

Tewkesbury Borough Council Analysis of Housing Need / Availability of Affordable homes in each location

4 Severn Way, Apperley (1 x 3 bed house)

Affordable stock numbers are high in this location and while housing need is identified the Borough Council considers the remaining stock to be sufficient.

2 Glebe Cottages, Hawling (1 x 3 bed house)

The Borough Council has no registered need in this area and recognises that investment in more sustainable locations such as Winchcombe, Bishop's Cleeve and Alderton which have adequately replaced stock numbers over recent years.

3 Cleeve View, Stoke Orchard (1 x 3 bed house)

This area is an identified area of housing need but generous delivery of new affordable units in the village over recent years has adequately met past need and additional homes to be developed at Banady Lane by the end of 2016 will meet the current and projected small need housing need.

42, 44 and 50 Church Lane Toddington (3 x 3 bed houses)

Toddington is an area of high property values and thus a lack of affordability and as such the loss of 3 fairly sized units here is significant. The Borough Council recognises however the high costs of tackling the current disrepair and in addition the housing waiting list demand in this area is not for this house type. The council thus welcomes the opportunity to work with SVHS to utilise any proceeds in adjoining sustainable locations to meet the identified need more effectively.

5 Tythe Terrace, Winchcombe (1 x bed house)

While an area of relatively high demand the remaining stock numbers are significant and additional units have increased supply in this area. Over the last 8 years, there have been 200 new lets and re-lets of affordable rented homes in Winchcombe; the majority of which being for 1-bed and 2-bed accommodation.

There is a significant requirement for 1-bed accommodation in Winchcombe with an age breakdown as follows:

Age	Number of households registered for 1-bed housing in Winchcombe
Under 35	19
Age 36 – 59	19
60+	12
Total	50

The final 10 new build completions to come through from development in Winchcombe (between May 2016 and August 2016) are:

- 1-bed flat = 5
- 2-bed flat = 2
- 2-bed house = 1
- 3-bed house = 2

1 Orchard Cottages / 4 Orchard Cottages, Wormington (2 x 3-bed houses)

There is some registered housing need in this locality and this area, the parish of Dumbleton, is one in which affordability is of particular concern. The council notes that the disposal of these properties would leave 5 affordable homes in the village which is an adequate supply to meet identified need. Furthermore the housing need in Dumbleton shows a requirement for small accommodation namely 1-bedroomed houses or bungalows and not 3 bed houses.

A recent opportunity to provide affordable housing (6 dwellings) from a market-led development was proposed in this locality but was rejected at planning committee and further dismissed at appeal.

Proceeds of this sale would be directed to re provision and the Tewkesbury Borough Council Strategic Housing and Enabling Officer would seek to work proactively with the Rural Housing Enabler at GRCC and SVHS to identify a potential scheme to maintain levels of affordable homes in this part of our borough.