

Parish Housing Needs Survey Report

Parish of Affpuddle & Turnerspuddle

Purbeck

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Background to the survey

A Housing Needs Survey was carried out to find out if a lack of affordable housing is a problem for some households in the parish.

The purpose of this survey is two fold. Firstly, to find out whether the general community supports the idea of more affordable housing for residents of the parish. Secondly, to find out exactly who and how many people might need to return or be helped to stay in the community through access to affordable homes.

A letter was sent to every household in the parish of Affpuddle and Turnerspudde on 26 August 2016 inviting them to complete an online survey. The address list was compiled from the electoral role and if households did not have access to a computer they were able to have a paper copy of the survey sent out to them. The survey was open until the 16 September 2016.

Housing Needs Surveys

Housing Enabler Parish Surveys - a Register of Interests

Parish Housing Needs Surveys are sent to all households in a parish and do not require a minimum response rate. Parish housing surveys are a 'register of interests', or list, of people meeting the District Councils criterion for housing need. The purpose is to give every household the opportunity to have their need assessed, and identify actual households in need in the locality, no matter how few. A secondary function of parish surveys is to give an indication of the level of community support for the provision of affordable homes to meet local need.

General functions of parish surveys:

1. Raise awareness of the local housing / income affordability gap.
2. Determine if there are many households whose housing needs are not being met.
3. Report on quantity of existing affordable housing in the community; the frequency of re-lets and whether re-lets are enough to meet the need of the community.
4. Consult on the best ways to meet outstanding local need - i.e. ensuring local lettings of existing social housing stock; converting buildings; providing new affordable homes.
5. Inviting landowners to consider making land available at low cost for the benefit of the community.
6. Give an impression of the general level of support for improving provision of affordable housing to meet local need.

7. Provide follow up information for the community about planning policies and affordable housing providers.

8. To encourage households in housing need to register on the Council's Housing register.

Who may be eligible for Affordable Housing?

Purbeck's Local Plan defines housing need as "households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the local housing market without some assistance".

What is Affordable Housing

The current definition of affordable housing is contained in the National Planning Policy Framework is as follows:

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

Examples of Intermediate Housing

Discounted Sale – Homes are sold to local people at a fixed percentage of market price. The low cost is then maintained in perpetuity via a legal agreement, so that future resales continue to be at the same percentage of market value and only to people with a local connection.

Self Build Affordable Housing – a similar model to discounted sales is the build your own affordable home (also known as custom build). This typically involves individuals commissioning the construction of a new house from a builder, contractor, package company or physically building a house themselves. Self build affordable housing must remain affordable in perpetuity via a S106 legal agreement.

Anyone wishing to undertake a self build project will have to secure a site and funding.

More information on self build can be found in the Purbeck District Council's Affordable Housing Supplementary Planning Document 2012-2027.

Anyone interested in building their own home in Purbeck can register by completing the form available from www.dorsetforyou.com/purbeck/self-build

Shared ownership is managed by Help to Buy South West who can be contacted at:

Help to Buy South West,
Templar House,
Collett Way,
Newton Abbot,
Devon
TQ12 4PH
Tel: 0300 100 0021
Website: www.helptobuysw.org.uk

Affpuddle and Turnerspuddle Housing Information

According to the 2014 mid year estimates, Office for National Statistics

Population of Affpuddle and Turnerspuddle	456
Total dwellings Affpuddle and Turnerspuddle	223
Second homes in Affpuddle and Turnerspuddle	11 (5%)

(as per information from Council Tax)

Some residents list their properties, as Holiday Lets so pay business rates and not council tax so are not identified in the figure above. There is no discount for second homes so not all households state their property is a second home and will not be identified in the figure above.

Social sector homes in Affpuddle and Turnerspuddle **14 (6 %)**

Survey Result

Households returning forms

0 households meet the District Council's criterion for rented affordable housing.

3 households said they were in need of affordable housing but gave no information to be able to assess if they are eligible to go on the housing register. They gave no contact details either.

The need for affordable rented accommodation comprises:

The 3 households gave no indication.

The type of tenure preferred:

The 3 households gave no indication.

Number of forms returned: 23 of **223** households sent a survey (10%)

22 respondents stated the survey was received at their main home and **1** stated it was not their main home.

Of the households responding **12** of the **23**(52%) are in favour of increasing the provision of local affordable housing. **8** (35%) are not in favour and **3** (13%) did not state if they were in favour or not.

What type of housing, if any, is needed in this parish?

