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## Affordable Housing

South West Wiltshire Area Board    James Cawley

## Content

- National policy context
- Wiltshire priorities
- Assessment of need
- Local data to South West Wiltshire
- Next steps

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## National Policy Context

- Increase owner-occupation including low cost options
- Make best use of existing social housing stock
- Reduce burden on public sector (housing benefit bill)
- Increase supply of new homes
- Promote independent living in the community



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## Wiltshire priorities

- Ensuring there are a range of housing available to meet needs
- Promoting home ownership housing
- Enabling provision of homes for the most vulnerable
- To help people to achieve independence and choice enabling them to live at home for longer
- To improve the quality and make best use of existing stock

### PRIORITIES

- 1.
- 2.
- 3.



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## Assessing need

- The core strategy
- Strategic Housing Market Assessment
- Town and parish surveys
- Under-occupation and overcrowding data
- Demographic trends & census updates
- Existing stock information
- Re-let supply
- Housing register

## Basic Stock Profile for South West Wiltshire Area Board Area



	Mere	Tisbury	Wilton	Wiltshire
Owner Occupation	67.8%	65.0%	60.7%	68.3%
Social Housing	15.7%	14.7%	17.3%	14.7%
Private	13.9%	16.9%	19.4%	15.4%
Other	2.6%	3.4%	2.6%	1.6%

Proposed homes to be built 2006 – 2026 (Core Strategy) 960  
 Delivered 40 new affordable homes during 2010 to 2016

## Additional key information

	2016	2026
Population	21,200	21,610
•Under 17	3,940	3,940
•Working Age	10,990	10,190
•Retirement age	6,790	7,990

Median house price for Mere and Wilton is £275,000 and £309,000 in Tisbury

Households on the register 1,879

1<sup>st</sup> preference for South West Wiltshire 45

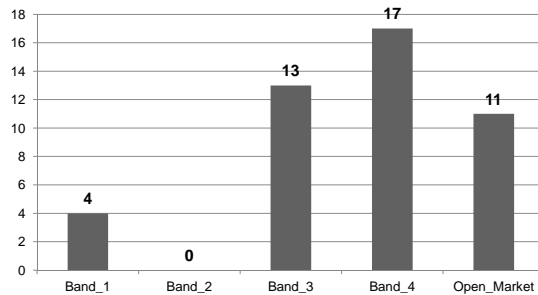


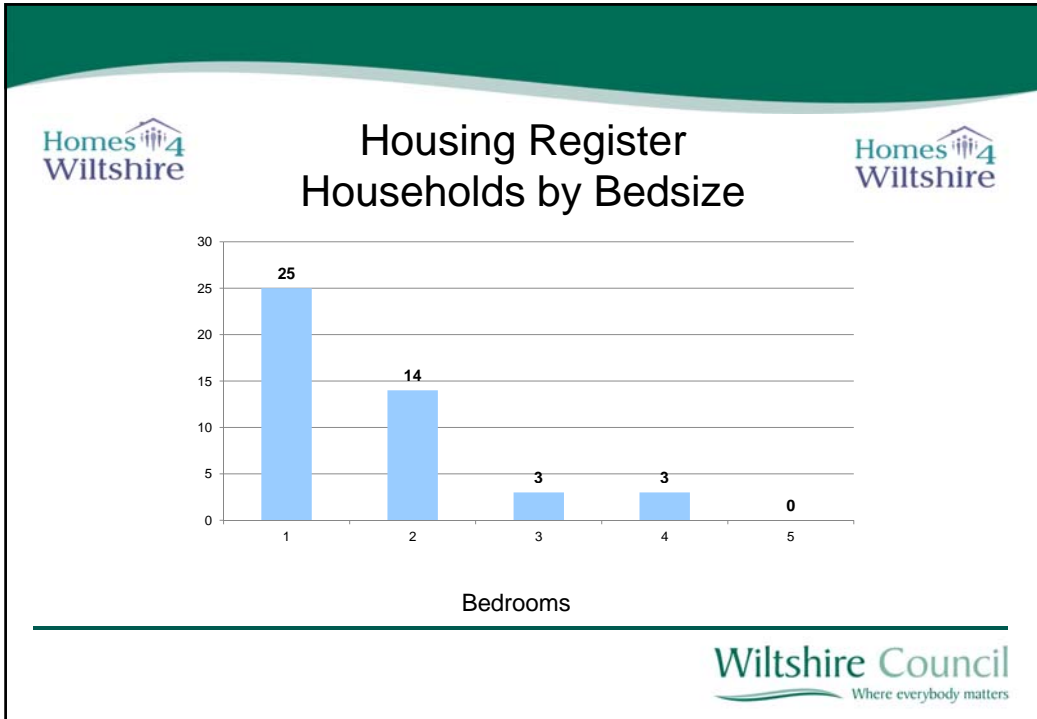
## Housing Register Breakdown



Total on the Housing Register **1,879**

**45** Households with a 1<sup>st</sup> preference for South West Wiltshire





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## Rural Needs Surveys

11 rural needs surveys completed in the South West Wiltshire Area Board Area since 2011.

**Highlights:**

Parish	No. AH needed	Parish	No. AH needed
Bishopstone	10	Dinton	2
The Donheads	3	East Knoyle	4
Fovant	7	Hindon	2
Mere	14	Quidhampton	5
Tisbury & West Tisbury	17	Wilton	32
Zeals	8		

## Next steps

- Commissioning research at community area level
- Developing housing strategy & agreeing priorities
- Work with local communities & partners to understand local need and deliver new homes
- Consider options to increase choices for those not able to meet needs in open market
- Respond to national policy changes