



Malvern Wells

Housing Needs Survey

Analysis of Survey Results

October 2019

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1. Introduction

Malvern Hills District Council has undertaken a housing needs survey of the Malvern Wells Parish during September and October 2019, on behalf of Malvern Wells Parish Council to inform their Neighbourhood Plan. The results from this Housing Needs Survey could also be used to inform the determination of planning applications in the area.

1503 surveys were delivered to households within the Parish of Malvern Wells. The survey was designed for every household within the Parish to complete. The survey looks at current and future housing need, and to identify the local housing need for the next 5 years. The survey can be seen in Appendix 1.

The survey provided the option for additional forms to be sent out to households who had more than one housing requirement or if households were aware of residents who had previously lived in the area and moved away, or may be looking to return to the Parish. No further forms were requested.

All households were sent a paper copy of the survey and a pre paid envelope to return it to Malvern Hills District Council Housing Team. Additional methods through an online website link and via the telephone were also offered.

Officers from the Housing Team also conducted a site visit on the 1st October 2019 to speak to local residents to fully engage with the local community. This date and time was stated on the covering letter that accompanied the paper survey, the Parish Council were also informed. No local residents engaged with the staff while in Malvern Wells.

The deadline for responses to this survey was Wednesday 9th October 2019. In total 327 valid responses were received, showing a response rate of 22%.

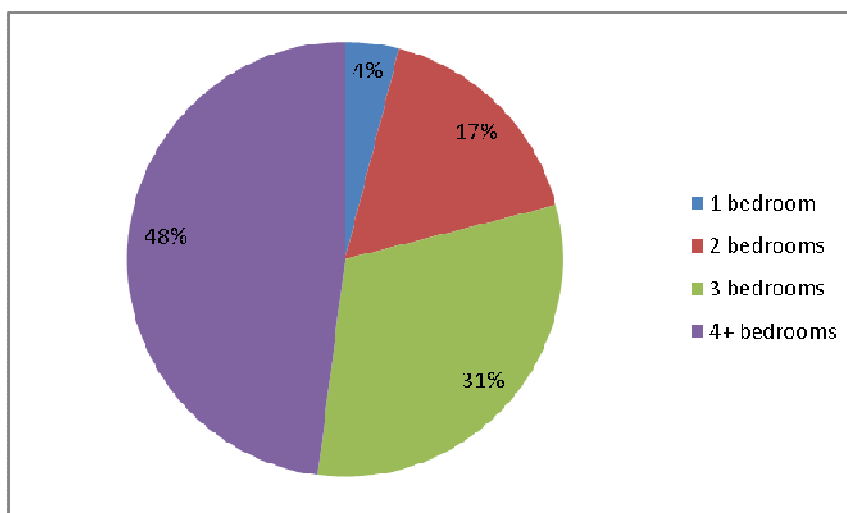
	Postal	Online	Telephone
Total Surveys	289	38	0
%	88%	12%	0%
Sixteen (16) surveys were received through the post and classed as void. In total two (2) were returned blank, eleven (11) had too many missing answers and three (3) were returned to sender as undeliverable. No contact details were provided to clarify the answers, so these surveys could not be included.			

2. Analysis

The first section of the housing needs survey looks at the households current housing situation, exploring the type of property, tenure, amount of bedrooms and their local connection to the Parish.

How many bedrooms does your current home have?

	Number	%
1 bedroom	11	4%
2 bedrooms	57	17%
3 bedrooms	102	31%
4+ bedrooms	157	48%



The majority (48%) stated that they lived in a four + bedroomed house, with 31% stating a 3 bed property, 17% a 2 bed property and 4% stating a 1 bedroomed property.

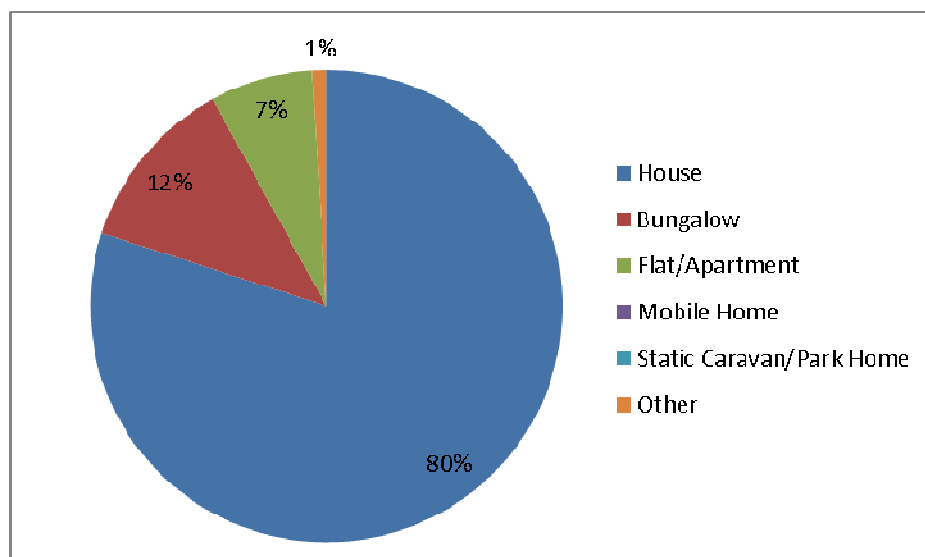
What type of home do you live in?

	House	Bungalow	Flat/ Apartment	Mobile Home	Static Caravan/ Park Home	Other
Number	260	40	22	0	0	4
Percentage	80%	12%	7%	0%	0%	1%

Four respondents stated “Other” and provided the following responses:

- Annexe
- Cottage
- Terraced Cottage
- Own and run a B and B – have two rooms for our living accommodation

One respondent did not state the type of property that they were currently living in.



80% of respondents stated that they lived in a house, 12% in a bungalow, 7% in a flat or apartment, and 1% stated “Other.”

No responses were received for Mobile Home or Static Caravan/Park Home.

Do you....

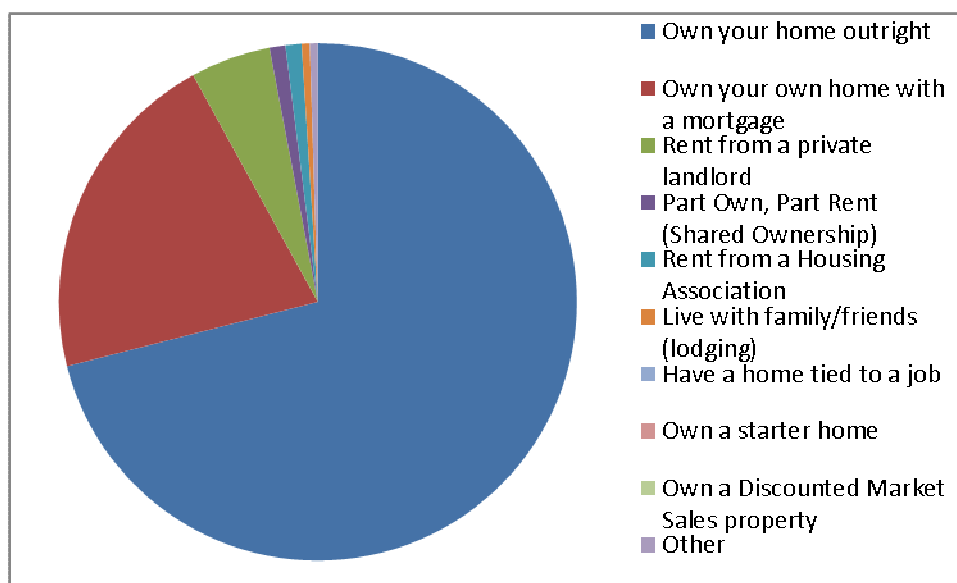
	Number	Percentage
Own your home outright	232	71%
Own your own home with a mortgage	70	21%
Rent from a private landlord	18	5%
Part Own, Part Rent (Shared Ownership)	2	1%
Rent from a Housing Association	2	1%
Live with family/friends (lodging)	1	0.5%
Have a home tied to a job	0	0%
Own a starter home	0	0%
Own a Discounted Market Sales property	0	0%
Other	1	0.5%

One respondent did not say what their current tenure was.

One respondent stated “Other” and stated that they were a “life tenant.”

71% of respondents stated that they owned their property outright, and 21% stating that they own their home with a mortgage. A further 5% stated that they were renting from a private landlord, 1% from a housing association, 1% part rent / buy (Shared Ownership) and 0.5% received for both lodging and being a life tenant.

No respondents stated that they had a home tied to a job, a starter home or a discounted market sales property.

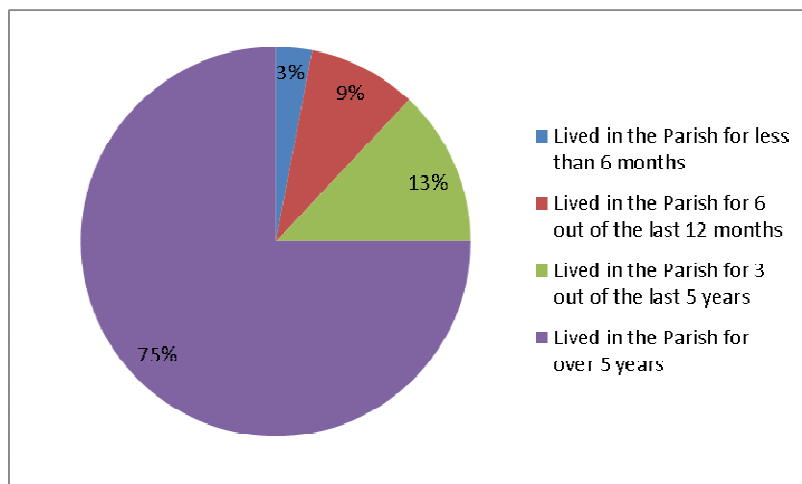


Ages of the people in your household

Under 10 years of age	27 households with 1, 2 or 3 members	13 households with 1 member 12 households with 2 members 2 households with 3 members
10 – 15 years of age	16 households with 1, 2 or 3 members	11 households with 1 member 4 households with 2 members 1 household with 3 members
16 – 17 years of age	16 households with 1 or 2 members	15 households with 1 member 1 household with 2 members
18 – 34 years of age	55 households with 1, 2 or 3 members	31 households with 1 member 22 households with 2 members 2 households with 3 members
35 – 54 years of age	73 households with 1 or 2 members	32 households with 1 member 41 households with 2 members
55 – 64 years of age	92 households with 1 or 2 members	52 households with 1 member 40 households with 2 members
65 + years of age	188 households with 1, 2 or 3 members	83 households with 1 member 104 households with 2 members 1 household with 3 members

Have you....?

	Number	Percentage
Lived in the Parish for less than 6 months	11	3%
Lived in the Parish for 6 out of the last 12 months	28	9%
Lived in the Parish for 3 out of the last 5 years	42	13%
Lived in the Parish for over 5 years	246	75%
TOTAL	327	100%

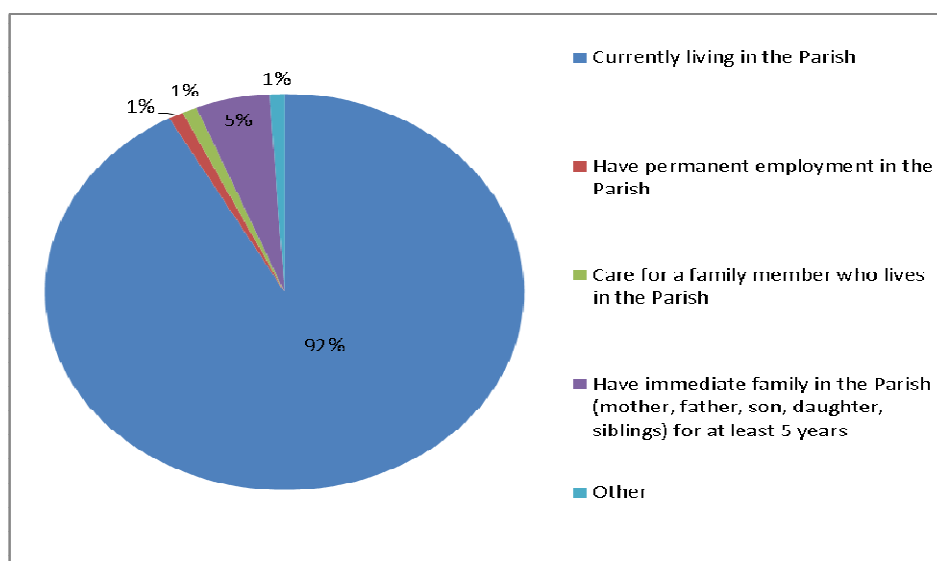


The majority of respondents (75%) stated that they have lived in the Parish of Malvern Wells for over 5 years.

What is your connection to the Parish?

	Number	Percentage
Currently living in the Parish	317	92%
Have permanent employment in the Parish	5	1%
Care for a family member who lives in the Parish	3	1%
Have immediate family in the Parish (mother, father, son, daughter, siblings) for at least 5 years	16	5%
Other	2	1%
Total	343	100%

Two respondents stated "Other" and gave answers to say that they had this property as a second home, and lived in London and came to Malvern Wells on the weekend.



