

Neighbourhood *Planning*



Housing Needs Surveys

Housing needs is established through the Borough Councils Strategic Housing Market Assessment (updated July 2013) which is developed in-line with Government guidance and provides an assessment of housing need at an operational level. This document provides the Council with an indication of the level of need for affordable housing.

There may however, be times when it is appropriate for the Neighbourhood Development Plan Group to undertake a housing needs survey. This will provide for additional detailed information in relation to the possible type and quantity of future housing needs in your area and provide background information on the potential viability of future schemes. Not all Neighbourhood Development Plans will require a housing needs survey. Evidence to support your policy stance will be required, but it is very important that it should be proportionate to the policy being proposed.

The Community Land Trust National Network web site provides links to possible housing needs surveys. Community Land Trusts are non-profit, community-based organisations run by volunteers that develop housing, workspaces, community facilities or other assets that meet the needs of the community, are owned and controlled by the community and are made available at permanently affordable levels (further support for the development of CLTs can be accessed through Cheshire Community Action CLT Officer Tony Clare [Tony.Clare@cheshireaction.org.uk]).

<http://www.communitylandtrusts.org.uk/step-by-step-guide/who-will-you-house/housing-needs>

A good example of a Housing Needs Survey can be found at <http://resources.peakdistrict.gov.uk/pubs/planning/housing/appendix3.pdf>

One missing question however is whether the applicant has been offered work in the community as opposed to having work already.

A useful example is the survey used by the Community Council of Devon, keeping in mind that it was altered to fit local circumstances and the local community profile where appropriate <http://www.communitylandtrusts.org.uk/upload/public/Step-by-step/salcombe-survey-form.pdf>

Another complete Housing Needs surveys in Cumbria can be found at www.crht.org.uk under 'Surveys'. For example, the 2008 Allithwaite Upper survey published on the above website includes detailed information about households

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needs and affordability which will be essential when deciding on the needed affordable housing scheme: what sizes of homes are required and what people can afford to pay as rent or mortgage

Cheshire Community Action are able to run a housing needs survey for you and analyse the data. If you want to speak to them in relation to this contact John Heselwood at www.cheshireaction.org.uk