

Affordable Housing Statement

Land south of Burford Road, Minster Lovell

Affordable Housing Statement

Outline planning permission for the development of up to 140 dwellings (Use Class C3) including means of access into the site (not internal roads) and associated highway works, with all other matters reserved (relating to appearance, landscaping, scale and layout)

Land south of Burford Road, Minster Lovell

Catesby Estate plc

November 2022

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Introduction

Section 1

- 1.1 This Affordable Housing Statement is prepared by **Tetlow King Planning** (TKP) on behalf of **Catesby Estates plc**. It examines the need for affordable housing in the West Oxfordshire District Council ("WODC") administrative area (where the application site is located), as well as the local need for affordable housing in Minster Lovell Civil Parish.
- 1.2 Planning permission is sought for "*Outline planning permission for the development of up to 140 dwellings (Use Class C3) including means of access into the site (not internal roads) and associated highway works, with all other matters (relating to appearance, landscaping, scale and layout) reserved*".
- 1.3 The proposed development includes 40% (up to 56 dwellings) on site affordable housing provision. The proposed tenure split will be 66% rented affordable (up to 37 dwelling), 25% First Homes (up to 14 dwellings) and 9% shared ownership (up to 5 dwellings), which meets the requirements of the West Oxfordshire Local Plan 2031 (2018) and the Affordable Housing SPD (adopted 2021). The proposed affordable housing will be secured by way of a Section 106 planning obligation.
- 1.4 Providing a significant boost in the delivery of housing is a key priority of the Government's National Planning Policy Framework (July 2021). Having a thriving active housing market that offers choice, flexibility and affordable housing is critical to our economic and social well-being.
- 1.5 This Affordable Housing Statement considers the need for affordable housing and the contribution that the proposed development can make towards meeting the affordable housing needs of the WODC administrative area and of Minster Lovell Civil Parish. It concludes that there is a genuine and acute need for the proposed affordable homes now and that planning permission should be granted promptly.
- 1.6 The Statement takes account of a range of affordable housing indicators as well as consideration of national planning policy, performance against plan requirements, affordability issues, and the Council's own corporate objectives.

- 1.7 In undertaking this work, reliance has been placed upon data obtained through a Freedom of Information (“FOI”) request which is included at **Appendix TKP1a** to this Statement. The request was submitted on 01 June 2022 and a full response was received on 16 June 2022.
- 1.8 Data in this report has also been utilised from an FOI response received from the Council in relation to another site. The request was submitted on 08 April 2022 and a full response was received on 10 May 2022. This FOI response can be viewed at **Appendix TKP1b**.
- 1.9 This statement comprises the following four sections:
- Section 2 reviews relevant Development Plan policies and other material considerations relevant to the site;
 - Section 3 provides analysis of affordable housing needs and delivery performance;
 - Section 4 sets out a range of affordability indicators; and
 - Section 5 provides our conclusions and recommendations.

The Development Plan and Related Policies

Section 2

Introduction

- 2.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.2 The statutory Development Plan for the WODC administrative area is made up of West Oxfordshire Local Plan 2031 (September 2018).
- 2.3 It is noted that work on the Oxfordshire Plan 2050 will end, with the Local authorities unable to agree where and how many houses will be built in the county.
- 2.4 Other material considerations relevant to this application include the Affordable Housing SPD (October 2021) and the draft Developer Contributions SPD (November 2020). The Council has also produced a number of corporate documents which support the provision of affordable housing at the corporate level.
- 2.5 In addition to the above there is also guidance of the Government, which is considered below.

National Planning Policy Framework (July 2021)

- 2.6 The revised NPPF was last updated on 20 July 2021 and is a material planning consideration. It is important in setting out the role of affordable housing in the planning and decision-making process
- 2.7 It sets a strong emphasis on the delivery of sustainable development. Fundamental to the social objective is to *“support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations”* (paragraph 8).
- 2.8 Chapter 5 NPPF (2021) focuses on delivering a sufficient supply of homes, in which paragraph 60 confirms the Government’s objective of *“significantly boosting the supply of homes”*.
- 2.9 The NPPF (2021) is clear that local authorities should deliver a mix of housing sizes, types and tenures for different groups, which include *“those who require affordable*

housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes” (paragraph 63).

- 2.10 It places a great responsibility on all major developments (involving the provision of housing) to provide an element of affordable housing. Paragraph 65 establishes that *“at least 10% of new homes on major residential developments be available for affordable home ownership”*.
- 2.11 Affordable housing is defined within the NPPF (2021) glossary as affordable housing for rent (in accordance with the Government’s rent policy for Social Rent or Affordable Rent or is at least 20% below local market rents), Starter Homes, discounted market sales housing (at least 20% below local market value) and other affordable routes to home ownership including shared ownership, relevant equity loans, other low-cost homes for sale (at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).

Planning Practice Guidance (March 2014, Ongoing Updates)

- 2.12 The PPG was first published online on 6 March 2014 and is subject to ongoing updates. It replaced the remainder of the planning guidance documents not already covered by the NPPF and provides further guidance on that document’s application.

The Development Plan

West Oxfordshire Local Plan 2031

- 2.13 The West Oxfordshire Local Plan 2031 (“LP”) was adopted in September 2018 and sets out an overarching framework to guide new development across the district over the 20 year period between 2011 and 2031.
- 2.14 Paragraph 1.1 on page 6 of the Plan explains that the Local Plan focusses on key issues of *“greatest significance”*, these include *“housing affordability, climate change and the need for economic growth.”*
- 2.15 Section 2 provides the context for ‘West Oxfordshire in 2016’. Paragraph 2.19 and 2.20 of section 2 on page 12 explains:

“In terms of housing affordability house prices in West Oxfordshire are above the national average and this reflects its location in a desirable and relatively prosperous County. Prices in West Oxfordshire remain below the county average,

which is skewed by very high prices in Oxford City and South Oxfordshire in particular.

The housing affordability ratio shows the relationship between house prices and income. In 2015 the ratio for West Oxfordshire was 10.35¹, considerably higher than the national average (7) and only slightly lower than Oxford City (11.56). This means that even the cheapest properties in West Oxfordshire are around 10 times the lowest incomes. As of 1 April 2015 there were around 1,440² households on the waiting list for affordable housing.”

2.16 Paragraph 2.51 on pages 16 and 17 bring together the profile of the district and background information which identifies a number of strengths, weaknesses, opportunities and challenges for the district. Relevant weaknesses listed that relate to the delivery of affordable housing in West Oxfordshire are:

- *“House prices higher than the national average and very high in some areas”; and*
- *“A predominance of larger properties exacerbates problems of housing affordability”*

2.17 Section 3 sets out a vision for West Oxfordshire, page 20 explains that in 2031:

“The housing needs of current and future residents will have been met through the provision of a range of high quality housing developments in accessible, sustainable locations including affordable housing. The provision of a broad range of house types will have met the needs of a range of different age groups including families and those wishing to self-build. A better balance of house types will have helped to rebalance the current predominance of larger properties and improve affordability...New affordable housing for local families and development specifically to meet the needs of older people will be delivered to help maintain the vibrancy of rural communities” (emphasis added).

2.18 Pages 22 to 24 set out a number of core objectives across a number of topic areas. Under the topic of ‘Strong market town and villages’ the LP states that *“For rural communities to be sustainable they must have access to affordable housing, good employment opportunities and services and facilities”*

¹ The ONS reports that the median house price to average income in WODC increased to a ratio of 11.4 times earnings in 2021.

² The Council's FoI response (**AppendixTKP1b**) confirms that as at 31 March 2022 there were 3,039 households on the Housing Register. More than double the number of households than in April 2015.

- 2.19 Further, under the topic of ‘*Meeting the specific housing need of our communities*’ paragraph 3.6 on page 22 explains:

“A key role of the Local Plan is to ensure that future housing needs are met. There also needs to be a greater choice within the local housing market to help achieve a better balance of property types and meet the needs of those who cannot afford to buy or rent suitable market housing.” (Emphasis added).

- 2.20 Section 5 of the plan addresses the theme of ‘*Providing new homes*’. Paragraph 5.3 on page 41 explains:

“A particularly important issue for West Oxfordshire, due to relatively high house prices, is the need to deliver more affordable housing to assist those who are unable to buy or rent suitable accommodation on the open market.” (Emphasis added).

- 2.21 **Policy H2: Delivery of New Homes** on pages 46 and 47, set out that new dwellings will be permitted on undeveloped land adjoining built up areas such as Ducklington where convincing evidence is presented to demonstrate that it is necessary to meet an identified housing need.

- 2.22 The supporting text to policy H2 states at paragraph 5.51 that:

“the Oxfordshire SHMA (2014) identified a need for 274 affordable homes each year (excluding existing commitments). Further evidence commissioned by the Council more recently identifies a very similar level of affordable housing need. Increasing the number, type and distribution of affordable housing for both rent and subsidised sale is therefore a key priority for West Oxfordshire.”

- 2.23 **Policy H3: Affordable Housing** on page 52, requires qualifying developments to make provision for affordable housing as a proportion of market homes proposed on the basis of which value zone the qualifying site falls within:

- High value zone (50%);
- Medium value zone (40%); and
- Low value zone (35%).

- 2.24 The application site falls within the 40% medium value zone which is in line with the affordable housing offer included within the application proposals. It is important to take account of the fact that the affordable housing policy is drafted to capture a benefit and is not needed in mitigation or to ward off a harm.

- 2.25 Pages 141 to 166 sets out the profile and policies for the ‘Witney sub-area’. Paragraph 9.2.4 on page 143 explains the housing situation in Witney:

“Property prices are relatively high (although not as high as some parts of the District) and there is considerable housing need with about 550³ households on the housing waiting list having identified Witney as their preferred location. The County Council has also identified Witney as its priority location for the provision of specialist housing for adults with care and support needs.”

- 2.26 Paragraph 9.2.24 on page 146 provides a summary of the key issues in Witney, those relevant include:

- “• Property prices although not as high as some parts of the District are still high compared to the national average;*
- There is a high level of affordable housing need with Witney being the preferred location for almost half of the Council’s housing waiting list”*

- 2.27 Page 295 sets out how ‘Policy H3 Affordable housing’ will be delivered and monitored, it identifies the following 5 policy indicators and 2 policy targets:

Indicators	Targets
<ul style="list-style-type: none"> • <i>“Total number of affordable housing permissions / completions in district per annum.</i> • <i>Proportion of total housing completions that are affordable.</i> • <i>Proportion of total housing completions that are affordable by sub-area.</i> • <i>Changes in housing need including the extent of the Council’s waiting list.</i> • <i>Affordable housing commuted sums secured for schemes of 6-10 units within AONB.”</i> 	<ul style="list-style-type: none"> • <i>“Affordable housing target to vary by zone ranging from 50% in the high value zone, to 40% in the medium value zone and 35% in the low value zone.</i> • <i>A corporate target has been set of delivery of 400 affordable homes in the period 2015 – 2018 and at least 800 in the period 2015 – 2020.”</i>

³ The Council Fol response (**Appendix TKP1b**) indicates that as at 31 March 2022 this figure has increased by 97% to 1,084 households.

Other material considerations

Emerging Local Plan Review

2.28 The councils latest Local Development Scheme published in October 2022 sets out that the council are intending to produce a new Local Plan, the LDS sets out the following Local Plan timetable:

- Informal engagement (Regulation 181) – August 2022 – August 2023
- Publication of pre-submission draft Local Plan (Reg 19) – Sept 2023
- Submission of pre-submission draft Local Plan (Reg 22) – December 2023

Affordable Housing Supplementary Planning Document (SPD) 2021

2.29 The Affordable Housing SPD was formally adopted on 27 October 2021. The SPD provides an overview of existing affordable housing need (SHMA/LP 274 pa figure) and provision in the district, also providing guidance on the application of Policy H3 of the Local Plan. It is noted that the SPD relies, in part, on the emerging Oxfordshire Plan 2050 Regulation 18 consultation, which as we now know has ceased production.

2.30 Paragraph 1.1.1 of the Preface to the SPD on page 5 states:

“The delivery of more affordable homes is a key priority for West Oxfordshire District Council as set out in the Council Plan 2020 – 2041 and the West Oxfordshire Local Plan 2031.

2.31 The SPD indicates at paragraph 1.1.2 on page 5 that *“there are currently 3,074 households on the District Council’s affordable housing register”*.

2.32 Paragraph 1.1.4 on page 5 sets out seven objectives which the SPD seeks to achieve, these are:

- *“To provide clear and transparent guidance on the application of Local Plan Policy H3 and Core Objective 6 (CO6) to assist those proposing developments to make successful planning applications and improve the delivery rates of affordable housing in West Oxfordshire.*
- *To deliver a better balance between the affordable housing need and the supply of affordable accommodation with particular reference to location, housing mix and tenure type proposed on developments.*

- *To improve the quality and range of affordable housing options available within the District.*
- *To ensure that new affordable housing addresses the climate change emergency.*
- *To secure improved housing affordability through the provision of a broad range of different forms of affordable housing.*
- *To promote new and innovative approaches to the delivery of affordable housing.*
- *To help sustain and improve the vitality, vibrancy and quality of life of local communities.”*

2.33 Section 2.3 on page 8 of the SPD sets out objective 7 of then emerging Oxfordshire Local Plan 2050 consultation document:

“7. To meet Oxfordshire’s housing needs, including affordable housing, and to ensure that housing delivery is phased appropriately to support the needs of our communities.”

2.34 Paragraph 2.3.3 on page 8 of the SPD further expands on the then emerging Oxfordshire Plan 2050 Regulation 18 consultation documents commentary on affordable housing delivery, it explains:

“In recognition of the evidence pointing towards a ‘very significant scale of need for affordable housing in Oxfordshire’ the consultation document identifies a preferred policy option which seeks to ensure maximum levels of affordable housing are delivered on new residential sites across Oxfordshire with detailed issues on specific requirements and tenure mix remaining a matter for individual Local Plans.”

2.35 Section 2.4.1 on page 8 reflects the contents of West Oxfordshire Local Plan 2031, which *“identifies a significant need for new affordable housing”* of 274 units per year on the basis of the 2014 SHMA.

2.36 Sub-section 4.1 addresses ‘Affordable housing need’. Paragraph 4.1.1 on page 20 explains that the 2014 SHMA identifies a need for 600 homes per year over the plan period up until 2031, with 274 of these being affordable homes.

2.37 Paragraph 4.1.2 on page 20 presents the findings of Oxfordshire Growth Needs Assessment (“OGNA”) (2021) which was produced to support the then emerging Oxfordshire Plan 2050, it explains:

“the median cost of a home was 10.4 times income in 2019 with Oxford being ranked as one of the UK’s least affordable cities. The OGNA report estimates a need for almost 3,200 new affordable homes per year across Oxfordshire to 2030.”

2.38 Paragraph 4.1.3 on page 21 reflects on the 2021 OGNA stating:

“Increasing delivery of the number, type and distribution of affordable housing for both rent and subsidised sale is therefore a key priority for West Oxfordshire.”

2.39 Paragraph 4.1.4 on page 21 indicates the intention of Policy H3 contained within the West Oxfordshire Local Plan 2031:

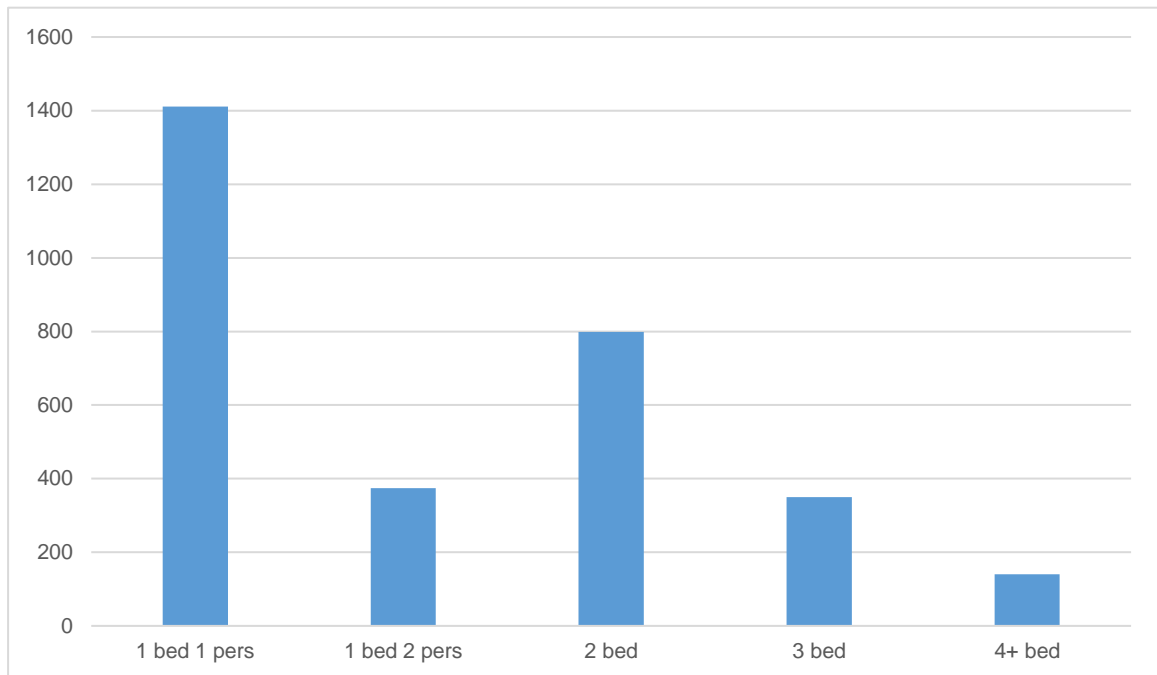
“Policy H3 of the West Oxfordshire Local Plan 2031 seeks to secure an increase in the supply of affordable homes by increasing the number of developments which support affordable housing and increasing the number of affordable homes on those developments.”

2.40 Paragraph 4.1.6 on page 21 acknowledges the Housing Register as an affordable housing indicator:

“In addition to the level of affordable housing need identified in the SHMA (2014) and more recent OGNA report (2021) the Council’s housing register provides an up to date indication of affordable housing need in the District.”

2.41 Paragraph 4.1.7 on page 21 breaks the housing register down by preference for property sizes, as shown in the Figure 2.1 below.

Figure 2.1 District wide total number of applicants 3074 (28 Sept 2021)



Source: Affordable Housing Supplementary Planning Document (SPD) 2021

- 2.42 Sub-section 4.2 addresses the ‘*Current affordable housing provision – supply and type by location*’. Paragraph 4.2.1 on page 22 explains:

“Delivery of both affordable and market housing in West Oxfordshire has fluctuated since the start of the Local Plan period 2011. The lower rates of affordable housing delivery in the early years can be attributed to a number of factors including wider economic conditions, development viability and national policy changes.”

- 2.43 Paragraph 4.2.3 on page 3 of the SPD indicates that the increase in affordable housing completions “*demonstrates the positive approach to affordable housing by WODC and we will continue to seek innovative ways of working with developers to increase both the number and speed of affordable homes delivered across the District.*”

- 2.44 Section 5.0 addresses ‘*Future Affordable Housing provision in West Oxfordshire*’. In doing so sub-section 5.1 on pages 26 to 27 provide a summary of the application of Local Plan Policy H3.

- 2.45 Sub-section 5.2 addresses ‘*The size of affordable homes needed*’. Paragraph 5.2.1 on page 28 explains:

“The existing housing stock in West Oxfordshire is dominated by larger properties and the Council’s aim is to redress this imbalance by providing smaller family homes for younger households and those wishing to downsize.”

2.46 Paragraph 5.2.2 on page 28 reflects the 2014 SHMA findings which provide an indication of the size of affordable dwellings needed for the period 2011-2031:

- “1-bedroom 28.4%
- 2-bedroom 34.7%
- 3-bedroom 30.4%
- 4+ bedroom 2.6%”

2.47 Paragraph 5.2.3 explains how this indicative affordable housing size mix is set out in West Oxfordshire Local Plan:

- “65% one and two-bedroomed homes
- 35% three and four-bedroomed homes”

2.48 Paragraph 5.2.5 on page 29 goes on to explain:

“Further intelligence on the size of affordable homes needed in West Oxfordshire is provided by the Council’s Choice Based Lettings database which shows that of those registered in need of affordable rented accommodation, the greatest requirement is for 1-bed properties (54%) and 2-bed properties (29%)”

2.49 Sub-section 5.3 addresses WODC’s ‘Preferred Tenure Mix’. Paragraph 5.3.2 on page 30 explains:

“As an indicative starting point, the West Oxfordshire Local Plan 2031 highlights a significantly greater need for rented accommodation than for the various forms of intermediate housing, with a ratio of 2:1 in favour of affordable rented homes. This is however a general guide only and the precise mix will be determined on a case by case basis. Further guidance is provided below.”

2.50 Paragraph 5.3.3 on page 30 acknowledges high property prices throughout West Oxfordshire, stating:

“Due to the high property values in West Oxfordshire, access to affordable housing is a key challenge with the highest level of need being for rented accommodation.”

2.51 Paragraph 5.3.7 on page 30 goes on to explain the council stance on social rent in West Oxfordshire:

“The West Oxfordshire Local Plan 2031 makes no specific reference to the provision of social rent in West Oxfordshire, however as it represents the most

‘affordable’ type of rented affordable housing, the District Council is keen to facilitate the provision of social rent wherever possible within the District to provide a balanced mix of options and to increase affordability.”

2.52 Paragraph 5.3.19 of the SPD clarifies that *“In accordance with Government policy, the District Council will seek to ensure that a minimum of 25% of affordable housing units secured through developer contributions comprise First Home”*.

2.53 Paragraph 5.3.24 provides examples to illustrate the Council’s approach on affordable tenure mix when incorporating the government’s mandatory 25% First Homes requirement.

West Oxfordshire District Council Developer Contributions Supplementary Planning Document Draft for Consultation (November 2020)

2.54 The draft Developer Contribution SPD was consulted on between 9 November 2021 and 21 December 2020. The purpose of the Developer Contribution SPD is to set out WODC’s approach to securing new and improved infrastructure in order to support growth in the District.

2.55 Section 7 addresses development ‘*Viability*’, paragraph 7.4 on page 18 explains that as West Oxfordshire Local plan was adopted in September 2018 and that:

“The Council’s starting point is that planning applications will be assumed to be viable and it will be for individual applicants to demonstrate that there are particular circumstances to warrant a bespoke viability assessment in support of a particular application.”

2.56 Section 8 of the SPD deals with ‘*Affordable and Custom/Self-build Housing*’. Pages 21 to 23 sets out Policy H3 of West Oxfordshire Local Plan. Paragraph 8.3 on page 21 explains that:

“The West Oxfordshire Local Plan 2031 recognises that housing affordability is a key issue in the District. As of February 2020, there were 2,042⁴ households on the Council’s waiting list for affordable housing in the form of rental properties. Increasing the number, type and distribution of affordable housing for rent and subsidised sale is therefore a key priority of the Council.” (Emphasis added).

⁴ The Council’s Fol response (**Appendix TKP1b**) confirms that as at 31 March 2022 there were 3,039 households on the Housing Register.

- 2.57 Paragraphs 8.4 to 8.9 on pages 22 and 23 explains how West Oxfordshire Local Plan Policy H3 seeks to secure the delivery of new affordable homes in throughout WODC, including how developer contributions for affordable housing will be sought.
- 2.58 Appendix 1 on page 66 indicates that a Section 106 agreement is the primary mechanism to be used when securing affordable housing contributions.

Corporate Documents

West Oxfordshire District Council Plan 2020 to 2024

- 2.59 The WODC Plan 2020 to 2024 sets out the Council's key priorities and shows how the council intends on supporting local communities and delivering local services.
- 2.60 Page 3 sets out six themes which make up the Councils Vision for West Oxfordshire. Theme '5. *Meeting the Housing Needs of our Changing Population*' sets a vision of:
- "Securing the provision of market and affordable housing of a high quality for the wide range of householders making their home in West Oxfordshire."*
- 2.61 Page 8 expands on theme five of the vision (as set out above), in doing so the Plan sets out 8 action points, those relevant include:
- *"Ensuring an adequate overall supply of housing to meet identified needs including those in need of affordable housing."*
 - *Measures to increase the number of affordable housing units delivered annually, including the promotion of innovative housing solutions, so that we can reduce the housing waiting list.*
 - *Investigating a new West Oxfordshire living rent to ensure that affordable homes are truly affordable for local people and key workers.*
 - *Using the planning system to ensure that new developments provide a range of housing products, including low-cost home ownership models, and the right size and flexibility of properties and property types to meet the current and future needs of our residents.*
 - *Increasing the rate of delivery on larger strategic sites through proactive planning and the use of appropriate mechanisms (planning performance agreements and planning conditions), work with infrastructure providers, and sustainable methods of construction where appropriate."*

2.62 Page 8 goes on to present 3 measures of success in relation to theme five, those relevant include:

- *“Our performance against meeting the housing needs of our communities: number of successful affordable housing allocations; number of temporary accommodation units available to the Council; number of empty homes within the District.”; and*
- *“The Council’s annual monitoring will include: five-year housing land supply measurement; total numbers of new dwellings; additional affordable housing units constructed”.*

Preventing Homelessness Strategy 2018 – 2023

2.63 The Preventing Homelessness Strategy 2018-2023 sets out the context of homelessness across WODC, including a three Strategic Priorities which seek to prevent homelessness. The Strategy covers a five-year period from 2018 until 2023.

2.64 The introduction to the strategy on page 3 explains the issue and impact of affordability in the District:

“The rural nature of the District and high housing costs means households are also affected by affordability issues which impacts on levels of homelessness and our ability to prevent and relieve homelessness in West Oxfordshire...The factors expected to have the greatest impact on homelessness services in West Oxfordshire over the life of this strategy are welfare reform, supply of affordable accommodation and the Homelessness Reduction Act 2017.”

2.65 On pages 4 and 5 of the Strategy it set out three priorities. Priority 2 seeks to ‘Secure accommodation for homeless households’, it recognises that *“a key step to ending homelessness is the adequate provision of good quality, affordable housing across all tenures.”*

2.66 Priority 3 seeks to ‘Provide support for homeless households’ acknowledging that *“Every household is unique, for many households, a roof over their head is only one aspect of a solution that will allow them to live independently in a home of their own that they can afford.”*

2.67 Page 7 sets out the existing tenure split in the district:

“About 71% of the 48,116 homes in the District are owner occupied, 12% of housing is affordable and 17% is privately rented.”

- 2.68 Page 7 goes on to set out the councils housing target of 2,700 new homes between April 2018 and April 2023, this includes a varying affordable housing requirement that averages at 40% across the District. Page 7 also sets out a series of facts which present the local context for West Oxfordshire, those relevant include:

“The median house sale price in the District is £310,000 compared to £311,000 in the South East and £242,286 in Great Britain.

There are just over 2,650 applications registered on the waiting list for affordable housing.

The Council can expect to nominate to around 270 vacancies per year, including transfers between dwellings.”

- 2.69 Page 8, explains WODC local needs and issues notably it explains the consequences of high house prices and land values in comparison to modest incomes:

“High house prices and land values coupled with relatively modest local income levels and a buoyant private rented sector at high rental levels has led to a severe shortage of affordable accommodation for local people.”

- 2.70 Furthermore, page 8 goes on to explain how the absence of affordable housing in rural locations has led to people *“drifting into the larger towns away from any local support networks from family and friends.”*

- 2.71 The private rental sector in West Oxfordshire is discussed on page 17, and identifies that the PRS is *“increasingly the tenure of choice for many, particularly for those who are unable to afford to buy their home.”* It states that at the time of the 2011 census 17% (6,700 homes) of the market in West Oxfordshire was made up of private rents, this figure is expected to have grown since then.

- 2.72 Page 17 also sets out the impacts of the continued freeze on Local Housing Allow, it explains:

“The continued freeze on Local Housing Allowance will create even more pressures on low-income households trying to access and remain in the private rented sector should private rents continue to rise. It is therefore anticipated that the loss of private rented accommodation could remain the main cause of homelessness in the district”

Oxfordshire's Strategic Vision for Long-Term Sustainable Development

2.73 Oxfordshire's Strategic Vision for Long-term Sustainable Development is a strategic vision document prepared by Oxfordshire's Growth Board which is comprised of the key strategic partners and six Oxfordshire Council:

- Cherwell District Council
- Oxford City Council
- South Oxfordshire District Council
- Vale of White Horse District Council
- West Oxfordshire District Council
- Oxfordshire County Council

2.74 A number of success measures for Oxfordshire by 2050 is presented on page 4, it states:

"If we are successful, by 2050 Oxfordshire will... have energy efficient, well-designed homes, sufficient in numbers, location, type, size, tenure and affordability to meet the needs of our growing economy, young people, residents and future generations."

2.75 The Strategic Vision goes on to set out 11 "Guiding Principles". Guiding principle 6 on page 14 states the council's intention to deliver homes that meet the needs of its residents:

"We will deliver homes that meet the needs of current and future generations."

We will promote the development of new homes that will add to the vitality and vibrancy of our communities while positively contributing to our collective wellbeing. We will tackle the significant challenge of housing affordability in Oxfordshire by delivering more truly affordable homes both for rent and home ownership, and we will deliver homes that allow people to live healthily, happily and independently in their old age. The emphasis will be on place-shaping."

Conclusion

- 2.76 It is TKP's opinion that the evidence set out within this section clearly highlights that within adopted policy and a wide range of other plans and strategies, providing affordable housing has long been established as, and remains, a key priority for WODC.
- 2.77 Given the recognised need for affordable housing across the district, the application proposals provide an affordable housing contribution which would contribute significantly towards the requirements of West Oxfordshire Local Plan Policy H3.

Affordable Housing Needs and Past Delivery in West Oxfordshire and Minster Lovell

Section 3

Affordable Housing Needs

Oxfordshire Strategic Housing Market Assessment (2014)

- 3.1 The Oxfordshire Strategic Housing Market Assessment (“SHMA”) was prepared by GL Hearn on behalf of the Oxfordshire authorities (Cherwell, Oxford City, Vale of White Horse, South Oxfordshire) to inform the production of their respective Local Plans.
- 3.2 The SHMA covers a 20 year period from 2011/12 to 2030/31. The SHMA sets out an objective assessment of housing need, including for affordable housing.
- 3.3 The SHMA was updated in 2018 in respect of housing need in Oxford City only.
- 3.4 Section 6 of the SHMA assesses the need for affordable housing in accordance with guidance set out in the Planning Practice Guidance. The assessment includes consideration of:
 - The existing backlog of affordable housing need (primarily from those households in unsuitable accommodation and unable to afford alternative accommodation on the open market);
 - Newly arising need, from newly forming households in affordable housing need and from existing households falling into affordable housing need;
 - The supply of affordable housing being made available through re-lets (and re-sales in the case of intermediate housing).
- 3.5 The SHMA takes into account the assumption that households unable to afford market housing should not be spending more than 35% of gross income on housing costs adding that the figure of 35% is upwards from the 25% start point as suggested in the now superseded 2007 DCLG SHMA Guidance (Paragraph 6.17).
- 3.6 The assessment of affordable housing need covers the 18-year period from 2013/14 to 2030/31. This is two years fewer than the SHMA’s overall assessment of affordable housing need, and two years fewer than the overall Plan period.

- 3.7 Table 54 of the 2014 SHMA calculates the estimated level of affordable housing need per annum, **identifying a net need for 274 new affordable homes each year in the district between 2013 and 2031**, equivalent to 4,932 affordable dwellings over the 18-year period.
- 3.8 The West Oxfordshire LP acknowledges this figure at paragraph 5.51 and is discussed in detail below.
- 3.9 The SHMA goes on to consider the tenure split of the affordable housing provision in the Oxfordshire authorities. Table 60 shows that in West Oxfordshire, there is a need to deliver 10.8% shared ownership or shared equity dwellings; 25% affordable rented housing; and 64.2% social rented housing.
- 3.10 The SHMA sets out concluding remarks in respect of affordable housing need, and the implications for the authorities that are preparing their Plans. Paragraph 6.79 states that *“There is thus a significant need for new affordable housing in Oxfordshire and we therefore consider the Councils are justified in seeking to secure the maximum viable level of affordable housing.”*

Oxfordshire SHMA Partial Updates – Reports to West Oxfordshire District Council (July 2016 and November 2016)

- 3.11 Following the suspension of the emerging West Oxfordshire LP in January 2016, a ‘Partial Update’ to the 2014 Oxfordshire SHMA was published in July 2016. In November 2016, a further revised version of the July 2016 Update was published to help inform the reconvened emerging Local Plan examination and to take account of new demographic data.
- 3.12 The November 2016 Partial Update largely follows that of the July document, however, assesses the impact of addressing current need over different time periods but excludes current committed supply. Over the remainder of the plan period (15 years), the net annual need figure increases to 275 affordable homes per annum.
- 3.13 As acknowledged in paragraph 5.51 of the West Oxfordshire LP, the annual affordable housing need figure identified in the November 2016 Partial Update (275 net affordable homes per annum) is very similar to that identified by the 2014 SHMA (274 net affordable homes per annum). As such, the annual need figure of 274 net affordable homes is carried forward as an annual affordable housing delivery target in the West Oxfordshire LP.

- 3.14 In applying the basic needs assessment model in its calculation of affordable housing need, the 2014 SHMA repeatedly utilises data taken from the Council's Housing Register, including the number of homeless households from the Housing Register, the number of households in temporary accommodation and data pertaining to 'other groups'.
- 3.15 All of which illustrate that the Council has placed a heavy reliance upon the accuracy of the data contained within its Housing Register as a component part of calculating the need for 274 net affordable homes per annum which has been transposed into the adopted West Oxfordshire LP as a proxy affordable housing target at paragraph 5.51 of the reasoned justification to Policy H3.

The Role of the Private Rented sector

- 3.16 TKP dispute the role of the Private Rented Sector ("PRS") in meeting affordable housing needs. The PRS is not and should not be considered as affordable housing under the definition of affordable housing in the 2021 NPPF (Annex 2).
- 3.17 Seeking to justify its inclusion in the 2014 SHMA (as the council has done) is in TKP's opinion inappropriate and only seeks to dampen down the actual need for affordable housing. Consequently the 274 per annum figure can only be described as a minimum figure.
- 3.18 In summarising the needs for affordable housing across the Oxfordshire sub-region, the 2014 SHMA states that *"in considering the true dynamics in the affordable sector, it is important that the role played by the private rented sector (PRS) is recognised, particularly insofar as it provides adequate and affordable housing when supported by the Local Housing Allowance (LHA)"* (paragraph 6.81).
- 3.19 Here, the 2014 SHMA considers that the PRS makes an important contribution to housing those households who claim housing benefit. It states that *"in this regard, our evidence shows that in Oxfordshire the private rented sector makes a potentially significant contribution to meeting affordable housing needs with an estimated 1,416 lettings per annum in the sector to claimants supported by LHA"* (paragraph 6.81).
- 3.20 Whilst the 2014 SHMA later acknowledges that *"the private rented sector is not a recognised form of affordable housing"*, and that this would be a local policy decision for each Council to decide (paragraph 6.82), the study nevertheless factors in reliance upon PRS housing within the assessment of affordable housing need.

- 3.21 This was highlighted within the Inspector's report in the planning appeal on the land surrounding Sketchley House, Burbage where the Inspector summarised that:

"I do not accept that the private rented sector should be regarded as an appropriate alternative to the provision of affordable housing in the long term, although it may serve as an essential 'stop-gap' for some in housing need; the security of tenure is different, and the safeguards offered by local authorities or Registered Social Landlords are usually absent. Nor does it seem sensible to limit the provision of affordable homes in Burbage to those now living there and seeking such housing" (paragraph 11.23).

- 3.22 Similarly, the Inspector's Preliminary Conclusions on the Eastleigh Local Plan 2011 – 2029 (**AppendixTKP2**) clearly states at paragraph 29:

"There is no justification in the Framework or Guidance for reducing the identified need for affordable housing by the assumed continued role of the PRS with LHA. This category of housing does not come within the definition of affordable housing in the Framework. There is not the same security of tenure as with affordable housing and at the lower-prices end of the PRS the standard of accommodation may well be poor".

- 3.23 It goes on to say:

"The availability of accommodation within the PRS where households are in receipt of the LHA is outside the control of the Council, being determined by the willingness of private landlords to let to tenants in receipt of the LHA. The operation of the LHA is determined by the government... Accordingly affordable housing needs in Eastleigh Borough are at least 509 dpa and would be higher if a more cautious approach were taken to the proportion of income which it is assumed is reasonable to spend on housing.

- 3.24 The councils Preventing Homelessness Strategy 2018 – 2023 also acknowledges this issue stating on page 17 that:

"The continued freeze on Local Housing Allowance will create even more pressures on low-income households trying to access and remain in the private rented sector should private rents continue to rise. It is therefore anticipated that the loss of private rented accommodation could remain the main cause of homelessness in the district. Equally, it will become even more challenging for our housing service to find homes in the private rented sector for households who are homeless or threatened with homelessness."

- 3.25 The PRS is in TKP's opinion not a suitable substitute for affordable housing and does not have an equivalent role in meeting the housing needs of low-income families. It is highly pertinent that in the revised NPPF, PRS housing is not included within the Annex 2 definition of affordable housing.
- 3.26 Given that the 2014 SHMA has already relied on the PRS when calculating the net affordable housing requirement, in TKP's view there is a strong case to suggest that the true net affordable housing need for WODC is significantly greater than 274 affordable dwellings per annum.
- 3.27 It is also worth noting that the 2014 SHMA was prepared prior to the implementation of the updated Annex 2 definition of affordable housing in the revised 2018 NPPF (now July 2021 version). The calculation of need within the 2014 SHMA therefore does not make provision for the range of affordable routes to home ownership included within the current definition of affordable housing.
- 3.28 If these households were also to be factored into the calculation of affordable housing need it is likely that the net affordable housing need figure for WODC would increase further.
- 3.29 For example, as documented by **Appendix TKP3**, an increase in affordable housing need in the Darlington 2015 SHMA was identified by ORS in the Darlington SHMA 2020 and at paragraph 3.70 of the SHMA 2020, it is recognised that:

"the additional affordable housing need contained in this study comes directly from the change in definition for affordable housing set out in Annex 2 of the NPPF 2018."

- 3.30 As such there is no up to date assessment of affordable housing need for the WODC area⁵.

Past Affordable Housing Delivery in West Oxfordshire

- 3.31 Figure 3.1 illustrates the delivery of affordable housing in WODC over the 10-year period since the start of the West Oxfordshire LP period in 2011.

⁵ It is noted that the Oxfordshire Growth Needs Assessment ("OGNA") was published in 2021 to support the now ceased Oxfordshire Plan 2050 however this assessment does not break down affordable housing needs to Local Authority level.