3.0 Your Future Need

Are you or anyone in your household likely to need alternative housing within the Parish?

	In the next twelve months	1 to 3 years	3 – 5 years
Number	11	17	31
Percentage of those requiring to move	19%	29%	52%

Two hundred and sixty eight (268) respondents stated that they did not need to look for alternative accommodation within the Parish in the next 5 years.

Eleven respondents (19%) stated that they would need to look for alternative accommodation within the next 12 months, seventeen respondents (29%) stated that they would need alternative accommodation within 1 to 3 years and thirty one respondents (52%) stated that they would need alternative accommodation within the next 3 – 5 years.

How many people will require this housing?

- 1 x Adult (18)
- 2 x Adults (30)
- 3 x Adults (2)
- 1 x Adult and 2 x Children (1)
- 2 x Adults and 2 x Children (1)
- 2 Adults and 1 x Child (2)
- 3 x Adults and 2 x Children (1)

Four respondents did not state their household make up.

What is the main reason for needing to move:

	In the next twelve months	1 – 3 years	3 – 5 years
Reason for needing to move	<i>Need a cheaper home (2)</i>	<i>Property near to public transport service (3)</i>	<i>Current property in poor state of repair (1)</i>
	<i>Need a larger home (1)</i>	<i>Need a larger home (5)</i>	<i>Need a bungalow (1)</i>
	<i>Need a smaller home (3)</i>	<i>Need a smaller home (5)</i>	<i>Accessible housing for elderly people (1)</i>
	<i>Need to set up an independent home (3)</i>	<i>Need to set up an independent home (3)</i>	<i>Need a cheaper home (1)</i>
	<i>Need a flat with a garden (1)</i>	<i>1 respondent did not state an answer</i>	<i>Home with land to set up a business (1)</i>
	<i>1 respondent did not state an answer</i>		<i>To move nearer family (1)</i>
			<i>Would depend on health (1)</i>
			<i>Need a larger home (2)</i>
			<i>Need a smaller home (16)</i>
			<i>Need a specially adapted home (1)</i>
			<i>Need to set up an independent home (2)</i>
			<i>3 respondents did not provide an answer</i>

The table below summarises those looking to move in the next 5 years:

	Current Tenure	Reason	Household Make Up	Property Tenure (to move to)
1	Own home with a mortgage	Need a larger home	2 adults / 2 children	Buy on the open market
2	Own home with a mortgage	Need to set up an independent home	2 adults	Buy on the open market
3	Own home with a mortgage	Need an accessible home for an elderly person	1 Adult	Buy on the open market
4	Own home outright	Need a smaller home	2 Adults	Buy on the open market
5	Own home outright	Need a smaller home	2 Adults	Buy on the open market
6	Own home outright	To have a house with a garden	1 Adult	Buy on the open market
7	Own home outright	Need a smaller home	2 Adults	Buy on the open market
8	Own home outright	Need a smaller home	1 Adult	Buy on the open market
9	Own home outright	Need a larger home	2 Adults	Buy on the open market
10	Own home outright	Need a smaller home	1 Adult	Buy on the open market
11	Rent from private landlord	Need a larger home	2 Adults	Buy on the open market
12	Own home outright		1 Adult	Buy on the open market
13	Own home outright	Need a smaller home	1 Adult	Buy on the open market
14	Own home outright	Need a home with land to set up a business	2 Adults / 1 Child	Buy on the open market
15	Own home outright	Would depend on health needs	1 Adult	Buy on the open market
16	Own home outright	Need a smaller home	2 Adults	Buy on the open market
17	Own home outright	Need a smaller home	2 Adults	Buy on the open market
18	Own home outright	Need a smaller home	2 Adults	Buy on the open market
19	Own home with a mortgage	Need a larger home	3 Adults	Buy on the open market
20	Own home outright	Need a smaller home	2 Adults	Buy on the open market
21	Own home with a mortgage	Need a cheaper home	4 Adults	Buy on the open market
22	Own home with a mortgage	Need a larger home	2 Adults	Buy on the open market
23	Own home outright	Need to set up an independent home	3 Adults	Buy on the open market
24	Own home outright	Need to set up an independent home	4 Adults	Buy on the open market

	Current Tenure	Reason	Household Make Up	Property Tenure (to move to)
25	Own home outright	Need a smaller home	1 Adult	Buy on the open market
26	Own home outright	Need a smaller home	2 Adults	Buy on the open market
27	Own home outright	Need a smaller home	2 Adults / 1 Child	Buy on the open market
28	Own home with a mortgage	Need a larger home	2 Adults	Buy on the open market
29	Own home outright	Want a bungalow	2 Adults	Buy on the open market
30	Own home outright	Need a smaller home	2 Adults	Buy on the open market
31	Rent from private landlord	Need a smaller home	4 Adults	Buy on the open market
32	Own home with a mortgage	Need a smaller home	2 Adults	Buy on the open market
33	Own home with a mortgage	Need a smaller home	2 Adults	Buy on the open market
34	Own home outright	Need a smaller home	2 Adults	Buy on the open market
35	Own home outright	To move nearer family	2 Adults	Buy on the open market
36	Own home outright	Be nearer a bus route	2 Adults	Buy on the open market
37	Own home outright	Need to set up an independent home	3 Adults	Buy on the open market
38	Own home with a mortgage	Need to set up an independent home	3 Adults	Buy on the open market
39	Own home outright	Need a smaller home	2 Adults	Buy on the open market
40	Own home with a mortgage	Need a cheaper home	1 Adult	Buy on the open market
41	Own home outright	Need a smaller home	2 Adults	Buy on the open market
42	Own home with a mortgage	Need a smaller home	2 Adults	Buy on the open market or self build
43	Own home with a mortgage	Need a smaller home	3 Adults	Self Build
44	Own home outright	Current home in disrepair	1 Adult	Self Build
45	Own home outright	Need to set up an independent home	4 Adults	Shared Ownership
46	Own home outright	Need a larger home	1 Adult	Shared Ownership
47	Rent from private landlord	Need a larger home	2 Adults / 1 Child	Shared Ownership
48	Own home outright	Need a specially adapted property	2 Adults	Shared Ownership
49	Own home with a mortgage	Need to set up an independent home	2 Adults	Shared Ownership
50	Own home outright	Need to set up an independent home	3 Adults	Starter Home

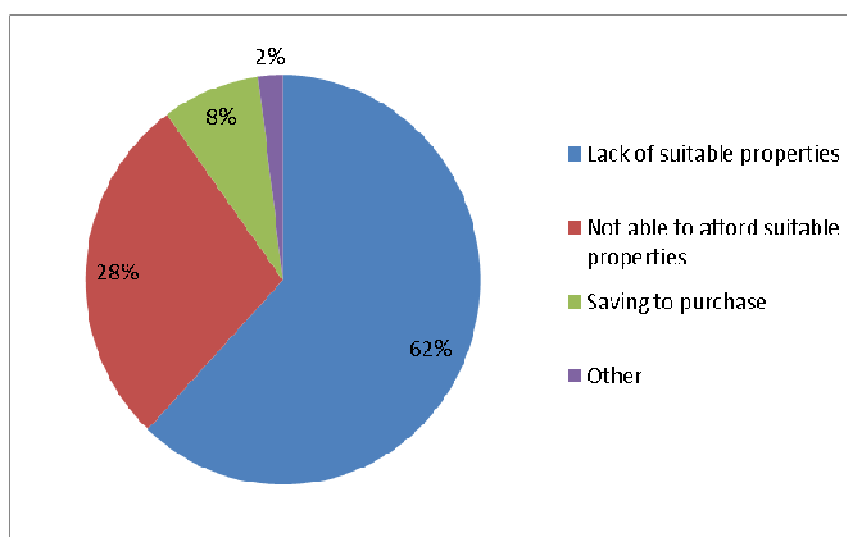
	Current Tenure	Reason	Household Make Up	Property Tenure (to move to)
51	Rent from private landlord	Need a bungalow on a bus route	2 Adult	Rent from a Housing Association
52	Rent from private landlord	Bungalow on a bus route	2 Adults	Rent from a Housing Association
53	Rent from private landlord	Need a cheaper home	3 Adults / 2 Children	Rent from a Housing Association
54	Rent from private landlord	Need a smaller home	1 Adult	Rent to Buy
55	Own home outright		2 Adults	
56	Own home outright		2 Adults	
57	Rent from a private landlord		2 Adults	
58	Own home outright		2 Adults	
59	Own home outright	Need a smaller home	2 Adults	Buy on the open market – a property in the community with a warden

What would be a barrier to you accessing suitable housing for your needs?

Respondents were able to select all options that applied.

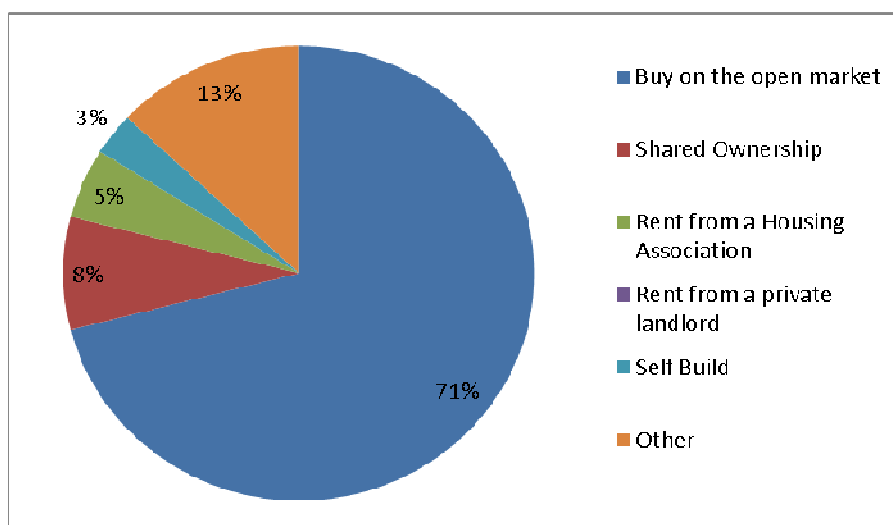
	Lack of suitable properties	Not able to afford suitable properties	Saving to purchase	Other
Number	38	17	5	1
%	62%	28%	8%	2%

One respondent stated “Other” and that they wished to live within walking distance of the shops.



Would you prefer to?

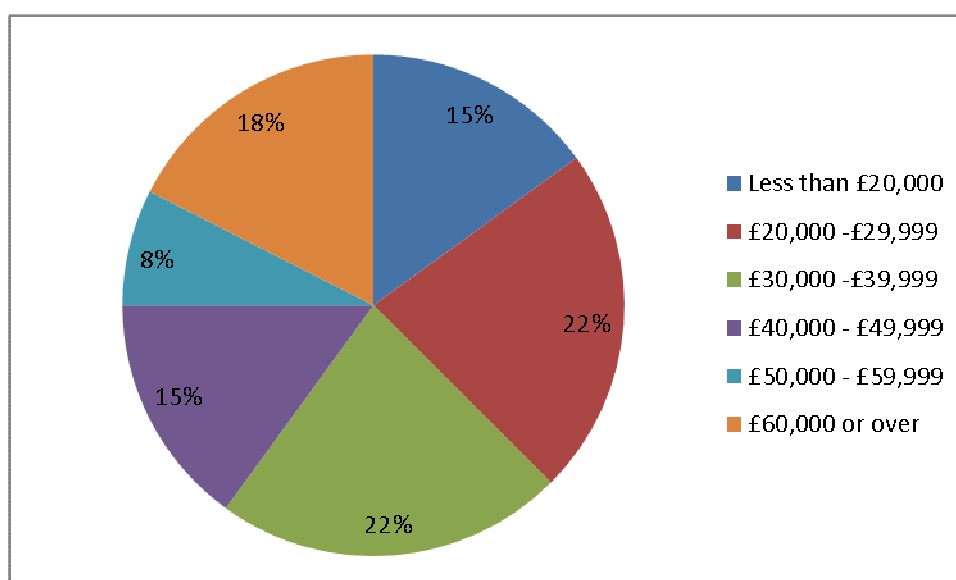
	Buy on the open market	Shared Ownership	Rent from a Housing Association	Rent from a private landlord	Self Build	Other
Number	42	5	3	0	2	7
%	71%	8%	5%	0%	3%	13%



What is your total gross annual household income?

