

WDCO Board Sep 2022

Housing Needs Survey 2021

Presentation

- Introduction
- Methodology
- Programme
- Results
- Phase 4 Proposed Unit mix



Introduction

The Principal Development Agreement specifies that the Council carries out a Housing Needs Survey before the design process for the new homes for each phase.

Local Plan sets out a preferred Housing mix

Phase 4

- Tenants from Phases 6 and 7
- Demolition 2025
- Handovers due 2028

Methodology

- Letter to all tenants
- Link to google form (questionnaire)
 - Household composition
 - Health status
 - Housing preferences
 - Current property
- Decant Team door knocking

Programme

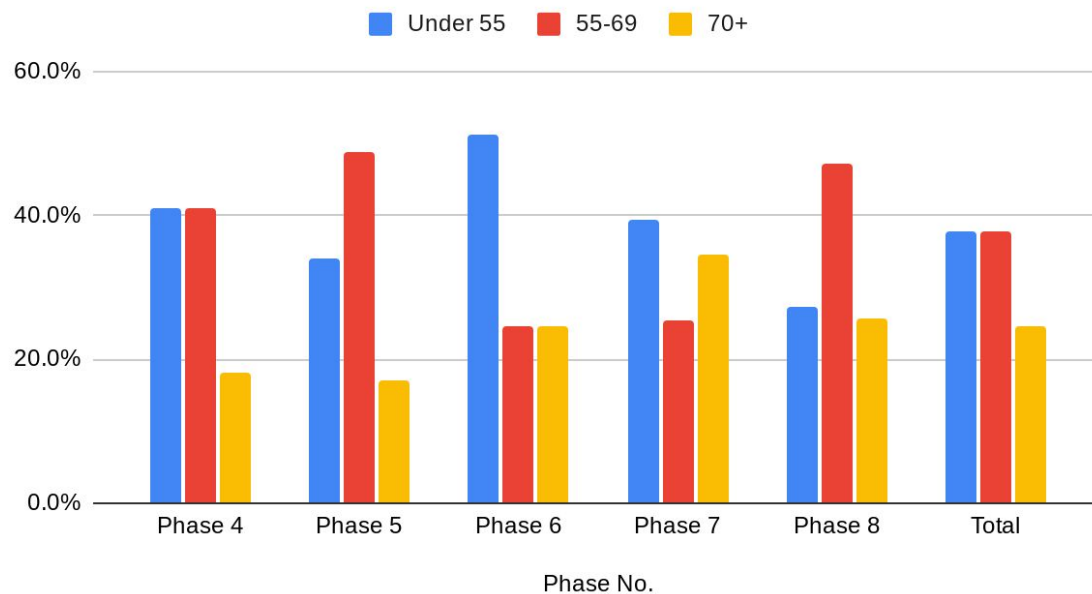
April 2021	Questionnaire drafted
Jun 2021	Questionnaire sent to all tenants phases 4-8
Aug 2021	Questionnaire submission deadline
Oct 2021	Analysis of results
Dec 2021	Results shared with Berkeley Homes
Jan 2022 - Apr 2022	<div>Design development<ul style="list-style-type: none">• First Design Committee April 2021• Workshop 17 - Massing & Height Masterplan/Phase Jan 2022• Workshop 29 - Flat layouts Phase 4 Jun 2022</div>

Survey response

Phase No.	No of tenants	Total responses received	%
Phase 4	35	22	63.0%
Phase 5	69	47	68.0%
Phase 6	59	45	76.0%
Phase 7	62	43	69.0%
Phase 8	104	55	53.0%
Grand Total	329	212	64.4%

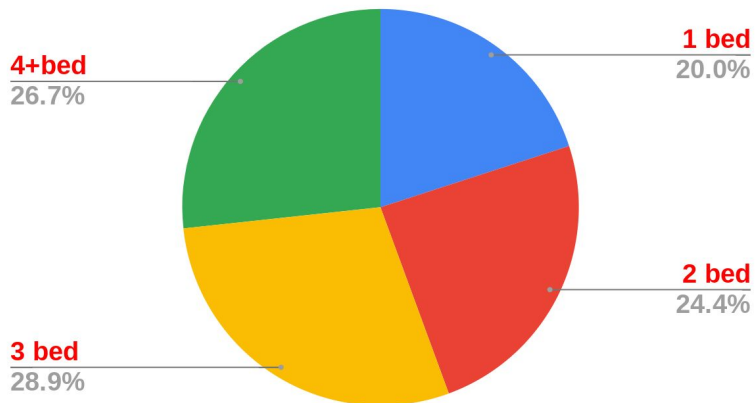
Age profile

Age profile



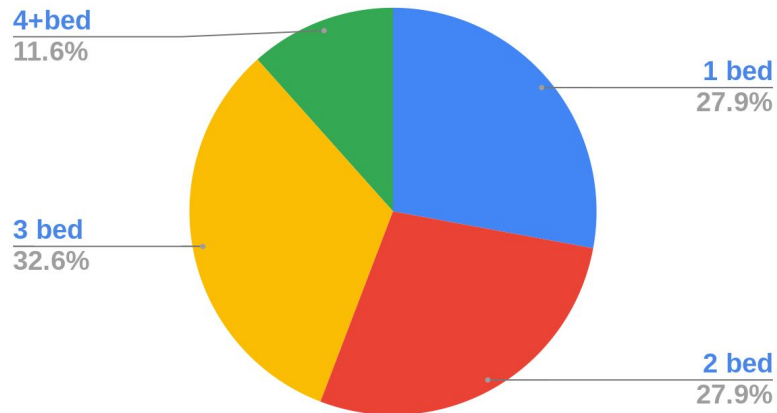
Indicative Housing Need

Phase 6



1 bed	2 bed	3 bed	4+bed
16	6	3	22

Phase 7



1 bed	2 bed	3 bed	4+bed
12	12	14	5

Phase 4 Indicative unit mix proposed in Social Rent

Phase 4	1	2	3	4	5	Total
Number	29	36	16	5	4	90
%	32	40	18	5	5	100

Comparison with Phase 3

Phase 3	1	2	3	4	5	Total
Number	37	48	24	8	0	117
%	29.4	38.1	19	5.6	0	100



Summary

Snapshot in time

Extrapolate over time as Phase 4 is programmed to be delivered in 2028

Allocations will be based on housing need and local lettings policy



