# **Affordable Housing Update 04.09.2023**

Following the EGM on 21.08.2023, and some useful, constructive input from some of the parishioners in attendance, Ellesborough Parish Council have drafted a proposed Local Connections Policy as part of the S106 agreement. This is the policy that sets out the criteria that must be met in order to be considered an applicant for one of the homes.
The proposed policy will be worded as follows: -

*"That it will be upon completion of the Development and at all times subsequent allocate the Affordable Units (and shall not refuse to allocate an Affordable Housing Unit to any person solely on the grounds that in the view of the owner the Affordable Housing units available is larger than or otherwise in excess of the needs of that person) only to Eligible Persons who are considered by the Owner to be in need of Affordable Housing and who in descending order of preference:*

1. *Live in the Parish of Ellesborough for at least the last 2 years*
2. *Work in the Parish of Ellesborough for the last 2 years*
3. *Have a close family (parent/sibling/Grandparent) connection with someone living in the Parish of Ellesborough for the last 5 years.*
4. *Have lived in the Parish of Ellesborough but needed to move away within the last 5 years due to the lack of affordable housing.*
5. *Single people that meet the criteria above*

*The points above will then cascade out to the neighbouring parish to repeat points 1-4 (Kimble, Great Hampden and Great Missenden), after this connection criteria have been explored the homes will become general let."*

In this case, 'the owner' is Hastoe Housing Association.

Some reference has been made to the Kimble Affordable Housing scheme, and their local connection policy, which Ellesborough Parish Council used as a foundation to draw from. The Kimble Local Connection Policy is as follows: -

*"That it will upon completion of the Development and at all times subsequently allocate the Affordable Housing Units (and shall not refuse to allocate an Affordable Housing Unit to any person solely on the grounds that in the view of the Owner the Affordable Housing Unit available is larger than or otherwise in excess of the needs of that person) only to Eligible Persons who are considered by the Owner to be in need of Affordable Housing and who in descending order of preference:
4.2.1 have immediately prior to such allocation been ordinarily resident within the Parish for a minimum of 5 years; and/or
4.2.2 have immediate family who have been ordinarily resident in the Parish for a minimum of 5 years immediately prior to such allocation
4.2.3 have been ordinarily resident in the Parish for less than 5 years
4.3 if upon any Affordable Housing Unit comprised in the Development becoming available for occupation whether on practical completion of the Development or at any time subsequently the Owner is unable to fill any vacancy arising in accordance with the terms hereinbefore mentioned then the Owner shall be entitled to allocate any vacant Affordable Housing Unit to Eligible Persons who in respect of the adjoining Parishes of
4.3.1 Ellesborough,or:
4.3.2 Longwick-Cum-Ilmer"*If anyone wishes to see a copy of the full S106 document for the Kimble homes, this can be requested from the clerkFurther to this, some headed terms of a construction management plan were also drafted. Points gathered were: -

*-Best endeavours to be in place to prevent construction vehicles being parked outside of the site on the main road
-Construction works to be within the hours 7.30-6pm Monday – Friday, 8am – 2pm on Saturday
-Materials and heavy good vehicles to be discouraged from accessing the site before 9.15am and not after 3pm to avoid peak traffic movement
-Dust management controls to be put in place. Wheel washing controls at the entrance to the site and on tool extraction to be used.
-Site compound location to be agreed to reduce impact of neighbours
- Waste Management, Site Security, Noise and Light Pollution were also factors to be included.*Ellesborough Parish Council are still seeking input to both the construction management plan and the terms of the Local Connections Policy, so if you have any points or concerns you would like to raise, please contact the clerk on clerk@ellesborough-pc.gov.uk before Friday 15th September. Alternatively, you are able to attend the next parish council meeting on Monday 18th September to raise your points in the public open forum.

|  |
| --- |
|  |
|  |
|  |
|  |
|  |