

## Appendix 4

# Housing Needs Survey

### Introduction:

The Rural Housing Enablers undertook a housing needs survey of 1824 households in May 2007 with the support of Steeton with Eastburn Parish Council. The sample area covers the households within the BD20 6\*\* postcode

The survey aims to provide an indication of the number and type of housing that is required. It has to be recognised, however, that any survey of this kind has a number of weaknesses:

- § With a response rate of 21% it must be recognised that this figure is not totally representative of the whole population of Steeton with Eastburn.
- § People's responses express their aspirations as well as need. Whilst it is necessary to take account of these when considering need, affordable housing is let on the basis of actual need. So for example, although a single person may state a preference to live in a two or three bedroom property, in reality they may only qualify for a one bedroom flat/house.
- § The survey does not identify those who have already left the area due to lack of affordable housing, those that work but do not live there or those living without fixed addresses.
- § The survey asks about housing need in 5 or more years. It is recognised that this is hard to predict but is included to provide a benchmark for the future.
- § Further work is required to explore the needs of those requiring support and care.

The survey aims to answer the following questions:

- § What is the current provision of affordable housing in Steeton with Eastburn?
- § What is the need for housing in the next two years, two to five years and 5 or more years?
- § What are the respondents' views on future housing development?

### Results:

#### Housing in Steeton and Eastburn needed in the next two years:

Household type	Tenure required	House			Flat			Bungalow			Retirement		
		1 Bed	2 bed	3+ Bed	1 Bed	2 bed	3+ Bed	1 Bed	2 bed	3+ Bed	1 Bed	2 bed	3+ Bed
Single person	Buy		3	1		1							
	Buy/Shared ownership/Rent		1										
	Rent				1								
Couple	Buy		1	2									
Family	Buy			6									
	Buy/Shared ownership/Rent			2									
	Rent		1	2			1						
Couple 60+	Not known								1			1	
Single 60+	Rent				1			1					
	Not known										1		
<b>Totals</b>		<b>0</b>	<b>6</b>	<b>13</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>

**Housing in Steeton and Eastburn needed in the next two to five years:**

Household type	Tenure required	House			Flat			Bungalow			Retirement		
		1 Bed	2 bed	3+ Bed	1 Bed	2 bed	3+ Bed	1 Bed	2 bed	3+ Bed	1 Bed	2 bed	3+ Bed
Single	Buy		7	3									
Couple	Buy		3							1			
	Rent/Shared Ownership		1										
Family	Buy			4						1			
	Rent			2									
	Shared ownership			1									
Couple 60+	Rent					1							
	Buy/Rent/ Shared Ownership					1			1				
Single 60+	Rent				1	1		1					
<b>Totals</b>		<b>0</b>	<b>11</b>	<b>10</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Housing in Steeton and Eastburn required in five years or more:**

Household type	Tenure required	House			Flat			Bungalow			Retirement		
		1 Bed	2 bed	3+ Bed	1 Bed	2 bed	3+ Bed	1 Bed	2 bed	3+ Bed	1 Bed	2 bed	3+ Bed
Single	Buy		5										
	Shared ownership					2			1				
Family	Buy			6									
Couple	Buy								2				
Single 60+	Buy		1			1			1				
	Rent	1			1			1			1		
	Not known							1					
Couple 60+	Buy		1						2				
<b>Totals</b>		<b>1</b>	<b>7</b>	<b>6</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>6</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>

### **Conclusions:**

- ◆ The survey provides an indication of the housing needs in Steeton and Eastburn. 72 people/groups of people identified a housing need.
- ◆ Although 21% response rate is an acceptable indicator of need and attitudes in the area, 79% of residents did not respond to the survey. It is therefore not possible to accurately identify exactly what their housing needs are.
- ◆ Of those that did respond however, only 19% stated that they were in housing need. 76% of respondents would prefer to own rather than rent. However, due to the high prices many people cannot afford to purchase on the open market.
- ◆ Many respondents have indicated their aspirations rather than need. Housing associations allocate housing according to need.
- ◆ Only 6% of those people stating they are in housing need have registered with the local authority or a housing association.

### **Recommendations:**

- ◆ That the threshold limit under PPG3 (Planning Policy Guidance)<sup>1</sup> is reduced in order to encourage more affordable housing.
- ◆ That local people with a housing need are encouraged to register with a housing association or BMDC's 'Homehunter'<sup>2</sup> scheme.
- ◆ That on-site provision of affordable housing is negotiated wherever possible as opposed to accepting 'commuted sums'<sup>3</sup>.
- ◆ That where possible brownfield sites are used for development and that emphasis is given to 'pepperpotting'<sup>4</sup> where possible in the area.
- ◆ That in low cost home ownership properties, measures are put in place, where possible, to ensure the discount is held in perpetuity.<sup>5</sup>
- ◆ That the Rural Housing Enabler works with the housing advice team to ensure local people are aware of the housing advice service.
- ◆ That the Rural Housing Enablers continue to work with the local community and housing associations operating in the area, to identify suitable existing buildings/ appropriate sites which could be developed to meet the needs of local people.

1. Current guidelines in Bradford state that there is a requirement to include an element of affordable housing on new developments of 15 units or more, or on land of 1 hectare or more.

2. Bradford Council's choice based lettings system.

3. Sums which are paid in lieu of on site provision by developer to go towards affordable housing elsewhere or community use e.g. play area.

4. Individual properties dotted around the area are redeveloped to provide affordable housing.

5. To ensure that more than one owner can benefit from the initial discount.