

ABX



For the attention of Becky
Guthrie

Please ask for: Isabel Cogings
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9 May 2019

Dear Sir/Madam

This is a Housing Need Statement for Bradwell to support the Bradwell SCR bid, which Derbyshire Dales District Council fully supports.

In September 2014, a Parish Housing Need Survey was undertaken in Bradwell by the District Council's Rural Housing Enabler. Although the survey is 5 years old, the District Council and the Peak District National Park Authority (PDNPA) would accept a 5 year old survey as evidence of housing need.

The following paragraphs contain excerpts from this Housing Need Survey:

The 2014 survey identifies that there are 47 households in housing need with a strong local connection to Bradwell Parish. 5 additional households have a housing need but do not meet the Peak Park's strict local connection occupancy clauses. New homes developed to meet local need in the Peak Park must be occupied by someone with a minimum 10 year local connection to the parish or adjoining parish.

In terms of tenure, the survey shows the need is predominantly for affordable rent, with some demand for shared ownership although, based on the financial information provided by survey respondents, this may not be a viable option.

The survey has identified a predominant need from single people, couples and smaller households for smaller homes and recommends that provision focuses on 2 bed 4 person with a local lettings policy attached to ensure that couples are eligible for these homes, and that some flats are provided for younger single people. As a result of this survey, 12 x 2 bedroomed 4 person houses have planning permission on the former Newburgh Engineering site, with the first 4 due early 2020.

Home-Options Data

Additional evidence of Bradwell's Housing Need is provided by Home-Options, the District Council's Housing Register (www.home-options.org).

**Paul Wilson MCD, Dip TP, Dip Mgmt, MRTPI
Chief Executive**

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Freedom of Information Act 2000

There are 94 households on Home-Options who live in Bradwell or one of its neighbouring parishes of Bradwell, Hathersage, Tideswell, Bamford and Hope. Despite extensive efforts over the past 10 years in Hathersage and Tideswell, we have been unable as yet to bring a scheme forward in these larger settlements, which indicates how difficult it is to build new homes to meet local need in our Peak Park villages and towns.

The predominant need is for rented accommodation through a housing association with a lesser need for shared ownership. The minimum bedroom need of the 94 households breaks down as follows: 1 bedroom x 54 households, 2 bedroom x 23 households, 3 bedroomed x 16 households and 5 bedroomed x 1 household. 38 of the households are families. A range of property types would help meet this need; the predominant need would be for 2 and 3 bedroomed houses, 1 and 2 bedroomed bungalows, as well as 1 bedroomed houses and or flats.

It is very difficult to build new homes for local people within the Peak District National Park, including Bradwell, that is why the proposal to purchase 12 family homes from Newburgh Engineering is so important and a unique opportunity to secure much needed affordable homes in perpetuity.

If you have any queries, please do not hesitate to contact me.

Yours faithfully



ISABEL COGINGS
RURAL HOUSING ENABLER
