



Winchfield Parish

Affordable Housing Need Survey

Final Report

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Completed by Hampshire Homes Hub



Research conducted and written by Hampshire Homes Hub, Action Hampshire.

Action Hampshire
Westgate Chambers
Staple Gardens
Winchester
SO23 8SR
www.actionhampshire.org

info@actionhampshire.org.uk
01962 854971

Charity no: 105806

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1. Introduction and Background Information

Key features

The Winchfield Parish housing need survey was conducted in February/March 2021. It was designed to identify the need for affordable housing for those with a local connection to Winchfield Parish. Surveys were hand delivered by members of the Parish Council and Neighbourhood Plan group to 294 households and local businesses within the parish.

All residents were asked to complete Part 1 of the survey to provide current information on housing within the parish. Part 1 also sought views on the future development of a small affordable housing scheme prioritised for local people, should there be evidence of a need for this type of housing from the survey results. This information will also be used to help inform the revision of the Neighbourhood Development Plan.

Households currently resident in Winchfield or with a local connection to the parish and needing affordable housing within the parish were also asked to complete Part 2 of the survey.

An option to complete the survey online was also available.

The survey was promoted through an article in the Winchfield Neighbourhood Development Plan Revision update and the parish magazine, both delivered to every household and also through social media.

Of the 294 surveys that were distributed, 117 survey responses were received. This accounts for a 40% response rate. This is an excellent response rate for such a survey.

The survey ran for five weeks, until 31st March 2021.

Introduction to the survey

Winchfield Parish Council and Hart District Council commissioned Hampshire Homes Hub (part of the charity Action Hampshire) to carry out an affordable housing needs survey to find out if there was a requirement for affordable homes from local people with a connection to Winchfield Parish.

Affordable housing includes both rented and housing for sale through the shared ownership part rent and part buy model and aims to help people in housing need.

Should the report evidence a need in the parish for affordable housing, the housing would be prioritised for households with a local connection to the parish.

Hart District Council's Rural Exception Site Policy H3 would be used to secure a planning permission. This allows for small-scale development of affordable housing on land adjoining or closely related to villages which addresses a proven

local need for affordable housing. The affordable housing is available in perpetuity for those with a local connection.

By local connection we mean that the householder either lives or works in the parish or was previously resident in the parish and has close family members still residing in the parish or needs to live in the parish to give or receive essential support from a close family member who lives there.

This report provides an independent assessment of the need for affordable housing in the parish and details the results of the survey of those with a local connection. A copy of the letter sent to all residents of the parish and the questionnaire used in the survey can be found in Appendix 1 and 2.

The findings in this report are based solely on the survey results. They should therefore be read in conjunction with other district-wide housing need surveys, including Hart Housing Register, the housing market assessment and affordable housing and planning policies, in order to place the conclusions in a district-wide, sub-regional and regional context.

Background information

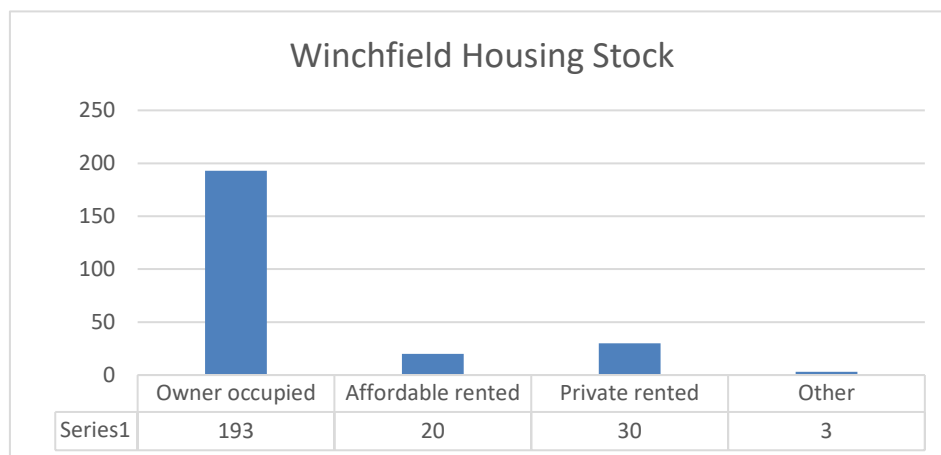
Housing is an important issue in rural communities. Recent increases in house prices have far outstripped average increases in earnings, meaning that local people on low or average earnings can be priced out of their local area.

Housing is, on average, less affordable in rural areas than in urban areas, and in 2016 the least expensive homes in UK rural areas cost 8.3 times lower quartile average earnings, compared with 7 times in urban areas. (Affordable housing saving rural services: Rural life monitor 2017, National Housing Federation).

In 2018, the cheapest homes in the Hart District were 12 times mean annual earnings. (National Housing Federation 'Home Truths' November 2020)

Existing housing stock within Winchfield Parish

The 2011 census identifies 246 households in Winchfield Parish. The tenure of properties at that time are as follows, with 193 (78.5%) being owner occupied. 20 homes (8%) are affordable and social rented, this includes 2 shared ownership homes. The bar chart also shows the number of private rented homes and those living rent free under 'other'.



Existing affordable housing in Winchfield Parish.

The 2011 census results shows that at that time, there were 20 housing association properties within the parish, as set out below.

Existing affordable housing within the parish (2011 census)	
Shared ownership (part rent/part buy)	2
Affordable or Social rented homes	18
Total	20

It is acknowledged that the 2011 Census is now a decade out of date and that the data should be treated with caution.

Hart District Council advised in December 2020 that only 17 properties are confirmed currently as affordable units.

These are 15 two and three bedroom homes owned by Haig Housing which are restricted to Armed Forces veterans and not available for those outside of an Armed Forces connection.

There are also 2 further affordable homes. 1 two bedroom house and 1 three bedroom house to rent in the parish.

Of these, only three have come up for relet since 2012, these have all been in the Haig Housing Scheme which is restricted for Armed Forces veterans. This illustrates how few affordable housing properties are available in the parish for those who need this type of housing.

New Affordable Shared Ownership housing in Winchfield Parish

The housing provider Heylo has purchased 4 two bedroom shared ownership flats on a site at Winchfield Crescent, Old Potbridge Road, within Winchfield Parish.

Households can apply for these properties by registering their interest with the Help to Buy scheme by following the link <https://www.helptobuyagent3.org.uk>

Population

The 2011 census results show that at that time, the Parish of Winchfield had a population of 664 residents. The table below shows the age range of the residents recorded. This is compared with the population of Hampshire and with England as a whole. **2011 census data source: (table KS102EW)**

Age	% Winchfield	% Hampshire	% England
Under 16 years of age	14.6%	18.5%	18.9%
16- 64 years of age	68.7%	62.9%	64.7%
65 years of age and over	16.7%	18.6%	16.3%

Winchfield has a lower percentage in the under 16 age group than both the Hampshire and England comparatives. It has also a higher percentage in the 16-64 age group than both Hampshire and England. It has fewer people aged 65 years and over than Hampshire, but closely compares to the England average.

The Office of National Statistics Report 2020 on Parish Population estimates for mid-2001 to mid-2019 based on best-fitting of output areas to parishes suggests that Winchfield Parish in mid-2019 had a population of 659 residents, which is closely comparable to the 2011 population figures tabled above.

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/adhocs/12324parishpopulationestimatesformid2001tomid2019basedonbestfittingofoutputareastoparishes>

2. Survey Purpose and Approach

The purpose of the survey was to acquire detailed information about the current housing need within the parish for affordable housing. In addition it collected generalised household information and attitudes to determine the support for a possible affordable housing scheme. Should the survey provide evidence of a need it will be considered by the Winchfield Neighbourhood Plan Steering Group and recommendations made to the Parish Council.

The survey took the form of a paper questionnaire, and a copy of the survey along with a letter providing further information, was delivered to all homes and businesses within the parish.

Respondents were also given the option to complete the survey online and were provided with a link to the survey, hosted on the Survey Monkey website.

The survey and letters were delivered to households during February 2021 and were to be completed by 31st March 2021.

The survey was promoted through an article in 'Contact', the parish magazine, leaflets were delivered in advance to each household and through social media.

117 questionnaires were completed/returned.

The questionnaire was based on an established survey format developed and used by Action Hampshire. Advice regarding the format was provided by the Community Led Housing Adviser at Action Hampshire and the final questionnaire was agreed with the Parish Council and Hart District Council.

The questionnaire made it clear that no names would be included in the report and that data would only be seen in generalised statistical form. Furthermore, the data would only be used for the purposes for which it was collected, for example to assess local housing need, including affordability and eligibility for an affordable housing scheme.

The questionnaire and responses have been split in to two sections:

- **Part 1** – About your home - current housing situation, connection to the parish, the housing needs of family members, support for an affordable housing scheme, sites and general comments on housing in Winchfield (Questions 1-10)
- **Part 2** - Information about the households requiring affordable housing, finance and affordable housing registration status. (Question 11-27)

The definition of affordable housing in this report has been taken from the National Planning Policy Framework, Ministry of Housing, Communities and Local Government. The definition can be found in the Glossary in Annex 2 (published February 2019)

The housing partnership Hampshire Homes Hub works with its partners including Hart District Council and local Registered Providers (Housing Associations) to provide homes for local people which are usually affordable rented or shared ownership. The rent levels on the affordable rented homes are set in accordance with the Governments rent policy for Social Rent or Affordable Rent, or are at least 20% below local market rents (including service charges where applicable).

Shared Ownership homes are designed to help those who do not have the financial means to buy an open market property, by offering them the chance to have a home which they can part purchase, paying rent on the remaining share. These homes are affordable in perpetuity, and are not currently permitted to be sold on the open market. They are prioritised for people with a **local connection** to the parish.

By local connection we mean that the householder either lives or works in the parish or was previously resident in the parish and has close family members still residing in the parish or needs to live in the parish to give or receive essential support from a close family member who lives there.

Some of the survey results have been cross referenced with information from the Office for National Statistics (ONS). Supporting/background information has also been provided from housing and affordability reports produced by and/or for Hart District Council. These sources have been identified throughout the report.

