

## Upper Arley Housing Need Survey Report May 2017

### Background and Introduction.

As at the time of the 2011 Census, Upper Arley had a population of 741 residents. The majority of the population being of working age (aged 25-64), followed by a large proportion of older people (aged 65 years and older) and a lower proportion of younger people (aged 24 years and younger) this is where the parish differs from the Wyre Forest District, the Region and England as a whole. Table 1 below shows a percentage comparison of the parish against the other areas.

<b>Table 1 Proportion of population by age (yrs)</b>	<b>Upper Arley Parish (%)</b>	<b>Wyre Forest District (%)</b>	<b>West Midlands (%)</b>	<b>England (%)</b>
15 & Under	15	17	19	18
16-24	6	9	13	13
25-64	53	52	53	53
65-84	26	18	15	15
85 +	2	3	3	3

Upper Arley has similar levels of economic activity to the district, regionally and nationally, however Upper Arley and the Wyre Forest District have a higher proportion of retired residents compared to West Midlands Region and England. Table 2 below shows the comparison of the Economic activity across the parish against the other areas.

<b>Table 2 Economic Activity of all usual residents (aged 16-74)</b>	<b>Upper Arley Parish (%)</b>	<b>Wyre Forest District (%)</b>	<b>West Midlands (%)</b>	<b>England (%)</b>
Economically Active	70	69	68	70
In Employment	44	52	51	53
Employee Part Time	12	15	14	14
Employee Full Time	32	37	37	39
Self Employed	22	10	9	10
Unemployed	3	4	5	4
Full Time Student	1	2	3	3
Economically Inactive	29	32	31	30
Retired	20	19	14	13
Student (including full time student)	2	3	6	6
Looking after family and/or home	4	4	5	4
Long-term sick or disabled	2	4	4	4
Other	1	2	2	2

Upper Arley currently has a significantly higher proportion of detached houses and bungalows compared to the district, regionally and nationally, it also has a much lower amount of purpose built flats or tenement. See table 3 below for a comparison of the type of dwellings in Upper Arley with the other areas.

<b>Table 3 Proportion of dwellings by type</b>	<b>Upper Arley Parish (%)</b>	<b>Wyre Forest District (%)</b>	<b>West Midlands (%)</b>	<b>England (%)</b>
Detached house or bungalow	58	29	23	22
Semi-detached house or bungalow	18	37	37	31
Terraced (including end-terrace) house or bungalow	18	19	23	25
Purpose built block of flats or tenement	2	10	13	17
Part of a converted or shared house (including bed-sits)	2	2	2	4
Flat, Maisonette or apartment in a commercial building	1	1	1	1
Caravan or other mobile home or temporary structure	1	3	1	1

Upper Arley has a higher proportion of homes owned outright than all of the other areas. It also has a larger amount of residents who are living rent free, the amount of social renting within the parish is slightly lower than regionally and nationally but in line with the amount within the district and the amount of private renting is also slightly less. Table 4 below shows the comparison in more detail.

<b>Table 4. Proportion of households by tenure</b>	<b>Upper Arley Parish (%)</b>	<b>Wyre Forest District (%)</b>	<b>West Midlands (%)</b>	<b>England (%)</b>
Owned (total) of which:	66	71	65	63
Owned outright	46	38	32	31
Owned with a mortgage or loan	20	33	33	32
Shared Ownership (part owned and part rented)	0	1	1	1
Social rented	15	15	19	17
Private rented (landlord or letting agency)	11	12	12	15
Private rented other	1	1	1	1
Living rent free	6	1	2	1

Figures for tables 1-4 provided by 2011 Census, ONS Crown Copyright

## **Housing in Rural Areas**

Property prices in rural areas are less affordable than in urban areas\* forcing many local residents to move away from their towns and villages in order to find suitable and affordable homes. House prices in the countryside are now 20% higher than in urban areas despite wages being lower.

The number of people on waiting lists for affordable homes in rural England has soared to around 750,000\*\*. New household formation is stripping supply 3 to 1 source: Department for Communities and Local Government (DCLG). Increasing house prices and the limited availability of appropriate properties has resulted in local people being unable to find a home within their community and this maybe happening in the Upper Arley Parish.

As part of the Upper Arley Neighbourhood Plan, Upper Arley Parish Council and Wyre Forest District Council wanted to establish what the housing requirements were for the village over the next 5 to 10 years. In order to gather that information, 410 questionnaires were circulated to households in Upper Arley, Shatterford and those who contacted WFDC to say that they had moved away from the villages and had a strong connection to the Parish.