Figure 3.1: WODC Gross Additions to Affordable Housing Stock, 2011/12 to 2020/21

Monitoring Year	Total Housing Completions (Net)	Affordable Housing Completions (Gross)	Gross affordable additions as a %age of total completions
2011/12	359	181	50%
2012/13	278	28	10%
2013/14	186	41	22%
2014/15	395	103	26%
2015/16	246	75	30%
2016/17	518	123	24%
2017/18	556	158	28%
2018/19	813	227	28%
2019/20	1,086	454	42%
2020/21	868	335	39%
Total	5,305	1,725	33%
Av. PA.	531	173	33%

Source: AMRs (2011/12 to 2020/21)

- 3.32 Between 2011/12 and 2020/21, a total of 5,305 net dwellings were delivered in WODC, equivalent to 531 per annum. Of these, 1,725 gross dwellings were affordable tenures, equivalent to 173 per annum. This equates to 33% gross affordable housing delivery.

Accounting for the Right to Buy

- 3.33 At a national level almost two million households have exercised their Right to Buy (“RtB”) since it was introduced in 1980. In July 2015, the Conservative Government published ‘Fixing the Foundations: Creating a More Prosperous Nation’ which confirms that the Government is committed to extending the Right to Buy to housing association tenants, noting that “*since the Right to Buy for Council tenants was reinvigorated in the last Parliament, the number of sales has increased by nearly 320%*”.
- 3.34 In TKP’s view, the extension of Right to Buy to Housing Association tenants will further increase the loss of existing affordable housing stock, putting increasing

pressure on the need to deliver more affordable homes in West Oxfordshire in the future.

- 3.35 The Government's Housing White Paper (February 2017) sets out at paragraph 4.22 that the reinvigoration of the Right to Buy scheme in 2012 which increased discounts significantly, has resulted in over 60,000 affordable homes being sold. This is equivalent to an average of 12,000 affordable homes lost per year, every year, on a national basis for the five-year period between 2012 and 2017.
- 3.36 In TKP's view, the extension of Right to Buy to Housing Association tenants will further increase the loss of existing affordable housing stock, putting increasing pressure on the need to deliver more affordable homes in the district in the future.
- 3.37 Right to Buy data has been derived from the Registered Provider ("RP") Social Housing Stock in England Statistical Data Returns ("SDR") 2011 to 2021.
- 3.38 Figure 3.2 below demonstrates that a total of 54 RtB sales have been recorded between 2011/12 and 2020/21, an average of 5 sales per annum, over the ten year period 2011/12 to 2020/21.

Figure 3.2: Losses to stock through Right to Buy sales in the West Oxfordshire District Council area 2011/12 to 2020/21

Monitoring Year	RP Right to Buy sales
2011/12	6
2012/13	6
2013/14	8
2014/15	9
2015/16	5
2016/17	6
2017/18	6
2018/19	3
2019/20	3
2020/21	2
Total	54
Ave PA.	5

Source: Private Registered Provider Social Housing Stock in England: Statistical Data Returns (2011/12 to 2020/21)

- 3.39 Figure 3.3 below calculates the net affordable housing delivery per annum since the start of the Local Plan period in 2011/12, when accounting for Right to Buy losses to affordable housing stock. The loss of 54 affordable dwellings over this period equates to 31% of the annual average gross additions set out in Figure 3.1.
- 3.40 Once these losses to stock are accounted over the ten-year period between 2011/12 and 2020/21, the councils gross affordable housing completions figure of 1,725 affordable dwellings over the period falls by just over 3% to 1,671 additions to affordable housing stock (net of RtB sales).

Figure 3.3: WODC Net of RtB Sales Additions to Affordable Housing Stock, 2011/12 to 2020/21

Year	Total housing completions (Net)	Additions to Affordable Housing Stock (Gross)	RP RtB Sales	Additions to Affordable Housing Stock (Net of RtB Sales)	Net of RtB Sales affordable additions as a %age of total completions
2011/12	359	181	6	175	49%
2012/13	278	28	6	22	8%
2013/14	186	41	8	33	18%
2014/15	395	103	9	94	24%
2015/16	246	75	5	70	28%
2016/17	518	132	6	126	24%
2017/18	556	158	6	152	27%
2018/19	813	227	3	224	28%
2019/20	1,086	454	3	451	42%
2020/21	868	335	2	333	38%
Totals	5,305	1,734	54	1,680	32%
Av. PA.	531	173	5	168	32%

Source: AMRs (2011/12 to 2020/21) and Private Registered Provider Statistical Data Returns (2011/12 to 2020/21)

Past Affordable Housing Delivery in Minster Lovell Civil Parish

- 3.41 Figure 3.4 illustrates the delivery of affordable housing in Minster Lovell Civil Parish over the ten-year period between 2011/12 and 2020/21.

Figure 3.4: Net Housing and Gross Affordable Housing Completions in Minster Lovell Civil Parish, 2011/12 to 2020/21

Monitoring Period	Overall Housing Completions (Net)	Affordable Housing Completions (Gross)	Affordable Housing as a %age of Overall Housing
2011/12	3	0	0%
2012/13	5	0	0%
2013/14	0	0	0%
2014/15	3	0	0%
2015/16	2	0	0%
2016/17	6	0	0%
2017/18	1	0	0%
2018/19	3	0	0%
2019/20	0	0	0%
2020/21	25	4	16%
Total	48	4	8%
Ave. Pa	4.8	0.4	8%

Source: Freedom of Information Response (16 June 2022)

- 3.42 Since the start of the plan period in 2011/12 there have been a total of 48 net overall housing completions and 4 gross affordable housing completions within Minster Lovell Civil Parish.
- 3.43 This equates to an average of 0.4 net affordable housing additions to stock per annum over the ten-year period. Losses through the RtB are not recorded on a parish basis. The affordable housing completions figure given above is therefore a gross figure.
- 3.44 TKP note that the council's latest Housing Land Supply position statement (December 2021) includes applications 17/01859/OUT and 18/03473/RES, which granted consent for 126 dwellings. It is understood this site was granted under Local Plan Allocation WIT4 which includes a requirement for 40% affordable housing.
- 3.45 The HLS position statement indicates that of the 125 homes allocated under WIT4 there is an assumed delivery of 102 dwellings between the period 2021 to 2026, which on a pro rata basis would provide 41 affordable homes or 8 a year.

Affordable Housing Delivery Compared to Affordable Housing Needs

- 3.46 When comparison is drawn between affordable housing delivery and the needs identified in the 2014 SHMA since its 2013 base date, it can be seen in Figure 3.5 that there has been an accumulated shortfall in the delivery of affordable housing of some -718 affordable homes against an identified need for 2,192 over the 8-year period.

Figure 3.5: Affordable Housing Delivery Compared to Affordable Needs Identified in the 2014 SHMA

Monitoring Period	2014 SHMA Affordable Housing Needs Per Annum (Net)	Additions to Affordable Housing Stock (Net of Right to Buy Sales)	Annual Shortfall	Cumulative Shortfall
2013/14	274	33	-241	-241
2014/15	274	94	-180	-421
2015/16	274	70	-204	-625
2016/17	274	117	-157	-782
2017/18	274	152	-122	-904
2018/19	274	224	-50	-954
2019/20	274	451	177	-777
2020/21	274	333	59	-718
Total	2,192	1,474	-718	-718
Average PA.	274	184	-90	-90

Source: AMRs (2013/14 to 2020/21), Private Registered Provider Statistical Data Returns (2013/14 to 2020/21) and 2014 SHMA

- 3.47 This shortfall is likely to be higher even if the 2014 SHMA calculation of need accounted for all Annex 2 affordable housing tenures. As such the -718 dwelling shortfall should be seen as a minimum.

Addressing the Shortfall in Affordable Housing Delivery

- 3.48 The 2014 SHMA identifies an objectively assessed need for 274 net affordable homes per annum between 2013 and 2031. Over the 18-year period this equates to a total need for 4,932 net affordable homes.

3.49 Since the start of the 2013/14 monitoring period, the Council have overseen the delivery of 1,483 affordable homes (net of RtB sales) against a need of 2,192 net new affordable homes which has resulted in a shortfall of -718 affordable homes over the 8-year period.

3.50 TKP consider that any shortfall in delivery should be dealt with within the next five years. This approach is set out within the PPG⁶ and has been endorsed at appeal.

3.51 The Inspector presiding over the appeal at land off Aviation Lane, Burton-upon-Trent, which was allowed in October 2020⁷ set out at paragraph 8 of her decision that:

“In my view, the extent of the shortfall and the number of households on the Council’s Housing Register combine to demonstrate a significant pressing need for affordable housing now. As such, I consider that, the aim should be to meet the shortfall as soon as possible.” (Emphasis added).

3.52 Similarly, in considering the disputed sites in the Council’s five-year housing land supply that did not yet have planning permission the Inspector stated at paragraph 9 that:

“I am not convinced, in accordance with the guidance in the PPG and the Framework, that there is clear evidence that the 108 dwellings relied on by the Council from these two sites would be deliverable within five years. There is nothing within the Framework or the PPG to suggest that this definition should not apply to affordable housing as well as market housing.” (Emphasis added).

3.53 The Inspector went on to set out at paragraph 11 that:

“My concern, given the nature of the development proposed, is whether the affordable housing needs of the District are being met. These are households in need of a home now. While the Council is of the view that there is not an overwhelming need for affordable housing which cannot be met within the settlement boundary, on allocated sites or through current planning permissions, just by excluding these three sites from its five year housing supply, the Councils expectation of 884 houses coming forward within five years is reduced to 768 which would be below the five year requirement of 818 dwellings including the existing shortfall.” (Emphasis added).

⁶ Paragraph: 031 Reference ID: 68-031-20190722

⁷ Appeal reference: APP/B3410/W/20/3245077

- 3.54 It is therefore imperative that the -718 dwelling affordable housing shortfall accumulated since 2013/14 in WODC is addressed within the next five years.
- 3.55 When the shortfall is factored into the 2014 SHMA identified need of 274 affordable homes per annum for the period 2013 and 2031, the number of affordable homes the Council will need to complete substantially increases to 418 net affordable homes per annum for the period 2021/22 to 2025/26.
- 3.56 This would ensure that for the remainder of the period to 2031 the annual affordable housing need reduces to 274 per annum to deal solely with newly arising needs. This is illustrated in Figures 3.6 and 3.7.

Figure 3.6 Annual Affordable Housing Need incorporating Backlog Needs since the 2013 base date of the 2014 SHMA

A	Affordable housing need per annum for the period 2013/14 to 2020/21 identified in the 2014 SHMA	274
B	Net Affordable housing need for the period 2013/14 to 2020/21 (A x 8)	2,192
C	Net of Right to Buy sales Affordable housing completions for the period 2013/14 to 2020/21	1,474
D	Shortfall/backlog of affordable housing need for the period 2013/14 to 2020/21 (B – C)	718
E	Backlog affordable housing need per annum required over the period 2021/22 to 2025/26 (D/5)	144⁸
F	Full affordable housing need per annum for the period 2021/22 to 2025/26 (A + E)	418
G	Full affordable housing need for the period 2021/22 to 2025/26 (F x 5)	2,090

- 3.57 Further illustration of the severity of the situation can be seen in Figure 3.7 below which illustrates that the Council need to deliver 2,090 net affordable homes over the next five years to address backlog needs in line with the Sedgefield approach.

⁸ 718 / 5 = 143.6

Figure 3.7 Annual Affordable Housing Need 2021/22 to 2025/26 incorporating Backlog Needs Accrued between 2013/14 and 2020/21 when applying the Sedgefield Approach

Monitoring Period	Net Affordable Housing Need – 2014 SHMA	Net Affordable Housing Need When Addressing Backlog Within Next Five Years
2021/22	274	418
2022/23	274	418
2023/24	274	418
2024/25	274	418
2025/26	274	418
Total	1,370	2,090

- 3.58 It is clear that the backlog affordable housing needs within WODC will continue to grow exponentially unless the Council takes urgent and drastic action to address needs and deliver more affordable homes.

Conclusion

- 3.59 The above evidence demonstrates that across the WODC area, the delivery of affordable housing has fallen short of meeting identified needs.
- 3.60 In the ten-year period since the start of the Local Plan period in 2011/12, net affordable housing delivery represented just 31% of overall housing delivery, equating to just 167 net affordable dwellings per annum.
- 3.61 When comparative analysis is undertaken against the net affordable housing need of 274 affordable dwellings per annum identified with the 2014 SHMA, significant shortfalls have arisen in the provision of affordable housing.
- 3.62 It is clear that a 'step change' in affordable housing delivery is needed now in the WODC area to address these shortfalls and ensure that a significantly greater level of future needs for affordable housing can be met.

Affordability Indicators

Section 4

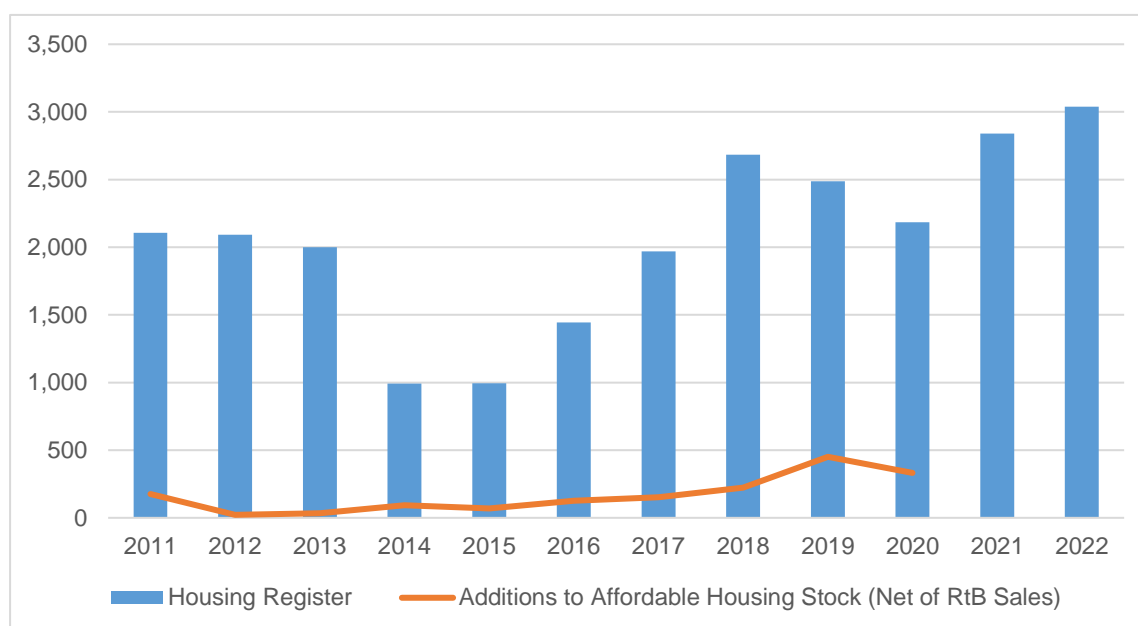
Market Signals

- 4.1 The PPG recognises the importance of giving due consideration to market signals as part of understanding affordability. It is acknowledge that this is in the context of plan making.

West Oxfordshire Housing Register

- 4.2 The Council's Freedom of Information response (**Appendix TKP1b**) confirms that as at 31st March 2022 there were 3,039 households on the Housing Register. This represents a 7% increase in a single year from 2,839 households at 31 March 2021 (which itself was a 30% increase from 2,184 households at 31 March 2020).
- 4.3 Of the 3,039 households on the Housing Register at 31st March 2022, 173 households specified a preference for an affordable home in Minster Lovell Civil Parish; this represents 6% of the housing register.
- 4.4 Figure 4.1 provides a comparative analysis of the number of households on the Housing Register and affordable housing delivery (net of Right to Buy) across WODC area since the start of the West Oxfordshire Local Plan period in 2011.

Figure 4.1 Number of Households on the Housing Register Compared with Affordable Housing Delivery (Net of Right to Buy), 2011 to 2022



Source: AMRs (2011/12 to 2020/21), Private Registered Provider Statistical Data Returns (2011/12 to 2020/21) and DLUHC Live Table 600

Note: completions figures are not yet available for the 2021/2022 monitoring period

4.5 As Figure 4.1 clearly illustrates, affordable housing delivery has failed to keep pace with identified need on the housing register by a considerable margin for every single year over the course of the past 10 years in the WODC area.

4.6 Footnote 4 of DLUHC⁹ Live Table 600 highlights that:

“The Localism Act 2011, which came into force in 2012, gave local authorities the power to set their own qualification criteria determining who may or may not go onto the housing waiting list. Previously, local authorities were only able to exclude from their waiting list people deemed guilty of serious unacceptable behaviour. The Localism Act changes have contributed to the decrease in the number of households on waiting lists since 2012” (emphasis added).

4.7 Evidently the result of the Localism Act is that many local authorities, including WODC, have been able to exclude applicants already on Housing Register waiting lists who no longer meet the new narrower criteria but who are still in need of affordable housing.

⁹ Department for Levelling Up, Housing and Communities

- 4.8 The substantial fall in the number of households on the Register in 2014 and 2015 can be attributed to WODC not allowing anyone on the Register who did not have a local connection to register (unless in exceptional circumstances). As well as this, the Council undertook a full review of those on the waiting list, also thereby restraining the number of households on the Register.
- 4.9 This was confirmed through correspondence with the Prevention and Relief Technical Lead at WODC, Ms Caroline Clissold, who stated that:
- “The Homeseeker Plus system became live on the 1st October 2016 so this would be the date that they [the] allocations policy changed from as up until this point, all applications would have been assessed on the old policy.*
- Previous to this, the Common Waiting List was revised in 2008 and re-written again in 2015.*
- With reference to why the numbers on the list reduced during 2014 & 2015, the policy did not allow anyone who did not have a local connection (unless in exceptional circumstances) to register. Also a full list review was undertaken which also reduced the numbers.”*
- 4.10 A copy of the correspondence is available to view at **Appendix TKP4**.
- 4.11 Subsequently, the number of people on the Housing Register rapidly increased in 2016, as households, who met the new criteria, registered on the Council’s waiting list and has continued to rise year on year since.
- 4.12 A new Housing Allocations policy was published again in February 2019 which explains the fall in households on the housing register between 2019 and 2020.
- 4.13 Despite this it is important to reiterate that the number of households on the Housing Register has actually increased by 7% in the past 12-months, indicating a worsening of affordability across the WODC area.
- 4.14 Whilst restricting the entry of applicants on to the Housing Register may temporarily reduce the number of households on the waiting list, this does not reduce the level of need, it merely displaces it.
- 4.15 It may also have other negative impacts when you consider that those who are excluded from the register may be forced to move away from the WODC area to cheaper more affordable areas but due to their connections to the area, they still have to commute back into the area to visit friends, family and travel to their place of work.

4.16 One clear impact of this is that such an eventuality would generate extra traffic which brings in to question the sustainability of such an approach.

4.17 The ability of Local Authorities to set their own qualification criteria in relation to Housing Registers was recognised by the Planning Inspector presiding over an appeal at Oving Road, Chichester¹⁰ in August 2017. In assessing the need for affordable housing in the district, and in determining the weight to be attached to the provision of affordable housing for the scheme which sought to provide 100 dwellings; the Inspector acknowledged at paragraph 63 of their report that:

“The provision of 30% policy compliant affordable houses carries weight where the Council acknowledges that affordable housing delivery has fallen short of meeting the total assessed affordable housing need, notwithstanding a recent increase in delivery. With some 1,910 households on the Housing Register in need of affordable housing, in spite of stricter eligibility criteria being introduced in 2013 there is a considerable degree of unmet need for affordable housing in the District. Consequently, I attach substantial weight to this element of the proposal” (emphasis added).

4.18 Furthermore, in the recent appeal decision at Oxford Brookes University Campus at Wheatley¹¹. Inspector DM Young asserted at paragraph 13.101 of their report that in the context of a lengthy housing register of 2,421 households:

“It is sometimes easy to reduce arguments of housing need to a mathematical exercise, but each one of those households represents a real person or family in urgent need who have been let down by a persistent failure to deliver enough affordable houses” (emphasis added).

4.19 The Inspector went on to state at paragraph 13.102 that:

“Although affordable housing need is not unique to this district, that argument is of little comfort to those on the waiting list” before concluding that *“Given the importance attached to housing delivery that meets the needs of groups with specific housing requirements and economic growth in paragraphs 59 and 80 of the Framework, these benefits are considerations of substantial weight”*.

4.20 In undertaking the planning balance, the Inspector stated at paragraph 13.111 of their report that:

¹⁰ Appeal Reference: APP/L3815/W/16/3165228

¹¹ Appeal reference: APP/Q3115/W/19/3230827

“The Framework attaches great importance to housing delivery that meets the needs of groups with specific housing requirements. In that context and given the seriousness of the affordable housing shortage in South Oxfordshire, described as “acute” by the Council, the delivery of up to 500 houses, 173 of which would be affordable, has to be afforded very substantial weight”.

- 4.21 In determining the appeal, the Secretary of State concurred with these findings, thus underlining the importance of addressing needs on the Housing Register, in the face of acute needs and persistent under delivery. In TKP’s opinion the numbers on LPA’s housing register remains high.
- 4.22 It is important to note that the Housing Register is only part of the equation relating to housing need. The housing register does not constitute the full definition of affordable housing need as set out in the NPPF – Annex 2 definitions i.e. affordable rented, starter homes, discounted market sales housing and other affordable routes to home ownership including shared ownership, relevant equity loans, other low-cost homes for sale and rent to buy, provided to eligible households whose needs are not met by the market.
- 4.23 In short there remains a group of households who fall within the gap of not being eligible to enter the housing register but who also cannot afford a market property and as such are in need of affordable housing. It is those in this widening affordability gap who, TKP suggest, the Government intends to assist by increasing the range of affordable housing types in the most recent NPPF.
- 4.24 The Franklands Drive Secretary of State appeal decision in 2006¹² underlines how the Housing Register is a limited source for identifying the full current need for affordable housing. At paragraph 7.13 of the Inspector’s report the Inspector drew an important distinction between the narrow statutory duty of the Housing Department in meeting priority housing need under the Housing Act, and the wider ambit of the planning system to meet the much broader need for affordable housing.
- 4.25 As such the number of households on the Housing register will only be an indication of those in priority need and whom the Housing Department have a duty to house. But it misses thousands of households who are in need of affordable housing, a large proportion of whom will either be living in overcrowded conditions with other households or turning to the private rented sector and paying unaffordable rents.

¹² Appeal reference: APP/Q3630/A/05/1198326

Furthermore, as previously raised the wider definition of affordable housing is not reflected in the SHMA.

Waiting Times

- 4.26 In addition, the wait to be housed in an affordable home within the area ranges from **1.98 years** for a 1-bed affordable home through to **2.81 years** for a 4-bed+ affordable home.
- 4.27 The waiting times for all affordable property sizes is set out at Figure 4.2 below and presents further stark evidence of a deteriorating affordable housing crisis afflicting WODC (**Appendix TKP1b**).

Figure 4.2: Housing Register Average Waiting Times March 2022

Size of Affordable Property	Average Waiting Time to be Housed at 31 March 2022
1-bedroom home	721 days (1.98 years)
2-bedroom home	723 days (1.98 years)
3-bedroom home	753 days (2.06 years)
4+ bedroom home	1,027 days (2.81 years)

Source: Fol response dated 10 May 2022

Housing Register Bids and Lettings

- 4.28 Figure 4.3 below demonstrates average number of bids per property in Minster Lovell over the 2020/21 and 2021/22 monitoring periods for a range of types of affordable property (**Appendix TKP1a**).

Figure 4.3: Bids Per Property in Minster Lovell Civil Parish, 1 April 2021 to March 2022

Size of Affordable Property	Average Bids Per Property (1 April 2021 to 31 March 2022)
1-bedroom home	None advertised
2-bedroom home	58
3-bedroom home	36
4+ bedroom home	None advertised

Source: Fol response dated 16 June 2022

- 4.29 This should be viewed in context of the fact that the FOI response also highlights that over the 2020/21 monitoring period there were just 6 social housing letting in the Minster Lovell Civil Parish increasing by 117% to 23 lettings over the 2021/22 monitoring period (**Appendix TKP1a**).

- 4.30 For every successful letting, there are clearly tens, if not hundreds of households who have missed out and are left waiting for an affordable home. Evidently there is a clear and pressing need for affordable homes within the ward this is not being met.

Help to Buy Register

- 4.31 Further evidence in respect of the need across LPA for affordable housing is provided in information from Help to Buy South, at **Appendix TKP5**.
- 4.32 Help to Buy South is one of three agents appointed by the Government to help provide Help to Buy schemes across England. They cover the South of England. Households who are seeking shared ownership homes are required to register with Help to Buy South so that they may apply for properties.
- 4.33 The Help to Buy Register provides details of those seeking shared-ownership accommodation in the south of England. This demonstrates that as of 28 July 2022, 968 households are seeking a shared ownership home in the WODC area. This is clearly a significant proportion of those seeking assistance with their housing.
- 4.34 Help to Buy South's Register provides details of those seeking shared-ownership accommodation in the south of England. The register demonstrates that as of the 28 July 2022, a significant 968 households are seeking such accommodation within WODC with 55 of these being in Minster Lovell.

Temporary Accommodation

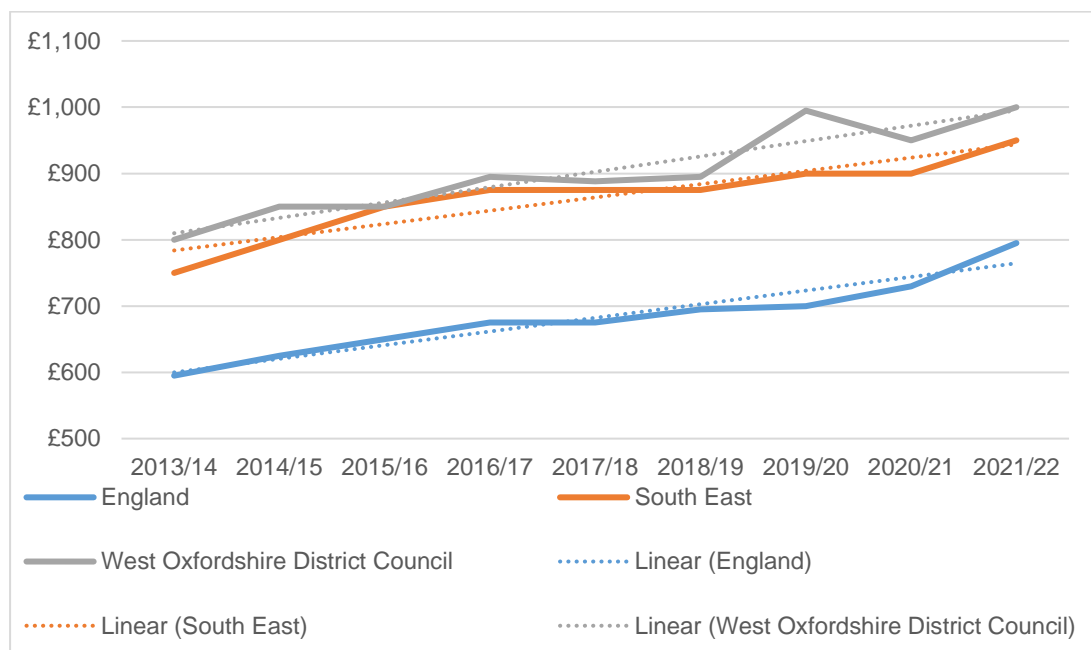
- 4.35 The FOI response details that 40 households were housed in temporary accommodation within the WODC region at 31 March 2022. WODC has a responsibility to house these households.
- 4.36 Furthermore, an additional 16 households were housed in temporary accommodation outside the WODC region at 31 March 2022.
- 4.37 Not only does this mean that those in need of affordable housing are being housed in temporary accommodation, which is unlikely to be suited to their needs, but they may also be located away from their support network.
- 4.38 The "*Bleak Houses: Tackling the Crisis of Family Homelessness in England*" report published in August 2019 by the Children's Commissioner found that temporary accommodation presents serious risks to children's health, wellbeing and safety, particularly families in B&Bs where they are often forced to share facilities with adults engaged in crime, anti-social behaviour or those with substance abuse issues.

- 4.39 Other effects include lack of space to play (particularly in cramped B&Bs where one family shares a room) and a lack of security and stability. The report found (page 12) that denying children their right to adequate housing has a “*significant impact on many aspects of their lives*”.

WODC Private Rental Market

- 4.40 Valuation Office Agency (“VOA”) and Office for National Statistics (“ONS”) data (first produced in 2013/14) show that median private rents in the WODC area stood at £1,000 per calendar month (“pcm”) in 2021/22. This represents a 25% increase from 2013/14 where median private rents stood at £800 pcm.

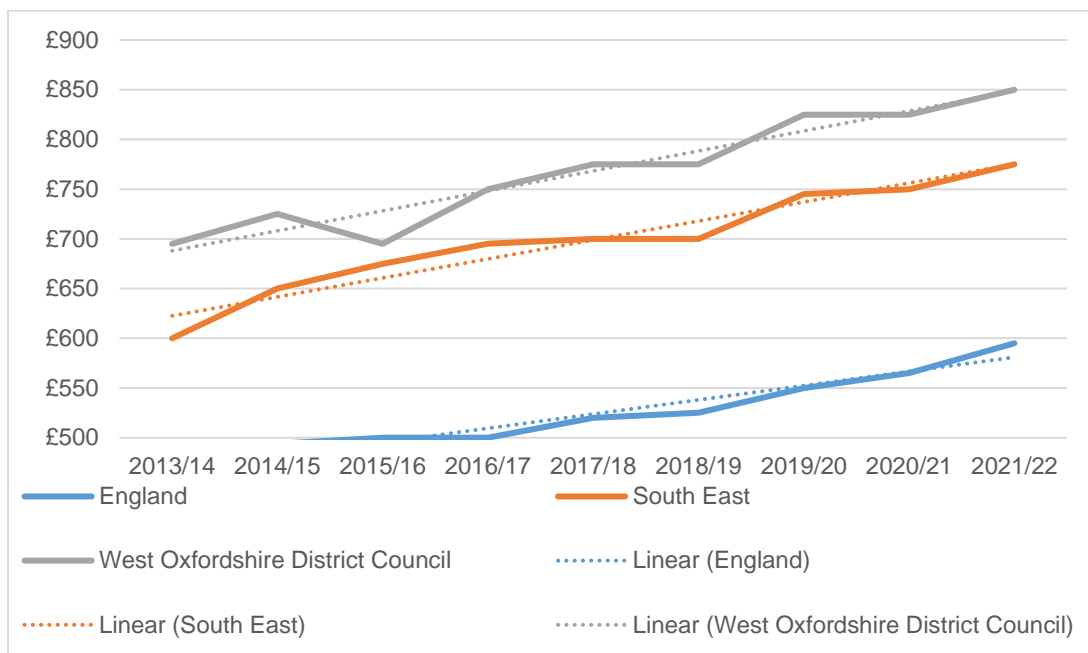
Figure 4.4: Median Private Sector Rents, 2013/14 to 2021/22



Source: VOA and ONS

- 4.41 A median private rent of £1,000 pcm in 2021/22 is 5% higher than the South East figure of £950 pcm and 26% higher than the national figure of £795 pcm.
- 4.42 Lower quartile private sector rents are representative of the ‘entry level’ of the private rented sector and includes dwellings sought by households on lower incomes, and those relying upon Local Housing Allowance (“LHA”) to cover their housing costs. The average lower quartile monthly rent in the WODC area in 2021/22 was £850 pcm. This represents a 22% increase from 2013/14 where average lower quartile monthly rents stood at £695 pcm

Figure 4.5: Lower Quartile Private Sector Rents, 2013/14 to 2021/22



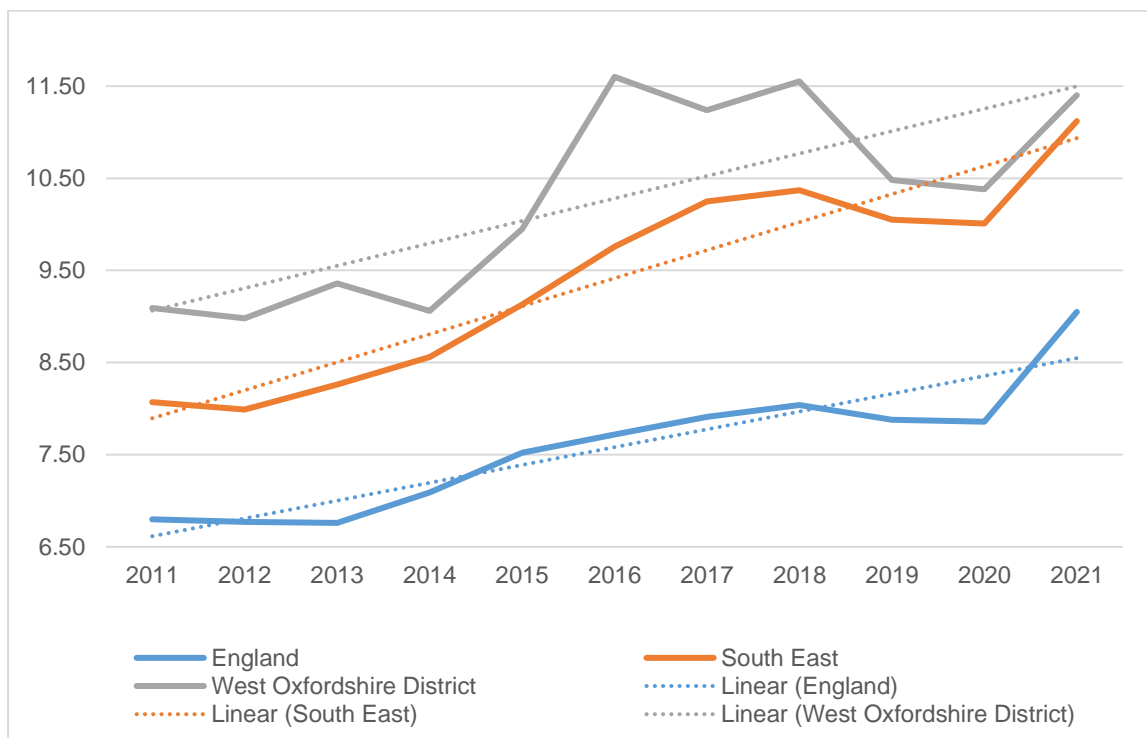
Source: VOA and ONS

- 4.43 A lower quartile rent of £850 pcm in 2021/22 is 10% higher than the South East figure of £775 pcm and 43% higher than the national figure of £595 pcm.

West Oxfordshire District Median House Prices

- 4.44 The ratio of median house prices to median incomes in WODC now stands at 11.40, a 25% increase since the start of the West Oxfordshire Local Plan period in 2011 where it stood at 9.09.
- 4.45 As demonstrated by Figure 4.6, there is no clear trend of improvement in the affordability ratio, with the linear lines for each area clearly trending upwards. A ratio of 11.40 in the WODC area stands significantly above the national average of 9.05 (+23%) and just above the South East regional average of 11.12 (+3%).

Figure 4.6: Median Workplace-Based Affordability Ratio comparison, 2011 to 2021

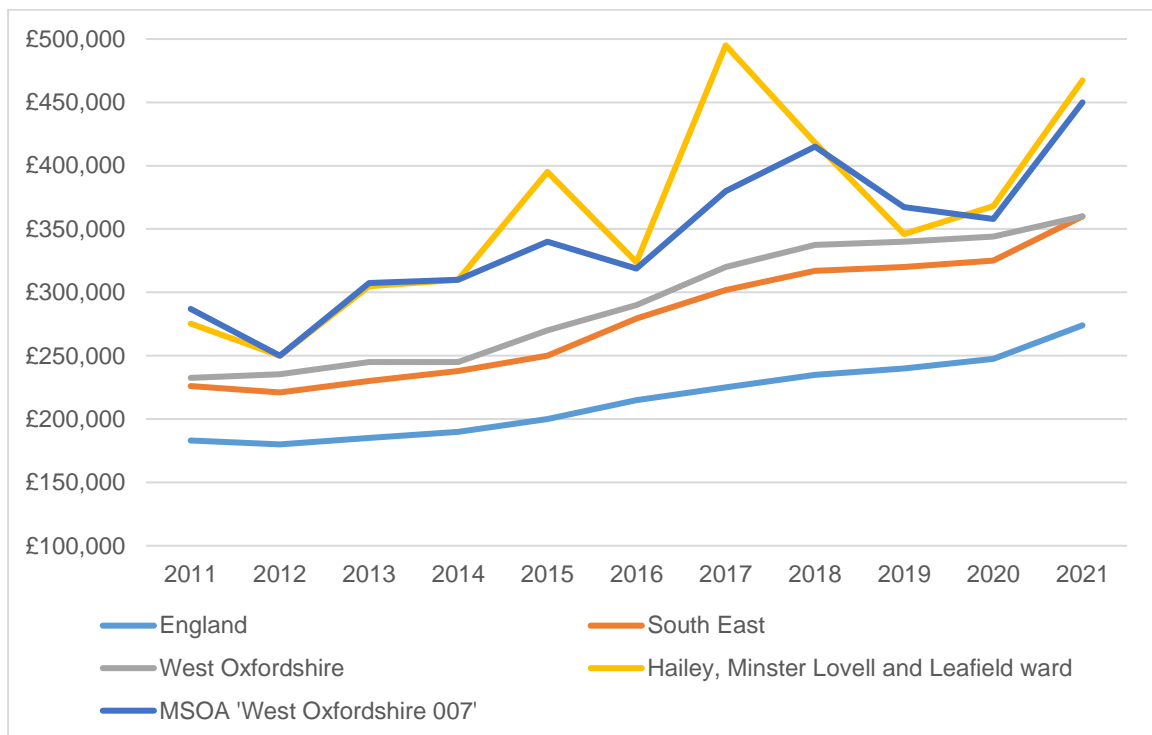


Source: ONS Ratio of House Price to Work-place Based Earnings Table 1C and 5C

- 4.46 In the 12-month period between March 2020 and March 2021 the median house price to income ratio across the WODC area has increased by 10% from 10.38 to 11.40. This means that those on median incomes in the WODC area, seeking to purchase a median priced property, now need to find more than 11.40 times their annual income to do so.
- 4.47 It is also worth noting that a figure of 8 times average incomes was described as problematic by the former Prime Minister in the foreword to the White Paper entitled – Fixing our broken housing market. Here, the affordability ratio is some 35% higher than that and rising.
- 4.48 Figure 4.7 illustrates the median house sale prices for England, the South East, WODC, Hailey, Minster Lovell and Leafield ward and MSOA 'West Oxfordshire 007'. It demonstrates that they have increased dramatically between the start of the West Oxfordshire Local Plan period in 2011 and 2021.
- 4.49 The median house price across the MSOA has risen by 57% from £ 287,000 in 2011 to £450,000 in 2021. This compares to a 70% increase across the Hailey, Minster Lovell and Leafield ward, a 55% increase across the WODC area, a 59% increase across the South East and a national increase of 50% over the same period.

- 4.50 In 2021 median house prices in the MSOA (£450,000) were 25% higher than across the WODC area (£360,000), 25% higher than across the South East (£360,000) and 64% higher than the national figure (£274,000).
- 4.51 In the 12-month period between March 2020 and March 2021 median house price across the WODC area have increased by 5% from £344,000 to £360,000, increased by 27% from £368,000 to £467,500 in the Hailey, Minster Lovell and Leaffield ward and increased by 26% from £358,000 to £450,000 in the MSOA.

