



**Housing Needs Survey Report
for
Newbold Pacey & Ashorne
Parish Council**

July 2017

(Re-issued July 2019 with Addendums)

**Analysis by Sarah Brooke-Taylor
Rural Housing Enabler, WRCC**

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Addendum 1) provided to parish council October 2017

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1. Introduction

Newbold Pacey & Ashorne Parish Council commissioned a local Housing Needs Survey which was distributed in May 2017 with a deadline return of 17th June 2017.

The aim of the survey was to collect local housing needs information within and relating to Newbold Pacey & Ashorne parish.

The survey form was a standard document used in parishes across Stratford district and a copy was hand-delivered to every home in the parish. Additional copies were available for people not currently living in Newbold Pacey & Ashorne parish but with a strong local connection. A copy of the covering letter and survey form can be seen as Appendices A1 and A2 to this report.

All households were requested to fill out Part 1 of the survey form. Part 1 is designed to collect information on household composition and property tenure, type and size, and gives residents an opportunity to comment on the perceived lack of facilities and housing in the parish. It also asks whether any member of the household has left the parish to find affordable or suitable accommodation and whether or not respondents would be in favour of a small scheme of new homes to meet locally identified housing needs.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were returned by Freepost envelope direct to the Rural Housing Enabler and analysis of the information provided took place in June 2017.

2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. For example, it encourages communities to “plan positively for local development, shaping and directing development in their area ...”

At a local level, Stratford-on-Avon District Council has adopted a new local plan to guide development in the district up to 2031. Amongst other things this new plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys.

Your community can choose to promote a ‘local needs scheme’ in its own right, relying on policies in the local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing. Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,

- The scheme has been initiated from within the local community and has the support of the relevant Parish Council,
- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a ‘Section 106 Agreement’, which limits occupation of the homes, including any local market homes, to people with a defined local connection.

‘Affordable housing’ is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a ‘shared owner’ buys a share of the property, typically 50% initially, and pays rent on the remaining share. A ‘shared owner’ can usually increase their share of the property.

3. Results – Contextual Information

120 Housing Needs Survey forms were distributed and 35 completed forms were returned, equating to a response rate of 29.17%. This level of response is considered to be a good achievement for a survey of this type because people generally respond for one of three reasons:

1. To express a housing need,
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

For the purposes of this report the term “respondent” refers to an individual survey form.

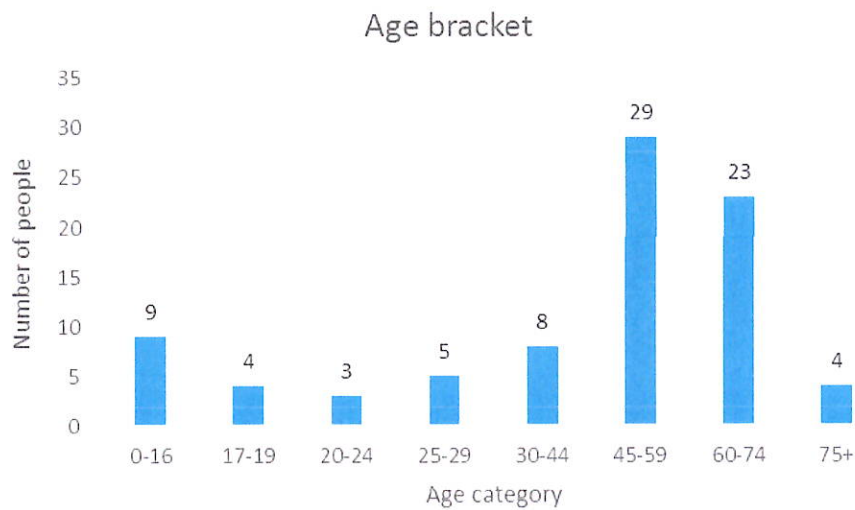
Q1: Your household

This question asked respondents to “specify the number of people in your household that fall into each age category”.

i) Age bracket

There were 35 responses to this question and the following chart shows the age profile of 85 people.

