing Corporation, the main objective of the ORHP is to deliver 500 new affordable homes in villages with a population of less than 3,000 over a period of 5 years. The ORHP has selected a locally based Contractor and Consultants with an understanding and experience of developing in rural localities and who have demonstrated a commitment to working with local communities to deliver new sustainable homes.



“Many of Tackley’s young people have left the village because they are unable to afford local house prices. New affordable homes to rent or part-buy which allow people to remain in the village have been, and will continue to be, of immense value in maintaining a balanced and vibrant community”

Richard Banbury, Chairman Tackley Parish Council



The aims of the partnership

The ORHP works closely with Parish Councils to assist local people to continue to contribute to the future sustainability of their villages. We wish to improve the experience of delivering housing for new residents, for landowners who can bring forward suitable sites and for the existing community who value their homes and the area in which they live.

ORHP’s key aims are:

- To provide high quality affordable homes which meet the needs of the people in rural communities.
- To contribute to the development of strategies affecting rural housing within Oxfordshire.
- To involve local communities in all aspects of the development and management of new homes.
- To develop locally distinctive designs that respect the character of the local environment and that are flexible to meet changing circumstances.
- To seek innovation and increased efficiency in the development process.
- To increase the range of households which can be helped by offering options for rent and Shared ownership.
- To facilitate access to local training and employment opportunities in construction.



How will my village benefit from affordable housing?

In many villages there is a shortage of affordable housing for local people. This means that people from your village may not be able to continue living and contributing to village life because they are unable to afford their own home in the area. In some villages this has led to the closure of local amenities such as village schools, shops and pubs.



Gordon Cutting drives the Charlbury to Witney bus and lives in Charlbury with his partner Deanna. When they were expecting their first baby, they realised their accommodation was not suitable and so they put their names down on the District Council’s Housing Register. When they were contacted with the option to rent a brand new house on this development in Charlbury;

Gordon said, “It was brilliant news, we were finally going to be able to have our own home and it was going to be a brand new house.”

Deanna said, “When we first saw the house we felt like kids at Christmas. We were able to choose some of the fittings and finishings ourselves which has made the house feel very individual.”

Is there a need for affordable homes?

At the request of the Parish Council, and with help from the Rural Housing Enabler employed by the Oxfordshire Rural Community Council, a housing needs survey will be carried out amongst the residents living in the Parish. This will identify whether there is a need for additional affordable homes and is a critical step before considering any new development.

