

## HOUSING NEED IN SHIFNAL

August 2015

This note presents evidence provided by Shropshire Council on housing need in Shifnal. This underpins Policy HG2 in the Neighbourhood Plan relating to housing mix and specifically the need for 1- and 2-bed properties.

As of August 2015, the Shropshire Council housing register identifies 126 households on the waiting list with a current address within Shifnal Parish. The 126 households have expressed a preference to remain living in the Parish.

### Requirement by bedroom

No. of bedrooms	No. of households
1-bed	75
2-bed	43
3-bed	3
4-bed	5

Source: Shropshire Council

Consultation was undertaken on needs with STAR Housing Association. They confirmed that the Spare Room Subsidy (commonly known as the 'bedroom tax') has had a significant impact. It was reported that STAR HA is now having problems in letting 3-bed properties, particularly in the Oswestry area. With the reduction in rent and proposed policy to sell high value properties, it is having to reconsider its planning for the future and particularly new development. STAR HA confirmed that 1-bed properties were now much more acceptable and that future new development would be high density 1- and 2-bed schemes.

### Priority of requirements

Priority	No. of households
Priority (highest need)	3
Gold	24
Silver	44
Bronze (lowest need)	55

Source: Shropshire Council

### Summary of requirements by number of bedrooms and priority

Band	1 Bed Need	2 Bed Need	3 Bed Need	4 Bed + Need	Totals
Total	75	43	3	5	126
Priority	1	1		1	3
Gold	18	5		1	24
Silver	27	14	1	2	44
Bronze	30	22	2	1	55

Of the 126 households, there are 36 households where the eldest resident is 60 years and over.

This data clearly identifies, the predominant need being for 1-and 2-bed properties. It is worth noting that the data provided relates to evidenced housing need and that Shropshire Council works on the basis of there being 'hidden' housing need, i.e. those who don't think of registering on the housing register.