

# Residential – New Housing Mix

## What is this about?

What mix of new homes should be included in the new developments e.g. starter homes, homes suitable for downsizing

What priority policies should direct who is eligible for an 'Affordable Housing'.

## Background

The NDP enables the Mortimer community to have a very strong influence on the mix of new homes e.g. type, numbers.

## What will it mean to me?

The mix of houses on new developments will considerably affect who can live in the village and can find a home appropriate for their circumstances. The provision of affordable housing will assist people, who might not be able to afford to live in the village, to either stay in the village or move into the village. This would influence the make-up of the residents. For example at the moment there are fewer young people of working age than for the rest of Berkshire.



## Specific Considerations

The National and West Berkshire policies require that a certain percentage of new homes have to be 'Affordable Housing' defined as housing for households whose needs are not met by the market because their income is not enough to afford market rate prices (a fuller explanation can be found on the hand outs). The need for 'Affordable Housing' will be determined by a 'Housing Needs Survey' to be conducted by the Parish Council.

What mix of home types should be provided enabling local people to stay in the village throughout their lifetime as their needs change (e.g. starter homes and homes suitable for older people downsizing) is an important consideration when determining the housing mix.

The NDP on behalf of the Parish Council will determine what percentages for each type of new home is right for Mortimer by means of a 'Housing Needs Survey' involving all households in Mortimer to be undertaken in the next few months.



## The Options

All new 'Affordable Housing' will be prioritised for

- ❖ Resident in the parish.
- ❖ A member of an existing family living in the parish.
- ❖ Presently employed in the parish.
- ❖ Previously employed in the parish but forced to move away because of the lack of affordable housing.
- ❖ Prioritised jobs and professionals (e.g. teachers, firemen)

## Example NDP policies

New developments *shall contain a mix of home types and tenures of housing enabling local people to stay in the village throughout their lifetime as their needs change providing suitable starter homes and for older people to downsize. The range and number of types of houses shall be that determined by a housing needs survey.*

*The 'Affordable Housing' stock will be allocated according to the priorities determined by the Mortimer community as set out in this NDP or as changed by community vote from time to time.*

## Pros and Cons

Selecting priorities for allocation of affordable homes facilitates Mortimer deciding who has approved for allocation.

Not having a priority list the responsibility for allocation of homes resides with West Berkshire.

## Discussion Sessions

Sat 21<sup>st</sup> Feb 10–12am

Sat 2<sup>nd</sup> Feb 2–4pm

Thu 26<sup>th</sup> Feb 7 – 9pm

Sun 1<sup>st</sup> Mar 11am–1pm

## ***Please use postcard***

*Please use the postcard to express your views on the Residential Mix of Housing Options*