

- Edlington is deemed a 'Service Town/Large Village' in the Local Plan
- It has therefore been allocated a number of housing sites for new homes within the area with some local need being met by developments nearby in Warmsworth, Balby, Conisbrough and Denaby.
- Edlington has a Neighbourhood Development Plan (NDP) and a Masterplan in development. The NDP (2016-32) says there are sufficient housing commitments to meet the Local Plan requirements so no extra sites are identified. It says developments should provide a mix of property types, sizes, price & tenures including homes that are affordable to a wide section of the population. Larger homes (3 or 4 beds) should be prioritised as well as smaller homes suitable for older people. Smaller market homes (2 bed), especially those suitable for older people, are encouraged close to the town centre and larger homes (3-4 bed) on other sites.

- Net Affordable Housing Need (AHN) for the Edlington & Warmsworth Ward per year is 17, broken down into 6 for 2/3 bed flats, 5 for ½ bed houses, 4 for 1 bed flats, 1 for 3 bed houses, 4+ bed houses and 2 bed bungalows.
- No older people's affordable housing need identified. There is a need for 14 properties (over 5yrs) for open market older people's housing; all of which were identified as flats.

- 3-bed houses get the most average bids (100) – a higher figure than the avg for the whole of Doncaster
- Second highest was 2 bed flats (68) – more than twice the borough avg
- 2 bed bungalows and 2 bed houses ranked 3rd highest with avg bids of 38 and 30, respectively
- The bid rate for bungalows is slightly higher than the borough avg

Type	Total Adverts	Total Bids	Avg Bids	Most Bids	Direct Match	Fewest Bids	Avg Bids (all)
Bungalow (1 bed)	14	203	15	34	0	2	12
Bungalow (2 bed)	10	178	36	55	5	15	26
Flat (1 bed)	8	143	18	31	0	2	13
Flat (2 bed)	8	474	68	115	1	6	26
House (2 bed)	6	117	30	40	0	10	37
House (3 bed)	8	803	100	230	0	44	84

- 497 households selected Edlington as an Area of Preference, 278 currently live in Edlington and 219 households want to move to Edlington.
- Only 42 of these households would consider Shared Ownership; 14 households are wheelchair users; 73 households have a Physical Disability and 27 households have a Learning Difficulty.
- 146 households (29%) are over 55yrs old. 149 households are single and under 35.
- Of the 278 households currently in Edlington, most are eligible to bid on 1 & 2 bed homes. 1 bed: 149 (54%), 2 bed: 97 (35%), 3 bed: 30 (11%), 4 bed: 2 (1%).
- Priority status/bands: The majority (75%) are low need (bronze or below banding).
Platinum: 9 (3%), Gold: 24 (9%), Silver: 38 (14%), Bronze: 127 (46%), General/Open Market: 39 (14%), Transfer: 41 (15%).
- Age Breakdown is weighted towards younger households. 18-34yrs (105, 38%), 35-54yrs (90, 32%), 55-74yrs (62, 22%) and 75-94yrs (21, 8%).
- 80 registered households have never bid on any properties (28%), 131 have bid in the last 12 months (47%).

- In the year to Oct 2021 (of the Households who already live in Edlington) 48 households (98%) placed bids on and accepted properties in Edlington with only 1 household moving elsewhere out of Edlington (2%). This indicates that households who live in Edlington want to remain in Edlington and not move elsewhere.

- In 2019 the overall IMD Decile was 2.0 out of 10 (1 being most deprived), therefore, Edlington is in the worst 20% of the country. Employment and Living Environment are improving however Access to Housing and Services, Health, Crime, Skills and Training got worse in 2019 compared to 2015.
- Housing & Services and Living Environment scored 7.8 and 7.5 respectively out of 10 in 2019.
- The Lower Super Output Areas (LSOAs) in Edlington range from the 3rd decile to 1st decile (1st = worst and 10th = best).

- There are 894 social housing properties in Edlington; of which 652 are council-owned and 242 are Housing Association homes.
 - 250 (28%) are Bungalows (125 (14%) are 1 bed, and 125 (14%) are 2 bed); but there are 146 people aged 55+ on the Housing Register and 1 bed bungalows get less than half the bids on average as 2 bed bungalows
 - 25% are flats (10% 1 bed, 15% 2 bed),
 - 46% are Houses (14% 2 bed, 31% 3 bed).

Between October 2020 and October 2021 there were only 48 (7%) properties re-let from the existing social housing stock

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, improving community safety/tackling crime and ASB.

- **Like:** Community, friendly, Neighbours, Parks and greenspaces, Quiet;
- **Improve:** ASB including gangs and youth, bikes; Police presence and response; Litter and cleanliness
- **Focus:** Investment in local economy, jobs, town centre and business diversity; Police on streets; Crime and ASB; Youth Services

