

DEBENHAM
HOUSING NEEDS SURVEY REPORT

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Report produced by:

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DEBENHAM HOUSING NEEDS SURVEY(HNS)

Executive Summary

The Parish Council agreed to carry out a second HNS with a closing date of 21st September 2014.

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

From the HNS, 94.57% of respondents were in favour of an affordable housing scheme, showing overall support, with 1.42% of the returns indicating that they would not support affordable housing in the parish.

The Debenham HNS of 21st September 2014 received 213 household responses from a total of 980 of survey forms issued a 21.73% 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

- 213 Household Responses
- 439 Individuals
- Greatest number of responses received from those aged between 60-74 years of age
- 571 Multiple Choice responses received

Out of 213 HNS returned, 19 household responded that they have a current housing need, totalling 36 people.

Out of 213 HNS returned, 7 households responded identifying a need to return to Parish, totalling 9 people.

This shows a total of 26 households, 45 people in need of affordable housing in Debenham.

The Gateway to Home Choice (GTHC) register indicates there are 24 households claiming a local connection to Debenham;

Debenham 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:

- 19 future household identified from the HNS, with a total of 36 people in need. Although, the number of households completing the 'make-up' of future household is 16.

○ Single Person	8
○ Single Parent Family (with or currently expecting children)	1
○ Couple	2
○ Two Parent Family (with or expecting children)	5
○ Siblings (brothers & sisters)	0
○ Total	16

People wishing to return

- 7 households identified from the HNS, with a total of 9 people in need.

○ Single Parent Family (with or currently expecting children)	5
○ Couple	3
○ Siblings (brothers & sisters)	1
○ Total	9

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 Debenham.

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 Debenham would be:

- 16 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 Debenham would need to be agreed by both the Parish Council and the appointed Registered Social Landlord.

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