

VERIFICATION OF HOUSING NEED

Report submitted 2 April 2019 – clarification meeting 4 April 2019

Introduction

16 households were registered for rented accommodation

13 separate households want shared ownership accommodation in South Wonston

TOTAL = 29

All sixteen households for rented accommodation contacted

4 chose not to respond

2 were spoken to but had been recently accommodated

10 households were interviewed about a potential scheme

3 out of the 13 households for shared ownership were interviewed

TOTAL = 13

The two sets of households – those needing rented accommodation and those wanting an Intermediate (Shared Ownership) home were contacted twice, both before and after the Christmas period. The set of households assessed as requiring rented accommodation were contacted by telephone and those wanting an intermediate home by email via Help to Buy South the national government appointed agent for this area.

The Need for Rented Accommodation at reduced rents.

16 households have been assessed as having a Local Connection with South Wonston. These households either live in the parish; are employed in the parish; or they used to live in the parish and they have family still living there or they can show that they need to live in the parish to give or receive substantial support.

As there is no development of lower cost rental accommodation currently being offered in the parish at the present time it is not surprising that not all of the 16 households were either contactable or responded to a request to contact Winchester City Council. 12 of the households were however spoken to, 2 households had recently been assisted at new developments in Winchester City but of the 10 households remaining 2 had first registered in 2013;

3 in 2014;

2 in 2016;

and 3 in 2018

When speaking with applicants, only estimated delivery dates and costs were given to them. It was suggested that it would be at least 2022 before any development would be complete and that the costs would be based just under the Local Housing Allowance level which at the moment are:

One Bedroom -£148.30 per week

Two Bedrooms - £182.45 per week

Three Bedrooms - £211.87 per week

These figures are usually increased by inflation each year but at least until 2020 the National Government has fixed these figures at the same rate. 7 households indicated that the costs were acceptable and the estimated date for this development did not put them off expressing their interest.

- Priority – Of the 10 that were contacted 9 have a Band 3 (Medium priority) status and 1 a Band 4 (Low Priority)

The 2 that were accommodated had a Medium Priority

The 4 where no contact was received have a Medium Priority

- Preference for South Wonston - Of the 16 households that are registered with Hampshire Home Choice, 7 have indicated that South Wonston would be their first preference.
From the 16 households, as previously discussed, 10 households were contacted and 6 had a first preference for the South Wonston parish
- Age Bands – Of the ten households spoken to 8 of the Heads of Households are aged between 20 and 50 with 2 Heads of Households being older than this age range
- Type of Local Connection – Given the ten households that were contacted 6 were living in the parish; and 4 have family in the village and the applicant used to live there.
At least 2 households were also employed in the parish
- Size of Property Required – Of the 10 households that were contacted

5 households need 1 bed accommodation;

3 require 2 bed accommodation;

1 requires a 3 bed home

1 requires a 4 bedroom home.

- Current Situation of the ten households – 3 households are living with Family or Friends; 4 are Private Tenants; 2 are living in MoD Service Personnel Accommodation and 1 is a Lodger

Intermediate Housing Need

- Help to Buy South have recorded that there are 13 households in addition to those seeking rented accommodation that want Intermediate accommodation. This usually equates to a request for Shared Ownership and in this case 6 households have specifically requested Shared Ownership accommodation; 5 have registered for All Schemes and 2 for Rented Schemes.
- In carrying out the investigations households were informed that any development would be unlikely to be completed before 2022 and that the costs, whilst not totally fixed at this point, are likely to be around £700.00 per month for a 2 bed property (£8,400 per year) and £880 for a 3 bed property (£10,560 per year) based upon purchasing a 30% share in the property.
- 3 responses were received, all 3 wanting shared ownership accommodation.
- 1 definitely wanted to reside in South Wonston, the other 2 would like South Wonston but would consider other locations as well, in order that a home could be secured
- 2 of the households have a local connection with South Wonston with the other wanting to live in the parish because of the use of neighbouring services.
- For the 13 households identified by Help to Buy South the Average Basic Household Income per year is £31,730.62. The 2 bed property costings equate to 26% of average gross household income and for the 3 bed 33% - this is considered to be affordable

Review

Although 29 households are registered as having a local connection with South Wonston, at this time, responses were received from 15 households.

The Affordable Housing Survey conducted by the Parish Council as part of the Amenity Survey in 2018 recorded 88 households that needed affordable accommodation.

In the Amenity Survey, 189 of those responding stated that the affordable housing should be for local People and 211 stated that Entry Level (1 and 2 bed) homes might be developed. The rented homes that are proposed would be for local People and by developing Intermediate Shared ownership homes these can be targeted at Local People.

Additional information received from Nigel Baldwin Winchester City Council Housing Enabler on the 4th April 2019

- Paragraph 77 of the 2019 National Planning Policy Framework mentions the promotion of Exception sites
- HARAHA have completed schemes of 8 units in Barton Stacey; 4 units in Stockbridge; 4 units in Compton and 6 units in Meonstoke. Here is a link to the part of the HARAHA website which details the various projects that have been completed <http://www.harah.org.uk/projects/>