

# Parish Housing Needs Survey Report

## **Lytchett Matravers**

### **Purbeck**

Commissioned by

**Lytchett Matravers Parish Council**

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2011

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## **Background to the survey**

Lytchett Matravers Parish Council (LMPC) was approached by Purbeck District Council (PDC) in March 2011 and advised that, since the 3000 population limit is now out of date, it was possible to consider a Rural Exception Site in Lytchett Matravers. The Parish Council agreed to commission a Housing Needs Survey to find out if a lack of affordable housing is a problem for some households in the Parish.

The purpose of this 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 8<sup>th</sup> of August 2011 and the return date was the 5<sup>th</sup> of September 2011. All households in Lytchett Matravers were sent survey questionnaires. The address list was compiled from the local land and property gazetteer.

LMPC has been pro-active in wanting to provide affordable homes.

### **Huntick Road**

PDC is proposing to allocate through the Core Strategy a settlement extension of approximately 50 new dwellings at Huntick Road, Lytchett Matravers.

The site will include;

- A minimum of 50% dwellings which are affordable for people with a connection to the District.

The site needs to deliver 50 dwellings of which 25 need to be affordable. Affordable housing needs to be predominantly family housing of 2 or 3 bedrooms, although a small number of single bedroom dwellings will also be required (as identified in this Parish Housing Need Survey). The final mix of housing provision will be negotiated with the developer nearer to the time of submission of a planning application depending on the level of identified need.

The Huntick Road site is not an exception site and allocation of the affordable housing will be as PDC's allocation policy.

## **Summary Conclusion**

Of the 233 returned surveys, 40 households responded that they are in need of affordable housing. Of the 40, 24 are currently registered on the Council Housing Register. From the 40 respondents, 31 indicated that they were looking for accommodation with either 1 or 2 bedrooms.

The LMPC will work with PDC to ensure that any new development will factor in the identified housing need.

## **Housing Needs Surveys**

District Surveys - sampling and statistical validity  
District Housing Needs Surveys are carried out by the District 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 District 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 District 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 50% of market rented housing. A typical private rent for a 3 bedroom home in Dorset can cost around £850pm. 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 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](http://www.southwesthomes.org.uk)

## **Lytchett Matravers Housing Information**

According to the Dorset Data Book 2010

Population of Lytchett Matravers	<b>3,510</b> (2011 estimate)
Total dwellings Lytchett Matravers	<b>1,481</b> (2011 estimate)
Second homes in Lytchett Matravers	<b>11</b> (0.7%)
Social sector homes in Lytchett Matravers	<b>167</b> (11%)

## Survey Result

### Households returning forms

40 meet the District Councils criterion for affordable housing (2.7% of occupied households)

#### The need comprises:

Need larger accommodation	x 3
Need smaller accommodation	x 2
Need physically adapted accommodation	x 2
Need cheaper accommodation	x 3
Need to have secure tenancy	x 6
Need to move into own accommodation	x 16
Need to be closer to a carer or dependant, to give or receive support	x 3
Would like to get a mortgage/shared ownership	x 2
Struggling with current situation	x 1
Relationship breakdown	x 1
Worried about rehousing when retired	x 1

**Number of forms returned:** 233 of 1489 households (16%)

Of the households responding 139 of the 233 (59.7%) are in favour of increasing the provision of local affordable housing. 75 (32.2%) are not in favour and 19 did not state if they were in favour or not.

#### Tenures / accommodation indicated by information provided.

The property sizes indicated are the minimum needed to meet current need and should be exceeded where possible (room in the roof or extra bedrooms) to retain families in the community as needs change over time. Applicants have been split with households earning below £26,000 listed under rented and earning over £26,000 listed under possible shared ownership this is because it is felt that £26,000 is the minimum earnings to be eligible to buy a shared ownership/shared equity property.