3. Key Findings and Recommendations

The analysis detailed within this report is based on the 117 responses received from households responding to Part 1 of the survey and the 9 households requiring affordable housing within the parish who responded to Part 2 of the survey. It should be noted that not all respondents answered all questions. However, the information provided either fully or partially helps to build a picture of the current housing situation in the parish, including some of the challenges and barriers faced by those struggling to find suitable and affordable accommodation.

Section 1 – Current housing situation, connection to the parish, the housing needs of family members, support for affordable housing, local sites and general comments on housing issues within Winchfield. (Q1-10)

- Of the 117 respondents to the survey, 116 currently live in the parish. Of these 45% (53) of respondents have lived in the parish for more than 21 years.
- The largest age group identified within respondent households is the 45-64 years age group which accounted for 37% (101) of respondents. The lowest age group represented is the 16-24 years age group which accounted for only 9% (24) of household members.
- Almost all respondents 99% (114) live in a house or bungalow and 51% (59) in a four or more bedroom property within the parish.
- 90% (103) of respondents own their own home, the second highest response was from those who rented their home from a private landlord equating to 5% (6) of respondents.
- 97% (111) of respondents had no experience of family members leaving the parish due to difficulty finding a home locally. 3% (4) of respondents advised that a member or (members) of their family had left the area in the last few years due to difficulty in finding a home locally.
- 92% (107) of respondents had no requirement for affordable housing within the parish.
- 8% (9) of respondents or respondent family members stated a requirement for affordable housing within the parish.
- Of the 112 respondents who answered the question regarding support for affordable housing, 68% (76) of respondents advised they would support a small development of affordable housing if there was a proven need from people with a local connection to the parish.
- 16 respondents suggested sites or areas that might be suitable for affordable

housing for local people.

- 30 respondents left comments generally about housing in Winchfield Parish.
- Winchfield Parish has 17 existing affordable rented homes. 15 of these are restricted to Armed Services personnel. Only 2 affordable rented homes are unrestricted and could be potentially available for respondents needing this type of housing.
- Of the 17 homes, only 3 vacancies have come up since 2012. This shows how little provision is available in the parish for those with a need for affordable housing and how long they will likely have to wait for a vacancy.
- 4 new 2 bedroom shared ownership flats have just been completed in the parish at Winchfield Crescent.

Section 2 – Information about households requiring affordable housing in the parish, including connection to the parish, finance and affordable housing registration status. (Q11-Q27)

- Of the 9 households stating a need for affordable housing in the parish. The largest group 4 are living with family or friends, followed by 2 living in private rented housing. The others are either a homeowner, living in a mobile home or renting from a housing association.
- 8 of the 9 households are currently living in the parish. Of these, 4 have lived in the parish for more than 21 years.
- The majority of households (5) stated that they would need to move within two years.
- A variety of reasons were stated for needing a new home within the parish and respondents were able to select more than one answer. The most frequent response was wanting to start a first home (5). Other frequent responses were not being able to afford rent or mortgage payments (4) the need to be independent, to support/receive care from family, the need for a larger home and relationship breakdown.
- Single households were the largest group represented (4), followed by family households (3) and couples (2).
- The survey responses identified 18 individuals within the 9 households.

- The largest group needing affordable housing is the 25-44 years age group, making up 61% (11 individuals). It is often the younger age groups who traditionally struggle to stay in rural villages when they require housing. This is often because of affordability issues, such as not having the income levels to afford local house prices, as well as the lack of suitable homes available.
- The responses showed an equal split in the bedroom size required. 3 respondents required 1 bedroom accommodation, 3 required 2 bedroom accommodation and 3 required 3 bed accommodation. Those interested in affordable rented housing will be assessed in line with Hart District Council's allocations policy on bedroom need.
- No households identified their household as having a specialist housing need.
- With regard to preferred tenure choice, respondents could select more than one choice. 8 respondents selected shared ownership as all or part of their answer. The affordable rented option was selected by 3 respondents as all or part of their choice.

Finance: paying for the home - Affordability

- The average price paid for all sized properties in Winchfield over the last 2 years was £629,823 according to Right move (www.rightmove.co.uk). This is 17 times the Hart median income of £37,082 for residents living in the Hart District Council area (ONS ASHE2019) and 23 times the Hart lower quartile income threshold of £27,137(ONS ASHE2019).
- Only 2 of the 9 households providing income information had incomes above the median threshold and 2 had incomes between £35,000 and £40,000. 5 had incomes below the threshold.
- 5 of the 9 respondents had incomes above the lower quartile threshold and a further 2 had incomes in the region of £25,000-£30,000. 2 had incomes below this threshold.
- The average house price for all sized properties in the Hart District Council area in 2019 was £392,000 and the average median income was £37,082. The ratio of median house price to median gross annual earnings is 10.57.
- The average lower quartile house price in the Hart District Council area was £300,000 and the lower quartile average income was £27,137. The ratio of lower quartile house price to lower quartile earnings was 11 times

- Right move noted that 17 properties have been sold in the parish in the last 2 years. All 17 properties were sold above the lower quartile house price of £300,000. This indicates how few homes are available to those on lower incomes and how expensive house prices relative to income levels are in both the Hart District area and in rural areas such as Winchfield.
- Information from average rent price data suggested an income of around £33,000 would be required to afford a private rented two bedroom property within the parish. This is above the incomes of 4 of the 9 respondents interested in affordable housing.

Shared ownership profile

- 8 of the 9 respondents selected shared ownership as a preferred tenure option. 7 had incomes ranging from £25,000 to £70,000 and are likely to be eligible for this product if this option was available in the parish.
- The cheapest 1 bedroom shared ownership property within or close to the parish on the Right move website on 20th April 2021 would require an income of above £31,000. 5 of the 9 respondents had incomes above this amount. Of the 3 respondents interested in a one bed shared ownership property, 2 had incomes around this level.
- The cheapest 2 bed shared ownership property available in the parish required an income of above £40,000, 2 respondents were interested in 2 bed shared ownership but their incomes were below this threshold so this may not be an affordable option.
- 3 respondents were interested in 3 bed shared ownership within the parish. They had incomes between £35,000 and £70,000. No 3 bedroom shared ownership homes were available in the parish at the time of writing this report.

Affordable rent profile

- 3 of the 9 respondents selected affordable renting as an option. Of these 1 had an income below £10,000 and may require help to pay housing costs.
- The other 2 respondents had incomes above £40,000 and could afford affordable rent levels.

Registering for an affordable home

- Of the 9 respondents, 3 have confirmed they are already registered for affordable housing on one of the two registers available. Of these, 2 are currently registered with Hart District Council for affordable rented housing and 1 respondent is registered with the Help to Buy Agent 3 for shared ownership. 5 respondents advised they are not registered on either register. 1 further respondent did not complete the question.
- In addition, Hart District Council have confirmed that 10 households stating a local connection to Winchfield are currently registered for affordable rented housing with the Council. Of these 2 are already counted within the survey response, so to avoid double counting, this figure has been reduced to 8
- One of the key outcomes of the Winchfield Housing Need Survey has been to identify households interested in affordable housing who are not registered with either Hart District Council's affordable rented housing register or the Government's National Help to Buy Agent Register 3 for shared ownership. It is important that these households are encouraged to register their need for affordable housing.
- Only 3 of the existing affordable housing properties in Winchfield have come up for relet in the parish since 2012, these being the Haig Housing restricted properties. This illustrates how few affordable properties are available in the parish for those that need this type of housing. For those registered and looking for affordable housing in the parish, there will be a long wait unless a new affordable housing scheme for local people is built in the parish.

Conclusions and Survey Recommendations

Conclusions

The principal findings of the Winchfield Housing Need Survey are that 92% of respondent households (116) had no requirement for affordable housing in the parish and 97% (115) had no experience of family members leaving the parish due to difficulty finding a suitable home.

However, 8% (9) respondents have stated a requirement for affordable housing within the parish and 3% (4) households are aware of family members leaving due to difficulty in finding a suitable home locally.

Of the 9 respondents needing an affordable home in the parish, 8 currently live in the parish and 1 has close family living in the parish. 67% are aged between 16 and 44 years of age.

With average sold house prices in the parish over the last 2 years at £629,823 it is unsurprising that one of the main reasons for needing a new home is the inability to afford a mortgage or local rent levels. This together with only a handful of existing affordable homes in the parish are some of the principal reasons why this group need affordable housing now.

With median gross annual earnings for individual full time employees living in Hart District Council area at £37,082, to afford an average sold property in the parish would take 17 times the Hart median income and 23 times the lower quartile income of £27,137.

Without building more affordable homes that meet the needs of all sections of the community, many of these people will be forced to leave in search of a suitable home elsewhere.

The majority of respondents want to move within the next 2 years.

In addition to the households identified in this report, Hart District Council's Housing Register has identified an additional need for 8 affordable rented homes, the details of which have been outlined in this report.

The evidence from the Housing Need Survey results has indicated that Winchfield Parish does have a need for a small affordable housing scheme to meet its local housing need where those with a connection to the parish will be prioritised.

It is welcome that 4 new shared ownership flats have recently been completed at Winchfield Crescent which will contribute to addressing part of the identified need for shared ownership in the District, though it is worth pointing out that these homes are not prioritised solely for local people with a connection to the parish, as this development was not built through the Hart Local Plan Rural Exception Site Planning Policy which can restrict development to solely meet local housing need.

With so few affordable rented properties available in the parish, it is important that new rented affordable homes are prioritised in any future rural exception site scheme that might be developed in the parish and that the scheme is both affordable and has a good mix of tenure types and numbers of bedrooms to accommodate the local housing need.

Rural exception housing schemes can provide the Parish Council with more potential for direct involvement to shape the tenure type, mix and number of homes and their affordability unlike the typical S106 normal housing development sites.

The review of the Winchfield Neighbourhood Plan is an ideal vehicle to promote the benefits of affordable housing for local people as well as providing information on how it can be accessed and supporting its development with appropriate policies and recommendations

68% (76) of respondents to the survey stated that they would support a small development of affordable housing if there was a proven need.

A small affordable housing scheme of 6-8 homes prioritised for local residents and those with a connection to the parish could further help to address the needs identified in both this survey and through the District Councils housing register.

