

**AGENDA ITEM NO: 7**

**WARWICK DISTRICT COUNCIL**

TO: HOUSING COMMITTEE - 25<sup>th</sup> JANUARY, 2000

SUBJECT: HOUSING NEEDS SURVEY

FROM : HOUSING

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1. **Purpose of Report**

- 1.1 To seek members approval for changes to the Housing Strategy and additional publicity to address the outcomes of the 1998 Housing Need Survey.

2. **Background**

- 2.1 Housing Needs Surveys represent a systematic approach to quantifying housing need which is often under represented on waiting lists. They are recognised by Government and house builders as an objective way of measuring social and affordable housing need for the Housing Investment Programme and Local Planning purposes .
- 2.2 Fordham Research undertook a survey in 1998 based on the results of 501 face to face interviews and postal returns from 1,622 households, in addition to other demographic data, a local housing market study and information supplied from the Common Housing Register.

3. **Utilising the Survey Results**

- 3.1 The results of the survey were presented to members in November 1998. Subsequently Strategy Committee (16 February, 1999) agreed that the survey justified a target of 30% affordable housing on major housing sites be used by the Council as a basis for negotiations with developers.
- 3.2 The survey further informed the strategic approach of the Council through the 1999 Housing Strategy Statement when it recommended that a larger proportion of family housing should be three bedroom properties.
- 3.3 The Action plan (Appendix 1.) follows a corporate review of the survey undertaken in 1999 and deals with all outstanding issues arising from the survey. Principally, the need to extend housing advice on all tenures and means of satisfying housing need; the need to utilise existing stock effectively in particular addressing the current 'over provision' of relets of elderly persons accommodation compared with the district needs; and the under provision of two bedroom single person, but particularly three and four bed family accommodation compared with district needs.

4. **Key Issue Strategies**

- 4.1 This report supports the Corporate Strategy and Key Issues:

4.1.1 “We will use our powers and resources to increase the provision of good quality affordable housing for all.

5. **Recommendations**

5.1 It is recommended that members approve the Action Plan as laid out in Appendix 1 and that the production of leaflet and poster campaign is included in the Service Plan for 2000/01.

Paul Wilson  
Research & Liaison Officer

**Background Papers**  
Housing Needs Survey 1998

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**Area(s) In District Affected:** All

PW/JH  
13.1.00

**Housing Needs Survey - Action Plan**

**1. Housing Advice:**

Extend general advice on the range of housing options available to include all tenures both private sector and social, and publicity for housing grants, Home Buy, Care and Repair, etc. through the production of a printed guide. This will be produced in conjunction with Environmental Health, market and social housing providers. Funding of the guide via sponsorship or advertising will be considered. At the very least it should be available from a number of outlets across the district including Housing Reception, the One Stop Shop, WDC community leaflet racks and libraries. It would also be sent to all applicants to give more advice on the range of options available.

**2. Hidden Need:**

Encourage registration of acute need even if waiting list increases through the advice booklet (above) and a poster campaign to publicise the Common Registration Scheme.

**3. Supply Altering Solutions:**

i) The Housing Strategy is amplified for new build to emphasise 3 bed 4 person houses for families, and 2 bed properties for singles. New Build priorities will be:

25% Single persons	: 100% 2 bed
75% Family :	40% 3 bed 5 persons
	40% 3 bed 4 persons
	20% 4 bed 7 persons

ii) Better use of stock will be promoted through ongoing proposals addressing single persons accommodation designated for elderly people but no longer appropriate for this use which may require re-designation and or redevelopment, and the prioritisation of LIST cases to free up family housing and further utilise accommodation designated for elderly people.