

Key Findings and Recommendations

This Housing Needs Survey was carried out in the parish of Little Horkesley in spring 2018 by Little Horkesley Parish Council and the Rural Housing Enabler at RCCE. The Parish Council arranged for the delivery of the forms.

The survey had a 36% response rate which is well above the county average of 25%.

There was good support for a small development, with 81% stating they would be supportive of a small development of affordable housing for local people. There was less support (56%) for an affordable housing development with a small number of open market houses.

Eight respondents indicated that they had a need to move to alternative accommodation and completed part 2 of the survey, with two of these respondents saying their need was pressing and they needed to move now. The main reason for wanting to move was setting up a first/independent home with four households (50%) with a housing need citing this option. Two bedroom houses were the most preferred option.

Only one (13%) of the households that completed part 2 is currently on either the local authority housing register or any Housing Association register.

When calculating recommendations for affordable housing the achievable tenure number has been halved (to secure this for local people). The actual need for affordable housing units was two 2 bed units and two 1 bed units. Halving these figures as per normal policy would suggest one 2 bed unit and one 1 bed unit, however with regards to this recommendation, housing associations also tend to think of the long term sustainability of the scheme, therefore there may be further exploration around the possibility of bringing forward more 2 bed units. This would be something for further discussion and does not detract from our recommendation.

One respondent aspired to buy a property on the open market, and whilst they do not have enough to purchase their own property outright they would be suitable for the intermediate option of Shared Ownership. Should a scheme come through it would be worth bearing in mind the need for a one bedroom shared ownership unit. As mentioned before however, please note that housing associations do need to consider the viability of the scheme which would mean it likely that a two bedroom unit is developed instead for shared ownership.

Another consideration is the availability of private rental properties. In this report, we have made recommendation for one respondent for private rental, based on their aspiration and financial ability. However the severe lack of available private rental properties in the parish means this recommendation might prove challenging.

This report provides information on open market costs and affordable housing. For any affordable housing schemes discussions on finalizing the size and tenure should take place with the parish council, the housing association partner and the local authority at an appropriate time should a scheme go ahead.