

Parish Housing Needs Survey Report

Arne

Purbeck

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Background to the survey

Arne Parish Council was approached earlier this year and offered the opportunity to have their housing needs survey updated. The last one had been completed in 2014.

The purpose of a housing needs 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.

Surveys were sent out on the 17th of May 2019 and the return date was the 7th of June 2019. All households in Arne were sent a letter signposting them to an online survey questionnaire. If residents had problems completing the online survey they were directed to the Council office where the survey could be completed for them.

The address list was compiled from the electoral role.

Summary Conclusion

Of the 34 completed surveys, 7 households responded that they are in need of affordable housing. Of the 7, none are currently registered on the Council Housing Register.

There are an additional 7 households registered on the Council Housing Register but they did not complete a housing needs survey.

Housing Needs Surveys

District Surveys - sampling and statistical validity

District Housing Needs Surveys are carried out by the Council every five years or so and are based on sampling of representative groups. The results from these sample groups are used to create a picture of need for the whole population. For this to be accurate a minimum response rate is required of around 35%.

Housing Enabler Parish Surveys - a Register of Interests

In contrast 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 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 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?

According to Local Plan policies, affordable housing should be made available to households unable to meet their own housing needs due to the disparity between household income and the cost of appropriate accommodation to rent or to buy on the open market. The measure of an affordable housing cost recommended in the Council's Housing Survey is 25% of gross income.

What tenures are included in the term Affordable Housing?

Affordable housing

Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.

– Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is:

Owned and managed by local authorities and private registered providers, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed 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.

Rent levels are approximately 60% of market rented housing. A typical private rent for a 3 bedroom home in Dorset can cost around £950pm. The rate for a similar social rented home is currently in the region of £450pm.

Affordable rented housing is:

Rented housing let by 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 per cent of the local market rent (including service charges, where applicable).

Affordable rents will apply to most newly built homes that are provided by registered providers. In addition some properties will be re-let at these rent levels when they are vacated.

Intermediate affordable 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 rented 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.

Shared ownership is managed by South West Homes who can be contacted at:

South West Homes
Hatfield House
Hatfield Road
Torquay
TQ1 3HF
Tel: 0300 100 0021
Website: www.southwesthomes.org.uk

Arne Housing Information

According to the Mid Year Estimates Office for National Statistics
Population of Arne **1,322** (2017 estimate)

Households need from the housing register

Rented accommodation:

1 bedroom property x 4

3 bedroom property x 1

Low cost home ownership:

3 bedroom property x 1

4-5 bedroom property x 1

How much can your household afford if renting?

£71 to £90 a week (£301 to £390 a month)	2
£91 to £120 a week (£391 to £520 a month)	1
£121 to £150 a week (£521 to £650 a month)	2
More than £150 a week (more than £650 a month)	0
Not stated	2

How much can your household afford if buying a property?

£60,000 - £80,000	3
£160,001 - £180,000	3
Not stated	1

Local Amenities

The survey asked if you need to be housed in this parish will you have adequate access to amenities such as transport, school, shopping etc.

Yes x 6

No x 1

Local people having to move away

4 households reported that family members have moved away in the past five years because of difficulties in finding an affordable home.

Transport

The survey asked what effect would it have on the number of vehicle journeys made in and out of the parish if you were offered an affordable home in the parish:-

No change in journeys made	x 5
Fewer journeys made	x 1
More journeys made	x 1

Current accommodation (from information provided)

Living with parents or family x 3

Private rented	x 3
Living in a caravan or mobile home	x 1

Years resident in the parish

More than 10 years	x 5
More than 5 but less than 10 years	x 1
More than 2 but less than 5 years	x 1

Local connection

Households may have more than one connection

Member of household grew up in the parish	x 3
Currently living in the parish	x 6
A member of the household employed in the parish	x 1
Close family in the parish	x 1

Young people in full time education

A young person would normally be expected to complete their course and show that they are permanently resident in the parish before being eligible for an offer of independent affordable housing.

Allowance might be made for young people on local apprenticeship type courses, or in other circumstances where it is shown they will remain local.

The Council Housing Register

Number of households identified by the survey on the register at the moment:

x 7

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 planned 'exception site' allows local need to take priority over District need.

Arne 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 may not exceed the proven local need and cannot be a means to obtaining open market housing development. 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, 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 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.

Existing social housing

Arne

Properties owned by Aster

11 x 1 bedroom bungalow to rent
3 x 2 bed house to rent
11 x 3 bed house to rent
1 x 4 bed house to rent

6 re-let in the last 5 years.

