

UPDATE ON HOUSING NEEDS SURVEY

From Steve Siddall 26.6.14

Please see below the negative response to my request for a needs survey. I have looked back through correspondence with Julie and this is what she said in an earlier e-mail:

Sincere apologies for not being able to get back to you sooner – but I have now been able to get feedback and data which indicates that the results of the survey do show the need for affordable homes in Holt after nominations have been made to the 12 new homes at Station Road, Holt.

There are currently 22 applications with Local Connection to Holt on the Housing Register - they are for rented affordable homes only - we do not hold records of shared ownership need on the Housing Register. These 22 applications will include the 12 families due to be allocated into the Station Road scheme – which will then leave a further 10 applications with Local Connection (using exception site planning criteria) to Holt on the Register seeking affordable rented homes in Holt... which supports/corresponds to the survey results.

The 22 applications on the Register will not include those people interested in any form of shared equity or shared ownership tenure that was picked up on the survey though on top of this.. ie the results showed another 7 interested in some form of shared ownership.

It is also quite common following the completion of a survey - and the fact that a new affordable housing development is under way in the village - that people will be prompted to put their names on the Housing Register and the figures will increase.

Survey results:

**Rent: Subsidised rented housing x 7 and Supported or adapted subsidised rented housing x 2
S/o: Shared / Low cost home ownership x 6 and Sheltered shared ownership housing for older people x 1**

I also think that - as the Jephson scheme was classified as “under construction” - these would have been included in the available stock levels and the survey is looking to identify future need for further affordable homes not yet in the pipeline. This also tallies in with the information from the Housing Register.

I would stress that the survey and the Housing Register statistics are only a snap-shot as at the time the survey was undertaken - or for the Housing Register stated as of this quarter - and when any future development is forthcoming (actually enters the more detailed planning discussion stages) we will run an update analysis from the Housing Register and perhaps carry out more market research on low cost home ownership too etc to verify all these figures..... to give us an accurate picture at that time.... but these figures do give assistance with discussing proposals and pre application discussions.

The last paragraph applies here. This does however give the N Plan a problem. It is based on the needs survey which is considered to be a snap shot now 2 years out of date. My own view remains that with a development of this size in a small community it is important that we get it right. The WC policy is that affordable homes should only provided in communities like this to meet established local needs. Where do we go from here?

Steve

----- Original Message -----

Subject:RE: Housing Needs Survey

Date:Wed, 4 Jun 2014 13:40:22 +0000

From:Newitt, Julie <Julie.Newitt@wiltshire.gov.uk>

To:Steve Siddall <Steve@thesids.net>

Hello Steve, nice to hear from you.

The Council's programme of surveys is a 5 year rolling one I believe and, as the Holt was only completed in March 2012, an update/new one is, therefore, not due until Feb 2017...so it would be late Autumn 2016

before we would be looking to do the survey again. We haven't got the resources to do them more regularly than this. Many Parishes are still to have their first survey undertaken yet since we starting the programme – as we haven't completed one 5 year cycle yet. This date is already marked on our Database to remind us when surveys are due.

If an application on the Tannery site came in beforehand this time we would still use the existing survey data but also other statistics eg: the current Housing Registers and Homebuy Agency information etc., to cross – reference and supplement the original data.

Kind regards,

Julie

Julie Newitt

Principal Development Officer

New Housing Team, Wiltshire Council

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