

**LONGPARISH
PARISH COUNCIL**

Housing Needs Survey Report

December 2005

LONGPARISH PARISH COUNCIL

Housing Needs Survey Report

December 2005

EXECUTIVE SUMMARY

All 303 households in Longparish were surveyed to assess local housing need. There was a good response rate: 29% questionnaires were completed and returned. At least 24 households are in housing need and would like to stay in the parish.

KEY FEATURES (SUMMARY OF MAIN OUTCOMES):

- In Longparish, there are fewer smaller, less valuable homes compared to larger, more valuable properties.
- The proportion of rented accommodation is larger than average across the Borough.
- The parish has a similar proportion of children compared to the Hampshire average, although overall there is an ageing population.
- House prices are high in the area, with a semi-detached house costing an average of £240,000. There are fewer smaller homes coming onto the market compared to the larger more expensive detached houses.
- Of the 43 properties currently owned by a registered social landlord in the parish, there are six units with 1-bed, 24 units with 2-beds and 13 units with 3-beds of more.
- The survey has identified at least 24 households who need a home in the village either now or in the next five years. There are also a number of households on the Housing Register that did not complete a survey form.
- The greatest demand for new accommodation comes from people in the 35-65 year old age group, with a large demand also from 16-34 year olds. Most are couples or families.
- The most common reason for needing to move is to set-up independent home. Other reasons include requiring a smaller or cheaper home, a larger home, a more secure home or a wish to move to the area because they have a strong local connection.
- All households in need have a take-home pay of less than £2500 per month, with many earning much less than this.
- 46% of respondents would like to buy their own house, a few of which may potentially be able to afford local house prices. But generally there is a large gap between the aspiration to buy and the likelihood that an affordable opportunity will arise.

- Some households would prefer shared ownership, but not all will be eligible for this tenure.
- Several households would like to rent from the public sector, most of whom have particularly low incomes. Only one household is looking to rent privately.
- Requests are made for a variety of types and sizes of accommodation.
- 81% of all respondents would support the idea of building a small affordable housing scheme for local people in the parish.

Community Action Hampshire recommends that a scheme be advanced as soon as possible, as follows:

PROPOSED AFFORDABLE HOUSING SCHEME		
Proposal:	23 units	
Sizes:	8 x 1-bed	3 to rent, 5 shared ownership mix of houses, flats and bungalows
	8 x 2-bed	4 to rent, 4 shared ownership mix of houses and bungalows
	4 x 3-bed	2 to rent, 2 shared ownership all houses
	3 x 4-bed	1 to rent, 2 shared ownership all houses

TABLE OF CONTENTS

Page

1	Executive Summary	
3	Table of Contents	
4	Section One: Background and General Information	
	Introduction	
	Parish context	
	Survey purpose and methodology	
	Response rate	
	Validity of the data	
7	Section Two: The Survey Findings	
	Key features (summary of main findings)	
8	Existing situation	
	• Council Tax records	
	• Tenure	
	• Size and occupancy of properties	
	• Population characteristics	
	• Disabilities	
	• Affordability (purchasing homes)	
	• Public sector homes	
11	Housing need	
	• Level of need	
	• Descriptions of households in need	
	• Local connection	
	• Affordability	
	• Type of housing required	
	• Urgency	
	• Households currently in public sector housing	
	• Comparison with Housing Register	
17	Level of support for affordable housing	
18	Section Three: The Way Forward	
	Conclusions	
20	Recommendations	
	Further information	
21	Glossary:	Definitions and explanations of terms used in this report
	Appendix One:	Survey questionnaire
	Appendix Two:	Questionnaire results

LONGPARISH PARISH COUNCIL

Housing Needs Survey Report

December 2005

SECTION ONE: BACKGROUND AND GENERAL INFORMATION

INTRODUCTION

- 1.1 Test Valley Borough Council has entered into a partnership with Community Action Hampshire to determine the amount and type of housing need in the parish of Longparish by undertaking a Housing Needs Survey. The motivation and reason for this survey is as follows:

“Test Valley Borough Council is concerned that there is a shortage of affordable housing to either rent or buy within certain rural parishes, which leads to local people being forced to move away in search of affordable homes elsewhere.

As part of a strategic programme to establish exactly what the housing needs are in all rural parishes across the Borough, TVBC has commissioned Community Action Hampshire to carry out a housing needs survey in your parish and others [Awbridge, Grateley, Houghton, Hurstbourne Tarrant, Kimpton, Leckford, Longparish, Monxton and Stockbridge]. As a result of this, factual information will be available to enable the Borough Council and the Parish Council to consider the provision of suitable, affordable housing specifically for occupation by local people with a strong local connection to your village where a need is proven.”

