

HOUSING NEEDS POSITION ST IVE & PENSILVA PARISH APRIL 2023

1. The Homechoice Housing needs evidence for the Parish is as follows:

St Ive and Pensilva	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
Band A	3	0	1	0	0	4
Band B	0	0	1	0	1	2
Band C	4	2	2	1	0	9
Band D	1	4	0	0	0	5
Band E	18	11	7	0	0	36
Total	26	17	11	1	1	56

2. HomeChoice registered local housing need in the Parish is currently **56** households seeking affordable accommodation. Of these, 17 households are aged 55 or over requiring predominantly 1 and 2 bed accommodation (13x1bed, 3x2bed and 1x3bed).
3. Band E applicants on HomeChoice may have lower priority than other bands, despite being in housing need. Yet these households may possess potential to access Low Cost Homeownership as a means of addressing their housing needs. Appraising Band E applicants in this manner provides a broader understanding of intermediate need. There are currently **36** households in Band E who may be suitable for Low Cost Homeownerships such as Shared Ownership or Discount Market Sale.

Housing mix and tenure

4. Affordable housing provision should be aligned with the local housing need, taking into account the Council's evidence of housing need, any viability constraints and reflect the different markets in different value zones.
5. In September 2022 the Councils Chief Planning Officer Advice Note, 'Addressing Affordability' was published in order to respond to the housing crisis, sets out the following tenure proportions:
- In Value Zones 1 and 2: 60% social rented and 40% intermediate housing
 - In Value Zones 3, 4 and 5: 50% social rented and 50% intermediate housing
6. The parish of St Ive and Pensilva sits within Value Zone 4 and therefore requires the provision of 50% social rented and 50% intermediate housing.
7. The inclusion of 1.5 bed dwelling types is supported. This will enable accommodation that provides a small ancillary room for a carer or for homeworking, that is not considered a bedroom for rental charging purposes.