

Barley Housing Needs Survey March 2003

Conclusions

We consider that there is a need for some new housing in Barley in order to meet purely local needs.

The number of homes that can be provided may be determined by land availability.

We consider that in order to meet the purely local need indicated by the survey, the greatest priority should be for one and two bedroom homes, particularly for younger households and the elderly and those with disabilities. There was some need for sheltered housing, although as the numbers involved would make it difficult to fund a full time warden, other options should be considered. There was a demand/need for some shared ownership housing in all categories.

In total we believe that there is sufficient need that cannot be met from existing housing resources within the Parish for between 6 and 12 new homes. In order to meet the need evidenced by the survey, this would need to include one and two bedroom sheltered and non sheltered homes for older people, both rented and shared ownership homes and one and, mainly, two bedroom 'starter' homes, again rented and shared ownership. It would be difficult to include all categories in a single small development.

There is a large waiting list for one and two bedroom homes in the Parish, over and above the need identified by the survey. The summary information available to me does not break this down by property type (house, bungalow, etc) nor is information available on whether any of those on the waiting list have a local connection. It is quite likely that some will have.

Recommendations

It is recommended that further investigation of the waiting and transfer list be undertaken to ascertain whether there are households with a local connection which would qualify for housing in a rural exception scheme for local people. It may then be possible to identify those categories of local need that could be accommodated in a single development.

A search for a suitable site or sites should be undertaken, contemporaneously with the investigation into the waiting list. Such a search should include examination of those possibilities identified in this survey.

I should be happy to work with the Parish and District Council to identify a suitable site.