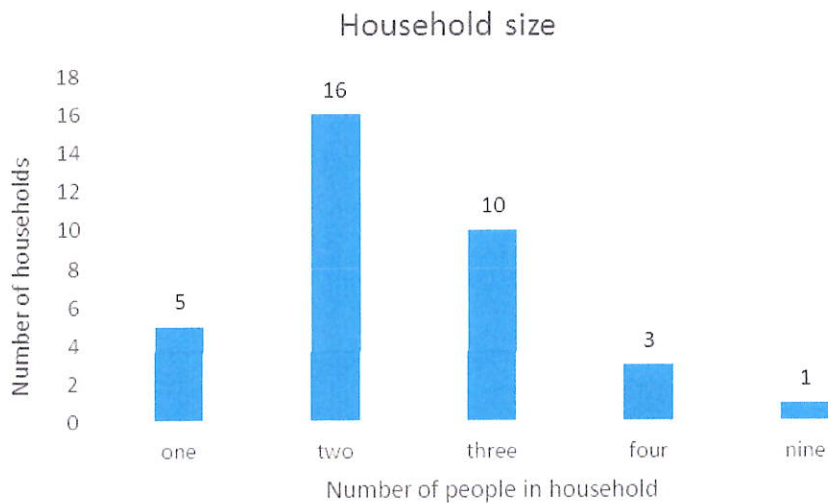
The chart shows an ageing population, with 56 of the 85 people aged 45 and above. The age groups 17-19 years, 20-24 years and 25–29 years are small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



ii) Household size

The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart.

The survey results show a mean average household size of 2.43 persons per dwelling which is very close to the 2011 Census which gives us a mean average of 2.62 people (267 usual residents divided by 102 dwellings).

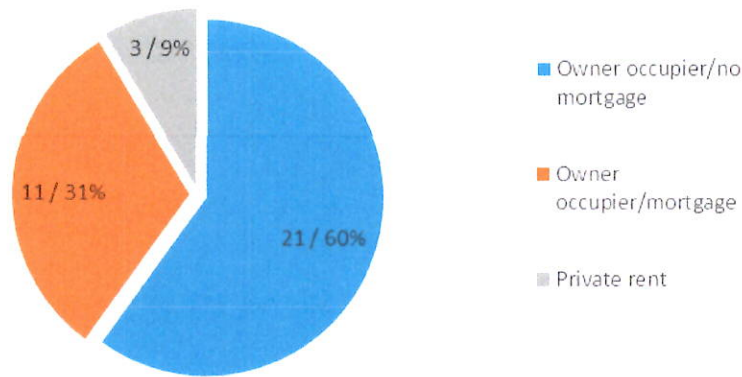


Q2: Your current housing circumstances

iii) Dwelling tenure

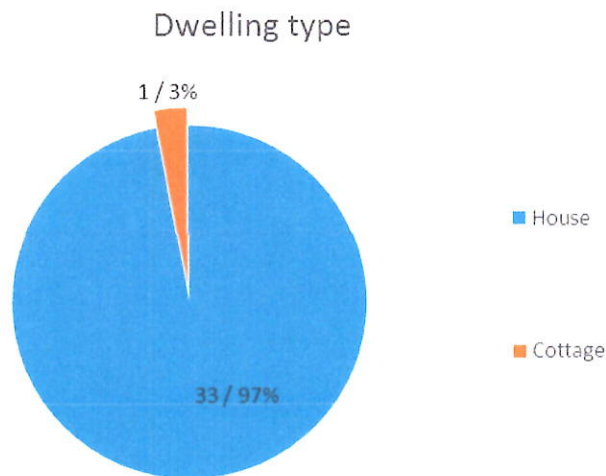
The following chart shows the dwelling tenure profile of the 35 survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent the majority, with 91% of the total.

Dwelling tenure



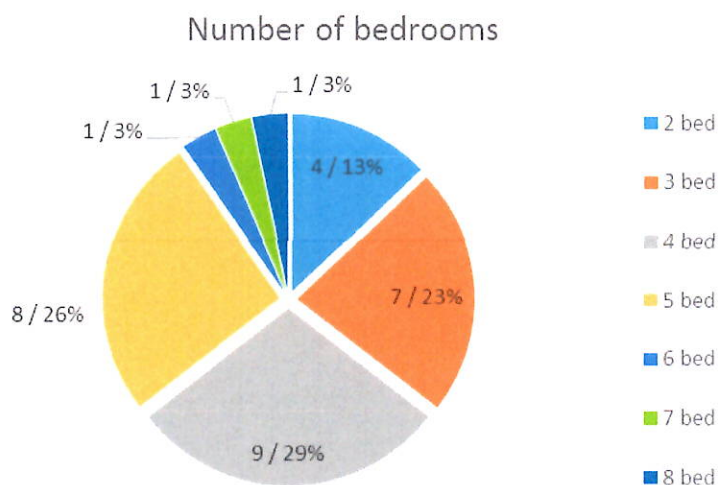
iv) Dwelling type

34 responses were received and the chart below shows the types of homes that these survey respondents live in. Unsurprisingly houses represent the largest factor at 97%.