Figure 4.7: Median House Price Comparison, 2011 to 2021



Source: ONS HPPSA Datasets 2, 9, 37 and 46

- 4.52 Data is also available from ONS for geographical areas smaller than MSOAs. These are known as Lower Layer Super Output Areas (“LSOA”) which have a minimum population of 1,000 households and a mean population of 1,500 households. The application site lies within LSOA ‘007D’.
- 4.53 The median house price in the LSOA¹³ for the application site has risen by 82% from £250,000 in 2011 to £455,000 in 2021. This figure is 1% higher than the figure of £450,000 for the MSOA, which has already been established as higher than the median house price for the Hailey, Minster Lovell and Leaffield ward, the WODC area, and the South East.

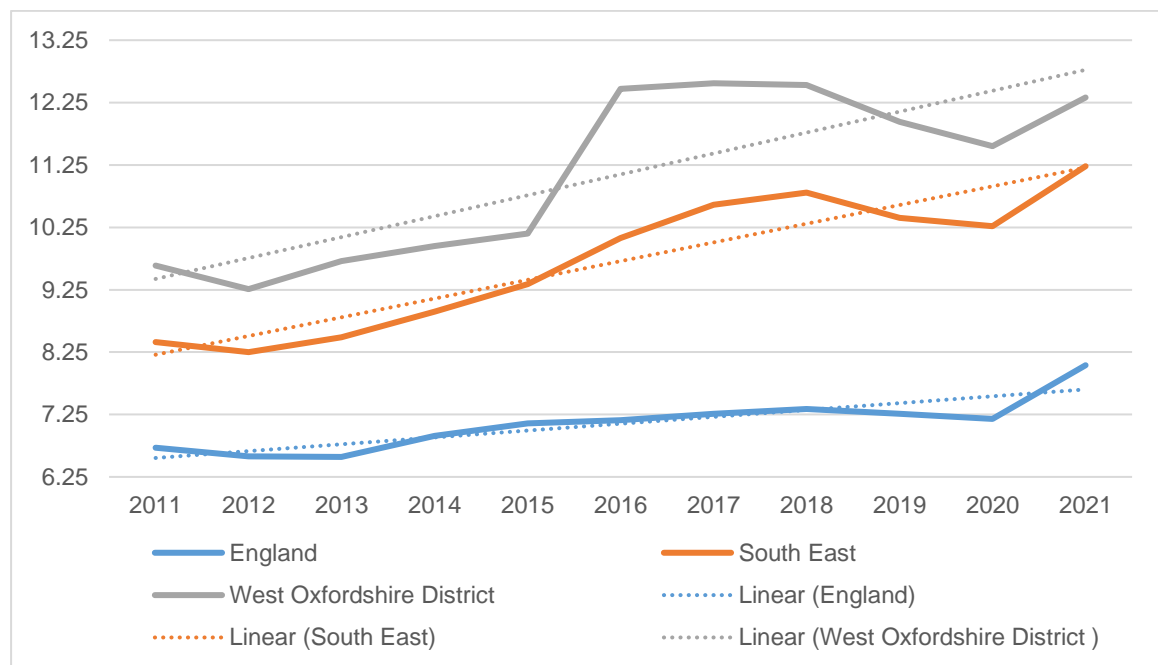
¹³ ONS HPSSA Dataset 46

- 4.54 In the 12-month period between March 2020 and March 2021 median house price in the LSOA has increased by 21% from £375,000 to £455,000.
- 4.55 Evidently house prices in the MSOA and LSOA are proportionally higher than in Hailey, Minster Lovell and Leafield ward and the WODC area thus further constraining opportunities for those in need of affordable home ownership to purchase a home in this area of WODC.

West Oxfordshire Lower Quartile House Prices

- 4.56 For those seeking a lower quartile priced property (typically considered to be the 'more affordable' segment of the housing market), the ratio of lower quartile house price to incomes in the WODC area now stands at 12.33, a 28% increase since the start of the West Oxfordshire Local Plan period in 2011 where it stood at 9.64. As demonstrated by Figure 4.8, there is no clear trend of improvement in the affordability ratio, with the linear lines for each area clearly trending upwards.
- 4.57 Once again it remains the case that the ratio in the WODC area stands significantly above the national average 8.04 and just below the South East regional average of 11.23.

Figure 4.8: Lower Quartile Workplace-Based Affordability Ratio comparison, 2011 to 2021



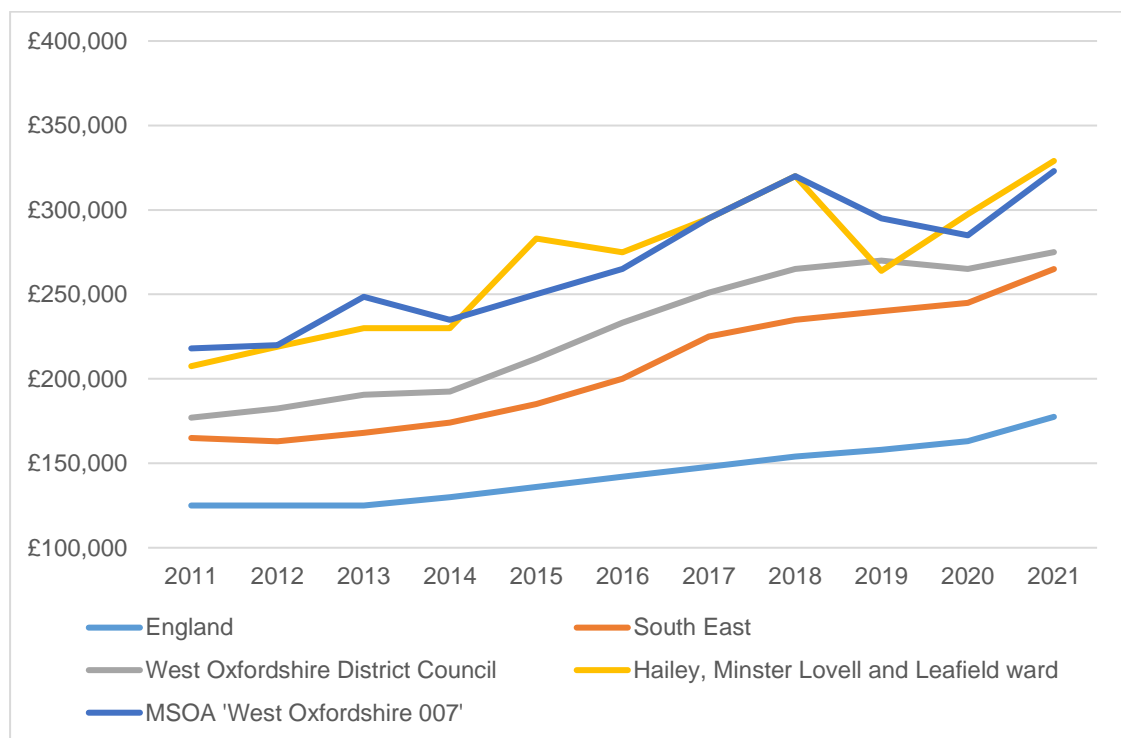
Source: ONS Ratio of House Price to Work-place Based Earnings Table 2C and 6C

- 4.58 In the 12-month period between March 2020 and March 2021 the lower quartile house price to income ratio across the WODC area has increased by 7% from 11.55 to 12.33.

This means that those on lower quartile incomes in the WODC area, seeking to purchase a lower quartile priced property, now need to find more than 12 times their annual income to do so.

- 4.59 The lower quartile house price across the MSOA has risen by 13% from £218,000 in 2011 to £323,000 in 2021. This compares to a 11% increase across Hailey, Minster Lovell and Leaffield ward, a 4% increase across the WODC area, an 8% increase across the South East and a national increase of 9% over the same period.
- 4.60 In 2021 lower quartile house prices in the MSOA (£323,000) were 18% higher than across the WODC area (£275,000), 22% higher than across the South East (£265,000) and 82% higher than the national figure (£177,500).
- 4.61 In the 12-month period between March 2020 and March 2021 lower quartile house price across the WODC area has increased by 55% from £177,000 to £275,000, increased by 59% from £207,500 to £329,000 in the Hailey, Minster Lovell and Leaffield ward and increased by 48% from £218,000 to £323,000 in the MSOA.

Figure 4.9: Lower Quartile House Prices, 2011 to 2021



Source: ONS HPSSA Datasets 15 and 39

- 4.62 The lower quartile house price in the LSOA¹⁴ for the application site has risen by 60% from £200,000 in 2011 to £320,000 in 2021. This figure is comparable to the figure of

¹⁴ ONS HPSSA Dataset 48

£323,000 for the MSOA, which has already been established as higher than the lower quartile house price for the Hailey, Minster Lovell and Leafield ward, WODC area, and the South East.

- 4.63 In the 12-month period between March 2020 and March 2021 lower quartile house price in the LSOA has increased by 18% from £271,000 to £320,000.
- 4.64 The importance of providing affordable tenures in high value areas for housing was recognised by the Planning Inspector presiding over an appeal at Land at Filands Road/Jenner Lane, Malmesbury, Wiltshire¹⁵ in January 2022. In considering the provision of affordable housing at the site and the weight to be attached to this provision the Inspector set out the following at paragraphs 78 and 79 of the decision:

“78. The proposed affordable housing would not be as cheap, either to rent or buy, as housing in some other parts of Wiltshire, because Malmesbury is a relatively high value area for housing. However, the housing would meet all policy requirements in terms of amount, mix, and type of provision. Both Appeals A and C would offer affordable housing products as defined by national and local planning policy. I do not diminish the weight to be provided to this provision because such housing might be even cheaper in a theoretical location elsewhere. In fact, that Malmesbury is a relatively high value area for housing adds more weight to the need for affordable housing products.

79. Evidence has been provided that there is more affordable housing either already provided or committed for Malmesbury than the identified need. However, that need is as identified in a Development Plan that is out-of-date in relation to housing, and there is an overall identified shortfall in Wiltshire as a whole. I therefore place substantial positive weight on the proposed provision of affordable housing in Appeals A and C. The slightly reduced provision in Appeal C, after taking account of the nursery land, is of no material difference in this regard” (emphasis added).

Conclusions on Affordability Indicators

- 4.65 As demonstrated through the analysis in this section, affordability across the WODC area has been and continues to be, in crisis.
- 4.66 House prices and rent levels in both the average, median and lower quartile segments of the market are increasing whilst at the same time the stock of affordable homes is

¹⁵ Appeal Reference: APP/Y3940/W/21/3278256

failing to keep pace with the level of demand. This only serves to push buying or renting in the WODC area out of the reach of more and more people.

- 4.67 Analysis of market signals is critical in understanding the affordability of housing. It is TKP's opinion that there is an acute housing crisis in the WODC area, with a lower quartile house price to average income ratio of 12.33.
- 4.68 Market signals indicate a worsening trend in affordability in the WODC area and within Hailey, Minster Lovell and Leaffield ward, MSOA 'West Oxfordshire 007' and LSOA 'West Oxfordshire 007D'. By any measure of affordability, this is an authority in the midst of an affordable housing crisis, and one through which urgent action must be taken to deliver more affordable homes.

Conclusions and Recommendations

Section 5

- 5.1 Catesby Estates PLC the development of up to 140 dwellings (Use Class C3) including means of access into the site (not internal roads) and associated highway works, with all other matters (relating to appearance, landscaping, scale and layout) reserved’.
- 5.2 In compliance with Policy H3 of West Oxfordshire Local Plan 2031 (2018) the proposed development includes 40% (up to 56 dwellings) on site affordable housing provision.
- 5.3 The proposed tenure split will be 66% rented affordable (up to 37 dwellings), 25% First Homes (up to 14 dwellings) and 9% shared ownership (up to 5 dwellings), which meets the requirements of the West Oxfordshire Local Plan 2031 (2018) and the Affordable Housing SPD (adopted 2021).

Affordable Housing Needs and Delivery

- 5.4 In the eleven year period since the start of the West Oxfordshire Local Plan period in 2011/12, net affordable housing delivery represented **32%** of net overall housing delivery, equating to 168 net affordable dwellings per annum.
- 5.5 Within Minster Lovell Civil Parish net affordable housing delivery represented 8% of net overall housing delivery, this is equivalent to the delivery of just 5 net affordable dwellings per annum for the same period.
- 5.6 As can be seen in Section 3, the Council has achieved a gross average of 33% affordable housing completions over the West Oxfordshire Local Plan period of 2011/12 to 2020/21.
- 5.7 When comparison is drawn between affordable housing delivery and the needs identified in the 2014 SHMA since its 2013 base date, there has been an accumulated shortfall in the delivery of affordable housing of some -718 affordable homes against an identified need for 2,192 over the 8-year period (2013/14 to 2020/21).
- 5.8 When the shortfall is factored into the 2014 SHMA identified need of 274 affordable homes per annum for the period 2013 and 2031, the number of affordable homes the Council will need to complete substantially increases to 418 net affordable homes per annum for the period 2021/22 to 2025/26. In line with the Sedgefield approach the

council will need to deliver 2,090 net affordable homes over the next five years to address the backlog of needs.

- 5.9 The delivery of up to 56 affordable houses would make a significant contribution towards the delivery of affordable housing in the WODC area.
- 5.10 It is clear that a 'step change' in affordable housing delivery is needed throughout the WODC area to address these shortfalls and ensure that future needs for affordable housing can be met in full.

Affordability in West Oxfordshire

- 5.11 A range of affordability indicators in WODC continue to show that affording to rent or buy a house in the area is more difficult than the national and regional average. Set out below are the key findings in respect of affordability in the WODC area and at a local level (ward, MSOA and LSOA):
- Housing register: As at 31st March 2022 there were 3,039 households on the Housing Register. This represents a 7% increase in a single year from 2,839 households at 31 March 2021. Of the 3,039 households on the Housing Register at 31st March 2022, 173 households specified a preference for an affordable home in Minster Lovell Civil Parish.
 - Median private rents in the WODC area stood at £1000 pcm in 2021/22. This represents a 25% increase from 2013/14 where median private rents stood at £800 pcm.
 - The average lower quartile monthly rent in the WODC area in 2021/22 was £850 pcm. This represents a 22% increase from 2013/14 where average lower quartile monthly rents stood at £695 pcm.
 - A lower quartile rent of £850 pcm in 2021/22 is 10% higher than the South East figure of £775 pcm and 43% higher than the national figure of £595 pcm.
 - The median house price across the MSOA has risen by 57% from £287,000 in 2011 to £450,000 in 2021. This compares to a 70% increase across the Hailey, Minster Lovell and Leafield ward, a 55% increase across the WODC area, a 59% increase across the South East and a national increase of 50% over the same period.

- In 2021 median house prices in the MSOA (£450,000) were 25% higher than across the WODC area (£360,000), 25% higher than across the South East (£360,000) and 64% higher than the national figure (£274,000).
- In 2021 lower quartile house prices in the MSOA (£323,000) were 18% higher than across the WODC area (£275,000), 22% higher than across the South East (£265,000) and 82% higher than the national figure (£177,500).
- In the 12-month period between March 2020 and March 2021 lower quartile house price across the WODC area have increased by 55% from £177,000 to £275,000, increased by 59% from £207,500 to £329,000 in the Hailey, Minster Lovell and Leafield ward and increased by 48% from £218,000 to £323,000 in the MSOA.
- The ratio of median house prices to median incomes in WODC now stands at 11.40, a 25% increase since the start of the West Oxfordshire Local Plan period in 2011 where it stood at 9.09.
- The lower quartile house price across the MSOA has risen by 13% from £218,000 in 2011 to £323,000 in 2021. This compares to a 11% increase across Hailey, Minster Lovell and Leafield ward, a 4% increase across the WODC area, an 8% increase across the South East and a national increase of 9% over the same period.

5.12 All these factors combine to create a challenging situation for anybody in need of affordable housing to rent or to buy in Minster Lovell, MSOA 'West Oxfordshire 007', LSOA 'West Oxfordshire 007D' and the WODC area more generally.

5.13 Affordability indicators and the housing register are an important part of the consideration of whether a proposed development will meet an affordable housing need. In a recent decision in Sowerby, North Yorkshire, for a 100% affordable housing scheme¹⁶, the presiding Inspector recognised at paragraph 24 of the decision that whilst there was a realistic likelihood that identified affordable housing needs would be met, there remained a challenging affordability situation:

"It seems to me that local need for affordable housing has been demonstrated through the numbers on the housing waiting list, the local ratio of house prices to income, the numbers expressing a preference for Thirsk/Sowerby and the current low delivery of affordable housing on the Sowerby Gateway site. Moreover, whilst I can see that the total need for affordable housing might well be capable of being

¹⁶ Appeal Reference APP/G2713/W/20/3258099

met over the period 2016 to 2035, it is evident that there are people in housing need at the present time and the current need for people in affordable housing need should be addressed as soon as possible.”

Conclusions

- 5.14 The proposed development will make a significant contribution to the delivery of affordable housing, in an area where affordability poses a serious challenge to households in housing need.
- 5.15 The benefit of new affordable housing will also be significant. Improving the supply of affordable homes will mean that households needing affordable housing will spend less time on the waiting list and in unsuitable accommodation. This will improve the lives of those real households who will benefit from the provision of high quality, affordable homes that meet their needs.
- 5.16 The proposed development will also mean the Council will be better placed to address the most severe housing issues such as those households facing crisis through homelessness. The proposed affordable housing will come forward in a mix of tenures including affordable rented housing and affordable routes to home ownership, therefore helping to meet the needs of different parts of the housing market.
- 5.17 In summary, the proposed development will:
- Help the Council continue to meet its identified affordable housing need as soon as possible;
 - Meet the needs of a wide range of households including those in priority need and those seeking to purchase but who are currently prevented from doing so; and
 - Deliver tangible benefits through better housing for real people in real need, now.
- 5.18 **Tetlow King Planning therefore recommends that the proposed development is granted consent**, to enable the prompt delivery of much-needed affordable housing.

Appendix TKP1a

Freedom of Information response dated 16 June 2022



Freedom of information: Reference FOI/001711

Council: WODC

Your FOI questions are completed below:

Housing Register

1. The total number of households on the Council's Housing Register at 31 March 2022 specifying the following locations as their preferred choice of location:

Location	Household Preferences (31 March 2022)
Minster Lovell Civil Parish	173

2. The average number of bids per property over the 2021/22 monitoring period for the following types of affordable property in the locations listed below:

Type of affordable property	Average Bids Per Property (1 April 2021 to 31 March 2022)
	Minster Lovell Civil Parish
1-bed affordable dwelling	None advertised
2-bed affordable dwelling	58
3-bed affordable dwelling	36
4+ bed affordable dwelling	None advertised

Social Housing Stock

3. The total number of social housing dwelling stock at 31 March 2022 in the following locations:

Location	Total Social Housing Stock (31 March 2022)
Minster Lovell Civil Parish	49

Social Housing Lettings

4. The number of social housing lettings in the period between 1 April 2020 and 31 March 2021; and between 1 April 2021 and 31 March 2022 in the following locations:

Location	Social Housing Lettings	
	1 April 2020 to 31 March 2021	1 April 2021 to 31 March 2022
Minster Lovell Civil Parish	6	23

Housing Completions

5. The number of NET housing completions in Minster Lovell Civil Parish broken down on a per annum basis for the period between 2000/01 and 2021/22.

	Net housing completions in Minster Lovell Parish
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2000/01	1
2001/02	0
2002/03	0
2003/04	4
2004/05	5
2005/06	0
2006/07	2
2007/08	0
2008/09	8
2009/10	0
2010/11	1
2011/12	3
2012/13	5
2013/14	0
2014/15	3
2015/16	2
2016/17	6
2017/18	1
2018/19	3
2019/20	0
2020/21	25
Total	69



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

6. The number of NET affordable housing completions in Minster Lovell Civil Parish broken down on a per annum basis for the period between 2000/01 and 2021/22.

	Net affordable housing completions in Minster Lovell Parish
2020/21	4

Glossary of Terms

Housing Register	The housing register is a waiting list of households in a given authority area who are eligible and in need of an affordable home.
Affordable Property	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: a) Affordable housing for rent b) Starter Homes c) Discounted market sales housing; and d) Other affordable routes to home ownership. ^[1]
Housing Completion	A dwelling is counted as completed when construction has ceased, and it becomes ready for occupation. This includes new build dwellings, conversions, changes of use and redevelopments. Housing completions should be provided as net figures.



Net	Net refers to total (gross) figures minus any deductions (for example, through demolitions).
Monitoring Period	From 1 April in any given calendar year through until 31 March in the following calendar year.
Prevention Duty	The prevention duty applies when a local authority is satisfied that an applicant is threatened with homelessness and eligible for assistance.
Relief Duty	The relief duty applies when a local authority is satisfied that an applicant is homeless and eligible for assistance.
Parish	The smallest unit of local government.
Ward	A division of a city or town, for representative, electoral, or administrative purposes.

[1] As defined by Annex 2 of the National Planning Policy Framework (2021) which can be viewed [here](#).

Appendix TKP1b

Freedom of Information response dated 10 May 2022



Freedom of information: Reference FOI/001632

Council: WODC

Your FOI questions are completed below:

Can you please provide the following data in line with the provisions of the Freedom of Information Act.

Questions 1 to 9 of this request relate to data held by the Housing Department.

Questions 10 to 15 of this request relate to data held by the Planning Department.

Housing Register

1. The total number of households on the Council's Housing Register at 31 March 2022.

3039

2. The average waiting times at 31 March 2022 for the following types of affordable property across the Authority:

- a. 1-bed affordable dwelling;
- b. 2-bed affordable dwelling;
- c. 3-bed affordable dwelling; and
- d. A 4+ bed affordable dwelling.

a. 721 days

b. 723 days

c. 753 days

d. 1027 days

3. The average waiting times at 31 March 2021 for the following types of affordable property across the Authority:

- a. 1-bed affordable dwelling;
- b. 2-bed affordable dwelling;
- c. 3-bed affordable dwelling; and
- d. A 4+ bed affordable dwelling.

Unable to access exact figures due to system change, however similar to Q2

a. 721 days

b. 723 days

c. 753 days



d. 1027 days

4. The total number of households on the Council's Housing Register at 31 March 2022 specifying the following locations as their preferred choice of location:

Location	Household Preferences (31 March 2022)
Ducklington Ward	189
Witney South Ward	Witney – 1084 total We are unable to split between wards and can only provide parishes.
Witney East Ward	
Witney West Ward	
Eynsham and Cassington Ward	Eynsham 464 Cassington 77

5. The average number of bids per property over the 2021/22 monitoring period for the following types of affordable property in the locations listed below:

Type of affordable property	Average Bids Per Property (1 April 2021 to 31 March 2022)				
	Ducklington Ward	Witney South Ward	Witney East Ward	Witney West Ward	Eynsham & Cassington Ward
1-bed affordable dwelling	N/A	112			26
2-bed affordable dwelling	34	77			71
3-bed affordable dwelling	N/A	53			39



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4+ bed affordable dwelling	N/A	120	4
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Social Housing Stock

6. The total number of social housing dwelling stock at 31 March 2022 in the following locations:

Location	Total Social Housing Stock (31 March 2022)
Ducklington Ward	77
Witney South Ward	2243 total - we are unable to split between wards and can only provide parishes
Witney East Ward	
Witney West Ward	
Eynsham and Cassington Ward	Eynsham - 393 Cassington - 39

Social Housing Lettings

7. The number of social housing lettings in the period between 1 April 2020 and 31 March 2021; and between 1 April 2021 and 31 March 2022 in the following locations:

Location	Social Housing Lettings	
	1 April 2020 to 31 March 2021	1 April 2021 to 31 March 2022
Ducklington Ward	3	2



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Witney South Ward	228	156
Witney East Ward		
Witney West Ward		
Eynsham and Cassington Ward	Eynsham - 65 Cassington - 1	Eynsham - 17 Cassington - 0

Temporary Accommodation

8. The number of households on the Housing Register housed in temporary accommodation within and outside the West Oxfordshire District Council region on the following dates:

Households in Temporary Accommodation	31 March 21	31 March 22
Households Housed within Worthing We assume this should be West Oxfordshire and have provided figures accordingly	This information is available in the public domain and is verified through H-Clic. https://gss.civilservice.gov.uk/user-facing-pages/mhclg-homelessness-statistics-user-forum/	40
Households Housed outside Worthing We assume this should be West Oxfordshire and have provided figures accordingly		16
Total Households We assume this should be West Oxfordshire and have provided figures accordingly		56

Homelessness

9. The number of homelessness applications in the last 12 months (please specify 12 month period used) which the Council has assessed as having:

a. a prevention duty; and

This information is available in the public domain and is verified through H-Clic. Information not verified through H-Clic cannot be provided -

<https://gss.civilservice.gov.uk/user-facing-pages/mhclg-homelessness-statistics-user-forum/>

b. a relief duty.

This information is available in the public domain and is verified through H-Clic. Information not verified through H-Clic cannot be provided -

<https://gss.civilservice.gov.uk/user-facing-pages/mhclg-homelessness-statistics-user-forum/>

Housing Completions

10. The number of NET housing completions in the West Oxfordshire District Council region broken down on a per annum basis for the period between 2011/12 and 2021/22.

See attached.

11. The number of NET affordable housing completions in the West Oxfordshire District Council region broken down on a per annum basis for the period between 2011/12 and 2021/22.

See attached.

12. The number of NET housing completions in Witney Sub-area broken down on a per annum basis for the period between 2011/12 and 2021/22.

See attached.

13. The number of NET affordable housing completions in Witney Sub-area broken down on a per annum basis for the period between 2011/12 and 2021/22.

See attached.

14. The number of NET housing completions in Ducklington Ward broken down on a per annum basis for the period between 2011/12 and 2021/22.

See attached.



**WEST OXFORDSHIRE
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15. The number of NET affordable housing completions in Ducklington Ward broken down on a per annum basis for the period between 2011/12 and 2021/22.

See attached.

Glossary of Terms

Housing Register	The housing register is a waiting list of households in a given authority area who are eligible and in need of an affordable home.
Affordable Property	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: a) Affordable housing for rent b) Starter Homes c) Discounted market sales housing; and d) Other affordable routes to home ownership. ^[1]
Housing Completion	A dwelling is counted as completed when construction has ceased, and it becomes ready for occupation. This includes new build dwellings, conversions, changes of use and redevelopments. Housing completions should be provided as net figures.
Net	Net refers to total (gross) figures minus any deductions (for example, through demolitions).
Monitoring Period	From 1 April in any given calendar year through until 31 March in the following calendar year.
Prevention Duty	The prevention duty applies when a local authority is satisfied that an applicant is threatened with homelessness and eligible for assistance.
Relief Duty	The relief duty applies when a local authority is satisfied that an applicant is homeless and eligible for assistance.



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Parish	The smallest unit of local government.
Ward	A division of a city or town, for representative, electoral, or administrative purposes.

Appendix TKP2

Eastleigh Local Plan Inspectors Report (12 February 2015)



Report to Eastleigh Borough Council

by Simon Emerson BSc DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Date: 11th February 2015

PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

REPORT ON THE EXAMINATION INTO EASTLEIGH BOROUGH COUNCIL'S EASTLEIGH BOROUGH LOCAL PLAN 2011 - 2029

Document submitted for examination on 15 July 2014

Examination hearings held between 10 and 13 November 2014

File Ref: PINS/W1715/429/4

Abbreviations Used in this Report

HMA	Housing Market Area
HRA	Habitat Regulations Assessment
DPA	Dwellings per annum
LDS	Local Development Scheme
LHA	Local housing allowance
PRS	Private rented sector
ONS	Office for National Statistics
PUSH	Partnership for Urban South Hampshire
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
UPC	Unattributable Population Change

Non-Technical Summary

This report concludes that the Eastleigh Borough Local Plan has a number of shortcomings in relation to housing need, the identified housing requirement and housing supply which are sufficient on their own to recommend non-adoption of the Plan.

I have found that the Council has not recognised the full extent of affordable housing need in the Borough and, as a consequence, has not considered all options to seek to better address that need. There are also market signals which indicate that some additional market housing is required in any case. The five year land supply position is inadequate, even for the housing requirement identified in the submitted plan, because a 20% buffer is required and the overall supply position is tight, with no flexibility to respond to changing circumstances.

Introduction

1. This report contains my assessment of the Eastleigh Borough Local Plan 2011-2029 in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (the *Framework*, paragraph 182) makes clear that to be sound, a local plan should be positively prepared; justified; effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. The basis for my Examination is the draft plan submitted in July 2014 which is the same as the document published for consultation in February 2014.
3. This report addresses only the most significant issues arising from the hearings held in November 2014. Those hearings primarily considered matters relating to housing and employment needs, the Plan's requirements for the provision of housing and employment land and housing delivery and supply. Following those hearings, I published *Preliminary Conclusions* (Examination Document, ID/4) 26 November 2014 in which I identified a number of shortcomings relating to the identification of housing needs, the housing requirement and land supply. The Council raised various questions of clarification on those conclusions (EBC/10) which I addressed in ID/6, although this did not change my reasoning in my *Preliminary Conclusions*.
4. Given the shortcomings I had identified in my *Preliminary Conclusions* I decided that it was not a cost-effective or efficient use of all parties' time to continue with further hearings which had been planned for January/February 2015, which would have considered site-specific allocations, amongst other matters. I had further exchanges with the Council about whether the Examination could be suspended for further work or should be stopped at this stage (EBC/11 and /12 and ID/7 and /8). Eastleigh Borough Council decided on 18th December 2014 that, among other matters, work should begin on a new local plan for the period 2011-2036 and that I be requested to submit my report on the Examination to date. That request was made by the letter of 22 December 2014 (EBC/13).
5. This report is produced in response to the Council's request. It incorporates the greater part of my *Preliminary Conclusions* so far as relevant in relation to housing needs, the requirement and supply. The report does not change the reasoning previously set out and I have made only minor amendments and corrections to the previous text for clarity and to reflect the passage of time. I do not reproduce in this report the previous discussion of possible ways forward, since that is no longer relevant. Reflecting its chosen way forward and the difficulties of making potentially significant changes to the submitted Plan, the Council has, rightly, not made a request for me to recommend modifications to remedy the Plan's deficiencies and thus my report is confined to recommending non-adoption of the Plan.
6. Following the November hearings I also issued some conclusions and comments on a few other, less significant, matters (*Post Hearing Note 3* -

Other Matters ID/5). The problems I identified in that Note appeared capable of being addressed by modifications without requiring substantial further work. Other than in relation to the Habitat Regulations (see below) I do not refer to these other matters further in this report as they do not relate to main issues I am addressing here.

Assessment of Soundness

Main Issues

7. Taking account of all matters discussed at the hearings in November 2014 and all relevant related representations and written evidence I have identified two main issues on which I have assessed the soundness of the Plan.

Issue 1 – Whether the plan makes adequate provision for housing and economic growth

Derivation of the housing requirement in the Plan

8. The Framework (paragraphs 47 and 159) requires Councils to assess their area's housing needs and to meet those needs in full in their local plans. Those needs should be established by a Strategic Housing Market Assessment (SHMA) based on an objective assessment of housing needs involving neighbouring authorities where housing market areas (HMA) cross administrative boundaries. The only provision in the Framework (paragraph 14) for not fully meeting needs is if any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or the specific policies in the Framework which indicate that development should be restricted.
9. This Local Plan has a protracted history with the original draft plan being published three years ago. Since then there have been significant changes in the planning context: publication of the Partnership for Urban South Hampshire (PUSH) South Hampshire Strategy 2012; publication of the Framework; and revocation of the South East Plan. The submitted Plan proposes in policy S2 a minimum of 10,140 new dwellings in the plan period of 2011 - 2029 which equates to 564 dwelling per annum (dpa). How this figure has been derived and justified is summarised in the *Housing Background Paper* EBC/H1 (July 2014) and in the *Sustainability Appraisal* EBC/G2 (10.2.3 - 10.2.9). The figure of 10,140 is derived from the apportionment made to Eastleigh Borough in the PUSH SHS 2012, increased by 5%. The South Hampshire Strategy was not based on an objective assessment of housing need in an up to date SHMA and thus, whilst reflecting a positive co-operative approach by all authorities in the sub-region, was not compliant with the Framework.
10. Irrespective of how the 10,140 was originally derived, I consider that the relevant test now is whether, in practice, in the light of all the evidence available it meets the requirements of the Framework. The Council's position is somewhat ambiguous as to whether it considers there is an objective assessment appropriate for Eastleigh Borough to inform this Plan.

The PUSH SHMA and PUSH Strategy

11. The South Hampshire Strategic Housing Market Assessment (SHMA) January 2014 (EBC/H4A) was published just before the publication of the pre-submission Plan. It was produced on behalf of all the PUSH authorities in the South Hampshire sub-region and covers needs in the period 2011-2036. It identifies two HMAs within the PUSH area. Eastleigh Borough is wholly within the Southampton HMA. I have seen no evidence to justify a different definition of an HMA for Eastleigh. The SHMA includes nine different projections to explore objectively assessed needs. Some, such as zero net migration or zero employment growth are so at odds with Framework as to not be worth putting forward, but they have not been used to determine the recommended outcome. I note that many local residents support much lower projections of housing need, but these would not be consistent with national policy.
12. In relation to household/population projections, the methodology used in the SHMA is not fundamentally criticised. Its conclusion is that needs amount to 2,115 dpa in the Portsmouth HMA and 2,045 in the Southampton HMA (11.24). Appendices to the SHMA set out all nine projections individually for the local authorities (or parts thereof) within the PUSH area. For Eastleigh Borough, applying the report's recommended projection at a Borough level amounts to 615 dpa (SHMA, Appendix U, Table 19). This equates to 11,070 dwellings for the Local Plan period to 2029 (EBC/H1 paragraph 4.68), 930 more than the Plan proposes.
13. The SHMA focuses on assessing needs on the basis of the two identified HMAs. This is consistent with the approach to preparing SHMAs in the Framework. However, to progress a local plan a Council needs to determine the needs within its area. The SHMA states that the figures it provides for individual Boroughs should be used with caution. The Council highlights this cautionary approach in resisting the use of the 615 dpa figure referred to above in determining its housing need/requirement. However, there needs to be some basis to do so and, in my view, the PUSH SHMA and the JGC Study (see below) provide a reasonable starting point. If the Council considered that the Borough-based assessments were fundamentally inadequate then it should have withdrawn this Plan and undertaken what further work it considered necessary.
14. The Council see the PUSH Spatial Strategies as the tool to derive the requirements for each Borough in a manner which meets the Duty to Co-operate. But as I have already noted, the 2012 Strategy was not based on an objective assessment of need compliant with the Framework, which weakens its suitability for this purpose. The PUSH authorities have agreed a programme of work to prepare a new PUSH Spatial Strategy. This envisages public consultation on options in summer 2015 and consultation on a final strategy early in 2016.
15. The Borough Council see this new Strategy as the appropriate means to address the spatial response to the PUSH SHMA 2014 and to determine housing needs and requirements at a Borough level. Accordingly, it has already included in its Local Development Scheme (LDS) a review of the Local Plan to be published in 2016 to respond to the new Strategy. This intention

shows a commendable commitment to co-operative working in the future. I recognise that a planned review can be a relevant consideration in assessing the soundness of a plan. However, the planned review is at least two years away and the timetable for the finalisation of the new PUSH Strategy could easily slip, given the number of authorities involved and the complex and potentially controversial issues it needs to address. Similarly, the long gestation period of the current Local Plan inevitably raises uncertainty over the Council's ability to deliver a review so tightly aligned to the finalisation of the new PUSH Strategy.

16. Accordingly, I consider that for the short/medium term at least, this Local Plan should seek to meet the expectations of the Framework and any significant shortcomings should be addressed now and not be postponed to the review. A planned review cannot make an unsound plan sound.
17. The Council estimates (EBC/H1 Table 5.1) that existing local plans covering the Southampton HMA are proposing to deliver nearly enough housing to meet the SHMA's recommended need for the period 2011-2026, with a shortfall averaging 50 dpa (750 dwellings overall). Of the Councils covering at least part of this area, only Test Valley has not got an adopted plan in place for this period. Southampton City is the largest single provider of housing within the HMA and Eastleigh Borough is second. The contributions from the other authorities are much smaller, reflecting that only parts of those authorities are in the PUSH area and the Southampton HMA. The current shortfall estimated by the Council for the Portsmouth HMA is much greater at nearly 500 dpa (EBC/H1 Table 5.2).
18. No Councils within PUSH object to the scale of housing provision proposed in this Local Plan and none have requested Eastleigh Borough to accommodate any of their housing needs. In this context, I do not see the Duty to Co-operate as requiring Eastleigh Borough to anticipate whether or not other authorities in PUSH will be able to meet their housing needs. To do so would involve drawing conclusions about the ability of those authorities to deliver housing which neither the Council nor I are in a position to do. Such assumptions would not reflect a co-operative approach.
19. It is a legitimate role for the PUSH strategy, as an expression of the Duty to Co-operate, to assign all unmet needs within the HMA beyond 2026 and, if required, between the 2 HMAs. Provided that a new PUSH Strategy is finalised in 2016 there would be sufficient time for all plan reviews to roll forward provision on the agreed basis from 2026. The difficulty is with the modest shortfall emerging in the short/medium term, as the timing of the PUSH Strategy and subsequent reviews of plans will unacceptably delay that shortfall being addressed. I consider this further below after considering the JGC Study.
20. The PUSH authorities clearly have the structure in place and a commitment to working together in the future as they have done in the past. The PUSH structure and the work it has produced and intends to produce demonstrate an admirable co-operative approach. But the process is time-consuming and there is a danger of building-in delay to local plans. This is why it is essential that this Plan responds as fully as possible to the identified needs of Eastleigh Borough.

