

Memo

From: RACHAEL STOTT

To: GRAEME THORPE

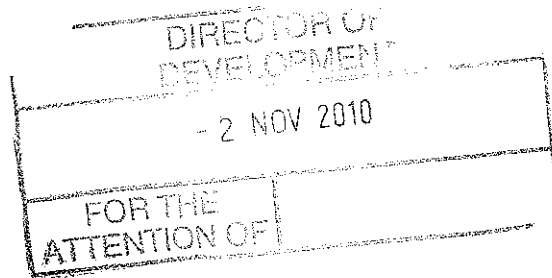
cc:

Ref: RS/EL

Ext: 4567

Date: 2 November 2010

Re: APPLICATION 3/2010/0738/P – MAIN STREET, GRINDLETON
CONSTRUCTION OF 3 AFFORDABLE HOUSES



Ribble Valley has the lowest provision of social stock in the north west of England. The village of Grindleton is an example of a Parish that offers no tenure choice for households. There are only two social rented family properties in the village and there has been no turnover in these properties for 16 years. There is currently no option for households other than to owner-occupy in Grindleton.

Affordability is a major issue in the Parish with the income to house prices ratio being 7.9. (This reflects the need for households to borrow 7.9 x the households income in order to purchase a property on the open market). This makes access in the housing market extremely difficult for first time buyers.

Therefore, the proposal for 3 x 2 bed social rented properties in the village is fully supported, particularly in the current economic climate when it is unlikely that social housing would be delivered on schemes, which are, grant dependent. This is therefore an opportunity to achieve a much-needed affordable housing option for Grindleton households.