Extract from letter sent to all householders

What is affordable housing?

Housing provided with a subsidy so the asking price or rent can be substantially lower than prevailing local market prices or rents, ensuring it stays affordable for those who cannot afford market housing.

For more detail, see the glossary at the end of this report.

- 1.2 The survey and this subsequent report have been co-ordinated by John Lancaster, one of two Rural Housing Enablers based at Community Action Hampshire (CAH). Rebecca Kinge and Blake Lancaster have assisted in the analysis of findings and production of this report.
- 1.3 The role of the Rural Housing Enablers for Hampshire is to support and encourage an increase in the provision of affordable, social housing in rural areas. This initiative is based on the acknowledged exclusion, regardless of need, of many local

people on lower incomes from the rural housing market caused by house price inflation. In this role, CAH has carried out the survey as an independent resource for the local community.

- 1.4 This survey is the most comprehensive study of housing need undertaken in the parish. Whilst some households will already be on Test Valley Borough Council's Housing Register, many are not included on existing records of need. This survey also raises awareness of housing issues facing local people.
- 1.5 The survey was funded by Test Valley Borough Council and Community Action Hampshire and has been carried out at no cost to the Parish Council.
- 1.6 The housing needs surveys for the various parishes will be presented to each Parish Council and reported to the Borough Council as part of a strategic report on rural housing need in Test Valley.

PARISH CONTEXT

- 1.7 Longparish is located to the east of Andover, south west of Whitchurch. The parish includes the surrounding areas of Middleton, Forton and East Aston as well as Longparish itself.
- 1.8 The 2001 Census recorded 702 people living in the parish. Current Council Tax records indicate 303 residential properties.

SURVEY PURPOSE AND METHODOLOGY

- 1.9 The purpose of the survey was to acquire detailed information about the current housing situation, the numbers and types of households in housing need and to find out what kind of alternative housing they were seeking. Also, it gave the people of Longparish an opportunity to express their views on what was needed or not.
- 1.10 Although based on a core questionnaire, the survey form was compiled in consultation with the Borough Council and agreed by the Borough Council in its final form before distribution. A full copy is included in Appendix One. The survey was divided into two parts: Part One collected general information about the respondent's household and Part Two for completion by those in housing need.
- 1.11 The forms were delivered by mail to all Longparish households during the last week in July 2005. They were returned in prepaid envelopes to the Rural Housing Enabler, with a deadline of 23 August 2005. The data processing was carried out by external consultants who returned the information contained in Appendix Two during August and September.
- 1.12 As the questionnaires went to 100% of households, this is a total or census survey rather than a sample survey. There is a presumption (*Source: A Guide to Housing Needs Assessment, IOH 1993*) that there will be a greater response from those in need. The results are presented as found (no figures have been 'grossed up').

- 1.13 An important element in the design of the form was to reveal what is called hidden or concealed households, people who cannot afford to be in the housing market and are living within another household.
- 1.14 Some households will have previously left the parish because they have been unable to find suitable accommodation. The covering letter asked residents who knew of anyone who has left the village but would prefer to return, to contact John Lancaster for additional copies of the questionnaire.
- 1.15 It is possible, indeed likely, that a degree of housing need occurs within the households who did not respond to the questionnaires and therefore the need identified in this report could be an under-representation of the real situation. The actual figures from the survey can be classed as demonstrable need.
- 1.16 It should be noted that a few respondents did not answer all the questions asked. Percentages quoted are based on responses received for that particular question.
- 1.17 Some of the data has been obtained from other sources such as 2001 Census, information provided by the local authority, registered social landlords (RSLs), Housing Corporation and Land Registry, using the most up-to-date information made available to the report's authors.

RESPONSE RATE

- 1.18 Of the 303 questionnaires distributed, 88 were processed, a 29% response rate. This response rate is good for such a survey and is large enough to have good statistical validity. 24 households completed Part Two with more information about their housing needs.

VALIDITY OF THE DATA

- 1.19 In order to check that the findings are indeed representative of the population as a whole, it is possible to compare data on public sector housing stock. In Longparish, 14.2% of housing is in the public sector. The survey findings showed that 14.9% of housing is in the public sector. This difference of only 0.7% gives confidence that a representative section of the community filled out the survey.
- 1.20 Secondly, based on Council Tax records of household numbers and 2001 Census data on population, there are on average 2.32 people per household. From the survey question about the number of people in each home (198 people in 81 households), this equates to 2.44 people per household. Therefore, slightly more larger households answered the questionnaire.
- 1.21 On this basis, the data appears to have a good degree of validity.