v) Number of bedrooms

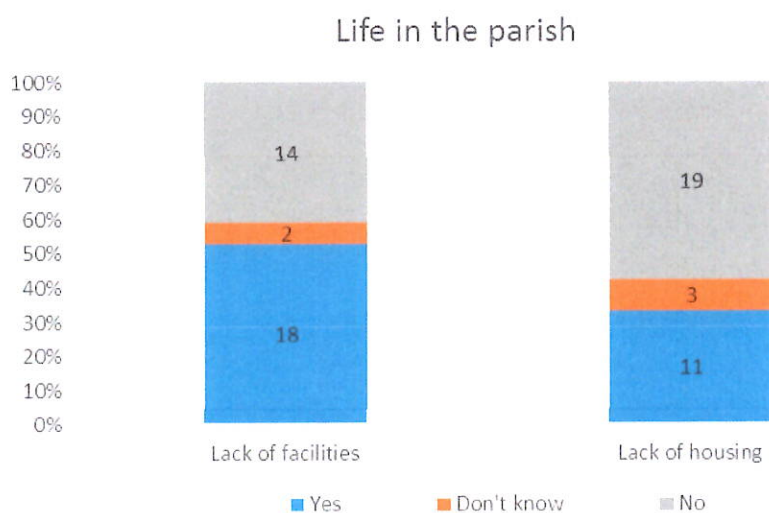
The following chart shows the sizes of homes that 31 of the survey respondents live in. Given the Census 2011 average household size of 2.62 people this chart indicates that the majority of homes across the parish are under-occupied, with only 13% of dwellings having 2 bedrooms or less.



Q3: Life in the parish

vi) Lack of facilities and lack of housing

Survey respondents were asked about the perceived lack of facilities (34 respondents) and lack of housing (33 respondents) within the parish.



The majority of respondents feel that the parish lacks facilities but does not have a lack of housing.

Survey respondents were invited to elaborate on their views regarding a lack of facilities and a lack of housing, and these comments are reproduced whole and verbatim below.

vii) Lack of facilities comments:

- Regular bus service
- Children's play area
- Local shop

- Children's play area
- We both drive, but residents without access to a car may struggle with transport links
- Bus service to Stratford and Leamington
- 1. Playground for the children of the neighbourhood. 2. Footpath conditions overgrown on local walking paths.
- Village shop
- Consistent and high-speed broadband. Regular useful bus service, children's playground
- General lack of facilities
- Shop x3
- More than the present public transport needed
- Shop + people!
- Transport especially for medical appointments, eg Walsgrave
- No park, Pub barely survives - not enough people. Tennis courts.
- Efficient broadband
- Parking facilities to reduce on street parking. Street lighting.

viii) Lack of housing comments:

- Social
- Elderly / bungalows / council housing
- 4/5 bed housing. Bungalows, small cottage type, 2/3 bedrooms
- Affordable housing
- Affordable for young people of parish
- Hard to know without being able to fully understand the demand
- Affordable houses. Bungalows for the elderly to remain in their parish
- Affordable - shared ownership
- Young people starter homes
- First time buyers x2
- All values

ix) Outward migration from the parish

Survey respondents were asked whether anyone in their household had to leave the parish in the last 5 years because no affordable / suitable housing was available. Five respondents indicated this had happened in their household.

x) Support for housing scheme

This chart shows the 33 responses to the question “Would you be in favour of a small housing scheme being built in the parish based on the identified needs of LOCAL people”. At 52% the majority of respondents appear to be in favour.



xi) Additional comments

Respondents were able to provide additional comments at the end of Part 1 including possible locations that may be suitable for housing. These comments have been replicated at Appendix B.

4. Results – Housing Need Information

Of the 35 returned surveys, 5 had completed some or all of Part 2. Of these 5 one respondent had not provided enough information for analysis to take place and no contact details were provided to enable contact with the respondent. One further survey form provided details of two needs on one form.

Section 4 therefore provides a breakdown of information from five responses and a full breakdown of the need can be seen at Appendix C to this report.

Information provided in response to some of the questions within this section has helped with the analysis but is private and confidential and therefore not reproduced within this report.

i) Current housing

Of the 5 respondents 3 currently live with parents, 1 lives with relatives and 1 currently resides in a privately rented property.