	Less than £20,000	£20,000 - £29,999	£30,000 - £39,999	£40,000 - £49,999	£50,000 - £59,999	£60,000 or over
Number	6	9	9	6	3	7
%	15%	22.5%	22.5%	15%	7.5%	17.5%

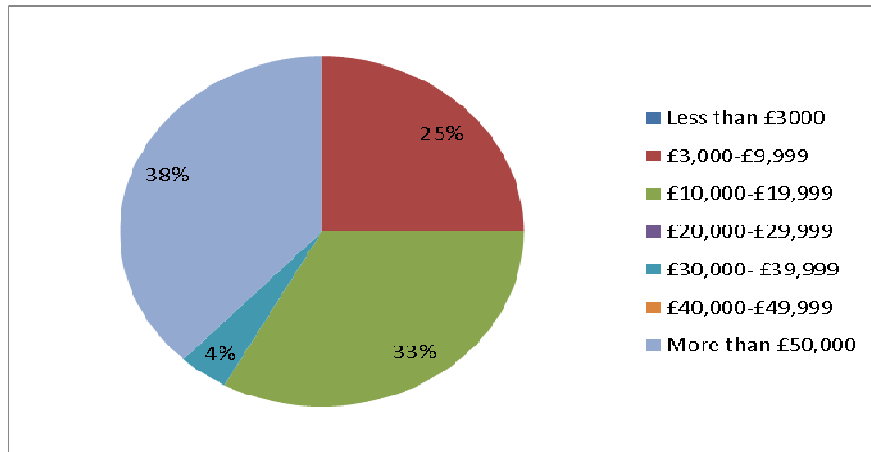
Fifteen (15) respondents stated that they would prefer not to say.
Four (4) further respondents did not provide an answer.



What deposit can you afford? (this question was only applicable to those stating they wished to buy a property, shared ownership and starter homes or self build).

	Less than £3000	£3,000- £9,999	£10,000- £19,999	£20,000- £29,999	£30,000- £39,999	£40,000- £49,999	More than £50,000
Number	0	6	8	0	1	0	9
%	0%	25%	33%	0%	4%	0%	38%

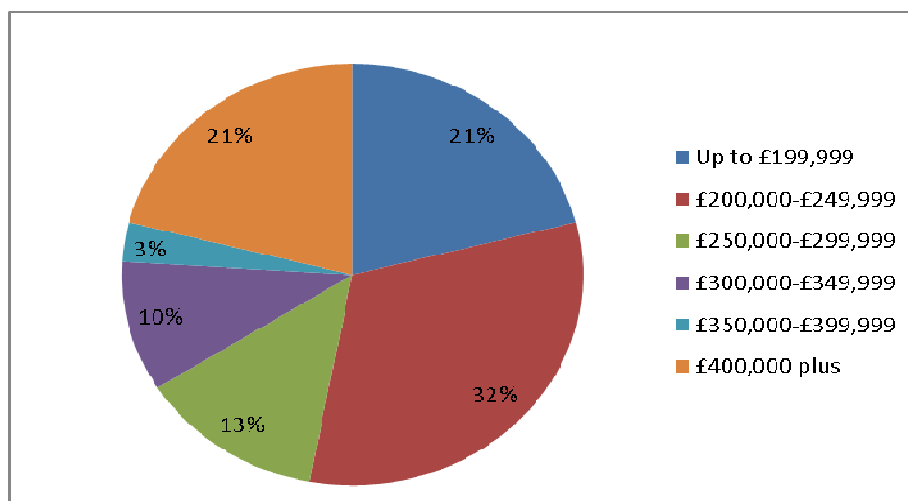
Twenty six (26) respondents have stated that they did not wish to say how much deposit they could afford.



If owner occupier accommodation including low cost home ownership at what price range can you afford to purchase?

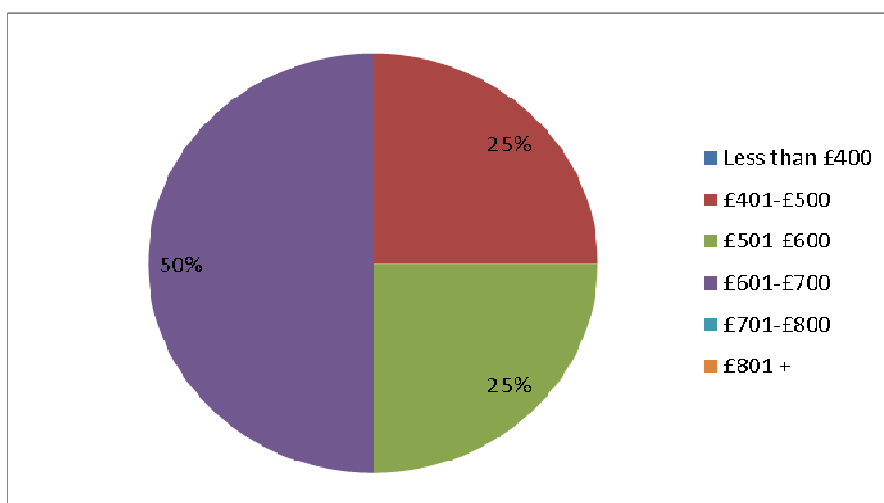
	Up to £199,999	£200,000- £249,999	£250,000- £299,999	£300,000- £349,999	£350,000- £399,999	£400,000 plus
Number	8	12	5	4	1	8
%	21%	32%	13%	10%	3%	21%

Twelve (12) respondents stated that they did not wish to say how much they were looking to spend on a property to meet their housing need.



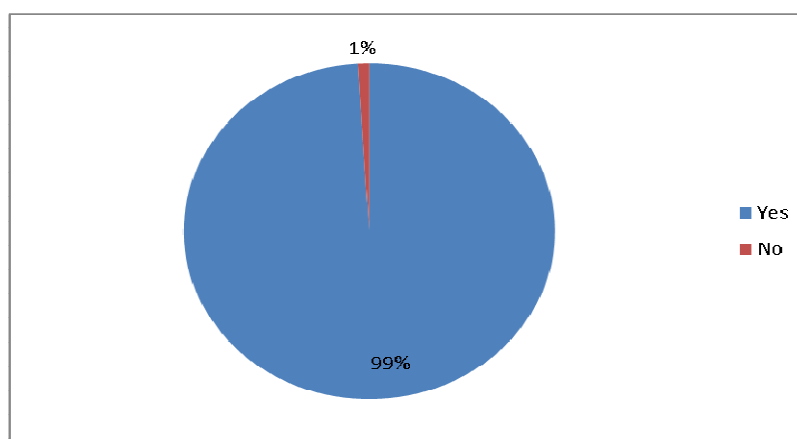
If rented accommodation is required, what amount can you afford to pay on a monthly basis? This was completed by those seeking rented accommodation only.

	Less than £400	£401-£500	£501-£600	£601-£700	£701-£800	£801 +
Number	0	1	1	2	0	0
%	0	25%	25%	50%	0%	0%



Is your Parish a nice place to live?

Yes	%	No	%
290	99%	4	1%



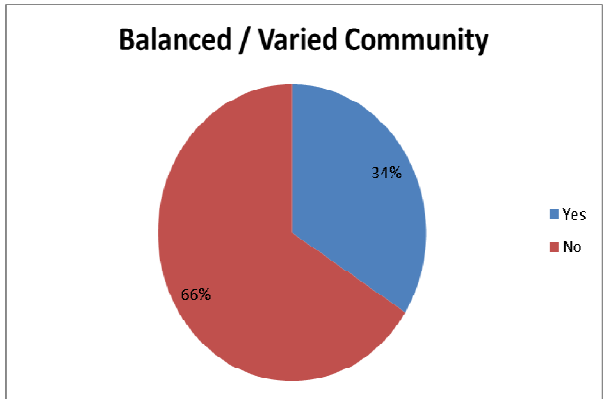
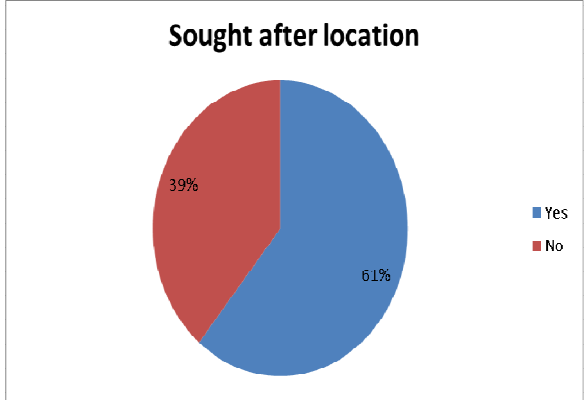
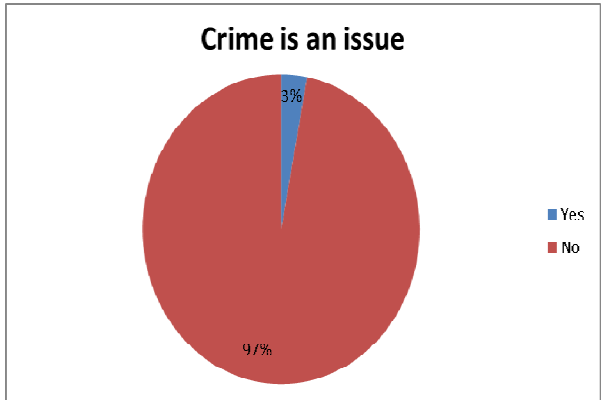
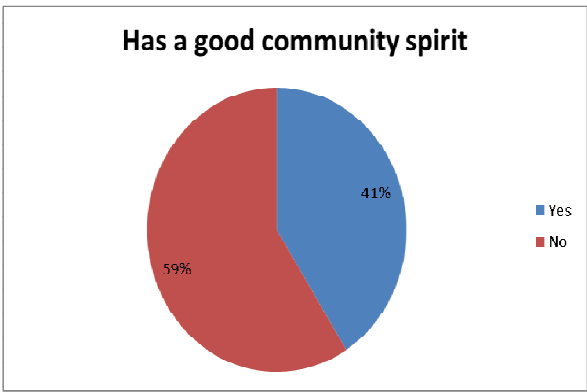
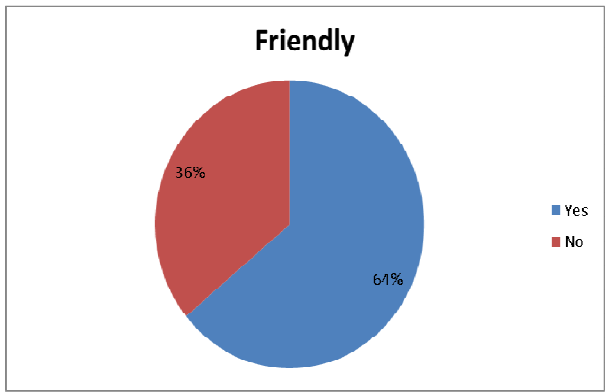
This was not a mandatory question, and 33 respondents chose not to answer the question.

Is your Parish....?

Respondents were able to select all that applied to their household.

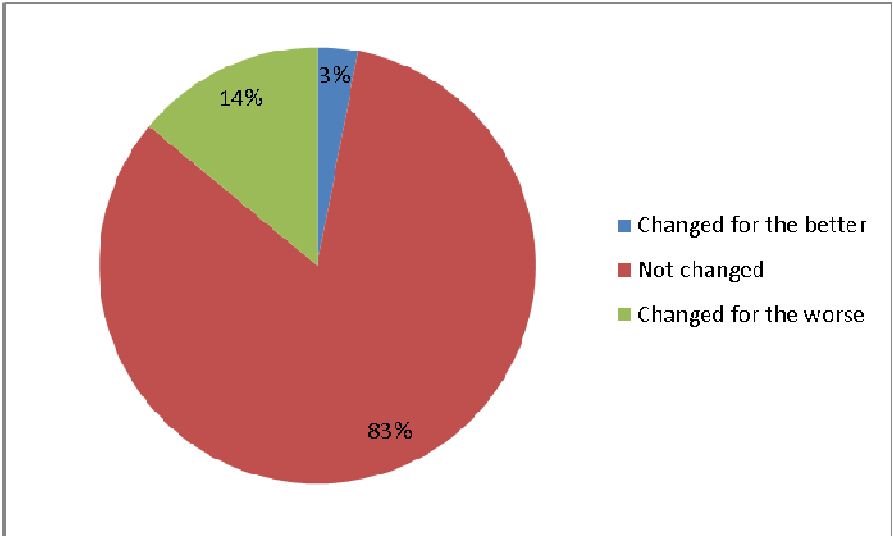
	Yes	%	No	%
Friendly	209	64%	118	36%
Has a good community spirit	135	41%	192	59%
Crime is an issue	9	3%	318	97%
Sought after location	200	61%	127	39%
Balanced / Varied Community	110	34%	217	66%

- 64% of respondents stated that they felt that Malvern Wells is a friendly parish to live within
- 41% of respondents stated that they felt Malvern Wells had a good community spirit
- 97% of respondents felt that crime is not an issue within Malvern Wells
- 61% of respondents felt that Malvern Wells is a sought after location to live within
- 34% of respondents felt that Malvern Wells offered a balanced and varied community



Over the past three years, do you feel that your parish has:

Changed for the better	10 (3%)
Not changed	248 (83%)
Changed for the worse	41 (14%)
No Response Provided	28

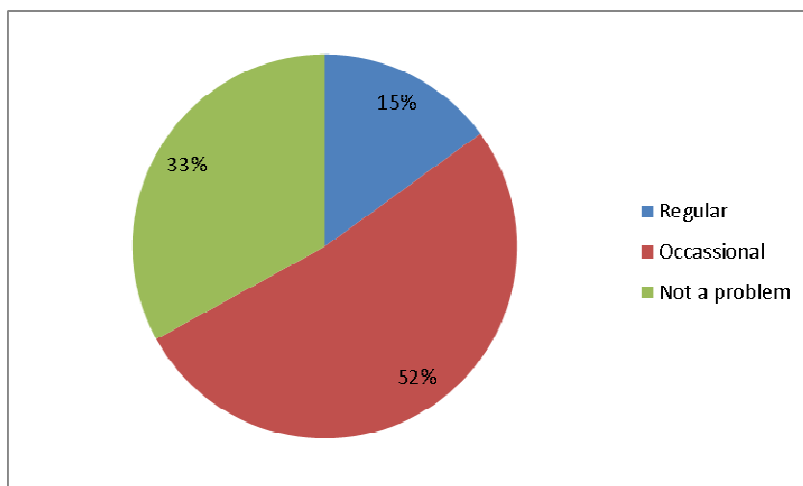


83% of respondents stated that they felt that the Parish of Malvern Wells had not changed in the last three years, 14% felt it had changed for the worse and 3% changed for the better.

