

East Bergholt Neighbourhood Plan Housing Sub Group Report

1. HOUSING NEEDS SURVEY

Carried out independently by Community Action Suffolk (referred to by Babergh District Council) June 2015

Executive Summary

The Parish Council agreed to carry out a second HNS with a closing date of 8th May 2015.

The Community Action Suffolk Services toolkit was used to produce the survey data.

From the HNS, 90.98% of respondents were in favour of an affordable housing scheme, showing overall support, with 9.01% of the returns indicating that they would not support affordable housing in the parish.

The East Bergholt HNS of 8th May 2015 received 365 household responses from a total of 1320 of survey forms issued a 27.65% return rate, with the majority of respondents in favour of a small affordable housing scheme for people with a local connection.

Profile of survey respondents

- 365 Household Responses
- 795 Individuals
- Greatest number of responses received from those aged between 60-74 years of age
- 1020 Multiple Choice responses received

Out of 365 HNS returned, 30 household responded that they have a current housing need, totalling 51 people.

Out of 365 HNS returned, 8 households responded identifying a need to return to Parish, totalling 20 people.

This shows a total of 38 households, 71 people in need of housing in East Bergholt.

The Gateway to Home Choice (GTHC) register indicates there are 25 households claiming a local connection to East Bergholt;

East Bergholt Parish Council may want to consider those registered on the GTHC when deciding on the final number of homes they may wish to provide.

NEED INDICATED FROM HNS

Current household;

30 future household identified from the HNS, with a total of 51 people in need. Although, the number of households completing the 'make-up' of future household is 29.

- Single Person 9
- Single Parent Family (with or currently expecting children) 4
- Couple 7
- Two Parent Family (with or expecting children) 7
- Siblings (brothers & sisters) 1
- Other 1
- **Total 29** □

People wishing to return □

10 households identified from the HNS, with a total of 20 people in need. □

- Single Person 2
- Single Parent Family (with or currently expecting children) 1
- Couple 2
- Two Parent Family 4
- Siblings (brothers & sisters) 1 □
- **Total 10**

Recommendations

The analysis from the Housing Needs Survey provides an indication of those in need of affordable housing and who have a local connection to East Bergholt.

The recommended number of affordable homes a parish may wish to provide is based generally on a third of the overall need indicated by the survey, as some respondents may withdraw, move away, may not be eligible or be housed by other means during the planning & building process of any future scheme.

Therefore the recommendation for East Bergholt would be:

- 25 - 30 dwellings. This will need to be agreed, together with the size, type & tenure of dwellings with the Parish Council, Local Authority, and appointed Registered Provider.

The final mix of properties will be subject to constraints of any suitable site(s) together with evidence of people registering their interest as the scheme progresses.

At the time of writing this report, due to the current financial constraints with the credit crunch, mortgage lenders are refraining from lending for shared ownership. Many Registered Providers have had to convert properties from shared ownership to rent based on the current financial climate.

The decision therefore on the tenure of properties for East Bergholt would need to be agreed by both the Parish Council and the appointed Registered Social Landlord.

Sunila Osborne, Rural Housing Enabler, Community Action Suffolk, June 2015

2. ESTATE AGENTS' SURVEY, March 2015

Summary of the results from the estate agent survey:

- There is a premium for all properties to buy in EB, but this does not translate to houses to rent, where rates are comparable with surrounding villages. The supply of houses to rent is balanced with supply for the commercial letting sector. NB: estate agents do not keep information on lower income families nor sheltered housing rental demand.
- There is not a huge unsatisfied demand in any of the price brackets; that is, the number of houses available for market sale (not 'affordable houses') more or less meets demand for those houses in all price ranges.
- It may be more difficult for movement within the village, that is for residents to find the right house size at the right price due to the premium price.

3. HOUSING MIX

Summary:

- 75 social housing properties have been built in EB, including council housing (54) and housing association housing (21).
 - A further 40+ small housing units at Old Hall
 - BDC assess the whole district as requiring 134 affordable homes pa, of which they say 15 have a local EB address or EB connection.
- NB: this number can be validated by Housing Needs Survey

4. PLANNING PERMISSIONS GRANTED

BDC Planning Application Completions in EB 2009/10 to 2013/14: 18 planning applications approved = windfall rate of increase over last 5 years