

- Blaxton is one of the 40 defined villages in the local plan.
- It has therefore no allocated housing sites for new homes within the area. Local need will be met by developments nearby in Hayfield Green, Auckley and Finningley.
- This Council 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.

- Net Affordable Housing Need (AHN) for Blaxton settlement per year is 1, broken down into 1 for 2 bed houses.
- Net AHN (over 5 years) for Older People's Affordable Housing is 4.

- There are only 17 social properties in Blaxton, therefore, re-lets/turnover is very low.
- 1-bed bungalows get the most average bids (39).

Type	Total Adverts	Total Bids	Avg Bids	Most Bids	Direct Matches	Fewest Bids
Bungalow (1 bed)	1	39	39	39	0	39

- 269 households selected Blaxton as an Area of Preference, only 22 currently live in Blaxton and 247 want to move to Blaxton (shows very high demand).
- Of these, 33 households (12%) would consider Shared Ownership, 7 households are wheelchair users, 46 households (17%) have a Physical Disability and 15 households have a Learning Difficulty.
- 108 households (40%) are over 55yrs old (quite high).
- 42 households (16%) are single and under 35 and can therefore bid only on a shared property (if they are on benefits).
- Of the 22 households (8%) currently living in Blaxton, most are eligible to bid on 1 & 2 bed homes. 1 bed: 10 (45%), 2 bed: 11 (50%) and 3 bed: 5 (5%).
- Priority status/bands: The majority (73%) are low need (bronze or below).
Gold: 2 (9%), Silver: 4 (18%), Bronze: 11 (50%), General/Open Market: 3 (14%), Transfer: 2 (9%).
- Age Breakdown is weighted towards young to middle aged households. 18-34yrs (55, 20%), 35-54yrs (108, 40%), 55-74yrs (81, 30%) and 75-94yrs (28, 10%).
- 28% of registered households have never bid on any properties, 50% have bid in the last 12 months.

- In the year to December 2018 only 1 be bungalow was advertised with 1 household moving into Blaxton from elsewhere in Doncaster.

- In 2019 the overall IMD Decile was 8.5 out of 10 (1 being most deprived), therefore, Blaxton is in the best 15% of the country. Living Environment scores 10 out of 10, with Income 8.5, Education, Skills and Training 8. However, Access to Housing and Services only scores 6.5 with Health deprivation scoring only 6 and Crime 7.
- The Lower Super Output Areas (LSOAs) in Blaxton range from the 6th decile to the 10th decile (1st = worst and 10th = best).

- There are only 17 social housing properties in Blaxton; all of which are council-owned.
 - 35% are Bungalows
 - 41% are Houses
 - 24 % 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:** Good Community Spirit; Access to parks and open spaces; Good transport connectivity.
- **Improve:** Parking and Quality of roads and footpaths; Fly tipping; Reduce Crime and ASB.
- **Focus:** Reduce Crime and ASB; Reduce litter and cleanliness; Improve town centre.