The aim of the questionnaire was to establish:

- the mix of housing needed in the parish
- the tenure type (open market, subsidized, social rented or shared ownership)
- the size of property and need by population (so families, single people or older households)
- when the needed housing needed be developed to meet the need of the parish population

The questionnaire also gathered information from households likely to change in the near future, for example children looking to move out of the current family home but stay within the parish.

The data collated from the completed surveys was independently analysed by Rural Midlands who were commissioned by Wyre Forest District Council and Upper Arley Parish Council. A blank copy of the questionnaire is in Appendix 1.

The questionnaire was sent to all households in Upper Arley during February 2017 with a deadline for completion of the 6<sup>th</sup> March 2017.

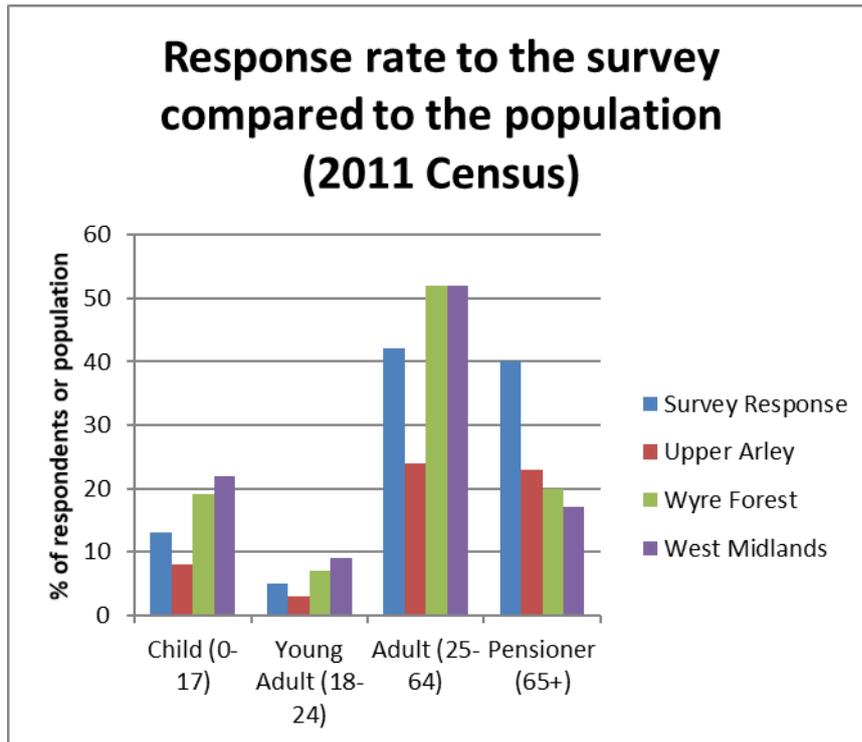
Respondents were asked to complete one questionnaire per household, with additional questionnaires available upon request.

\* Halifax Rural Housing Review 2016: "the average property price in rural areas is 7.4 times the average annual earnings compared with a ratio of 6.4 in urban areas".

\*\* National Housing Federation, Rural housing research report 2016.

## Responses

A total of 410 survey forms were distributed and 107 were received in return, giving a return rate of 26%. This is an average level of response for a survey of this kind as it should be noted that only those people who have a housing need or are interested in a local needs development and general village life are likely to respond. The chart below shows the response rate for Upper Arley by population compared to Wyre Forest District, the West Midlands region and England as a whole.



## **Housing Needs Summary.**

The results of the housing need survey is detailed further on this report however in summary:

- There were 38 households looking to move house, find alternative housing or additional homes within the next 10 years and 25 of those are in the next 5 years.
- Of the 38 households that responded confirming that they have or will have a housing need within the next 10 years, the majority have advised that they will require a 2 bedroom property with the highest need being a house followed by a bungalow.
- Of the 38 households that responded, up to 4 could potentially have their housing needs met through a property that becomes vacant within the parish from another respondent to the survey who also wants to move within the next 10 years. This is obviously subject to the property being of the correct tenure, becoming available at the right time and being affordable for the household in question.

In the next 10 years, 33 homes will be required in the parish with 61% of respondents advising that they would want a 2 bedroom property. At the time of this report being written, there is currently only one 2 bed property on the market. This indicates that there is not enough 2 bedroom properties to meet demand although the current market price appears to be within the respondent's price ranges of £150,000-£200,000.