SECTION TWO: THE SURVEY FINDINGS

KEY FEATURES (SUMMARY OF MAIN OUTCOMES):

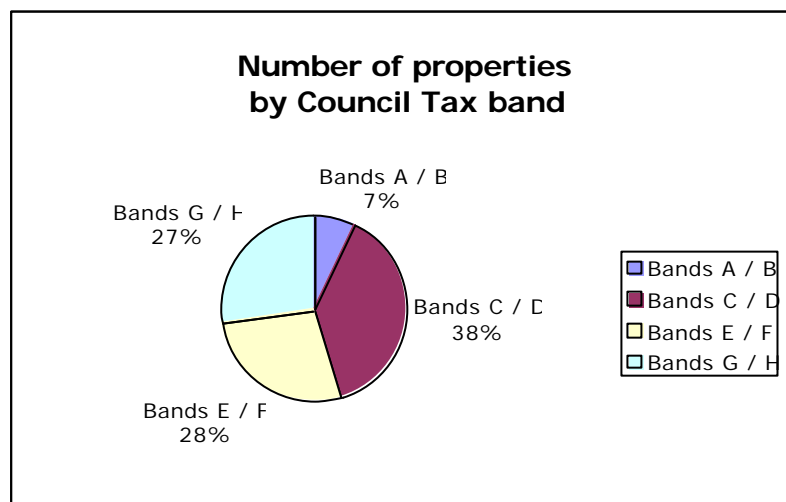
- In Longparish, there are fewer smaller, less valuable homes compared to larger, more valuable properties.
- The proportion of rented accommodation is larger than average across the Borough.
- The parish has a similar proportion of children compared to the Hampshire average, although overall there is an ageing population.
- House prices are high in the area, with a semi-detached house costing an average of £240,000. There are fewer smaller homes coming onto the market compared to the larger more expensive detached houses.
- Of the 43 properties currently owned by a registered social landlord in the parish, there are six units with 1-bed, 24 units with 2-beds and 13 units with 3-beds or more.
- The survey has identified at least 24 households who need a home in the village either now or in the next five years. There are also a number of households on the Housing Register that did not complete a survey form.
- The greatest demand for new accommodation comes from people in the 35-65 year old age group, with a large demand also from 16-34 year olds. Most are couples or families.
- The most common reason for needing to move is to set-up independent home. Other reasons include requiring a smaller or cheaper home, a larger home, a more secure home or a wish to move to the area because they have a strong local connection.
- All households in need have a take-home pay of less than £2500 per month, with many earning much less than this.
- 46% of respondents would like to buy their own house, a few of which may potentially be able to afford local house prices. But generally there is a large gap between the aspiration to buy and the likelihood that an affordable opportunity will arise.
- Some households would prefer shared ownership, but not all will be eligible for this tenure.
- Several households would like to rent from the public sector, most of whom have particularly low incomes. Only one household is looking to rent privately.
- Requests are made for a variety of types and sizes of accommodation.
- 81% of all respondents would support the idea of building a small affordable housing scheme for local people in the parish.

Note: A Glossary of terms is included at the end of this report. The terms house and housing used in the report refers to all types of residential property including flats, bungalows, sheltered accommodation etc unless otherwise stated.

EXISTING SITUATION

Council Tax records

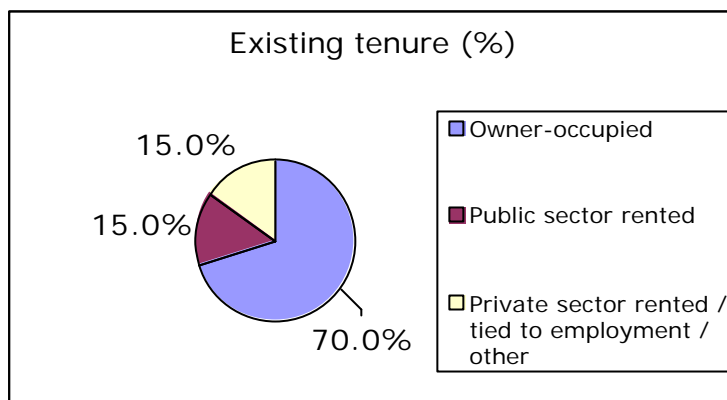
- 2.1 Just under half of all properties are within the lower Council Tax bands (A – D) with only 7% of the total falling within the lowest value bands (A and B). Therefore, there are more homes overall in the parish with a higher value.



- 2.2 There are no second homes in the parish according to Council Tax data.

Tenure

- 2.3 According to survey responses, 70% of property is owner-occupied, with a large percentage (40% of the total) owned outright without a mortgage. The proportion of rented accommodation in the parish is higher than the average across Test Valley (30% in Longparish compared to 26% across the Borough).



