

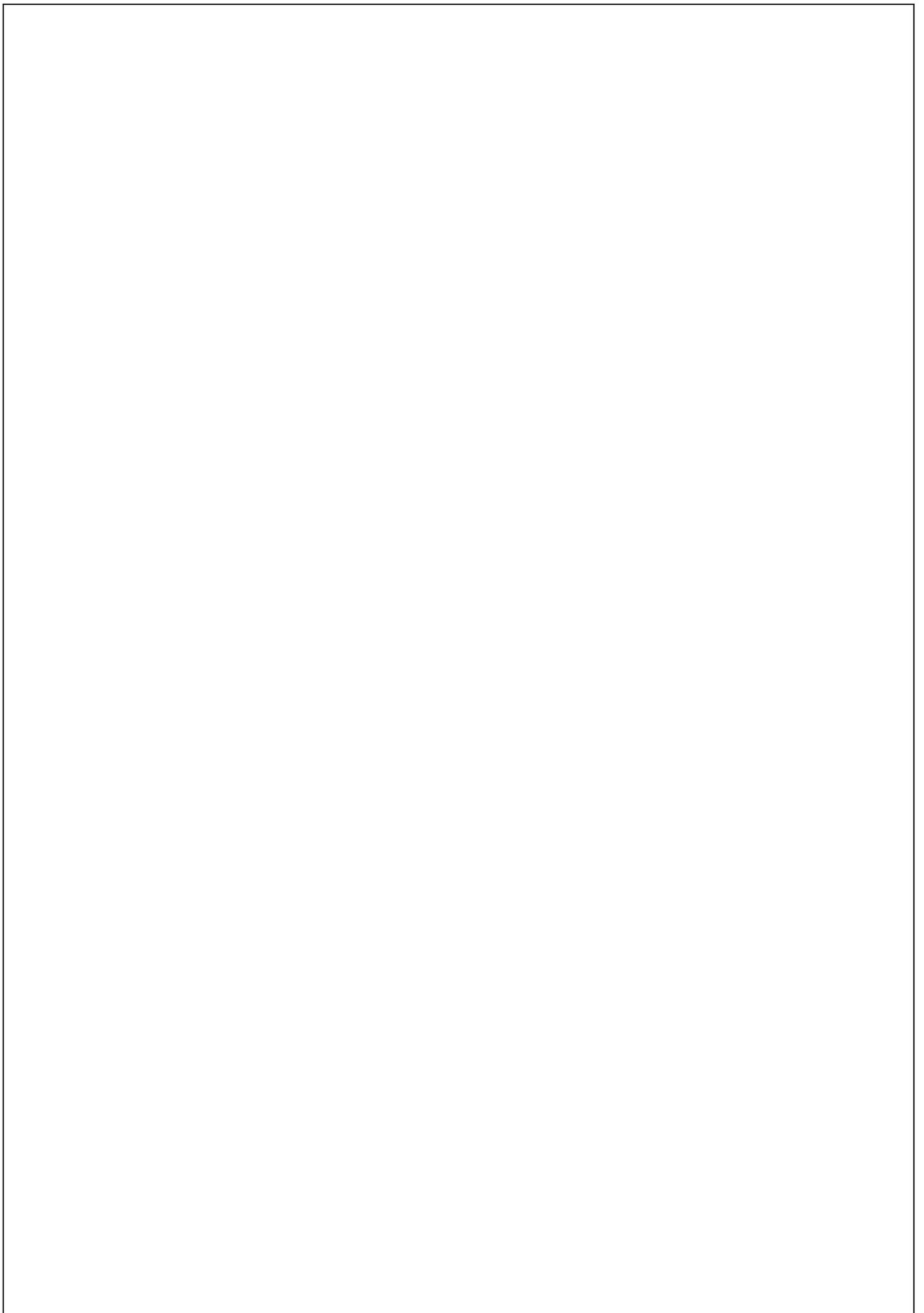


# **Cannington Parish Housing Needs Assessment**

## **2014**

### **Overview and Key Points**

**DISCUSSED AT CANNINGTON PARISH COUNCIL ON 8<sup>TH</sup>  
JULY 2014**



## **OVERVIEW**

Early 2014, Cannington Parish Council asked Sedgemoor District Council Affordable Housing Development Team (AFHDT) to carry-out a housing-need-survey of local people.

Results intended to help inform the emerging Cannington Neighbourhood Plan.

Not an opinion poll on housing, rather investigation into what (if any) unmet local housing need existed in the parish of Cannington.

Only responses to the assessment have been used to inform the conclusions of this report.

## **THE CANNINGTON HOUSING MARKET**

Cannington, the parish had a population of 2,271 (2011 Census).

Cannington (the village) is considered a rural settlement and in planning terms, is viewed as a KRS.

**Owner Occupation:** is the dominant tenure across the parish accounting for 71.05% of all homes. This compares to the Sedgemoor district average of 71.3%.