Affordability more generally is an issue with current three and four bed room property prices, of those available for sale, being marketed for £395,000 for a three bed. The range deemed affordable by respondents to the questionnaire was ££150k to 200k. The current price for a 4 bed is £450,000 and the level of affordability identified by respondents is £200k-£250k. This may be an indication of aspiration outstripping what people could afford and may mean there is some potential demand for low cost home ownership products.

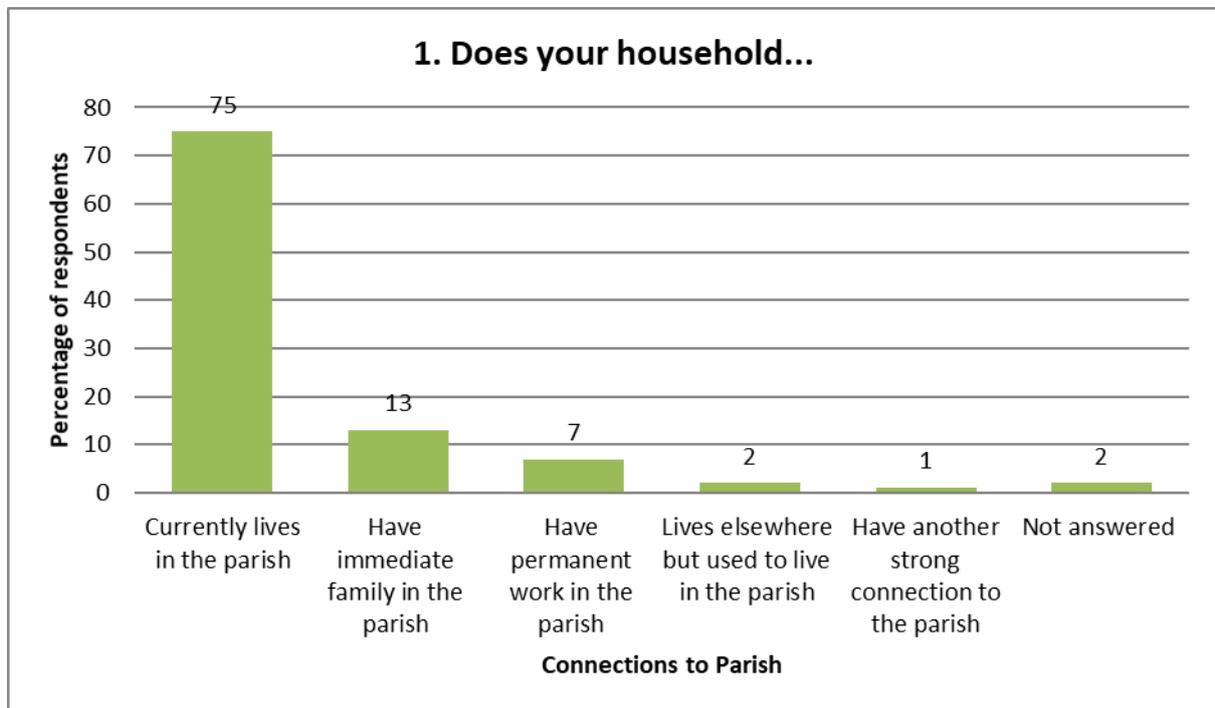
## Results from the questionnaire

### 1. Does your household....

In total, 138 responses were given to this question as some respondent's selected more than one answer. 75% of the respondents lived in the parish. The table below shows the full breakdown.

Q1 Numbers and Percentages	Number	Per cent
Currently live in the Parish?	104	75%
Live elsewhere but used to live in the Parish?	3	2%
Have permanent work in the Parish?	9	7%
Have immediate family in the Parish	18	13%
Have another strong connection to the Parish?	1	1%
Total Answered	135	
Not answered	3	
Total survey responses	138	

Note percentages are shown as a proportion of those who answered this question (calculated using total answered as the base)



## 2. How many people live in your household?

This question asked respondents to identify how many people live in your household in the following categories:

Child (0-16 years old)

Young Adult (17-24 years old)

Adult (25-64 years old)

Pensioner (65 years old)

There were 238 responses to this question.

The data shows that only 18% of the Upper Arley Parish are below the age of 25. The Table below gives comparisons between the survey responses and comparator areas. This means the survey respondents were over represented by people over 65 and under-representative of people under 25.

