

Report to	South west Community Area Board
Date of Meeting	4 <sup>th</sup> June 2019
Title of Report	Response to 20 <sup>th</sup> March Area Board discussion on housing

## 1. Purpose of the report:

- 1.1. The purpose of this report is to present the main points that were raised as part of the discussion on housing and to propose actions to address them.

## 2. Main Considerations

- 2.1. The discussion on housing need in the South West community area Board meeting on the 20<sup>th</sup> March raised a number of points. They are listed below with a response and proposed actions.

1. Finding useful sites and knowing who you are providing housing for is key.

We agree this is critical.

2. The need for affordable housing and shared ownership and even if house is 'affordable' at 80% it is still out of reach for many.

Affordable rented housing will be delivered with rents at up to 80%, but will be kept within LHA levels, so if new affordable housing is developed in rural areas where rents are high, the affordable rent should still be within LHA (which might be less than 80% of open market rents). Shared ownership housing can be sold at shares as low as 25% of OMV, so there is scope to accommodate the needs of purchasers on lower incomes.

3. Estates have been built that are out of reach for local people who could afford to live there.

Prospective tenants/purchasers need to be aware of the need to save funds for deposit and legal fees etc when purchasing shared ownership housing. Prospective tenants for affordable rented housing also need to be tenancy ready, and have funds for deposit, carpets and curtains etc.

4. Alternative downsizing flexible options needed, support and assistance required

It is often difficult for older people who want to downsize to be able to fund a suitable home in their village. This problem is repeatedly being raised and it is something that the Council intends to look at to see if a model can be developed that will meet that need.

5. Increase stock of suitable accommodation for key workers especially carers (Bowerchalke request).

CLT developments offer flexibility on nomination. It would be necessary to offer Assured shorthold tenancies to cover scenario where a care worker ceases to be a care worker (as they would no longer be eligible to remain in the property).

6. Lack of 2 and 3-4 bed houses available

We believe this relates to shared ownership occupants in 1 & 2 bed homes who are unable to move into larger shared ownership homes as they haven't been built in their area. Registered Provider partners tend to limit the amount of 3 & 4 bed homes that they deliver for shared ownership housing as there are far less applicants who can afford them. CLT developments could possibly support provision of larger properties. For open market housing we are aware of the needs of people living in larger homes needing to downsize. However, developers are driven by the market, and tend to aim towards the larger homes. Developer consultation with residents is key.

7. We also need more bungalows (older especially, semis and terraces)

Development of bungalows is driven by the market and development economics.

8. Hindon, Dinton, Compton Chamberlaine, Sutton Mandeville, Mere big houses are being built and are too expensive

We believe this relates to open market housing. Difficult to influence development as it is market driven within the planning framework

9. Perception that National Trust and similar estate owner accommodation puts barriers in the way for flexible and community shaped development?

Without more detail of specific cases we are unable to comment on this statement.

10. No more development in Tisbury please, maybe Dinton brownfield site.

11. Private sector need to be a key player in a complete mix of collaborators for housing delivery, including the council and social landlords (all who need to be/can be should be involved)

We agree.

12. Greater flexibility required in the planning system especially to help exception sites lead to housing delivery.

Currently reviewing rural exceptions site policy as part of the Local Plan Review, to consider adding some flexibility.

13. Any new developments need to be small, not like Persimmon or Barratts

In the SWWAB area it is very unlikely that any areas have any large sites allocated, and would therefore not have sites that would be attractive to the large developers. If areas are within an AONB the sites are likely to be very small, and will only be of interest to the smaller developers.

14. CLT great, but please equally ensure parish councils have a strong voice and influence in the process as they too can ensure future development is community shaped.

Parish Councils are involved in the rural needs survey process, and are consulted on any potential developments of affordable housing. Developers are responsible for carrying out public consultation where there is a developer led scheme, and should work closely with Parish Councils to ensure that the development has their support. CLT's are also responsible for working with their Parish Council to ensure that any proposals are supported by the PC.

15. Accept benefits of neighbourhood planning – but so complex and hard work

Communities can also bring forward developments through Neighbourhood Development Orders, as well as through CLT's. Neighbourhood Plans don't have to be "made" before any development can be brought forward.

16. Must ensure any future housing delivery is suitably complemented by enhanced infrastructure and services.

We agree

17. Incentives to farmer landowners to release their land for building

Rural exceptions site policy will be reviewed. Community Led Housing and self-build policies may allow some flexibility which may encourage land to be brought forward – this is being considered as part of the Local Plan Review.

18. Impression is that it is difficult to get on the Homes 4 Wiltshire system

To be on the main housing register an applicant has to be able to demonstrate a housing need. The open Market Register is still available to anyone who doesn't qualify to be on the main register.

19. How can self-build option be supported and promoted as a part of the mix and made less expensive to do so in terms of purchasing the land.

CLT delivery could assist with that

20. Better flexibility to meet lifestyle needs and age range.

We negotiate a percentage of affordable homes to be developed as adaptable housing for older people/those with disabilities

21. There must be additional ways to deliver housing beyond the local authority.

We work with Registered Providers to deliver a target of 650 new affordable homes per annum. The Local Housing Company we intend to establish will be a further mechanism for delivery, as well as CLT's.

#### **4. Recommendation**

- 4.1. Parishes consider commissioning Rural housing needs surveys where they are out of date or do not exist.
- 4.2. Parishes engage with Community led housing project to investigate Community led housing . CLH team to proactively engage with parishes over next twelve months. [communityledhomes@wiltshire.gov.uk](mailto:communityledhomes@wiltshire.gov.uk)

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