

KIMPTON HOUSING NEEDS SURVEY FEBRUARY 2019 EXECUTIVE SUMMARY – FINAL 18/07/19

- The survey was conducted by Community Development Action Herts (CDA) during February 2019 in the Parish of Kimpton.
- The total numbers of completed survey questionnaires received was 273 – a response rate of 29.5% based on the 925 forms circulated or 32% of the 860 households given in the Census 2011. Relative to other surveys carried out in the county and regionally this is a good response rate.
- 86.5% of respondents said that they supported some form of affordable housing in the Parish. The largest percentage showing support was in the “As many as needed to fulfil the local need” category, at 39.5%.
- In the opinion of survey respondents, across all housing types the most frequently selected suggested tenure types were “Rent” 40% followed by “Sale” 34% with “Shared Ownership” at 26%.
- Housing for young people (50%), families (44%) and sheltered housing (47%) all received strong levels of support.
- Analysis of those locally reporting housing need and completing Section 2 of the Questionnaire revealed 47 potential households (gross), needing housing within five years. (This number is halved and rounded up in order to mitigate against households who will meet their housing needs elsewhere before new housing could be delivered).

CONCLUSIONS (IN FULL FROM REPORT)

1. We consider that there is some need for affordable housing in Kimpton in order to meet purely local needs. This assessment is based only on those who completed Section Two of the Housing Needs Survey questionnaire indicating a housing need and willingness to live within the Parish. The assessment does not include the needs of those people who expressed a preference for buying on the open market but who provided insufficient detail for their ability to do so to be assessed; it does include those who preferred to buy or part-buy whose income indicates that social housing (including shared ownership) would be the most suitable housing tenure(s) for them.
2. We recognise that whilst there is a strong level of support for affordable housing within Kimpton Parish, there was some opposition. There are general concerns expressed by residents in the Comments **Error! Reference source not found.** section of the survey particularly over the infrastructure of the village and its ability to cope with additional housing. Traffic and parking were raised as particular concerns. Environmental sustainability and energy efficiency is important to several contributors as is the need to ensure that the

character of Kimpton is respected in any future development. Some reported a desire to preserve the Green Belt.

RECOMMENDATIONS

3. Following general planning guidance this leads to a recommendation of up to **24 units**¹. There is evidence that there is also a need for suitable housing for the elderly and disabled. In order to serve the needs of the community, the following units could be considered to meet local need:

4 x 1 bed units (general needs rent), 2 x 1 bed (Shared Ownership)
2 x 2 bed units (general needs rent), 5 x 2 bed (Shared Ownership)
2 x 3 bed units (general needs rent), 4 x 3 bed (Shared ownership)
2 x 1 bed (Sheltered / adapted)
3 x 2 bed (Sheltered / adapted)

Table 1. Recommended units (net)

4. It is considered that the most significant need is for two bed accommodation as well as a smaller number of 1 and 3 bed households for people needing independent homes, physically adapted homes or cheaper homes.
5. Within this number, there is a need for alternative 1 and 2 bed sheltered accommodation for older people (including bungalows).
6. It is considered that the greatest tenure need is for affordable general needs rent however there is also a demand for shared ownership tenure which could be considered.
7. Discussions on finalising the size and tenure, as well as suitable sites etc, should take place with the Parish Council, the relevant Housing Association and Local Authority should a scheme go ahead.
8. There is sufficiently strong interest in community-led housing and self-build in the area that this could be further investigated as a means of delivering some affordable housing.
9. It is noted that there were respondents who suggested that they may be willing to make land within their ownership available for development if it is deployed for affordable housing. This should be further investigated.

¹ The gross need is halved in order to provide reassurance that there will be a residual unmet future local demand for projects that come forward to meet the need.