How much of a problem is traffic congestion?

Regular	46 (15%)
Occasional	154 (52%)
Not a problem	99 (33%)
No Response Provided	28

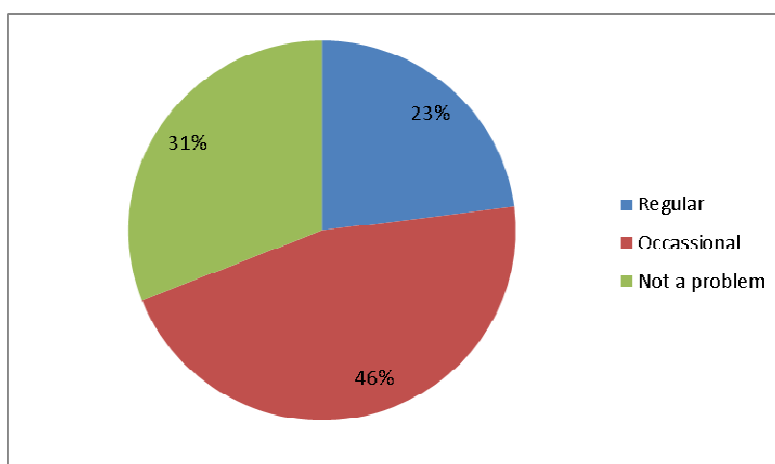
33% of respondents feel that traffic congestion is not a problem, 52% feel it is an occasional problem and 15% feel traffic was a regular problem.



How much of a problem is parking?

Regular	68 (23%)
Occasional	137 (46%)
Not a problem	94 (31%)
No Response Provided	28

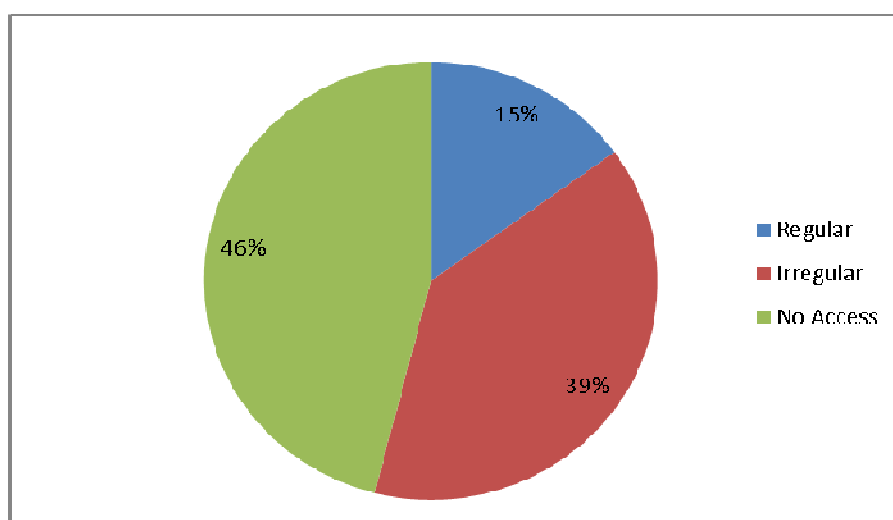
31% of respondents feel that parking is not a problem, 46% feel it is an occasional problem and 23% feel parking is a regular problem.



What is access to public transport like in your parish?

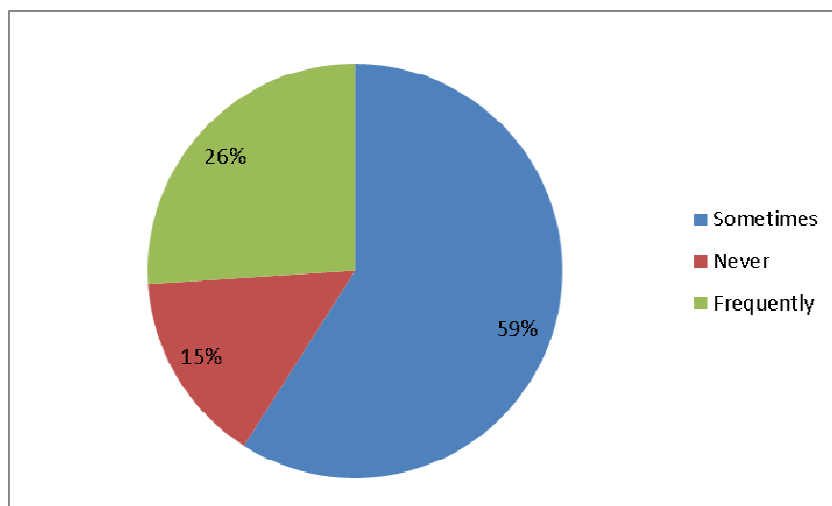
Regular	46 (15%)
Irregular	115 (39%)
No Access	138 (46%)
No Response Provided	28

15% of respondents feel that there is regular access to public transport, 39% feel access is irregular and 46% feel there is no access to public transport.



If regular public transport was available how often would you use it?

Sometimes	165 (59%)
Never	43 (15%)
Frequently	74 (26%)
N/A	17
No Response Received	28



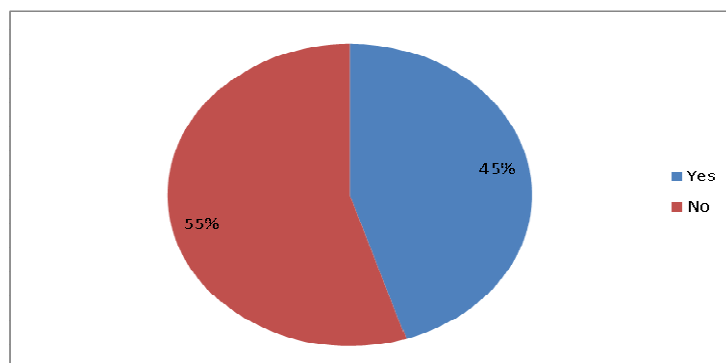
59% of respondents stated that they would sometimes use public transport if it was available, 26% feel that they would frequently access public transport, and 15% said they would never use public transport if it was available.

Do you feel there are enough amenities in your parish?

Yes	No
136 (45%)	163 (55%)
No Response Received	28

45% of respondents feel that Malvern Wells does have enough amenities within the Parish.

55% of respondents feel that Malvern Wells does not have enough amenities within the Parish.



Which of the following amenities would you like to see in your Parish?

Respondents were able to select all options that applied.

Pub	Restaurant	Fitness Facility	Local Shop	Social Events	Cycle Routes	Electric charge point	Public Footpath	Designated walking areas
56	65	24	83	22	36	37	9	11
16%	19%	7%	24%	6%	11%	11%	3%	3%

There was an option to select "other", and forty one (41) responses were received:

Arts provision – 1

Park – 1

Better advertising of the events at "Three Counties Showground" - 1

Post Office - 1

Open air gym - 1

Playfield – 1

Choir – 1

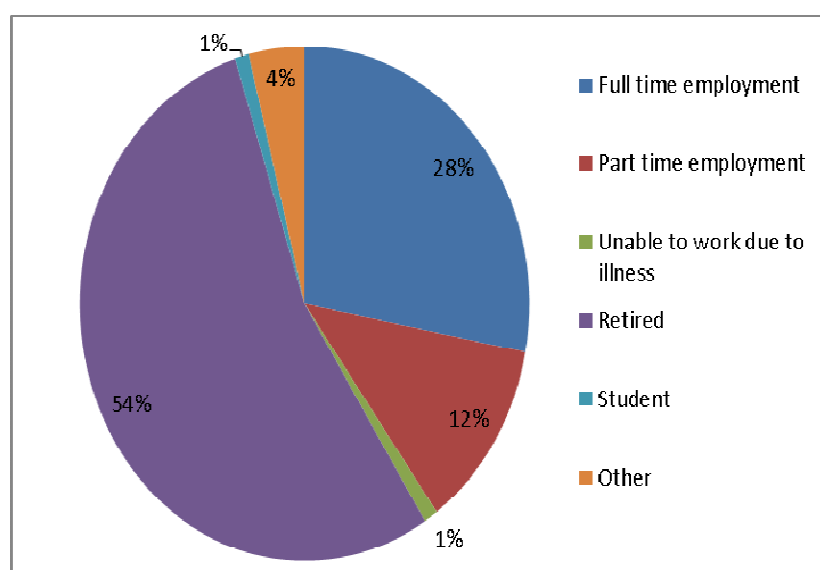
Badminton Group - 1

More shops / Supermarket – 1

Street parties – 1
 Regular music venue - 1
 Coffee shop – 2
 Dentist – 2
 Road calming measures for speeding vehicles - 2
 Community Centre (including parking) – 3
 Pharmacy - 3
 Allotments – 4
 Doctors Surgery - 5
 Childrens Play Park – 6
 Regular bus service – 13

What is your current employment status?

Full time employment	Part time employment	Unable to work due to illness	Retired	Student	Other	Prefer not to say
82 (28%)	34 (12%)	3 (1%)	159 (54%)	1 (1%)	11 (4%)	37



Those who stated “Other” gave the following reasons:

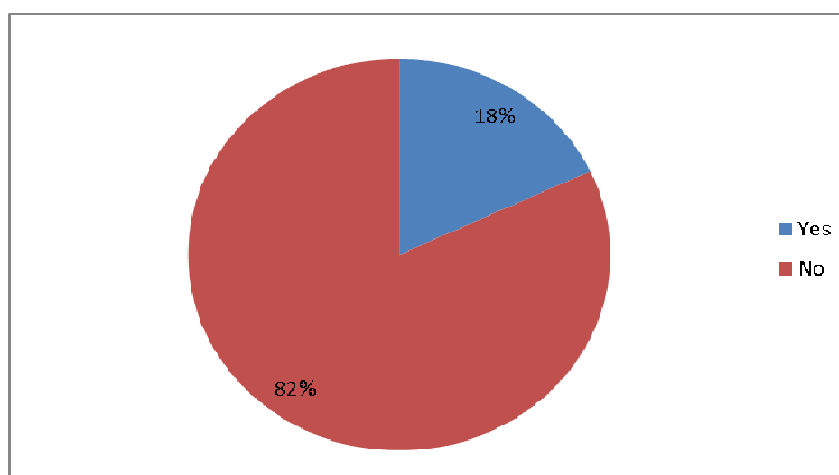
- Housewife (1)
- Relocated from London – looking for work (1)
- Self employed (2)
- Volunteer (2)
- Full time Mum (1)

Four respondents did not provide an employment status under “Other.”

If you are employed full or part time, do you work within the Parish?

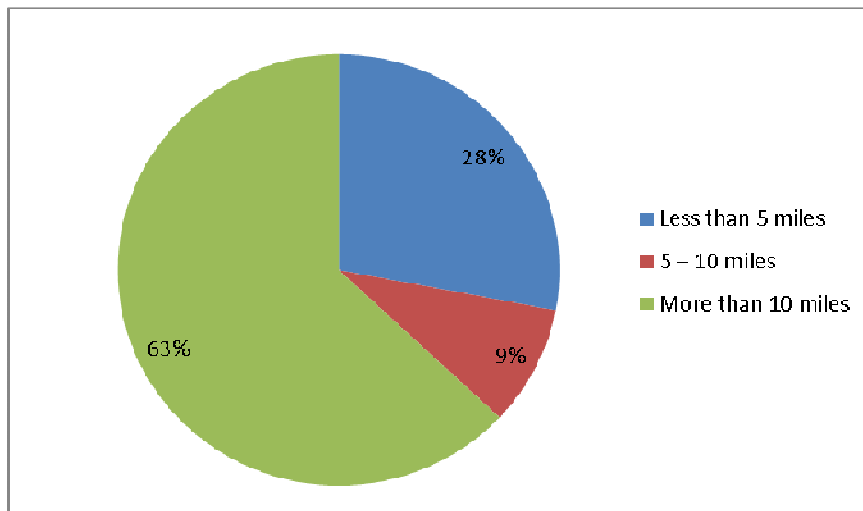
Of those working full or part time (116) 18% stated that they worked within the parish of Malvern Wells and 82% stated that they worked outside of the parish.

