

BENTLEY LOCAL HOUSING NEEDS SURVEY REPORT

SEPTEMBER 2009

Summary

343 local housing needs survey forms were delivered to all homes in Bentley by volunteers from the Parish Council in July 2009 with the parish newsletter.

150 were returned; giving a good 44% return.

Parish housing information:

Age: People aged 60 and over made up 44%; this indicates a much older age profile than other villages surveyed.

Household size: 71% are single or 2 person households.

Properties: 79% have three or more bedrooms.

Tenure: 89% of homes are owned either outright or with a mortgage; 4% of survey returns were in housing association housing.

Opinion:

75 % (111) were in favour of a scheme; this shows good overall support for a small scheme for local people. 30 respondents said No, this is 20% of respondents.

Need indicated by survey returns:

11 x '1-2 bed' for single & couple households;

2 could afford New Build Homebuy.

3 x '3 bed' for families with 2 or unspecified number of children;

3 could afford New Build Homebuy.

2 additional households indicated a possible future need for 5 older children but did not go on to give detail. Figures from Babergh Housing register indicate an additional 4 households in total, breakdown of need is 2 households requiring 1bed accommodation and 2 requiring 2 bed accommodation.

15 additional households reported that they had a close family member currently living outside the parish who would like to return if suitable and affordable accommodation was available.

Recommendation

The recommended number and mix of properties to meet the identified need is:-

Two 1-bed flats– for social rent

Two 2- bed flats- one for social rent and one for shared ownership

One 2-bed bungalow – for social rent

Three 2 -bed room houses- two for social rent and one for shared ownership.

Two 3-bed houses – one for social rent and one for shared ownership

This indicates a total scheme of 8-10 homes.