



Oxford Citizens Housing Association
housing people – building communities

Andrew Smith - Managing Director

PART OF GREENSQUARE GROUP LIMITED

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GreenSquare

Oxfordshire Rural Housing Partnership

- Established in 2003
- The four Oxfordshire District Authorities
- Four local housing Associations
 - OCHA GreenSquare, Cottsway, Sovereign Vale and SOHA
- Oxfordshire Rural Community Council and the Rural Housing Enablers
- Leadbitter Construction



Why the need?

- Living Working Countryside – The Taylor Review of Rural Economy and Affordable Housing
 - Economic and social sustainability
- South East 2009 average house price £270,000, 12.1 times the average earnings of £22,100, in rural areas average earnings drop to £20, 289
- 9/10 people living in the countryside wish to stay there, compared to 2/10 wishing to stay in urban areas
- 15-30 year olds leaving and 30-45 year olds returning

What have we achieved?

- **238** New homes on **36** sites across the county
- For the next two years a further **194** in the pipeline
- Established a well developed system and process for delivering new homes
- Continually refined our designs and standards as we have learned from each project
- Produced guidance and information for key stakeholders
- Supported the work of the rural housing enablers

















Campaigning and Research

- Community Development work
- Centrepoint Young Peoples' Access to Affordable Housing Project
- National Housing Federation Rural Housing Alliance
- Working with the Duchy of Cornwall and his Affordable Rural Housing Initiative



The future?

- 200 + new homes over the next three years
- Including 30 refurbished homes
- Investigating Community Land Trusts
- Reducing Cost through greater efficiency
- Looking at incentives for landowners – part of research with the department of communities and local government
- Further campaigning with the National Housing Federation



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Oxfordshire Rural Housing Partnership