Yes	No
21 (18%)	95 (82%)



Those that work outside of the Parish of Malvern Wells were asked how far they travel to work.

Less than 5 miles	5 – 10 miles	More than 10 miles
27 (28%)	9 (9%)	59 (63%)

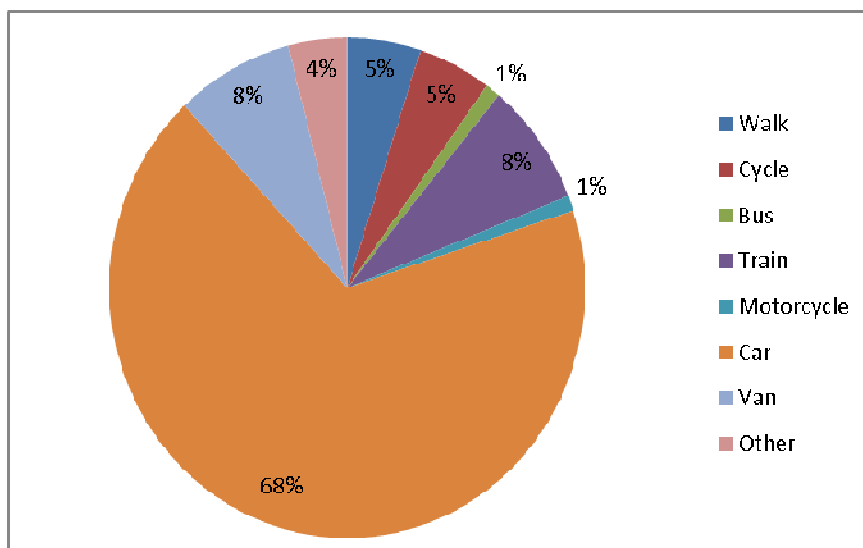


Of those respondents who stated that they worked full time or part time, and work outside of the Parish:

- 28% of those travel less than 5 miles
- 9% travel between 5 and 10 miles
- 63% travel more than 10 miles

A sub question was asked, to ascertain how those travelling to employment outside of the Parish travelled (more than one option could be selected):

Walk	Cycle	Bus	Train	Motorcycle	Car	Van	Other
6 (5%)	6 (5%)	1 (1%)	9 (8%)	1 (1%)	80 (68%)	9 (8%)	4 (4%)



Those that stated “Other” provided the following:

- Work from home (2)
- Plane (1)
- Work from various locations (1)

Those that work within the Parish of Malvern Wells were asked how far they travel to work.

Less than 5 miles	5 – 10 miles	More than 10 miles
18 (82%)	2 (9%)	2 (9%)

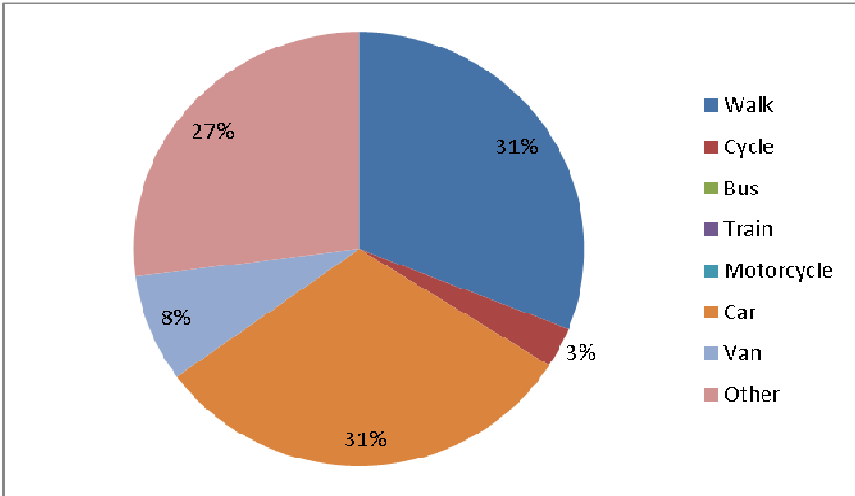
Two respondents stated that they worked within the Parish, but did not state the total distance travelled. In total twenty four (24) stated that they worked within the Parish.

One hundred and thirteen (113) stated that they did not work in the Parish.

It is felt that the distance travelled of more than 10 miles would not be within the Parish. But has been acknowledged as this is how the respondent completed the survey.

A sub question was asked, to ascertain how those travelling to employment within the Parish (more than one option could be selected):

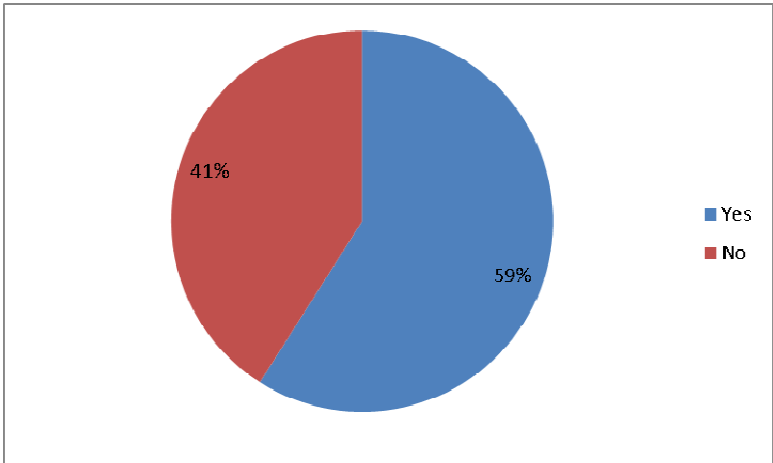
Walk	Cycle	Bus	Train	Motorcycle	Car	Van	Other
8 (31%)	1 (3%)	0 (0%)	0 (0%)	0 (0%)	8 (31%)	2 (8%)	7 (27%)



Under “Other”, six stated that they worked from home, and a further one said they worked between Malvern Wells and surrounding parishes.

Would you support a small affordable housing development for local people in your parish or surrounding parishes?

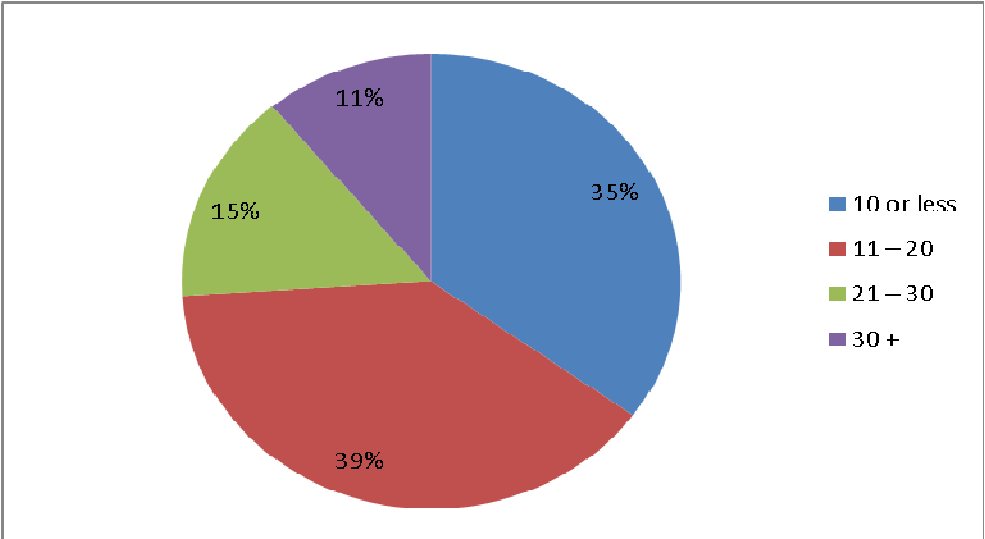
Yes	No
175 (59%)	124 (41%)
No Response	28



59% of respondents stated that they do support the development of affordable housing within the Parish of Malvern Wells.

How many houses do you feel would class as a small affordable housing development?

10 or less	58	35%
11 – 20	65	39%
21 – 30	26	15%
30 +	19	11%
No Response Provided	7	



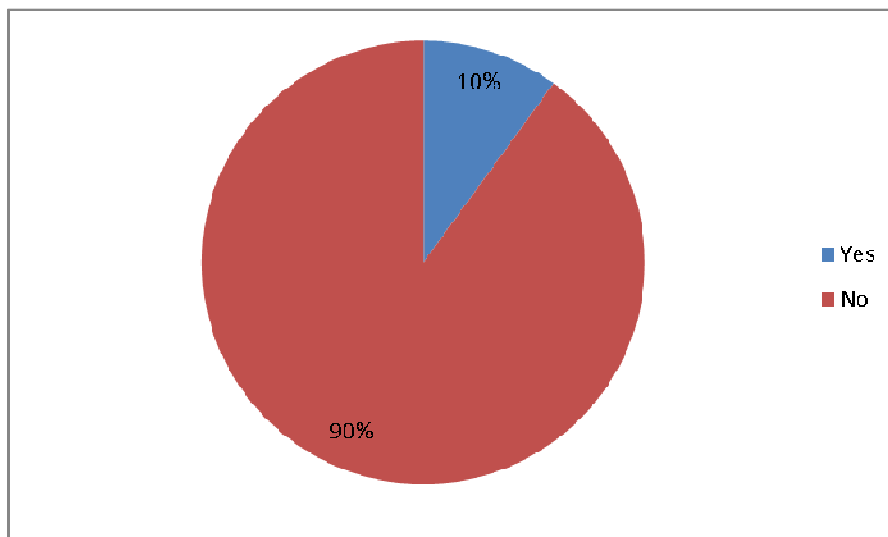
If yes, do you consider there to be any suitable sites for this type of development in the Parish, please provide details:

Thirty eight (38) respondents stated suggestions where development could take place:

- Next to railway line by Fruitlands Estate and Peachfield Road (4)
- Old Malvern Wells railway station (4)
- Infill sites within Malvern Wells
- Rothwell Road area, between the Three Counties and Wells Road
- Upper Welland Road (north side only) between Kings Road and Assarts Lane / Rothwell Road
- St Wulstans
- Welland (3)
- Hanley Castle
- Existing large houses could be converted
- Convert large homes into flats (2)
- There are many small sites available for developments
- Hanley Road, below Green Lane
- Hanley Road (2)
- Old tennis courts and community hall
- Land at Upper Welland
- Malvern Link
- Three Counties Showground
- Field off Wood Farm Road
- The land around the war memorial (Old Wells House, School, Pool etc.)
- Field at south end of Upper Welland Road at junction with Marlbank Road (A.L Hughes field)
- Behind our house on Upper Welland Road, especially if this would allow road access to our garden
- Wood Farm Road / Hanley Road
- Upper Welland on RHS going towards hill. Not the one that was refused at planning off Upper Welland Rd behind old chapel
- Would support development of any size. Any affordable housing is a start! Near one of the schools so children can walk!
- A few houses spread around rather than a whole new block or road
- Rothwell Road, Upper Welland Road (Down by 3 Counties)
- At the junction of Woodfarm Road with road to the golf club, there is sloping ground to the left up to Wells Road. Development here would not affect the view from the hills.
- Land to the east of the Hanley Road, across the Hanley Road from Abbey House mental health services
- The Parish Council is constantly negative in terms of supporting high/medium density development.

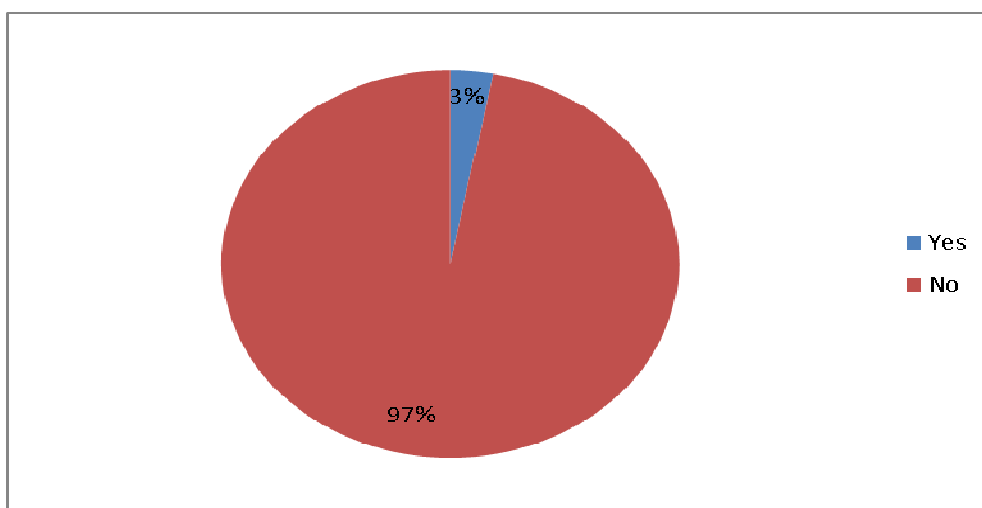
Would you like to receive further information about your local parish activities and volunteering opportunities?

Yes	No
31 (10%)	268 (90%)
No Response Received	28



Are you currently registered on the local housing register (Home Choice Plus)?