Size and occupancy of properties

2.4 68% of houses are three bedrooms or more (with 58% of these having four or more bedrooms), representing a shortage of smaller houses suitable for first-time buyers, small-sized households or those with a lower disposable income. Despite this number of larger houses, 73% of all houses surveyed are occupied by only one or two people. 31% of households are families with children.

2.5 The size of each household is on average 2.3 people per household (based on Census data). This is slightly less than the average for both Test Valley and England and Wales of 2.4 people per household.

2.6 3% of homes have two households living in the same property. However, by studying the survey responses, it is clear that there are more households with people living in the home who will need to move to alternative accommodation within the next five years.

Population characteristics

Ages of population	Longparish	UK and Hampshire averages*
0 – 15 years old	21%	20%
16 – 34 years olds	11%	-
35 – 65 years old	49%	-
Over 65 years old	20%	16%

* UK average from 2003, recorded by the Office of National Statistics www.statistics.gov.uk

* Hampshire is similar to the UK as a whole, sharing the same proportion of 0-15 yr olds and 65+ yr olds

2.7 21% of the parish's population are children (very similar to the Hampshire and UK average), with another 20% being over 65 years old or over. This is 4% higher than the UK average for this older age group and suggests an ageing population.

2.8 11% are within the 16-34 year old group. This is the group most likely to be looking for housing at the more affordable end of the market.



2.9 66% of respondents have lived in the parish for more than 10 years, with 39% living here longer than 20 years. This is making it difficult for younger people to live locally when they want to set up home due to limited turnover of properties, even if they could afford to do so.

Disabilities

2.10 8% of homes have been adapted to increase physical accessibility because of the disability of someone in the household.

Affordability (purchasing homes)

2.11 The cost of houses is well above the national average. For example, in the last year, semi-detached houses (a typical family home) in Longparish have been selling for an average of £240,000. Detached houses have sold for an average of £424,000. Few smaller / cheaper houses have come on the market and even these are above £220,000 on average. Therefore, prospective purchasers are quite unlikely to find suitable properties for much less than £200,000, even for a modest-sized home.

	Detached		Semi-Detached		Terraced		Overall	
	Av. Price £	Sales	Av. Price £	Sales	Av. Price £	Sales	Av. Price £	Sales
Apr – Jun 2005	483750	4	220333	3	170000	3	310599	10
Jan – Mar 2005	380500	6	290831	3	288166	3	334999	12
Oct – Dec 2004	455444	9	192750	3	237000	3	359216	15
Jul – Sep 2004	376750	6	256142	7	195650	3	290027	16

Total	424111	25	240014	16	222704	12	298710	53
--------------	---------------	-----------	---------------	-----------	---------------	-----------	---------------	-----------

Too few sales of flats/maisonettes to qualify for an average price.

Source: Land Registry

Public sector homes

2.12 An estimated 14% of all housing in the parish is in the public rented sector (housing association only, all Council stock has been transferred to RSLs). These comprise 43 units: six units of 1-bed/bed-sit, 24 units of 2-bed and 13 units of 3-bed or larger.

HOUSING NEED

Level of need

2.13 27 households expressed a need for new or alternative accommodation now or in the next five years.

	Number of households
Households in housing need who filled out a Part Two form with more detail on their requirements	24
Other current whole households in need of alternative accommodation*	3
Other hidden households (those living with others) who need to move*	0
Total	27

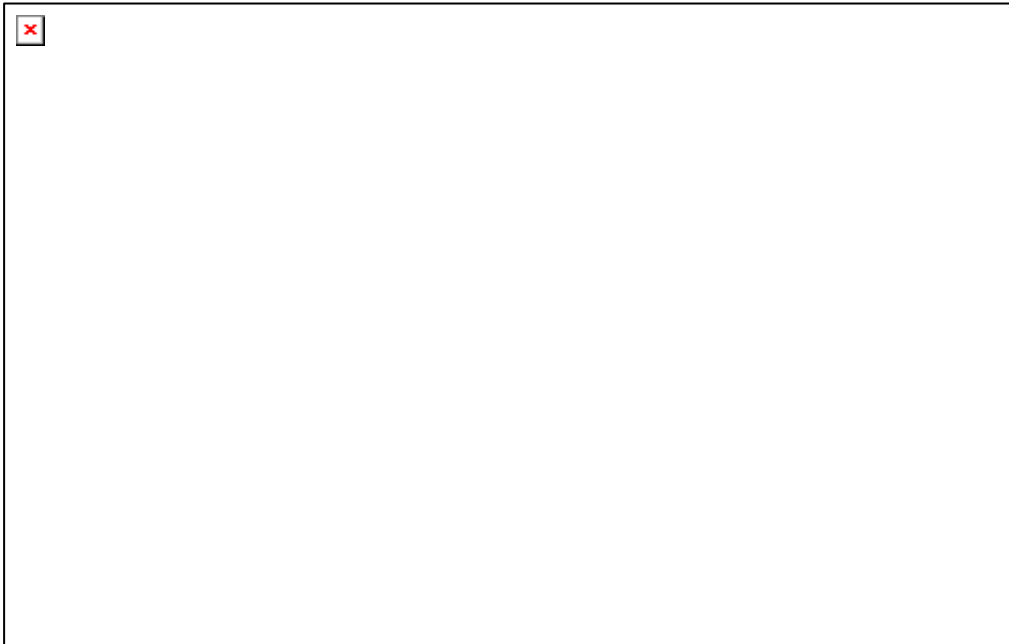
* These figures refer to households who have identified a housing need now or in the next five years but have not filled out Part Two.

