

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No.

meeting date: 4 SEPTEMBER 2014
 title: AFFORDABLE HOUSING NEEDS DATA ACROSS THE BOROUGH
 submitted by: CHIEF EXECUTIVE
 principal author: RACHAEL STOTT

1 PURPOSE

1.1 To inform Committee of the current affordable housing needs data across the borough.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives – to meet the identified housing needs in the borough.
- Corporate Priorities – none.
- Other Considerations – none.

2 BACKGROUND

2.1 The housing needs surveys are a key source of evidence when supporting affordable housing development. The housing needs surveys are a postal survey and consult 100% of residents in each Parish. The response rate varies significantly; in the smaller Parish the average response is between 30-35%. In larger villages and market towns a response of between 25-30% is average. To date the highest response rate received was Dunsop Bridge with a 50% response rate and the lowest response was Longridge with a 12% response rate. In an effort to improve response rates, we have recently provided an option of an online survey and also reviewed the survey to reduce the number of questions.

2.2 The following Parishes have had housing needs surveys undertaken since 2009.

Aighton, Bailey & Chaigley	2009
Billington	2011
Chatburn	2009
Chipping including Bowland with Leagram and Thornley with Wheatley	2009
Clayton-le-Dale including Copster Green	2009
Bowland Forest (Higher) including Dunsop Bridge	2009
Bolton-by-Bowland, Gisburn Forest & Sawley	2014
Longridge	2013
Mellor	2014
Osbaldeston	2013
Ribchester	2010
Sabden	2010
Salesbury	2009
West Bradford	2013
Whalley	2010
Wilpshire	2014
Wiswell, Barrow & Pendleton	2011

2.3 The parishes listed below have not been surveyed and therefore will be programmed to be undertaken over the next 12-24 months.

- Downham
- Slaidburn
- Hothersall
- Bashall Eaves & Mitton
- Bowland Forest (Lower)
- Newton
- Dutton
- Ramsgreave

2.4 To provide pre-application advice, affordable needs data for the Parish is required. Therefore, pressure from developers with proposal in parishes often decides the order of priority for new surveys to be undertaken.

3 ISSUES

3.1 The poor response rate in Longridge has meant information from other sources has been used. In addition to the HNS information, the housing waiting list (held by RVH) and the SHMA data is also used. To improve the response rate it is necessary to raise awareness of the survey and the importance of the feedback.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications

- Resources – important up to date housing needs data is available on a parish basis.
- Technical, Environmental and Legal – no implications identified.
- Political – affordable housing is a priority for the Council and essential that it seeks to address local need.
- Reputation – local connection is a legal requirement for affordable schemes, therefore establishing need in each Parish is an essential element.
- Equality & Diversity – no implications identified.

5 CONCLUSION

5.1 Acknowledge the importance of maintaining up to date affordable housing need data on a Parish basis.

RACHAEL STOTT
HOUSING STRATEGY OFFICER

MARSHAL SCOTT
CHIEF EXECUTIVE

For further information please ask for Rachael Stott, extension 4567.

REF: RS/EL/040914/H&H