

# **Great Ashby Housing Need Survey**

## **August 2004**

### **Conclusions**

Great Ashby appears to have few socially rented homes and a limited range of property types/sizes. In particular it lacks bungalow accommodation for the elderly and one bedroom flats for younger households, particularly socially rented homes.

The main demand for rented homes is from emerging and returning households. There is some demand for two bedroom rented homes.

The majority of existing households wishing to move require larger market housing outside Great Ashby, although there is a demand from some households to move to larger homes within the settlement.

Few, if any, present Great Ashby residents have prior connections with the parish.

The housing need survey shows evidence of a need for affordable housing to rent; both from the housing need survey and (Graveley) housing register.

There is no turnover within existing social housing and this cannot therefore contribute to meeting local housing need.

A surprising interest was recorded in self-build. It is not known whether this would progress into or be sufficient to support such a scheme. It may be that the Self Build Agency could be approached with a view to investigating the feasibility of such a scheme and suitable land being made available.

### **Recommendations**

There appears to be a small but identified need from those who responded to the survey for one bedroom rented flats and bungalow accommodation for the elderly.

In addition 8 households required adaptations to their homes in order to meet needs arising from disability. The housing register for Graveley also shows a need for one and two person homes.

It is recommended that any new housing development should include the rented housing to meet local needs as identified in the survey.

In addition, the survey indicates a low proportion of social rented housing (and to a lesser extent shared ownership housing) within Great Ashby. It is therefore

suggested that this could be addressed by increasing the percentage of affordable homes required through a section 106 agreement in order to improve the balance of the community.

Consideration could be given to discussion around a self-build scheme with a specialist self build agency.

These recommendations will be reviewed when the Great Ashby waiting list information is to hand.