The JGC Study

21. Subsequent to the publication of the Local Plan and the PUSH SHMA, the Council commissioned further work on population projections - the JGC Study *An Analysis of Objectively Assessed Needs in the light of the 2012 based Sub-national Population Projections* (EBC/H1A) June 2014. As its name implies, this took account of the recent publication of the 2012- based SNPP which were not available for the PUSH SMHA. The JGC Study produces a new household projection for Eastleigh Borough and the Southampton HMA. Fig 8.3 shows a need for 549 dpa for Eastleigh Borough when calculated for the plan period to 2029. This equates to a need for 9,882 dwellings for Eastleigh Borough (see EBC/H1, 4.90). For the Southampton HMA, the Study projects need for each 5 year period to 2036 (Figure 8.2, EBC/H1A) and the annual requirement varies slightly for different periods. The need is 2,027 dpa between 2011-2026; 2,019 dpa 2011-2029; and 2,005 dpa 2011 -2036. On the basis of these figures the deficit on delivery in the HMA to 2026 would range from only 10 dpa using the required rate to 2036 to 32 dpa using the rate up to 2026. Given that the Eastleigh Plan covers the period to 2029 it seems appropriate to use the rate for that period which results in the deficit in the HMA being 24 dpa.
22. There are three important points to note about the difference between the projection in the JGC Study and the projection favoured in the PUSH SHMA. Firstly, the Study was published after the consultation period on the Local Plan. There is no indication that other planning authorities within Southampton HMA agree with its analysis. Whilst the figure for Eastleigh Borough is materially lower than that in the PUSH SHMA, the figure for the whole HMA is only slightly lower, indicating that Eastleigh is generating a lower proportion of the housing needs in the HMA. If these figures are used for the housing requirement in Eastleigh, a greater proportion of needs would be met in the rest of the HMA than suggested in the SHMA. My understanding is that it is the PUSH SHMA that will primarily inform the work on the revised PUSH Strategy and it is not clear whether there will be any general updating of projections on a PUSH-wide basis. Accordingly, it would not be wise to rely solely on the JGC Study.
23. Secondly, the SHMA had included within the projection of future migration the Office for National Statistics' (ONS) Unattributable Population Change (UPC) factor which had to be added (or subtracted) to the ONS's Mid-Year Estimates to ensure that there is alignment in all the data across the country between the 2001 and 2011 Censuses. For Eastleigh, the UPC is a significant positive figure suggesting likely under-recording of past in-migration. However, ONS has not included the UPC component in the 2012 SNPP, hence the population projections for Eastleigh are lower than before. ONS consider that the UPC should not be attributed to migration because, as its name implies, the reasons for the adjustment is unknown. Given this advice and ONS' approach to its own projections, it is reasonable for the JGC study to follow the same approach. Over time, the significance of the UPC will decline and ONS has improved its methodology for assigning international migration. Nevertheless, UPC may represent higher than accounted for migration into Eastleigh in the past, which may continue in the future. This is not reflected in the 2012- based SNPP and thus not in the JGC Study's outputs. The higher figure for the recommended projection in the SHMA represents, at least in

part, this possibility.

24. Thirdly, the JGC Study carried out a more detailed analysis than the SHMA on the local reasons behind the slowing of the trend of household formation (headship rates) revealed in the 2011 Census. In the light of this analysis, it recommends a part return to the underlying long term trend to reach 73% of the 2008-based rate by the end of the projection period. I consider that this is a well-informed analysis consistent with the evidence and with other Inspectors' conclusions on this issue. The recommended projection in the SHMA had not assumed such a high degree of convergence and so the application of this analysis to its population projection would result in more new households, particularly towards the end of the projection period.
25. In relation to the starting point of a demographic projection, I consider that whilst the JGC Study is a robust piece of work in this regard, the projection in the PUSH SHMA should not be ignored. Thus demographic evidence indicates that Eastleigh should be providing between about 550 - 615 dpa. For the reasons given above, the most robust approach would be a figure toward the upper end of the range. The proposed rate in the Local Plan of 564 dpa sits within this range, but I consider that it is marginally too low in relation to the most appropriate demographic projection.
26. On the Council's evidence, there is a shortfall in housing supply of between 360-750 dwellings between 2011 -2026 in the Southampton HMA, depending on whether the PUSH SHMA or the JGC Study is used. Considered in isolation, Eastleigh Borough does not have to accommodate all this shortfall, but it should seek to accommodate some of it so as to reduce the extent to which any PUSH Review has to address a backlog of provision. More importantly, in the light of my conclusion in relation to affordable housing below, this shortfall in the HMA suggests that on demographic projections alone there is some scope to increase the provision of market housing to deliver more affordable housing. The shortfall in the HMA clearly provides an opportunity for housing provision in Eastleigh to be increased without any wider impact on the HMA, although I see no reason why any such uplift would need to be capped at this shortfall figure.
27. The demographic projections are only the starting point for determining housing need and ultimately the housing requirement. I thus turn below to these other relevant matters.

Affordable Housing

28. Affordable housing for planning purposes is defined in the Framework's Glossary.
29. The PUSH SHMA was not published until close to the publication date of the Plan. Whilst the Council was aware of its preliminary findings prior to publication, it is clear that much of the early preparatory work for this Plan was not informed by an up-to-date understanding of the need for affordable housing in the district. This is a significant shortcoming.
30. The PUSH SHMA identifies 1,661 households pa in the Southampton HMA in need of affordable housing, of which the need in Eastleigh Borough is 509 pa (SHMA Appendices, Table 34, p79). The SHMA notes (8.78) that

accommodation in the private rented sector (PRS), where households are in receipt of the local housing allowance (LHA, also termed *housing benefit*), is not a recognised form of affordable housing. It suggests that the extent to which Councils wish to see the PRS being used to make up for shortages of affordable housing is ultimately a local policy decision. Nevertheless, the SHMA goes on to assume that the current role of the PRS continues. On that basis, the SHMA reduces the need for affordable housing by discounting from assessed need an estimate for future lettings in the PRS to households in receipt of the LHA (SHMA, Appendices, Table 36, p81). Accordingly, it substantially reduces overall affordable housing needs in the Southampton HMA to 400 dwellings, of which the need in Eastleigh Borough is 310.

31. On the basis of these reduced figures, it concludes that there is no PUSH-wide need to increase housing provision to meet affordable housing needs (paragraph 11.9), but for Eastleigh Borough it comments (8.79): *even assuming the current role of the private rented sector continues we identify a need to deliver around 310 affordable homes pa which would require overall housing provision in the region of 1,000 to 1,100 dpa*. The Council, however, does not consider that any increase in housing provision to meet affordable needs is justified in this Plan. I consider below the three key assumptions leading to these conclusions.
32. Firstly, the PUSH SHMA assumes (EBC/H4A, 8.6) 30% of gross income spent on housing is the threshold for households in need of affordable housing. Many developer interests consider that this is too high and highlight the reference to a 25% threshold in the 2007 DCLG SHMA Guidance. But that document has been cancelled. National Policy Guidance (the *Guidance*) does not specify a threshold. I note that 30% of the estimated income required to access market housing in Eastleigh would be (just) insufficient to rent an entry level two bedroom property. Three bedrooms would be out of reach. Thus a proportion of families would not be able to secure accommodation of adequate size when spending 30% of income on housing (SHMA Appendices, Table 23, p73 and Figure 18, p70). A 30% threshold should thus be seen as the upper end of a possible range.
33. Using the SHMA methodology, a 25% income threshold would increase the identified need for affordable housing to about 624 dpa for Eastleigh (prior to any role assigned to the PRS). This highlights the sensitivity of the threshold used. Accordingly, the figure in the SHMA of 509 dpa should be seen as a baseline, with actual needs recognised as potentially greater. In this context, I see no justification for the Council assuming that more than 30% of income could reasonably be spent on housing. Some households may be forced to do so, but that does not make it a justified approach to assessing need.
34. Secondly, there is no justification in the Framework or Guidance for reducing the identified need for affordable housing by the assumed continued role of the PRS with LHA. This category of housing does not come within the definition of affordable housing in the Framework. There is not the same security of tenure as with affordable housing and at the lower-priced end of the PRS the standard of accommodation may well be poor (see for example: *Can't complain: why poor conditions prevail in the private rented sector*, Shelter March 2014, provided by Tetlow King on behalf of Landhold Capital).

35. The Framework requires planning authorities to meet the housing needs of their area including affordable housing needs. The availability of accommodation within the PRS where households are in receipt of the LHA is outside the control of the Council, being determined by the willingness of private landlords to let to tenants in receipt of the LHA. The operation of the LHA is determined by the government. I have no doubt that households in need of affordable housing readily perceive a substantial difference between these two types of housing for the reasons already given. Accordingly, affordable housing needs in Eastleigh Borough are at least 509 dpa and would be higher if a more cautious approach were to be taken to the proportion of income which it is assumed is reasonable to spend on housing.
36. Most of this need for 509 dpa is not additional to the 550 - 615 dpa arising from the demographic projections. It is a requirement for a distinct type of housing. I recognise that much of the need may be households in accommodation which is inadequate for their needs, but which may be adequate for other households. The SHMA's assessment takes account of the release of affordable units for those needing to move who are already in affordable housing (EBC/H4A, 8.32). Similarly, a move of a household from an unsuitable private rented unit to a suitable affordable unit would free-up that private rented unit, but such moves cannot happen unless affordable homes are available.
37. In relation to affordable housing provision over the plan period, the Council notes that 323 affordable units had been delivered between 2011-2014; existing planning permissions have secured a further 686 units; and on the basis of the percentages in policy DM28, a further 2,000 could be secured from future permissions, resulting in about 3,000 new affordable housing units over the plan period. This is the maximum likely to be delivered. Actual delivery might be less as it depends on the viability of specific sites to deliver at 35%. The Council's estimate equates to an average of 167 pa, substantially below the need for affordable housing and below even the SHMA's figure of 310 pa where the role of the PRS with LHA was assumed to be meeting part of the need.
38. The failure of the Council to recognise the true scale of need for affordable housing and therefore the consequential failure to consider how it might be addressed is a serious shortcoming.

Market signals

39. The Framework and Guidance indicate that household projections should be adjusted to take into account market signals. The Guidance refers to appropriate comparison of indicators both in absolute levels and rates of change. The SHMA (EBC/H4A, 6.90-6.97) highlights Eastleigh and Fareham among the core PUSH authorities as experiencing the highest median prices for most property types and where affordability issues are more acute. Overall, it concludes that market signals are not significant for most of the core authorities, but identifies modest market pressure in Eastleigh and Fareham.
40. Developer interests highlight a range of market signals (see, for example, Table 5.3 in Nathaniel Lichfield and Partners work for Gladman

Developments). Not all signals demonstrate that Eastleigh is worse than the national or regional/sub regional averages. But on some crucial indicators it is. Between 1997 and 2012, the affordability ratio for Eastleigh worsened by 97%. For the Southampton HMA and England the figures are 92% and 85% respectively (Barton Wilmore, Open House October 2014, Table 6.4, for Hallam Land). Time series rental data from the Valuation Office Agency is available only between 2011 and 2013, but indicates rents rising by 7.4% in Eastleigh compared with 4.4% nationally and 6.9% in Hampshire (Open House, paragraph 5.12). Overall, market signals do justify an upward adjustment above the housing need derived from demographic projections only.

41. It is very difficult to judge the appropriate scale of such an uplift. I consider a cautious approach is reasonable bearing in mind that any practical benefit is likely to be very limited because Eastleigh is only a part of a much larger HMA. Exploration of an uplift of, say, 10% would be compatible with the "modest" pressure of market signals recognised in the SHMA itself.

Accommodating economic growth

42. Local Economic Partnerships (LEPs) are the lead body for promoting local economic development. In this case, it is the Solent LEP, which covers a similar geographic area to PUSH. I consider that a key test of the economic strategy of the Plan is compatibility with the intentions of the LEP, given its role, which includes control of substantial public funds to support economic development. The LEP's current strategy is the *Solent Economic Plan 2014-2020* (EBC/G1) published in March 2014. This sets out a number of economic aspirations, including job growth, drawn from economic projections provided by Oxford Economics (*Solent LEP Economic Outlook*, March 2014). This included a baseline forecast and preferred growth scenario. The LEP's Economic Plan mostly seeks to achieve the headline indicators of the preferred scenario (comparing p6 of EBC/G15 with 4.1 of the Economic Outlook).
43. An important element of the LEP strategy is the promotion of various key sites for economic development. There are seven key sites identified for 2015-2017. None are in Eastleigh Borough. There are a further five sites identified as *Future Pipeline Sites*. One of these, described as: *Ford site, Eastleigh Riverside and Southampton Airport* extends over a large area which straddles the boundary between Southampton City and Eastleigh Borough. The Ford factory which closed in 2013 is not in Eastleigh and its redevelopment is not dependent on any proposals within Eastleigh. The submitted Local Plan includes proposals for facilitating various types of economic development in this area: at Eastleigh Riverside (policy E9, mainly business areas for redevelopment), adjoining Eastleigh Riverside side (policy E10, 9.60 ha of greenfield land) and Southampton Airport (policy E12, including 21 ha of undeveloped land north east of the runway).
44. The site-specific merits of these three allocations and the requirements of each policy were not explored at the hearings in November. The main area of dispute/uncertainty concerns achieving a new access road to facilitate major greenfield development and the requirements to accommodate such a potential future road in any redevelopment of other areas. Because of the current uncertainty, the Council has not included the allocated greenfield

employment land as part of its employment land supply for the plan period, but sees it as an opportunity for more economic development if economic circumstances are favourable. Given the scope for redevelopment on the Ford site and parts of the allocations in Eastleigh, I see nothing at odds between the intentions of the LEP in identifying Ford/Airport/Riverside and this Plan.

45. In the summer of 2014, the LEP received substantial public funding to help bring forward a number of its identified key sites. But there was no such funding for the Ford/Airport/Riverside area. Delivery of the LEP's preferred growth scenario will therefore depend on delivery on sites outside Eastleigh and on various generic measures. The LEP has not commented on the Plan. (It did comment on the adjoining Test Valley Local Plan which was published at a similar time, so I do not regard this lack of comment as an omission). I conclude that the LEP is content with the economic intentions of the Plan and that in the short-medium term, the most likely opportunities for achieving aspirational growth in the LEP area are largely outside Eastleigh Borough.
46. The Plan proposes a minimum of 133,000 sq m of employment development (which is largely intended to be within the B use class). Table 3 in the Plan indicates that total anticipated new floorspace exceeds this minimum at about 148,000 sq m. (Appendix 5 of EBC/2 gives details of the sites which make up this figure.) The Council has taken into account a wide variety of evidence in initially identifying and subsequently justifying this level of provision in the Plan (see, in particular, *Employment Land Strategy Report* July 2014 EC1c). The minimum floorspace figure in the Plan is made up of two components. The *Employment Land Requirements Study* January 2012 (EC1b) identified a need for about 92,500 sq m net additional employment floorspace. The Council identified a need for an additional 40,700 sq m of B class floorspace to replace anticipated losses of existing major employment sites (over and above the past trends for such losses - see section 3.3, EC1c).
47. An *Employment Land Requirements Study Update* was published in May 2014 (EC1b1), after the publication of the Plan. This took into account an updated job growth forecast from Experian of March 2014. This economic forecast resulted in a much higher figure for additional B class floorspace of nearly 228,000 sq m (Table 2.13). However, whilst being mindful that this new evidence may point to greater economic potential of the Borough, I largely accept the Council's reasons, summarised below, for not seeking to increase employment floorspace to match this new forecast.
48. Economic forecasts have a high degree of uncertainty and, in isolation, do not provide a robust basis for planning land use requirements. The floorspace projections based on this most recent forecast seem particularly out of step with a range of other forecasts and methods of assessing future floorspace needs (as illustrated in Table 3.9, reproduced in EC1c, p20). It is also preferable for economic forecasts to be based on the functional economic area rather than an individual district and the LEP/PUSH best reflect this approach.
49. In addition, the scale and type of new employment provision proposed in the Plan (not including the replacement floorspace) broadly aligns with what Eastleigh Borough is expected to deliver in the PUSH South Hampshire Strategy 2012 (90,000 sq m for manufacturing and distribution and only 2,000 sq m for offices - Policy 6, EBC/G7). That strategy envisaged substantial

office development in Southampton and Portsmouth, with notable large scale office and other B1 development also at: the new community north of Fareham, at Whiteley (Winchester District), Havant and Gosport. This strategy reflects a "city-first" priority and existing or emerging commitments at the time. Even if little weight were to be given to the 2012 Strategy as a policy document, the scale of provision envisaged in Policy 6 is now largely embedded in the adopted Core Strategies of other PUSH authorities and, in some places, is being taken forward in greater detail in local plans such as that for Welborne (the new community north of Fareham), currently at Examination. The key sites for economic development being targeted by the LEP with public financial support also largely reflect the PUSH strategy and these development plans.

50. Given that Eastleigh Borough is part of this wider functional economic area, if employment floorspace in Eastleigh Borough were to be substantially increased it could well undermine the delivery of these other sites for economic development. This would also undermine the wider strategies of which these employment sites form part. Such a potential consequence is highly undesirable.

51. This context is also why I am not persuaded by the desire of Hampshire Chamber of Commerce for more employment land to be allocated in this Plan, particularly land close to the motorway for offices or logistics. Offices are a use which should first be accommodated in town centres and this is reflected in the PUSH Strategy. I accept that demand for major office development in Southampton City appears weak, but such demand is only likely to be undermined further by greenfield allocations on the edge of the City in Eastleigh Borough. Development plans outside Eastleigh Borough appear to be making substantial provision for manufacturing and distribution/logistics close to the motorway to respond to the needs of these sectors within this economic area.

52. Accordingly, I consider that the scale of new employment floorspace is justified bearing in mind that: it is expressed as a minimum; there are further opportunities for intensification and redevelopment of existing employment premises supported by other policies in the Plan; and longer term opportunities may exist for additional employment development on parts of the Eastleigh Riverside allocations.

53. I am also satisfied on the basis of the Council's calculations (EBC/G12) that the proposed level of housing provision would provide more than enough workers to support employment development of the scale proposed in the Plan. Such calculations are however fraught with uncertainty and can only be a broad guide. The close economic relationship between Eastleigh Borough and adjoining parts of the economic area are reflected in high daily flows of residents to work outside the Borough and inflows of workers to Eastleigh from elsewhere. In these circumstances, I do not see a pressing need for job growth and population growth to necessarily be closely matched. Some increase in the overall housing requirement in the Plan arising from my conclusions in relation to affordable housing and market signals would not undermine the economic strategy for the area and may help to support it.

Overall conclusion on issue 1

54. I have found that the Council has failed to recognise the true scale of need for affordable housing. There is also the consequential failure to consider how that need might be addressed. The Framework (paragraph 17, 3rd bullet) requires every effort to be made to meet needs. I see no justification for delaying this consideration for 2-3 years pending a review of the Plan.
55. The Guidance states that: *an increase in the total housing figures included in the local plan should be considered where it could help deliver the required number of affordable homes.* Increasing market housing to meet all the identified affordable housing need would require a threefold increase in overall provision. I do not consider that this a realistic option to explore. In addition to the inevitable difficulties of securing delivery of such a scale of development, particularly in the short term and of providing sufficient infrastructure, such a scale of provision is much greater than even the most optimistic demographic projection. It would also result in the release back into the market of many dwellings in the PRS currently occupied by tenants in receipt of the LHA. Thus the cumulative effect of such provision over and above underlying demographic change would be very substantial and the consequences for the housing market are difficult to anticipate.
56. However, there is evidence which strongly suggests that some increase in delivery of market housing is achievable and could deliver a significant proportion of affordable housing. The developers of the major sites allocated in the Plan and included in the five year supply are keen to start delivering (see below) and where planning permission has not already been granted they are intending to submit planning applications very shortly. There is also clearly strong interest from other developers for additional housing sites to be allocated in the Plan and some of these appear likely also to be progressed as planning applications soon.
57. I have indicated that the PUSH SHMA's preferred projection (which equates to 615 dpa for Eastleigh) should not be ignored and that the demographic requirement is best seen as a range. I have also noted that on the basis of that projection, the Council calculates a shortfall in delivery in the HMA of about 750 dwellings to 2026. This background strongly indicates the opportunity for Eastleigh to deliver more housing with no adverse impact on delivery in the rest of the HMA. Market signals also point to both a need to provide more housing and the market's strength to do so.
58. If the Plan was being progressed, the Council would have to identify a possible range for what is practical in terms of increased delivery. That range would then have needed to be tested through Sustainability Appraisal in relation to the environmental impact of development on various sites in order to identify the appropriate requirement to be included in the Plan. I note that the *Sustainability Appraisal* (EBC/G2) submitted with the Plan includes in Appendix II an assessment of alternative growth options including 11,628-12,060 dwellings, which had been assessed in the SA accompanying the draft Plan published in October 2013. Whilst that assessment concluded that this higher level of growth would be *difficult to accommodate without threatening the environmental integrity of the Borough* it is difficult to understand the evidential basis for that conclusion. Equally importantly, that testing did not

weigh in the balance the substantial unmet need for affordable housing. Paragraph 14 of the Framework requires an explicit balancing exercise in the terms it sets out. This has not been done on the basis of the most appropriate and up to date evidence.

Issue 2 – Would the plan ensure an adequate supply of housing land to meet identified needs.

59. A housing trajectory is included as an Appendix to the Plan. Table 2 in the Plan sets out expected delivery of housing by Parish from different categories of supply: completions, specific urban sites, broad areas (also urban); and greenfield allocations. The figures in the Plan are now out of date. More detail on the sites and sources contributing to these categories is in the Strategic Housing Land Availability Assessment (SHLAA) (EBC/G4 July 2014) which updates the position to 1 April 2014. Detail on how the Council has been calculating the five year supply and a trajectory for the delivery of the allocated sites is in the Council's paper: *Five Year Land Supply Position/Housing Implementation Strategy September 2014* (H15). For sites allocated in the Plan a year-by-year trajectory for the first five years is included as an Appendix to the Council's pre-hearing statement on this matter. I comment below only on those sources of supply where I consider that the Council's approach is not justified.
60. The category of *broad areas* includes additional dwellings from the redevelopment of sites in Eastleigh town centre and three district centres: Fair Oak, Hedge End and West End. The total supply relied on by the Council from these sources is 300 for the former and 226 for the latter group. None of this supply is included in the five year supply calculation (SHLAA, EBC/G4 paragraph 4.38 and Table 4.8). More detail on these centres is in SHLAA Appendices 7 and 8. In relation to Eastleigh town centre, the SHLAA refers to the challenge to be overcome, including a degree of inertia demonstrated by the fact that private owners have been reluctant or unable to bring schemes forward, particularly within the central block, during the last 25 years. Given this context, the only evidence that there are reasonable prospects (the relevant test in the Framework, paragraph 47, Footnote 12) of some delivery coming forward here is the Council's ownership (or intended acquisition) of sites, given the Council's commitment to change in the town centre. Accordingly, delivery from sites 5, 6, 7, 8 in the table in Appendix 7 is justified (and does not need discounting), but not from any others. The supply is thus 137, not 300.
61. Similarly, the assessment of the supply from the three district centres is too focused on physical capacity rather than providing evidence of reasonable prospects. There is nothing to indicate why redevelopment, which was not triggered by the previous economic boom, will happen in the future. The need for land assembly or the existing nature of the premises on some of the sites suggests that delivery is very uncertain. Rather than assess each parcel individually, I have increased the Council's discount on delivery from 25% to 50% to be more realistic. Supply thus falls from 226 to about 150.
62. The Council acknowledges (hearing statement, 3.9-3.10) the potential for overlap between the site-size threshold in the SHLAA of 0.2 ha (which might be for less than 10 dwellings) and the calculation of the small site windfall

allowance of less than 10 dwellings and identifies three such sites. Once the Council's discount is applied, the assumed contribution to supply appears very small, but for accuracy should be removed.

63. The Council has included small site windfalls in years 3-5 of the five year supply and from year six onwards. The inclusion of the contribution from windfalls from year three is justified given the Council's evidence on the time within which planning permissions are normally implemented and thus avoids double counting. A 10% discount is applied to the average past supply of small site windfalls. Given that there is no change in the policies in the submitted Plan compared with policies in the adopted Plan, this continuation is realistic in the short term. However, to reflect uncertainty and the possibility of fewer such sites in the future, I consider that from year six the discount should be increased to 25%.
64. Contrary to the definition of windfalls in the Framework, the Council had included garden land sites in the windfall assessment for years 6-15. These should be removed (amounting to eight dwellings pa). The Council needs to recalculate the windfall contribution for years 6-15 taking into account the above two points, but it is likely to reduce the assumed 700 to about 520.
65. The Council calculated that at 30 September 2014 there was a total supply of 10,746 dwellings, including the Hamble Lane appeal site (see Council's hearing statement on this matter, EBC/4/3, Appendix 3). In the light of the required reductions, the supply figure is about 10,200, only marginally above the overall requirement identified in the Plan. This is not a robust position. But in any case, I have identified a need for a higher housing requirement and there is not an identified supply to meet any such higher figure.
66. For completeness, I consider below the five year supply position based on the housing requirement identified in the Plan. The five year supply is primarily dependent on whether the anticipated start date and expected annual rate of delivery from the allocated greenfield sites is justified. In general, the Council is showing a clear commitment to working effectively and speedily with landowners/developers to progress planning applications on allocated sites and to encourage speedy commencement (through various conditions). Accordingly, background evidence on the slow delivery of strategic sites elsewhere in the country is not particularly relevant.
67. There is conflicting evidence about delivery rates. Developer interests put the rate at between 40-60 dwellings per site per developer, including the delivery of affordable housing. The Council highlights three large sites in Eastleigh Borough where delivery, including during the recession, was much higher. It thus considers that its assumption of 150 dwellings per annum on the three largest allocations with two developers is reasonable. There is clearly considerable uncertainty about market conditions in the future and what developers will want to achieve from their sites. The landowners and promoters of the three largest allocations in the Plan were at the hearing for this matter and I have given particular weight to their estimates for delivery.
68. Allocation BO1 Boorley Green has planning permission. The landowner confirms there are now three developers committed to this scheme who expect to start on site in October 2015. I consider that the Council's

expectation of 35 units within 2015/16 is rather tight and thus uncertain, but given the three developers involved, the 150 units for each of the following three years is reasonable.

69. Three different owners control the land making up site E1 land south of Chestnut Avenue, Eastleigh. A planning application was expected to be submitted in January 2015. The Council anticipates 50 units in 2016/17 then 100 units each year. The representative of one of the landowners considers that delivery will start a year later than the Council expects, but agrees with the same stepped increase in delivery thereafter. Adopting this later start would be more robust given the complexities of the site, the requirements of the allocation policy and the three landowners. Somewhat confusingly, for sites without planning permission such as E1, the Council discounts its figures in the trajectory by 25% before inclusion in the calculation of the housing supply (H15 paragraph 5.22, table after 5.28 and 7.1). Pushing back delivery by a year would give a robust figure (which does not need any discount) and thus results in only a small reduction in the contribution of this site to Council's five year supply figure (of about 40 dwellings.)
70. The promoter of site WE1, land west and south of Horton Heath, indicated that a planning application would be submitted by December 2014. This would be progressed in accordance with a performance agreement with the Council. The masterplan envisages two distinct residential areas and thus it is logical to assume two different developers. A new secondary school forms part of this allocation and the County Council requires this to be available by September 2018. This is clearly providing an impetus to progress the development quickly. A start on site mid-2016 seems realistic and the developer envisages 30 units per outlet in the first year to March 2017 (the Council assumes none). Subsequently, the developer estimates 60 units per outlet per year, not as much as the 155/160 units per year in the Council's trajectory. But as this site is without planning permission, the Council's housing supply calculation discounts the figures in the trajectory by 25%. Thus the Council's discounted delivery rate is cautious compared with the developer's and is robust.
71. On some other allocated sites, I consider that delivery might be delayed by a year compared with Council's assumptions, but still take place within five years, thus not reducing overall supply in this period.
72. In the three years since the base date of the Plan (2011), less than the Plan's average of 564 dpa has been delivered. The shortfall to 30 September 2014 is 790 homes (H15, 4.14). The Guidance states that Councils should aim to deal with any undersupply within the first five years of the plan where possible. Where this cannot be met they will need to work with neighbouring authorities under the Duty to Co-operate. The Council considers that the undersupply should be made-up over more than five years and to do otherwise is unrealistic. It cites the on-going effects of the recent recession; shortages of materials and skills; and the cycle of local plan production, resulting in previously allocated sites having been built out. However, in publishing the Guidance last year the Government would have been mindful of national circumstances in the house-building industry. The delay in having an up-to-date local plan is the Council's responsibility and does not justify delay in making good the shortfall. I have seen no evidence that it is not possible to achieve the preferred approach of the Guidance. Accordingly, on the basis of

the submitted Plan and current evidence, the shortfall should be made up in the first five years (the "Sedgefield" method).

73. I recognise that if the housing requirement were to be increased to help deliver more affordable housing, the shortfall would be greater and there would be a need to deliver even more in the first five years. Whether in that scenario such increased delivery would be possible would need to be considered in the light of the evidence at the time. The Council should have regard to the totality of the Guidance on this matter.
74. The Framework (paragraph 47) requires a buffer to be added to the five year supply of 5% or 20% where there has been persistent under delivery of the housing requirement. The assessment of past delivery needs to be considered over at least a 10 year period so as to cover a full economic cycle. In addition, as none of the plans required a specific target to be met each year, it is appropriate to consider delivery not just on an annual basis but over a whole plan period or phase if this is possible, so as to better iron-out ups and downs in delivery. In this case the adopted Local Plan Review covers the period 2001-2011 and so total delivery during this period can be compared with the overall requirement.
75. The Council has set out the past requirements and delivery from 2001-2 based on the Hampshire Structure Plan (421pa), the adopted Local Plan (561pa, excluding the reserve sites), and the South East Plan (SEP) (354 dpa). For the period 2001-2006 I consider that the requirement is that set out in the adopted Local Plan as this was adopted after the Structure Plan and reinterpreted that Plan's requirements, whilst remaining in conformity with it (see the complex explanation of the housing figures in the adopted Plan at 5.2-5.4, 5.10-5.18).
76. I requested a post-hearing note from the Council on the interpretation of the requirements of the SEP. Participants were given the opportunity to comment on the Council's interpretation and I have taken into account all relevant comments. The Council considers that the requirement during the period 2006-2013 (when the SEP was finally revoked) should be 354 pa, as a result of excluding any requirement arising from the Strategic Development Area (SDA) for 6,000 dwellings proposed for north/north east of Hedge End. Policy SH5 of the SEP sets out the annual average for the districts of South Hampshire and the SDAs over the period 2006-2026. For the Hedge End SDA the figure is 300 dpa implying an expected even supply from 2006. For this reason, developer interests consider that this figure should be added to the figure for Eastleigh Borough to create an overall requirement of 654 pa from 2006. The Council highlight that SEP Policy SH1 and supporting text 16.5 makes clear that delivery from the SDA was not expected to occur until 2016 (because of the required long lead-in to get development underway). There is clearly a tension in these different policies which makes their proper interpretation difficult for the exercise here.
77. It is important to bear in mind that the Framework's requirement for a 20% buffer is intended to assist delivery where Councils have experienced difficulty in the past delivering what they planned to deliver. Given the context in which the SEP was approved (recognising, as it did, that it was not meeting all housing needs in the South East), it would be perverse if the requirements of

the SEP were to be interpreted for the purpose of this exercise as setting a housing requirement substantially below what was required at the time in the adopted Local Plan. That Plan had been adopted as recently as May 2006 and, until 2009 when the SEP was actually approved, the Council could not have been certain of what the requirement in the SEP would be. The Local Plan reflected what the Council thought it could deliver during this time and there is no suggestion that once the SEP was published the Local Plan was abandoned. I therefore consider that it would be fair and more relevant to the issue at hand to test delivery against the requirement of the Local Plan (561 dpa) rather than either of the interpretations of the SEP (354 dpa or 654 dpa).

78. For the 10 year period 2001-2011 the Local Plan's annual average was met in only two years and overall delivery fell well short of the required total. This is clear evidence of persistent under delivery. I have already noted that there has been under delivery since 2011 of the requirement identified in the submitted Plan. (Even if the lower requirement in the first draft of this Plan is used, delivery fell short, see footnote 8 in the Council's pre-hearing statement EBC/4/3). If the last years of the adopted Local Plan are replaced with the Council's preferred figure from the SEP, then delivery would have been met in 2009-2011, but in my view that is not sufficient to tip the overall balance to adequate delivery, given the shortfall before and since. Accordingly, I consider that a 20% buffer is currently required as part of the five year land supply calculation. Although there was a shortfall in delivery under the adopted Local Plan, I consider that the PUSH SHMA and the adjustments required as a result of my conclusions under issue 1 above represent a comprehensive new starting point for the assessment of needs from 2011 and so I do not add this backlog to the new requirement.
79. With a 20% buffer and making up the shortfall since 2011 within five years (the "Sedgefield" method), the Council calculates that there is only a 4.37 years supply (H15, Table after 5.30) in relation to the requirement set out in the submitted Local Plan. (There are small downward adjustments to be made to delivery from sites BO1 and E1, but these might be offset by better than projected delivery on WE1.) Accordingly, irrespective of the need to look to increase the overall requirement for the other reasons I have given, there is a need to boost the five year supply. From the evidence before me, I cannot see how the Council would be able to bring forward supply from later in the plan period and so the necessary boost is likely to require additional allocations which are capable of rapid delivery.
80. The overall supply position over the whole plan period is equally tight. This is not a robust position to take the Plan forward. There is no realistic flexibility in the Plan to respond to changing circumstances. It is important to ensure that any small delay in assumed delivery from sites contributing to the five year supply does not too easily result in a less than five year supply being available. The Plan needs to provide confidence that there will a five year supply at adoption and in future years.
81. There might be some large windfall sites in the future, but given that the SHLAA appears to have been very comprehensive in its search for sites this is too uncertain to be relied on as providing flexibility. The major greenfield sites included in the five year supply are being delivered as quickly as possible and there is nothing more that the Council can do to bring this delivery forward.

The largest allocated sites expected to commence beyond the five year period (eg BO2 and HE1) are owned, or mainly owned, by the County Council which does not wish to bring the land forward any earlier. Accordingly, the Council has no means of increasing supply if there is a problem, other than through a Plan review which is time consuming. Accordingly, the Plan needs to demonstrate that it has some flexibility to respond to changing circumstances.

Overall conclusion on issue 2

82. Even on the basis of the housing requirement identified in the submitted Plan, the land supply is inadequate because there is not sufficient flexibility to respond to changing circumstances and because the supply in the first five years needs to be increased. With the identified need for greater housing provision, the land supply will need to be increased even further.

Assessment of Legal Compliance

83. This report is based on a limited number of hearings. In the light of my adverse *Preliminary Conclusions*, I cancelled the hearings that were due to take place in January 2015 on, among other matters, site allocations. Those hearings would have taken into account representations in relation to the site assessment and selection process set out in the *Sustainability Appraisal* (EBC/G2) accompanying the submitted plan. I am therefore unable to come to any formal conclusion on the adequacy of the Sustainability Appraisal in this report.
84. For similar reasons, I am not able to come to a formal, final conclusion on the Duty to Co-operate. Some representations concerning this matter relate to infrastructure provision, which would have been heard at the later hearings. The Council has explained in its *Statement of Compliance with the Duty to Co-operate* (EBC/Subn5) why it considers that the Duty has been met. For the reasons set out under issue 1 above, I consider that the Council met the Duty in relation to strategic housing and employment matters because of its involvement with PUSH and willingness to take forward the South Hampshire Strategy 2012.
85. The following three paragraphs reproduce the relevant parts of my conclusions on the Council's Habitats Regulations Assessment (HRA) which I set out in my *Post Hearing Note 3 - Other Matters* ID/5.
86. The site-specific mitigation measures taken into account in screening-out potential significant effects which might arise from various allocations (see *Habitats Regulations Screening Report* EBC/GI10, 4.6.5/4.6.6 and 5.6.9-5.6.13) should be included in the policy requirements of the allocations concerned, even though an application-stage HRA would still be required as is already noted in the text of the Plan. This is to ensure that the general scope of the likely mitigation measures is made clear and that there is a complementarity between the HRA and the proposals/requirements in the Plan which the HRA is assessing. I note the necessary importance of retaining some flexibility in the scope and design of mitigation measures pending the application-level HRAs. Accordingly, I consider that changes along the lines of Option 2 of the Council's suggested alternatives would have been appropriate

if the Plan was being progressed (EBC/8, Appendix 1).

87. The *Screening Report* (8.4.7) highlights the Forest Park and its linkage to Lakeside Country Park as an important element of the required mitigation in relation to the New Forest Special Area of Conservation and Special Protection Area. Policy E1 requires financial contributions to the Forest Park and an extension to Lakeside Country Park. But the Forest Park is largely outside the Borough boundary and its delivery is not directly within the control of the Council or developer. Test Valley Borough Council's *Forest Park Implementation Framework* October 2014 (GI14) includes Home Wood as part of the proposals for phase 1 in 2014-2019. Home Wood is adjacent to allocation E1, so there is a reasonable degree of alignment between the expectation to deliver part of the Forest Park and delivery of E1.
88. In order to meet the assumptions of the HRA, it is essential that the Plan highlights the purpose of the financial contribution to the Forest Park/Lakeside in relation to mitigation. It must also require alternative mitigation measures if an appropriate element of the Forest Park (eg Home Wood) has not been delivered in a timely manner in relation to the development of E1. Any such alternative mitigation must be of a suitable scale, quality and accessibility to achieve its purpose and its delivery closely linked to progress on the residential development. Accordingly, some additional wording along these lines would have been required in addition to the Council's suggestion in EBC/9, but would not need to be as specific as that suggested by Hampshire Wildlife Trust.
89. My conclusions regarding compliance on other legal requirements are summarised below.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The Local Plan is identified within the approved LDS June 2014 (EBC/Subn 9). The Local Plan's content and timing to date are compliant with the LDS, although it will no longer be adopted.
Statement of Community Involvement (SCI) and relevant regulations	The SCI (EBC/Subn 8) was adopted in September 2013 and consultation has been compliant with the requirements therein.
Sustainable Community Strategy (SCS)	Satisfactory regard has been paid to the SCS.
Public Sector Equality Duty (PSED)	The Local Plan complies with the Duty (see G5 and the Council's hearing statement on Gypsies, Travellers and Travelling Showpeople).
2004 Act (as amended) and 2012 Regulations.	The Local Plan complies with the Act and the Regulations.

Overall Conclusion and Recommendation

- 90. My Examination of this Plan has been limited to matters mainly relating to the housing need, the housing requirement and housing supply. I have identified a number of deficiencies for the reasons set out. The unsoundness I have identified is sufficient on its own for me**

to recommend non-adoption of the Plan in accordance with Section 20(7A) of the 2004 Act.

Simon Emerson

Inspector

Appendix TKP3

Darlington Strategic Housing Market Assessment 2020 Section 3

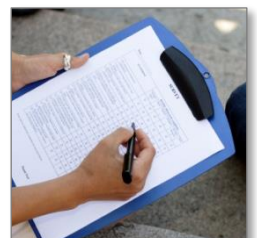
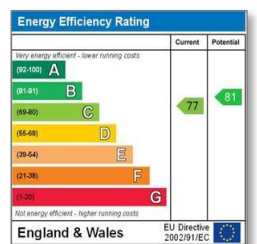




Darlington Strategic Housing Market Assessment 2020

Report of Findings

December 2020





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1. Introducing the Study

Background to the project

Introduction

- 1.1 Opinion Research Services (ORS) was commissioned by Darlington Borough Council in 2015 to prepare a Strategic Housing Market Assessment, which was subsequently published as Part 1 Objectively Assessed Needs including affordable housing and Part 2 which considered the housing needs of particular groups.
- 1.2 An update to Part 1 was published in 2017 to reconsider the overall housing need for Darlington and this found an annual need for 459 dwellings. plus the equivalent of 33 more dwellings to provide for Class C2 needs. However, the need for affordable housing and the needs of particular groups were not reassessed in that study.
- 1.3 Since 2015, the National Planning Policy Framework and Planning Practice Guidance for housing needs has been updated and the date range for the proposed Darlington Local Plan has been changed from 2011-36 to 2016-36. Therefore, the evidence to be found in both Parts 1 and 2 of the SHMA 2015 is now over 5 years old and references policies and guidance which is now out of date.
- 1.4 This current study utilises with the 2017 updated overall housing need figure of 459 dwellings annum plus the 33 dwellings to provide for Class C2 needs, but provides up to date information on affordable housing needs and the needs of particular groups in line with current policy requirements. It also includes information from the SHMA 2015, such as the section on Housing Market Areas, to ensure that with the 2017 update it can be read without further need to reference the SHMA 2015.