This question is in part one of the survey for the whole community to respond to, respondents were permitted to select more than one category.

Housing for first time buyers x **7**

Housing for families x **10**

Affordable housing for local people to rent x **11**

Affordable housing for people to part buy (shared ownership) x **8**

Self build x **4**

Other x **0**

The Council Housing Register

There are 5 households on the housing register who have a local connection to the parish of Affpuddle and Turnerpuddle and their housing need is as follows:

3 x 1 bedroom (1 household is interested in low cost home ownership)

2 x 2 bedroom

To be eligible to bid on any available housing association owned housing respondents must ensure they register on the Council's Housing Register. This applies to possible shared ownership, shared equity and rented alike.

Housing need identified in a parish and delivered on a planning 'exception site' allows local need to take priority over District need.

Comments from those in favour

"Too many holiday homes – the villages are dying from a few people living in a village"

"The majority of property in the parish is held by owner occupiers, many of who have lived here for fifteen to forty years. In addition there is in Briantspuddle social housing owned by Aster that is restricted to tenants above the age of fifty five and or with disabilities. The socio economic groups predominant in the parish are A, B, C1. The point being made here is that at present there is a very low churn rate of residents and the children of the majority of residents leave to move into higher education and thence to employment outside Dorset. Any churn that seems to be taking place is retirees from other areas of UK buying what stock is available. In summary there is a need for a small development of affordable housing for rental and or purchase by shared ownership."

Comments from the people not in favour

No comments made.

Affpuddle and Turnerspuddle general context

What kind of development? How much and how local?

National Planning Guidance recognises the greater affordability gap affecting rural communities and allows strictly controlled provision of affordable housing to meet proven local need via Rural Exception Sites Policy. Such sites are limited to provide only for households within the parish or with a local family or employment connection.

The size of development should not exceed the proven local need.

Exception site policy has tightened considerably in recent years requiring that schemes be bound by a Section 106 Agreement to prioritise local need in perpetuity, and avoiding loss through the Right to Buy or Acquire. Residents of neighbouring parishes may be offered housing where a household from the parish is not available to occupy a vacant home.

Tenures can include social rented housing, affordable rented, shared equity or shared ownership homes offering a financial stake in the home for households on intermediate incomes.

Housing Associations specialise in developing and managing affordable housing schemes and may obtain grant from the government to do this. Scheme design standards are very high and communities are consulted during the process of working up a planning application.

Exception sites must form a natural extension to the existing built settlement with good access and comply with other Planning Policies. They are also dependent on landowners' acceptance of reduced land values to produce affordability.

Housing need may be registered by contacting the Housing Enabler or the Housing Needs Team at any point, including after a survey has taken place. Ultimately affordable homes can only be offered to households who are registered on the Council's Housing Register.

Local people may have to solve their housing problems by accepting offers of housing elsewhere during the time a local scheme may be worked up. In these circumstances, if they still have a local connection to the parish it is possible for a family to be considered for a new affordable home by registering on the Council's Housing Register.

Existing social housing

Parish of Affpuddle and Turnerspuddle

Properties owned by Aster Housing

12 x 2 bedroom bungalows for rent.
2 x 3 bedroom properties for rent

There were 2 vacancies in the last 5 years.

Right to buy sales in Affpuddle and Turnerspuddle

There were 7 sales through the Right to Buy in the last 30 years.

Transfers within existing stock

There is no scope for gaining social rented homes through transfers.

The local affordability gap

This affects the ability of local people to access the market

Typical cost of local rural housing to buy

The typical cost of an average terraced house listed on dorsetforyou.com for October – December 2013 in Purbeck is £204,136.

The last house that sold in Affpuddle listed on rightmove.co.uk is a detached house that sold for £436,000 in July 2016.

To purchase the property in Affpuddle would have required an income of £123,533 based on a safe multiple of 3 x gross annual household income and a 15% deposit.

Typical costs of rural housing to rent

At the time of writing this survey, there were no properties for rent in Affpuddle and Turnerspuddle. The nearest available property was a two bed roomed flat in Bere Regis for £625 per month listed on Rightmove.co.uk.

Factors influencing how many new homes may be provided

- The potential for existing affordable housing stock to meet local need – i.e. frequency of re-lets.
- Investigating scope for re-use of existing buildings.
- The number of respondent households that become registered and verified in need by the Council's Housing Register.
- Expected provision through planned new development sites? The Strategic Housing Land Availability Assessment offers an opportunity for parishes and landowners to suggest sites for affordable or open market housing.
- The most likely means of delivering local need is to identify 'rural exception sites' closely related to the existing settlement, where landowners are willing to accept the low land values to ensure the affordability of schemes.
- The availability of government housing grant to enable housing associations to provide affordable schemes.

