

Housing Needs Survey – 15 September 2025

1. Request

I was asked to check with B&NES strategic planning whether the definition of 'need' set out by CNB in the HNS survey would be accepted them.

2. B&NES Response

B&NES responded with the following statement:

"I've now discussed the report with colleagues in Housing Enabling. From their perspective, the key focus is on the specific evidence of affordable housing need, rather than the broader contextual information.

In that regard, the most relevant sections are:

Section 4.22, which identifies 6 households in affordable housing need based on the survey responses.

Section 4.23, which notes a further 6 households on the B&NES Housing Register who were not captured in the survey, though these would need to be verified.

Taken together, this suggests a potential need from up to 12 households, subject to confirmation of the register data. These sections would form the basis of any support from Housing Services for a rural exception site application.

We would recommend that the Parish Council contact the report authors directly to confirm and clarify the actual affordable housing need arising from the survey, to ensure the findings are fully understood and can be confidently used by the parish in future planning discussions and decision-making."

3. Understanding

The B&NES response was discussed with them and the following was clear:

- B&NES accept the CNB definition of need for the key calculations which identify the potential need for up to 12 households.
- B&NES identified 2 points in the HNS:
 - 1) Social Housing has not been fully covered
 - 2) Projections for future need should be questioned

4. Recommendation

The PC has already identified that the potential need from those in social housing needs deeper investigation, which has been discussed with CNB and can be addressed through the NP review.

Projections for potential need in the future have not been considered and should be addressed in the future when actual need can be considered then. Things change through time, so the basis of future need may or may not be correct – however this knowledge is not key to the NP review.

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B&NES have accepted the definition of need provided by CNB as regards the main HNS fundings.

Therefore it is proposed that the PC formally accepts the HNS.