



Good Practice

Objective

Landowner incentivisation strategy	To raise the profile of rural housing, increase knowledge, address negative perceptions, and help mitigate scarcity of land for affordable housing development
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Detail

In Oxfordshire there are many landowners who are able because of the size of their portfolio to take a long-term view of the management of their assets. These include (but are not limited to); ecclesiastical, academic and titled owners.

To incentivise these the partnership is exploring / has adopted offering a limited provision of nominations to employees of landowners (providing they meet the local connection and housing need criteria), the use of long-leasehold to avoid death duty.

The mechanisms for nominations are enshrined within the [S106](#) and a separate deed. The terms can vary from scheme to scheme and include: a small number of units on a rural exception site ring fenced for let to employees that meet the criteria on a perpetual basis, a slightly larger number of units on a first let only basis, or a combination based upon changing tenure needs.

Perpetuity can be satisfied by granting a lease of no less than 60 years and typically of 125 with a phased ‘hand-back’ over a number of years in the run-up to the expiry of the long lease.

Outcomes

Long leases have the benefit to the landowner of being able pass property through primogeniture whilst at the same time protecting their heirs against death duty. Nominations would only go to those who could satisfy the standard criteria. However, the benefit to the individuals, employers and local industry is significant by comparison. [Oxfordshire Rural Housing Partnership](#) benefits from an improved acquisition programme and the local residents benefit from increased opportunities for affordable homes locally.

The council is working with Blenheim Palace to provide 16 units of rent and shared ownership in Woodstock. 3 of the 16 homes are reserved for employees who meet the local connection criteria. This is a partnership to assist in the recruitment and retention of staff, and to ensure the continued supply of suitable land for affordable housing locally.

In addition the council has a similar arrangement with an estate in Chadlington, where 12 new rented homes are being developed and 2 of those are reserved for allocation once to estate employees.

Great Tew is one of the prettiest villages, full of old world charm. However affordable housing is in high demand, with the last scheme being built in the 1940's. Following identification of need, it is now envisaged that around 11 new homes are required. Without the close liaison with Tew Estates, this new scheme would not be possible.

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