

Report on the Holwell Parish Housing Needs Survey August 2015

CONCLUSIONS

1. We consider that there is some need for affordable housing in Holwell in order to meet purely local needs. This assessment is based only on those who completed Section Two of the Housing Needs Survey questionnaire indicating a housing need and willingness to live within the parish. The assessment does not include the needs of those people who expressed a preference for buying on the open market but who provided insufficient detail for their ability to do so to be assessed; it does include those who preferred to buy or part-buy whose income indicates that social housing would be the most suitable housing tenure(s) for them.

A total of 14 forms were received and assessed as having a need for local affordable housing, however in the absence of income details 2 respondents wishing to buy on the open market were judged to be able to do so. This left 12 respondents who have been assessed for different forms of affordable housing within the parish.

Following general planning guidance this would lead to a recommendation of up to 6 units. In order to serve the needs of the community, the following units could be considered:

- 1 x 1 bed units
 - 4 x 2 bed units
 - 1 x 3 bed units
2. It is considered that the most significant need is for two bed accommodation for two person households who need cheaper, physically adapted, larger or smaller, independent homes.
 3. Within this number, there is a need for alternative (2 bed) accommodation for older people, with bungalows being preferred.
 4. It is considered that the greatest tenure need is for general needs rent however there is also a little demand for shared ownership tenure and the possibility of a shared ownership unit could be considered.
 5. Discussions on finalising the size and tenure, as well as suitable sites etc, should take place with the Parish Council, the relevant Housing Association and Local Authority should a scheme go ahead.