**Private Rented:** At 13.9% there is a modest private rented housing supply, which is below the Sedgemoor district average of 16%. This includes people occupying properties on a rent-free basis.

**Affordable Housing Households:** 141 affordable-housing units (2011). This equates to 15.05% (SDC average 12.7%) . This compares with the Sedgemoor district average of 12.7%. At 132 homes, the vast majority of the affordable housing stock is rented, with mere 9 properties provided on a shared-ownership basis (affordable homeownership).

Mismatch between current demand (household requirements) and current stock profile

Low churn rates, 11 in past 1½ years – almost exclusively homes for older people.

No local priority allocation policies in place.

## **KEY FINDINGS**

HNS offers a snap shot of the housing situation in the parish at the time of the survey.

20 survey forms received. All 20 respondents felt they had some form of unmet housing need.

54 CBL applicants seeking an affordable-home in Cannington – only 8 responded

Quantifiable affordable-housing need, 14

Potential affordable-housing need might be as high as 60

### **Cannington: Affordable Housing Need: 14 units**

#### **11 x Affordable Rented**

2 x 1-bed general need flats for rent;  
1 x 1-bed general needs flat (disabled adapted);  
1 x 2-bed general need flat for rent;  
5 x 2-bed houses for rent;  
2 x 3-bed houses for rent;

#### **3 x Affordable Homeownership or Self Build**

1 x 2-bed houses for AFH homeownership  
1 x 3-bed houses for AFH homeownership  
1 x 4-bed houses for AFH homeownership  
**Note:** each of the above has indicated an interest in self-build or custom build.

<b>Potential Combined Affordable Housing Demand</b>	<b>Minimum Bedroom Requirement</b>					Source: Homefindersomerset data base as at June 2014.
	Bedrooms Required	1	2	3	4	6
Assessed via HNS	3	4	1	0	0	HNS assessed & on CBL
Assessed via HNS	0	3	2	1	0	HNS assessed, not on CBL
No HNS Assessment	22	16	7	1	0	No HNS, but on CBL
<b>Potential Combined Totals</b>	<b>25</b>	<b>23</b>	<b>10</b>	<b>2</b>	<b>0</b>	<b>60</b>

## THE NEXT STEP TO ADDRESS LOCAL AFFORDABLE HOUSING NEED

In rural communities such as Cannington, new affordable housing projects historically receive greater levels of local support where the homes are for local people. A local housing priority (“preference”) can be secured by s106 agreement. This ensures that the housing is both affordable and secured in perpetuity; within the s106 Agreement there is usually a local connection definition.

**Reassessment of Local Housing Need:** Given the significant number of people registered for affordable-housing (on the CBL system) failed to respond to this survey:

1. Is Cannington Parish Council satisfied this report offers sufficient and robust evidence of unmet affordable-housing need?
2. Is there a case to contact non-responding CBL applicant’s to clarify what (if any) housing need and local connection each has?

**Establishing an Development Project Plan:** Assuming there is local commitment to tackle the under provision of affordable-housing (specifically for local people).

3. should this form part of longer term neighbourhood planning process or
4. a bespoke housing project with its own project plan?

**Finding a Site:** The AFHDT would normally spend time with PC members to carry out an initial site identification exercise. Include land both within and adjacent to the village development boundary, along with other potential opportunities such as empty properties.

5. We would normally recommend a public “call for sites” exercise.

**Delivery Options:** The scale

Policy D6 is a main-stream affordable-housing policy which would require any permitted development of 5 units or more to make an affordable-housing contribution. The precise level of affordable-housing provision will vary (between 15% and 40%) depending on a number of variables. There are no sites coming forward under this policy at this point-in-time.

Policy D7 is an exception policy, designed to specifically provide affordable-housing only. This policy permits housing development outside (albeit adjacent to) the village development boundary. Any housing development under this policy would secure the affordable housing in perpetuity and would require a significant injection of gap funding (almost usually from the public sector). This policy would effectively see 100% affordable-housing provision.

Policy P4 can be described as another exception policy, designed to specifically address a quantifiable unmet local housing need (invariable affordable-housing). This policy introduces the principle of open-market properties outside (albeit adjacent to) the village development boundary being built. The rationale of this policy is that sales receipts from the open-market properties will generate funds to pay for the affordable-housing units (no need for public sector gap funding required under D7). This policy would expect to see a minimum 40% affordable-housing provision.

**Delivery Models** (utilising policies D7 or P4)

6. Does Cannington Parish Council (CPC) have a preference for a particular policy or wish to retain an open mind?
7. Which development partners should CPC consider being involved? Where D7 is preferred, some form of specialist affordable-housing provider is recommended.
8. Would CPC wish to consider introducing other non-traditional models of affordable-housing provision such as some form of community led initiative (such community land trust) or self-build?

**FURTHER INFORMATION**

A limited number of copies of this report will be published. The report will be available on the Sedgemoor District Council web site [www.sedgemoor.gov.uk](http://www.sedgemoor.gov.uk).

If you would like to receive a copy of this report, you should contact

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