

Tustin Estate Low Rise
Starting the Conversation Questionnaire
Housing Need Summary as at 10th February 2020

1. The current property sizes on the estate compared to the housing need of the tenants is set out below. Homeowners are included and their need is equated to the same size property that they currently own.

	Bowness House	Heversham House	Hilbeck Close	Kentmere House	Manor Grove	Total
Properties in the Block	34	98	32	38	49	251
Tenants	19	71	27	36	18	171
Leasehold	15	27	5	2	n/a	49
Freehold	n/a	n/a	n/a	n/a	31	31
Current Bedroom Sizes						
Bedsit Tenanted	n/a	13	24	12	n/a	49
One Bed Tenanted	n/a	n/a	3	24	n/a	27
Two Bed Tenanted	n/a	21	n/a	n/a	10	31
Three Bed Tenanted	19	37	n/a	n/a	4	60
Four Bed Tenanted	n/a	n/a	n/a	n/a	4	4
Bedsit Homeowner	n/a	7	4	n/a	n/a	11
One Bed Homeowner	n/a	n/a	1	2	n/a	3
Two Bed Homeowner	n/a	4	n/a	n/a	15	19
Three Bed Homeowner	15	16	n/a	n/a	7	38
Four Bed Homeowner	n/a	n/a	n/a	n/a	9	9
Current Bedroom Need						
One Bed Tenanted	0	13	25	31	n/a	69
Two Bed Tenanted	5	16	n/a	4	9	32
Three Bed Tenanted	13	35	2	1	6	59
Four Bed Tenanted	1	6	n/a	n/a	3	10
Five Bed Tenanted	n/a	1	n/a	n/a	n/a	1
Bedsit Homeowner	n/a	7	4	n/a	n/a	11
One Bed Homeowner	n/a	n/a	1	2	n/a	3
Two Bed Homeowner	n/a	4	n/a	n/a	15	19
Three Bed Homeowner	15	16	n/a	n/a	7	38
Four Bed Homeowner	n/a	n/a	n/a	n/a	9	9

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2. Ullswater House has not been included as it is not self contained accommodation. Residents in Ullswater House are on the housing register and are included in the figures set out in 6 below. In respect of the replacement of the 47 homes at Ullswater House, we will not be replacing like with like as they are not self contained. If we replace them in proportion to the current tenanted need on the estate it would mean that we need 218 replacement council homes as follows:

- 1 bed need – 69 homes required – 40% – plus 18 homes to replace Ullswater = 87 replacement one bed roomed homes
- 2 bed need – 32 homes required – 19% – plus 9 homes to replace Ullswater = 41 replacement two bed roomed homes
- 3 bed need – 59 homes required – 34% – plus 16 homes to replace Ullswater = 75 replacement three bed roomed homes
- 4 bed need – 10 homes required – 6% – plus 3 homes to replace Ullswater = 13 replacement four bed roomed homes
- 5 bed need – 1 homes required – 1% – plus 1 home to replace Ullswater = 2 replacement five bed roomed homes

3. Transfer Applicants in Ambleside Point. The rehousing needs for tenants in Ambleside who want to move is as follows:

• One Bed Need	1
• Two Bed Need	2
• Three Bed Need	9
• Four Bed Need	0
• Five Bed Need	1
• Six Bed Need	1

4. Transfer Applicants in Grasmere Point. The rehousing needs for tenants in Grasmere Point who want to move is as follows:

• One Bed Need	3
• Two Bed Need	0
• Three Bed Need	4
• Four Bed Need	4

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5. Transfer Applicants in Windermere Point. The rehousing needs for tenants in Windermere Point who want to move is as follows:

• One Bed Need	1
• Two Bed Need	2
• Three Bed Need	3
• Four Bed Need	1

6. There are currently 43 applicants on the Housing List living on the Tustin Estate as follows:

	Ambleside Point	Bowness House	Grasmere Point	Heversham House	Hilbeck Close	Kentmere House	Manor Grove	Ullswater House	Windermere Point
Housing Need									
• One Bed Need	1	1	0	3	1	0	2	6	2
• Two Bed Need	1	0	0	2	0	2	0	11	3
• Three Bed Need	0	0	1	0	0	0	0	4	1
• Four Bed Need	0	0	1	1	0	0	0	0	0

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7. There are currently 53 residents living in the low rise where the make up of the households is entirely of residents over 55 as follows:

	Bowness House	Heversham House	Hilbeck Close	Kentmere House	Manor Grove
Housing Need					
• One Bed Need Tenanted	0	2	5	9	0
• Two Bed Need Tenanted	1	9	0	0	5
• Three Bed Need Tenanted	1	5	0	0	1
• One Bed Need Homeowner	0	0	2	1	0
• Two Bed Need Homeowner	0	0	0	0	4
• Three Bed Need Homeowner	2	0	0	0	1
• Four Bed Need Homeowner	0	0	0	0	2