2.14 In addition, survey responses identified 10 households that have moved away in the past five years because of difficulties finding a suitable home. Seven of the households that completed Part Two forms do not live in the parish at the moment; but it is now known whether these seven households are all included within the 10 households that have moved away. The other households who have moved away may either be still in housing need or they may have settled into alternative accommodation elsewhere.

2.15 Of the 27 households in housing need, 24 households completed Part Two of the questionnaire with more detail on their requirements. These households wish to remain within the parish. Other households who currently live here and are in need, either do not intend to stay in the parish, or preferred not to provide additional information as part of the survey.

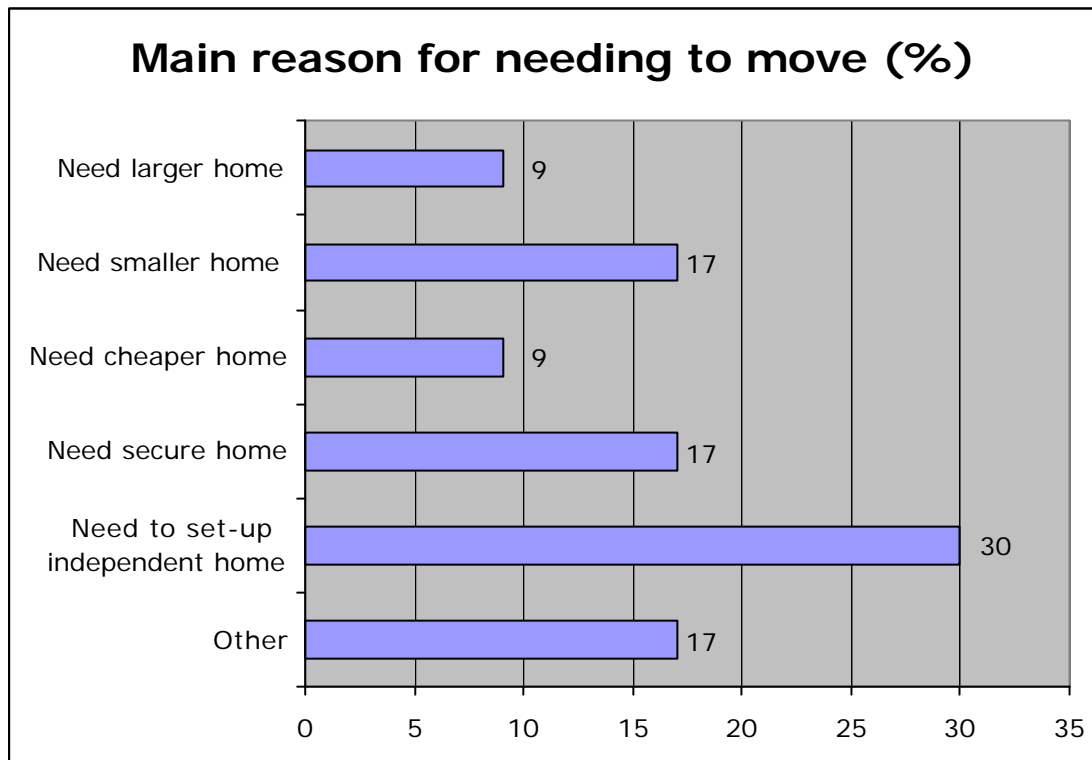
Description of households in need

2.16 The single greatest need for new housing comes from couples without children (42% of total households in need). The graph below shows that the greatest demand for alternative accommodation comes from those people in the 35-65 year old category and is more or less proportionate to the number of people in the parish within this age group. However, there is a much higher proportion of people aged 16-34 in housing need compared to the overall parish population. It is this age group that often finds it hardest to find suitable, affordable accommodation.