Recommendation

It is recommended that the Parish Council:

- Support a small scheme of 6-8 rural affordable homes for the parish of Winchfield which prioritises local people.
- It is suggested that the small scheme should meet a proportion of the identified local need within the parish, to be retained in perpetuity as affordable homes for local people. The exact number to be agreed with Winchfield Parish Council and Hart District Council.
- The above recommendation takes into account that some stated needs may be speculative, subject to change in circumstances, ineligible on financial grounds or satisfied within the next three years from existing housing stock. The recommendations also take in to account the size of the parish and the impact such a development could have.
- It should be remembered that a housing need survey is only a snapshot of the given need at any one time and whilst the scale of the need is not likely to change by the time any possible future scheme is achieved, the mix and size of units would need to be cross-referenced with the Hart Housing Register to ensure that the provision meets the emerging need with a local connection at that time.

4. Summary of Winchfield housing need survey responses

The responses to the survey questions have been presented through a series of tables. The majority of questions required a single response, but in some cases it was possible to select more than one option. Details of this, and the numbers answering the questions have been provided within the analysis.

Part 1: Current housing situation and connection to the parish and attitudes to developing an affordable housing scheme in the parish. (Questions 1-10)

This part of the survey seeks to obtain information regarding the respondents' current housing situation and to understand how they are connected to the parish of Winchfield.

Question 1 – How long have you lived in Winchfield?

Answered by 117 Skipped by 0

How long have you lived in Winchfield?					
0-2 years	3-5 years	6-10 years	11-20 years	21+ years	Total
13	18	9	23	53	116
11%	16%	8%	20%	45%	100%

117 respondents answered this question. The results include 1 household that did not live in the parish. 116 confirmed that they currently lived in the parish.

The table above shows the length of time the household has lived in the parish. 53 respondents have lived in the parish for more than 21 years. This accounts for 45% of survey respondents.

Question 2 – Please tell us how many people of each age group live in your home? Answered by 116 Skipped by 1

116 respondents answered this question.

The survey responses identified 274 individuals within these 116 households. This equates to approximately 41% of parish residents when compared to a parish population of 664 taken from the Census 2011 figures.

The table below shows the breakdown of the respondents and their household by age.

Age range	Number	%
0-15 Years	25	9%
16-24 Years	24	9%
25-44 Years	35	13%
45-64 Years	101	37%
65-74 Years	58	21%
75 years and over	31	11%
Total	274	100%

The percentages of each age group in the table above are based on the information provided in response to this question.

The largest age group identified was 45-64 years, with 101(37%) people falling within this category. The 16-24 years age group is the lowest age group accounting for 24 (9%) household members. The over 75 + age group accounted for 31(11%).

The majority of respondent households (164) are working age adults between 16 and 64 years of age, with 89 household member being 65 years or over.

It is the younger age groups 16 -24 years who are the age groups that often have to leave rural areas to find cheaper accommodation elsewhere, as they often do not earn salary levels high enough to afford homes in expensive rural areas.

Question 3 - What type of home do you live in? Answered by 115 - Skipped 2

What type of home do you live in?	Number	Percentage
House	104	90%
Bungalow	10	9%
Flat	1	1%
Caravan/mobile home	0	0%
Total	115	100%

The results show that 90% of residents responding to the survey live in houses. Very few alternative types of housing are identified, which is characteristic of many rural areas. Although no respondent to Part 1 of the survey stated they lived in a mobile home, one respondent in Part 2 of the survey confirmed they did. This may have been

an oversight or perhaps a family member completing the survey on the Part 2 respondent's behalf.

Question 4 - How many bedrooms does your home have?

Answered by 115 - Skipped 2

Number of bedrooms	Number	Percentage
Bedsit	0	0%
One	2	2%
Two	13	11%
Three	41	36%
Four or more	59	51%
Total	115	100%

87% or (100) households responding to the survey live in properties with 3 or 4 bedrooms and only 13% or (15) households are living in 1 or 2 bedroom homes. With the demographic trend towards smaller households, a lack of 1 and 2 bed units will make it difficult for single people, couples, small families, first time buyers, downsizers and people on low income to enter the housing market or find existing homes in the parish to meet changing needs.

Question 5 - Who owns the home you live in now? Answered by 115 - Skipped 2

Answer choices	Number	Percentage
Self (with/without mortgage)	103	90%
Parents/relative	0	0%
Housing Association	3	3%
Tied to job	3	3%
Private landlord	6	5%
Other	0	0%
Total	115	100%

The majority of respondents (90%) own their own property either outright or with a mortgage. Very few people live in alternative tenure types. This may suggest few tenure options for those on lower incomes who cannot afford to buy in the parish.

Question 6 - Would you support a small development of affordable housing in the Parish if there was a proven need from residents with a genuine local connection? Answered by 112 - Skipped 5

Answer choice	Number	Percentage
Yes	76	68%
No	36	32%
Total	112	100%

Approximately, two thirds of respondents (68%) stated they would support a small development of affordable homes for local people if the need for a scheme was evidenced.

A further third (32%) would not provide support.

47 respondents provided reasons for their decision.

29 of these comments were in support of development.

11 of these comments were objecting to development.

7 of these comments were neutral or mixed, for example asking for more information, or objecting to development but setting out the circumstances under which it could be supported.

The table below further analyses the comments received and shows the number of comments on each topic. Many respondents covered more than one topic in their comments.

Topic		Number of respondents
Need for housing	Need for affordable housing	3
	Need for a mixed community	2
	Need for everyone to be able to afford a home	2
	To enable local people to stay/young people to live in the area they grew up/keep families together	14
Nature of any development proposed	Development should be sympathetic/small/in an appropriate location	10
	Homes should be for local people if the need is proven/homes should be retained as affordable	7
	Concern regarding the development of larger houses rather than affordable housing	2

Impact to infrastructure/services	Lack of local jobs/services/facilities in the area	5
	Infrastructure overstretched/area could not support further development	5
	Traffic/impact to rural roads/highway safety	1
Homes not required/development should be built elsewhere	No need for affordable housing/more housing/housing has already been built locally	6
	Homes should be built elsewhere/area not suitable for more homes	4
	Countryside/green space/wildlife should be protected/retained	3
	Comments on the need for further information/comments on the survey	2
	Don't know	3

The comments received are further detailed in Appendix 3, summarised and anonymised where required.

Question 7 - Do you know of any local sites that would be suitable for this?
Answered by 45 - Skipped 72

45 respondents answered this question.

25 respondents said no.

Of the remaining 20 responses, 6 respondents used this space to make another comment. (These are further detailed below and in Appendix 3)

The table below shows the 16 responses received which relate to a site or location. Some people suggested more than one site.

Location	No of responses
Common Field	1
Spratts Hatch Lane (Brownfield site- near canal)	1
80 acres, Charrington Farm, Station Road	2
Land between Shapley Ranch development and Shapley House	1
Scrub land north of Station road	1
Potbridge Road	1
Winchfield Court Farm (old hospital)	3
Around Barley Mow- field behind	3
Look for larger infill	1
Look for brownfield site	1
Around Winchfield Inn- near the station	1
Opposite entrance Hurst Farm Stables	2
Land around The Hurst	1
Land around Ashley Lodge	1
Land around Oak Farm Nursery- close to railway	1

The table below summarises the 6 comments made which do not relate to a site or location. Some comments covered more than one topic.

Topic	Number of respondents
Nature of any development proposed	Any development should seek to mitigate to a minimum impact on existing properties close by
	Ensure that the rural character of the village is not destroyed
	Any proposed development should not increase the risk of more development on adjacent land. It should be close to railway or bus route
	Any development proposed should include a small community play area

	or sensory garden for locals that are not able to walk far.	
Homes should be affordable	Young people have a right to grow up and be able to afford a property in an area they were reared in	1
	Some housing should always be affordable for those unable to buy. Council housing should never have been sold off.	1

Question 8 - If you have any other comments you would like to make about housing in Winchfield please do so here? Answered by 34 - Skipped 83

34 comments were received. A table below provides a summary of the comments. 4 of these respondents said no/no comments. Of the remaining 30 responses:

12 of these comments were in support of development.
18 of these comments were objecting to development. Of which 8 are against the 'Garden Village' development.

The table below further analyses the comments received. Some comments covered more than one topic.

Topic		Number of respondents
Need for housing	Need for affordable housing/housing for first time buyers/renters	7
	To enable local people to stay/young people to live in the area they grew up/keep families together	3
Nature of any development proposed	Development should be sympathetic/small/in an appropriate location	2
	Homes should be for local people if the need is proven/homes should be retained as affordable	2
	Development would require improvements to infrastructure/need to ensure infrastructure sufficient	3
Impact to infrastructure/services	Lack of local jobs/services/facilities in the area	7
	Young people want to live where there are facilities	1
	Infrastructure overstretched/area could not support further development	14
	Traffic/impact to rural roads/highway safety	11

Homes not required/development should be built elsewhere	No need for affordable housing/more housing/housing has already been built locally	12
	Existing unoccupied buildings should be developed	2
	Homes should be built elsewhere/area not suitable for more homes	17
	Villages/scale of villages should be retained/protected	9
	Countryside/green space/wildlife should be protected/retained	12
Other comments	Objection to any new development	4
	Comments about new build homes	2
	Comments regarding impact to property values	3
	General comments regarding affordable housing	2
	Comments regarding allocation/under occupation/sale of existing affordable housing	4
	Comments regarding affordability of affordable housing	3
	General comments	8

The comments received are further detailed in Appendix 3, summarised and anonymised where required.

Question 9 - Have any members of your family left the parish in the last few years due to difficulty finding a suitable home locally? Answered by 115 - Skipped 2

Answer choice	Number	Percentage
Yes	4	3%
No	111	97%
Total	115	100%

97% of respondents had no experience of family members leaving the parish due to difficulty finding a suitable home locally.

3% of respondents stated they had family members who had left the parish due to difficulty finding a suitable home locally.