Yes	No
8 (3%)	291 (97%)
No Response Received	28



Of the eight (8) respondents which stated that they were registered on Home Choice Plus, only one provided their Home Choice Plus Application Number. This respondent has a need for an affordable housing tenure.

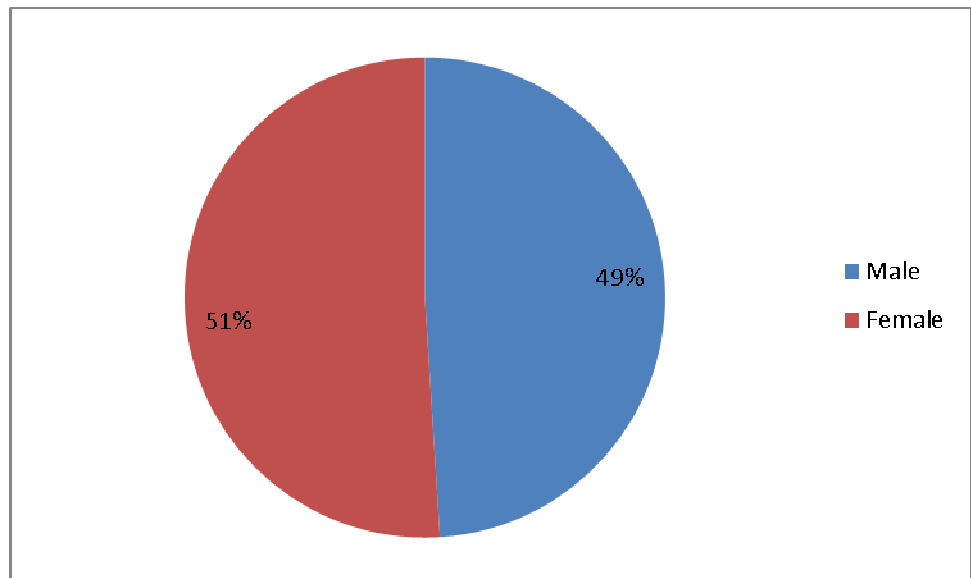
4.0 About the Parish of Malvern Wells

Population Statistics (Estimated at 2017)

In 2017, it was estimated that 3242 people were living within the Parish of Malvern Wells. From the 2011 Census to the population estimates in 2017, it is estimated the population of Malvern Wells has grown by 1.4%, which equates to an increase of 46 people to the Parish.

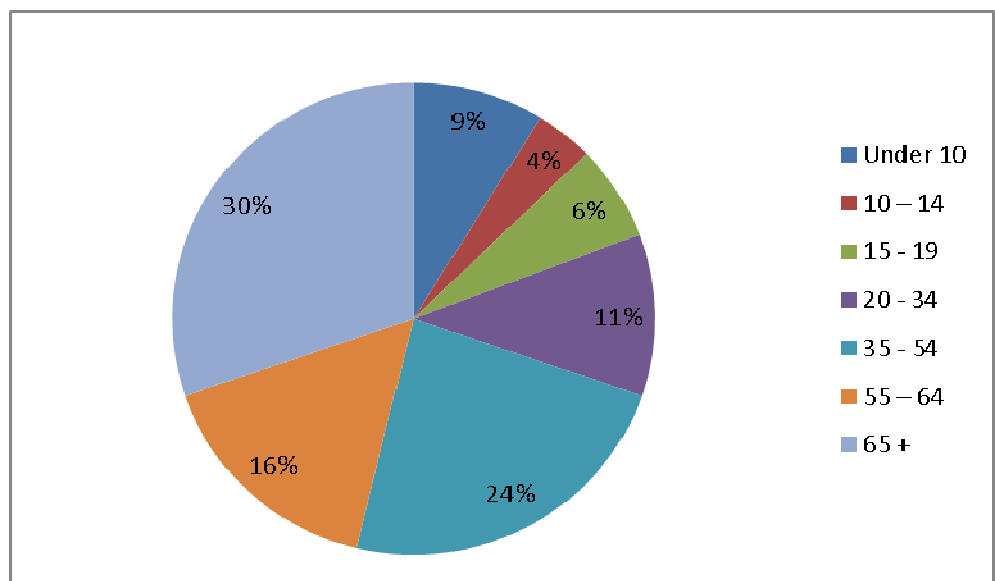
Figures (Estimated at 2017)

Male	Female
1606	1636
49%	51%



Age Groups (Estimated at 2017)

Under 10	8.8%
10 – 14	3.9%
15 - 19	6.5%
20 - 34	11.1%
35 - 54	23.5%
55 – 64	15.9%
65 +	30.3%



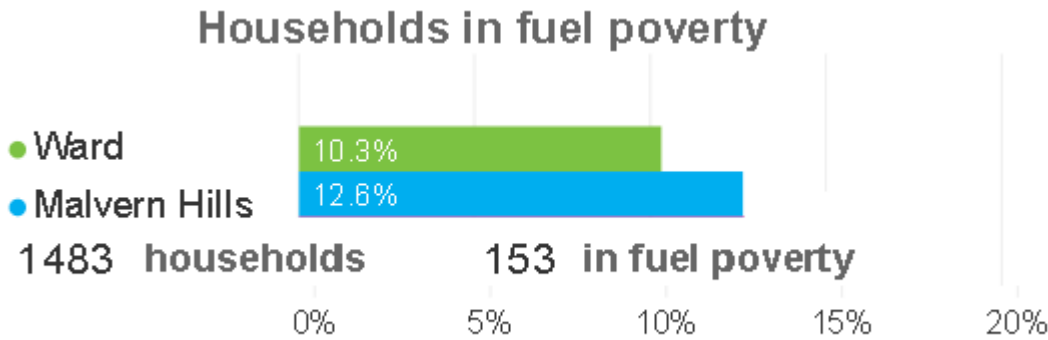
Data sourced from: Power BI – Internal resource. (Accessed 22nd October 2019)

There are two local schools within the Parish of Malvern Wells:

Malvern Wells C of E Primary School
and
Wyche C of E Primary School

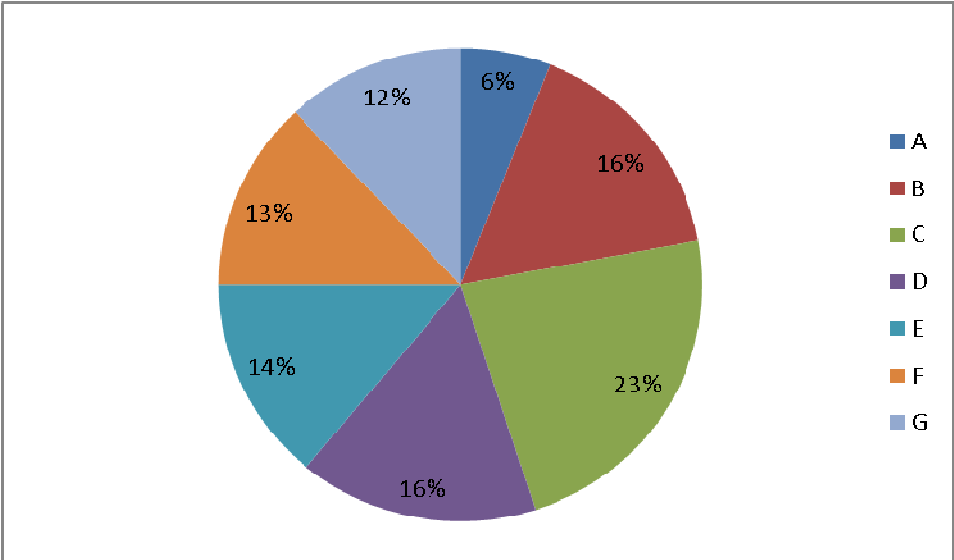


It is estimated that 10.3% (153) household living within Malvern Wells are facing fuel poverty, with this being 12.6% across Malvern Hills district.



Council Tax bandings for the Parish of Malvern Wells are set out in the table below:

A	90	6%
B	250	16%
C	340	23%
D	240	16%
E	220	14%
F	190	13%
G	180	12%

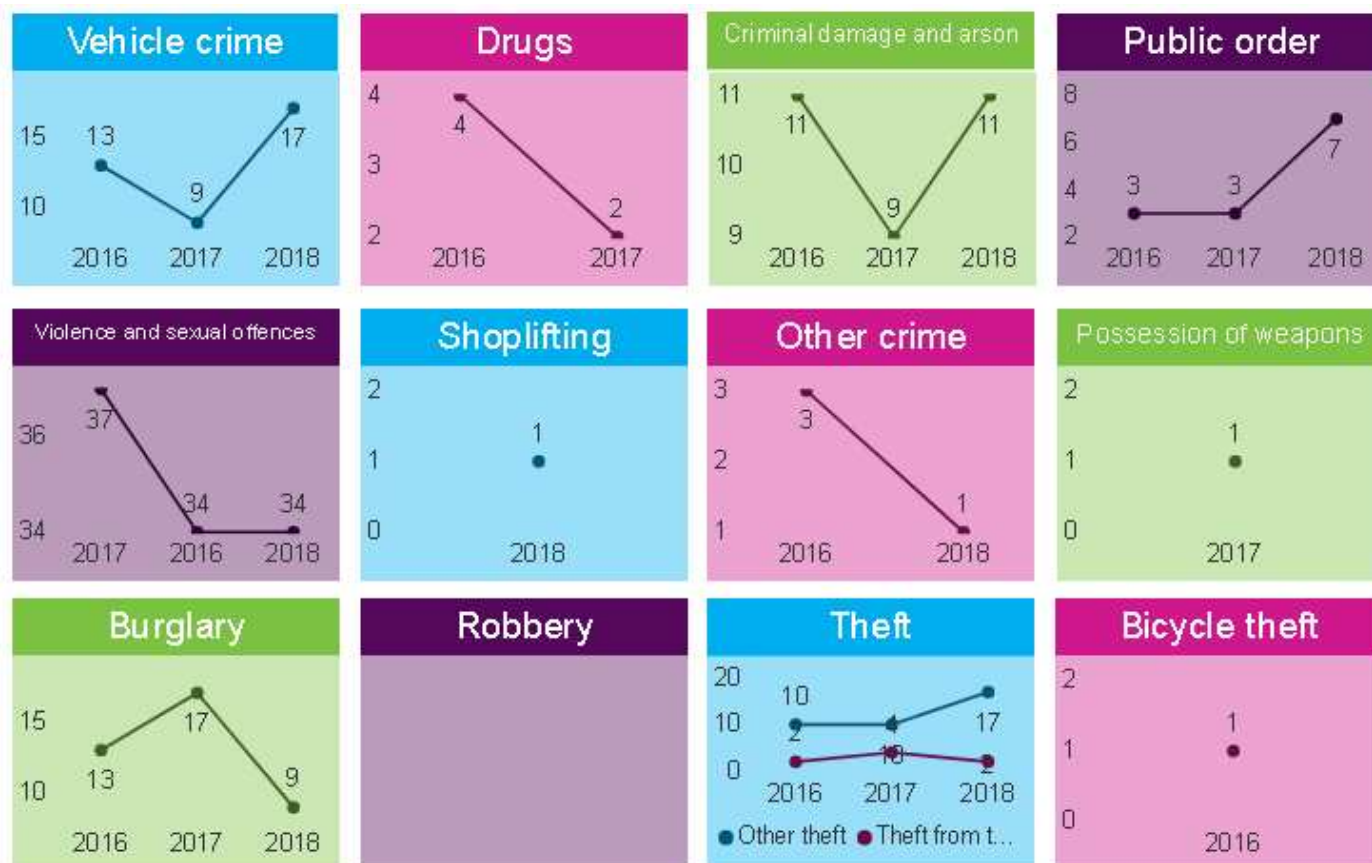


The below table shows the level of crime reported in Malvern Wells during 2018:

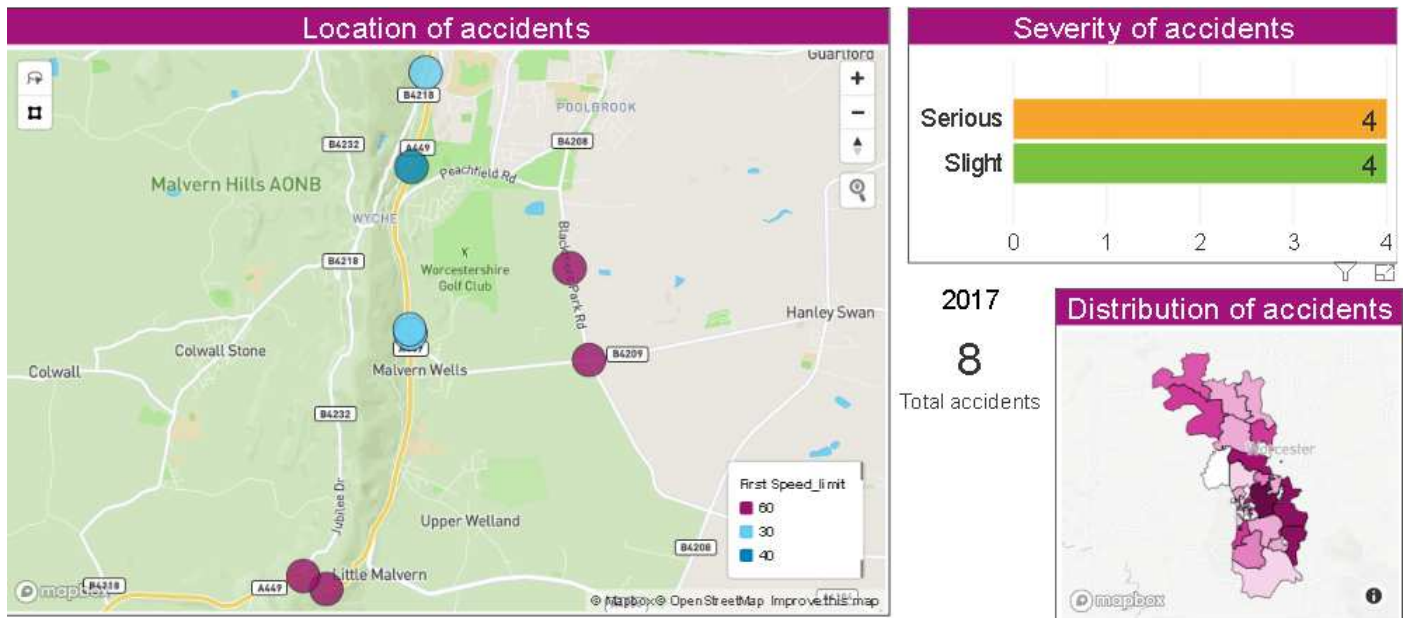
Crime incidents by category (2018)

Crime type	Wells
Anti-social behaviour	48
Burglary	9
Criminal damage and arson	11
Other crime	1
Other theft	17
Public order	7
Shoplifting	1
Theft from the person	2
Vehicle crime	17
Violence and sexual offences	34
Total	147

The table below breaks down the issues reported for the previous three years (2016, 2017 and 2018) and the number of instances in Malvern Wells parish.