2.17 In total, 16% of household members in housing need are children; a total of seven children according to the survey responses. One-third of households in need class themselves as two-parent or lone-parent families, although this will include households with adult children.

2.18 The main reasons for needing to move fall into five categories (although other secondary reasons will also be relevant), with 17% stating reasons as 'other':



2.19 A sizeable proportion of people (30%) need to set up independent accommodation. Most of these households are in their teens or twenties (single people or young families) that need to establish themselves in their own home.

2.20 The need for a smaller home (17%) comes mainly from people in their 50s, 60s and 70s who presumably are looking to downsize in preparation for older age.

2.21 The need for a more secure home (17%) comes from people of different ages. Although the precise reason for needing a secure home is not known, most people who gave this as their primary reason live in privately rented or tied accommodation. Presumably, they do not have the security of knowing they can live in their existing premises for the long-term future.

2.22 The households that require a larger home (9%) are families that have outgrown their existing accommodation.

2.23 The households that require a cheaper home (9%) have different reasons for this requirement – there is no obvious similarity between the various households that

gave this as their main reason. Even those households with a good income may be finding it difficult to afford suitable accommodation.

- 2.24 Other reasons given include the wish to relocate back to the parish or be closer to existing family in the area.

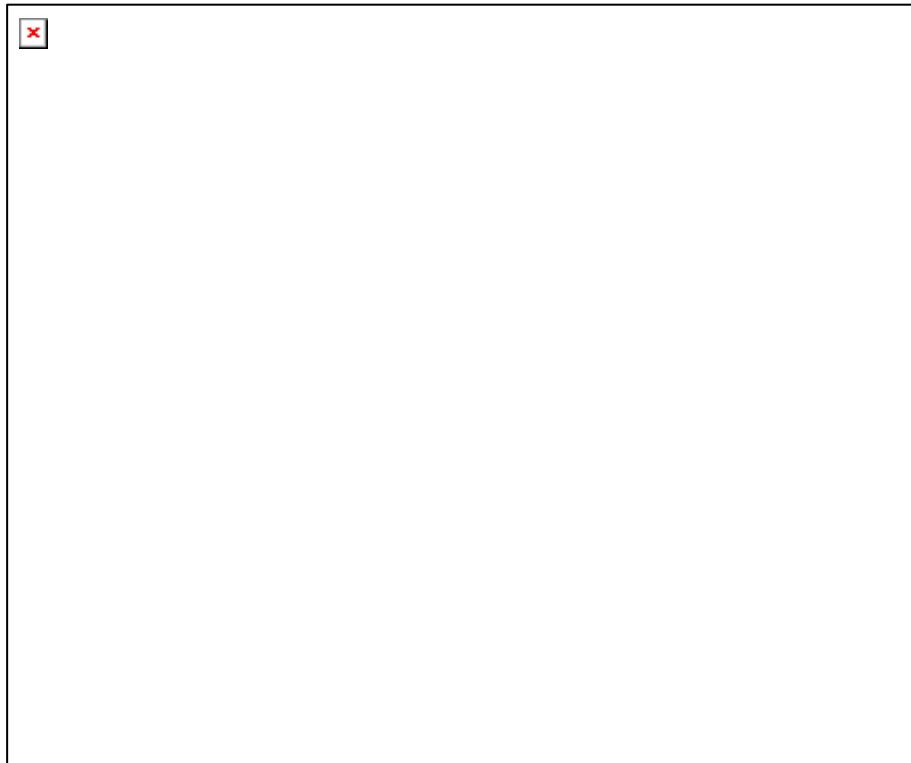
Local connection

- 2.25 71% households who identified themselves as in housing need live in the parish (17 households). The number of years lived here ranges from one year to forty-six years. Of those households who live in the parish, 71% have lived here over 10 years, with 47% residing in the parish for more than two decades.

- 2.26 Seven households live outside the parish. Most of these wish to relocate back because of strong family connections (86%), with the rest wanting to move back because they previously lived in the parish (14%). It is possible, indeed likely, that many of these households have more than one connection to the parish.

- 2.27 Six households (25%) state that they work in Longparish and some other household members work locally such as in Andover and Whitchurch. A number of respondents are students or retirement age, so current employment information is not relevant.