Question 10 - Do you or a close family member require an affordable home within Winchfield? Answered by 116 - Skipped 1

Answer choice	Number	Percentage
Yes	9	8%
No	107	92%
Total	116	100%

9 respondents to the survey expressed a requirement for affordable housing in Winchfield. These respondents went on to complete Part 2 of the survey below.

107 respondents had no requirement.

The responses to question 9 and 10 would suggest that for the majority of people in the parish there is no problem finding suitable accommodation in the parish or a need for affordable housing.

However, 9 (or 8%) of respondents to the survey, state they, or a close member of their family has a need for affordable housing.

4 (or 3%) of respondents stated that members of their family left the parish due to difficulty finding an affordable home locally.

This report has also identified that Winchfield Parish has very few affordable homes available for local residents that require this type of housing.

The 9 survey respondents went on to complete Part 2 of the survey stating they have a need for affordable housing. The majority of these (67%) come from the 16-44 age group.

Part 2 of the survey will provide more information about the need for affordable housing from this group of respondents.

Part 2: The housing situation of those requiring affordable housing in the parish. (Questions 11-28)

Question 11 - Where is the household currently living?

Answered by 9 - Skipped 108

Answer choices	Number	Percentage
Living with family and friends	4	44%
Renting privately	2	22%
Housing Association property	1	11%
Homeowner	1	11%
Tied to a job	0	0%
Mobile Home	1	11%
Lodger	0	0%
Other	0	0%
Total	9	100%

The most common answer selected was living with family and friends, selected by 4 respondents, followed by 2 respondents who were renting privately. Other answers included living in a mobile home, a homeowner and living in a housing association property.

Question 12 - How many bedrooms do you/they have in this accommodation?

Answered by 9 - Skipped 107

Number of bedrooms	Number	Percentage
One	1	11%
Two	5	55%
Three	2	22%
Four or more	1	11%
Total	9	100%

Question 13 - When will the household need to move?

Answered by 8 - Skipped 109

The table below shows the responses to this question.

When will you need to move	Number	Percentage
Less than 2 years	5	63%
2-5 years	2	25%
More than 5 years	1	12%
Total	8	100%

The most common answer was chosen by 5 respondents wanting to move within 2 years, followed by those wishing to move within 2-5 years (2).

Question 14 - Does the household needing to move currently live in the Parish?
Answered by 9 - Skipped 108

Answer choice	Number	Percentage
Yes	8	89%
No	1	11%
Total	9	100%

8 of the respondents currently live in the parish. 1 respondent lives outside but has family currently living in the parish evidenced in Q15.

Question 14a - If you answered Yes to Q14. How many years have you lived in the Parish?
Answered by 7 - Skipped 110

Answer choice	Number	Percentage
0-2 year	0	0%
3-5 years	3	43%
6-10 years	0	0%
11-20 years	0	0%
More than 20 years	4	57%
Total	7	100%

Of the 7 responding to this question 4 have lived in the parish more than 20 years.

The information provided above illustrates that the majority of respondents have strong local connections to the parish.

Question 15 - If the household does not live in the Parish now, what is their connection to it?
Answered by 1 - Skipped 116

Used to live in the parish for:					
0-2 years	3-5 years	6-10 years	11-20 years	21+ years	Total
0	0	0	0	0	0

Close family currently live in the parish for:					
0-2 years	3-5 years	6-10 years	11-20 years	21+ years	Total
0	0	1	0	0	1

Currently work in the parish for:					
0-2 years	3-5 years	6-10 years	11-20 years	21+ years	Total
0	0	0	0	0	0

The results show that the 1 household living outside the parish has close family currently living in the parish.

Question 16 - What are the reasons for your household needing to move to a new home in this parish?
Answered by 9 - Skipped 108

Respondents were able to select more than one answer in response to this question. The table below shows the frequency of responses received from the 9 respondents, taking in to account multiple answers.

Wanting to start first home	5
Divorce/separation	1
Need smaller home e.g. downsizing	0
Overcrowding	1
To be near family	0
Home in need of repair	0
Disability or health problem	0
Current tenure insecure	0
To be near work	0
Need larger home	2
Retiring	0
Can't afford mortgage/rent	4
Support/receive care from family	1
To be independent	1
Other	0

The most frequent response was the need to start a first home, chosen by 5 respondents, followed by those having difficulty affording rent and mortgage costs (4). Other responses included the need to give support or receive support from family members, needing a larger home, to be independent and overcrowding.

Question 17 – What type of household will you be?**Answered by 9 Skipped by 108**

This question relates to the composition of the household requiring new accommodation.

The table below shows the different household types identified. The most common answer was a single person household chosen by 4 respondents, closely followed by a family (3) respondents and a couple by (2) respondents.

Household composition	Number	Percentage
A single person	4	44%
A couple	2	22%
A family	3	33%
Total	9	99%

Question 18 – How many people of each age group would live in the new home?**Answered by 9 Skipped by 108**

The survey responses identified 18 individuals within these 9 households. The table below shows the breakdown of the respondents and their household by age.

Age range	Number	%
0-15 Years	4	22%
16-24 Years	1	6%
25-44 Years	11	61%
45-64 Years	0	0%
65-74 Years	2	11%
75 years and over	0	0%
Total	18	100%

The percentages of each age group in the table above are based on the information provided in response to this question.

The largest group requiring affordable housing are the 25-44 years age group who were largely missing from the results in Part 1 of the survey. This suggests that it is this age group who are having difficulty accessing housing in expensive rural areas. This is further illustrated in the results of Q-16 where the reasons for needing a new home include not being able to afford mortgage and rent and wanting to start a first home.

Question 19 - How many bedrooms does the household need?**Answered by 9 - Skipped 108**

Number of bedrooms	Number	Percentage
One	3	33%
Two	3	33%
Three	3	33%
Four or more	0	0%
Total	9	99%

The responses show that an equal split in number of bedrooms is required between one, two and three bedroom homes. There is no requirement to provide four or more bedroomed homes.

Question 20 – Do any of the people needing a new home have a specialist housing need because of medical reasons? (For example ground floor accommodation.)
Answered by 9 Skipped by 108.

No respondents answering this question required specialist housing.

Question 21 – What type of affordable housing is the household interested in?**Answered by 9 Skipped by 108**

Respondents were able to select more than one answer in response to this question. . The table below shows the split of responses, taking in to account multiple answers.

Answer choice	Number	Percentage
Renting from a housing association	3	33%
Shared Ownership	8	89%
Total	9	100%

The table shows that of the 9 respondents answering this question, 2 were interested in both renting and shared ownership and ticked both boxes, thereby showing a higher number to have answered the question than the 9 showing in the total.

It must be noted however that some households who are interested in an affordable rented property may be interested in a larger property than they would be eligible for through the Hart District Council's housing register. For example, a couple or single person would only be eligible for a one bedroom property, unless they have special circumstances. This rule does not apply to other tenures such as shared ownership.

Finance and Affordability (Questions 22-25)

This part of the survey seeks to obtain information regarding the respondents' income levels to assess the most affordable tenure type for the respondent households interested in affordable housing options including rent and shared ownership. It includes information on current rental prices, asking prices and sold prices in the local market. Earnings data for the Hart LA area from the Office of National Statistics (ONS) has been used to provide some context to the local information gathered from the survey.

Annual income

To enable an accurate calculation respondents were asked to provide their gross annual income. Details of savings and other assets which could be used for deposits and legal costs were also requested for those interested in shared ownership.

Question 22 – What is the household's combined gross annual income (before deductions i.e. tax and national insurance)? Please give an approximate figure.

Answered by 9 Skipped by 108

The table below shows the annual income of respondent households. The question asked for a gross annual income and if relating to a couple, for this to be a combined household income.

9 respondents provided information in response to this question.

The table below shows the responses received.

Income	Number
Under £10,000	1
£10,000-£15,000	0
£15,001-£20,000	1
£20,001-£25,000	0
£25,001-£30,000	2
£30,001-£35,000	1
£35,001-£40,000	2
£40,001-£50,000	1
£50,001-£60,000	0
£60,001-£70,000	1
£70,000 - £80,000	0
Over £80,000	0
Total	9

The average median annual earnings for **individual** full time employees living within the Hart District Council Local Authority area is £37,082 (ONS ASHE 2019).
The lowest 25% percentile earnings for the area is £27,137 (ONS ASHE 2019)

(Taken from ONS Ratio of House price to Resident based earnings 2019).

Of the 9 respondents providing annual income information within defined income bands, 2 have a **household/combined** income above the median threshold (£37,082) and a further 2 have incomes between £35,000 and £40,000. 5 respondents earn £35,000 or less.

5 have incomes above the lowest 25% percentile (£27,137) with a further 2 having incomes between £25,000 and £30,000.

2 have incomes of £20,000 or less.

Other sources of income

Question 23 – Other than the income stated above, please confirm any other sources of family income?

Answered by 8 Skipped by 109

The table below shows the responses received. Respondents could tick as many options as applied.

Answer Choice	Number	Percentage
Pension	1	12%
Family Credit/Benefits e.g. Housing Benefit, Income Support, Universal Credit	3	38%
Investment	1	12%
Savings	2	25%
No other income	4	50%
Other	0	0%

Of the 8 respondents answering the question, 4 had no other income, 3 received some type of benefit, 1 had a pension and 1 had an investment.

Question 24 – What is the maximum amount, per month, that the household can afford to pay on rent or a mortgage?

Answered by 9 Skipped by 108

Answer Choice	Number	Percentage
Less than £400pcm	0	0%
£400-£500	1	11%
£501-£600	1	11%
£601-£700	1	11%
£701-£800	1	11%
£801-£900	1	11%
£901-£1000	2	22%
Over £1000	2	22%
Total	9	99%

4 respondents were prepared to pay in the region of £900-£1000 and more a month for a mortgage or rent. 3 were prepared to pay in the region of £400-£700 per month and 2 were prepared to pay between £700-£900 per month for rent or mortgage.

Affordability and Need - table of respondents requirements

Comparing the above information with the results from Question 19; the bedroom size required by respondents with Question 21; the preferred tenure and with Question 22; the annual income bandings of respondents provides a correlation between affordability and actual need.