The below shows that the latest figures (available for 2017) show that there were 8 reported traffic incidents. Four of these were marked as serious accidents. Four of these were marked as serious accidents.



Data sourced from: Power BI – Internal resource. (Accessed 22nd October 2019)

5.0 Malvern Wells - Current Housing Market

The image below shows the mean house value by property type for Malvern Wells (ward) and Malvern Hills (District).

Mean sold house prices by property type



5.1 Purchases on the open market

The table below shows properties sold within the last 2 years:

Road	Number of bedrooms	Type of Property	Date Sold	Value
Old Wyche Road	-	Semi Detached	August 2019	£245,000
Holly View Drive	4	Detached	August 2019	£480,000
Wells Road	-	Flat	July 2019	£240,000
Cherry Tree Drive	2	Semi Detached	July 2019	£179,950
Westminster Road	2	Semi Detached	July 2019	£197,000
Fruitlands	2	Semi Detached	July 2019	£239,950
West Malvern Road	4	Semi Detached	July 2019	£375,000
West Malvern Road	3	Semi Detached	July 2019	£279,950
Fruitlands	2	Detached	July 2019	£245,000
Wells Road	5	Detached	June 2019	£634,000
Wyche Road	2	Flat	June 2019	£257,500
Wells Road	3	Detached	June 2019	£336,000
King Edwards Road	4	Detached	May 2019	£620,000
Lower Wyche Road	-	Flat	May 2019	£210,000
Wells Road	-	Flat	April 2019	£257,000
West Malvern Road	5	Semi Detached	April 2019	£695,000
West Malvern Road	3	Detached	April 2019	£410,000
Wells Road	3	Detached	April 2019	£339,950

Road	Number of bedrooms	Type of Property	Date Sold	Value
Kings Road	2	Detached	April 2019	£260,000
Grundys Lane	-	Terraced	April 2019	£272,000
Upper Welland Road	-	Detached	March 2019	£210,000
Holly View Drive	-	Flat	March 2019	£193,000
Mulberry Drive	2	Terraced	February 2019	£173,500
Wells Road	3	Terraced	February 2019	£133,000
West Malvern Road	6	Semi Detached	February 2019	£270,000
Old Wyche Road	-	Detached	January 2019	£193,500
Grundys Lane	5	Detached	January 2019	£710,000
Lower Wyche Road	4	Detached	December 2018	£485,000
Old Wyche Road	4	Semi Detached	December 2018	£280,000
Wells Close	3	Terraced	December 2018	£184,000
Benbow Close	4	Semi Detached	December 2018	£225,000
Fruitlands	3	Semi Detached	December 2018	£264,000
Mulberry House	-	Flat	December 2018	£165,000
West Malvern Road	2	Terraced	December 2018	£188,440
Wells Road	3	Detached	December 2018	£298,500
Green Lane	2	Semi Detached	November 2018	£210,000
Walnut Crescent	3	Semi Detached	November 2018	£229,950
Wyche Road	-	Flat	November 2018	£245,000
Wells Road	-	Flat	November 2018	£190,000
West Malvern Road	6	Detached	November 2018	£730,000
Kings Road	3	Detached	October 2018	£318,000
Rothwell Road	3	Semi Detached	September 2018	£222,000
Fruitlands	3	Detached	September 2018	£250,000
Jasmine Road	3	Detached	September 2018	£250,000
Wells Road	-	Flat	August 2018	£559,254
Wells Road	-	Detached	August 2018	£870,000
Mulberry Drive	2	Terraced	August 2018	£175,000
Wyche Road	7	Semi Detached	August 2018	£255,000
Gordan Terrace	4	Semi Detached	August 2018	£312,500
Grundys Lane	-	Semi Detached	July 2018	£305,000
St Anns Road	-	Flat	July 2018	£250,000
Holywell Road	2	Flat	July 2018	£170,000
Walnut Crescent	3	Semi Detached	July 2018	£205,000
Lower Wyche Road	3	Semi Detached	July 2018	£275,000
Chestnut Drive	1	Flat	July 2018	£112,000
Lower Wyche Road	1	Terraced	July 2018	£155,000
Wells Road	2	Flat	July 2018	£135,000
Lower Wyche Road	2	Semi Detached	July 2018	£203,500
Mulberry Drive	2	Terraced	July 2018	£172,000
Lime Tree Avenue	3	Detached	July 2018	£290,000
Holywell Road	3	Flat	June 2018	£350,000
Wyche Road	2	Semi Detached	June 2018	£165,000
Holywell Road	2	Flat	June 2018	£128,500
Walnut Crescent	2	Detached	June 2018	£250,000
Rothwell Road	3	Semi Detached	June 2018	£220,000
Fruitlands	4	Detached	May 2018	£360,000
Holywell Road	2	Flat	May 2018	£360,000
King Edwards Road	3	Detached	May 2018	£277,000
Holly View Drive	-	Flat	May 2018	£262,500
Eaton Road	-	Detached	May 2018	£553,000

Road	Number of bedrooms	Type of Property	Date Sold	Value
Assarts Road	2	Semi Detached	May 2018	£153,000
Wyche Road	3	Detached	April 2018	£330,000
Hillside Close	4	Semi Detached	April 2018	£274,200
Wells Road	-	Flat	April 2018	£132,000
Grundys Lane	-	Detached	April 2018	£320,000
Treetops Drive	5	Detached	April 2018	£500,000
Wells Road	-	Detached	April 2018	£555,000
Wells Road	6	Detached	March 2018	£540,000
Merebrook Close	5	Detached	March 2018	£715,000
May Place	-	Flat	March 2018	£150,000
Wells Close	3	Terraced	March 2018	£165,000
The Moorlands	4	Detached	March 2018	£320,000
Holywell Road	2	Flat	March 2018	£119,000
Hillside Close	4	Semi Detached	March 2018	£275,000
Wells Road	6	Detached	March 2018	£671,000
Fruitlands	4	Detached	February 2018	£376,500
The Moorlands	4	Detached	February 2018	£377,000
Fruitlands	3	Detached	February 2018	£262,500
Yew Tree Lane	4	Detached	January 2018	£425,000
Walnut Crescent	4	Detached	January 2018	£272,500
Wells Road	6	Detached	January 2018	£650,000
Upper Welland Road	4	Detached	January 2018	£482,000
Holywell Road	5	Semi Detached	January 2018	£515,000
Grundys Lane	3	Detached	January 2018	£312,000
Hillside Close	4	Terraced	January 2018	£287,000
Wells Road	5	Detached	December 2017	£485,000
Fruitlands	3	Detached	December 2017	£300,000
Hanley Road	3	Detached	December 2017	£295,000
Holly View Drive	-	Flat	December 2017	£170,000
Peachfield Road	-	Flat	December 2017	£255,000
Grundys Lane	4	Detached	November 2017	£412,500
Benbow Close	4	Semi Detached	November 2017	£192,687
Holywell Mews	-	Terraced	November 2017	£205,000
Holywell Road	2	Detached	November 2017	£270,000
King Edwards Road	4	Detached	November 2017	£485,000
Mulberry Drive	2	Semi Detached	November 2017	£184,950
The Crescent	3	Detached	November 2017	£491,500
Grundys Lane	4	Detached	October 2017	£515,000
Jasmine Road	3	Detached	October 2017	£290,000
Holywell Road	2	Flat	October 2017	£142,500
Wells Road	5	Detached	October 2017	£325,000
Holywell Road	2	Flat	October 2017	£180,000
West Malvern Road	3	Detached	October 2017	£515,000

Data Source: <https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=REGION%5E70222&searchLocation=Malvern+Wells&year=5&referrer=listChangeCriteria&index=525> (Accessed 22nd October 2019)

5.2 Currently on the market

As of the 22nd October 2019, 73 properties were listed for sale within the Malvern Wells Parish.

	Location	Bedrooms	Type of property	Value	Agent
1	Severn Lodge, Green Lane	6 bed	Detached House	£975,000	John Goodwin
2	Wells Road	4 bed	Town House	£845,000	John Goodwin
3	Wells Road	7 bed	Detached House	£785,000	Allan Morris
4	Holywell Road	6 bed	Detached House	£749,950	Kimberleys
5	Hanley Road	4 bed	Detached House	£695,000	John Goodwin
6	Queens Drive	5 bed	Detached House	£675,000	Allan Morris
7	Wells Road	8 bed	Detached House	£675,000	Allan Morris
8	King Edwards Road	4 bed	Bungalow	£660,000	John Goodwin
9	Wells Road	4 bed	Detached House	£645,000	Philip, Laney and Joley
10	St Anns Road	5 bed	Detached House	£635,000	Glasshouse Estates
11	Garden Cottage	6 bed	Detached House	£620,000	John Goodwin
12	Wyche Road	4 bed	Detached House	£550,000	Andrew Grant
13	West Malvern Road	5 bed	Semi Detached House	£545,000	Allan Morris
14	Treetops Drive	5 bed	Detached House	£525,000	Andrew Grant
15	Queens Drive	5 bed	Detached House	£525,000	John Goodwin
16	Wells Road	3 bed	Town House	£495,000	John Goodwin
17	St Peters Close	4 bed	Detached House	£495,000	Allan Morris
18	Eaton Road	4 bed	Detached House	£485,000	Andrew Grant
19	St Anns Road	5 bed	Detached House	£475,000	Andrew Grant
20	Wells Road	2 bed	Apartment	£475,000	Connells
21	West Malvern Road	5 bed	Detached House	£459,000	John Goodwin
22	Oaklands	3 bed	Bungalow	£425,000	Fine and Country
23	West Malvern Road	4 bed	Detached House	£395,000	Platinum Property
24	Wells Road	3 bed	Detached House	£395,000	Arden
25	Westminster Road	3 bed	Detached House	£380,000	John Goodwin
26	Wells Road	2 bed	Apartment	£375,000	Connells
27	Wells Road	2 bed	Terraced House	£375,000	John Goodwin
28	Wells Road	3 bed	Apartment	£365,000	John Goodwin
29	The Moorlands	4 bed	Detached House	£360,000	John Goodwin
30	Assarts Road	4 bed	Detached House	£350,000	John Goodwin
31	Grundys Lane	5 bed	Terraced House	£350,000	Platinum Properties
32	Holly View Drive	2 bed	Apartment	£350,000	The Property Centre
33	Fruitlands	4 bed	Detached House	£340,000	Connells
34	Wells Road	4 bed	Cottage	£335,000	Glasshouse Estates
35	Green Lane	2 bed	Bungalow	£325,000	Allan Morris
36	Hanley Road	3 bed	Detached House	£325,000	Connells
37	Hanley Road	3 bed	Cottage	£319,950	Platinum Property
38	Holywell Road	3 bed	Detached House	£310,000	Andrew Grant
39	Eaton Road	3 bed	Apartment	£300,000	Purple Bricks
40	Wells Road	2 bed	Apartment	£285,000	Allan Morris