11 sales through the Right to Buy in the last 30 years

Properties owned by Bournemouth Churches Housing Association

5 x 2 bed house to rent
1 x 3 bed house to rent

4 x 2 bed house for shared ownership
1 x 3 bed house for shared ownership

3 re-let in the last 5 years

Properties owned by Sovereign

1 x 4 bed house to rent.

0 re-let in the last 5 years.

Transfers within existing stock

There is no scope for gaining social rented homes through transfers. Of those households living in the parish who say they need alternative accommodation, none are currently living in a socially rented home in Arne.

The local affordability gap

This affects the ability of local people to access the market

David Couttie Associates (DCA) who specialise in housing market research define rental affordability as being approximately 25% of gross income.

Typical cost of local rural housing to buy

The typical cost of an average house in Purbeck is listed by HM Land Registry as £328,986 for May 2019.

The last property that sold in Arne that is listed on Rightmove.co.uk is a three bedroom house that sold for £309,000 in February 2019.

To purchase the property in the parish of Arne would have required an income of £65,663 based on a safe multiple of 4 x gross annual household income and a 15% deposit.

Typical costs of rural housing to rent

At the time of writing this survey no properties were available for rent in Arne. The nearest property for rent is a two bedroom flat in Wareham for £700 per calendar month on www.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.
- A rural exception site is a means of delivering local needs where landowners are willing to accept the low land values to ensure the affordability of schemes.
- The availability of government housing grants to enable housing associations to provide affordable schemes.

Actions Already Taken Place

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

Suggested Actions

Parish Council

1. Adopt the Housing Needs Survey and make available to the community.
2. Enter into further consultation 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 Council and that it is essential to register to be eligible for offers of affordable housing.

Dorset 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. Hold a community drop in consultation if required to gain the community views on layout and design prior to a planning application.

Appendix

Definition of Affordable Housing

The current definition of affordable housing is contained in Planning Policy Statement 3 (PPS3) as follows:

Affordable is:

Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.

Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is:

Rented housing owned and managed by local authorities and registered providers, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England as a condition of grant.

Affordable rented housing is:

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.

Intermediate affordable housing is:

Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent but does not include affordable rented housing.

These definitions replace those given in previous editions of PPS3 (2006 and 2010) and related guidance such as Delivering Affordable Housing 2006.

The definition does not exclude homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition above, they may be considered, for planning purposes, as affordable housing. Whereas, those homes that do not meet the definition, for example, 'low cost market' housing, may not be considered, for planning purposes, as affordable housing.

What is a Rural Exception Site?

Government guidance in PPS3 advises local planning authorities to consider the allocation and release of sites in rural areas solely for affordable housing provision through the use of a Rural Exception Site policy. This enables small sites to be used, specifically for affordable housing in small rural communities that would not normally be used for housing because, for example, they are subject to policies of restraint. As a result lower land values are normally experienced. Rural exception sites should only be used for affordable housing in perpetuity. A Rural Exception Site policy should 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, whilst also ensuring that rural areas continue to develop as sustainable, mixed, inclusive communities.

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 a Rural Exception Site, 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

PDC's policy MN 5 on rural exception sites is contained in the Purbeck District Local Plan Final Edition 2004.

Policy MN 5

Housing development within or adjoining existing settlements of fewer than 3,000 population (see PPS3 below), on sites where housing would otherwise be contrary to the policies for general housing provision in rural areas, may, in exceptional circumstances, be permitted to meet local needs for affordable housing in rural areas, provided that:

- (i) the Local Planning Authority 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
- (ii) the site is not remote from existing buildings and does not comprise scattered, isolated development in the open countryside
- (iii) the site is outside the Green Belt, or is a very limited development in the outer parts of the Green Belt and would not harm the function of the Green Belt
- (iv) the scheme is small in scale and of a character appropriate to the location
- (v) there are secure arrangements to ensure that the benefits of affordable housing will be enjoyed by subsequent as well as initial occupiers.

Planning Policy Statement 3

In 2010 the Government updated national policy Planning Policy Statement 3 (PPS3) and with it the deletion of the 3,000 population threshold, any reference to qualifying villages having to be fewer than 3,000 population is out of date. There is now a government issued Statutory Instrument (SI) called SI 1997/621, which carries greater weight than our local planning policy. It is the settlements listed in the SI that defines which settlements in Purbeck are considered for rural exception sites. Arne is included in this document.

HomeChoice Scheme

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

Properties will be advertised on the internet at www.dorsethomechoice.org, at the Westport House offices. For a full list of places where you can see a copy of the advert, please contact Dorset 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, Dorset Council, Westport House, Wareham, Dorset, BH20 4PP Telephone: 01929 557370.