The affordability and needs information in the table below will be explored in more detail, when compared to the actual costs of buying or renting homes in the local market of Winchfield. This will help us understand local affordability to assess whether local residents on lower or average incomes are priced out of the local housing market.

The table below compares the bedroom size and preferred tenure of respondents by income and amount the respondent has stated they can afford monthly for housing costs.

Bedroom size	Income banding	Monthly amount household can afford to pay on housing costs	Tenure
1 bedroom	£15k-£20k	£400-£500	Shared Ownership
1 bedroom	£25k-£30k	£700-£800	Shared Ownership
1 bedroom	£35k-£40k	£900-£1000	Shared Ownership
2 bedroom	Less than £10K	£800-£900	Rented
2 bedroom	£25k-£30k	£500-£600	Shared Ownership
2 bedroom	£30k-£35K	£600-£700	Shared Ownership
3 bedroom	£40k-£50k	£900-£1000	Rented or Shared Ownership
3 bedroom	£60k-£70k	Over £1000	Rented or Shared Ownership
3 bedroom	£35k-£40k	Over £1000	Shared Ownership

Local house prices and affordability

House prices, affordability and housing need are a product of supply and demand. Analysing house prices allows an assessment of affordability and provides evidence of the extent to which households are priced out of the market and may need subsidised affordable housing.

The information provided on household incomes will be used to give an indication of local affordability levels needed to access the local property market.

The ONS data for 2019 indicates an average median house price in Hart District area of £392,000 and an average median income of £37,082. The ratio of median house price to median gross annual residence earnings is 10.57 times.

Data from the Office of National Statistics (ONS) showing lower quartile house prices by local authority district indicates a lower quartile house price of £300,000 within the Hart District Council District for 2019. The ONS data for 2019 indicates a lower quartile average income of £27,137 for those living within the Hart District. The ratio of lower quartile house price to lower quartile residence based earnings is 11 times.

This means median house prices in Hart are 10.57 times median incomes. For those on lower quartile incomes median house prices are 14 times lower quartile incomes.

This illustrates how difficult it is for those households hoping to buy a first home and those on lower incomes to enter the property market. This report illustrates that property prices in rural areas, such as Winchfield, can often be far more expensive than the median district area price mentioned above of £392,000.

The Right move property website (<https://www.rightmove.co.uk>) on 20/4/21 stated that the average sold property price in Winchfield over the last 2 years was £629,823. This is 17 times the Hart median income level and 23 times the Hart lower quartile income level.

(Source: ONS Data sets - Ratio of house price to residence-based earnings (median and lower quartile) tables 5a, 5b, 5c, 6a, 6b and 6c).

Open market housing in Winchfield – For sale

Measuring average house prices within individual parishes can be difficult due to the small number of transactions that take place; however there is sufficient information available to give an indication of the sort of prices that a buyer could expect within the parish.

A Right move (<https://www.rightmove.co.uk>) search on 20/4/21 returned results for 9 properties currently for sale in Winchfield area. These ranged from £1,100,000 for a 4 bed detached house to the cheapest open market property a 3 bed semi-detached house for £695,000.

Right move sold price analysis indicates that 17 homes were sold in Winchfield in the last 2 years. The average price paid was £629,823.

Winchfield Sold Property by price range (Right move 20-4-21)	Number sold
£1-2 million	2
£500,000-£1 million	9
£300,000-£500,000	6
Under £300,000	0
All prices	17

No property in the last 2 years in the parish was sold below £300,000, the lower quartile house price for the district.

Of the 9 properties currently for sale in the parish only 6 are for sale as open market properties. None of these are below the £300,000 lower quartile threshold. The other 3 properties are shared ownership. These being 2 two bedroom Winchfield Crescent flats and a 1 bedroom flat at Bramley Drive.

The lowest priced property sold on the open market in the parish in the last 2 years was a 2 bedroom semi-detached property for £350,000. A buyer for the lowest price property above would need on average a 10% deposit of £35,000 with a mortgage of £315,000. For a loan 3.5 times an annual income, a household would need a gross annual income of approximately £90,000. For a loan at 4.5 times an annual income, a household would need a gross annual income of approximately £70,000.

All households responding to this survey had incomes below the £70,000 needed to buy the cheapest sold property.

A mortgage for this property at £315,000 with a 10% deposit is approximately 8 times the median income of those living in Hart District and 11 times the lower quartile income of those living in Hart District.

The majority of those interested in affordable housing options had incomes far below this threshold. This example indicates buying a market sale home in the parish is not an affordable form of tenure for those on the lower income levels without property or other assets to contribute towards the costs.

Shared ownership

Shared ownership as a tenure option gives the opportunity to part buy and part rent a home from a housing association. Where a household cannot afford to buy a property outright they may be able to afford to buy a share in a property, typically 10% to 75%, and then pay rent on the remaining share.

When a property has been built on a rural exception site the maximum percentage that can be owned is 80%, this ensures that the property always remains available as affordable housing within the parish and is not available to be sold on the open market.

£80,000 is the maximum income level to be eligible for shared ownership which is set nationally and whilst there is no minimum, generally £18,000 is considered to be the minimum income level.

8 respondents identified an interest in shared ownership.

Of these, 7 had incomes ranging from £25,000 - £70,000 and would potentially be eligible for this product if it were available in the parish. A further 1 respondent stated they had an income ranging from £15,000-£20,000 and may not be able to afford this product.

The cheapest shared ownership property advertised on the Right move website on 21st April 2021 in the Winchfield area is a one bedroom flat with a 40% stake priced at

£78,000, equated to an open market value of £195,000. This property was located at Bramley Drive, Hartley Wintney

The Help to Buy website <https://www.helptobuyagent3.org.uk> suggested that this property would cost in the region of £800 per month and would require an income of around £31,000

3 respondents to the survey required a one bedroom property. Of these 1 had an income above £31,000. 1 had an income of between £25,000 and £30,000. 1 had an income of below £20,000. The information provided would suggest that only 2 of the 3 respondents could afford a property priced at this level. For the respondent on lower income levels affordable rented properties may be more appropriate unless they have an alternative source of income.

The 2 bedroom Heylo Shared Ownership properties at Winchfield Crescent, were also advertised for sale.

They were advertised as being sold at £93,750 for a 25% share, equating to a full market value of £375,000.

The Help to Buy website at www.helptobuyagent3.org.uk estimated that the monthly cost of one of these homes would be in the region of £1300 and would require an income in the region of £44,000. These properties are much more expensive than other two bedroom shared ownership flats in the District which would typically require incomes of £30,000-£35,000

Of the 2 respondents from the survey requiring two bedroom shared ownership homes, both had incomes below £35,000 and without other income sources would be unlikely to be able to afford the price of the property in the parish that was advertised at Winchfield View, they would however be able to afford more typically priced 2 bedroom shared ownership properties elsewhere in the District.

3 respondents to the survey required three bedroom accommodation and had incomes of between £35,000 and £70,000.

At the time of researching shared ownership properties available for this report. No three bedroom shared ownership homes were available to buy within the Parish.

Question 25 – If interested in affordable home ownership options (i.e. shared ownership). Does the household have any savings to help pay for a deposit or legal costs?

Answered by 8 Skipped by 109

The table below shows the responses received.

Answer Choice	Number	Percentage
Under a £1,000	0	0%
£1000-£5,000	3	37.5%
£5,001-£10,000	2	25%
£10,001-£15,000	0	0%
£15,000-£20,000	0	0%
£20,001-£25,000	1	12.5%
£25,001-£30,000	1	12.5%
£30,000-£40,000	0	0%
Over £40,000	0	0%
No Savings	1	12.5%
Total	8	100%

6 of the 8 respondents (75%) had savings of less than £10,000. Only 2 had savings between £20,000 and £30,000,

A deposit of at least 5% - 10% of the sale price is generally required.

Private Renting in Winchfield

A search on the Home website (www.home.co.uk) on 23/04/2021 returned 1 result for properties to rent in the parish. This property was a 5 bedroom house in Winchfield for £2900 per calendar month.

Local renting costs and affordability

The Valuation Office Agency private rental market statistics for 2019/2020 indicate the following average rent levels within the Hart District Council District area.

The figures given are per calendar month.

	Lower quartile	Median	Upper Quartile
1 bed	£750	£800	£852
2 Bed	£900	£950	£1,050
3 Bed	£1,100	£1,250	£1,350
4 Bed	£1,550	£1,700	£1,900

(Source: VOA - Summary of monthly rents recorded between 1 October 2019 and 31 September 2020 by administrative area for England tables 2.3, 2.4, 2.5 and 2.6).

The table below shows the private sector rent levels for the postcode area RG27 which includes Winchfield. This was taken from home.co.uk on 23.4.2021.

Bedroom size	Average rent
One bedroom	£799 pcm
Two bedrooms	£972 pcm
Three bedrooms	£1,200 pcm
Four bedroom	No data

The table shows that the average rent levels identified within the local area for all bedroom size properties are above the lower quartile rent for the district. This makes private renting very unaffordable for households on lower incomes.

3 respondents from the Winchfield survey were interested in renting. Of these, 1 was interested in a 2 bed property, 2 in a 3 bed property. 1 had an income below £10,000 and 2 had incomes above £40,000

This table below uses the Valuation Office Agency figures for 2019/2020 and shows what incomes would be required to afford lower quartile rents in Hart District.

Lower quartile prices for Hart District	Average rent Per calendar month	Average Annual rent	Annual income required assuming 35% of income to be spent on rent
One bedroom	£750	£9,000	£25,714
Two bedrooms	£900	£10,800	£30,857
Three bedrooms	£1,100	£13,200	£37,714
Four bedrooms	£1,550	£18,600	£53,142

Given the variation between these levels and those recorded within the local area, this method has also been used to provide approximate figures for the average earnings required to afford local rent levels within the postcode area of RG27. This table uses the information taken from home.co.uk, as set out above.

RG27 Area	Average rent Per calendar month	Average Annual rent	Annual income required assuming 35% of income to be spent on rent
One bedroom	£799	£9,588	£27,394
Two bedrooms	£972	£11,664	£33,326
Three bedrooms	£1,200	£14,440	£41,257
Four bedrooms	No data	No data	No data

The 2011 census results show that the percentage of households renting privately in the United Kingdom has increased from 9% to 15% since 2001. The private rented sector has increased significantly in recent years as high house prices have meant that renting privately is now the only option for many households. Renting privately however can be very expensive in rural areas.

