

Public Consultation drop in event Affordable Housing in West Hallam

East Midlands Housing Association was pleased with the turn out at the drop in event held on 18th July 2011 at the Powtrell Pavilion, West Hallam.

Out of the population of 4829 (2001 Census) of West Hallam, 497 people attended to give their views on the development of affordable housing in West Hallam to meet the *identified need for 18 units of accommodation.

The following summarises the responses received from the written feedback received:

Feedback Analysis

Total visitors attending	497
Total responses to questionnaire	343
Of which	25 anonymous
Of which	1 form with no response

Expressions of interest in applying for housing	
On the day	10
Since 18 th July	3

Q1 Do you think affordable homes should be provided in West Hallam for local people who need them?		
115	Yes	34%
198	No	57%
20	Don't know	6%
10	No response	3%
Q2 Where a need for affordable housing is identified, planning policy does allow the development of affordable homes for local people on "green belt" land. Would you support this to meet the need currently identified in West Hallam?		
45	Yes	13%
277	No	81%
17	Don't know	5%
4	No response	1%
Q3 So far, two possible sites have been identified. Which do you think would be most appropriate to investigate further?		
12	Beech Lane	4%
60	High Lane West	17%
237	Neither	69%
20	No preference	6%
14	No response	4%

(*see West Hallam Housing Needs Survey 2010. Midlands Rural Housing in partnership with Erewash Borough Council)

Whilst some positive comments were received regarding the proposals the most stated comments/concerns expressed were

1. West Hallam is big enough/no need for affordable housing	53
2. People should live where they can afford to/we struggled without help/saved and came back to West Hallam	37
3. Use/develop affordable housing in Ilkeston or Heanor	36
4. Dissatisfaction with needs survey/non-receipt and/or dispute results	33
5. Affordable development is thin end of wedge/will open doors to further development	25
6. 18 units too many in one place/ghetto/dispersing would improve integration	16
7. Type of people/anti-social behaviour	16
8. Lettings criteria not strict enough/ would not be able to keep for local people only in long term	13
9. Existing facilities + infrastructure struggle to meet present needs (incl public Transport)	8
10. Consultation is pointless; decision has already been made	7
11. Will decrease property values of neighbouring properties	6

This analysis has been forwarded to the Parish Council and the residents group which formed to oppose the proposals. A press release will be issued to the Derby Telegraph and the Ilkeston Advertiser.

Numerous suggestions for alternative sites were received in response to the question asked regarding this. As a result, further investigation of the two sites at Beech Lane and High Lane West have been put on hold while EMHA works with the planning and housing staff at Erewash BC to investigate these alternatives.

Also, the bid made for grant funding for a scheme in West Hallam was not successful. Indeed, grant funding allocated for affordable housing in the East Midlands region as a whole has been vastly reduced from previous years. To be able to proceed with a development, a further bid for grant will have to be made whenever grant funding is made available for Housing Association bids.