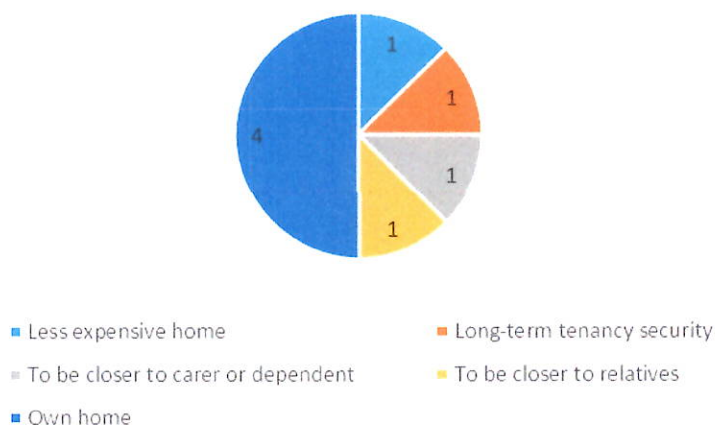
ii) Local connection

All 5 respondents currently live in the parish and 4 of them have close relatives (defined as parent, sibling or child) within the parish.

iii) Reasons for housing need

Respondents were asked why they needed alternative housing and the following chart shows the reasons for the housing needs. The five respondents were able to indicate more than one reason for need.

Reasons for housing need



iv) Housing waiting list

None of the respondents indicated that they are currently registered on the District Council's housing waiting list, known as Home Choice Plus.

v) Work from home

1 of the 5 respondents indicated a need to have space in order to work from home.

5. Determination of Specific Housing Need

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix D to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of housing association rented accommodation. Similarly, where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of either housing association shared ownership or housing association rented accommodation.

6. Conclusion

The survey identifies a need for 5 homes in Newbold Pacey & Ashorne parish for households with a local connection, as detailed below:

Housing association rent

- 2 x 1 bed maisonette
- 1 x 2 bed bungalow

Owner occupier

- 1 x 2 bed house

Self-build (owner occupier)

- 1 x 1 bed cabin

In addition, it should be noted that as at May 2017 there were four households with an Ashorne address registered on the local authority housing waiting list, known as Home Choice Plus. No households with a Newbold Pacey address are currently registered. Whilst some of these households may not wish to continue residing in Newbold Pacey & Ashorne parish experience from across the district shows that typically most people living in a parish will wish to continue residing there because of established social networks etc. This particularly applies to families with children. Details can be found at Appendix E.

7. Acknowledgements

Gratitude is expressed to all those who delivered the survey forms across the parish.

8. Contact Information

Mrs Pam Routly
Clerk to Newbold Pacey & Ashorne Parish Council
7 Wilkins Way, Ilmington, Warwickshire CV36 4PS
Tel: 01608 682505
Email: pamroutly@btinternet.com
Website: www.npapc.co.uk

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler
Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF
Tel: 01789 842182
Email: sarahbt@wrccrural.org.uk
Web: www.ruralwarwickshire.org.uk

Appendix A1 – Survey letter

Newbold Pacey and Ashorne Parish Council Housing Needs Survey

May 2017

Dear Householder

The Parish Council is aware that a lack of affordable and suitable housing is an issue for many rural communities, which can lead to local people being forced to move away.

To assess whether or not this is a problem in Newbold Pacey and Ashorne parish we are carrying out a survey to identify the types and sizes of homes that local people need. **The survey is for everyone, however, not just people in housing need.** The questions in the first part of the survey will help to compile a profile of residents and some general points about life in the parish. We need your help and ask all households to complete a survey form.

- People who are not in need of housing are requested to complete part 1 only.
- People who are in need of housing are requested to complete all parts of the form.

The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. When the survey is complete the Parish Council will consider the results of the survey and work together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

Do you know of people with a local connection to the parish who would like to live here? If you **know** of anyone with a strong connection to the parish but currently living elsewhere **please** encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC, on **01789 842182** or email sarahbt@wrccrural.org.uk so that a survey form can be sent to them. They should currently work in the parish, have previously lived in the parish or have a close relative (parent, sibling or child) currently living in the parish.

All information you give will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out independently by WRCC and it will retain all survey forms.

Please complete and return the attached form by 17th June 2017 using the Freepost envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Mr Andrew Marshall
Chairman of Newbold Pacey and Ashorne Parish Council

Appendix A2 – Survey form

Housing Needs Survey for Newbold Pacey & Ashorne parish

Part 1

Q1: Your household

Please specify the number of people in your household that fall into each age category

0-16 yrs <input type="text"/>	17-19 yrs <input type="text"/>	20-24 yrs <input type="text"/>	25-29 yrs <input type="text"/>
30-44 yrs <input type="text"/>	45-59 yrs <input type="text"/>	60-74 yrs <input type="text"/>	75+ yrs <input type="text"/>

Q2: Your current housing circumstances (please tick)

Own your home / no mortgage <input type="checkbox"/>	Housing association rent <input type="checkbox"/>
Own your home / mortgage <input type="checkbox"/>	Housing association shared ownership <input type="checkbox"/>
Rent privately <input type="checkbox"/>	Tied accommodation <input type="checkbox"/>
Live with parents <input type="checkbox"/>	Live with friends <input type="checkbox"/>
Other (please specify) <input type="text"/>	

House type (please tick)

House Bungalow Flat / maisonette Park / mobile home
 Other (please specify)
 Number of bedrooms

Q3: Life in the parish (please tick)

	Yes	No	Don't know
Does the parish lack any facilities?			
If yes, what facilities?			
Does the parish lack any housing?			
If yes, what type of housing?			
Has anyone in your household had to leave the parish in the last 5 years because no affordable and or suitable housing was available?			
Would you be in favour of a small housing schemes being built in the parish based on the needs of LOCAL people			

Additional comments, including possible locations that you feel may be suitable for housing

Part 2 – to be completed only if your household, or anyone in it, has a housing need.