Respondents interested in an affordable rented property were looking for a range of dwelling sizes.

For a lower quartile 2 bedroom property in the Hart District, the Valuation Office Agency data above suggests a monthly rent of £900. This equates to an annual rent of £10,800 and using 35% of income as a measure, an annual income of approximately £31,000 would be required for a lower quartile two bedroom property.

However, given the higher rent levels identified within the local area, it is possible that an income of up to £33,326 could be required for a two bedroom property in the Winchfield area.

Of the 3 interested in renting, only 2 had incomes that were above this level.

It is therefore considered that market rent is not likely to be an affordable tenure in this area for households on average or lower than average earnings, noting that a variety of housing sizes are also required.

Affordable Rent

“Affordable Rent” is now the standard tenure introduced by government, allowing housing associations to charge up to 80% of market rent on all new developments of affordable housing. Affordable Rents are usually capped by housing associations to ensure that they do not exceed Local Housing Allowance Rates (the maximum eligible rates that are permitted in connection with claims for Housing Benefit.)

Results from the survey show that 3 out of the 9 households looking for affordable housing are interested in renting from a housing association as an option. In recent years, the government has taken steps to bring social housing rents closer to those in the private sector. Reduced government grant has meant that rents have had to increase to make schemes financially viable for the housing association. Although the affordable housing rents are higher than the old style social rent levels, they are still a more secure form of tenancy than their private sector counterparts and do not demand large deposits at the start of the tenancy.

Given the local area housing allowance for this area (Post code RG27 8BF area falls within the Basingstoke Broad Rental Market area) the likely maximum “Affordable Rents” for a newly built property in the parish would be in the region of £630 per month for a one bed property, £765 for a two bed property, £913 for a three bed property and £1352 for a four bed property.

Local Housing allowance rates Basingstoke BRMA	weekly rent	(Equivalent monthly rent)	Annual rent	Annual income required if 35% of income spent on rent
1 bed	£159.95	£693.12	£8317	£23,762
2 bed	£189.86	£822.72	£9864	£28,182
3 bed	£218.63	£947.39	£11,368	£32,480
4 bed	£287.67	£1246.57	£14,958	£42,737

(Source: Local Housing Allowance Rates, lha-direct.voa.gov.uk/)

Households unable to afford a property at an 'Affordable Rent' can choose to apply for housing benefit/universal credit to help pay the rent. Eligibility for this benefit will depend upon individual circumstances.

Section 4: Registering for an affordable home (Questions 26)

This section seeks to find out whether respondents to the survey are represented on any of the housing registers for affordable housing managed by either Hart District Council or Help to Buy Agent. It also provides information from Hart District Council and Help to Buy on the numbers of households currently registered for a home in Winchfield Parish.

Question 26 – Are those requiring accommodation currently on the Local Authority or Help to Buy (Shared Ownership) housing register or waiting lists?

Answered by 8 Skipped by 109

Answer choice	Number	Percentage
Hart District Council Affordable rented homes	2	25%
Help to Buy (Shared Ownership and other forms of affordable home ownership)	1	12.5%
Not registered	5	62.5%
Total	8	100%

Of the 8 responding 5 (62.5%) have advised that they are not currently represented on either housing register.

2, (25%) of respondents are on Hart District Council's register for affordable rented housing and 1 respondent (12.5%) advised that they are on the Help to Buy housing register for Shared Ownership and other forms of affordable home ownership.

A benefit of a Parish based Housing Need Survey is that they often uncover hidden households whose needs are not captured by Local Authority housing registers.

As affordable housing in many rural areas is often in short supply, people don't always know they have to register their housing need with local councils or how to go about doing this. This is one of the reasons why there can often be inconsistencies between

information gathered by the housing need surveys with that held by the District Council on its Housing Register.

The review of the Winchfield Neighbourhood Plan is an ideal vehicle to promote the benefits of affordable housing for local people as well as providing information on how it can be accessed and supporting its development with appropriate policies and recommendations.

Households on the Hart District Council's housing register

Hart District Council maintains a housing register of people who wish to be considered for housing association affordable rented housing.

To be eligible a household must be in need of housing. Housing need includes criteria such as homelessness, medical and welfare grounds, insecure tenancies, and overcrowding as well as those living in concealed households, for example adult children living with parents and housing that is too expensive compared to household income.

The current figures show that there are 10 households registered stating a connection to Winchfield, as shown in the table below.

Hart Housing Register - households stating a connection to the Parish of Winchfield	Number of households
1 Bed	5
2 Bed	4
3 Bed	1
4 bed or more	0
Total	10

Hart District Council have advised that this figure could be higher as not all applicants with a connection to the parish always accurately register their connection on the housing register application.

It does also include 2 respondents represented in the survey findings who advised above that they were already registered for affordable rented housing in Winchfield Parish.

Households on Help to Buy Agent 3 Register (Shared ownership and other forms of affordable housing)

The Governments National Help to Buy scheme regional scheme is responsible for holding a register of people interested in shared ownership and affordable homeownership. The regional office website is www.helptobuyagent3.org.uk

The office was unable to provide specific information on numbers of people registered who wanted to live in Winchfield parish. The data held was categorised under the larger villages close by like Hartley Wintney and Hook rather than Winchfield.

It is important to remember that only those registered will be considered for shared ownership properties, should an affordable housing scheme be progressed in the parish.

1 household responding to this survey has confirmed they are registered on the Help to Buy register.

8 respondents to this survey are interested in shared ownership.

Existing affordable housing within Winchfield parish

As set out in the introduction, the 2011 census figures showed that there were 18 housing association rented properties and 2 shared ownership properties within the parish. 2021 has seen the addition of 4 new shared ownership properties built in the parish.

Hart District Council advised in December 2020 that only 17 of the rented properties are confirmed currently as affordable units. Of these, 15 are Haig Housing owned and will always be available ONLY for ex service personnel and/or their dependents.

This means that only 2 affordable properties for rent are available in the parish for those without an Armed Forces background.

Since 2012, only 3 properties have come up for relet across all the affordable properties in the parish, these being the Haig Homes properties which illustrates how few affordable properties are available in the parish for those who need this type of housing.

It is likely that the 10 households on Hart District Council's register and the households identified by this survey will have a long wait for an affordable rented home unless support for a new affordable rural exception scheme to meet local housing need is promoted and supported.

Appendix 1 Letter (Separate document)

Appendix 2 Survey Questionnaire (Separate document)

Appendix 3 Table of comments

Part 1, Question 6 - Would you support a development of affordable housing for first time renters and buyers in the area if there was a proven need from people with a local connection to the area?

47 respondents provided comments in response to this question.

These comments are set out below, summarised and anonymised where required.

It is important to keep villages alive, young people cannot afford to buy properties near their families. Affordable housing should always be affordable and not be allowed to be sold for profit, this defeats the object.
It's difficult to say either way without knowing where it would be and small or big?
What is meant by a small development 10 houses OK 100 houses Not OK
I would always support small developments of the size and type this survey proposes. It's the horrible big estates which look so ugly which I object to. Small, carefully designed housing can blend in with the area and fully sustainable
Too much building going on in the area. Once a 'small devlt' is built, it becomes a larger development
We need to keep our younger people. The housing here is so very expensive.
People move to Winchfield to live in the countryside, adding more homes to this continues to eat away at it
I need a house
Fair, Equitable
My original thought was yes. However a change of heart the more I thought about it. I was born in the area and when I came to buy my first property I was able to afford Fleet, still local but I aspired to move back to Hartley Wintney/Winchfield. The character of the village is what makes them special. There are local towns/villages that have the affordable housing which allows people to stay local if they choose, without changing Winchfield
If a proven genuine local need from local residents then I consider it acceptable providing it is a small development, with no future plans for extension
Does not make sense to put affordable housing in an area where it would be difficult to survive without a car
if it was small then yes, but over 10 dwellings No
We rent locally and would welcome a devlt such as this
Do not support devlt in Winchfield. Do not have the infrastructure to support more residents

I would support a very small devlt of affordable housing in the parish if there is a genuine and proven need. What I do not support is the destruction of green fields and woodland for the building of large, very high value housing devlts. We are persistently told the lie that we need to build large devlt to ease the housing crisis. What happens is that these houses are sold at a premium for vast profit due to green location. This increases the value of any new existing affordable housing and makes them less affordable. This is exactly what happened at Elvetham Heath!
The village needs young people and if this would enable younger families to live here that would be a very good thing
Commuting by car and public transport is possible
Yes if a small devlt owned by a Housing Association. There is no public transport available in Winchfield except the railway and this should have a bearing on where the devlt goes
Some people born in the village cannot afford housing in the village. A small suitable lot of affordable housing might cater for this potential requirement
Not needed
I understand there is a shortage of housing. Young people in particular need to get a start in getting a home
Younger people need help to get on the housing ladder
It is very difficult for younger people to buy housing in the area even if employed and earning a reasonable salary
Housing is much too expensive here than elsewhere and we need to maintain a healthy demographic in the parish
New home devlt is limited. All in Winchfield and far too expensive in all cases. Affordable housing will enable local people to remain in their own village
6 houses max. Good to keep near to build a stronger community - help with childcare and elders in family
I would not support any open market development
The infrastructure of the village, including the road systems, cannot cope with any type of new developments.
Along with the need for affordable housing comes the need for infrastructure, jobs, transport etc. Winchfield by its nature is not blessed in these depts. Partly due to its geography.
small is better than larger devlt
Residents with a genuine local connection need to stay in the area if they so wish, so the traditions & style of the area will therefore continue and the sense of the community be strengthened.
Affordable house is not sustainable here
While we would not oppose half a dozen new homes, the word development worries us, even if small
Our gardener moved away as local housing unaffordable
There is little employment in Winchfield. Anyone living here has to commute to work. This is not the correct demographic for those in need of cheap rented housing. Most people who move into the village retire here, no family needs or those with children are not the correct demographic for the requirements
Winchfield is a small rural community, full of historical interest. A new devlt however small would spoil this

It benefits the community having local people remain in the area as they are more likely to contribute to building a strong community. Currently they cannot afford to live here. It is better to allow some devlts than to have others enforce large devlts
Helps local young people to stay in the area and have access to affordable housing and maintains the community
House prices inflated in the village, this prevents local people and their children from being able to purchase/remain locally but a need for social housing
Hart Council is simply not capable of planning/executing anything. Witness the disaster over Winchfield Town, decimation of Fleet High Street (Covid) etc Winchfield Town has simply morphed into Shapely Village - so why would I support a small development on top of a huge development
Winchfield has mostly large expensive properties so anyone wishing to remain living in the parish currently has to move away. Support is only for housing ring fenced for current residents
New development should focus on Fleet where existing transport links and amenities already exist. As we are all aware Fleet has been declining for a number of years which has only been accelerated during this pandemic. Regenerate brownfield sites and buildings before you focus on development in rural settings. In addition, we like many others, have paid a lot of money to own properties in this area. Reduced price houses gives a free ride to people unwilling to work and sacrifice, which should not be rewarded.
to preserve the green space between fleet and Hartley Wintney
It is important wherever possible that communities have the option to remain together & retain an integration across the generations.
Winchfield has no shops, no schools, no busses, everyone needs a car to get anywhere. Apart from one pub, there is no employment in Winchfield. For commuting, additional strain on already overcrowded rail services which are already at breaking point. Not an intelligent location for affordable housing.