Affordability



- 2.28 Most respondents provided some data on affordability; only two households did not provide any information on either the amount they might have available to spend on a property or net household income. Some households were able to provide limited information about affordability because they are currently students or are awaiting employment.
- 2.29 All households in need have a total take-home household income of less than £2500 per month. Most households (60%) have an income of less than £1666 per month and some in the much lower categories.
- 2.30 11 respondents (46%) would prefer to buy a house. Four of these households (36% of those wishing to buy) could afford between £200,000 and £250,000. These households may be fortunate to find a property within their price range within the parish, given current house values (see section on affordability of purchasing homes above). However, the other seven respondents (64% of households wishing to buy) could afford less than £200,000 and in most cases significantly less than this. Overall, this represents a large gap between aspirations to buy and likelihood that an opportunity will arise on the open market.
- 2.31 Five households would prefer shared ownership. £1665 per month is generally accepted as a threshold by which a household might be considered to be financially eligible for a shared ownership property. Two of these households earn sufficient to qualify for consideration, the others earn less or have not provided information for an assessment to be made. It is possible that renting from a housing association might be the only option for these households at present.
- 2.32 Seven households would prefer to rent from the public-sector. Most of these households have a net income of less than £1250 per month.
- 2.33 One household would prefer to rent privately. Assuming that suitable affordable accommodation will be available for this household, the option of renting privately may be attractive because it allows the household to move on again in the future.

Type of housing required

- 2.34 Most of those in housing need require a house (61%), but other requests are made for bungalows (22%), flats/maisonettes (13%) and one request is made for sheltered accommodation (4%).
- 2.35 There are requests for houses of different sizes. 25% requested a minimum of one bedroom, 33% requested at least two bedrooms, another 33% requested at least three bedrooms and 8% of households require four or more bedrooms.

Urgency

2.36 41% of these households need to move within the next two years, 36% within two to five years and a further 23% in five or more years. The greatest urgency comes mainly from people who need to set-up independent home, or who need cheaper or more secure accommodation.

Households currently in public sector housing

2.37 One household in need is currently in public sector housing. This household lives in a three-bedroom property and requires a larger home. This potentially allows scope for gaining one unit by transfer.

Comparison with Housing Register

2.38 TVBC states there have been 26 requests for new homes in the parish from applicants with a local connection (see table below). There will be an element of double counting as applicants may have expressed a preference for more than one property type or size.

Property Type	1 bed	2 bed	3 bed	4 bed	Total
Bungalow	4	2	0	0	6
House	5	5	3	1	14
Flat	5	1	0	0	6
Total	14	8	3	1	26

TVBC Housing Register for Longparish

2.39 Six respondents to this survey (26% of total housing need) stated that their household is listed on Test Valley Borough Council’s Housing Register.

2.40 What is clear is that there are quite a few households that are listed on the Register but have not completed a form showing housing need as part of this survey. Much more demand for small houses has arisen through the Housing Register than is apparent from the survey. It is also apparent that a number of households have completed the survey identifying housing need, but are not yet to be included on the Register.

LEVEL OF SUPPORT FOR AFFORDABLE HOUSING

- 2.41 One of the purposes of the survey was to establish the level of local support for a new housing scheme. There is a good level of support for a new affordable housing scheme. Of the 82 households responding to the question, 81% would support a small development.
- 2.42 Below is a verbatim transcript of the written responses made by the 22 people (25% of survey respondents) who chose to comment.

Question 9 - Would you be in favour of a small development of affordable housing for local people within your parish if there were a proven need?

Positive responses (answered yes)

- There is an urgent need in this village as when children leave home they cannot afford to buy locally. People with young families can't afford to move into the village and those who have homes many are too small they can't move up the property chain.
- We would be interested in renting a small property.
- My sons have had to move out of the parish due to no affordable housing.
- Local people only-not people without any village connection whatsoever.
- Particularly for young people starting out and old people wanting to downsize we need more people to sustain a mixed community with adequate services.
- There is a need for cheaper houses so that people can down size there property when they get older
- Provided it is not too big and there is a suitable site.
- As long as it is tactfully located and there isn't anymore development.
- It needs a suitable location for the resources and amenities.
- People are leaving the village as there is no affordable housing.
- Provided there is a restriction on size as not to spoil the surroundings.
- As long as no green areas used.
- Yes depending on the area it would be built on.
- Siting of the development would be of key importance.
- Extra housing is vital we need a mix of social groups.
- We need housing for young people and the elderly this would free up some family sized housing.
- Provided it was sensitively located and didn't encroach on the rural open aspect of any other buildings in the village.

Negative responses (answered no)

- Barton Stacey.
- Longparish has enough affordable housing.
- Building should be accompanied by more local amenities.
- You should stop people having weekend houses and coming from towns and spoiling the countryside.


- Longparish would be spoilt by affordable housing and could affect the values of existing houses.

