

Therfield Housing Needs Survey 2013

CONCLUSIONS

There is an evident lack of smaller 1 bed properties for rent in the village.

Options for first time buyers or those looking to downsize are limited due to the high market values, lack of smaller properties and the limited number of properties coming up for sale.

Also, a lack of properties for private rent mean that those people wishing to remain in the village have very few options if they are not able to afford to purchase a home on the open market.

Only 2% of those people surveyed had lived in Therfield for less than 2 years, demonstrating a low turnover of properties within the village.

Having analysed the results in detail the housing need is identified to be as follows:

Rented: 1no. 1 bedroom bungalow
 3no. 1 bedroom flat/ house
 1no. 2 bedroom bungalow

Shared Ownership: 3no. 2 bedroom bungalow
 1no. 2 bedroom house
 1no. 3 bedroom house

These respondents are in immediate need of accommodation, looking to move within the next three years. The need does not include those who have moved away from the area and would be prepared to return should suitable housing become available, or future demand over the next three to five years.

66% of Therfield residents would be supportive of a small development and the most popular types of housing were smaller houses for first time buyers and families, and bungalows for older people to buy.

The site at Meadow Way should be considered as a potential site which could deliver the required housing, as it was suggested by the highest number of respondents who put in a suggestion. This site was also highlighted in the 2005 housing needs survey.

We consider that there is an immediate need in Therfield for new affordable homes to meet purely local needs, that cannot be met by the existing housing supply. We believe this warrants the development of a small housing scheme to meet these specific local needs under the Councils Rural Housing exception policy. Such a scheme would help to sustain the local family structures and support networks in the village.

We would suggest a mixed tenure scheme of rented and shared ownership homes of up to ten homes of various sizes.

Priority should be given to those with a strong local connection to Therfield when letting and selling the homes in the village.