Actions Already Taken Place

1. Engagement and involvement of Affpuddle and Turnerspuddle Parish Council.
2. Completion of Housing Needs Survey.

Suggested Actions

Parish Meeting

1. Adopt the Housing Needs Survey and make available to the community.

2. Enter into further consultation if felt it is needed with the community to air the issues revealed in the report and build support.
3. Inform the community that households in need can register at any point with the District Council and that it is essential to register to be eligible for offers of affordable housing.

District Council, Registered Providers

1. Keep in regular contact with the Parish Council to discuss the way forward and any imminent planning applications for an exception site.
2. Identify potential exception sites and initiate dialogue with landowners and planners to assess viability i.e. willingness to sell / planning policy context.
3. Hold a community drop in consultation once a site has been identified to gain the community views on layout and design prior to a planning application.

Appendix

What is a Rural Exception Site?

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. The affordable housing provided on rural exception sites should only be used to meet a clearly identified local need for accommodation and will therefore be subject to strict local occupancy clauses (see an example below).

Example of a Local Occupancy Clause:

The following persons are eligible to occupy a vacant dwelling within the Development, in the following order of priority:

1. Persons who:

(a) Throughout the period of at least three years immediately prior to the dwelling becoming vacant; or

(b) For at least three years during the period of five years immediately prior to the dwelling becoming vacant,

have had their principle place of residence within the Parish.

2. Persons who throughout the period of at least three years immediately prior to the dwelling becoming vacant have been employed in permanent full-time work in the said Parish.

3. Persons who have close family member (e.g. parent, child, brother or sister) who has had their principal place of residence in the Parish for a period of at least five years prior to the dwelling becoming vacant.

If the vacancy cannot be filled in accordance with the above then the same criteria will be applied to the adjacent Parishes.

If the vacancy still can not be filled, it will then be offered to residents of Purbeck.

Rural Exception Site Policy

Purbeck District Council's policy RES on rural exception sites is contained in the Purbeck Local Plan Part 1 adopted November 2012

Policy RES

In order to meet local needs in rural areas, excluding the settlements of Swanage, Wareham and Upton, affordable housing will be allowed in the

open countryside in and around settlements where residential development is not normally permitted, provided that:

- The Council is satisfied that the proposal is capable of meeting an identified, current, local need within the parish, or immediately adjoining rural Parishes, which cannot otherwise be met;
- Ideally, the site is not remote from existing buildings and does not comprise scattered, intrusive and isolated development and is within close proximity to, or is served by, sustainable transport providing access to local employment opportunities, shops, services and community facilities. However if evidence can be submitted to demonstrate the site is the only realistic option in the parish, the Council will give consideration to supporting the proposal;
- The number of dwellings should be commensurate with the settlement hierarchy set out in Policy LD: Location of Development, of character appropriate to the location and of high quality design; and
- There are secure arrangements to ensure that the benefits of affordable housing will be enjoyed by subsequent as well as initial occupiers. Affordable housing will be allowed adjacent to existing settlements within the South East Dorset Green Belt where it meets an identified local housing need and does not harm the function or integrity of the Green Belt.

On rural exception sites, a small amount of market housing may be permitted provided it enables the provision of significant additional affordable housing to meet local needs. Further detail will be set out in the Council's Affordable Housing SPD.

Dorset HomeChoice Scheme

Dorset HomeChoice is the way of letting the housing association properties, which become available to let in Purbeck. It requires households to "bid" for properties advertised – this does NOT involve paying money; it is another way of saying "express an interest".

Each Wednesday by 4 pm, Purbeck District Council updates the properties advertised. Properties will be advertised on the internet at www.dorsethomechoice.org and at Purbeck District Council offices. For a full list of places where you can see a copy of the advert, please contact Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP. Telephone: 01929 557370.

This is the only way Housing Register applicants will be considered for rented properties owned by Housing Associations.

The Council Housing Register

The Housing Register is a list of people who want to rent Housing Association owned property in the District.

This survey is intended to assist people who need to be housed in this parish. However, whether your household requires affordable housing in this parish or elsewhere you must also register on the Council's Housing Register, Purbeck District Council, Westport House, Wareham, Dorset, BH20 4PP Telephone: 01929 557370.