



Affordable Housing Statement – 20 September 2023

**APPEAL BY BRANDON ESTATES
AT COVENTRY STADIUM, RUGBY ROAD, COVENTRY, CV8 3GJ**

RBC REFERENCE: R18/0186

THE PLANNING INSPECTORATE REFERENCE: APP/K3715/W/23/3322013

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1.0 Introduction

- 1.1 This statement relates to the Public Inquiry following an appeal by Brandon Estates against the refusal of demolition of existing buildings and outline planning application (with matters of access, layout, scale, and appearance included) for residential development (Use Class C3) including means of access into the site from the Rugby Road, provision of open space and associated infrastructure and provision of sports pitch, erection of pavilion and formation of associated car park.
- 1.2 This statement seeks to clarify the differences within the affordable housing data referenced within CD16.1.1, CD16.2.1, CD16.2.7, CD16.3.3 and CD16.3.6.

2.0 Affordable Housing - Waiting List

- 2.1. This statement relates to the affordable housing waiting list figures only as all other matters in relation to affordable housing have been covered. This statement seeks to clarify the differences in the waiting list figures presented by the different parties.
- 2.2. Appendix JS2 within Mr Stacey's Affordable Housing Proof of Evidence (CD16.3.3) sets out that as of 31 March 2022 the total number of households on the Council's Housing Register specifying the certain locations as their preference choice of location was as follows:

Location	Flat	House
Brandon and Bretford Civil Parish	193	231
Binley Woods Civil Parish	191	230
Brinklow Civil Parish	195	229

- 2.3. Paragraph 5.4 of Mr Stevens Proof of Evidence (CD16.1.1) sets out that as of 21st August 2023, 27 people are on the Council's Housing Waiting List for properties within Brandon and Bretford Civil Parish.
- 2.4. Mr Stacey's Rebuttal (CD16.3.6) states at paragraph 1.5 that the evidence within Mr Stevens Proof as set out above needs to be contrasted with the evidence contained within the Council's FOI response and his Proof of Evidence (Figure 10.1 of CD16.3.3).
- 2.5. Mr Hoopers Rebuttal in relation to Housing (CD16.2.7) also refers to the evidence Mr Stacey's and Mr Stevens have presented at paragraphs 36-38.

- 2.6. Firstly, it should be noted that the evidence presented by the two parties relate to two dates which are over a year apart – 31st March 2022 and 21st August 2023. This is of particular note due to the review which has been undertaken in relation to the Council's Housing Waiting List.
- 2.7. In October 2022 (after Mr Stacey's FOI request) the waiting list was migrated to a new IT system and during this the review of the Council's Housing Waiting list began. The waiting list had not been reviewed for a number of years and therefore was reduced significantly due as a number of households were removed for various reasons. The waiting list now is therefore significantly different from 31st March 2022 which was referenced within the FOI request. This therefore accounts for the change in figures from the data within Appendix JS2 (CD16.3.3) and Mr Stevens Proof of Evidence (CD16.1.1).
- 2.8. For completeness the table within Appendix JS2 and copied above has been redone as of 18th September 2023 below:

Location	Flat	House
Brandon and Bretford Civil Parish	14	19
Binley Woods Civil Parish	21	29
Brinklow Civil Parish	25	33

- 2.9. The total number of households on the waiting list is 411 as of 20th September 2023.