

Lilley Housing Needs Survey: May 2004

Conclusions: Need for new housing

The data available from the needs survey and waiting list indicates significant numbers of people in need in Lilley in relation to the accommodation available. 15 households (with a further 18 on the housing register who may have no connection with the Parish).

There is more than sufficient three and four bedroom rented homes available to meet any local need that may arise for this size of accommodation.

There is a lack of homes available for first time buyers and a lack of shared ownership homes.

There is a shortage of one and two bedroom rented homes including bungalows. There is a lack of three bedroom rented bungalows.

Taking into account turnover in existing housing association stock, there is likely to be a need for 12 new homes in the village over a five-year period from February 2004 to meet the needs of existing residents and those with close connections to the village. Such a development should be phased over the period and could be on more than one site.

Any such development should include both rented and shared ownership homes. The greatest need is for rented bungalows and two bedroom shared ownership homes. We would suggest an initial development of between six and eight homes equally split between rented and shared ownership.

It should be noted that Housing exception policies do allow building on green belt for specific local needs (subject to several caveats, including that they cannot be sold and must remain as rented or shared ownership housing for local people in perpetuity).

Recommendations

We consider that there is a need for new rented and shared ownership housing in order to meet purely local needs.

Further discussion is needed with the Parish and District Council to attempt to identify a suitable site or sites that could provide a mix of rented and shared ownership homes.

Any such development should be phased over the period.