

# POLSTEAD PARISH COUNCIL

Clerk: Dave Crimmin, Cragston, Sudbury Road, Newton, Sudbury, Suffolk CO10 0QH  
Tel: 01787 375085 email: polsteadpc@btinternet.com

## POLSTEAD LOCAL HOUSING NEEDS SURVEY

Louise Wilby from Suffolk ACRE has presented her report to Polstead Parish Council following the Local Housing Needs Survey undertaken by the residents of Polstead late last year. Louise presented the following **conclusions and recommendations** to the councillors:

“The Polstead local housing needs survey received a good return rate of 37% from the 430 local households. 79% of respondents would support a small affordable housing scheme for local people and 12% against. Of the 28 households which indicated that they may have need now or in the next five years for alternative accommodation, 16 provided full details of their affordable housing needs. The need indicated is;

- 11 x 1-2 bed for single & couple households
- 5 x 2-3 bed for families and single parents/relationship break up.

Only 5 of the 16 households in need are currently on the Babergh Choice Based Lettings register. CBL figures for October 2011 indicates that there are 13 registered with a local connection. This gives a total of 24 households with a local connection to Polstead in need of affordable accommodation.

### **Tenure required**

75 households indicated that they may be interested in shared ownership. However only 1 of the 5 could currently afford shared ownership, and one household did not indicate their choice of tenure but could afford shared ownership.

Possible future need, no details provided

In addition 8 households indicated a possible future need for up to 10 older children in the next five years.

2 elderly households with owned or mortgaged properties predict they may need to move to downsize to more suitable accommodation.

There are also 16 households or individuals which have had to move away from Polstead but would like to return and still have close family living in the parish. This is a large number in relation to the size of the parish.

### **Recommendations**

It is not usual to provide specifically and exactly for the total identified need as some households may not be eligible for affordable housing provision and some respondents may withdraw, move away, or be housed by other means (this survey provides a clear indication of local need, but it is only a “snapshot”).

The current need shown from the survey and possible future need and households wishing to return to Polstead, indicate enough need to try and progress a local needs scheme in the parish of 10-12 units:

- 2x 1 or 2 bed flats,
- 2x 2bed bungalows, suitable for elderly or younger households.
- 4x 2 bed houses.
- 2 x 3 bed room houses.

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Consideration should be given to providing 2 properties for shared ownership and the remainder for rent. The shared ownership units could be one each of a 2 bed flat, and a 2 bed house.

Due to the number of single and couples young people in need, detailed discussion will need to take place to decide on the final mix of smaller properties. Also with an additional 16 households or individuals wishing to return and possible future need of up to 10 young people, it will be advisable to carefully monitor the need and consider additional units to cater for these needs.

These discussions will be between Polstead Parish Council, Babergh District Council, the chosen Housing Association and the RHE, to decide whether 1 bed roomed properties are practical or if Babergh are happy to allow under occupation, 2 bed roomed properties may be more appropriate.

The final mix of properties will be subject to constraints of any suitable site and people registering their interest as the scheme progresses”

**If you have any comments on this please write** to Dave Crimmin, Clerk to Polstead Parish Council, at:

Cragston  
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Newton  
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**by the 10<sup>th</sup> March 2012.**

Polstead Parish Council will be considering these recommendations at the Polstead Parish Council meeting on the 16<sup>th</sup> March 2012.