

Preston Housing Needs Survey 2010

CONCLUSIONS

1. We consider that there is need for new affordable housing in Preston in order to meet purely local needs. The units taken into consideration do not include those who have moved away and would be prepared to return should the housing be available (15). The survey has identified a stated need for 12 units as follows:

- 2 x 4 bed unit
- 3 x 3 bed unit
- 4 x 2 bed unit
- 3 x 1 bed unit

The number of homes that can be provided may be determined by other factors but it is recommended that the identified need form the basis of future development discussions.

However as evidenced by the survey there are 4 households needing to move within 1- 2 years (immediate need) as follows:

- 1 x 4 bed unit
- 2 x 3 bed unit
- 1 x 1 bed unit

2. We consider that the highest numerical need is for one and two bed accommodation for single people and two person households who are looking to set up independent homes and are currently living with their parents. For sustainability we recommend a mixed development of 1, 2, and 3 bed units.
3. We consider the greatest tenure need to be for general needs rent.
4. Shared ownership may be considered for those looking to own their own properties and those who are unsure of their tenure choices, provided that they have sufficient household income to afford such an option.

It is recommended that the sites independently identified by the respondents form part of the discussion of the possible development (see appendix 1 for all suggested sites).