

OVING PARISH PLAN

Action Point Template

Subject investigated: AFFORDABLE/SOCIAL HOUSING

Survey question numbers: Q7, Q9, Q10, Q46, Q47, Q64

Description of the perceived need:

There is no definite action to be drawn from the data: there is as much agreement on the state of social/affordable housing within the Parish as there is disagreement.

Question 10 was the most direct of all questions dealing with social/affordable housing within the Parish and it attracted 26 comments out of a total of 118 – a response rating of 22%. Of these comments: the majority (54%) were neutral (current levels of social/affordable housing are adequate); a large minority (31%) was for higher levels; and a smaller minority (15%) was in favour of lower levels.

Question 46 asked for feedback on services provided by external agencies and a similar spread of satisfaction was observed: the majority holding a neutral position; a large minority satisfied; and a lesser minority dissatisfied. However, as the total number of responses (147) was close to the total number of questionnaires returned (170), the majority response was most likely from people not living in the affected housing. Therefore, of those respondents most likely to be in social/affordable housing it would appear that 28 out of the 70 affected people (40%) were unhappy with the services provided. Some care and attention could be shown towards this significant minority group of people.

Of the free comment questions: there were four such questions and the total number of comments recorded was nine. Points of note include: the length of time spent by people on housing waiting lists is excessive; time to build/complete suitable housing schemes takes a longer than for standard housing schemes; and workers cannot afford to live near to their place of employment (whether this could include “key workers” is not possible to determine).

Summary of relevant survey data:

Q7 – If you are dissatisfied (with services provided by your landlord Q6) please tell us why.

(1 comment out of 33 total responses = 3%):

“Expensive! Cannot update/decorate property. No long-term security.”

Q9 – If yes, for how long have you/they been on the waiting list?

(4 responses):

	Number of respondents	Percentage of respondents
Less than 1 year	0	0%
1 – 5 years	1	25.0%
5 – 10 years	1	25.0%
10 years or more	2	50.0%

Q10 Do you have any comments about housing in Oving Parish, including large developments?

(26 comments out of 118 total responses = 22%):

Comment	Number of mentions
Adequate development in Oving already (small Housing Association sites)	14
Need more (affordable) housing in Oving	8
Need more privately owned housing – less social/affordable	4

Other comments:

“I support mixed housing and I am pleased that rented housing is available.”

“The ability for employers in the parish to replace mobile homes with more substantial (but perhaps time limited) homes to provide housing for people working permanently in the parish”

Q46 For each of these services provided, supported or maintained by other local agencies, please indicate how satisfied or dissatisfied you are with the quality of the service.

(147 comments out of 170 total responses = 86.5%):

Very Satisfied & Satisfied rating: 28.6%

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Provision of social/affordable housing	6 (4.1%)	36 (24.5%)	77 (52.4%)	16 (10.9%)	12 (8.2%)

Very Dissatisfied & Dissatisfied rating: 19.0%

Q47 Please tell us if you have any suggestions for improvements to any of these services.

(5 comments out of 63 total responses = 7.9%):

Not enough affordable/social housing and its becoming a sweetener every time developers get permission for a big development.

Please do something about the unbelievable time that nine social housing units have taken to complete – they are lying almost complete for months - soon they will be vandalised.

Gribble Lane affordable housing is a disgrace.

Affordable housing - satisfied within Oving village but not in parish as a whole.

We have made some improvements in social and affordable housing in recent years. More is needed.

Q64 What are the disadvantages to your business of operating in Oving Parish?

(one comment out of 25 total responses =4%):

Lack of affordable housing for staff

Description of response proposed:

OPC to determine further social/affordable housing needs within the

Parish.

OPC to investigate the possible needs of minority groups who are currently in, or awaiting access to, social/affordable housing that may be supported by further OPC actions and initiatives.

Feasibility of response:

Finding suitable sites for development is possible. Initiating dialogue with affected members of the community is feasible.

The agency which is ultimately responsible:

Chichester District Council Local Planning Authority, Registered Social Landlords.

Those who will benefit among the community:

Workers who have to live outside of the Parish as they cannot afford housing in/near the location of their employment. Anyone in shared or rented accommodation, or on a housing waiting list within the Parish.

Time frame and estimated costs if known:

Years, but unknown direct costs will be met by the developers. Some financing from the District Council may be available.

Plans already in process or proposed which may be relevant:

None