SECTION THREE: THE WAY FORWARD

CONCLUSIONS

- 3.1 The responses have shown that housing for local people is a significant issue in the parish. 27 households have expressed a need for new or alternative accommodation. More detail has been provided by 24 households. This should be considered a minimum demand, although a number of these households could potentially afford to buy within the parish and therefore it is not necessary to provide assistance for these people. However, it appears that there are some households recorded on the Housing Register who have not participated in this survey.
- 3.2 There are many reasons for this need, but common themes are young adults looking to establish separate home away from their parents, people wanting to move out of privately rented accommodation to give themselves more security of tenure and other households needing to move as their space requirements change.
- 3.3 Based on the survey, approximately 19 units would be appropriate combining a mix of properties to rent and shared ownership. However, given the information provided through the Housing Register, it is suggested that some additional smaller units be included to reflect the additional demand for one and two bedroom properties.
- 3.4 Therefore, a proposal of approximately 23 units with a mix as proposed below would be more appropriate, subject to planning and funding implications. The survey shows that one additional 3-bed property could potentially be made available from transfer.

PROPOSED AFFORDABLE HOUSING SCHEME		
Proposal:	23 units	
Sizes:	8 x 1-bed	3 to rent, 5 shared ownership mix of houses, flats and bungalows
	8 x 2-bed	4 to rent, 4 shared ownership mix of houses and bungalows
	4 x 3-bed	2 to rent, 2 shared ownership all houses
	3 x 4-bed	1 to rent, 2 shared ownership all houses

- 
- 3.5 This proposed mix takes account of existing RSL accommodation in the parish, with more larger properties within the existing stock than one-bedroom homes.
 - 3.6 The proposed housing stock includes provision for a number of households who would prefer to buy their own homes but could not afford to do so given current house prices. Many of these households may be suitable candidates for shared ownership, subject to more detailed financial scrutiny. The shared ownership homes may also be attractive to existing RSL tenants, if their financial status allows.
 - 3.7 In order to reflect demand, some of the smaller homes should be flats and bungalows, with a few retained as houses. The larger homes should be houses. The survey has identified one demand for sheltered accommodation and this should be considered as an option.
 - 3.8 Hyde Housing Association has been selected by the Hampshire Alliance for Affordable Housing to progress all new rural housing schemes in the county. Should a new affordable housing scheme be progressed in the village, Hyde would take a lead role in applying for funding from the Housing Corporation and liaising with the relevant authorities.
 - 3.9 It should be remembered that a housing needs survey is only a snapshot of need at any one time and while the scale of need is not likely to change, by the time any possible future scheme is likely to be achieved, the mix and size of units would need to be cross-referenced with the Housing Register to show emerging need with a local connection at that time.

RECOMMENDATIONS

3.10 It is recommended that the Parish Council consider advancing the process to achieve an additional scheme (as proposed above) by:

1. engaging with Hyde Housing Association (the selected RSL for new development) to explore the potential for funding with the Housing Corporation; and
2. exploring the location and availability of any sites that the Parish Council may think appropriate.

3.11 It is also recommended that Test Valley Borough Council:

1. contact the households who have identified themselves in housing need, in order to update the Housing Register; and
2. contact the households currently on the Housing Register to assess the level of additional demand from households that have not completed the survey.

John Lancaster
Rural Housing Enabler
December 2005

FURTHER INFORMATION

John Lancaster, Rural Housing Enabler, Community Action Hampshire,
tel: 01962 857363

GLOSSARY

Definitions and explanations of key terms used in this report

- Affordable housing** generally used to describe housing provided with a subsidy so the asking price or rent can be substantially lower than prevailing local market prices or rents and where mechanisms exist to ensure it stays affordable for those who cannot afford market housing. Subsidy can come from the public sector or from the private sector through planning obligations. Includes housing for social rent, shared ownership, sub-market rent and low-cost home ownership.
- House and housing** refer to all types of residential property including flats, bungalows, sheltered accommodation etc unless otherwise stated.
- Household** a single person/group of people who have the address as their only/main residence and who either share one meal a day or share the living/sitting room.
- Hidden / concealed household** a household living within another household, needing separate accommodation e.g. adult children, single parents, elderly relatives.
- Local connection** Meeting one of the following criteria:
- living in the parish
 - employed full-time, or family employed full-time, in parish
 - strong family connection / parents and siblings live in the parish
 - left parish but previously lived in the parish.
- Registered Social Landlords (RSLs)** Housing Associations registered with the Housing Corporation.
- Shared ownership** allowing a resident(s) to buy a share of his/her home, usually from a housing association, and pay rent on the remaining share that he/she does not own. (There are variations on this model of shared ownership offered by different Housing Associations).

APPENDIX ONE

Survey questionnaire

