

Email correspondence with Wiltshire Council Housing Department re local housing needs

In these emails, Wiltshire Council:

- provided details of the number of households in the parish on the Wiltshire Council housing register at October 2019.
- questioned the need for a survey of housing needs within the parish, as the development at Longhedge would be expected to provide sufficient affordable housing to meet these needs.

From: Moore, Claire

Sent: 29 March 2019 17:35

To: vicbussereau@laverstock-ford.co.uk

Subject: RE: L&F NP - Housing Needs Survey

Dear Vic,

Apologies for the delay in replying.

I have spoken with the officer who undertakes the analysis for the rural housing needs surveys and understand that estimations of annual availability of Affordable Rented housing are based on lettings data from the past 12 months. In Laverstock, where there is on-going building of new affordable housing units, incidents of re-lets would not provide an accurate method to estimate the likely availability of affordable housing due to the number of properties coming forward as new-builds. For example, in 2017/18, there were 104 affordable homes let in Laverstock & Ford. This includes both re-lets and first lets (new builds).

I'm afraid there was no housing needs survey undertaken for Salisbury parish as our survey programme focusses on rural parishes.

Please get back to me if you require further clarification.

Kind regards,
Claire

Claire Moore
Principal Development Officer
(Salisbury, Amesbury, Southern Wiltshire & South West Wiltshire)
Housing - Service Development & Enabling Team
Wiltshire Council

From: Vic Bussereau [mailto:vicbussereau@laverstock-ford.co.uk]

Sent: 19 March 2019 21:12

To: Moore, Claire

Subject: FW: L&F NP - Housing Needs Survey

Dear Claire

I am a member of the Laverstock & Ford Neighbourhood Planning Steering Group. We found the information you provided below most useful and, as a result, decided we did not need to complete a Rural Housing Needs Survey for the L&F parish.

In light of your response to a recent planning application (19/00537/FUL), discussion within the SG has highlighted a couple questions which we could not answer. Would you be able to assist us with these? The questions are:

- Firstly, is there a methodology for estimating the annual availability of existing social / affordable rented housing which is vacated by the tenants? The 2013 L&F Needs survey suggests that in the parish the turnover is very low, but is that likely to be the case for the large numbers of additional social / affordable rented properties in Old Sarum, Longhedge and Riverdown Park? Clearly, it isn't necessary for all housing needs to be met with new build.
- Secondly, was there some form of needs survey covering the same type of housing in Salisbury parish around 2013 from which some the overall housing needs in different categories could be estimated?

I hope you will be able to assist with the above.

Many thanks,

Regards

Vic

Vic Bussereau
Vice Chair, Laverstock and Ford Parish Council
vicbussereau@laverstock-ford.co.uk

<http://www.laverstock-ford.co.uk>

This email originates from Laverstock and Ford Parish Council. The contents of this email may contain confidential or legally privileged material. It is intended solely for the use of the individual or entity to whom it is addressed. If you have received this email in error please notify the sender and then delete the email and its contents. Any disclosure, reproduction, dissemination, modification and distribution of the contents of this email is strictly prohibited. The content of emails may be monitored to ensure that they comply with Council policy and procedures. Any views expressed are those of the sender and should not be taken as representing the views of the Council. The Council does not accept liability for any loss or damage caused by infected, intercepted or corrupt data in this email.

By contacting Laverstock and Ford Parish Council you agree that your contact details may be held for the purpose of this correspondence. You may request access to the information that we hold on you by contacting parish-clerk@laverstock-ford.co.uk. You may also request to be removed as a contact

at any time. The Laverstock and Ford Parish Council Privacy Notice can be viewed at www.laverstock-ford.co.uk.

From: Moore, Claire
Sent: 31 October 2018 11:59
To: Nick
Cc: Madge, Adam; Hughes, Richard
Subject: FW: L&F NP - Housing Needs Survey

Dear Nick,

I have been forwarded your email below. Apologies that you have had to wait for a response.

Our Rural Housing Needs Survey Programme is very busy, and unfortunately we are currently unable to support a survey of this size. Some of our Neighbourhood Plan Groups in larger parishes have chosen to use money available to them through their Neighbourhood Plan work to commission their own survey. If you choose to do this, I can provide information which will enable the survey to be designed to take into account Wiltshire Council's Allocations Policy & Procedures for affordable homes.

However, I have looked at the current needs data on Wiltshire Council's Housing Register and on Help to Buy South's register for Shared Ownership, and wonder whether a housing needs survey is required for Laverstock and Ford as the housing currently coming forward at Longhedge meets the need on the Register and is likely to meet any need identified in a housing needs survey. I suggest that you discuss this with your Neighbourhood Plan Link Officer before deciding whether to proceed with a survey.

I have looked at both the Housing Register (households with immediate need for housing) and Open Market Register (households not considered to be in need, but who might want to move or may be eligible for intermediate tenures). The needs data for Laverstock and Ford is as follows:

Laverstock and Ford – 31/10/18

	1 bed	2 bed	3 bed	4 bed	Total
Housing Register	4	0	1	1	6
Open Market Register	1	1	1	1	4
Total	5	1	2	2	10

Data obtained from Help to Buy South on 08/10/18 shows 20 households on the Register for Shared Ownership in Laverstock and Ford as follows:

1 x 1 bed
7 x 2 bed
10 x 3 bed
2 x 4 bed

There are currently 111 Affordable Homes either on-site or in the pipeline at Longhedge.

I would be happy to provide updated needs data as your Neighbourhood Plan progresses. Please get back to me if you need any further information or clarification.

Kind regards,
Claire

Claire Moore
Principal Development Officer
(Salisbury, Amesbury, Southern Wiltshire & South West Wiltshire)
Housing - Service Development & Enabling Team
Wiltshire Council