

Local Plan & Neighbourhood Plans

- Hexthorpe & Balby North is defined as one of the connected districts arranged around the town centre forming part of the 'Main Urban Area' in the local plan.
- It has therefore been allocated housing sites for new homes within the area with some local need also being met by developments nearby in Balby South.
- This site is inside the existing development boundary, owned by the Council and available as a 100% Affordable Housing to meet the local need as part of the Council New Build programme.
- Hexthorpe and Balby North does not have a Neighbourhood Plan.

Housing Need Study 2019

- Net Affordable Housing Need (AHN) for Hexthorpe & Balby North per year is 56, broken down into 18 for 3 bed houses, 13 for 2 and 3 bed flats, 7 for 1 and 2 bed houses, 6 for 1 bed and 2 bed bungalows, 4 for 1 bed flats and 1 for 1 bed house. This is the 3rd highest need for a Ward in Doncaster.
- No older people's affordable housing need identified.

Council stock bidding data (Nov 2020 – Nov 2021)

- 3-bed houses get the most average bids (76.2) – a much higher figure than the average for the whole of Doncaster.
- Second highest was 2-bed bungalows (38) – again a higher figure than the average for the whole of Doncaster.
- Third highest was 2-bed houses (22.3), closely followed by 1-bed bungalows with 19.1.

Hexthorpe and Balby North						
Type	Total Adverts	Total Bids	Avg Bids	Most Bids	Direct Matches	Fewest Bids
Bungalow (1 bed)	14	268	19.1	29	0	11
Bungalow (2 bed)	3	76	38	60	1	16
Flat (1 bed)	13	173	13.3	48	0	4
House (2 bed)	6	134	22.3	36	0	8
House (3 bed)	5	381	76.2	114	0	42

Housing Register

- 469 households selected Hexthorpe & Balby North as an Area of Preference, 126 currently live in the ward and 343 want to move to the Ward (shows some demand).
- Of these 126, only 11 households would consider Shared Ownership and 23 households have a Physical Disability.
- 45 households (35%) are over 55 years old.
- 19 households (15%) are single and under 35 and can therefore bid only on a shared property (if they are on benefits).
- Of the 126 households (27%) currently living in Hexthorpe & Balby North, most are eligible to bid on 1 & 2 bed homes. 1 bed: 79 (62%), 2 bed: 35 (28%), 3 bed: 12 (10%).
- Priority status/bands: The majority (72%) are low need (bronze or below).
Platinum: 4 (4%), Gold: 14 (12%), Silver: 13 (12%), Bronze: 49 (35%), General/Open Market: 42 (33%), Transfer: 4 (4%).
- Age Breakdown is weighted towards younger households. 18-34yrs (23, 18%), 35-54yrs (58, 46%), 55-74yrs (30, 24%) and 75-94yrs (15, 12%).
- 116 registered households have never bid on any properties (24.5%), 293 have bid in the last 12 months (62.5%).

Council Housing Allocations data

- In the year to Nov '21 (of the Households who already live in Hexthorpe & Balby North) 14 households placed bids on and accepted properties in the ward with a further 27 households moving into the Ward from elsewhere in Doncaster.

Demographic Profiles and deprivation data – Hexthorpe and Balby North Indices of Multiple Deprivation (IMD) data

- In 2019 the overall IMD Decile was 1.0 out of 10 (1 being most deprived), therefore, Hexthorpe & Balby North is in the worst 10% of the country. Living Environment is improving and Income and Health stayed the same, however, most IMD sub-domains got worse (Barriers to Housing & Services, Crime, Employment and Education, Skills & Training) in 2019 compared to 2015.
- The Lower Super Output Areas (LSOAs) in Hexthorpe & Balby North range from the 6th decile to the 1st decile (1st = worst and 10th = best).

Affordable Stock

- There are 431 social housing properties in Hexthorpe & Balby North; of which 289 are council-owned and 142 are Housing Association homes.
- 33% are Bungalows
- 34% are Houses
- 32% are Flats

Localities Intelligence

- Doncaster Talks 2019 Ward-level analysis gave no indication of a wish for a focus on more housing, nor so for a restriction on housing. Resident views focused on making the area cleaner and less fly tipping and improving community services.
- **Like:** Good access to the town centre, good areas of green space, good community spirit and lots of local amenities and groups.
 - **Improve:** Cleaner streets and less fly-tipping, ASB in the local area, Local community services and more stuff for people to do.
 - **Focus:** More activities to bring people together on leisure and culture, cleaner streets and less fly tipping, better job opportunities and investment in the town centre (too many empty shops).