Government Policy

- 1.5 The Government published the National Policy Planning Framework (the Original NPPF) in 2012. This set out the planning policies for England and how these were expected to be applied.
- 1.6 The Original NPPF had a presumption in favour of sustainable development, and paragraph 47 stated that Local Plans should meet *“the full, objectively assessed needs for market and affordable housing in the housing market area”*. The responsibility for establishing housing need rested with the local planning authority and Paragraph 159 of the Original NPPF set out that they *“should prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries”*.
- 1.7 A revised version of the National Policy Planning Framework (the Revised NPPF) was published in July 2018. Whilst the Revised NPPF maintains the underlying theme of sustainable development, several significant changes have been introduced in relation to identifying and meeting housing needs. The Revised NPPF was updated in February 2019 to incorporate a number of detailed changes following a technical consultation. Whilst most of the changes appear relatively minor, they may have a substantial impact on identifying and meeting housing needs in some areas. The results of the consultation were summarised in the document *“Government response to the technical consultation on updates to national planning policy and guidance”*.
- 1.8 Under the Revised NPPF, local planning authorities are still responsible for assessing their local housing needs; however, Paragraph 60 identifies that *“strategic policies should be informed by a local housing need*

assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach". This represents a significant change, as the standard method sets out a formulaic approach to determine the minimum Local Housing Need (LHN) figure and prescribes the use of specific data for the calculation. Therefore, whilst the responsibility for establishing housing need continues to rest with the local planning authority, this is now constrained to a minimum figure that is determined centrally by the Government.

- ^{1.9} This focus on local area has led to a change in the Duty to Cooperate, where neighbouring authorities now have to produce Statements of Common Ground. Whilst HMAs are no longer mentioned explicitly in the Revised NPPF, Paragraph 60 identifies that *"any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for"*; and PPG identifies that HMAs are still one of the factors which must be considered when determining the relevant cross-boundary areas for plan-making [ID 61-010-20180913].
- ^{1.10} The Revised NPPF has also introduced a new definition for affordable housing. Whilst the Original NPPF identified (in the Glossary at Annex 2) that affordable housing should be provided for households *"whose needs are not met by the market"*, the Revised NPPF adds that this includes *"housing that provides a subsidised route to home ownership and/or is for essential local workers"*. This has led to a specific change in the Planning Practice Guidance (PPG) for assessing affordable housing need.
- ^{1.11} Under the Original NPPF, affordable housing need was based on those who could not afford to buy or rent in the market. Households who could afford market rent were not counted as in affordable housing need even if they would have preferred to buy and couldn't afford to do so. However, the latest PPG states that assessments must now include the needs of *"those that cannot afford their own homes, either to rent, or to own, where that is their aspiration"* [ID 2a-020-20190220]. On this basis, households able to afford market rent who aspire to but are unable to afford homeownership must now be counted as being in affordable housing need.

Covid 19

- ^{1.12} Queries have been raised across the country about the impact of Covid 19 on population projections. However, unless Covid 19 becomes an recurring event the impact on population projections over a plan period is likely to be minimal. Similarly, any movement away from major cities to rural locations cannot yet be taken as a long-term trend. Therefore, we have made no adjustments within this study in light of the impact of Covid 19.

Brexit

- ^{1.13} It is important to recognise that at this stage there is still great uncertainty as to the nature of any future trade relationship with the EU and therefore the potential short, medium, and long-term implications of Brexit on the UK economy. As a result, there is little clarity on what that will mean for the economy or housing needs, so it is difficult to specifically account for at this stage and again we have made no specific adjustments to the report.

3. Affordable Housing Need

Identifying households who cannot afford market housing

Introduction

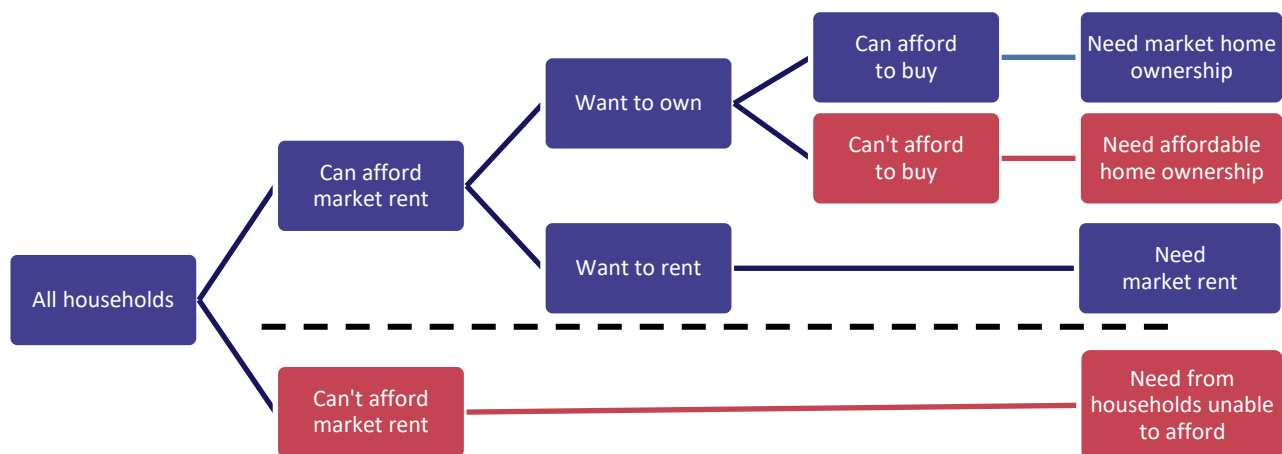
- 3.1 This section represents an update of the analysis in the SHMA 2015 to include new data and the impact of policy changes. It represents a technical exercise to comply with the requirements of the NPPF and the PPG. We would note that all figures in this section relate to households, not dwellings, until Figure 21 where the results are converted in to the need for dwellings.
- 3.2 The definition of affordable housing was changed by the new National Planning Policy Framework (2018), with a specific emphasis now placed on affordable homeownership. Annex 2 of the Framework now defines affordable housing as being:

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)

National Planning Policy Framework 2018, Annex 2

- 3.3 To reflect this change, relevant paragraphs of PPG have also been updated to confirm that the types of household to be considered in housing need should include *“those that cannot afford their own homes, either to rent, or to own, where that is their aspiration”* [PPG ID 2a-020-20190220].
- 3.4 The assessment of affordable housing need therefore needs to consider both those who cannot afford to rent and those households who can afford to rent but would like to buy.

Figure 6: Establishing the need for market and affordable housing



- 3.5 There is a well-established method for assessing the needs of households who cannot afford to own or rent suitable market housing. However, PPG provides no guidance on how the needs of households who can afford to rent but would prefer to own, should be assessed.

Assessing Affordable Housing Needs

- 3.6 The ORS Housing Mix Model considers the need for market and affordable housing on a long-term basis that is consistent with household projections. The model uses a range of secondary data sources to build on existing household projections and profile how the housing stock will need to change in order to accommodate the projected future population.
- 3.7 The model provides robust and credible evidence about the required mix of housing over the full planning period and recognises how key housing market trends and drivers will impact on the appropriate housing mix.
- 3.8 The PPG identifies that “projections of affordable housing need will need to take into account new household formation, the proportion of newly forming households unable to buy or rent in the market area, and an estimation of the number of existing households falling into need” (ID 2a-021). **The ORS Model recognises that the proportion of households unable to buy or rent in the market area will not be the same for all types of household, and that this will also differ by age.** Therefore, the appropriate proportion is determined separately for each household type and age group.
- 3.9 The affordability percentages in Figure 7 are calculated using detailed information from the 2011 Census alongside data published by DWP about housing benefit claimants. For each type of household in each age group, the table identifies the percentage of households unable to afford their housing costs. This is the proportion of households in each group that either occupy affordable housing or receive housing benefit to enable them to afford market housing.

Figure 7: Assessing affordability by household type and age (Source: Census 2011 and DWP)

Percentage unable to afford market housing	Under 25	25-34	35-44	45-54	55-64	65+
Single person household	24%	13%	35%	37%	40%	34%
Couple family with no dependent children	21%	7%	10%	7%	8%	13%
Couple family with 1 or more dependent children	39%	24%	13%	7%	12%	20%
Lone parent family with 1 or more dependent children	82%	64%	47%	37%	43%	55%
Other household type	53%	59%	39%	22%	20%	13%

Current Unmet Needs of Households Unable to Afford

- 3.10 Any exploration of housing need in an area must first give consideration to existing unmet needs. The PPG states:

How should the current unmet gross need for affordable housing be calculated?

Plan makers should establish unmet (gross) need for affordable housing by assessing past trends and recording current estimates of:

- » *the number of homeless households;*
- » *the number of those in priority need who are currently housed in temporary accommodation;*
- » *the number of households in overcrowded housing;*
- » *the number of concealed households;*

- » *the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings);*
- » *the number of households from other tenures in need and those that cannot afford their own homes.*

Care should be taken to avoid double-counting, which may be brought about with the same households being identified on more than one transfer list, and to include only those households who cannot afford to access suitable housing in the market.

Planning Practice Guidance (February 2019), ID 2a-020-20190220

- 3.11 Households assumed to be unable to afford housing include:
- » All households that are currently **homeless**;
 - » All those currently housed in **temporary accommodation**; and
 - » People in a **reasonable preference category** on the housing register, where their needs have not already been counted.
- 3.12 Given this context, the model includes the needs of all these households when establishing the need for affordable housing at a base date of 2016.
- 3.13 The analysis counts the needs of all households living in overcrowded rented housing when establishing the affordable housing need (which could marginally overstate the requirements) but it does not count the needs of owner occupiers living in overcrowded housing (which can be offset against any previous over-counting). Student households are also excluded, given that their needs are assumed to be transient and do not count towards the need for affordable housing in Darlington.
- 3.14 **Concealed families** are an important part of unmet housing need. However, not all concealed families want separate housing. Those with older family representatives will often be living with another family, perhaps for cultural reasons or in order to receive help or support due to poor health. However, those with younger family representatives are more likely to be experiencing affordability difficulties or other constraints (although even here not all will want to live independently).
- 3.15 Any concealed families in a reasonable preference category on the housing register will be counted regardless of age. The analysis also considers the additional growth of concealed families with family representatives aged under 55 (even when not on the housing register) and assumes that all such households are unlikely to be able to afford housing (otherwise they would have found a more suitable home).
- 3.16 The analysis does not count people occupying insanitary housing or otherwise living in unsatisfactory housing conditions as a need for additional affordable housing. These dwellings would be unsuitable for any household and enabling one household to move out would simply allow another to move in – so this would not reduce the overall number of households in housing need. This housing need should be resolved by improving the existing housing stock, and the Council have a range of statutory enforcement powers to improve housing conditions.

3.17 Figure 8 sets out the assessment of current affordable housing need for Darlington:

Figure 8: Assessing current unmet gross need for affordable housing (Source: ORS Housing Model)

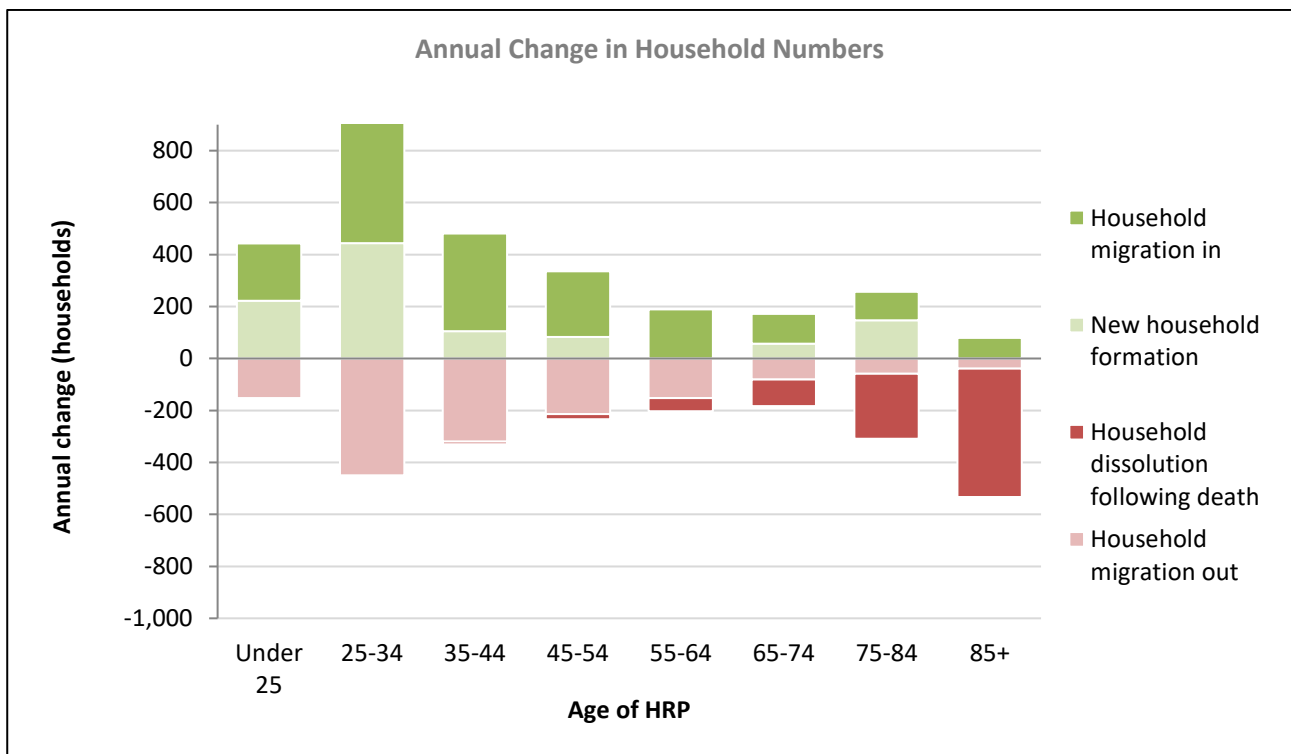
	Affordable Housing			Current unmet Housing Need
	Gross Need	Supply	Net Need	
Homeless households in priority need [Source: CLG P1E returns 2016]				
Currently in temporary accommodation in communal establishments (Bed and breakfast or Hostels)	3		3	3
Currently in temporary accommodation in market housing (Private sector leased or Private landlord)	0		0	
Currently in temporary accommodation in affordable housing (Local Authority or RSL stock)	1	1	0	
Households accepted as homeless but without temporary accommodation provided	6		6	6
Concealed households [Source: Census 2001 and 2011]				
Growth in concealed families with family representatives aged under 55	63		63	63
Overcrowding based on the bedroom standard [Source: Census 2011 and English Housing Survey]				
Households living in overcrowded private rented housing	247		247	
Households living in overcrowded social rented housing	273	273	0	
Other households living in unsuitable housing that cannot afford their own home [Source: CLG Local Authority Housing Statistics 2016]				
People who need to move on medical or welfare grounds, including grounds relating to a disability	222	11	211	
People who need to move to a particular locality in the authority, where failure to meet that need would cause hardship (to themselves or to others)	27	1	26	
TOTAL	842	286	556	72

- 3.18 Based on a detailed review of both the past trends and current estimates our analysis has concluded that 842 households are currently living in unsuitable housing and are unable to afford their own housing. This assessment is based on the criteria set out in the PPG and avoids double counting, as far as possible.
- 3.19 Of these households, 286 currently occupy affordable housing that does not meet the current householders' needs, mainly due to overcrowding. Providing more suitable housing for these households will enable them to vacate their existing affordable housing property, which can subsequently be allocated to another (smaller) household in need of affordable housing.
- 3.20 There is, therefore, a net affordable housing need of 556 households (842 less 286 = 556). However, depending on property types and size of households in need, a higher number of new homes *may* be needed to ensure there is no overcrowding.
- 3.21 Providing the net affordable housing need for 556 households will release back into the market (mainly in the private rented sector) the dwellings currently occupied by a total of 484 households (556 less the 72 households which are homeless or concealed and thus do not release dwellings).

Projected Future Need of Households Unable to Afford

- 3.22 When considering the number of newly arising households likely to be in affordable housing need, the PPG recommends a “gross annual estimate” (ID 2a-021) suggesting that “the total need for affordable housing should be converted into annual flows” (ID 2a-024).
- 3.23 Figure 9 shows the age structure of each of the components of household change. This analysis is based on changes within each age cohort. Comparisons are based on households born in the same year and relate to their age at the end of the period. Therefore, all new households are properly counted, rather than only counting the increase in the number of households in each age group.

Figure 9: Annual change in household numbers in each age cohort by age of HRP in Darlington (Source: ORS Housing Model)



- 3.24 Together with information on household type, this provides a framework for the model to establish the proportion of households who are unable to afford their housing costs. The following tables look at the impact of different types of household.

Figure 10: Annual components of Household Growth 2016-36 (Source: ORS Housing Model. Note: Figures may not sum due to rounding)

	All households	Households able to afford housing costs	Households unable to afford housing costs	% unable to afford housing costs
Newly forming households	977	657	320	33%
Households migrating into the area	1,858	1,341	517	28%
All new households	+2,835	+1,998	+837	30%

- 3.25 The ORS Model identifies 977 new households projected to form in Darlington each year, of which 33% will be unable to afford their housing costs. This amounts to 320 households each year.

- 3.26 The model also considers new households migrating to the area. The projection is for 1,858 households per annum of which 28% (517 households) will be unable to afford their housing costs.
- 3.27 **This results in a total of 837 new households in need of affordable housing** (Figure 10).

Figure 11: Annual components of Household Growth 2016-36 (Source: ORS Housing Model. Note: Figures may not sum due to rounding)

	All households	Households able to afford housing costs	Households unable to afford housing costs	% unable to afford housing costs
Household dissolutions following death	931	691	240	26%
Households migrating <u>out</u> of the area	1,468	1,062	406	28%
All households no longer present	+2,399	+1,754	+645	27%

- 3.28 PPG identifies that “there will be a current supply of housing stock that can be used to accommodate households in affordable housing need” and that it is necessary to establish “the number of affordable dwellings that are going to be vacated by current occupiers that are fit for use by other households in need” (ID 2a-022).
- 3.29 The model identifies 931 households are likely to dissolve following the death of all household members. Many of these households will own their homes outright however, 240 of these are likely to have been unable to afford market housing and will mostly be living in social rented housing.
- 3.30 In addition, some households that are unable to afford housing are will migrate away from the area, so their needs should be discounted to ensure consistency with the household projections. The model identifies that 1,468 households will migrate out of the area each year, including 406 households who are unable to afford their housing costs. A proportion of these will vacate rented affordable housing (which will become available for another household) whereas others that have not yet been allocated an affordable home will reduce the number of households waiting. (It should be noted that some might have chosen to stay if housing costs were cheaper or more affordable housing was available).
- 3.31 **Altogether, there are 645 households who will vacate affordable dwellings or will no longer be waiting for a home** (Figure 11).

Figure 12: Annual components of Household Growth 2016-36 (Source: ORS Housing Model. Note: Figures may not sum due to rounding)

	All households	Households able to afford housing costs	Households unable to afford housing costs	% unable to afford housing costs
Existing households falling into need	-	-203	+203	100%
Existing households climbing out of need	-	+264	-264	0%
Change in existing households	-	+61	-61	-

- 3.32 PPG also identifies that it is important to estimate “the number of existing households falling into need” (ID 2a-021). Whilst established households that continue to live in Darlington will not contribute to household growth, changes in household circumstances (such as separating from a partner or the birth of a child) can lead to households who were previously able to afford housing falling into need. The needs of these households are counted by the model, and it is estimated that 203 established households will fall into need in Darlington each year.

- 3.33 However, established households' circumstances can also improve. For example:
- » When two single person households join together to form a couple, pooling their resources may enable them to jointly afford their housing costs (even if neither could afford separately).
 - » Households also tend to be more likely to afford housing as they get older, so young households forming in the early years of the projection may be able to afford later in the projection period.
- 3.34 These improved circumstances can therefore reduce the need for affordable housing over time. The model identifies that the circumstances of 264 households will improve such that they become able to afford their housing costs having previously being unable to afford.
- 3.35 Therefore, considering the changing needs of existing households overall, **there is a net decrease of 61 existing households needing affordable housing each year** (Figure 12).
- 3.36 The following table (Figure 13) summarises the overall impact of
- » new households adding to housing need,
 - » the households no longer present reducing housing need and
 - » the changes in circumstances impacting existing households.

Figure 13: Annual components of Household Growth 2016-36 (Source: ORS Housing Model)

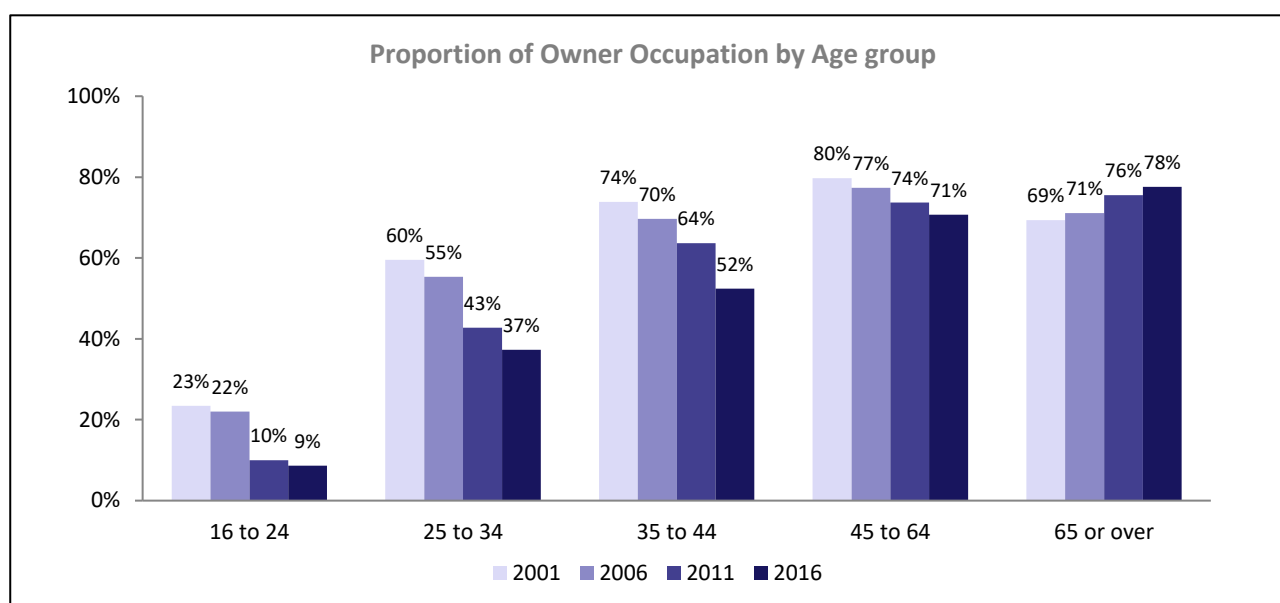
		All households	Households able to afford housing costs	Households unable to afford housing costs
All new households		2,835	1,998	837
All households no longer present		2,399	1,754	645
Change in existing households		-	+61	-61
Future affordable housing need 2016-36	Annual average	+436	+305	+131
	20-year Total	+8,716	+6,103	+2,612

- 3.37 Overall reviewing the contribution of each element amounts **to an additional 2,612 households needing affordable housing over the 20-year period 2016-36.**

Needs of Households Aspiring to Homeownership

Home Ownership Trends

- 3.38 The new emphasis on households that cannot afford to own their home reflects Government concerns that the proportion of owner occupiers has reduced nationally over the last ten to fifteen years. Estimates from the English Housing Survey suggest that the proportion of owner occupiers reduced from around 69% in 2006 to 65% in 2011 and to 63% by 2016. Over the same period the proportion of households renting from a social landlord also reduced from 19% to 17% whilst the proportion renting privately increased from 12% to 20%.
- 3.39 The proportion of owner occupiers varies by age with younger age groups less likely to own their home than older households. The real change is in the extent to which younger age groups owning their property has fallen over recent years whilst at the upper end of the age scale (aged 65 or over) home ownership has been increasing (Figure 14).

Figure 14: Percentage of Owner Occupiers by Age Group 2001-2016 (Source: English Housing Survey)

Establishing the number of households aspiring to home ownership

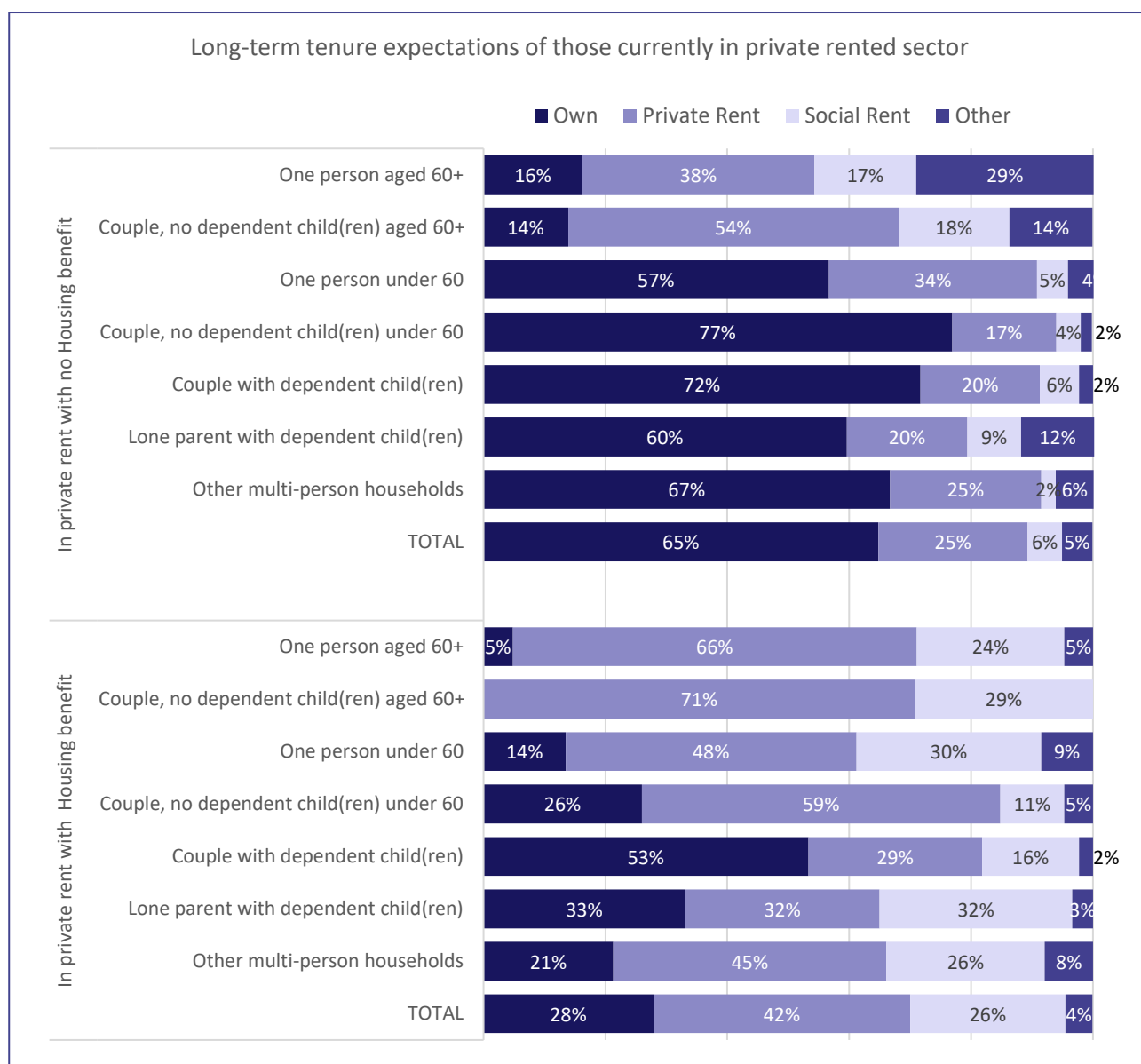
- 3.40 English Housing Survey data shows that, unsurprisingly, 96% of households who currently own their property wish to stay as owner occupiers in the long term. In terms of potential demand over half (54%) of households who rent privately and almost a fifth (18%) of those in social rented housing aspire to homeownership.

Figure 15: Long-term aspirations (Source: English Housing Survey 2013/4)

Current Tenure	Long-term Tenure Plan				
	Owner Occupier	Shared Ownership	Rent from Private Landlord	Rent from Social Landlord	Other
Owner occupied	96.1%	0.4%	0.7%	1.1%	1.6%
Private rent	53.5%	2.6%	28.8%	11.4%	3.8%
Social rent	18.1%	1.8%	1.9%	77.0%	1.1%

- 3.41 These figures relate to aspirations only and there is no test within the data as to whether this aspiration is affordable. It is therefore worth considering the responses of those currently in private rent in more detail with a view to understanding the types of household aspiring to buy.
- 3.42 The following chart (Figure 16) shows long-term tenure aspirations of those in private rent by household type as well as whether they are currently in receipt of housing benefit.
- 3.43 Almost two in three (65%) of those who are currently renting privately and NOT receiving housing benefit wish to buy their own home in the future. The proportion is much lower for those households with an HRP over 60 (averaging 15%) and slightly higher amongst couples under 60 (77% and 72% depending on whether or not there are dependent children in the household).
- 3.44 Just under three in ten (28%) of those households in the private rented sector and in receipt of housing benefit wish to buy their own home in the future. This increases to 53% of couples with dependent children.

Figure 16: Long-term Tenure Expectation for those in the Private Rented Sector with and without Housing Benefit support
 (Source: English Housing Survey 2013-14. Note: Own includes shared ownership)



Additional Need for Affordable Homeownership

- 3.45 Through combining data on the number of households of each type in each age group living in private rented housing and paying their own rent with the aspiration data from the EHS 2013-14, Figure 17 establishes the number of existing households likely to aspire to home ownership that have not been counted in the affordable housing need.

Figure 17: Households currently living in the Private Rented Sector and paying their own rent that aspire to home ownership
(Note: Figures may not sum due to rounding)

Household Type	Age of Household Representative						TOTAL
	15-24	25-34	35-44	45-54	55-64	65+	
Single person	200	541	234	106	16	24	1,122
Couple without children	71	347	80	109	78	23	708
Families with child(ren)	99	466	320	92	0	0	977
Other households	34	0	9	17	27	0	87
Total	404	1,354	643	325	121	47	2,894
<i>Percentage of households</i>	14%	47%	22%	11%	4%	2%	100%

- 3.46 Based on this analysis, we can estimate that there is a total of around 2,894 households currently resident in Darlington who cannot afford to own their own home but would aspire to do so. 61% of these households are aged 15-34 with the substantial majority (83%) aged under 45.
- 3.47 In addition to the current need, it is also important to consider new households that are projected to form over the period 2016-2036. Through combining this data with the aspiration data from the EHS, we can conclude that it is likely that there would be a further 2,116 households that form over the 20-year period who will be able to afford to pay market rent but unable to afford to own, despite that being their aspiration. **Overall, there are likely to be 5,010 households who aspire to homeownership but who cannot afford to buy their own home over the period 2016-36, a net annual need of 251 per year.**
- 3.48 When identifying the need for Affordable Home Ownership (AHO) including First Homes, it is necessary to consider the housing costs for both renting and buying market housing in order to understand the relative incomes required and establish the appropriate income range for AHO products and the associated purchase costs.

Identifying the Overall Affordable Housing Need

- 3.49 Figure 18 brings together the information on assessing the unmet need for affordable housing in 2020 together with the future need for affordable housing and those aspiring to home ownership arising over the 20-year period 2016-36. It can be noted that this assessment has no regard for whether those aspiring can access affordable home ownership options.

Figure 18: Assessing total need for affordable housing 2016-2036 (Source: ORS Housing Model)

	Affordable Housing Need		Overall Affordable Housing Need
	Households unable to afford	Households aspiring to home ownership	
Current housing need in 2016	556	2,894	3,450
Future housing need 2016-36	2,612	2,116	4,728
TOTAL HOUSING NEED	3,168	5,010	8,178

- 3.50 On this basis, we can conclude that the overall need for affordable housing would comprise a total of 8,176 households over the 20-year period 2016-2036, equivalent to an average of 409 per annum.
- 3.51 This represents a substantial proportion of the annual need of 459 dwellings. This is due to a large proportion of this need being associated with the whole population as opposed to the projected new households, which is recognised by the PPG:

How does the housing need of particular groups relate to overall housing need calculated using the standard method?

The standard method for assessing local housing need identifies an overall minimum average annual housing need figure but does not break this down into the housing need of individual groups. This guidance sets out advice on how plan-making authorities should identify and plan for the housing needs of particular groups of people.

This need may well exceed, or be proportionally high in relation to, the overall housing need figure calculated using the standard method. This is because the needs of particular groups will often be calculated having consideration to the whole population of an area as a baseline as opposed to the projected new households which form the baseline for the standard method. How can needs of different groups be planned for?

Strategic policy-making authorities will need to consider the extent to which the identified needs of specific groups can be addressed in the area, taking into account:

- » *the overall level of need identified using the standard method (and whether the evidence suggests that a higher level of need ought to be considered);*
- » *the extent to which the overall housing need can be translated into a housing requirement figure for the plan period; and*
- » *the anticipated deliverability of different forms of provision, having regard to viability.*

Planning Practice Guidance, ID 67-001-20190722

- 3.52 The size, type and tenure of homes also needs to be calculated separately from the standard method. PPG February 2019 states:

How does the housing need of particular groups relate to overall housing need calculated using the standard method?

The standard method for assessing housing need does not break down the overall figure into different types of housing. Therefore the need for particular sizes, types and tenures of homes as well as the housing needs of particular groups should be considered separately.

Planning Practice Guidance, ID 2a-017-20190220

- 3.53 Given that the need for affordable housing and affordable home ownership in particular is very high, it is necessary to consider how this need can be addressed within the overall need established.
- 3.54 It will be important for the local authority to plan for the needs of **all** households unable to afford to rent or own market housing if they are going to avoid the number of housing benefit claimants living in private rented housing increasing. This represents a need from 3,168 households.
- 3.55 It is important to recognise that the figures for those who aspire to home ownership are based upon those households who currently can afford market rent. But these households would not necessarily choose new

build Affordable Home Ownership if it was available, as some may prefer to secure full ownership in the less expensive second-hand housing market. Similarly, some households may not ultimately need affordable home ownership if their circumstances change to such a degree that they are eventually able to buy without financial assistance. It is also important to recognise that the identified demand could only be realised if Affordable Home Ownership products can be delivered at prices that are truly affordable in the area, in line with local house prices and incomes.

- ^{3.56} Neither the NPPF or PPG identify that any affordability criteria should be applied to those households who aspire to homeownership but cannot afford to buy their own home. However, it is appropriate to consider the extent to which these households could plausibly afford affordable homeownership products if they were provided. Whilst a range of affordable homeownership products are available, each with different costs and eligibility criteria, it is unlikely that housing would be delivered at values below 60% of newbuild prices.⁶ While 70% of market house prices is the maximum price suggested for a First Home in the consultation, a larger discount can be applied. However, if too large a discount is applied then this will significantly affect the viability of many schemes and lead to a reduction in the level of affordable housing which can be provided. Therefore, we have assumed a maximum discount of 40% on open market prices for properties which are compatible with the First Homes scheme.
- ^{3.57} Given this context, Figure 19 identifies those households with income that would be insufficient to afford 60% of newbuild prices at the lower quartile for the local area, and those households with savings of less than £5,000. This is based on further analysis of the EHS data which considers the income distribution and savings data for households that rent privately but aspire to homeownership. This data has been updated to reflect current income levels and scaled for each local area using indices from the ONS gross disposable household income (GDHI) tables.
- ^{3.58} Of the 5,010 households who can afford to rent but who aspire to homeownership and cannot afford to buy, there would be 1,130 where the household had insufficient income to have a realistic prospect of being able to afford at 60% of open market values (Figure 19). Of the remaining dwellings for households with incomes above the minimum threshold, there would be 2,523 where the household had savings of less than £5,000 and were therefore unable to afford the assumed deposit in the local area.

Figure 19: Affordable homeownership housing mix by household affordability to 2016-2036 (Source: ORS Housing Model)

	All households aspiring to home ownership	MINUS households unable to afford 60% of newbuild LQ	Households able to afford 60% of newbuild LQ	MINUS households with savings of less than £5,000	Households able to afford and have savings of £5,000 or more
1 bedroom	516	104	412	252	160
2 bedrooms	2,678	603	2,075	1,316	758
3 bedrooms	1,592	336	1,256	881	375
4+ bedrooms	223	86	137	73	65
TOTAL	5,010	1,130	3,880	2,523	1,358

- ^{3.59} On this basis, only 1,358 dwellings are needed for households that aspire to homeownership who have at least £5,000 in savings and incomes above the relevant threshold.

⁶ Developers will typically receive 50-60% of open market value when delivering Affordable Rented units

- 3.60 Whilst it will be a policy decision as to how much of the additional need for affordable homeownership from households able to afford market rent should be provided, it would seem appropriate to only plan for the needs of those 1,358 households likely to form an effective demand (i.e. those able to afford the various products that will be available) in addition to the 3,168 households unable to afford. Figure 20 provides a breakdown of the planned affordable housing on this basis.

Figure 20: Overall need for Affordable Housing, including aspiring households able to access affordable home ownership, by property size (Source: ORS Housing Model. Note: Figures may not sum due to rounding)

	Affordable Housing Need		Planned Affordable Housing
	Households unable to afford	Households aspiring to home ownership	
1 bedroom	437	160	596
2 bedrooms	1,218	758	1,976
3 bedrooms	1,267	375	1,642
4+ bedrooms	246	65	311
TOTAL HOUSING NEED	3,168	1,358	4,526

- 3.61 The LHNA identifies an overall affordable housing need from 4,526 households over the 20-year period 2016-36 (226 per annum). This includes the needs from all households unable to afford to rent or own market housing and also provide for those households who aspire to homeownership but who cannot afford to buy, where there is a realistic prospect of those households being able to purchase an affordable homeownership product.
- 3.62 However, it is important to recognise that there are many more households who aspire to homeownership who either do not have sufficient income or savings that would enable them to realise their aspiration. It is also important to recognise that these figures assume that the number of households in receipt of housing benefit to enable them to afford market housing in the private rented sector does not change. In determining the affordable housing requirement, the Council may want to consider these households alongside those households living in private rented housing who aspire to home ownership.

