

- Bessacarr 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 a number of housing sites for new homes within the area with some local need also being met by developments nearby in Cantley, Lakeside and Wheatley.
- This site is inside the existing development boundary, owned by the Council and available as 100% Affordable Housing to meet the local need as part of the Council New Build programme.
- Bessacarr does not have a Neighbourhood Plan.

- Net Affordable Housing Need (AHN) for Bessacarr settlement per year is 68, broken down into 41 for 2 bed houses and bungalows, 12 for 3 bed houses, 11 for 1 bed flats, 5 for 4 bed houses. This is the 2nd highest need of all the Wards throughout Doncaster.
- There was no older people's affordable housing need identified by the Housing Need Study. But there was a need of around 80 (over 5yrs) for open market older people's housing; most of which were for 1, 2 or 3 bed bungalows and some 2 and 4 bed houses.

- 3-bed houses get the most average bids (342) – a much, much higher figure than the average for the whole of Doncaster.
- Second highest was 2-bed flats (158.5) – again a much higher figure than the average for the whole of Doncaster.
- Third highest was 2-bed houses (133) – again much higher than the average for the whole of Doncaster.

Type	Total Adverts	Total Bids	Avg Bids	Most Bids	Direct Matches	Fewest Bids
Flat (2 bed)	2	317	158.5	170	0	147
House (2 bed)	1	133	133	133	0	133
House (3 bed)	1	342	342	342	0	342

- 964 households selected Bessacarr as an Area of Preference, 318 currently live in Bessacarr and 646 want to move to Bessacarr (shows high demand).
- Of these, 49 households (15%) would consider Shared Ownership, 7 households are wheelchair users, 55 households (17%) have a Physical Disability and only 8 households have a Learning Difficulty.
- 99 households (31%) are over 55yrs old (quite high).
- 53 households (17%) are single and under 35 and can therefore bid only on a shared property (if they are on benefits).
- Of the 318 households (33%) currently living in Bessacarr, most are eligible to bid on 1 & 2 bed homes. 1 bed: 166 (52%), 2 bed: 104 (33%), 3 bed: 41 (13%) and 4 bed: 7 (2%).
- Priority status/bands: The majority (56%) are low need (bronze or below).
Platinum: 30 (3%), Gold: 72 (8%), Silver: 110 (11%), Bronze: 365 (40%), General/Open Market: 72 (8%), Transfer: 77 (8%).
- Age Breakdown is weighted towards young to middle aged households. 18-34yrs (82, 26%), 35-54yrs (138, 43%), 55-74yrs (75, 24%) and 75-94yrs (26, 8%).
- 198 registered households have never bid on any properties (20%). 365 have bid in the last 12 months (50%).

- In the year to Nov 2021 only 3 properties were advertised with 3 households moving into Bessacarr from elsewhere in Doncaster.

- In 2019 the overall IMD Decile was 6.0 out of 10 (1 being most deprived), therefore, Bessacarr is in the worst 60% of the country. Income and Living Environment are improving however Access to Housing and Services, Health, Crime, Education, Skills and Training got worse in 2019 compared to 2015.
- The Lower Super Output Areas (LSOAs) in Bessacarr range from the 8th decile to the 1st decile (1st = worst and 10th = best).

- There are 1,030 social housing properties in Bessacarr & Cantley; of which 1,003 are council-owned and 127 are Housing Association homes.
 - 38% are Bungalows
 - 46% are Houses
 - 16 % are Flats

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 tackling crime.

- **Like:** Safe and Quiet; Parks and Green Spaces; Access to Amenities; Good Transport Links.
- **Improve:** ASB linked to substance misuse; Town Centre and Empty Shops; Cleaner streets and less litter.
- **Focus:** Town Centre Regeneration; Crime, ASB and Policing; Community Cohesion.