

Statement on Bonsall's Affordable Housing Need

The methodology of the housing need survey carried out in September 2013 is different to that of past surveys. Previously with a paper-based survey, a survey form is usually delivered to every household in the parish and the need identified is discounted by two-thirds to give the number of homes to be provided. The last Bonsall housing need survey distributed survey forms on their carnival day. The approach adopted in this survey was to meet and interview in depth all the people identified in housing need to verify their identify and household size, the strength of their local connection to Bonsall, their particular circumstances and the extent of their housing need.

The housing need survey carried out by the Rural Housing Enabler in July 2007 identified 16 local households in need of affordable housing in the village and the predominant need was for 2 bed houses. However, this survey is now out of date.

In September 2013, the Rural Housing Enabler undertook another Housing Need Survey in Bonsall, but this time, using an online survey. A postcard was sent to every household in the Parish of Bonsall as an insert in the Parish newsletter, the 'Mutterings'. The postcard asked residents in housing need to complete an online survey on the District Council's website or to contact the Rural Housing Enabler for help in completing the form. The newsletter also contained an article about the survey.

The online survey identified 5 local households in housing need, with one household having been housed since the survey was completed. A further indicator of need is people on Home-Options, the District Council's Choice Based Lettings Scheme (the District's Housing Register).

The Rural Housing Enabler (RHE) contacted the people who had responded to the online survey as well as Bonsall residents in housing need registered on Home-Options. The RHE interviewed people face to face to check their housing need, local connection, affordability and their desire to remain in the village.

From these interviews, the RHE can confirm that there are 7 households who have a strong local connection, are in housing need and require an affordable home in Bonsall. A further 3 households have not responded to the RHE's request for a meeting and therefore have not been counted. All 7 households have very strong local connections to the Parish through length of time living in Bonsall and close family living in Bonsall.

The household types of the local people in housing need and the number of bedrooms required are set out in Table 1 below. The calculated bedroom need is based on the Home-Options' Allocations Policy.

Table 1: Household types and bedroom need

Household Type	Number	No. of Bedrooms
Single person	3	1
Couple with 1 child and pregnant	1	2
Couple -pregnant	1	2
1 adult with 1 child	1	2
Couple with 2 children	1	2

The table below shows the affordable housing stock in Bonsall – 10 in total, with only 4 becoming available in over 5 years. Bonsall only has 2 x 2 bed houses, neither of which have become available in the past 5 years. There is no accommodation for single people or couples, except older person's bungalows – and only 1 of these has become available in the past 5 years. The need for affordable homes for local people in Bonsall is unlikely to be met by turnover in current stock.

Bonsall - Affordable Housing Stock and turnover

Dwelling Type	Current Affordable Housing Stock	Comments	Turnover between April 2008 to 1 Oct 2013	Housing Association
1 bed bungalow	3	Designated Older Person's	1	Dales Housing Ltd.
2 bed house	1	General Needs	0	Dales Housing Ltd.
3 bed house	3	General Needs	3	Dales Housing Ltd.
4 bed house	2	General Needs	0	Dales Housing Ltd.
2 bed house	1	General Needs	0	PDRHA
Total	10		4	

Of the 4 properties that have become available in the past 5.5 years, 3 became available in 2009, and a 3 bed house became available in July this year. The latest property had 9 'eligible bids', which means that 9 households who met the bedroom criteria expressed an interest in the property.

In summary, there is sufficient need in Bonsall to support the current proposal for 5 affordable homes. A mix of 3 x 2 bed 4 person houses and 2 x 2 bed 4 person flats for affordable rent would meet this identified need. 2 bedroom flats rather than 1 bedroom flats would give greater degree of flexibility within

the rural context, but a Local Lettings Policy would be needed to ensure that they could also meet the need from single people.

Although any new scheme in Bonsall should first and foremost meet the need within Bonsall, the scheme may also meet the wider need of adjoining parishes. The housing needs of adjoining parishes are discussed below.

Matlock Bath, Cromford and Winster are adjoining parishes to Bonsall, and despite extensive site appraisal work no sites have come forward to meet the identified housing need in these parishes. Housing Need Surveys were undertaken by the RHE in Cromford and Matlock Bath in October 2009 with a minimum of 8 homes being required in Matlock Bath and 10 in Cromford. Winster's Housing Need Survey in 2013 identified a need for 4/5 affordable homes.

Further rural parishes adjoining Bonsall are South Darley, Middleton by Wirksworth, Ible and Ivonbrook Grange. In relation to Bonsall and its adjoining parishes, only Middleton by Wirksworth has had a recent affordable housing scheme.

As Matlock adjoins Bonsall Parish, a Local Lettings Policy would be required to ensure that priority for any new affordable homes was given to people in housing need with a local connection to Bonsall Parish or its small rural adjoining parishes of South Darley, Matlock Bath, Cromford, Middleton, Ible, Ivonbrook Grange and Winster. A Local Lettings Policy may also want to include that people who cannot afford private rented accommodation are considered for any new homes.

If we do not build the 5 proposed affordable homes in Bonsall, then the 7 local households identified in this survey will still be living in unsatisfactory conditions, struggling to maintain their presence in their community.

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