

Litton Housing Need Survey October 2014

A housing need survey was carried out in Litton Parish in June/July 2009, which identified 10 households in need of affordable housing in the parish. Following on from the need survey, a thorough site appraisal process was carried out involving a walk around Litton with a planner and representatives from Litton Parish Council. The site on Hall Lane was identified as the preferred site, the landowner was contacted and was willing to sell the land for affordable housing and Peak District Rural Housing Association (PDRHA) instructed an architect to design a scheme to meet the identified need. The scheme design was discussed with planners and Litton Parish Council. Unfortunately, PDRHA was unable to access funding from the Homes and Communities Agency for this small rural scheme for some years, until earlier this year when PDRHA was successful in its bid.

By this time the survey was 5 years old, and the District Council and PDRHA wanted to check the current local housing need before progressing a planning application. A further housing need survey was carried out again in October 2014 as an online survey by the Rural Housing Enabler working with a new Litton Parish Council. Postcards with the link to the online survey and a contact number for help in completing the form were distributed to every household in the parish and promoted locally with the help of the Parish Council through the parish newsletter and posters. A drop event was also held at Litton Village Hall so that residents in housing need would be able to speak to Isabel Frenzel, the Rural Housing Enabler and the District Council's Home-Options staff face to face. Alison Clamp of PDRHA was also present to answer questions on the proposed affordable housing scheme arising from the earlier survey.

The survey in 2014 has identified a small need for affordable homes for local people in the village. The online survey identified 4 households with a housing need and strong local connection. In addition the District Council's housing register has 7 households living in Litton who meet the 10 year local connection criteria, 5 of which are households aged 60 years plus and their needs could potentially be met by turnover in the older person's bungalows.

There are therefore 6 local households, whose housing needs are unlikely to be met by the turnover of current housing stock, requiring 1 x 3 bed houses and 5 x 2 bed houses. The current affordable housing stock is predominantly 2 bed bungalows and 3 bed houses, with none of the 2 and 3 bed houses having become available in the past 5 years. The 2 and 3 bed houses may decrease further through the Right to Buy legislation, particularly as the government has recently greatly incentivised the scheme for longer term tenants.

Although the predominant need is for affordable rented accommodation, 4 households expressed an interest in shared ownership and, based on the information provided, 3 of these households may have the savings/equity/income to

buy a part share in a property. However, due to difficulties in the current lending market and the strict local connection criteria attached to any new homes in the Peak Park, further checks should be undertaken before shared ownership is considered.

Table showing the affordable housing stock owned and managed by Dales Housing Limited in Litton by dwelling type and turnover rates

| Dwelling Type | Current Affordable Housing Stock | Additional information | Past 5 years Dec (since 2009) | Housing Association |
|----------------------|---|-------------------------------|--------------------------------------|----------------------------|
| 2 bed house | 2 | | 0 | Dales Housing Ltd. |
| 3 bed houses | 7 | | 0 | Dales Housing Ltd. |
| 2 bed bungalow | 6 | Designated Older Person's | 4 | Dales Housing Ltd. |
| Total | 15 | | 4 | |

In summary, there is a small affordable housing need in Litton Parish. The recent housing need survey and District Council's housing register indicate that there are 6 households with a strong local connection in need of affordable housing in the parish. The predominant need is for 2 bedroomed houses for affordable rent.

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