## **Affordable rented accommodation**

Households earning under £26,000 or requesting rented accommodation

1 person 1 bedroom	x <b>16</b>
2 person 1 bedroom	x <b>2</b>
2 person 2 bedroom	x <b>4</b>
3 person 2 bedroom	x <b>3</b>
4 person 2 bedroom	x <b>1</b>
3 person 3 bedroom	x <b>2</b>
4 person 3 bedroom	x <b>5</b>
5 person 4 bedroom	x <b>1</b>

## **Possible shared ownership homes**

For mortgageable households usually earning over £26,000 pa, or with sufficient combination of earnings plus savings or equity – depending on the cost of the shared ownership offered.

1 person 1 bedroom	x <b>1</b>
2 person 1 bedroom	x <b>2</b>
3 person 2 bedroom	x <b>2</b>
4 person 3 bedroom	x <b>1</b>

## **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 **39**

1 did not state if the amenities were adequate or not.

## **Local people having to move away**

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

## **Transport**

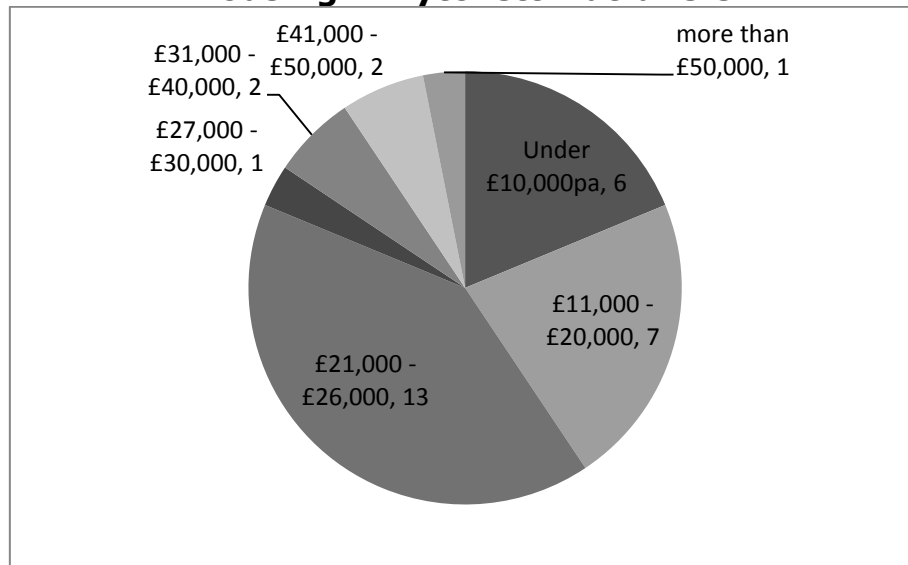
The survey asked what effect would it have on the number of vehicle journeys made in and out of the parish if you were offered an affordable home in the parish:-

No change in journeys made	x <b>25</b>
Fewer journeys made	x <b>10</b>
More journeys made	x <b>1</b>
Did not state	x <b>4</b>

## Income

Affordable housing should be available to households who are in unsuitable accommodation and who are not able to meet their own housing needs through buying or renting on the open market as a result of the local relationship between income and market price.

### Gross household incomes of households requiring affordable housing in Lytchett Matravers



In the above chart 8 households have not been included as their income was not disclosed.

### Employment of respondent households

Nurse; self employed; retired; carer; chef; painter; gardener; engineer and various other employments.

### Current accommodation (from information provided)

Living with parents	x <b>14</b>
Private rented	x <b>15</b>
Social housing	x <b>7</b>
Own home with mortgage	x <b>3</b>
Sheltered accommodation	x <b>1</b>



## **Years resident in the parish**

More than 10 years	x <b>22</b>
More than 2 years	x <b>7</b>
More than 5 years	x <b>6</b>
1 – 2 years	x <b>1</b>
Did not state	x <b>4</b>

## **Local connection**

Households may have more than one connection

Member of household grew up in the parish	x <b>22</b>
Currently living in the parish	x <b>24</b>
A member of the household employed in the parish	x <b>8</b>
Close family in the parish	x <b>19</b>

## **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.

## **Scheme considerations seen as important by respondents**

Households may have chosen more than one consideration.

