

Housing Needs Assessment - Roadwater June 2007

There were 9 responses to the survey, 7 of whom appear to meet all three criteria of local area connection, being in housing need, and being in affordable housing need. Two other respondents were concerned for the housing needs of their off-spring, those of whom who wanted to move to or stay in the parish have now completed surveys. One respondent returned a partially completed form, but appears to have no housing need.

Summary of housing need

The following table shows the breakdown of home size required alongside the income band for each household. The first two income bands are likely to be able to afford only rented accommodation, the next two bands may be able to afford some form of low cost home ownership. There were no respondents to the fifth band, but if there had been, further enquiries would have been made to see if they could afford open market housing. Several respondents in the lower income brackets aspire to own their own home, but it seems unlikely that they can afford this, but consideration will be given to this option.

Income band	1-2 bed home	2 bed house	3 bed house
<£15k pa		2	
£15-18k pa	1	1	
£18-25k pa			
£25-35k pa		2	
£35k +			
Total	1	5	

Three respondents mentioned moving out of the parental home as one of their reasons for needing affordable housing. Six indicated that their current homes were unsatisfactory or overcrowded. Four stated that insecurity of tenure was a major concern for them. These are all strong indicators of housing need.

Of those recognised to be in housing need, two respondents gave both residential and working connections with Old Cleeve or an adjoining parish, for their local connection. There were two more who gave a residential connection and aim to work in Old Cleeve or an adjoining parish. This indicates a strong connection with the community, suggesting that they will want to remain living in the area long-term. Five indicated a preference for living in Roadwater; one said they would be happy to live in Old Cleeve or any adjoining parish.

Recommended provision

All respondents in housing need seem to be single people or couples, mainly young people. This group are not all settled in their lives and very often move away, sometimes returning later in life. It is suggested that around 50% of the identified need is provided for.

It may be some time before further accommodation can be provided, so it is important that households have the chance to change and grow within the housing that is provided. It is recommended that all housing be of two or three bedrooms, with one bed-roomed starter homes only being provided if space does not allow for two bed-roomed ones.

Although a significant number of respondents would like to own their own home, income levels suggest that this is not possible for all of them.

Recommended housing mix

House type	Rented	Low cost home ownership
2 bed houses/flats	2	1
Total	2	1

Sites

Every effort has been made to identify a site for new housing, or an existing building which could be renovated or converted. So far none has been identified and it may be that housing has to be provided in Washford, Bilbrook or Carhampton, where known sites are available.

APPENDIX

Detailed results

Survey form no.	Local Area Connection	Housing Need	Affordability
1	10 years residence	3 step sons- want to convert mill. May advise to do this as lcho	Not in need himself
2	10 years resident, and needs to live close to work	Setting up home first time Moving out of parental home Overcrowded Insecure tenancy	£25-35k Buy 2 bed 2 adults
3	10 years resident	No indication of housing need	
4	Resident last 10 years Knows someone who wants to move back.	Son is looking for housing around Stogursey/Kilve	Not in need themselves
5	Lived for last 10 years	Unsatisfactory accommodation Insecure tenancy	£25-£35k rent 2 adults 2 Beds
6	Resident last 10 years Needs close to work. Knows someone wants to move back.	Unsatisfactory/overcrowded accommodation	£15-18k Buy 1 adults 1-2 beds
7	10 years residence	Unsatisfactory/overcrowded accommodation. Shortage of water, and poor quality.	<£15k Buy 1 adult, 2 bed
8	10 years residence	Setting up home first time	<£15k

		Moving out of parental home Unsatisfactory/overcrowded Start own business Insecure tenancy	Buy/rent 2 adults 2-3 bed
9	10 years residence	Setting up home Moving out of parental home Unsatisfactory/overcrowded Insecure tenancy	£15-£18k Buy 2-3 bed