
HOUSING NEEDS STUDY

1 BACKGROUND

- 1.1 To provide Members with an update on the Housing Needs Study.

2 HOUSING NEEDS STUDY - UPDATE

- 2.1 Members are advised that David Couttie Associates (DCA) have been appointed to undertake the Housing Needs & Market Assessment Study for the Thames Gateway – South Essex Sub Region.
- 2.2 Preparatory work is now proceeding in order to let the contract with a view to completion of the study by December 2004 to comply with Local Authorities timetables in respect of their Option Appraisal exercises.
- 2.3 DCA have been invited to attend this meeting to discuss issues Members raised previously about the proposed methodology in conducting the survey. For ease of reference a copy of the questions for the consultant are appended and have already been forwarded to DCA prior to this meeting.

3 RECOMMENDATION

- 3.1 It is proposed that the Sub-Committee **RESOLVES**

That the proposed methodology in conducting the Housing Needs Study together with the answers to the questions raised be noted.

G P Woolhouse

Head of Housing, Health & Community Care

Background Papers:-

None

For further information please contact Alex Coulson on:-

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APPENDIX

QUESTIONS TO BE ASKED OF THE CONSULTANT APPOINTED TO UNDERTAKE THE HOUSING MARKET ASSESSMENT AND NEEDS SURVEY RESEARCH PROJECT 2004 FOR THE THAMES GATEWAY SOUTH ESSEX SUB REGION

- How will the research establish an indication of needs of young people? Will the consultants be considering the future likely needs of those currently under 16 years old?
- Will the enquiries concerning the financial status take into account the earnings of partners, children in the household, tax paid, living expenses, pensions, benefits and other sources of income, including whether the survey will differentiate in respect of cash and cheque income?
- How will the accuracy of the responses received be verified? What level of confidence do the consultants attach to responses from those surveyed?
- Will the analysis of 'affordability' take account of the potential for people's financial circumstances to change over the period of the results of the study to be used?
- Would it be possible for the consultant to propose, with reasoning, a definition of affordability appropriate for the Council's area and if so, would that be based on national definitions?
- Will the consultants be able to comment on what is 'affordable' within this District compared to other parts of the country?
- What defined groups will be included with regard to 'vulnerable' people as outlined in 3.1 of the specification? Does the consultant propose to include all those groups listed in 4.5 of the ODPM Good Practice Guidance? Will additional groups be included? What is the consultant's view on excluding any of the groups from the study?
- Can the consultant explain how they will assist the Council in negotiating the provision of affordable housing on strategic and windfall housing sites as required in Section 3.1 of the specification?
- What area does the consultant envisage using in determining what 'local' income levels are?
- Does the consultant envisage making recommendations for cross border nominations to subsidised housing or shared housing registers?