

## Drinkstone Parish Council

Below is a summary of the Housing Needs Survey which was carried out earlier this year. The summary has been written by the Housing Enabler at Community Action Suffolk. The full report will be discussed when the Parish Council resumes from its summer break in September. Sharon Rose - Clerk

### Executive Summary

The Parish Council agreed to carry out a second HNS with a closing date of 31 March 2013.

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

From the HNS, 81.75% of respondents were in favour of an affordable housing scheme, showing excellent overall support, with 16.35% of the returns indicating that they would not support affordable housing in the parish.

The Drinkstone HNS of 31 March 2013 received 111 household responses from a total of 250 of survey forms issued a 44.40% 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

- 111 Household Responses
- 259 Individuals
- Greatest number of responses received from those aged between 60-74 years of age
- 269 Multiple Choice responses received

Out of 111 HNS returned, 2 households responded that they have a current housing need, totalling 2 people.

Out of 111 HNS returned, 2 of those households responded identifying a need for 4 people (with a local connection) wishing to return to or live in the Parish.

This shows a total of 4 households, 6 people in need of affordable housing in Drinkstone

The *Gateway to Home Choice (GTHC)* register indicates there are 6 households claiming a local connection to Drinkstone;

1 x 1 bed dwelling

4 x 2 bed dwellings

1 x 3 bed dwellings

Drinkstone 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;

- 2 future households identified from the HNS, with a total of 2 people in need. Although the make-up of the future households indicated from the HNS shows:

- Single people 2
- **Total** 2

### People wishing to return

2 future households identified from the HNS, with a total of 4 people in need. Although the make-up of the future households indicated from the HNS shows:

- Single people 1
- Two Parent Family (with or expecting children) 1
- **Total** 2

## 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 Drinkstone.

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 Drinkstone would be:

- 5 to 6 dwellings. This will need to be agreed, together with the size and type 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 Drinkstone would need to be agreed by both the Parish Council and the appointed Registered Social Landlord.

**Sunila Osborne, Rural Housing Enabler,  
Community Action Suffolk,  
May 2013**

