



BENTLEY HOUSING NEEDS SURVEY REPORT

JUNE 2015

Report produced by:

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BENTLEY HOUSING NEEDS SURVEY(HNS)

Executive Summary

The Parish Council agreed to carry out a second HNS with a closing date of 15th April 2015.

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

From the HNS, 92.20% of respondents were in favour of an affordable housing scheme, showing overall support, with 7.79% of the returns indicating that they would not support affordable housing in the parish.

The Bentley HNS of 15th June 2015 received 114 household responses from a total of 400 of survey forms issued a 28.5% 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

- 114 Household Responses
- 253 Individuals
- Greatest number of responses received from those aged between 60-74 years of age
- 295 Multiple Choice responses received

Out of 114 HNS returned, 10 household responded that they have a current housing need, totalling 17 people.

Out of 365 HNS returned, 2 households responded identifying a need to return to Parish, totalling 4 people.

This shows a total of 12 households, 21 people in need of housing in Bentley.

The Gateway to Home Choice (GTHC) register indicates there are 8 households claiming a local connection to Bentley;

Bentley 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:

- 10 future household identified from the HNS, with a total of 17 people in need.

○ Single Person	2
○ Single Parent Family (with or currently expecting children)	0
○ Couple	5
○ Two Parent Family (with or expecting children)	3
○ Siblings (brothers & sisters)	0
○ Other	0
○ Total	10

People wishing to return

- 2 households identified from the HNS, with a total of 4 people in need.

○ Single Person	1
○ Single Parent Family (with or currently expecting children)	0
○ Couple	2
○ Two Parent Family	0
○ Siblings (brothers & sisters)	1
○ Total	4

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 Bentley.

The recommended number of affordable homes a parish may wish to provide is based generally on a third or half 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 Bentley would be:

- 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 Providers 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 Bentley 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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