Size and Tenure Mix based Upon LHN

- 3.63 All data from this point onwards of the report now reference dwellings, not households. Therefore, we have taken the results from Figure 20 and applied a vacancy and second rate to them which allows us to calculate the number of dwellings required in Darlington. The totals therefore now match the annual need figure 459 dwellings per annum plus the equivalent of 33 dwellings for Class C2 per annum.
- 3.64 Whilst it will be a policy decision as to how much of the additional need for affordable homeownership from households able to afford market rent should be provided, it would seem appropriate to only plan for the needs of those households likely to form an effective demand (i.e. those able to afford the various products that will be available).
- 3.65 It would therefore seem appropriate for the local authority to plan to provide 1,394 dwellings for households aspiring to homeownership in addition to the 3,252 dwellings for households unable to afford. Figure 21 provides a breakdown of the Local Housing Need of 9,840 dwellings between market and affordable housing on this basis. In summary, there is a need for:

Social rented housing = 2,175 dwellings (22.1%) for households unable to afford affordable rent;

Affordable Rent = 1,077 dwellings (10.9%) for households that can afford affordable rent but unable to afford market rent;

Affordable home ownership = 1,394 dwellings (14.2%), for households that can afford market rent but aspire to homeownership and have reasonable prospect of being able to afford this;

Market housing = 5,194 dwellings (52.8%); and

Market housing includes an allowance for C2 provision within the total housing need of 9,840= equivalent to 660 dwellings that would be counted against the minimum LHN target.

Figure 21 Planned overall need for Affordable Housing (including households aspiring to home ownership) and Market Housing by property size (Source: ORS Housing Model. Note: Figures may not sum due to rounding)

	Affordable Housing			Total Affordable Housing	Total Market Housing	Total
	Dwellings Unable to afford		Aspiring to Home Ownership			
	Social rent	Affordable Rent				
1 bedroom	384	64	164	612	-6	606
2 bedrooms	828	423	779	2,029	884	2,913
3 bedrooms	806	495	385	1,686	2,901	4,587
4+ bedrooms	157	95	67	319	754	1,073
DWELLINGS	2,175	1,077	1,394	4,646	4,534	9,180
C2 Dwellings	-	-	-	-	660	660
LHN	2,175	1,077	1,394	4,646	5,194	9,840
Percentage Split	22.1%	10.9%	14.2%	47.2%	52.8%	100.0%

- ^{3.66} The data indicates a split between affordable to rent and affordable to own of almost exactly 70:30. However, this must be placed in the context of local viability and policy considerations. In particular, the overall level of affordable housing need of 4,646 units is unlikely to be met, so Darlington will need to assess the relative priority given to different housing needs when setting policy targets.

Delivery 2016-2020

- ^{3.67} Figure 22 shows that in the past 4 years, Darlington has achieved an average dwelling delivery of 452 per annum, which sits within the draft Local Plan dwelling requirement of 422-492 per annum. Affordable housing completions have been around 110 per annum, below the need figures set out in Figure 21. However, the delivery of affordable housing has been around 24% of the total dwelling delivery and is as high as could be expected given the levels of viability in Darlington.

Figure 22: Housing Delivery in Darlington 2016-2020 (Source: Darlington Borough Council. Note: Includes 49 Park Homes in the market total have been counted as 25 two bed and 24 three bed properties)

	Market Housing	Affordable Housing	TOTAL
1 bedroom	85	15	100
2 bedrooms	289	279	568
3 bedrooms	480	128	608
4+ bedrooms	515	19	534
TOTAL	1,369	441	1,810

Comparison with the 2015 SHMA Update

- ^{3.68} It is possible to compare Darlington Strategic Housing Market Assessment 2015 Part 1 – Objectively Assessed Needs with the figures set out above. Figure 53 of the SHMA 2015 (reproduced here as Figure 23) set out the size and tenure mix for the period 2011-36 for Darlington.

Figure 23: Housing mix of OAN for market and affordable housing 2011-36 (Source: Darlington Strategic Housing Market Assessment 2015 Part 1 – Objectively Assessed, Figure 53. Note: Figures may not sum exactly due to arithmetic rounding)

		Dwellings
MARKET HOUSING		
Flat	1 bedroom	28
	2+ bedrooms	265
House	2 bedrooms	1,915
	3 bedrooms	3,960
	4 bedrooms	870
	5+ bedrooms	89
Total Market Housing		7,127
AFFORDABLE HOUSING		
Flat	1 bedroom	796
	2+ bedrooms	301
House	2 bedrooms	1,355
	3 bedrooms	1,368
	4+ bedrooms	214
Total Affordable Housing		4,033
TOTAL		11,160

- ^{3.69} The SHMA 2015 assumed an overall annual housing growth rate of 446 dwellings per annum, with annual affordable housing need of 161 dwellings per annum which covered the need for affordable to rent and shared ownership properties. This represents 36% of the overall need. This current study has an affordable housing need to rent figure of 163 dwellings per annum which is 33% of the overall need.
- ^{3.70} These figures are comparable because they are both based upon households unable to afford the cost of market housing. However, this current study also includes the additional need from those who aspire to own, but who can afford to meet their own private rents. This amounts to a further 70 dwellings per annum which result from the need to consider private renters who aspire to own. Therefore, the additional affordable housing need contained in this study comes directly from the change in definition for affordable housing set out in Annex 2 of the NPPF 2018.

Appendix TKP4

Email correspondence between Mr Lewis and Ms Clissold
(14 & 15 November 2018)

From: [Caroline Clissold](#)
To: [Sean Lewis](#)
Subject: RE: West Oxfordshire Council Housing Allocations Policy
Date: 15 November 2018 14:03:14
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.png](#)
[image004.jpg](#)

Dear Sean

The Homeseeker Plus system became live on the 1st October 2016 so this would be the date that they allocations policy changed from as up until this point, all applications would have been assessed on the old policy.

Previous to this, the Common Waiting List was revised in 2008 and re-written again in 2015.

With reference to why the numbers on the list reduced during 2014 & 2015, the policy did not allow anyone who did not have a local connection (unless in exceptional circumstances) to register. Also a full list review was undertook which also reduced the numbers. Hopefully this should assist you with your enquiries and provide some context.

Kind regards

Caroline

From: Sean Lewis [mailto:Sean.lewis@tetlow-king.co.uk]
Sent: 14 November 2018 12:06
To: Caroline Clissold
Cc: Lisa Firstbrook; Michelle Clifford
Subject: RE: West Oxfordshire Council Housing Allocations Policy

Dear Caroline

Many thanks for your prompt response and please pass on my thanks to Ffiona for forwarding this on.

Could you please inform as to when in 2016 the Council joined the 2016 Homeseeker Plus partnership? I ask as this may have a bearing on the figures contained in the MHCLG Live Tables (link to Table 600 [HERE](#)).

What I am essentially looking for is why the numbers on the Housing Register fell between 2013 and 2014, then hardly changed in 2014-2015, then started to increase in 2016 and 2017? (see table below)

2010	2011	2012	2013	2014	2015	2016	2017
2,085	2,107	2,092	1,999	992	994	1,443	1,969

On this basis, it would be appreciated if you could please inform me of how many times the Council has actually amended its Housing Allocations Policy since the Freedoms were granted via the Localism Act in 2011?

I look forward to hearing from you.

Kind regards,

Sean Lewis MPlan MRTPI

Senior Planner

TETLOW KING PLANNING

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From: Caroline Clissold <Caroline.Clissold@publicagroup.uk>

Sent: 14 November 2018 11:36

To: Sean Lewis <Sean.lewis@tetlow-king.co.uk>

Cc: Lisa Firstbrook <Lisa.Firstbrook@fdean.gov.uk>; Michelle Clifford
<Michelle.Clifford@publicagroup.uk>

Subject: FW: West Oxfordshire Council Housing Allocations Policy

Dear Mr Lewis

Please find attached the latest choice based lettings policy for West Oxfordshire. West Oxfordshire joined the Gloucestershire Homeseeker Plus partnership in 2016.

Further details relating to the scheme can be found at www.homeseekerplus.co.uk

Please let me know if you have any further questions.

Many thanks

Caroline Clissold

Prevention and Relief Technical Lead

From: Ffiona MacEwan

Sent: 14 November 2018 11:11

To: Housing Advice (WODC); Caroline Clissold

Cc: Michelle Clifford

Subject: FW: West Oxfordshire Council Housing Allocations Policy

Hi there,

Could you respond to this person regarding the current policy please?

Many thanks, Ffiona

Ffiona MacEwan

Housing Enabling Manager

Planning and Strategic Housing

West Oxfordshire District Council

✉ Elmfield, New Yatt Road, Witney, Oxon OX28 1PB

📧 ffiona.macewan@westoxon.gov.uk

☎ 01993 861156

www.westoxon.gov.uk

From: Sean Lewis [<mailto:Sean.lewis@tetlow-king.co.uk>]

Sent: 14 November 2018 09:59

To: Ffiona MacEwan; Michelle Clifford; Housing Advice WODC

Subject: West Oxfordshire Council Housing Allocations Policy

Dear All

Further to a telephone conversation with Anna in the Housing Customer services team, I am unable to find an up-to-date version of the West Oxfordshire District Council Housing Allocations Policy online.

This forms part of some overarching research into whether the Council has changed its Housing Allocations criteria in the last 6 years, since the freedoms were granted for Local Authorities to amend housing allocations criteria in the Localism Act? If so, when was this changed?

Last year received the attached from Mike Clark confirming that the attached was the Council's allocations policy. Is this correct? If not, please direct me to the relevant document.

I look forward to hearing from you.

Kind regards,

Sean Lewis MPlan MRTPI

Senior Planner

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Appendix TKP5

Help to Buy South



List Extracted From Help to Buy Stakeholder Portal on 28/07/2022 (<https://stakeholder.helptobuyagent3.org.uk>) Search criteria = Shared Ownership New Build, West Oxfordshire, Minster Lovell

TKP ref	Application	Schemes Interested In	LocalAuthorities	Towns
HTB-001	HTB-01136-P8Q1N9	Shared Ownership New Build	West Oxfordshire	Minster Lovell, Witney
HTB-002	HTB-01163-Z6C8Z9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Brize Norton
HTB-003	HTB-01201-L1J2Q8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Milton under Wychwood, Minster Lovell, Shipton under Wychwood
HTB-004	HTB-01225-C1N0N9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton, Witney
HTB-005	HTB-01239-V1V4T8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-006	HTB-01306-V4S9T6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Freeland
HTB-007	HTB-01327-R3F3M3	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Bladon
HTB-008	HTB-01363-C8S2W1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Ducklington, Witney
HTB-009	HTB-01408-D8H5T3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-010	HTB-01433-M5G6N2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, South Oxfordshire, West Oxfordshire	Wootton St Lawrence, Berinsfield
HTB-011	HTB-01443-V1N1M9	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Oxford, South Oxfordshire, Vale of White	Kidlington , Oxford, Stadhampton, Witney
HTB-012	HTB-01489-Y2L4L3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Alvescot, Black Bourton, Brize Norton
HTB-013	HTB-01557-Q3T0V7	Shared Ownership New Build	South Oxfordshire, Vale of White Horse, West	
HTB-014	HTB-01556-Y6T5V6	Shared Ownership Resales,Shared Ownership New Build	West Oxfordshire	
HTB-015	HTB-01574-D8J0B8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-016	HTB-01663-R0V3L6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cheltenham, Swindon, West Oxfordshire	
HTB-017	HTB-01676-Q8C3H8	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Oxford, South Oxfordshire, West Oxfordshire	
HTB-018	HTB-01679-J2P7S1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	
HTB-019	HTB-01685-D5D9W2	Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	
HTB-020	HTB-01689-H6P2T9	Shared Ownership Resales,Shared Ownership New Build	West Oxfordshire	Bampton, Witney
HTB-021	HTB-01713-N1B2T6	Shared Ownership Resales; Shared Ownership New Build	Bristol, Cheltenham, Cherwell, Cotswold, Gloucester, Oxford, South Oxfordshire, Vale of White Horse, West	Gloucester
HTB-022	HTB-01767-F9L2D3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Gloucester, Oxford, Reading, South Oxfordshire, West	
HTB-023	HTB-01768-X7G5T4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-024	HTB-01780-G2G2P3	Shared Ownership Resales; Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	Oxford
HTB-025	HTB-01781-X8P9Y4	Shared Ownership Resales; Shared Ownership New Build	Gloucester, West Oxfordshire	Milton under Wychwood
HTB-026	HTB-01873-G6N0V6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	
HTB-027	HTB-01882-B8J0L7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Eynsham
HTB-028	HTB-01900-L6C4S2	Shared Ownership Resales; Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	WatlingtonÃ , Wallingford
HTB-029	HTB-01954-H6S2H3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Vale of White Horse, West Oxfordshire	
HTB-030	HTB-01967-K5Z4L2	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	
HTB-031	HTB-02056-L8M7P6	Shared Ownership New Build	West Oxfordshire	Long Hanborough, Witney
HTB-032	HTB-02059-X2N8D7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Brize Norton
HTB-033	HTB-02166-D2Q9K2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-034	HTB-02175-X5P6P8	Shared Ownership Resales; Shared Ownership New Build	Swindon, West Oxfordshire	
HTB-035	HTB-02266-G4D9X0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	South Oxfordshire, West Berkshire, West Oxfordshire	Newbury
HTB-036	HTB-02304-B7Z5B9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton, Minster Lovell
HTB-037	HTB-02317-Y7P0T0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Eynsham
HTB-038	HTB-02334-Z0P8M2	Shared Ownership New Build	Vale of White Horse, West Oxfordshire	Faringdon, Kingston Bagpuize , Ducklington, Witney
HTB-039	HTB-02389-Z6D8H5	Shared Ownership New Build	West Oxfordshire	Witney
HTB-040	HTB-02433-V0L9L8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, West Oxfordshire	Oxford
HTB-041	HTB-02452-M0G2K9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-042	HTB-02479-K2R0Z5	Shared Ownership New Build	Cherwell, Oxford, South Oxfordshire, West Oxfordshire	Banbury, Bicester, Chesterton , Kidlington , Launton , Upper Heyford, Yarnton
HTB-043	HTB-02494-G3D4M0	Shared Ownership New Build	West Oxfordshire	Milton under Wychwood, Shipton under Wychwood
HTB-044	HTB-02574-B1J8K7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Long Hanborough, Witney
HTB-045	HTB-02591-B2T5V6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	
HTB-046	HTB-02638-C6B6K9	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Bodicote
HTB-047	HTB-02648-F7L2F4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, South Oxfordshire, West Oxfordshire	Oxford, Berinsfield, Witney
HTB-048	HTB-02697-W5V9H5	Shared Ownership Resales; Shared Ownership New Build	Oxford, South Oxfordshire, Vale of White Horse, West	Oxford
HTB-049	HTB-02708-V9M7S4	Shared Ownership Resales; Shared Ownership New Build	Cotswold, Oxford, South Oxfordshire, West	Oxford
HTB-050	HTB-02748-C8T2W3	Shared Ownership New Build	West Oxfordshire	
HTB-051	HTB-02783-Z4L7K9	Shared Ownership New Build	West Oxfordshire	Witney
HTB-052	HTB-02793-G7V1Q6	Shared Ownership New Build	West Oxfordshire	Long Hanborough, Witney
HTB-053	HTB-02805-P4V3Z4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Vale of White Horse, West Oxfordshire	Kingston Bagpuize , Marcham, Witney
HTB-054	HTB-02841-D0K6N8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-055	HTB-02937-J0P6S2	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-056	HTB-02989-F6Y1X0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-057	HTB-02993-F2P5K1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Bampton, Chastleton, Witney
HTB-058	HTB-03039-P4J7D3	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Bletchinghamdon , Long Hanborough

HTB-059	HTB-03048-W4Q9D5	Shared Ownership Resales	West Oxfordshire	
HTB-060	HTB-03057-M6W7H0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Ducklington, Witney
HTB-061	HTB-03055-S2K4C3	Shared Ownership New Build	Cherwell, West Oxfordshire	Kidlington , Yarnton, Long Hanborough
HTB-062	HTB-03075-P3Z9V3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, West Oxfordshire	Bicester, Eynsham, Witney
HTB-063	HTB-03087-L3L5F9	Shared Ownership New Build	Cherwell, Cotswold, Oxford, West Oxfordshire	Oxford
HTB-064	HTB-03133-Y1R0R1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Eynsham, Freeland, Long Hanborough, Standlake, Witney
HTB-065	HTB-03155-F7X9S9	Shared Ownership Resales; Shared Ownership New Build	Cotswold, Vale of White Horse, West Oxfordshire	
HTB-066	HTB-03446-T2K7C5	Shared Ownership New Build	West Oxfordshire	Brize Norton, Witney
HTB-067	HTB-03589-W7F5Y6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Eynsham
HTB-068	HTB-03670-G0B3J7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-069	HTB-03688-S3M9X9	Shared Ownership New Build	West Oxfordshire	Witney
HTB-070	HTB-03692-R2H3F7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, Oxford, South Oxfordshire, Vale of White	Bicester, Kidlington , Didcot, Radley, Witney
HTB-071	HTB-03766-N1W1X9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-072	HTB-03832-H8W6Z4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-073	HTB-03884-W2N3Y7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Bampton
HTB-074	HTB-03889-Q6Y8P7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, South Oxfordshire, Vale of White Horse, West	Faringdon, Kingston Bagpuize
HTB-075	HTB-03990-T2X5L9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-076	HTB-04030-V6Q7M3	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Banbury, Deddington , Hook Norton , Eynsham, Witney
HTB-077	HTB-04041-H8Z7W7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	
HTB-078	HTB-04119-Q1B5G6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	
HTB-079	HTB-04143-Q6P9M4	Shared Ownership Resales; Shared Ownership New Build	Oxford, Vale of White Horse, West Oxfordshire	
HTB-080	HTB-04172-N8C1V4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Vale of White Horse, West Oxfordshire	
HTB-081	HTB-04175-C2Z9Z4	Shared Ownership New Build	Cotswold, Swindon, West Oxfordshire	
HTB-082	HTB-04183-F7M1X1	Shared Ownership New Build	South Oxfordshire, Vale of White Horse, West	
HTB-083	HTB-04206-M9T4X2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Swindon, Vale of White Horse, West Oxfordshire	Bampton, Blunsdon, Highworth, Great Coxwell , Shrivenham , Witney
HTB-084	HTB-04261-G0Z8N8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-085	HTB-04288-M6N5H9	Shared Ownership New Build	West Oxfordshire	Freeland, Long Hanborough, North Leigh, Witney
HTB-086	HTB-04342-V7X3B0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, West Oxfordshire	Bicester, Long Hanborough
HTB-087	HTB-04361-B0L4Y2	Shared Ownership Resales; Shared Ownership New Build	Gloucester, West Oxfordshire	Witney
HTB-088	HTB-04407-R1W5X2	Shared Ownership Resales; Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	Oxford
HTB-089	HTB-04448-K3Q9J0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton, Freeland, Witney
HTB-090	HTB-04461-D1L3R3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	
HTB-091	HTB-04495-S1Y6P9	Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-092	HTB-04547-H1V1B6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Long Hanborough
HTB-093	HTB-04624-W3N3H2	Shared Ownership Resales; Shared Ownership New Build	Oxford, West Oxfordshire	Oxford
HTB-094	HTB-04618-C1S0C0	Shared Ownership New Build	West Oxfordshire	Witney
HTB-095	HTB-04668-M0W0S6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	
HTB-096	HTB-04689-N9M3L7	Shared Ownership New Build	West Oxfordshire	Brize Norton, Witney
HTB-097	HTB-04705-S6T9Q1	Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-098	HTB-04724-G5F5Y8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-099	HTB-04794-V5H0N2	Shared Ownership New Build	South Oxfordshire, Vale of White Horse, West	East Hagbourne
HTB-100	HTB-04876-T9P9M2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	
HTB-101	HTB-04911-X7P9L5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Milton under Wychwood, Shipton under Wychwood
HTB-102	HTB-04967-H1L0M7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Bath and North East Somerset, Bristol, Cheltenham, Cotswold, Forest of Dean, Gloucester, Mendip, North Somerset, Oxford, South Gloucestershire, Stroud,	
HTB-103	HTB-04984-R7G5J7	Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-104	HTB-05098-L9X5H8	Shared Ownership New Build	Oxford, West Oxfordshire	Witney
HTB-105	HTB-05165-Y2R6Q7	Shared Ownership Resales; Shared Ownership New Build	Cotswold, Swindon, Vale of White Horse, West	Cirencester, Highworth, Faringdon, Shrivenham , Witney
HTB-106	HTB-05179-Q1D1F3	Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	Oxford
HTB-107	HTB-05262-J5Z9D0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, South Oxfordshire, West Oxfordshire	Oxford
HTB-108	HTB-05274-Y7H4L1	Shared Ownership New Build	West Oxfordshire	Witney
HTB-109	HTB-05282-Z7Z1W2	Shared Ownership New Build	West Oxfordshire	Eynsham, Freeland, Hailey, Long Hanborough, Witney
HTB-110	HTB-05401-G2Z9W6	Shared Ownership Resales; Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire,	Oxford
HTB-111	HTB-05412-H3V7R5	Shared Ownership New Build	West Oxfordshire	
HTB-112	HTB-05418-F8C6F3	Shared Ownership New Build	Cherwell, West Oxfordshire	
HTB-113	HTB-05466-R7D4X4	Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	Oxford, Benson, Didcot, Wallingford, Wheatley, Witney
HTB-114	HTB-05474-Q3R1Y8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-115	HTB-05497-J0Y9X8	Shared Ownership New Build	West Oxfordshire	Bampton, North Leigh, Witney
HTB-116	HTB-05509-X1M2T1	Shared Ownership New Build	West Oxfordshire	Wootton
HTB-117	HTB-05558-R1S3Y7	Shared Ownership New Build	South Oxfordshire, Vale of White Horse, West	
HTB-118	HTB-05556-S2Z2B0	Shared Ownership New Build	West Oxfordshire	Minster Lovell, Shipton under Wychwood
HTB-119	HTB-05580-G7L2J7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney

HTB-120	HTB-05682-T0H7N5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, Oxford, West Oxfordshire	Kidlington , Yarnton, Long Hanborough
HTB-121	HTB-05699-S7T2C9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, South Oxfordshire, Vale of White Horse, West	
HTB-122	HTB-05733-C8V9Q2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Standlake
HTB-123	HTB-05797-N0B8K0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-124	HTB-05854-Q2Q9P6	Shared Ownership New Build	Oxford, West Oxfordshire	Oxford
HTB-125	HTB-05927-R4M6Y5	Shared Ownership New Build	West Oxfordshire	Shipton under Wychwood
HTB-126	HTB-05920-D8M7T7	Shared Ownership New Build	West Oxfordshire	Shipton under Wychwood
HTB-127	HTB-05929-C2F0Z4	Shared Ownership New Build	Cherwell, South Oxfordshire, Vale of White Horse,	Bicester, Wallingford
HTB-128	HTB-05950-X7N4F1	Shared Ownership New Build	Cotswold, Oxford, Vale of White Horse, West	Oxford
HTB-129	HTB-05953-C7X2V1	Shared Ownership New Build	West Oxfordshire	Witney
HTB-130	HTB-06003-F2P3K3	Shared Ownership New Build	West Oxfordshire	Witney
HTB-131	HTB-06015-X9Z8V2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-132	HTB-06040-K5P1G1	Shared Ownership New Build	West Oxfordshire	Witney
HTB-133	HTB-06103-B3X9Q7	Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-134	HTB-06112-F3R7H9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Eynsham
HTB-135	HTB-06121-X3D4P5	Shared Ownership New Build	West Oxfordshire	Witney
HTB-136	HTB-06147-V3F5T1	Shared Ownership New Build	West Oxfordshire	Witney
HTB-137	HTB-06152-V8M4Z8	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Wootton St Lawrence
HTB-138	HTB-06182-T0H4X5	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy	West Oxfordshire	Long Hanborough
HTB-139	HTB-06279-W8C8W6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-140	HTB-06338-K4K9N3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, West Oxfordshire	Witney
HTB-141	HTB-06410-W5C4L0	Shared Ownership Resales; Shared Ownership New Build	Cherwell, South Oxfordshire, Vale of White Horse,	
HTB-142	HTB-06432-C3S9M7	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy	Cotswold, Swindon, West Oxfordshire, Wiltshire	Ashton Keynes, Cirencester, Fairford, Highworth, Brize Norton, Witney
HTB-143	HTB-06522-T4T7Z4	Shared Ownership New Build	West Oxfordshire	
HTB-144	HTB-06542-T0B5K9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Eynsham, Witney
HTB-145	HTB-06674-Z1Q9V2	Shared Ownership New Build	West Oxfordshire	Witney
HTB-146	HTB-06711-Z9H8T1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Bristol, Huntingdonshire, Milton Keynes, Reading,	Horfield, Ramsey, Central Milton Keynes, Coley, Brize Norton
HTB-147	HTB-06779-Z7J5T2	Shared Ownership Resales,Shared Ownership New Build	West Oxfordshire	Milton under Wychwood, Shipton under Wychwood
HTB-148	HTB-06824-D3P3T8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	
HTB-149	HTB-06864-S3X4B9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-150	HTB-06922-Z2H3Q6	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Cotswold, Oxford, South Oxfordshire, West	
HTB-151	HTB-06932-P1S9H1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	
HTB-152	HTB-06975-J3S1S1	Shared Ownership New Build	Basingstoke and Deane, Bracknell Forest, Cherwell, Cotswold, Hart, Mendip, New Forest, South Gloucestershire, South Oxfordshire, Stroud, Swindon, Test Valley, Vale of White Horse, West Berkshire, West	
HTB-153	HTB-07102-N6Q2W7	Shared Ownership New Build	West Oxfordshire	Witney
HTB-154	HTB-07123-T8S1P1	Shared Ownership New Build	West Oxfordshire	
HTB-155	HTB-07377-W2L0Q1	Shared Ownership New Build	West Oxfordshire	Witney
HTB-156	HTB-07393-N8C8H3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-157	HTB-07425-C1W6W9	Shared Ownership New Build; Rent To Buy	Bath and North East Somerset, Chichester, East Hampshire, Oxford, Reading, South Oxfordshire, West Berkshire, West Oxfordshire, Wiltshire, Winchester,	Caversham, Newbury
HTB-158	HTB-07595-Q3M1P0	Shared Ownership New Build	West Oxfordshire	
HTB-159	HTB-07706-X8S9F7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton, Milton under Wychwood, Shipton under Wychwood
HTB-160	HTB-07878-H4F0T7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, South Oxfordshire, Vale of White Horse, West	
HTB-161	HTB-08147-M2H7B5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-162	HTB-08556-H8K3T6	Shared Ownership Resales; Shared Ownership New Build	Oxford, West Oxfordshire, Buckinghamshire	Aylesbury, Witney
HTB-163	HTB-08893-S0N1K2	Shared Ownership New Build,Home Ownership People with Long Term Disabilities	Cherwell, Cotswold, West Oxfordshire	Banbury, Moreton-in-Marsh , Milton under Wychwood, Witney
HTB-164	HTB-09156-G4Q5K0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-165	HTB-09186-Y0N1N8	Shared Ownership New Build	West Oxfordshire	Witney
HTB-166	HTB-09226-D3S8Q3	Shared Ownership New Build	Cotswold, Oxford, West Oxfordshire	Cirencester, Oxford, Witney
HTB-167	HTB-09511-G7T0S0	Shared Ownership New Build	West Oxfordshire	Witney
HTB-168	HTB-09558-G4G1M1	Shared Ownership New Build	West Oxfordshire	Witney
HTB-169	HTB-10079-V4N1G4	Shared Ownership New Build	West Oxfordshire	Brize Norton, Curbridge, Heythrop, Minster Lovell, North Leigh, Shipton under Wychwood, Stanton Harcourt, Witney
HTB-170	HTB-10411-G1D4B5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Kingham, Milton under Wychwood, Shipton under Wychwood
HTB-171	HTB-10507-S8V9X8	Shared Ownership New Build	West Oxfordshire	Brize Norton, Witney
HTB-172	HTB-10619-K2R9L6	Shared Ownership New Build	West Oxfordshire	Chadlington
HTB-173	HTB-11063-Z9C1G8	Shared Ownership New Build	West Oxfordshire	
HTB-174	HTB-11164-G2R5V4	Shared Ownership New Build	West Oxfordshire	Freeland
HTB-175	HTB-11175-K9M1N0	Shared Ownership New Build	West Oxfordshire	Witney
HTB-176	HTB-11302-X0L5Z1	Shared Ownership New Build	West Oxfordshire	Witney

HTB-177	HTB-11345-L8N7H3	Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-178	HTB-11473-D6C6D3	Shared Ownership New Build	West Oxfordshire	Witney
HTB-179	HTB-11560-L1S0T8	Shared Ownership New Build	West Oxfordshire	Witney
HTB-180	HTB-11656-B3L9Z6	Shared Ownership New Build	West Oxfordshire	Eynsham
HTB-181	HTB-11863-R7Z4T6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-182	HTB-11946-B9W9M5	Shared Ownership New Build	West Oxfordshire	Witney
HTB-183	HTB-12323-P8J3C1	Shared Ownership New Build	West Oxfordshire	Eynsham, Witney
HTB-184	HTB-12415-Z8W5H5	Shared Ownership Resales;Shared Ownership New Build,Rent To Buy	West Oxfordshire	
HTB-185	HTB-12456-Z4T5W7	Shared Ownership New Build	Oxford, Test Valley, West Oxfordshire	Oxford, Andover, Witney
HTB-186	HTB-12771-D5D3B5	Shared Ownership New Build	West Oxfordshire	Milton under Wychwood, Shipton under Wychwood, Taynton
HTB-187	HTB-12780-J3X0N4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-188	HTB-12854-W6S8D8	Shared Ownership New Build	West Oxfordshire	Kiddington, Over Norton, Over Worton
HTB-189	HTB-12923-H0X7X9	Shared Ownership New Build; Rent To Buy	Oxford, Vale of White Horse, West Oxfordshire	Oxford, Wantage
HTB-190	HTB-13033-N6S8W9	Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-191	HTB-13121-C2C6N3	Shared Ownership New Build	West Oxfordshire	Crawley Green, Ducklington, Long Hanborough, Witney
HTB-192	HTB-13403-T9J6L1	Shared Ownership New Build	West Oxfordshire	Witney
HTB-193	HTB-13482-M7X9Z9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Wootton
HTB-194	HTB-13806-D6Y0W2	Shared Ownership New Build	West Oxfordshire	Eynsham
HTB-195	HTB-13876-H6J6C8	Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	
HTB-196	HTB-14068-S2F3X3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Vale of White Horse, West Oxfordshire	East Hanney , Faringdon, Brize Norton, Curbridge, Witney
HTB-197	HTB-14357-N6Z0Y5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Ashford, Dover, Folkestone & Hythe, Gloucester, Hastings, Portsmouth, South Gloucestershire, Stroud,	
HTB-198	HTB-14442-Z4J1D5	Shared Ownership New Build	West Oxfordshire	Witney
HTB-199	HTB-14510-N4T3M7	Shared Ownership New Build	Cherwell, Oxford, South Oxfordshire, Vale of White	
HTB-200	HTB-14568-R4S6C8	Shared Ownership New Build	West Oxfordshire	Witney
HTB-201	HTB-14781-Q9R2Z2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, West Oxfordshire	Oxford, Witney
HTB-202	HTB-15036-POY8T5	Shared Ownership Resales; Shared Ownership New Build	South Oxfordshire, West Oxfordshire	
HTB-203	HTB-15042-N0B6T0	Shared Ownership New Build	West Oxfordshire	Freeland
HTB-204	HTB-15066-L7V2D0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	
HTB-205	HTB-15456-R3G7H5	Shared Ownership Resales; Shared Ownership New Build	Vale of White Horse, West Oxfordshire	Drayton , Marcham, Wantage, Minster Lovell, Witney
HTB-206	HTB-15611-P2R6W1	Shared Ownership New Build	West Oxfordshire	Aston Abbotts
HTB-207	HTB-15843-B8Z2H3	Shared Ownership New Build	West Oxfordshire	Eynsham, Freeland, Long Hanborough
HTB-208	HTB-15867-J3J8X5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Vale of White Horse, West Oxfordshire	Faringdon, Eynsham, Witney
HTB-209	HTB-16068-Y8V2Q9	Rent To Buy	Cherwell, Oxford, West Oxfordshire	Bicester, Yarnton, Oxford, Kiddington
HTB-210	HTB-16159-B2L3L0	Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-211	HTB-16205-J9T7J7	Shared Ownership New Build	West Oxfordshire	Aston Abbotts, Clanfield, Bampton, Alvescot, Freeland, Long Hanborough, Witney
HTB-212	HTB-16320-C8T0H8	Shared Ownership New Build	West Oxfordshire	Witney
HTB-213	HTB-16412-T2J1S6	Shared Ownership New Build	West Oxfordshire	Freeland
HTB-214	HTB-16430-R2Z0Q0	Shared Ownership Resales; Shared Ownership New Build	Oxford, West Oxfordshire	
HTB-215	HTB-16442-M9S3B6	Shared Ownership New Build	West Oxfordshire	Freeland
HTB-216	HTB-16652-F4K1J1	Shared Ownership New Build	West Oxfordshire	Witney
HTB-217	HTB-16827-V2P3X0	Shared Ownership Resales; Shared Ownership New Build	Cheltenham, Gloucester, Tewkesbury, West Oxfordshire	Abbey, Charlton Kings, Leckhampton, Prestbury, Hempsted, Hucclecote, Kingsway, Quedgeley, Tuffley, Bishops Cleeve, Brize Norton, Ducklington
HTB-218	HTB-16933-P0M1Y3	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Combe Down, Begbroke , Bletchington , Kirtlington, Yarnton, Bladon, Church Hanborough, Freeland, Long Hanborough, Stonesfield, Tackley
HTB-219	HTB-17066-T0S6F3	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Kidlington , Yarnton, Long Hanborough
HTB-220	HTB-17143-K9Z1V5	Shared Ownership New Build	West Oxfordshire	Witney
HTB-221	HTB-17203-H4S3S0	Shared Ownership Resales;Shared Ownership New Build	West Oxfordshire	
HTB-222	HTB-17454-L5B3W2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	
HTB-223	HTB-17485-W1Q6D4	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Combe Down, Eynsham, Freeland, Long Hanborough, Witney
HTB-224	HTB-17635-R5V4P7	Shared Ownership Resales; Shared Ownership New Build	Gloucester, North Devon, West Oxfordshire, Wiltshire	Gloucester, Instow, Witney, Bradford on Avon
HTB-225	HTB-17669-Q1D6V4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-226	HTB-17838-T2Y2L7	Shared Ownership New Build	West Oxfordshire	Freeland
HTB-227	HTB-18256-K7V1C0	Shared Ownership New Build	Cherwell, West Oxfordshire	Bicester, Witney
HTB-228	HTB-18327-W8J4R6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Long Hanborough
HTB-229	HTB-18447-L9N1Z4	Shared Ownership New Build	South Oxfordshire, West Oxfordshire	Wallingford, Long Hanborough, Witney
HTB-230	HTB-18747-Q2X5J2	Shared Ownership New Build	West Oxfordshire	Combe Down, Eynsham, Freeland, Hailey, Long Hanborough, Witney
HTB-231	HTB-19166-J7Y9L0	Shared Ownership New Build	West Oxfordshire	Witney
HTB-232	HTB-19264-V9H7M4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-233	HTB-19287-Z8L0M3	Shared Ownership New Build	Oxford, West Oxfordshire	Oxford, Witney
HTB-234	HTB-19543-G0R6G2	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Banbury, Begbroke , Bicester, Bodicote , Kidlington , Upper Heyford, Yarnton, Long Hanborough, Minster Lovell, Witney
HTB-235	HTB-19576-Q4R2L8	Shared Ownership New Build	Oxford, South Oxfordshire, Watford, West Oxfordshire,	

HTB-236	HTB-19685-R4S8L7	Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-237	HTB-19909-X7S9F0	Shared Ownership New Build	West Oxfordshire	Witney
HTB-238	HTB-19941-M2C2X4	Shared Ownership New Build	West Oxfordshire	
HTB-239	HTB-20004-C4W4R0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Eynsham
HTB-240	HTB-20075-H6P8F6	Shared Ownership New Build	Bracknell Forest, West Oxfordshire	
HTB-241	HTB-20152-H3L7R4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-242	HTB-20489-V9Q2M8	Shared Ownership New Build	West Oxfordshire	
HTB-243	HTB-20510-V3Y1L7	Shared Ownership New Build	West Oxfordshire	Witney
HTB-244	HTB-20749-F1G3D4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-245	HTB-20756-F9S1Q3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-246	HTB-20784-L5H6H8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-247	HTB-20995-T5M4Q0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, Vale of White Horse, West Oxfordshire	Oxford, Farmoor
HTB-248	HTB-21107-M5D1J3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-249	HTB-21181-C3J6K5	Shared Ownership New Build	West Oxfordshire	Witney
HTB-250	HTB-21319-M7Y6S3	Shared Ownership New Build	West Oxfordshire	
HTB-251	HTB-21516-V3N5Y3	Shared Ownership New Build	West Oxfordshire	
HTB-252	HTB-21599-K2G0R6	Shared Ownership New Build	West Oxfordshire	
HTB-253	HTB-21784-M3R4S7	Shared Ownership New Build	West Oxfordshire	Stanton Harcourt
HTB-254	HTB-21953-V5D9K6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Bath and North East Somerset, Bedford, Bristol, Chelmsford, Cheltenham, Cherwell, East	
HTB-255	HTB-22042-J9D5H6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, West Oxfordshire	Witney
HTB-256	HTB-22088-R6Z9J7	Shared Ownership New Build	West Oxfordshire	Witney
HTB-257	HTB-22270-Y1M8M5	Shared Ownership New Build	Vale of White Horse, West Oxfordshire	Eynsham, Witney
HTB-258	HTB-22633-F1L1K6	Shared Ownership New Build	West Oxfordshire	Eynsham
HTB-259	HTB-22886-P2Z7H2	Shared Ownership New Build	West Oxfordshire	
HTB-260	HTB-23109-W2B9S0	Shared Ownership Resales; Shared Ownership New Build	Oxford, West Oxfordshire	Witney
HTB-261	HTB-23362-Q8Z2K7	Shared Ownership New Build	West Oxfordshire	
HTB-262	HTB-23413-K8X9J8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-263	HTB-23925-Y7P2F0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-264	HTB-23956-R7T2H5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, Oxford, West Oxfordshire	Banbury, Oxford, Witney
HTB-265	HTB-24078-Z3S2R4	Shared Ownership New Build	Cambridge, Cotswold, East Cambridgeshire, Folkestone & Hythe, Guildford, Maidstone, Mid Sussex, Oxford, Reading, Sevenoaks, South Cambridgeshire, South	
HTB-266	HTB-24339-P5C0S4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-267	HTB-24546-G4Y7D0	Shared Ownership New Build	West Oxfordshire	Witney
HTB-268	HTB-24574-Q9K4S9	Shared Ownership New Build	South Oxfordshire, West Oxfordshire	
HTB-269	HTB-24585-J6N4S9	Shared Ownership New Build	West Oxfordshire	
HTB-270	HTB-24618-N8F6V1	Shared Ownership New Build	West Oxfordshire	Witney
HTB-271	HTB-24666-W2D0D2	Shared Ownership New Build	West Oxfordshire	Witney
HTB-272	HTB-24718-B6F6T5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-273	HTB-24802-F0T9G2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Kingham
HTB-274	HTB-24938-L0S4D1	Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-275	HTB-25089-J7Z7N0	Shared Ownership New Build	West Oxfordshire	Witney
HTB-276	HTB-25157-T4R4T9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-277	HTB-25568-G0F1Y5	Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-278	HTB-25631-V9Z0N8	Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-279	HTB-25750-C5Z1P6	Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-280	HTB-25816-X7N3S6	Shared Ownership Resales,Shared Ownership New Build	West Oxfordshire	Brize Norton, Witney
HTB-281	HTB-25888-Z4H2L4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-282	HTB-26155-Y0Z8S9	Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	
HTB-283	HTB-26392-D3W2Q9	Shared Ownership New Build	West Oxfordshire	Witney
HTB-284	HTB-26447-Z9P1D0	Shared Ownership New Build	West Oxfordshire	Witney
HTB-285	HTB-26512-L4L4L3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-286	HTB-26734-S0R4Q9	Shared Ownership New Build	West Oxfordshire	Witney
HTB-287	HTB-26898-C9N8Z1	Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-288	HTB-27076-Z3Q2C3	Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	Didcot, Witney
HTB-289	HTB-27209-T7X6P1	Shared Ownership Resales,Shared Ownership New Build	West Oxfordshire	Brize Norton, Fulbrook
HTB-290	HTB-27925-G0Z8Z3	Shared Ownership New Build	West Oxfordshire	
HTB-291	HTB-27970-H8W2Z8	Shared Ownership New Build	Oxford, West Oxfordshire	Eynsham
HTB-292	HTB-27972-D0Y2Q5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Bampton, Alvescot, Black Bourton, Brize Norton, Curbridge, Witney
HTB-293	HTB-28077-Z1X6W0	Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-294	HTB-28265-G5F9J6	Shared Ownership New Build	Cherwell, West Oxfordshire	Bicester, Yarnton, Long Hanborough

