

St Ippolyts Housing Needs Survey 2012

CONCLUSIONS

1. We consider that there is some need for affordable housing in St Ippolyts 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 or shared ownership but who provided insufficient detail to assess their ability to do so; it does include those who preferred to buy or part-buy whose income indicates that shared ownership and/or social housing would be the most suitable housing tenure(s) for them.

18 forms were received and assessed as having a need for local affordable housing. Following general planning guidance this would lead to a recommendation of up to 9 units. In order to serve the needs of the community, the following units could be considered:

- 3 x 1 bed unit
- 5 x 2 bed unit
- 1 x 3 bed unit

2. It is considered that the most significant need is for one and two bed accommodation for single people and two person households/young families who are looking to set up independent homes. For sustainability, a mixed development of 1, 2, and 3 bed units is suggested⁴.

3. There is also 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 also appears to be some realistic demand for shared ownership tenure and the possibility of a shared ownership scheme 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 be developed.

⁴ Needs assessment may or may not allow for extra bedrooms depending on circumstances. For sustainability it can be wise to allow for some extra capacity, however with benefits changes, some households may not be able to afford to live in properties with extra bedrooms.