



BCP Council

Affordable Housing Statement

Junction Road BH16

Leigh Jarvis a.c.i.a.t

BCP Building Development Manager

August 2023

Background

BCP Council has targets to build 15,000 new homes by 2026. This infill development will contribute towards achieving this target. BCP also aims to build high quality, energy efficient homes, designed to Nationally Described Space Standards (NDSS) to be able to provide families and individuals on the housing register with affordable and spacious homes. BCP aspire to reducing fuel poverty for our residents by using a fabric first approach. Contained within the 'Councils New Build Housing and Acquisitions Strategy CNHAS 2021-26' are plans to build 2,000 homes by 2031, with 1,000 being delivered within 5 years. This infill development of new homes will go towards this goal. Furthermore, within the councils 'Commitment to our communities 2021-26' strategy there are 5 priorities listed, which will be addressed within these developments:

- Meeting future growth needs
- Preventing homelessness and rough sleeping
- Improving housing options, opportunities and choice for all
- Empowering and co-creating neighbourhoods where residents wish to live in and be part of the community
- Improving safety and sustainability across BCP's housing

Affordable Housing Need

There is a need for affordable housing within the BCP area as detailed in Icenis report BCP and Dorset Local Housing Needs Assessment Nov 21* which states 'when looking at rented needs, the analysis suggests a need for 1,653 affordable homes per annum in BCP and 950 in Dorset; the Councils are therefore justified in seeking to secure additional affordable housing'. The report identifies a notable need for affordable housing, and it is clear that provision of new affordable housing is an important and pressing issue in the area.

Housing Designation

The site will have 3 no. 3 bedroom 5 person homes and 1no. 4 bedroom 6 person homes (M4/3) which will provide homes for families on the housing register.

Currently there are 2496 households on the housing register; 81% need general needs housing and 53% are families. These family homes will provide much needed affordable accommodation**. All homes are to be designed build to NDSS standards.

* <https://www.bcpCouncil.gov.uk/Planning-and-building-control/Planning-policy/BCP-Local-Plan/Evidence-based-studies/Housing/Docs/BCP-Dorset-LHNA-Final.pdf>

**figures accurate on 23-8-2023.