HTB-295	HTB-28360-L6Y1D4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Reading, South Oxfordshire, West Berkshire, West Oxfordshire, Windsor and Maidenhead, Wokingham,	
HTB-296	HTB-28412-H0H0F3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	
HTB-297	HTB-28442-V5J7L6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, West Oxfordshire	Upper Heyford, Long Hanborough, Witney
HTB-298	HTB-28905-L6R9J1	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Oxford, West Oxfordshire	Yarnton, Oxford, Eynsham
HTB-299	HTB-29197-W0Y0B3	Shared Ownership New Build	West Oxfordshire	Witney
HTB-300	HTB-29285-Z8R8C1	Shared Ownership Resales	West Oxfordshire	Long Hanborough
HTB-301	HTB-29341-J5W3Q3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Enstone, Middle Barton
HTB-302	HTB-29608-R2X0B1	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Vale of White Horse, West Oxfordshire	Banbury, Bicester, Upper Heyford, Yarnton, Faringdon, Kingston Bagpuize , Shrivenham , Kiddington, Long Hanborough
HTB-303	HTB-29682-S5L4H7	Shared Ownership New Build	West Oxfordshire	Witney
HTB-304	HTB-29693-L6G0C9	Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-305	HTB-29742-M3P0Z0	Shared Ownership Resales; Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	Oxford, Wheatley, Eynsham, Long Hanborough
HTB-306	HTB-30293-X3C5F1	Shared Ownership New Build	Basingstoke and Deane, Crawley, East Hampshire, Fareham, Guildford, Oxford, West Oxfordshire,	Whitchurch
HTB-307	HTB-30327-R1R2B2	Shared Ownership New Build	Oxford, Swindon, West Oxfordshire, Windsor and	
HTB-308	HTB-30479-T6Q8R2	Shared Ownership New Build	Cotswold, Dorset, Gloucester, West Berkshire, West	
HTB-309	HTB-30499-M4L4P4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-310	HTB-30582-Q2F9S5	Rent To Buy	West Oxfordshire	Freeland
HTB-311	HTB-30811-N8C2J0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Brize Norton
HTB-312	HTB-30881-C7K8G4	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy	West Oxfordshire	Witney
HTB-313	HTB-31097-G0X1T2	Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	
HTB-314	HTB-31138-M2Q9N9	Shared Ownership New Build	West Oxfordshire	Witney
HTB-315	HTB-31177-T4W4Q7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-316	HTB-31282-M1T8X5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-317	HTB-31369-Q0P6Q0	Shared Ownership New Build	West Oxfordshire	Brize Norton, Hailey, North Leigh, Witney
HTB-318	HTB-31676-Q4C8V3	Shared Ownership New Build	West Oxfordshire	Heythrop
HTB-319	HTB-31701-S4S5C2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, Vale of White Horse, West Oxfordshire,	Oxford, Shrivenham , Minster Lovell, Witney, Arborfield
HTB-320	HTB-31802-W0W6C9	Shared Ownership New Build	West Oxfordshire	Witney
HTB-321	HTB-32236-B5Q6Q8	Shared Ownership Resales; Shared Ownership New Build	Oxford, South Oxfordshire, Vale of White Horse, West	Thame
HTB-322	HTB-35729-M7P7Z3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton, Hailey, Witney
HTB-323	HTB-35961-D7R7G3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	
HTB-324	HTB-36014-F1Z0C8	Shared Ownership New Build	West Oxfordshire	
HTB-325	HTB-36038-L6Z0G2	Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-326	HTB-36591-F1R8H6	Shared Ownership New Build	West Oxfordshire	Witney
HTB-327	HTB-36606-M2D5G3	Shared Ownership New Build	West Oxfordshire	Witney
HTB-328	HTB-36655-C5C6R8	Shared Ownership New Build	West Oxfordshire	Witney
HTB-329	HTB-36771-F9D9G7	Shared Ownership New Build	West Oxfordshire	
HTB-330	HTB-36933-K0K6N8	Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-331	HTB-36982-P4F3M8	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy	West Oxfordshire	Witney
HTB-332	HTB-37000-V5Q9Z4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-333	HTB-37168-H9P6W2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Vale of White Horse, West Oxfordshire	
HTB-334	HTB-37513-Z6W9Z0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, Oxford, West Oxfordshire	Kidlington , Oxford, Cassington
HTB-335	HTB-37585-F3J7X3	Shared Ownership New Build	West Oxfordshire	
HTB-336	HTB-37800-D5B0F2	Shared Ownership New Build	West Oxfordshire	Witney
HTB-337	HTB-37812-M3X4T2	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	
HTB-338	HTB-37858-S1B1X0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Ashford, Oxford, West Oxfordshire	
HTB-339	HTB-37940-B8W1G0	Rent To Buy	West Oxfordshire	Eynsham
HTB-340	HTB-38066-D9P3B3	Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-341	HTB-38350-F6Z0W6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Minster Lovell, Witney
HTB-342	HTB-38526-L1P4K7	Shared Ownership New Build	Cherwell, West Oxfordshire	Lower Heyford, Witney
HTB-343	HTB-38572-B9H7H3	Shared Ownership New Build	West Oxfordshire	Combe Down, Bladon, Church Hanborough, Freeland, Long Hanborough, Tackley
HTB-344	HTB-38645-W0P9Q4	Shared Ownership New Build	Central Bedfordshire, Oxford, South Oxfordshire, West Berkshire, West Oxfordshire, Buckinghamshire	
HTB-345	HTB-38885-V0Q5Y7	Shared Ownership Resales; Shared Ownership New Build	Oxford, West Oxfordshire	Oxford, Eynsham
HTB-346	HTB-39238-P6F4G6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, West Oxfordshire	Bampton, Oxford
HTB-347	HTB-39611-K1G0P4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-348	HTB-39632-K9N6T4	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Yarnton, Bladon, Cassington, Long Hanborough
HTB-349	HTB-39838-Y6R8M8	Shared Ownership New Build	West Oxfordshire	Witney
HTB-350	HTB-39887-F9R9Z8	Shared Ownership New Build	West Oxfordshire	Witney
HTB-351	HTB-40219-S0S9G2	Shared Ownership New Build	West Oxfordshire	Eynsham
HTB-352	HTB-40227-C5P2N5	Shared Ownership Resales; Shared Ownership New Build	Oxford, West Oxfordshire	Eynsham, Witney
HTB-353	HTB-40290-K2N8X8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Gloucester, West Oxfordshire	

HTB-354	HTB-40655-W2T8G6	Shared Ownership New Build	West Oxfordshire	Over Norton
HTB-355	HTB-40811-K2G0F9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-356	HTB-41035-X0Z8J8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-357	HTB-41041-J4F2Y8	Shared Ownership New Build	West Oxfordshire	Shipton under Wychwood
HTB-358	HTB-41076-M2S1F1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	
HTB-359	HTB-41335-N1H6B0	Shared Ownership New Build	West Oxfordshire	Witney
HTB-360	HTB-41520-K5R0R1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-361	HTB-41570-Z1X4Y7	Shared Ownership New Build	West Oxfordshire	Shipton under Wychwood
HTB-362	HTB-41599-Q6K5W7	Shared Ownership New Build	West Oxfordshire	Long Hanborough, Witney
HTB-363	HTB-41877-X0G3Z8	Shared Ownership New Build	Canterbury, West Oxfordshire	Whitstable, Salford
HTB-364	HTB-41894-Q1M5L8	Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	
HTB-365	HTB-41980-M1G1H4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	
HTB-366	HTB-42114-N7W0G4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-367	HTB-42304-X5C0W2	Shared Ownership New Build	West Oxfordshire	Brize Norton, Minster Lovell, Witney
HTB-368	HTB-42356-R9Q9Q8	Shared Ownership New Build	West Oxfordshire	North Leigh
HTB-369	HTB-42659-X2H4T7	Shared Ownership New Build	West Oxfordshire	Witney
HTB-370	HTB-42815-C7N7V9	Shared Ownership Resales; Shared Ownership New Build	Arun, Southampton, West Oxfordshire	Bersted, Southampton, Witney
HTB-371	HTB-43294-F5M4H7	Shared Ownership Resales,Shared Ownership New Build	West Oxfordshire	Brize Norton, Swinbrook
HTB-372	HTB-43418-V7G6V6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Kingham
HTB-373	HTB-43578-K8L2V4	Shared Ownership New Build	South Oxfordshire, Vale of White Horse, West	Didcot, Witney
HTB-374	HTB-43637-V2S8M0	Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-375	HTB-43888-H0S3C6	Shared Ownership New Build	West Oxfordshire	
HTB-376	HTB-43966-D9Y0K9	Shared Ownership Resales; Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	Oxford
HTB-377	HTB-44101-M7X5H1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Kingham
HTB-378	HTB-44490-C1P5X4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Basingstoke and Deane, Cambridge, Central Bedfordshire, Chelmsford, East Hampshire, Fareham, North Hertfordshire, Peterborough, South Oxfordshire,	
HTB-379	HTB-44554-V3D0L6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton, Witney
HTB-380	HTB-44745-C4R7R2	Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	Didcot, Kiddington
HTB-381	HTB-44784-W7V7P1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, Oxford, South Oxfordshire, Vale of White	
HTB-382	HTB-44805-R1C7X4	Shared Ownership New Build	West Oxfordshire	Eynsham
HTB-383	HTB-44852-N4S9C1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cotswold, West Oxfordshire	Salford, Moreton-in-Marsh
HTB-384	HTB-44854-C9B1Y4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-385	HTB-44895-H3J6S6		Cherwell, Oxford, South Oxfordshire, West Oxfordshire	Oxford, Witney
HTB-386	HTB-45033-R0W0Y1	Shared Ownership New Build	South Oxfordshire, Vale of White Horse, West	
HTB-387	HTB-45083-Y7G7T9	Shared Ownership New Build	West Oxfordshire	Witney
HTB-388	HTB-45107-Z8C0P1	Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-389	HTB-45437-V2S9B8	Shared Ownership New Build	West Oxfordshire	
HTB-390	HTB-45989-S7J7T7	Shared Ownership New Build	West Oxfordshire	Witney
HTB-391	HTB-46029-Z6S5C9	Shared Ownership New Build	West Oxfordshire	Ducklington, Long Hanborough, Minster Lovell
HTB-392	HTB-46034-S0Z5W7	Shared Ownership New Build	West Oxfordshire	
HTB-393	HTB-46134-Z5P0T2	Shared Ownership New Build	West Oxfordshire	Brize Norton, Long Hanborough, Witney
HTB-394	HTB-46201-Y5R8B7	Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-395	HTB-46376-B2T8S4	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Oxford, West Oxfordshire	Horton-cum-studley, Ambrosden , Bicester, Kidlington , Yarnton, Oxford, Witney
HTB-396	HTB-46378-L3Z8W9	Shared Ownership Resales	West Oxfordshire	
HTB-397	HTB-46473-T7D2F9	Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	Stadhampton, Eynsham, Witney
HTB-398	HTB-46484-T9P7N2	Shared Ownership New Build	West Oxfordshire	Eynsham, Witney
HTB-399	HTB-46598-G6R1S7	Shared Ownership New Build	West Oxfordshire	Alvescot, Brize Norton
HTB-400	HTB-46807-V3J9J3	Shared Ownership Resales; Shared Ownership New Build	Oxford, Vale of White Horse, West Oxfordshire	Oxford, Standford in the Vale, Witney
HTB-401	HTB-47033-D3J5J4	Shared Ownership New Build	Oxford, West Oxfordshire	Oxford, Eynsham
HTB-402	HTB-47433-Q5Y0C9	Shared Ownership New Build	West Oxfordshire	Witney
HTB-403	HTB-47824-L3Q9P7	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-404	HTB-48056-B0F8L2	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy	Basingstoke and Deane, Chichester, Guildford,	Basingstoke, Chichester, Guilford, Caversham, Witney
HTB-405	HTB-48071-R4X1V6	Shared Ownership New Build	West Oxfordshire	Witney
HTB-406	HTB-48172-H3P6N6	Shared Ownership Resales,Shared Ownership New Build	Cherwell, West Oxfordshire	Banbury, Combe
HTB-407	HTB-48227-W6H3G6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-408	HTB-48294-L2P8Z2	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-409	HTB-48924-Y9H8N8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-410	HTB-49036-F4S7C6	Shared Ownership Resales	West Oxfordshire	Enstone
HTB-411	HTB-49102-N7R4F9	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Oxford, South Oxfordshire, Vale of White	Bicester, Oxford, Watlington, Kingston Bagpuize , Eynsham
HTB-412	HTB-49274-Q2Q3Z0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-413	HTB-50317-L3Z9X9	Shared Ownership New Build; Home Ownership People with Long Term Disabilities	West Oxfordshire	Witney
HTB-414	HTB-50323-W1B9T7	Shared Ownership New Build	West Oxfordshire	Eynsham, Long Hanborough, Witney

HTB-415	HTB-50424-J8G5R1	Shared Ownership New Build	West Oxfordshire	Witney
HTB-416	HTB-50426-X7F2W7	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Begbroke , Bicester, Kidlington , Kirtlington, Upper Heyford, Bladon, Cassington
HTB-417	HTB-50892-H2T0G8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Minster Lovell, Witney
HTB-418	HTB-50984-C6Q9S3	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Oxford, South Oxfordshire, Vale of White	Kennington, Bicester, Oxford, Wallingford, Ducklington
HTB-419	HTB-51553-V7X8T9	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-420	HTB-52149-P9P3C9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Bampton, Minster Lovell, Stanton Harcourt
HTB-421	HTB-52967-N1B8K5	Shared Ownership New Build	West Oxfordshire	Eynsham
HTB-422	HTB-53130-H8R0P3	Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-423	HTB-53634-V4P5V9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Home Ownership People with Long Term Disabilities	West Oxfordshire	Brize Norton, Curbridge, Enstone, Shipton under Wychwood
HTB-424	HTB-53797-Z3V8Q6	Shared Ownership New Build	West Oxfordshire	Witney
HTB-425	HTB-53871-B5L1V4	Shared Ownership New Build	West Oxfordshire	Aston, Bampton
HTB-426	HTB-54029-H6P4V2	Shared Ownership New Build; Rent To Buy	Cherwell, West Oxfordshire	Bloxham , Witney
HTB-427	HTB-54088-Y2L8V0	Shared Ownership Resales; Shared Ownership New Build	Gloucester, South Gloucestershire, Swindon, Vale of	Quedgeley, Chipping Sodbury, Badbury, Shrivenham , Witney
HTB-428	HTB-54140-D0Y5Q7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Milton under Wychwood
HTB-429	HTB-54194-D6Q4D9	Shared Ownership Resales; Shared Ownership New Build	Vale of White Horse, West Oxfordshire	Southmoor, Eynsham
HTB-430	HTB-54240-L9C4C4	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-431	HTB-54402-X2C4Y1	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-432	HTB-54502-C1M7P8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, South Oxfordshire, West Oxfordshire,	Aylesbury, Stoke Mandeville, Thame, Oxford, Didcot, Wheatley, Witney
HTB-433	HTB-54840-P4K5R5	Shared Ownership New Build	West Oxfordshire	Witney
HTB-434	HTB-54972-N8G9G9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-435	HTB-54992-Y1G8V8	Shared Ownership Resales; Shared Ownership New Build	Oxford, Vale of White Horse, West Oxfordshire	Drayton , Oxford, Marcham, Southmoor, Eynsham, Freeland, Kiddington
HTB-436	HTB-55306-R6M8M9	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Hook Norton , Kidlington , Witney
HTB-437	HTB-55915-L5Q9P3	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Eynsham
HTB-438	HTB-56432-X4Z2N3	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy	West Oxfordshire	Aston, Bampton, Cassington, Eynsham, Long Hanborough, North Leigh, Witney
HTB-439	HTB-56499-R5F1P7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Eynsham, Long Hanborough, Witney
HTB-440	HTB-56613-K3S5G4	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Freeland
HTB-441	HTB-56918-G3D1L5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-442	HTB-56988-L0X1G8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-443	HTB-57171-P7K3D2	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Aston, Ascott-under-Wychwood, Bladon, Church Hanborough, Long Hanborough, Milton under Wychwood, North Leigh, Shipton under Wychwood, Stonesfield
HTB-444	HTB-57215-B7Q5N6	Shared Ownership New Build	West Oxfordshire	Witney
HTB-445	HTB-57605-L7B9R2	Shared Ownership New Build	West Oxfordshire	Great Tew
HTB-446	HTB-57910-T7F8S9	Shared Ownership New Build	West Oxfordshire	Over Norton
HTB-447	HTB-57987-T8C1C7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Stonesfield
HTB-448	HTB-58515-L6V8J4	Shared Ownership New Build	West Oxfordshire	Bladon
HTB-449	HTB-58703-X5Z8W0	Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-450	HTB-58745-X6B7W0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, Cotswold, Vale of White Horse, West Oxfordshire, Buckinghamshire	Arcott, Bicester, Kidlington , Bibury, Itlay, Bourton, Faringdon, Eynsham, Long Hanborough, Witney, High Wycombe
HTB-451	HTB-58881-TOH0X1	Shared Ownership New Build	West Oxfordshire	Witney
HTB-452	HTB-58989-M0B7T9	Shared Ownership New Build	West Oxfordshire	Eynsham
HTB-453	HTB-59236-F5R1V0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Bladon
HTB-454	HTB-59355-W2H2Z4	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Oxford, South Oxfordshire, West Oxfordshire	Islip, Kidlington , Yarnton, Bampton, Oxford, Horspath, Wheatley, Brize Norton, Eynsham, Stanton Harcourt, Witney
HTB-455	HTB-59676-TOG7Q7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-456	HTB-59749-H9Q2B5	Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-457	HTB-59885-W8L3J4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-458	HTB-60330-G8Y6S2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-459	HTB-60841-K8Z3D7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Chadlington, Finstock, Long Hanborough, Middle Barton, Milton under Wychwood, Shipton under Wychwood, Stonesfield
HTB-460	HTB-61120-Z3T4P7	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy	West Oxfordshire	Long Hanborough
HTB-461	HTB-61221-T8H3Z8	Shared Ownership New Build,Rent To Buy	West Oxfordshire	Eynsham
HTB-462	HTB-61384-P0D8W0	Shared Ownership New Build	West Oxfordshire	Witney
HTB-463	HTB-61393-L2V9V0	Shared Ownership Resales	West Oxfordshire	Over Norton
HTB-464	HTB-61576-Y8N7Y3	Shared Ownership Resales; Shared Ownership New Build	Swindon, West Oxfordshire	Blunsdon, Witney
HTB-465	HTB-61960-S0W8B7	Shared Ownership New Build	West Oxfordshire	Milton under Wychwood
HTB-466	HTB-62371-B8C2R6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Eynsham
HTB-467	HTB-62622-H7V8J7	Shared Ownership New Build	West Oxfordshire	Eynsham
HTB-468	HTB-62769-Z9W8G1	Shared Ownership Resales; Rent To Buy	Cherwell, West Oxfordshire	Adderbury , Banbury, Deddington , Enstone, Over Norton
HTB-469	HTB-62794-Z2K6V4	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-470	HTB-62844-R6F4K8	Shared Ownership Resales,Shared Ownership New Build	West Oxfordshire, Wiltshire	Asthall, Tisbury
HTB-471	HTB-63035-K5J7C3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Eynsham
HTB-472	HTB-63061-J1G9S5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Minster Lovell

HTB-473	HTB-63143-R5L7P9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cotswold, West Oxfordshire, Wiltshire,	Aylesbury, Cirencester, Witney, Bradford on Avon
HTB-474	HTB-63610-Y8L6M4	Shared Ownership Resales	West Oxfordshire	Witney
HTB-475	HTB-63772-W7K8M8	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Vale of White Horse, West Oxfordshire	Banbury, Faringdon, Wantage, Witney
HTB-476	HTB-64214-M1X8B6	Shared Ownership New Build	West Oxfordshire	Witney
HTB-477	HTB-64531-B6K8R1	Shared Ownership New Build	West Oxfordshire	Aston
HTB-478	HTB-64600-P3D4P2	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Aston, Witney
HTB-479	HTB-64752-P7V3G1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-480	HTB-64870-X6T8V6	Shared Ownership New Build	West Oxfordshire	Aston
HTB-481	HTB-65005-T5L9C6	Shared Ownership New Build	West Oxfordshire	Witney
HTB-482	HTB-65036-C8C7F7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Minster Lovell, Witney
HTB-483	HTB-65090-N4Z5D2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, Oxford, West Oxfordshire	Bicester, Oxford, Witney
HTB-484	HTB-65376-B9Y3N4	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-485	HTB-65397-W4W3D5	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Banbury, Bicester, Kidlington , Yarnton, Combe, Church Hanborough, Enstone, Finstock, Long Hanborough, North Leigh, Stonesfield, Tackley
HTB-486	HTB-65530-B7W8Y7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Minster Lovell
HTB-487	HTB-65661-J1C0N6	Shared Ownership Resales; Shared Ownership New Build	Central Bedfordshire, Chelmsford, Dartford, East Hertfordshire, Maidstone, North Hertfordshire, West	Dunton, Salford, Chelmsford, Greenhithe, Marley, Bramfield, Bedmonton, Great Ashby
HTB-488	HTB-65688-G9Z2Q2	Shared Ownership New Build	West Oxfordshire	Witney
HTB-489	HTB-65821-Z7J7M4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-490	HTB-66002-D7G2Z1	Shared Ownership Resales; Shared Ownership New Build; Home Ownership People with Long Term Disabilities	West Oxfordshire	Eynsham
HTB-491	HTB-66108-V8S3R9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-492	HTB-66341-P6C7W2	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton, Witney
HTB-493	HTB-66346-C7Z1L9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Brize Norton, Witney
HTB-494	HTB-66399-L6K0G2	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-495	HTB-66550-Z2N1S8	Shared Ownership New Build	Oxford, West Oxfordshire	Oxford, Eynsham
HTB-496	HTB-66681-B3K2F8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-497	HTB-67001-B7K6K7	Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-498	HTB-67127-M4W3S7	Shared Ownership New Build; Home Ownership People with Long Term Disabilities	West Oxfordshire	Witney
HTB-499	HTB-67300-G3Q8K2	Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-500	HTB-67344-J8K8S7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-501	HTB-67352-M1R7S6	Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-502	HTB-67353-C8P2Q0	Shared Ownership New Build	West Oxfordshire	Enstone, Shipton under Wychwood
HTB-503	HTB-67459-F6X5M6	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Brize Norton
HTB-504	HTB-67940-B0Y0S6	Shared Ownership New Build	West Oxfordshire	Witney
HTB-505	HTB-68026-N8L1L4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-506	HTB-68120-X9L1Z1	Shared Ownership New Build	West Oxfordshire	Ascott-under-Wychwood
HTB-507	HTB-68796-X5F4T2	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Oxford, West Oxfordshire	Banbury, Bicester, Oxford, Witney
HTB-508	HTB-68878-L9Z2T9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-509	HTB-68882-Q9W1H6	Shared Ownership Resales; Shared Ownership New Build	Cotswold, West Oxfordshire	Moreton-in-Marsh , Kingham
HTB-510	HTB-69263-K2T6L1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-511	HTB-69306-R8B8G3	Shared Ownership New Build	West Oxfordshire	Witney
HTB-512	HTB-69375-Y2F1W0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Enstone
HTB-513	HTB-69446-N0B5W9	Rent To Buy	West Oxfordshire	Witney
HTB-514	HTB-69469-R5Y1S4	Shared Ownership Resales; Shared Ownership New Build	Oxford, South Oxfordshire, Vale of White Horse, West	Oxford, Wheatley, Radley, Long Hanborough
HTB-515	HTB-69569-Y1Q1L8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Aston, Bampton, Brize Norton
HTB-516	HTB-69786-Q4N5T1	Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-517	HTB-70004-N5T3T6	Shared Ownership Resales; Shared Ownership New Build	Swindon, West Oxfordshire	Highworth, Witney
HTB-518	HTB-70353-R8Z1N2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, Cotswold, West Oxfordshire	Langford, Bicester, Deddington , Moreton-in-Marsh , Kiddington, Witney
HTB-519	HTB-70545-R7L4S5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Shilton
HTB-520	HTB-70754-J1F5M6	Shared Ownership New Build	West Oxfordshire	Over Norton
HTB-521	HTB-70909-V1X5Y5	Shared Ownership Resales; Shared Ownership New Build	Cheltenham, Cotswold, Swindon, West Oxfordshire, Wiltshire	Charlton Kings, Leckhampton, Prestbury, Cirencester, Blunsdon, Highworth, Brize Norton, Malmesbury
HTB-522	HTB-70937-G0M3F4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Vale of White Horse, West Oxfordshire	Faringdon, Shrivenham , Watchfield, Standlake, Witney
HTB-523	HTB-70971-C0X8C7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Freeland
HTB-524	HTB-71062-S8L0Q0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Combe, Freeland, Long Hanborough, Stonesfield
HTB-525	HTB-71123-S4Q4Z7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton, Eynsham, Witney
HTB-526	HTB-71526-H1J6H4	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-527	HTB-71678-M0Z8M4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cornwall, West Oxfordshire	Hayle Town, Brize Norton
HTB-528	HTB-71739-D5G0N4	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Eynsham
HTB-529	HTB-72055-Z7C6N6	Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-530	HTB-72089-S6C0T9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-531	HTB-72129-H1H7B0	Shared Ownership New Build	West Oxfordshire	Witney

HTB-532	HTB-72160-X4Q0F1	Shared Ownership New Build	West Oxfordshire	Freeland
HTB-533	HTB-72426-C9K6Z8	Shared Ownership Resales; Shared Ownership New Build	Oxford, South Oxfordshire, Vale of White Horse, West	Oxford, Wheatley, Radley, Eynsham, Witney
HTB-534	HTB-72933-H8Y1B9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton, Witney
HTB-535	HTB-72936-T3D5Z5	Shared Ownership New Build	West Oxfordshire	Kingham
HTB-536	HTB-73043-C0Y2Y5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-537	HTB-73453-J3X1N8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cotswold, West Oxfordshire	Fairford, Witney
HTB-538	HTB-73541-Y8R6Z4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-539	HTB-73665-Y7Q9G1	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Vale of White Horse, West Oxfordshire	Yarnton, East Hanney , Southmoor, Bladon, Curbridge, Eynsham, Milton under Wychwood, Minster Lovell, North Leigh, Over Norton, Witney
HTB-540	HTB-73718-T5J8H1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Bampton, Black Bourton, Brize Norton
HTB-541	HTB-73837-Y5V8S3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-542	HTB-73970-K6H4Y7	Shared Ownership Resales; Shared Ownership New Build	Oxford, South Oxfordshire, Vale of White Horse, West Oxfordshire, Buckinghamshire	Kennington, Oxford, Beaconsfield, Didcot, Cumnor, Faringdon, Farmoor, Wytham, Freeland, Witney
HTB-543	HTB-73993-Q3F7Z4	Shared Ownership New Build; Rent To Buy	Cotswold, West Oxfordshire	Moreton-in-Marsh , Ascott-under-Wychwood, Chadlington, Kingham, Milton under Wychwood
HTB-544	HTB-74042-P9Z3D5	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-545	HTB-74207-Y5T7Y0	Shared Ownership New Build	West Oxfordshire	Witney
HTB-546	HTB-74374-M1G7K1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-547	HTB-74433-L0D8K3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Wootton
HTB-548	HTB-74517-M1P3F0	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy	West Oxfordshire	Witney
HTB-549	HTB-74750-M2P5G6	Shared Ownership New Build	West Oxfordshire	Witney
HTB-550	HTB-74864-N0T3X4	Shared Ownership Resales; Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	Oxford, Stadhampton, Long Hanborough
HTB-551	HTB-75227-S1F7S6	Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-552	HTB-75426-Y8L4Q9	Shared Ownership New Build	West Oxfordshire	Wootton
HTB-553	HTB-75685-R9N0M2	Shared Ownership New Build	West Oxfordshire	Wootton, Combe, Bladon, Long Hanborough, Stonesfield
HTB-554	HTB-75907-B3B1T0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-555	HTB-76132-J0Y5X4	Shared Ownership Resales	West Oxfordshire	Witney
HTB-556	HTB-76203-D6J6M5	Shared Ownership New Build	West Oxfordshire	Combe
HTB-557	HTB-76233-T1M9V5	Shared Ownership Resales,Shared Ownership New Build	Cherwell, South Oxfordshire, West Oxfordshire	Banbury, Bampton, Didcot, Witney
HTB-558	HTB-76366-C6H5D6	Shared Ownership Resales,Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-559	HTB-76398-M4M8S7	Shared Ownership Resales,Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-560	HTB-76629-Y9Z0S7	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-561	HTB-77133-B4Z0L0	Shared Ownership New Build	West Oxfordshire	Witney
HTB-562	HTB-77223-K0L0Q0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton, Witney
HTB-563	HTB-77250-M8G8G5	Shared Ownership Resales,Shared Ownership New Build,Home Ownership People with Long Term Disabilities	Cheltenham, West Oxfordshire	Charlton Kings, Witney
HTB-564	HTB-77342-X7L5B4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Berkshire, West Oxfordshire	Lambourn, Witney
HTB-565	HTB-77456-Y1S0C5	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-566	HTB-77682-W2X2B7	Shared Ownership New Build	West Oxfordshire	Freeland
HTB-567	HTB-77838-L9J0V1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	South Oxfordshire, Vale of White Horse, West Oxfordshire	Drayton , Chalgrove, Chinnor, Cholsey, Clifton Hampden, Wallingford, East Hendred , Kingston Bagpuize , Radley, Shrivenham , Sutton Courtenay, Witney
HTB-568	HTB-77915-C3J4J8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Freeland
HTB-569	HTB-78190-K7T0C7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-570	HTB-78236-P1V5S4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-571	HTB-78408-H0F5V6	Shared Ownership Resales; Shared Ownership New Build	Vale of White Horse, West Oxfordshire	Kingston Bagpuize , Witney
HTB-572	HTB-78540-P8L3L4	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Oxford, South Oxfordshire, Vale of White Horse, West Oxfordshire	Kennington, Bicester, Wootton, Oxford, Cholsey, Didcot, Garsington , Wheatley, Kiddington
HTB-573	HTB-78572-R5G2Y8	Shared Ownership New Build	West Oxfordshire	Witney
HTB-574	HTB-78686-B9N4J4	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Oxford, West Oxfordshire	Bicester, Islip, Upper Heyford, Oxford, Glympton, Long Hanborough, Witney
HTB-575	HTB-78693-V2M0H2	Shared Ownership New Build	West Oxfordshire	Witney
HTB-576	HTB-78785-C8K6Y7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Freeland
HTB-577	HTB-78829-Q3W2H6	Shared Ownership New Build	Cherwell, West Oxfordshire	Yarnton, Bladon
HTB-578	HTB-79045-G4G3Z5	Shared Ownership New Build	West Oxfordshire	Witney
HTB-579	HTB-79057-D3Z4D5	Shared Ownership New Build,Rent To Buy	West Oxfordshire	Minster Lovell
HTB-580	HTB-79194-Z9Y9L2	Shared Ownership New Build	West Oxfordshire	Witney
HTB-581	HTB-79226-W0R3Y9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Vale of White Horse, West Oxfordshire	Aston, Bampton, Faringdon, Kingston Bagpuize , Marcham, Southmoor, Asthall, Brize Norton, Cassington, Curbridge, Standlake, Stanton Harcourt, Witney
HTB-582	HTB-79329-X3D4B9	Shared Ownership Resales,Shared Ownership New Build	West Oxfordshire	Witney
HTB-583	HTB-79335-K2L3S6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Freeland
HTB-584	HTB-79664-K3N9B1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-585	HTB-79962-V6C8Q2	Shared Ownership New Build	West Oxfordshire	Witney
HTB-586	HTB-80227-K1K2Y7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Brize Norton
HTB-587	HTB-80311-D3R8X4	Shared Ownership New Build	West Oxfordshire	Bampton

HTB-588	HTB-80435-Z2V6V6	Shared Ownership New Build	Cherwell, Vale of White Horse, West Oxfordshire	Banbury, Bicester, Harwell, Radley, Witney
HTB-589	HTB-80492-R8R2P2	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-590	HTB-80803-C3R9H3	Shared Ownership Resales; Shared Ownership New Build	Vale of White Horse, West Berkshire, West Oxfordshire	Hermitage, Hungerford, Wantage, Chieveley, Newbury, Thatchham, Witney
HTB-591	HTB-80820-W3Z9S0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-592	HTB-80901-G0Z3Z0	Shared Ownership New Build	West Oxfordshire	Over Norton
HTB-593	HTB-80996-K9W7L6	Shared Ownership New Build	West Oxfordshire	Witney
HTB-594	HTB-81067-B3W6C5	Shared Ownership New Build; Rent To Buy	Cherwell, Oxford, Vale of White Horse, West Oxfordshire	Bletchingdon , Wootton, Bampton, Oxford, Cumnor, Farmoor, Harwell, North Hinksey, Radley, Sunningwell , Wytham, Eynsham, Standlake, Stanton Harcourt, Witney
HTB-595	HTB-81111-D7L2J8	Shared Ownership New Build,Rent To Buy	South Oxfordshire, Vale of White Horse, West	Didcot, Standford in the Vale, Eynsham
HTB-596	HTB-81458-Q1Y7H5	Shared Ownership New Build	West Oxfordshire	Witney
HTB-597	HTB-81595-N7Z2V2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Clanfield, Bampton, Brize Norton, Milton under Wychwood, Minster Lovell, Shipton under Wychwood, Witney
HTB-598	HTB-81907-N7F9C6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-599	HTB-81912-Y6L7W2	Shared Ownership Resales,Shared Ownership New Build	Swindon, West Oxfordshire	Highworth, Middle Barton, Witney
HTB-600	HTB-81928-P6L9C1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-601	HTB-82017-V0N6Y9	Shared Ownership New Build	West Oxfordshire	Bampton, Brize Norton, Minster Lovell
HTB-602	HTB-82039-P4G8Z1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-603	HTB-82051-F6R6Z6	Shared Ownership Resales	West Oxfordshire	Brize Norton
HTB-604	HTB-82279-Y5S0Q0	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-605	HTB-82357-R3B8T8	Shared Ownership New Build	West Oxfordshire	Witney
HTB-606	HTB-82418-P2K6F0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-607	HTB-82513-M6D3M0	Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-608	HTB-82971-N8L8P9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-609	HTB-83108-C0X1B9	Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-610	HTB-83182-M3B5M2	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy	West Oxfordshire	Shipton under Wychwood
HTB-611	HTB-83270-H3W3C5	Shared Ownership Resales,Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-612	HTB-83357-D1M1P5	Shared Ownership New Build	West Oxfordshire	Witney
HTB-613	HTB-83740-N6H0K9	Shared Ownership New Build; Rent To Buy	South Oxfordshire, Vale of White Horse, West	Drayton , Didcot, Kingston Bagpuize , Marcham, Steventon, Wantage, Witney
HTB-614	HTB-84167-D7K1H7	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy	West Oxfordshire	Witney
HTB-615	HTB-84242-R7Z9W7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Swindon, West Oxfordshire	Stratton St Margaret, Witney
HTB-616	HTB-84369-Q3V6G3	Shared Ownership New Build	West Oxfordshire	Witney
HTB-617	HTB-84510-T1H7N3	Shared Ownership New Build	West Oxfordshire	Stonesfield
HTB-618	HTB-84580-L9M7X8	Shared Ownership Resales,Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-619	HTB-84590-X0R7C4	Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-620	HTB-84927-N3C9P9	Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-621	HTB-85066-H2W6H1	Shared Ownership Resales; Shared Ownership New Build	South Oxfordshire, Vale of White Horse, West	Bampton, Chinnor, Tiddington, Wallingford, Standford in the Vale, Thatchham
HTB-622	HTB-85170-F6J7W5	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Bampton
HTB-623	HTB-85507-C9S2S6	Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-624	HTB-85573-C6W5R5	Shared Ownership New Build	West Oxfordshire	Witney
HTB-625	HTB-85592-J4H1C2	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Bampton
HTB-626	HTB-85989-L6Y6L0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-627	HTB-86018-W3X6C8	Rent To Buy	Bracknell Forest, Luton, Welwyn Hatfield, West	Bracknell, High Town, Leagrave, Hatfield, Combe
HTB-628	HTB-86070-R9N8M6	Shared Ownership New Build	West Oxfordshire	Bampton
HTB-629	HTB-86147-Q6X7D1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, Oxford, West Oxfordshire	Bicester, Upper Heyford, Oxford, Witney
HTB-630	HTB-86279-W1H0Y4	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Arncott, Ambrosden , Bicester, Bletchingdon , Chesterton , Islip, Kidlington , Kirtlington, Launton , Lower Heyford, Shipton-on-Cherwell , Steeple Aston , Stratton Audley , Upper Heyford, Weston-on-the-Green , Yarnton, Witney
HTB-631	HTB-86287-Q0H3P8	Shared Ownership Resales	West Oxfordshire	Witney
HTB-632	HTB-86377-P6M9N8	Shared Ownership New Build	West Oxfordshire	Eynsham
HTB-633	HTB-86426-T4T7C1	Shared Ownership New Build	Cherwell, West Oxfordshire	Bletchingdon , Hook Norton , Sibford Ferris , Sibford Gower , Swalcliffe, Churchill, Ascott-under-Wychwood, Hailey, Little Rollright, Little Tew, Swerford, Swinbrook
HTB-634	HTB-86759-W7Q2Z9	Shared Ownership Resales,Shared Ownership New Build	Cherwell, Vale of White Horse, West Oxfordshire	Horton-cum-studley, Adderbury , Ardley with Fewcot, Banbury, Faringdon, Eynsham
HTB-635	HTB-86799-G3H8S2	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy	West Oxfordshire	Fulbrook
HTB-636	HTB-86873-N4K0W2	Shared Ownership Resales	Cotswold, West Oxfordshire	Fairford, Brize Norton
HTB-637	HTB-87032-S4C9X0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Milton under Wychwood
HTB-638	HTB-87141-P9B9T5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-639	HTB-87172-P3H1S5	Shared Ownership Resales; Shared Ownership New Build	Bath and North East Somerset, Cambridge, West	Bath, Kings Hedges, Witney
HTB-640	HTB-87914-X4T8T3	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Bicester, Kidlington , Long Hanborough, Witney
HTB-641	HTB-88261-G0H9C7	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy	West Oxfordshire	Brize Norton, Witney
HTB-642	HTB-88494-R8Q8X1	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy	Brighton and Hove, West Oxfordshire, Windsor and	Thame, Hove, Cassington, Belmont, Cookham
HTB-643	HTB-88520-P1L2S4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, West Oxfordshire	Oxford, Eynsham, Witney
HTB-644	HTB-88754-Y4H3L0	Shared Ownership Resales	West Oxfordshire	Middle Barton
HTB-645	HTB-89189-B7B4C6	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy	West Oxfordshire	Long Hanborough, Witney