If there is more than one household in housing need please request extra forms from the Rural Housing Enabler (details on back page).

Q4: Details of all household members seeking housing and contact details

Title	Surname	First name	Relationship to you	Age
			<i>Person completing survey form</i>	

Your contact details	
Name	
Address	
Telephone number	
Email address	

Q5: Your current housing (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat / maisonette	<input type="checkbox"/>	Park / mobile home	<input type="checkbox"/>
Other	<input type="checkbox"/>	(please specify)					

Number of bedrooms

Q6: Local connection

Do you / have you / were you ... (please tick all that apply)?

Currently live in the parish?	<input type="checkbox"/>	If so, for how long?	<input type="text"/> years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	<input type="text"/> years
Currently work in the parish?	<input type="checkbox"/>	If so, for how long?	<input type="text"/> years
Close relatives in the parish?	<input type="checkbox"/>	(eg parent, sibling, child)	
Born in the parish?	<input type="checkbox"/>		

Q7: Why do you/your household need alternative housing? (please tick all that apply)

Need larger accommodation	<input type="checkbox"/>	Need smaller accommodation	<input type="checkbox"/>
Need physically adapted home	<input type="checkbox"/>	Need less expensive home	<input type="checkbox"/>
Need to be closer to relatives	<input type="checkbox"/>	Need to be closer to employment	<input type="checkbox"/>
Need to be closer to a carer or dependent	<input type="checkbox"/>	Need own home	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>	Need supported or specialised accommodation (please specify below)	<input type="checkbox"/>

Please provide details of any specific housing needs (eg disability requirements) for yourself or any members of your household who are seeking housing with you.

Q8: Housing waiting list (please tick)

Are you on the District Council's housing waiting list? Yes No

You should go on this list if you are seeking a housing association property. Details are on the back page.

Q9: Type of housing required (please tick)

Housing association rent	<input type="checkbox"/>	Owner occupier	<input type="checkbox"/>
Housing association shared ownership (part rent, part buy)	<input type="checkbox"/>	Private rent	<input type="checkbox"/>

Housing type (please tick)

House Bungalow Flat/maisonette

Number of bedrooms

Do you require space in order to work from home? Yes No

Q10: Financial information

Please specify basic annual household income (joint income where applicable).

Up to £14,999		£15,000-£19,999		£20,000-£29,999	
£30,000-£39,999		£40,000-£49,999		£50,000-£59,999	
£60,000-£69,999		£70,000-£79,999		£80,000-£89,999	
£90,000-£99,999		£100,000+			

If owner occupier accommodation is required at what price range are you looking to purchase (please tick all that apply)?

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

Maximum mortgage (assume 3.5 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

Please return in the FREEPOST envelope by 17 June 2017.

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF. Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

Stratford-on-Avon District Council's housing waiting list

Application forms for the housing waiting list, known as Home Choice Plus, are available by:

- telephone 01789 260861
- email housingadviceteam@stratford-dc.gov.uk
- download from www.homechoiceplus.org.uk

Rural exception sites are small sites, located within or adjoining an existing settlement, used for affordable housing where the site would not normally be used for housing. Such sites seek to address the demonstrated housing needs of the local community by accommodating households who are either current residents or have a defined local connection. Small numbers of local market homes (homes available to purchase by people with a local connection) may be allowed where there is an identified need.

'Affordable housing' is homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property but may be restricted from buying it outright.

This data is collected for the purpose of identifying housing need only and will not be used for any other purpose. All information will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms.

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819
Find out more at www.ruralwarwickshire.org.uk

Appendix B – Additional comments

At the end of Part 1 respondents were able to provide additional comments including suggestions of possible locations for new housing.