Part 1, Question 8 - Comments you would like to make about housing in Winchfield

30 respondents provided comments in response to this question.
These comments are set out below, summarised and anonymised where required.

I love living here. Winchfield is beautiful and rural. But I have willingly paid a great deal of money for this privilege. As long as affordable housing goes to those who fully need, deserve, entitled then I am happy.
No more building. Embrace the clean living and countryside
Should be of good design to fit with local area and development should be appropriate to the current size and population of the village of Winchfield
Any development needs careful consideration so as not to jeopardise the character and rural nature of the village
We are a small hamlet. Let's stay that way!
Small 50 house devlts off road not mega devlts wanted and could be sustained with local infrastructure

Our children are nearing the age when they may purchase a property. We would love them to stay local but do not see a need to change Winchfield to enable them to live in the village. Let's keep Winchfield green and scarcely populated. That is why we are all here.
Winchfield is a small parish and therefore any future devlt needs to reflect the size of the demand and not an excuse to build a massive devlt just because we live in a rural community with beautiful countryside. We need to protect this habitat. Like everything it is about balance
Please help us preserve the beautiful rural nature of our Village! Hartley Wintney and Fleet just seem to get bigger and bigger...
We love living here and how green and rural it is. Our monthly rent is currently higher than any mortgage but we are unable to save for a deposit to buy because of this. If housing was more affordable we could save and buy our own home one day
Building large housing devlts in predominantly rural areas like Winchfield does not help local people into affordable housing! The only people to benefit are the land owners who sell land for vast profits and the developer who build houses that mostly sell for over a half a million. The rural beauty of the area is lost forever
We need to ensure we can accommodate any services that extra housing will bring
You must integrate the affordable housing in with other housing. You do not want to make an area which is just affordable housing
I believe development of any type in the village would seriously compromise the quality of living of the current residents, it is already on tipping point.
Organic growth is the best way forward
Stop SHGV at all costs!
There are no amenities e.g. transport, shops, schools in walking, distance, pavements. Anyone needing affordable housing could not afford associated costs of living here
No large scale housing required in Winchfield currently
Preferably, no more than 2 storeys high for new builds Within walking distance of Winchfield station Small pockets of devlt only i.e. 10 homes
We strongly oppose HDC proposed Shapley Heath Garden Village
We don't need Shapely Heath type development
Despite the actions of greedy developers, the large scale devlt has been headed off twice, so any devlt should be very limited. There are serious ground water issues across much of the area between the ... & railway
We agree with small devlts up to 10 homes that are well designed (i.e. not on the scale of Shapely Heath. This is a rural parish and we should endeavor to keep it that way and retain the feel of a village. e.g. Westward Ho and South Warnborough are both ideal
Loathed to see any devlt in Winchfield as Fleet encroaching slowly!
Come back and have this conversation when Hart takes the massive devlt of Winchfield to the table
Winchfield is a rural community and offers valuable green space separating Hook, Hartley Wintney and Odiham (and now Fleet as it creeps ever closer!). A small development similar to the one built some years ago next to Winchfield Station would be great if needed. What we don't want is the green space tarmacked over!
As there are only two pubs, a church and a village hall Winchfield does not have many facilities therefore it would make sense to only build where access to facilities in a neighbouring village is easier. With the narrow lanes and rural setting it is almost impossible to live in the parish without transport.

The continual talk of 'new housing developments' here in Winchfield would ruin completely the atmosphere and pleasure gained living here and should be resisted firmly.

We fully support the Parish's aim to resist 'Winchtown' but do feel that small schemes of mixed market and affordable housing appropriately sited would add value to the Parish and its housing supply

Young people I know do not want to live in isolation in the countryside, especially if they have a family. They want the community and social benefits of living in a village or town. Surely it would be more creative and intelligent to adapt some of the huge number of empty offices or even brownfield sites in Fleet or Hook where the required infrastructure is already in place. Please refer to various previously rejected plans for Winchfield



APPENDIX1

February 2021

Dear Resident,

Last month we delivered a newsletter to you which introduced the intention of Winchfield Parish Council to undertake a Housing Needs Survey. We aim to establish whether there is need in Winchfield for a small development of affordable houses if land for such a project comes forward. This survey is the vital next step in getting such affordable housing in Winchfield.

We would be very grateful if you would all complete the first part of the survey with details about your current home, **irrespective of whether or not you or members of your family are seeking local affordable housing**. Your information will be anonymous and used only to update the Parish information we use in the revision of the Neighbourhood Development Plan. Please also complete Part 2 of the survey if you or a member of your household need affordable housing in the parish.

Affordable houses are homes that can be rented or part bought (shared ownership) from a Housing Association. We want to ensure that people with a local connection are given priority for these homes so that, with no right to buy, the houses will remain affordable in perpetuity for local people. This survey is to assess the demand for local priority affordable housing more precisely and gauge the level of support in the Parish. The survey has the support of Hart District Council whose housing officers and planners have approved this questionnaire.

If the survey shows both a demand for local priority affordable housing and support for it we will try to find a suitable site within the Parish. The most likely type of site would be what is known as a "Rural Exception Site", whereby:

- All homes on the site are owned by a Housing Association.
- Households with a genuine local connection will be prioritised for the homes.
- There is no Right-to-Buy/Right-to-Acquire on these homes so they will always remain available and affordable for local people.

Mags Wylie, a Community Led Housing Adviser with Action Hampshire, will analyse the survey results, **ensuring all information given is kept fully confidential**. She will then give a summary report to the Parish Council containing no identifiable personal information for it to progress the project.

Even if no one in your household or family has a housing need, we want to know your views. Please return this form using the FREEPOST envelope provided, marked for the attention of Mags Wylie by Wednesday 31st March 2021.

Surveys can also be completed on line at <https://www.surveymonkey.com/r/Winchfield>

If further information or additional survey questionnaires are required, please contact the Parish Clerk winchfieldparishclerk@outlook.com or call Cllr Meyrick Williams 07980 660001, meyrick.williams@btconnect.com

Assistance filling in this survey can be provided by calling Mags Wylie, at Action Hampshire on: 07801 699913

Action Hampshire, Westgate Chambers, Staple Gardens, Winchester, SO23 8SR. Tel 01962 854971.
www.actionhants.org.uk

Thank you

Who is it for?

If a new rural exception affordable housing scheme is to be built in Winchfield, people who have a local connection to the Parish will be given priority for the homes. Rural affordable housing on rural exception sites are for people who have a local connection to a particular Parish and wish to live there but cannot currently afford to rent or buy locally.

Example Local Connection Criteria

- the householder must either be currently resident in the Parish and/or
- have previously lived in the Parish and have close family living in the Parish and/or
- work in the Parish

This includes:

- Single people, couples or families unable to afford to rent or buy a home in the village because of high house prices
- Households who have already moved away in search of cheaper rented accommodation, but who would like to move back
- People who work in the village and would like to be part of the community.

If a need is identified in a Housing Needs Survey, and there is clear support from the community, affordable housing may be built on a Rural Exception Site. A site where people with a local connection to the Parish would be eligible to apply for a property.

Recent developments of affordable housing in Hart.

Westward Ho Eversley



9 new affordable homes for local people have recently been completed in Eversley Parish.

The housing was developed on a Rural Exception Site and is the culmination of a partnership project between Eversley Parish Council and Hampshire Alliance for Affordable Housing (HARAH).

The 9 rented homes consisting of 2 x 1 bed houses, 5 x 2 bed houses and 2 x 3 bed houses were allocated to local people according to an agreed

Local Letting Plan through Hart District Council's Allocation policy. Local connection to the parish and housing need were used to prioritise applicants.

The development was named Westward Ho in honour of the writer and reformer Charles Kingsley who had links with the village. The scheme has been carefully shaped in partnership with the Parish Council to retain established trees and landscaped to enhance biodiversity through inclusion of a wild flower meadow.

South Warnborough

The Parish has an affordable housing scheme for local people, at Gaston Lane. This Rural Exception HARAH scheme completed in 2007 and provided 6 affordable rented and 2 shared ownership homes for the parish.



Appendix2

Winchfield Housing Need Survey 2021

Action Hampshire is working with Winchfield Parish Council to carry out a Housing Need survey in the Parish

Part 1 of the survey is for ALL households in Winchfield to complete and your responses, which are anonymous, will be used to update our Parish data.

Part 2 of the survey is for completion by households with a local connection to Winchfield who need an affordable home to rent or part purchase in the Parish, for example renting from a housing association or shared ownership. There would be no 'right to buy' or 'right to acquire' on these homes so they will always remain available and affordable for local people.

By local connection we mean that you either live or work in the Parish or were previously resident in the Parish and still have close family there or need to live in the Parish to give or receive essential support from a close family member who lives there.

