

Current challenges



Ageing population - impact on schools and health services.



Affordability of housing for people with Woodcote connections.

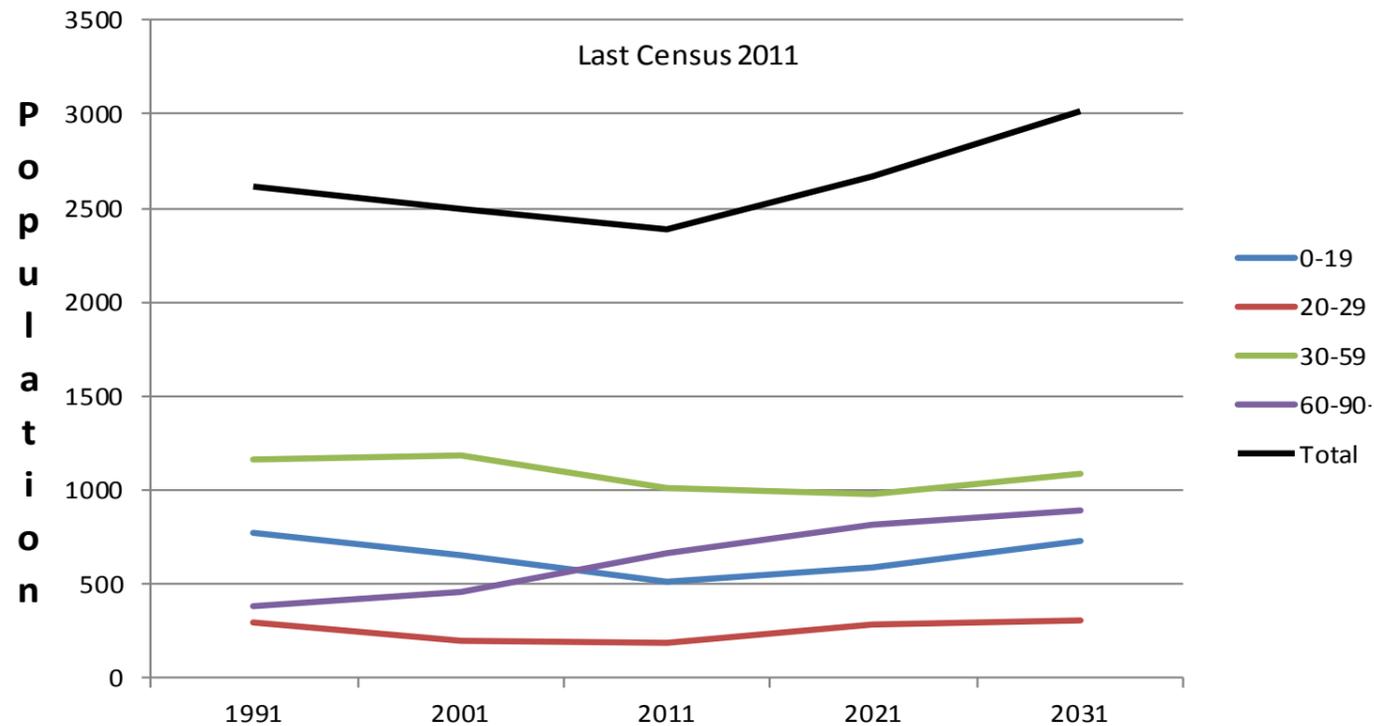


Impact of more housing on the village and local environment (AONB).

Ageing population



Population by Different Age Groups



1. The village population has been declining since 1991 due to reduction in the 0-19 age group.
 2. But there has been a significant growth in the over sixties group.
- *Future trends based on impact of WNP1, WNP2 proposals and current mortality rates*



The Primary School needs more children.



Langtree School can cope with more.



The age profile causes problems for the Health Centre.



So we need to attract more young families into Woodcote.



Attracting young families



Young families need 3 or 4 bed houses.



Cost is an issue so need to build smaller cheaper 3/4 bed houses.



Maximise the number of affordable (social) houses.

WNP1 Housing mix is:

**1 bed
10%**

**2 bed
40%**

**3 bed
40%**

**4+ bed
10%**

Change the mix for WNP2 to:

**1 bed
10%**

**2 bed
25%**

**3 bed
50%**

**4+ bed
15%**

Affordable Housing



Affordable Housing is social rented, affordable rented and part buy/part rent housing, provided to eligible households whose needs are not met by the market.



Allocation of Affordable Housing is determined by SODC.



Affordable Housing IS NOT private freehold property available at below market prices.

Downsizing



Building good quality smaller houses and/or private apartments/flats might encourage older people to downsize.



This would release larger 3 or 4 bedroom houses for young families.

**** If you are interested in downsizing please fill in the questionnaire***

Community Land Trusts



Community Land Trusts (CLTs) are a form of community-led housing, set up and run by local people to develop and manage homes as well as other assets.

It has been suggested that a new working group should be set up to investigate the viability of Woodcote establishing its own CLT.

This would be separate from the WNP2.

It would be a major undertaking and would involve the procurement of land locally and then building homes on that land.

A Woodcote CLT would be able to decide who would have access to its affordable housing, eg only people with Woodcote connections could be eligible.

Anyone interested in volunteering to help should contact Brian Williams or Mark Lillywhite