HTB-646	HTB-89389-D9C4N0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-647	HTB-89529-G1X7Q8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Brize Norton
HTB-648	HTB-89843-Y9B0Z5	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Oxford, West Oxfordshire	Bicester, Oxford, Witney
HTB-649	HTB-90045-P2T9Q0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Minster Lovell, Witney
HTB-650	HTB-90979-X1N4Y7	Shared Ownership New Build,Rent To Buy,Extra Care Older Persons Shared Ownership	West Oxfordshire	Shipton under Wychwood
HTB-651	HTB-91176-M2C5G8	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy	West Oxfordshire	Witney
HTB-652	HTB-91358-N9V2G5	Shared Ownership New Build	West Oxfordshire	Witney
HTB-653	HTB-91501-Z9C7M6	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Kidlington , Yarnton, Eynsham
HTB-654	HTB-92155-H8S3L7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton, Hailey, Leafield
HTB-655	HTB-92543-V4V1G3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-656	HTB-92857-C8Q1M9	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy	West Oxfordshire	Witney
HTB-657	HTB-93009-W3X5B9	Shared Ownership New Build	Cotswold, West Oxfordshire	Salford, Moreton-in-Marsh , Churchill, Enstone, Kingham, Over Norton
HTB-658	HTB-93566-B9R8Z5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, West Oxfordshire	Banbury, Deddington , Chadlington
HTB-659	HTB-93718-T3Z3X8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Bampton
HTB-660	HTB-94068-J0H3T9	Shared Ownership Resales,Shared Ownership New Build	Oxford, West Oxfordshire	Oxford, Witney
HTB-661	HTB-94154-K8X3Z1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Stonesfield
HTB-662	HTB-94367-Y8C8P5	Shared Ownership Resales	West Oxfordshire	Combe
HTB-663	HTB-94398-J0W4W9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Milton Keynes, North Hertfordshire, West Oxfordshire,	Milton Keynes, Bletchley and Fenny Stratford, Codicote, Shipton under Wychwood
HTB-664	HTB-95216-T2V5N3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-665	HTB-95353-N0P8P0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-666	HTB-95916-F5F2D9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, Oxford, South Oxfordshire, Vale of White Horse, West Oxfordshire	Kennington, Arncott, Ambrosden , Banbury, Bicester, Bletchingdon , Bloxham , Drayton , Kidlington , Yarnton, Wootton, Oxford, Benson, Berinsfield, Berrick Salome, Chalgrove, Garsington , Horspath, Stadhampton, Wallingford, Watlington, Wheatley, Faringdon, Grove, Harwell, Kingston Bagpuize , Radley, Southmoor, Standford in the Vale, Sutton Courtenay, Wantage, Combe, Eynsham, Long Hanborough, Minster Lovell, Witney
HTB-667	HTB-96336-Q8K5L7	Shared Ownership Resales,Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-668	HTB-96745-P4S4S7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Bladon
HTB-669	HTB-97071-R5Z2B2	Shared Ownership Resales,Shared Ownership New Build,Rent To Buy	West Oxfordshire	Brize Norton
HTB-670	HTB-97467-G7Q0S1	Shared Ownership New Build	West Oxfordshire	Witney
HTB-671	HTB-97500-W0V5Q4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, Oxford, West Oxfordshire	Kirtlington, Oxford, Witney
HTB-672	HTB-98424-Z9X8Z8	Shared Ownership New Build; Extra Care Older Persons Shared Ownership	Cotswold, West Oxfordshire	Moreton-in-Marsh , Witney
HTB-673	HTB-98483-R8L5R4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	North Leigh
HTB-674	HTB-98492-T0N6D9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Bampton, Combe, Eynsham, Great Tew, Long Hanborough, Witney
HTB-675	HTB-98531-G5J1W0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Bampton, Finstock, Over Norton
HTB-676	HTB-98588-Y3D5D8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Basingstoke and Deane, Cherwell, Oxford, South	Basingstoke, Banbury, Oxford, Didcot, Andover, Kiddington
HTB-677	HTB-98801-H9T4C9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Combe
HTB-678	HTB-99952-M8C6B0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-679	HTB-100267-F5F5N7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Chadlington
HTB-680	HTB-100607-R8Y5R9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Freeland
HTB-681	HTB-100662-W2Y7Q6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-682	HTB-100780-T7J5N2	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-683	HTB-100956-K1C1S6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, South Oxfordshire, Vale of White Horse, West	Oxford, Culham, Didcot, Grove, Harwell, Brize Norton
HTB-684	HTB-101013-S8J7Q9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-685	HTB-101116-C1G7L1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-686	HTB-101149-J9D1M8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Freeland
HTB-687	HTB-101301-C1Y8Y6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Bampton, Brize Norton, Minster Lovell, Witney
HTB-688	HTB-101339-F1Y6W8	Shared Ownership New Build	Cotswold, West Oxfordshire, Wiltshire	Cirencester, Cricklade, Witney
HTB-689	HTB-101794-M9R1Y2	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-690	HTB-101813-C1N2M3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Bath and North East Somerset, Bournemouth	
HTB-691	HTB-102096-Y7T4Z9	Shared Ownership New Build	Christchurch & Poole, Bristol, Plymouth, Vale of White	Kennington, Bath, Boscombe West, Redland, Peverell, Witney
HTB-692	HTB-102257-Y3C4Q0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-693	HTB-102539-J8M5N4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-693	HTB-102539-J8M5N4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, South Oxfordshire, West Oxfordshire,	Aylesbury, Oxford, Didcot, Kiddington
HTB-694	HTB-102671-W0N0P3	Shared Ownership Resales; Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	Oxford, Benson, Didcot, Curbridge, Witney
HTB-695	HTB-102974-C1V8L9	Shared Ownership Resales; Shared Ownership New Build	Vale of White Horse, West Oxfordshire	Buckland, Charney Bassett , Cumnor, Kingston Bagpuize , Longworth , Southmoor, Witney
HTB-696	HTB-103014-G6K5N8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-697	HTB-103037-M0Y3P2	Shared Ownership Resales; Shared Ownership New Build	Bedford, Central Bedfordshire, West Oxfordshire, Buckinghamshire	Aylesbury, Buckingham, Drayton Parslow, Graet Brickhill, Leighton Buzzard, Milton Keynes, Brickhill, Woburn, Wootton
HTB-698	HTB-103525-P8G5T8	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire, Buckinghamshire	Aylesbury, Buckingham, Banbury, Bicester, Witney
HTB-699	HTB-103600-S5F0Q3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-700	HTB-103619-G8R7V0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Eynsham, Long Hanborough, Witney
HTB-701	HTB-103936-R0G8N7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Long Hanborough

HTB-702	HTB-104159-X4R9M9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Extra Care Older Persons Shared Ownership	Oxford, West Oxfordshire	Oxford, Bladon, Witney
HTB-703	HTB-104276-W6M2X3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-704	HTB-104373-M6C6S3	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Bicester, Wootton, Witney
HTB-705	HTB-104559-B2Q2V1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-706	HTB-105016-V6Y6N9	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Banbury, Bicester, Deddington , Witney
HTB-707	HTB-105093-K6L4N4	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Bicester, Witney
HTB-708	HTB-105123-D1G0C4	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-709	HTB-105292-P3R6M8	Shared Ownership Resales; Shared Ownership New Build	South Oxfordshire, Vale of White Horse, West Oxfordshire	Burcot, Cholsey, Didcot, East Hagbourne, Goring, Little Wittenham , Long Wittenham , South Moreton, Wallingford, Appelford on Thames , Steventon, Witney
HTB-710	HTB-105367-G7K5Q4	Shared Ownership Resales; Shared Ownership New Build	South Oxfordshire, Vale of White Horse, West Oxfordshire	Benson, Berinsfield, Cholsey, Didcot, Wallingford, Faringdon, Grove, Harwell, Shrivenham , Southmoor, Wantage, Watchfield, Witney
HTB-711	HTB-105475-K1G9T1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-712	HTB-106191-L6L4L7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-713	HTB-106377-K3S7W5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Black Bourton
HTB-714	HTB-107771-M9W2J3	Shared Ownership New Build	West Oxfordshire	Witney
HTB-715	HTB-108054-K5N8S7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Wootton
HTB-716	HTB-108344-J3Y3Q0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-717	HTB-108911-B4T4X5	Shared Ownership Resales	Oxford, West Oxfordshire	Oxford, Witney
HTB-718	HTB-109184-S4J7H4	Shared Ownership Resales; Shared Ownership New Build	Cherwell, South Oxfordshire, Vale of White Horse,	Bicester, Kidlington , Aston, Bampton, Didcot, Kingston Bagpuize , Heythrop, Witney
HTB-719	HTB-109315-N7Z9X6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-720	HTB-109325-F7C9B4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-721	HTB-109555-V5S1V3	Shared Ownership New Build	West Oxfordshire	Witney
HTB-722	HTB-110071-R7Z7K2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, Oxford, South Oxfordshire, Vale of White Horse, West Oxfordshire, Buckinghamshire	Kennington, Thame, Bicester, Oxford, Wallingford, Wheatley, Witney
HTB-723	HTB-110732-G3P6Z1	Shared Ownership New Build	West Oxfordshire	Curbridge
HTB-724	HTB-110898-B4J9R8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Home Ownership People with Long Term Disabilities	West Oxfordshire	Bampton, Brize Norton, Witney
HTB-725	HTB-110943-T3F0B7	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-726	HTB-111153-B5N4W8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Bampton, Combe, Bladon, Brize Norton, Eynsham, Freeland, Leafield, Long Hanborough, North Leigh, Stanton Harcourt, Stonesfield, Witney
HTB-727	HTB-111980-S7X4X6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-728	HTB-112032-G0H5Z1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-729	HTB-112196-P4R9C5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-730	HTB-112244-J0Q3K6	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Oxford, West Oxfordshire	Banbury, Bloxham , Bampton, Oxford, Over Norton
HTB-731	HTB-112720-V9B5X8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire, Winchester	Alresford, Shipton under Wychwood
HTB-732	HTB-113294-F5C0Y0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-733	HTB-113464-M5F2R7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-734	HTB-113489-G0T5S7	Shared Ownership New Build; Rent To Buy	Oxford, West Oxfordshire	Wootton, Oxford
HTB-735	HTB-113582-W1T8F7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-736	HTB-113681-J5B2M5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Extra Care Older Persons Shared Ownership	West Oxfordshire	Witney
HTB-737	HTB-113867-C7H0F9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-738	HTB-113880-K7H0Z7	Shared Ownership New Build	West Oxfordshire	Witney
HTB-739	HTB-114213-V9R2K9	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Banbury, Witney
HTB-740	HTB-114321-Y3Q5L6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-741	HTB-114547-Y0J9K3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cotswold, West Oxfordshire	Aldsworth, Cirencester, Fairford, Witney
HTB-742	HTB-114551-K2X5G6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Langford, Clanfield, Bampton, Alvescot, Black Bourton, Brize Norton, Church Hanborough, Filkins, Long Hanborough, Minster Lovell, Standlake, Stanton Harcourt, Witney
HTB-743	HTB-114648-D4T8Y9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-744	HTB-114663-J3D3J2	Shared Ownership Resales; Shared Ownership New Build	Tunbridge Wells, Vale of White Horse, West	Royal Tunbridge Wells, Ashbury, Stanford in the Vale, Witney
HTB-745	HTB-114898-J3K8Y4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cheltenham, Cherwell, West Oxfordshire	Springbank, Banbury, Witney
HTB-746	HTB-114901-V8G6H6	Shared Ownership Resales; Shared Ownership New Build; Extra Care Older Persons Shared Ownership	West Oxfordshire	Curbridge, Minster Lovell, Witney
HTB-747	HTB-114947-K8S2M7	Shared Ownership New Build	West Oxfordshire	Witney
HTB-748	HTB-114979-G3N9L4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-749	HTB-115052-J3J9L6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-750	HTB-115079-B8D0V4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Chastleton
HTB-751	HTB-115156-Q4K5X7	Shared Ownership New Build; Extra Care Older Persons Shared Ownership	Cherwell, West Oxfordshire	Bicester, Launton , Witney
HTB-752	HTB-115160-T4Q8V6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, West Oxfordshire	Islip, Bladon
HTB-753	HTB-115260-M7X8J3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-754	HTB-115350-S0D1Z9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Long Hanborough

HTB-755	HTB-115394-V7R0G9	Shared Ownership New Build	West Oxfordshire	Bladon
HTB-756	HTB-115685-P7J1Q2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Brize Norton, Milton under Wychwood, Witney
HTB-757	HTB-115912-Z7C8W3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Extra Care Older Persons Shared Ownership	Central Bedfordshire, Cherwell, Chichester, Cotswold, Fareham, Kings Lynn and West Norfolk, North	Leighton Buzzard, Maulden, Silsoe, Bicester, Chichester, Bruern, Fareham, WerehamÂ , Hitchin, Long Hanborough, Witney
HTB-758	HTB-116244-P6Z0J3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-759	HTB-116252-W8N9K9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Ducklington, Witney
HTB-760	HTB-116382-V6M0K0	Shared Ownership Resales; Shared Ownership New Build	Vale of White Horse, West Oxfordshire	Clanfield, Aston, Bampton, Faringdon, Filkins
HTB-761	HTB-116512-N4B0W5	Shared Ownership Resales; Shared Ownership New Build	Cherwell, South Oxfordshire, Vale of White Horse,	Bicester, Sandford-on-Thames, Sunningwell , Long Hanborough
HTB-762	HTB-116986-N6S1T8	Shared Ownership Resales; Rent To Buy	West Oxfordshire	Witney
HTB-763	HTB-117018-W3V3K2	Shared Ownership New Build	West Oxfordshire	Witney
HTB-764	HTB-117118-G4T5L3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-765	HTB-117377-B9Q0M7	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Oxford, Vale of White Horse, West Oxfordshire, Buckinghamshire	Aylesbury, Milton Keynes, Banbury, Bicester, Bloxham , Bodicote , Chesterton , Deddington , Weston-on-the-Green , Oxford, Gerrards Cross, North Hinksey, South Hinksey , Long Hanborough, High Wycombe, Princes Risborough
HTB-766	HTB-117386-H4B1J8	Shared Ownership New Build	Bracknell Forest, West Oxfordshire, Winchester,	Crowthorne, Rousham, Witney, Bishops Waltham, Winchester, Furze Platt, Wokingham
HTB-767	HTB-117495-Z3M4V1	Shared Ownership New Build; Rent To Buy	Cherwell, Oxford, South Oxfordshire, West Oxfordshire	Bicester, Oxford, Didcot, Kiddington, Witney
HTB-768	HTB-117732-G8X9B5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Ascott-under-Wychwood, Fulbrook, Minster Lovell
HTB-769	HTB-118211-G5P3X8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, West Oxfordshire	Oxford, Eynsham
HTB-770	HTB-118373-S6K9N3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Enstone
HTB-771	HTB-118414-X1P3L8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-772	HTB-118808-D4S9N4	Shared Ownership New Build	West Oxfordshire	Minster Lovell, Witney
HTB-773	HTB-118881-D3M3L2	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-774	HTB-119038-G5D1S1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, West Oxfordshire	Banbury, Kidlington , Yarnton, Bladon, Long Hanborough
HTB-775	HTB-119156-P2S8S3	Shared Ownership Resales; Shared Ownership New Build	Cherwell, South Oxfordshire, Vale of White Horse,	Banbury, Bicester, Kidlington , Wootton, Didcot, Grove, Marcham, Wantage
HTB-776	HTB-119470-B0N6J7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-777	HTB-120146-W8Z9D7	Shared Ownership Resales; Rent To Buy	West Oxfordshire	Witney
HTB-778	HTB-120240-M4D9J4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, Oxford, West Oxfordshire	Bicester, Oxford, Witney
HTB-779	HTB-120578-V5S0B7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-780	HTB-121071-V0S7V7	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Banbury, Bicester, Deddington , Enstone, Middle Barton, Witney
HTB-781	HTB-121587-K9X2K0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	South Oxfordshire, Vale of White Horse, West	Kennington, Wootton, Milton, Didcot, Cumnor, Farmoor, Eynsham, Freeland, Witney
HTB-782	HTB-121884-M0T5P2	Shared Ownership Resales	West Oxfordshire	Witney
HTB-783	HTB-122097-D0Q6T9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Curbridge, Ducklington
HTB-784	HTB-122182-V5V7C0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy; Extra Care Older Persons Shared Ownership	West Oxfordshire	Brize Norton
HTB-785	HTB-122313-M2J5K7	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire, Buckinghamshire	Buckingham, Milton Keynes, Banbury, Witney
HTB-786	HTB-122410-S6F8K4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-787	HTB-122463-H1T8L7	Shared Ownership Resales; Rent To Buy	West Oxfordshire	Bampton
HTB-788	HTB-122533-D5Z1T6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-789	HTB-122714-Z3B2S4	Shared Ownership New Build	Oxford, West Oxfordshire	Oxford, Witney
HTB-790	HTB-123050-M6K7J5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-791	HTB-123300-F0L9J7	Shared Ownership New Build	West Oxfordshire	Witney
HTB-792	HTB-123380-X2K1J6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-793	HTB-123389-S9C2Y5	Shared Ownership Resales; Shared Ownership New Build	Oxford, South Oxfordshire, Vale of White Horse, West	Oxford, Didcot, North Hinksey, Witney
HTB-794	HTB-123492-K7L4J0	Shared Ownership Resales; Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	Oxford, Didcot, Witney
HTB-795	HTB-123757-P7W7V5	Shared Ownership Resales; Shared Ownership New Build; Extra Care Older Persons Shared Ownership	Cotswold, West Oxfordshire	Fairford, Curbridge, Witney
HTB-796	HTB-123776-W3N2L7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Bampton
HTB-797	HTB-123840-Y7S1Q5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, Vale of White Horse, West Oxfordshire,	Cricklade, Bampton, Oxford, Faringdon, Long Hanborough
HTB-798	HTB-123894-P3J2Q3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-799	HTB-124227-V9Q5J9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Eynsham
HTB-800	HTB-124610-Y7W7Z3	Shared Ownership Resales	West Oxfordshire	Long Hanborough, Witney
HTB-801	HTB-124820-P4S1K0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Bampton, Witney
HTB-802	HTB-124851-B1Q1X3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Wootton, Combe, Bladon, Church Hanborough, Enstone, Eynsham, Long Hanborough, Middle Barton, North Leigh, Stonesfield, Tackley, Witney
HTB-803	HTB-124852-L8C2N1	Shared Ownership Resales; Shared Ownership New Build	Oxford, West Oxfordshire	Oxford, Kiddington
HTB-804	HTB-124891-H4Q3T5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-805	HTB-125090-G4B5P6	Shared Ownership Resales; Shared Ownership New Build	Vale of White Horse, West Oxfordshire	Faringdon, Witney
HTB-806	HTB-125103-V1P2Z5	Shared Ownership New Build	West Oxfordshire	Minster Lovell, North Leigh, Standlake, Witney
HTB-807	HTB-125400-V6Z0G7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Bampton, Brize Norton, Minster Lovell, Shilton
HTB-808	HTB-125639-P1Z5K9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton, North Leigh, Witney
HTB-809	HTB-125693-N1H2H1	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Bloxham , Yarnton, Bampton, Long Hanborough, Witney
HTB-810	HTB-125975-M9T5F0	Shared Ownership New Build	West Oxfordshire	Milton under Wychwood, Shipton under Wychwood
HTB-811	HTB-125977-P2G8Q3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton

HTB-812	HTB-126083-X8J7Z5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, West Oxfordshire	Bletchington , Kirtlington, Yarnton, Wootton, Bladon, Long Hanborough, Tackley
HTB-813	HTB-126500-K9K6K9	Shared Ownership New Build; Home Ownership People with Long Term Disabilities	West Oxfordshire	Kiddington
HTB-814	HTB-126526-S4H6X6	Shared Ownership New Build	West Oxfordshire	Witney
HTB-815	HTB-126537-S6Z7F4	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-816	HTB-126615-Y3F6L1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Churchill
HTB-817	HTB-126621-B4N1W0	Shared Ownership New Build	Chichester, Guildford, Maidstone, Milton Keynes, Stevenage, West Oxfordshire, Windsor and	Aylesbury, East Wittering, Ash Vale, Thurnham, Bletchley and Fenny Stratford, Stevenage, Witney, Maidenhead Riverside
HTB-818	HTB-126852-J7Y6V0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Minster Lovell, Witney
HTB-819	HTB-126892-G6R7T9	Shared Ownership Resales; Shared Ownership New Build; Extra Care Older Persons Shared Ownership	West Oxfordshire	Bampton
HTB-820	HTB-126947-T3D1N5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Brize Norton
HTB-821	HTB-126951-V6X2F3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-822	HTB-127421-D0P5P9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-823	HTB-127563-M5B1L5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-824	HTB-127760-V7C7N2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Chadlington, Enstone, Hailey, Milton under Wychwood, Over Norton, Shipton under Wychwood, Witney
HTB-825	HTB-127800-K5N4J3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Tackley
HTB-826	HTB-127981-V7Y7C5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-827	HTB-128308-J6Y6X0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-828	HTB-128339-V9W6R9	Shared Ownership Resales; Shared Ownership New Build	South Oxfordshire, Vale of White Horse, West	Didcot, Appelford on Thames , Witney
HTB-829	HTB-128393-J8Y4H0	Shared Ownership New Build	South Oxfordshire, Vale of White Horse, West	Wootton, Milton, Sydenham
HTB-830	HTB-128550-H7T5Y4	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-831	HTB-128600-K2H6D5	Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-832	HTB-128720-R0X4W3	Shared Ownership New Build; Rent To Buy	Cherwell, South Oxfordshire, West Oxfordshire	Bicester, Kidlington , Didcot, Witney
HTB-833	HTB-129061-V6K3V7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-834	HTB-129173-H0J4C4	Shared Ownership New Build; Rent To Buy	Cherwell, West Oxfordshire	Bicester, Kirtlington, Long Hanborough
HTB-835	HTB-129540-N8W0S4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, Oxford, South Oxfordshire, Vale of White Horse, West Oxfordshire	Kennington, Chilton, Yarnton, Wootton, Oxford, Beckley, Milton, Clifton Hampden, Culham, Drayton St. Leonard, Elsfield, Forest Hill, Garsington , Horspath, Little Milton, Little Wittenham , Long Wittenham , Nuneham Courtenay , Sandford-on-Thames, Shillingford, South Moreton, Stadhampton, Stanton St John, Wallingford, Waterperry , Watlington, Appelton, Ardington , Blewbury , Charney Bassett , Cumnor, Denchworth, East Hendred , Farmoor, Frilford, Harwell, Kingston Bagpuize , Marcham, North Hinksey, Radley, South Hinksey , Southmoor, Steventon, Sutton Courtenay, West Hendred, Eynsham
HTB-836	HTB-129667-F9W6S9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-837	HTB-129681-C8R7C0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton, Curbridge, Minster Lovell, Shilton, Witney
HTB-838	HTB-130026-L1W3K3	Shared Ownership New Build	West Oxfordshire	Witney
HTB-839	HTB-130049-S7G0V9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-840	HTB-130071-T7C6Q8	Shared Ownership New Build	West Oxfordshire	Witney
HTB-841	HTB-130073-L0M7W0	Shared Ownership New Build	Central Bedfordshire, Cheltenham, Cherwell, Cotswold, Milton Keynes, North Norfolk, North Somerset, South Oxfordshire, Vale of White Horse, West Oxfordshire, Buckinghamshire	Milton Keynes, Ampthill, Barton-le-clay, Biggleswade, Billington, Flitwick, Henlow, New Mill End, Toddington, Woburn Sands, Hesters Way, Banbury, Bicester, Bodicote , Cirencester, Clapton-on-the-Hill, Walton , KettlestoneÂ , Beaconsfield, Didcot, Marcham, Bladon
HTB-842	HTB-130137-J8Q7W9	Shared Ownership New Build	West Oxfordshire	Brize Norton, Minster Lovell
HTB-843	HTB-130548-X0L8M3	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Eynsham, Freeland, Long Hanborough, Witney
HTB-844	HTB-130686-P6K0W5	Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-845	HTB-130709-P7J2D7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Bladon, Long Hanborough
HTB-846	HTB-130815-H0X4V6	Shared Ownership Resales; Shared Ownership New Build	Bracknell Forest, Cherwell, Reading, South Oxfordshire, Swindon, Vale of White Horse, West Berkshire, West Oxfordshire, Wiltshire, Wokingham	Bracknell, Banbury, Bicester, Weston-on-the-Green , Ashton Keynes, Caversham, Didcot, Wallingford, Badbury, Marcham, Southmoor, Wantage, Newbury, Tilehurst, Stonesfield, Witney, Marlborough, Wokingham
HTB-847	HTB-130831-V7W9Z8	Shared Ownership New Build; Rent To Buy	Cherwell, West Oxfordshire	Kidlington , Upper Heyford, Tackley
HTB-848	HTB-131569-L2L5N1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Bampton, Minster Lovell, Witney
HTB-849	HTB-131577-X3Q2D9	Shared Ownership New Build	West Oxfordshire	Witney
HTB-850	HTB-132113-V2B2T0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton, Witney
HTB-851	HTB-132459-T0K3X6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Churchill, Chadlington, Enstone, Great Rollright, Heythrop, Over Norton
HTB-852	HTB-132769-V6T3M7	Shared Ownership New Build	West Oxfordshire	Witney
HTB-853	HTB-133126-V3X3G7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Bampton
HTB-854	HTB-133345-V7S8B6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-855	HTB-133563-Q6R6N7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-856	HTB-133676-Y5L5K2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Brize Norton
HTB-857	HTB-133977-J3Y3D1	Shared Ownership New Build	West Oxfordshire	Witney
HTB-858	HTB-133982-N9N7S3	Shared Ownership Resales	West Oxfordshire	Witney
HTB-859	HTB-134107-S7X3D8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Clanfield, Aston, Bampton

HTB-860	HTB-134139-D1B7D7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-861	HTB-134181-J8Z2F5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-862	HTB-134219-G2W0Q1	Shared Ownership New Build	West Oxfordshire	Witney
HTB-863	HTB-134581-F9J7W5	Shared Ownership Resales; Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	Oxford, Didcot, Witney
HTB-864	HTB-134622-R0D1F7	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-865	HTB-134837-F5D9Z5	Shared Ownership Resales; Shared Ownership New Build	Oxford, South Oxfordshire, Vale of White Horse, West	Oxford, Didcot, Wantage, Witney
HTB-866	HTB-134839-X7D0F2	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-867	HTB-135086-Z7Q8L5	Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-868	HTB-135274-X1D4R6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, South Oxfordshire, West Oxfordshire	Bicester, Didcot, Swinbrook, Witney
HTB-869	HTB-135641-Q3T2J4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Clanfield, Bampton, Bladon, Brize Norton, Curbridge, Freeland, Long Hanborough, Witney
HTB-870	HTB-135979-Q7R2W4	Shared Ownership New Build	Cotswold, Vale of White Horse, West Oxfordshire	Cirencester, Fairford, Faringdon, Witney
HTB-871	HTB-136011-J3Y6J1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-872	HTB-136017-C6Y3K4	Shared Ownership New Build	West Oxfordshire	Witney
HTB-873	HTB-136083-S8W2N5	Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-874	HTB-136278-P2Y1R4	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-875	HTB-136380-T1P2Q7	Shared Ownership Resales; Shared Ownership New Build	Swindon, Vale of White Horse, West Oxfordshire	Highworth, Stanford in the Vale, Witney
HTB-876	HTB-136470-J5H3V4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Vale of White Horse, West Oxfordshire	Cumnor, Long Hanborough
HTB-877	HTB-136503-T4F5J2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Long Hanborough, Witney
HTB-878	HTB-137087-D7V9G2	Shared Ownership New Build	West Oxfordshire	Witney
HTB-879	HTB-137481-V0S0T0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, South Oxfordshire, Vale of White Horse,	Bicester, Drayton , Didcot, Wytham, Witney
HTB-880	HTB-137659-F8Y8K4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-881	HTB-137676-C2K6J6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-882	HTB-137685-S8C4B4	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-883	HTB-137712-Z1N4C9	Shared Ownership New Build	West Oxfordshire	Witney
HTB-884	HTB-138338-K5V8T0	Shared Ownership New Build	West Oxfordshire	Witney
HTB-885	HTB-138730-Z4B9B4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Brize Norton
HTB-886	HTB-138827-R8D9F9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Minster Lovell
HTB-887	HTB-138977-D9F1B3	Shared Ownership New Build	Cotswold, West Oxfordshire	Cirencester, Ascott-under-Wychwood, Great Tew, Witney
HTB-888	HTB-139047-P0C7X6	Shared Ownership Resales; Shared Ownership New Build	Vale of White Horse, West Oxfordshire	Wootton, East Challow , East Hanney , East Hendred , Grove, Wantage, Eynsham
HTB-889	HTB-139154-C2Z8J4	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Eynsham, Witney
HTB-890	HTB-140063-V1X0F7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Ducklington, Hailey, Minster Lovell, Witney
HTB-891	HTB-140232-Q3Y3V8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-892	HTB-140760-S6W4W5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-893	HTB-140942-Q7F5Y5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cotswold, West Oxfordshire, Wiltshire	Cricklade, Fairford, Witney
HTB-894	HTB-141190-L7R1S9	Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-895	HTB-141285-T1S4V0	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Oxford, Vale of White Horse, West Oxfordshire	Adderbury , Cropredy, Aston, Bampton, Oxford, Kingston Bagpuize , Brize Norton, Ducklington, Enstone
HTB-896	HTB-141349-H7R7Q4	Shared Ownership New Build	Cherwell, South Oxfordshire, West Oxfordshire	Shipton-on-Cherwell , Chalgrove, Eynsham
HTB-897	HTB-141607-D0Y1D0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-898	HTB-141912-B2P0K2	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-899	HTB-141931-W3R5G0	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Upper Heyford, Yarnton, Witney
HTB-900	HTB-142137-Y3Z2Q6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton, Minster Lovell, Witney
HTB-901	HTB-142380-Q8F5Z8	Shared Ownership New Build	West Oxfordshire	Witney
HTB-902	HTB-142429-P4K3P5	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, West Oxfordshire	Oxford, Bladon
HTB-903	HTB-142706-G1Q3J1	Shared Ownership Resales; Shared Ownership New Build	Cheltenham, Gloucester, West Oxfordshire	Warden Hill, Longlevens, Witney
HTB-904	HTB-143319-Q5Q8K1	Shared Ownership Resales; Shared Ownership New Build	Cherwell, Oxford, Vale of White Horse, West	Kirtlington, Oxford, Wytham, Witney
HTB-905	HTB-143401-S7W9M9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, South Oxfordshire, Vale of White Horse,	Bicester, Beckley, Farmoor, Eynsham, Witney
HTB-906	HTB-143434-K3S0J2	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-907	HTB-143438-F0T7L3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Cassington, Church Hanborough, Ducklington, Eynsham, Freeland, Long Hanborough, Witney
HTB-908	HTB-143565-N5P9T1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-909	HTB-143690-X5C6P4	Shared Ownership New Build	West Oxfordshire	Salford
HTB-910	HTB-143912-R6V7D9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-911	HTB-143992-Q4L3M9	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-912	HTB-144083-W0K6C1	Shared Ownership Resales	West Oxfordshire	Witney
HTB-913	HTB-144140-R9W4J9	Shared Ownership New Build	West Oxfordshire	Brize Norton, Witney
HTB-914	HTB-144287-L2J4N4	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-915	HTB-144405-M3C1W9	Shared Ownership New Build	Chichester, West Oxfordshire	Midhurst, Milton under Wychwood, Shipton under Wychwood
HTB-916	HTB-144428-Z9S6D4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Bladon
HTB-917	HTB-144543-B9Z1Z0	Shared Ownership New Build	Oxford, South Oxfordshire, West Oxfordshire	Oxford, Didcot, Kiddington
HTB-918	HTB-144930-J0D9M1	Shared Ownership New Build; Extra Care Older Persons Shared Ownership	Great Yarmouth, West Oxfordshire, West Suffolk	Caister-on-SeaÂ , Witney, Bury St Edmunds
HTB-919	HTB-145167-H2V6N1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Bampton, Witney

HTB-920	HTB-145299-C9J3D9	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Combe, Alvescot, Ascott-under-Wychwood, Brize Norton, Chadlington, Enstone, Finstock, Freeland, Hailey, Leafield, Minster Lovell, North Leigh, Ramsden, Shilton, Shipton under Wychwood, Stonesfield, Witney
HTB-921	HTB-145355-H6F1S3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Bampton, Brize Norton
HTB-922	HTB-145609-L1L5Z6	Shared Ownership New Build	West Oxfordshire	Witney
HTB-923	HTB-145833-Q4K0M1	Shared Ownership New Build	West Oxfordshire	Witney
HTB-924	HTB-145959-J6Z4H7	Shared Ownership New Build	West Oxfordshire	Witney
HTB-925	HTB-146771-H5T4F4	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-926	HTB-146783-Y8X4F0	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, West Oxfordshire	Kidlington , Witney
HTB-927	HTB-146817-G3B0F8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Over Norton
HTB-928	HTB-146851-L9B5S7	Shared Ownership Resales; Shared Ownership New Build	Cherwell, West Oxfordshire	Banbury, Bicester, Bletchingdon , Bloxham , Bodicote , Islip, Kidlington , Tackley
HTB-929	HTB-146891-L9W0M5	Shared Ownership New Build	West Oxfordshire	Witney
HTB-930	HTB-146966-Z2R7S8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-931	HTB-147143-J5W7H2	Shared Ownership New Build	Cherwell, West Oxfordshire	Deddington , Milcombe, Milton , Wootton
HTB-932	HTB-147334-T2G9F9	Shared Ownership Resales; Shared Ownership New Build	Vale of White Horse, West Oxfordshire	Aston, Bampton, Faringdon, Brize Norton
HTB-933	HTB-147519-F7P3L9	Shared Ownership Resales; Shared Ownership New Build	Cheltenham, Cherwell, Cotswold, Tewkesbury, West	Leckhampton, Banbury, Cirencester, Winchcombe, Witney
HTB-934	HTB-147618-B9Z1Q1	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-935	HTB-147833-P0R2S4	Shared Ownership New Build	West Oxfordshire	Over Norton
HTB-936	HTB-147896-V9N0H0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Over Norton
HTB-937	HTB-147958-X6H0K6	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-938	HTB-148199-H7N7Y4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Bampton
HTB-939	HTB-148553-D5Y3L4	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Tackley
HTB-940	HTB-148662-B4Z2V9	Shared Ownership New Build	West Oxfordshire	Bladon
HTB-941	HTB-148673-F6R3X0	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Great Tew
HTB-942	HTB-148690-P2Q5V5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-943	HTB-148881-H4S8L5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-944	HTB-149000-W9T5X3	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Bristol, South Gloucestershire, West Oxfordshire,	Arnos Vale, Chippenham, Brize Norton, Yate
HTB-945	HTB-149099-G9W5B4	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-946	HTB-149137-W1Z2N8	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Bournemouth Christchurch & Poole, Dorset, South Oxfordshire, West Oxfordshire, Wiltshire	Canford Heath East, Merley Bear Wood, Colehill, Corfe Mullen, Ferndown, Wimborne, Wootton, Didcot, Wheatley, Salisbury
HTB-947	HTB-149320-V3D0W5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-948	HTB-149460-N6J4W8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Shilton, Witney
HTB-949	HTB-149530-W9F4G5	Shared Ownership Resales; Shared Ownership New Build	Vale of White Horse, West Oxfordshire	Wantage, Witney
HTB-950	HTB-149683-S4C9L6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-951	HTB-149829-M6R7Z2	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-952	HTB-149854-R1G8G7	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Cherwell, Oxford, South Oxfordshire, Vale of White	Bicester, Oxford, Didcot, Kingston Bagpuize , Stanton Harcourt
HTB-953	HTB-149953-N4T5K8	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-954	HTB-150139-P8Z7M9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-955	HTB-150218-F4Z9Q9	Shared Ownership New Build; Rent To Buy	West Oxfordshire	Witney
HTB-956	HTB-150267-L6H1Z2	Shared Ownership New Build	West Oxfordshire	Witney
HTB-957	HTB-150976-B8H9K1	Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-958	HTB-151019-R6D9T5	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Milton under Wychwood
HTB-959	HTB-151151-D9Q2B1	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	West Oxfordshire	Bampton, Black Bourton, Brize Norton, Curbridge, Hailey, Witney
HTB-960	HTB-151167-T5S2S6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-961	HTB-151631-J4F7K1	Shared Ownership Resales; Shared Ownership New Build	Oxford, West Oxfordshire	Oxford, Long Hanborough
HTB-962	HTB-152022-V9Q4X3	Shared Ownership New Build	West Oxfordshire	Bladon
HTB-963	HTB-152109-P1P1J2	Shared Ownership Resales; Shared Ownership New Build; Rent To Buy	Oxford, South Oxfordshire, West Oxfordshire	Oxford, Sandford-on-Thames, Witney
HTB-964	HTB-152234-V4H5R6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Long Hanborough
HTB-965	HTB-152675-V1T3W9	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Witney
HTB-966	HTB-152721-R8T4S6	Shared Ownership Resales; Shared Ownership New Build	West Oxfordshire	Brize Norton
HTB-967	HTB-152728-J1L3K6	Shared Ownership New Build	West Oxfordshire	Bladon
HTB-968	HTB-152774-J5D2H2	Shared Ownership New Build	West Oxfordshire	Witney