General comments

- We feel the village needs to grow, resulting in more families arriving, so we can keep local bus routes, mobile library, various clubs, church etc within our parish. There are various sites/plots within the parish which could be infill or small housing schemes with 3/4 properties. Along with various infill plots.
- Both of our children have moved out of the parish to find affordable 1st homes.
- SDC Core Strategy has been adopted, this document outlines housing need & associated plans across the district. I don't understand why this is being done now when the Core Strategy has been finalised. Is this a smoke screen to justify other private planning applications coming forward?
- Ashorne is a unique hamlet with low density of housing, little traffic, and low noise & light pollution. Despite that small population the vibrant community is able to maintain a public house, Womens Institute, Cricket & Table Tennis Club & an active Village Hall social calendar. The one new recent development (Pinewood) has changed the night time character of the hamlet as its illumination of the exterior until the early hours of the morning flies in the face of the last Parish Plan where residents stated that the 'non illuminated' and street lamp free status should be preserved.
- One off development for local housing bespoke to the local area would be fine, say one or two homes built on land made free by larger properties But, a housing scheme would not be welcome. This is especially because of the massive developments ongoing at Warwick, Tachbrook, Wellesbourne, Kineton and Gaydon already. The services provided by local councils and central government cannot cope with any more. (Trust me on that - I work for one of those agencies!)
- Strongly do not want any housing scheme in Ashorne.
- We would like to see the village retain its 'hamlet' nature. In addition we would like to see a 20 mile an hour speed limit through the village. Maintenance of the agreed and existing conservation area is important in order to keep the character of the village.
- General lack of facilities.
- There will be no 'village' left the way we are losing green land. No facilities to cater for housing more people.
- Who are the local people and how small? This should not be necessary with all the building at Bishops Tachbrook and Gaydon, we want to remain a village.
- The population of Newbold Pacey and Ashorne is mature, particularly Newbold Pacey. Housing space for development is minimal but smaller more affordable housing for young families would enhance the village/s.

Comments regarding possible locations:

- A small development on the allotments behind St Keyna and Crowsticks.
- The only real suitable place for any development due to limit access within the actual village is the paddock above the cricket pitch currently owned by Mr Darling. There are no places for any access roads within the village as it is. One other possible site is land owned by Andrew Hopkins.
- On road into Ashorne on Moreton Morrell side. Some fill in gaps in Ashorne. Land at back of existing houses on both sides of road in Ashorne.

Appendix C – Breakdown of identified need

ID	Local connection	Household composition	Reasons for need	Specific need	Identified tenure	Identified size/type
2	Yes	One adult	Own home	Would like to erect self-build log cabin on own land	Owner occupier / self-build	1 bed cabin
17	Yes	Two adults	Less expensive home, long-term tenancy security	Require space to work from home	Housing association rent	2 bed bungalow
23	Yes	One adult	Own home	No	Housing association rent	1 bed maisonette
23a	Yes	One adult	Own home	No	Housing association rent	1 bed maisonette
30	Yes	One adult	Own home, close to relatives, close to carer/dependent	No	Owner occupier	2 bed house

Appendix D – Property search

Property search conducted June 2017.

	Property	Settlement	No of beds	Type	Price £
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For sale

ehB Residential	Weston Barn	Newbold Pacey	5	detached house	1,199,500
Fine & Country	The Dairy	Newbold Pacey	6	detached house	1,275,000

Knight Frank	Strawberry Barn	Ashorne	5	detached house	1,500,000
Hawkesford	The Green	Ashorne	4	detached Grade II cottage	650,000

Previously sold

Jun-16	Flint Hall	Newbold Pacey	6	detached house	3,850,000
No properties sold in Newbold Pacey in 2015					

Oct-16	Pinewood House	Ashorne		detached house	1,100,000
Nov-15	Rozel Cottage	Ashorne	2	semi-detached house	175,000

Property type	Average £	Average £ -5%	Average £ -10%
2 bed semi-detached house	175,000	166,250	157,500
4 bed detached Grade II cottage	650,000	617,500	585,000
5 bed detached house	1,349,750	1,282,263	1,214,775
6 bed detached house	2,562,500	2,434,375	2,306,250

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

Appendix E – Home Choice Plus

Home Choice Plus is the scheme used to allocate housing association properties across the participating local authority areas, which includes Stratford-on-Avon District Council.

At May 2017 the following households with an Ashorne address were registered.

Household type	No. of children in household	House type/size
Family	1	2 bed house
Family	1	2 bed house
Family	1	2 bed house
Pensioner/DLA	0	1 bed bungalow

No households with a Newbold Pacey address were registered.