By close family member we mean, spouse, civil partner, mother, father, brother, sister, daughter or son, grandparent or grandchild.

By affordable housing we mean, housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership); and which complies with one or more of the following definitions: Affordable housing for rent, Starter homes or other affordable routes to home ownership including shared ownership.

There is no guarantee that affordable homes as defined above will be built in Winchfield, this survey is to assess whether there is a need for such homes.

The deadline to complete this survey is Wednesday 31st March 2021

Surveys can be returned using the enclosed FREEPOST envelope to:
Mags Wylie at Action Hampshire, Westgate Chambers, Staple Gardens, Winchester,
Hampshire SO23 8SR

Additional copies of the survey can be obtained by contacting
mags.wylie@actionhampshire.org or telephoning 07801 699913

You can also complete this survey online at <https://www.surveymonkey.com/r/Winchfield>

Confidentiality and Data Protection

In accordance with the information we provide to survey respondents regarding confidentiality, the raw survey data collected will not be shared with any other party (including those commissioning the survey) and will only be provided in a generalised statistical form through the survey report.

In line with data protection, this data can only be used for the purposes for which it was collected, for example to assess the local housing need, including affordability and eligibility for a scheme.

Hampshire Homes Hub, Action Hampshire are acting in the roles of both data controller and data processor and we are the visible party for respondents. We are responsible for the data and communicate this to the data subjects (respondent households) including regarding confidentiality and the purposes for which the data is being collected.

We may use third party service providers to assist us in processing survey data, e.g. Survey Monkey. For more information see the Action Hampshire privacy policy at: <https://actionhampshire.org/privacy-policy/> and the Survey Monkey privacy notice at <https://www.surveymonkey.com/mp/policy/privacy-policy>. Confidentiality and Data Protection Statement:

If you have any queries, require help to complete the survey, need an additional copy of the survey or need a paper copy of our privacy policy, please contact:

Mags Wylie, Community Housing Adviser on telephone: 07801 699913

Email: mags.wylie@actionhampshire.org

Action Hampshire, Westgate Chambers, Staple Gardens, Winchester, Hampshire, SO23 8SR

Part 1

Winchfield Parish Housing Needs Survey

All Winchfield Households. Please complete this section even if you don't need affordable housing

About your existing home

Q1. How long have you lived in Winchfield? (Please tick one box)

☐ Less than 2 years ☐ 3-5 Years ☐ 6-10 Years ☐ 11-20 Years ☐ Over 20 Years

☐ I do not live in Winchfield

Q2. Please tell us how many people of each age group live in your home (Please write the number in the box)

Age	0-15	16-24	25-44	45-64	65-74	75+
Males	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Females	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Q3. What type of home do you live in?

☐ House ☐ Bungalow ☐ Flat ☐ Caravan/mobile home

Other (please specify)

Q4. How many bedrooms does your home have? (Please tick one box)

☐ Bedsit ☐ One ☐ Two ☐ Three ☐ Four or more

Q5. Who owns the home you live in now?

☐ Self (with/without a mortgage) ☐ Parents/relative ☐ Housing Association

☐ Tied to job ☐ Private Landlord ☐ Other

Other (please specify)

Q6. Would you support a small development of affordable housing in the Parish if there was a proven need from residents with a genuine local connection?

☐ Yes

☐ No

If you wish to, please give a reason for this view:

Q7. Do you know of any local sites in the Parish that may be suitable for this? (Please give details)

Q8. If you have any other comments you would like to make about housing in Winchfield please do so here.

Q9. Have any members of your family left the Parish in the last few years due to difficulty finding a suitable home locally? If yes, and they now need affordable housing in Winchfield please ask them to complete the survey.

☐ Yes

☐ No

Information on obtaining additional copies of the survey can be found on the cover letter enclosed.

Q10. Do you or a close family member require affordable housing within Winchfield?

☐ Yes (Please go to Part 2)

☐ No Thank you for completing this survey.

Surveys can be returned using the FREEPOST envelope enclosed by no later than Wednesday 31st March 2021.

Please go to Part 2 If you, or a family member require affordable housing in Winchfield.

Winchfield Parish Housing Needs Survey

This section is only to be completed by respondents who have a need for affordable housing and want to live in or return to the Parish.

Q11. Where is the household currently living?

☐ Living with family and friends

☐ Mobile Home

☐ Renting privately

☐ Tied accommodation

☐ Housing Association property

☐ Lodger

☐ Homeowner

☐ Other

Other please specify _____

Q12 How many bedrooms do you/they have in this accommodation?

☐ One

☐ Two

☐ Three

☐ Four

Q13. When will the household need to move?

☐ Less than 2 years

☐ 2-5 years

☐ More than 5 years

Q14. Does the household needing to move currently live in the Parish?

☐ Yes

☐ No

If yes, for how many years? _____

Q15. If the household does not live in the Parish now, what is their connection to it?
Tick all that apply (For each box ticked, please state for how long)

- ☐ Used to live in the Parish _____ years
- ☐ Close family currently live in the Parish _____ years
- ☐ Currently work in the Parish _____ years

Q16. What are the reasons for your household needing to move to a new home in this Parish?

- | | |
|---|---|
| <input type="checkbox"/> Want to start first home | <input type="checkbox"/> Current tenure insecure |
| <input type="checkbox"/> Divorce/separation | <input type="checkbox"/> To be near work |
| <input type="checkbox"/> Need smaller home | <input type="checkbox"/> Need larger home |
| <input type="checkbox"/> Overcrowding | <input type="checkbox"/> Retiring |
| <input type="checkbox"/> To be nearer family | <input type="checkbox"/> Can't afford mortgage/rent |
| <input type="checkbox"/> Home in need of repair | <input type="checkbox"/> Support/receive care from family |
| <input type="checkbox"/> Disability or health problem | <input type="checkbox"/> To be independent |
| <input type="checkbox"/> Other (please specify) | <input type="text"/> |

The new home. Please tell us about who will be living in the new home

Q17. What type of household will you be?

☐

Single Person

☐

Family

☐

Couple

Q18. How many people of each age group would live in the new home? (Please write the number in the box)

Age	0-15	16-24	25-44	45-64	65-74	75+
Males	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Females	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Q19. How many bedrooms does the household need? (Please tick only one box)

☐

One

☐

Two

☐

Three

☐

Four

Q20. Do any of the people needing a new home have a specialist housing need because of medical reasons? (For example requiring ground floor accommodation)

☐

Yes

☐

No

Please explain in more detail here _____

Q21. What type of affordable housing is the household interested in? (Please tick all that apply)

☐

Renting from a housing association. Affordable rents could be charged up to 80% of the local market rent.

☐

Shared Ownership. Part rent/part buy scheme, usually provided by a housing association.

Finance: Paying for the new home

To ensure that any new homes are affordable for local people, we need to find out your gross annual earned income (before deductions). This would be combined income for couples. We also need to know whether you have any savings to help pay your housing costs. All of the personal information you provide will remain strictly confidential.

Q22. What is the household's combined gross annual income (before deductions i.e. tax and national insurance)? Please tick one box only.

☐

Under £10,000

☐

£35,001-£40,000

☐

£10,001-£15,000

☐

£40,001-£50,000

☐

£15,001-£20,000

☐

£50,000-£60,000

☐

£20,001-£25,000

☐

£60,001-£70,000

☐

£25,001-£30,000

☐

£70,001-£80,000

☐

£30,001-£35,000

☐

£80,000+

Q23. Other than the income stated above, please confirm any other sources of family income.
(Tick all that apply)

- ☐ Pension
- ☐ Benefits e.g. (Child Benefit, Housing Benefit, Income Support or Universal Credit)
- ☐ Investment
- ☐ Savings
- ☐ No other income
- ☐ Other (Please specify) _____

Q24. What is the maximum amount, per month, that the household can afford to pay on rent or a mortgage?

- | | |
|---|-------------------------------------|
| <input type="checkbox"/> Less than £400 | <input type="checkbox"/> £701-£800 |
| <input type="checkbox"/> £401-£500 | <input type="checkbox"/> £801-£900 |
| <input type="checkbox"/> £501-£600 | <input type="checkbox"/> £901-£1000 |
| <input type="checkbox"/> £601-£700 | <input type="checkbox"/> Over £1000 |

Q25. If interested in affordable home ownership options (i.e. shared ownership). Does the household have any savings to help with a deposit or legal costs?

- | | |
|--|--|
| <input type="checkbox"/> Under £1,000 | <input type="checkbox"/> £20,001-£25,000 |
| <input type="checkbox"/> £1,000-£5,000 | <input type="checkbox"/> £25,001-£30,000 |
| <input type="checkbox"/> £5,001-£10,000 | <input type="checkbox"/> £30,001-£40,000 |
| <input type="checkbox"/> £10,000-£15,000 | <input type="checkbox"/> Over £40,000 |
| <input type="checkbox"/> £15,000-£20,000 | <input type="checkbox"/> No Savings |

Registering for affordable housing

Please note: Completing this form does not register you on the housing waiting list. In order to be considered for any potential affordable homes to be built in the Parish, the household needing affordable household must be registered. It is in your interest to register as soon as possible.

Q26. Are those requiring accommodation currently on the Local Authority or Help to Buy (Shared Ownership) housing register or waiting lists? Please tick all that apply

☐

Hart District Council (Affordable rented homes)

☐

Help to Buy (Shared Ownership and other forms of affordable home ownership)

☐

Not Registered

If yes, what is the reference number? _____

For further information and assistance on registering please use the contact details below:

www.hart.gov.uk/housing

www.harthomes.org.uk

Email housing@hart.gov.uk for affordable rented housing

Help to Buy can be contacted for affordable home ownership options such as shared ownership.

www.helptobuyagent3.org.uk

Tel 0800 456 11 88

Contact Details and Final Comments

Q27. If you would like more information about applying for affordable housing, please give your contact details below.

Name:

Address:

Tel:

Email:

Q28. Any other comments

Thank you for completing this questionnaire. The Parish Council appreciates your help.

Surveys can be returned using the FREEPOST envelope enclosed by no later than Wednesday 31st March 2021.