

Housing Need in Beenham:

Summary of responses to the survey

The Rural Housing Enabler's role is to work with rural Parish Councils to identify local housing needs and means of addressing them. Arlene Kersley is the Rural Housing Enabler for Berkshire working with Community Council for Berkshire. Arlene analysed the answers to the survey questionnaire and summarised the results as follows:

The survey questionnaire follows a national standard, agreed with the Parish Council and was delivered by Parish Council volunteers in April 2013 to all households in the Parish.

From the responses the following can be determined:

- 28% of the forms were returned (130/471 households).
- 73% (95) of the responses indicated that they would be in favour of development of a small scheme to meet local needs. 21% (27) were against.
- 11 of the returned responses represent a genuine need for an affordable home in Beenham; the West Berkshire common housing register indicates there are 19 households on the waiting list with a local connection.
- Of the 11, 10 are currently resident in Beenham, the other 1 has lifetime connections to the village
- There is considerable aspiration for home ownership, however little evidence that this is achievable given income and prices.
- The need is for a mix of social or affordable rented properties as well as some shared ownership properties.
- A rural exception site development of 6-8 units could help to provide more affordable and sustainable housing options for people in Beenham with the primary need for 1 and 3 bedroom properties.

A survey of this type provides only a snapshot in time. The findings are an indicator of current housing need in the parish. Any decision to progress towards development of a rural exception site requires the support of the parish council and further community consultation. While some sites were suggested in this survey, no landowners have been contacted and no sites have been assessed for suitability.

The Parish Council will decide what actions should be taken as a result of the analysis. For more information about Arlene's full report please contact the Chairman of Beenham Parish Council.