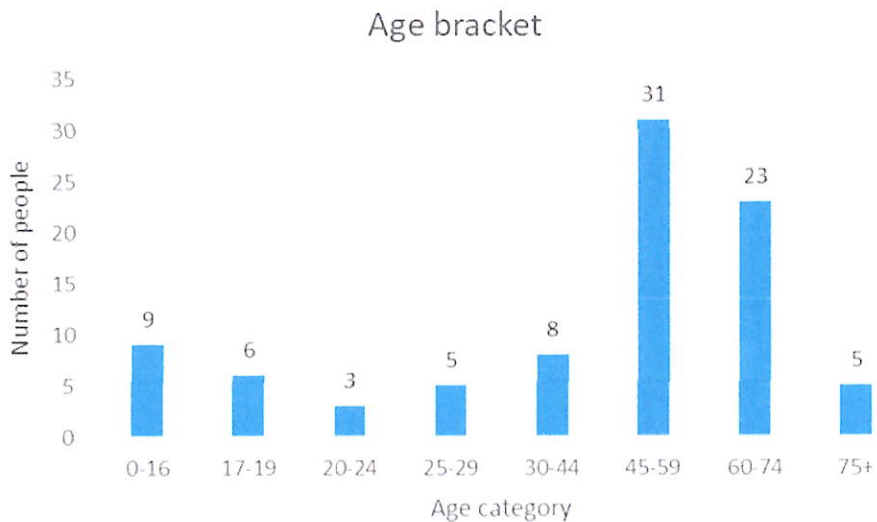
If local needs properties are developed by a community as a result of information obtained through a housing survey and other evidence it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection.

Addendum 1) provided to the parish council October 2017

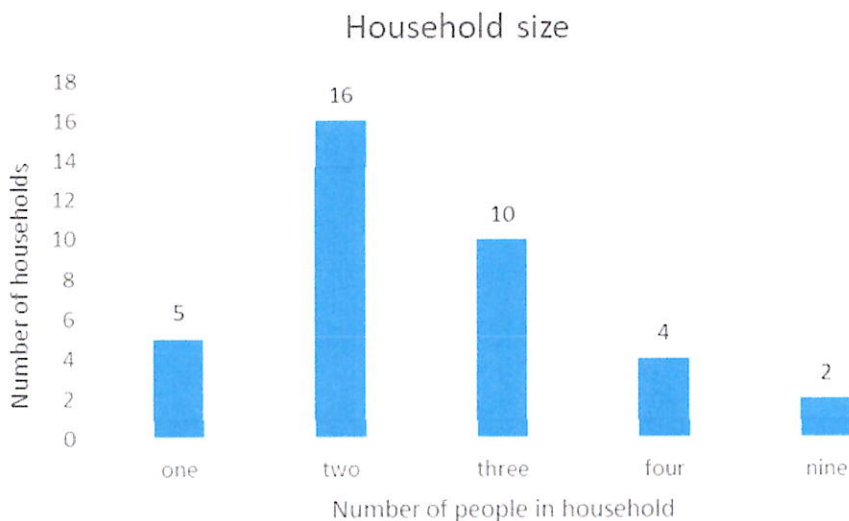
Following the provision of the above report to the Parish Council WRCC received two further survey forms and, at the Parish Council meeting in September 2017, it was agreed that an addendum to the report should be issued.

Q1: Your household

i) Age bracket – the additional data has been added to the original data rather than presented in isolation



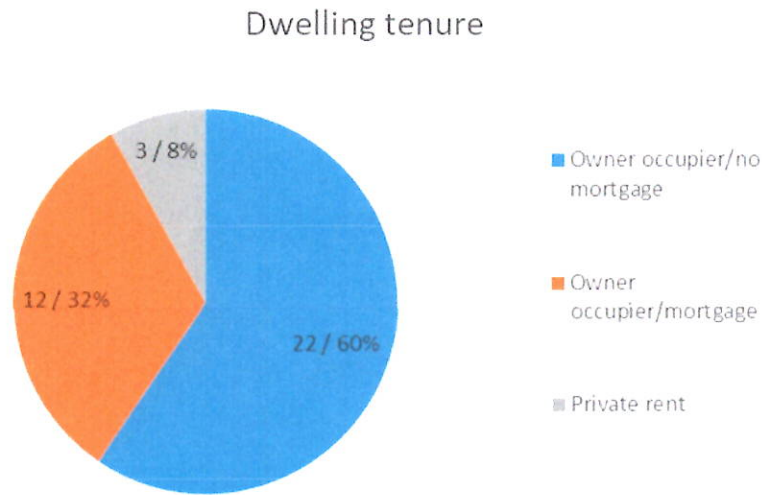
ii) Household size – the additional data has been added to the original data rather than presented in isolation