Special adaption i.e. wheelchair access	x <b>3</b>
Workshop / office space	x <b>10</b>
Adequate domestic storage	x <b>29</b>
Car free area around homes	x <b>8</b>
Safe play area	x <b>19</b>
Garden	x <b>29</b>
Parking	x <b>31</b>
Low heating costs	x <b>32</b>
Environmentally friendly construction	x <b>23</b>

## **The Council Housing Register**

Number of households identified by the survey on the register at the moment: x **24**

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.

## **Lytchett Matravers 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.

Local people may have to solve their housing problems by accepting offers of housing elsewhere during the time a local scheme may be worked up. In these circumstances, it is possible for a family to be

considered for a new affordable home in the parish by registering on the Council's Housing Register.

## **Existing social housing**

### **Lytchett Matravers**

#### **Properties owned by Synergy Purbeck**

13 x studio flat to rent.  
6 x 1 bedroom bungalow to rent.  
9 x 2 bedroom bungalow to rent.  
43 x 1 bedroom flat to rent.  
11 x 2 bedroom flat to rent.  
1 x 2 bed house to rent.  
47 x 3 bed house to rent.  
4 x 4 bed house to rent.

54 re-let in the last 5 years.

23 sales through the Right to Buy in the last 20 years

#### **Properties owned by Raglan Housing Association**

3 x 2 bedroom flat to rent.  
2 x 2 bed house to rent.  
3 x 3 bed house to rent.  
2 x 2 bed house shared ownership.  
2 x 3 bed house shared ownership.

0 re-let in the last 5 years.

#### **Properties owned by East Boro Housing Trust**

8 x 1 bedroom flat to rent.

0 re-let in the last 5 years

#### **Properties owned by Synergy East Dorset**

4 x 2 bedroom bungalows to rent.

0 re-let in the last 5 years.

### **Properties owned by Sanctuary Housing**

3 x 3 bed house to rent.  
2 x 4 bed house to rent.

0 re-let in the last 5 years

### **Properties owned by Spectrum Signpost**

2 x 1 bed flat to rent to rent.

0 re-let in the last 5 years

### **Properties owned by Sovereign Twynham**

1 x 3 bedroom house

0 re-let in the last 5 years

### **Transfers within existing stock**

There is scope for gaining social rented homes through transfers. Of those households living in the parish who say they need alternative accommodation, seven are currently living in a socially rented home in Lytchett Matravers.

### **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 terraced house listed in the Dorset Data Book for July - September 2010 in Purbeck is £221,611, although the housing market has been severely depressed in the last 18 months.

### **Typical costs of rural housing to rent**

At the time of writing, this survey there was a one bedroom property for rent in Lytchett Matravers for £525 per month and a three bedroom property for £1,010 per month listed on [www.rightmove.co.uk](http://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 Lytchett Matravers Parish Council
2. Completion of Housing Needs Survey.
3. Engagement of a local Housing Association to provide information and support in identifying sites and liaising with planners.
4. Identified potential exception sites and initiated dialogue with landowners and planners to assess viability i.e. willingness to sell / planning policy context.

## **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 District Council and that it is essential to register to be eligible for offers of affordable housing.

### **District 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 once a site has been identified 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 the Homes & Communities Agency 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. Lytchett Matravers 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".

Each Tuesday by 12.00 noon PDC updates the properties advertised. Properties will be advertised on the internet at [www.dorsethomechoice.org](http://www.dorsethomechoice.org), [www.dorsetforyou.com/purbeck](http://www.dorsetforyou.com/purbeck), at PDC offices and on a recorded telephone message (you can hear

this on 01929 557372). For a full list of places where you can see a copy of the advert, please contact Purbeck District 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, Purbeck District Council, Westport House, Wareham, Dorset, BH20 4PP Telephone: 01929 557370.