	Location	Bedrooms	Type of property	Value	Agent
41	Upper Welland Road	4 bed	Detached House	£275,000	John Goodwin
42	Jasmine Road	3 bed	Detached House	£275,000	John Goodwin
43	Worcester Road	2 bed	Apartment	£275,000	Connells
44	Jasmine Road	3 bed	Detached House	£270,000	Nicol and Co
45	Green Lane	2 bed	Bungalow	£267,250	Andrew Grant
46	West Malvern Road	3 bed	Semi Detached House	£265,000	Philip Laney and Jolly
47	West Malvern Road	3 bed	Terraced House	£259,000	Philip Laney and Jolly
48	Fruitlands	3 bed	Detached House	£255,000	John Goodwin
49	Walnut Crescent	2 bed	Bungalow	£250,000	John Goodwin
50	Jasmine Road	2 bed	Bungalow	£250,000	Allan Morris
51	West Malvern Road	3 bed	Semi Detached House	£245,000	John Goodwin
52	Holly View Drive	2 bed	Apartment	£245,000	John Goodwin
53	Westminster Road	3 bed	Terraced House	£240,000	John Goodwin
54	Peachfield Road	2 bed	Apartment	£235,000	Andrew Grant
55	Westminster Road	2 bed	Detached House	£225,000	Glasshouse Estates
56	Jasmine Road	2 bed	Bungalow	£225,000	Quality Solicitors
57	Peachfield Road	2 bed	Apartment	£225,000	John Goodwin
58	Juniper Way	2 bed	Bungalow	£220,000	Philip Laney and Jolly
59	Grundys Lane	2 bed	Apartment	£210,000	Purple Bricks
60	West Malvern Road	2 bed	Terraced House	£210,000	Andrew Grant
61	Wells Road	2 bed	Apartment	£195,000	John Goodwin
62	Wells Road	2 bed	Apartment	£189,950	Denny Salmond
63	Grundys Lane	2 bed	Apartment	£185,000	Purple Bricks
64	Mulberry Drive	2 bed	Terraced House	£178,000	Kleinmann Properties
65	Wells Road	2 bed	Apartment	£175,000	Shelton and Lines
66	Holly View Drive	1 bed	Apartment	£175,000	Andrew Grant
67	Wells Road	2 bed	Apartment	£170,000	Denny Salmond
68	Holly View Drive	1 bed	Apartment	£170,000	Andrew Grant
69	Old Wyche Road	2 bed	Semi Detached House	£169,950	Platinum Properties
70	Wells Road	2 bed	Apartment	£155,000	Platinum Properties
71	Holly View Drive	1 bed	Apartment	£154,950	Andrew Grant
72	Wells Road	1 bed	Apartment	£135,000	Allan Morris
73	Mulberry House	1 bed	Apartment	£120,000	Free Agent 24/7

One piece of potential development land is for sale on Holywell Road, for £125,000. This has full planning permission for a 3 bedroom dwelling.

Based on the 73 properties in Malvern Wells Parish with sale values advertised, the average price across all properties for sale within this parish is £366,342.42, but range from £120,000 to £975,000.

According to Power BI, the average house price for Malvern Wells is £297, 871.

Data Source: Power BI – Internal Tool. (Accessed 22nd October 2019)



5.3 Private Rental

As of the 22nd October, 7 properties were available to private rent within the parish of Malvern Wells. Prices ranging from £450 to £1,800 per calendar month.

West Malvern Road	1 Bed	Apartment	£450 pcm	Unfurnished / Furnished (landlord is flexible)	Andrew Grant
West Malvern Road	Studio	Apartment	£525 pcm	Unfurnished	Elliot Oliver Sales and Lettings
West Malvern Road	1 bed	Apartment	£550 pcm	Unfurnished	Andrew Grant
Wells Road	3 bed	Apartment	£825 pcm	Unfurnished	Denny Salmond
Jasmine Road	3 bed	Detached House	£850 pcm	Unfurnished	John Goodwin
Wyche Road	4 bed	Detached House	£1,100 pcm	Unfurnished	Denny Salmond
Holywell Road	6 bed	Detached House	£1,800 pcm	Unfurnished	Johnsons

6.0 Conclusion

The survey received a response rate of 22%, showing a 99% confidence level of plus or minus 6%.

A 99% confidence interval is a range of values that you can be 99% certain contains the true mean of the population. The confidence level tells you how sure you can be. It is expressed as a percentage and represents how often the true percentage of the population who would pick an answer lies within the confidence interval. The 99% confidence level means you can be 99% certain of these results being accurate to + / - 6.0% if you were to repeat this survey. True accuracy is aimed at + / - 4.0% so this is slightly higher at + / - 6.0%.

It is possible that not all residents with a housing need will have responded, although the covering letter sent to all households with the survey clearly stated the purpose of the survey.

Fifty nine (59) of the respondents (18%) stated that they would have an additional housing need within the next 5 years.

- 41 (74%) would like to buy on the open market
- 5 (9%) would like to purchase shared ownership
- 3 (5%) would like to rent from a housing association
- 2 (4%) stated they would like to self build
- 1 (2%) would like to have a buy to rent property
- 1 (2%) stated that they would either buy on the open market or self build
- 1 (2%) would like to purchase a starter home
- 1 (2%) would like a smaller property with a community warden – the type of tenure for this response is unknown.

Four (4) respondents did not state their preferred tenure.

The main reasons for needing to move are as follows:

In the next 12 months:

- 2 x Need a cheaper home
- 1 x Need a larger home
- 3 x Need a smaller home
- 3 x Need to set up an independent home
- 1 x Need a flat with a garden

1 – 3 years:

- 3 x Need a property near to public transport
- 5 x Need a larger home
- 5 x Need a smaller home
- 3 x Need to set up an independent home

3 – 5 years:

- 1 x Current property in poor state of repair
- 1 x Need a bungalow
- 1 x Accessible housing for elderly people
- 1 x Need a cheaper home
- 1 x Home with land to set up a business
- 1 x Move to be nearer family
- 1 x Would depend on health
- 1 x Need a larger home
- 16 x Need a smaller home
- 2 x Need a specially adapted home
- 2 x Need to set up an independent home

1 x Did not state their reasons for needing to move in the next 12 months.

1 x Did not state their reasons for needing to move in the next 1 – 3 years

3 x Did not state their reasons for needing to move in the next 3 – 5 years.

All of those stating that they are likely to require alternative housing in the parish within the next 5 years, are all currently living in the Parish of Malvern Wells.

6.1 Market Housing Need Identified

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bed room need *	Price
In the next 12 months	1 Adult	Own home outright	To have a flat / garden	Buy on the open market	1	Prefer not to say
In the next 12 months	1 Adult	Own home outright	Need a smaller home	Buy on the open market	1	£200,000 to £249,999
In the next 12 months	1 Adult	Own home outright	-	Buy on the open market	1	£250,000 to £299,999
In the next 12 months	3 Adults	Own home with a mortgage	Need a larger home	Buy on the open market	1	£200,000 to £249,999
In the next 12 months	1 Adult	Own home outright	Need a smaller home	Buy on the open market	1	£400,000 or more
In the next 12 months	2 Adults	Own home with a mortgage	Need a cheaper home	Buy on the open market	1	£300,000 to £349,999
In the next 12 months	1 Adult	Own home outright	Need to set up an independent home	Buy on the open market	1	£200,000 to £249,999
In the next 12	2 Adults	Rent from a private	Need a smaller home	Buy on the open market	1	Prefer not to say

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bed room need *	Price
months		landlord				
In the next 12 months	1 Adult	Own home outright	Need to set up an independent home	Buy on the open market	1	Up to £199,999
1 – 3 years	1 Adult	Own home with a mortgage	Need a smaller home	Buy on the open market	1	£200,000 to £249,999
1 – 3 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	£250,000 to £299,999
1 – 3 years	2 Adults	Own home outright	Need to set up an independent home	Buy on the open market	1	£200,000 to £249,999
1 – 3 years	2 Adults	Own home outright	Need a larger home	Buy on the open market	1	£400,000 or more
1 – 3 years	2 Adults	Rent from private landlord	Need a larger home	Buy on the open market	1	£200,000 to £249,999
1 – 3 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	£400,000 or more
1 – 3 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	Prefer not to say
1 – 3 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	£400,000 or more
1 – 3 years	2 Adults	Own home with a mortgage	Need a larger home	Buy on the open market	1	Prefer not to say
1 – 3 years	2 Adults	Own home outright	Be nearer a bus service	Buy on the open market	1	£250,000 to £299,999
1 – 3 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	£250,000 to £299,999
1 – 3 years	2 Adults	Rent from private landlord	-	Buy on the open market	-	Prefer not to say
3 – 5 years	2 Adults / 2 Children	Own home with a mortgage	Need a larger home	Buy on the open market	2 – 3	£200,000 to £249,999
3 – 5 years	1 Adult	Own home with a mortgage	More accessible housing for elderly people	Buy on the open market	1	£200,000 to £249,999
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	Prefer not to say
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	£350,000 to £399,999
3 – 5 years	1 Adult	Own home outright	Need a smaller home	Buy on the open market	1	£400,000 or more
3 – 5 years	1 Adult	Own home outright	Need a smaller home	Buy on the open market	1	Prefer not to say
3 – 5 years	2 Adults / 1 Child	Own home outright	Need a home with space to set up a business	Buy on the open market	2	Prefer not to say
3 - 5 years	1 Adult	Own home outright	Would depend on health needs	Buy on the open market	1	Up to £199,999

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bed room need *	Price
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	Prefer not to say
3 – 5 years	1 Adult	Own home outright	Need a smaller home	Buy on the open market	1	Up to £199,999
3 – 5 years	2 Adults	Own home with a mortgage	Need a larger home	Buy on the open market	1	£400,000 or more
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	£300,000 to £349,999
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	£300,000 to £349,999
3 – 5 years	3 Adults	Own home outright	Detached bungalow required	Buy on the open market	2	£400,000 or more
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	£300,000 to £349,999
3 – 5 years	2 Adults	Own home with a mortgage	Need a smaller home	Buy on the open market	1	£250,000 to £299,999
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	Prefer not to say
3 – 5 years	1 Adult / 2 Children	Own home outright	To move nearer family members home	Buy on the open market	2 - 3	£200,000 to £249,999
3 – 5 years	1 Adult	Own home with a mortgage	Need to set up independent home	Buy on the open market	1	Up to £199,999
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	Prefer not to say
3 – 5 years	1 Adult	Own home with a mortgage	Need a cheaper home	Buy on the open market	1	Up to £199,999
3 – 5 years	2 Adults	Own home with a mortgage	Need a smaller home	Buy on the open market	1	Prefer not to say
3 – 5 years	2 Adults	Own home outright	-	-	1	-
3 – 5 years	2 Adults	Own home outright	-	-	1	-
3 – 5 years	2 Adults	Own home outright	-	-	1	-

*Bedroom need identified via the Home Choice Plus calculation for bedroom need.

6.2 Affordable Housing Need Identified (Affordable Rent categories)

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bedroom need **	Rent per month / SO Purchase Price
In the next 12 months	3 Adults / 2 Children	Rent from a private landlord	Need a cheaper home	Rent from a Housing Association	3 - 4	£500 - £599

1 – 3 years	2 Adults	Rent from a private landlord	Would require a bungalow	Rent from a Housing Association	1	£600 - £699
1 – 3 years	2 Adults	Rent from Private Landlord	Need a bungalow on a bus route	Rent from a Housing Association	1	£600 - £699
3 – 5 years	1 Adult	Rent from Private Landlord	Need a smaller home	Build to Rent	1	£400 - £499

****Bedroom need identified via the Home Choice Plus calculation for bedroom need.**

Three households are registered on Home Choice Plus currently living in Malvern Wells (as at the 22nd October 2019), two households have a 1 bed need and one household has a 3 bed need.

Eight respondents stated that they were registered on Home Choice Plus, but having checked Home Choice Plus, it is only showing three active accounts.

6.3 Affordable Housing Need Identified (Affordable Home Ownership categories)

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bedroom need **	Rent per month / SO Purchase Price
In the next 12 months	1 Adult	Own home outright	Need to set up an independent home	Buy a starter home	1	Up to £199,999
1 – 3 years	2 Adults / 1 Child	Rent from private landlord	Need a larger home	Shared Ownership	2	Up to £199,999
1 – 3 years	2 Adults	Own home outright	Need to set up an independent home	Shared Ownership	1 – 2	Up to £199,999
1 – 3 years	2 Adults	Own home outright	Need a larger home	Shared Ownership	1	£200,000 to £249,999
3 – 5 years	1 Adult	Own home with a mortgage	Need to set up an independent home	Shared Ownership	1	Prefer not to say
3 – 5 years	2 Adults	Own home outright	Need an adapted property	Shared Ownership	1 - 2	£200,000 to £249,999

6.5 Private Rental Market Need Identified

No private rented accommodation was identified as a future housing need within the next 5 years.

6.6 Self Build Housing Need Identified

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bedroom need ****	Purchase Price
3 – 5 years	1 Adult	Own home outright	Current home in poor state of repair	Self Build	1	£300,000 to £349,999
3 – 5 years	2 Adults	Own home with a mortgage	Need a smaller home	Buy on the open market or self build	1	£200,000 to £249,999
3 – 5 years	2 Adults	Own home with a mortgage	Need a smaller home	Self Build	1	£400,000 or more

****** Bedroom need identified via the Home Choice Plus calculation for bedroom need.**