

Calne Community Neighbourhood Plan Review

Housing Needs Survey

1 The Survey

On behalf both Qualifying Bodies Calne Town Council and Calne Without Parish Council the Calne Community Neighbourhood Plan Steering Group (CCNPSG) successfully bid for [free technical support](#) through the [Locality Grants](#) programme for a Housing Needs Assessment for the plan area covering the period 2022 to 2036. This technical report will add local information to support housing policies for the Review of the Plan.

This is not a report about the level of housing allocation required in the plan period, that figure will be set by Wiltshire Council through its Local Plan. This survey work will look at existing house types and tenure, the needs of the current community going forward and the local definition of affordability.

To provide up to date, local data for the evidence base the technical support team from Aecom has recommended carrying out local housing need surveys, one for the town and one for the rural area. Examples of the output from the Rural Housing Need surveys can be seen on the Wiltshire Council website

https://www.wiltshireintelligence.org.uk/library/_rural-housing-need-survey/

The output from the surveys in conjunction with the desk top survey work by Aecom will produce a report similar in scope to this one done for Portishead

<https://www.portisheadplan.uk/documents/Portishead%20Housing%20Needs%20Assessment.pdf>

As an example, the questions used in the Portishead survey are included at Appendix 1

2 Housing Need

‘Housing need’ can be defined as the need for an individual or household to obtain housing that is suitable to their circumstances.

The survey seeks to identify existing households in the parish to provide a description of the current housing in the Parish and housing preferences into old age. It can also describe the levels of new housing, if any, which would be supported by respondents to the survey.

The survey can identify the overall need for both market and affordable housing in the Parish and a financial assessment can be made to determine the numbers of households who have a current need for new affordable housing.

3 Engagement

The survey is relevant to everyone living in the Parish, not only those who qualify for the Council Housing Waiting list. It will help identify those young adults living at home because of a lack of suitable accommodation, those who’s housing no longer meets their needs, in terms of space, layout etc, and those who might prefer to buy instead of rent.

A plan that delivers housing that is directly relevant to the needs of the local population should help achieve the aim to reduce out commuting and could allow locals to remain in the area.

4 Publicity

The value of the information gathered in a housing needs survey is dependent on the level of engagement achieved. The CCNPSG will make the surveys available through its website and advertise on its Facebook Page and supplement this with adverts on local social media platforms and the Villages Magazine and Derry Hill and Studley InSPIRE Magazine. Posters will also be available for noticeboards. It is planned that the survey will be “live” for about 3 weeks, the dates to be confirmed.

Councillors help is requested in reaching those areas and people not covered by these means, particularly those not likely to use the internet or social media and those who may not think the survey is relevant to them.

5 Costs

The cost of working with Aecom to draft the survey, putting the survey into an online format And getting the results to Aecom is covered by the already approved schedule of works for this stage of the Plan preparation from the CCNPSG appointed consultants Place Studio and can be covered by the Grants available from Locality. Any additional costs for printing copies of the survey or if the Council requires flyers to advertise the survey would be funded from the Council’s funds already set aside for the Neighbourhood Plan.

Requested that:

1. The Council note that the Housing Needs Survey will be taking place between the end of April and middle of May (Dates to be confirmed)
2. Councillors play an active role in promoting the survey and identify any areas of their community that the survey may not reach and suggest how they can better be engaged.

Appendix 1

Homes

We want Portishead to develop as a healthy, green and prosperous community through sustainable change. This means a town that grows sustainably with housing that meets the needs of the community.

The Neighbourhood Plan has the opportunity to influence the type, tenure and design of housing development in Portishead. North Somerset Council is currently undertaking a review of its policy framework which will include information about the level of growth for Portishead until 2038. Our Neighbourhood Plan can influence how that growth happens, and help to ensure that it meets the needs of our community whilst protecting and enhancing the aspects of our town that we value.

In order to do this, we need to understand the views and current and future housing needs of our community. Please help us to do this by completing the survey below!

Comment on this topic

How do you feel about current housing provision in Portishead? (Required)

- Smile – frown faces

Why do you feel this way? (Required)

- Limited variety
- Expensive
- Affordable
- Good availability
- Good variety
- Poor availability
- Other

Do you think the Neighbourhood Plan should allocate land to encourage more homes, and if so, what types of housing? (Required)

- 1. Market homes
- 2. Smaller market homes
- 3. No - Portishead already has enough housing
- 4. Flats
- 5. Affordable rented homes
- 6. Social rented homes
- 7. Discounted market homes (sold at more than 20% below market value)
- 8. Co-operative schemes (run by not for profit organisation)
- 9. Shared equity homes (part buy part rent)
- 10. Self build homes
- Other (please specify)

The following questions are more detailed and focused on evidencing specific local housing needs in Portishead. Please only answer the questions if they're relevant to you.

Do you or any member of your household want or need to move out of the property that you currently live in?

- Yes, to move out immediately
- Yes, possibly in the next year
- Yes, possibly in the next 2 years
- Yes, possibly in the next 5 years
- No, and unlikely in the next 2 years
- No, and unlikely in the next 5 years
- Other

If you answered yes, or possibly yes in the future, who is it that wants to move out?

- A single adult
- A family with children
- A single older person
- An older couple
- A young person under 25
- An adult couple
- Other

If you answered yes, or possibly yes in the future, why would you or your household member like to move out? Please select all that apply

- To downsize
- For a more affordable location
- For more bedrooms
- For specialist accommodation
- For employment reasons
- For more space
- For other reasons (childcare, study)
- Other

If you answered yes, or possibly yes in the future, what type of home are you looking for?

- Market rent
- Affordable or social rent
- Market housing
- Shared ownership
- Other

If you are seeking specialist accommodation which kinds are you looking for? Please select all that apply

- Assisted living
- Not applicable
- Affordable retirement housing
- Care home
- Bungalow
- Market retirement housing
- Other

If you answered yes, or possibly yes in the future, how many bedrooms are you looking for?

- 5 or more bedrooms
- 2 bedrooms
- 1 bedroom
- 3 bedrooms
- 4 bedrooms

- Other

If you answered yes, or possibly yes in the future, what kind of home are you looking for?

- Flat
- Terraced
- Detached
- Semi-Detached
- Other

If you answered yes, or possibly yes in the future, how long have you been looking for alternative accommodation?

Please select...Under a month1 to 6 months6 months to 1 year1 year or over Not yet started looking

If you answered yes, or possibly yes in the future, which bracket of property price would you consider yourself currently able to afford? Please select...£50,000 or below£50,000 to £100,000£100,000 to £150,000£150,000 to £200,000£200,000 to £300,000£300,000 to £400,000£400,000 to £500,000£500,000 to £750,000£750,000 to £1,000,000£1,000,000 or overNot applicable

If you answered yes, or possibly yes in the future, which bracket of rent per calendar month would you consider yourself able to afford? Please select...£250 or below£250 to £300£300 to £350£350 to £400£400 to £450£450 to £500£500 to £600£600 to £700£700 to £800£800 to £900£900 to £1000Over £1200Not applicable

If you answered yes, or possibly yes in the future, where are you planning to move?

- Other regions and nations of the UK
- Within North Somerset
- Within Portishead
- Wider Bristol City Region
- Rest of SW England
- Overseas
- Other

Are you on the housing register?

- Yes
- No
- Wish to be added to the housing register
- Other

What issues have you experienced whilst looking for alternative accommodation?
Select...

Any other comments?

Your comment will be public. Please don't mention any personal details.