

WOOLPIT HOUSING NEEDS SURVEY(HNS)

Executive Summary

The Parish Council agreed to carry out a second HNS with a closing date of 19th June 2015.

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

From the HNS, 95.06% of respondents were in favour of an affordable housing scheme, showing overall support, with 4.93% of the returns indicating that they would not support affordable housing in the parish.

The Woolpit HNS of 19th June 2015 received 262 household responses from a total of 1000 of survey forms issued a 26.2% 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

262 Household Responses

563 Individuals

Greatest number of responses received from those aged between 60-74 years of age

730 Multiple Choice responses received

Out of 262 HNS returned, 31 household responded that they have a current housing need, totalling 57 people.

Out of 262 HNS returned, 8 households responded identifying a need to return to Parish, totalling 15 people.

This shows a total of 39 households, 72 people in need of affordable housing in Woolpit.

The Gateway to Home Choice (GTHC) register indicates there are 19 households claiming a local connection to Woolpit;

Woolpit 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;

31 future household identified from the HNS, with a total of 57 people in need.

○ Single Person	10
○ Single Parent Family (with or currently expecting children)	1
○ Couple	11
○ Two Parent Family (with or expecting children)	7
○ Siblings (brothers & sisters)	1
○ Other	1
○ Total	31

People wishing to return

8 households identified from the HNS, with a total of 15 people in need.

○ Two Parent Family (with or currently expecting children)	3
○ Couple	4
○ Other	1
○ Total	8

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 Woolpit.

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 Woolpit would be:

18-20 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 Social Landlords 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 Woolpit would need to be agreed by both the Parish Council and the appointed Registered Social Landlord.

**Sunila Osborne, Rural Housing Enabler,
Community Action Suffolk,
July 2015**