

Offley and Cockenhoe Housing Need Survey

August 2004

Conclusions

The survey identified 17 households considered to be in housing need. Five of these households live in housing association stock. There is therefore some scope for transfer within the stock, or release of social housing stock if these households were to be housed in new more suitable accommodation. A further 4 households on the housing register had a local need and did not complete the survey questionnaire, giving a total of 21 households in need.

Subject to allocation policies there may be scope to house those households requiring rented accommodation within the existing social housing stock – however this would have an effect on those on the housing register for the parish.

We believe that the level of need warrants a small housing scheme (of up to 10 homes) to meet these specific local needs under the Councils Rural Housing exception policy. Such a scheme would help sustain the local family structures and support networks in the Parish.

We would further recommend that priority should be given to those with a strong local connection when letting the Councils three bedroom homes in the area.

Only two of those identified as in need by this survey are on the Councils housing register.

No option was given on the questionnaire for households to register an interest in intermediate rented housing. However, those who were likely to be able to afford shared ownership may be more likely to stay in their present home until such time as they can access a shared ownership home or buy on the open market. The income available to most of those in need for their housing costs fell within the £200 to £400 a month range. Those with private landlords appeared to be finding their current rent payments or security of tenure problematic.

It has not been possible to generally identify which of the households in need wished to be housed in Cockenhoe and which in Offley as only one household gave an address, except to say that at least one household would prefer to be in each of the villages.