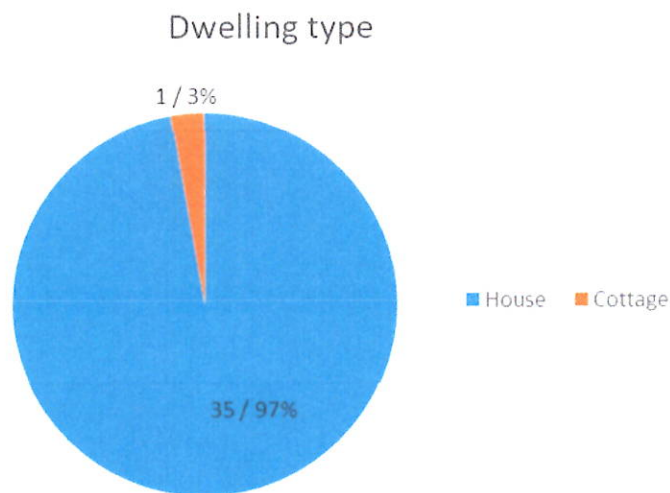
The mean average household size remains at 2.43 persons per dwelling, which is very close to the 2011 Census mean average of 2.62 people.

Q2: Your current housing circumstances

iii) Dwelling tenure - the additional data has been added to the original data rather than presented in isolation

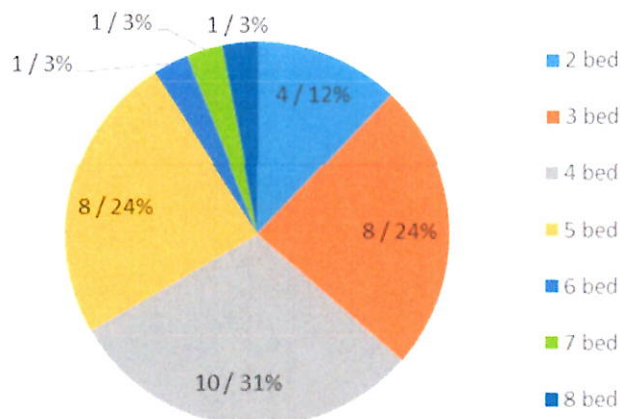


iv) Dwelling type – the additional data has been added to the original data rather than presented in isolation



v) Number of bedrooms – the additional data has been added to the original data rather than presented in isolation

Number of bedrooms



Q3: Life in the parish

vi) Lack of facilities and lack of housing

The survey respondents indicated that there is a lack of housing and commented:

- Bungalows suitable for elderly with mobility difficulties. Affordable housing for the young.
- Bungalows suitable for the elderly.

ix) Outward migration from the parish

Neither of the survey respondents indicated that anyone in their household had to leave the parish in the last 5 years because no affordable / suitable housing was available.

x) Support for housing scheme

The survey respondents both indicated that they would be in favour of a small housing scheme being built in the parish based on the identified needs of local people.

Housing need information

Within the two survey forms three needs were identified.

i) Current housing

Two of the needs currently live with parents and one need currently owns their own property.

ii) Local connection

All of the respondents currently reside in the parish and have close relatives (defined as parent, sibling or child) within the parish.

iii) Reasons for housing need

Respondents were asked why they needed alternative housing. One respondent wishes to downsize and two want their own home.

iv) Housing waiting list

None of the respondents indicated that they are currently registered on the District Council's housing waiting list, known as Home Choice Plus.

v) Work from home

None of the respondents indicated a need to have space in order to work from home.

Conclusion

The two further surveys identified three needs for households with a local connection, as detailed below:

Housing association rent

2 x 1 bed maisonette

Owner occupier

1 x 2 bed bungalow

The overall identified need for households with a local connection to Newbold Pacey and Ashorne parish is therefore:

Housing association rent

4 x 1 bed maisonette

1 x 2 bed bungalow

Owner occupier

1 x 2 bed bungalow

1 x 2 bed house

Self-build (owner occupier)

1 x 1 bed cabin

Addendum 2) provided to the parish council July 2019

Following the provision of the housing needs survey report to the parish council in 2017 and an Addendum to that report in September 2017, three further housing needs surveys have been received by the Rural Housing Enabler specifically relating to Newbold Pacey and Ashorne parish.

In analysing these further needs, which do not replicate **any** information provided previously, there appears to be a need for a further three local connection homes as below.

Owner occupier

- 1 x 2 bed bungalow
- 1 x 2 bed house
- 1 x 4 bed house self-build

The overall identified need for households with a local connection to Newbold Pacey and Ashorne parish is therefore:

Housing association rent

- 4 x 1 bed maisonette
- 1 x 2 bed bungalow

Owner occupier

- 2 x 2 bed bungalow
- 2 x 2 bed house

Self-build (owner occupier)

- 1 x 1 bed cabin
- 1 x 4 bed house

Councillors may also be interested to note that there continue to be four households with a local address registered on the local authority housing waiting list, known as Home Choice Plus.