Proportion of respondents and population by age	Survey Response	Upper Arley Parish	Wyre Forest District	West Midlands	England
15 and under*	13%	15%	17%	19%	18%
16-24	5%	6%	9%	13%	13%
25-64	42%	53%	52%	53%	53%
65+	40%	28%	21%	18%	18%

\* Note The survey used the age categories Child (0-16 years old) and Young Adult (17-24) whereas the 2011 Census uses 0-15 and 16-24 years.

The majority of the household either lived in a two person household or a single person household. The

table below shows the breakdown of the composition of respondents.

Number in household	Number of households	Percentage
1	22	21%
2	55	51%
3	16	15%
4	6	6%
5	3	3%
6	3	3%
Not given	2	1%
Total	107	100%

### 3. Are any of these people lodgers, tenants or employees?

92% of the responses advised that the residents were not tenants, lodgers or employees, with 5% advising that there were.

Q3.Response	Amount
Yes	5
No	98
Not given	4

### 4. How long has your household lived at your present address?

The length of time that respondents have lived in their current home in Upper Arley is shown in the table below:

Q4. Number and Percentages	Number	Per cent
0-4 Years	17	16%
5-9 Years	13	12%
10-19 Years	25	23%
20 Years +	45	42%
Not Answered	7	7%
Total Respondents	107	100%

The majority of people have lived in their current home over 20 years.

Migration levels within the Wyre Forest District as a whole are very low. According to the 2011 census report, 94% of the population within the District area lived at the same address as one year ago. This is a similar picture in Upper Arley with 92% living in the parish for over 1 year.

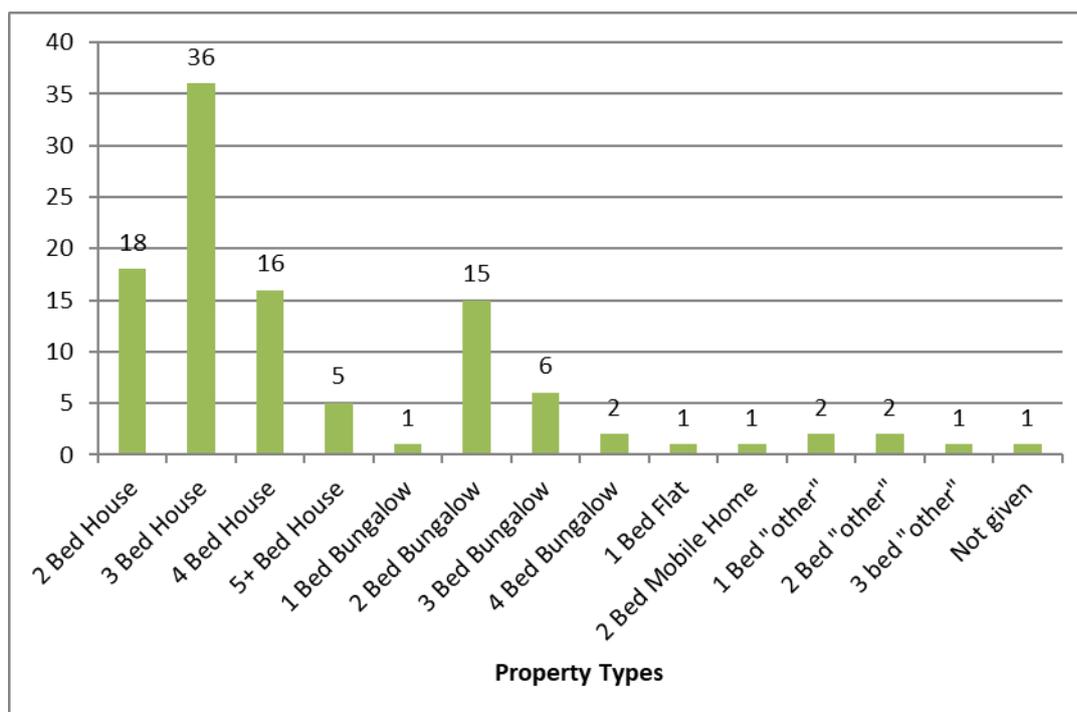
### 5. Which best describes your household?

Q5. Numbers and Percentages	Number	Per cent
Owner Occupier	74	69%
Private renting	19	18%
Lodging in another household	1	1%
Housing Association Shared Ownership	1	1%
Housing Association renting	4	4%
Tied Housing	5	5%
Not Answered	3	3%
Total Survey responses	107	100%

The majority of respondents (69%) were owner occupiers and 19% in the private rented sector. This is an over-representation of owner-occupiers and those in the private rented sector and an under-representation of those in social housing compared to those living in parish. .

## 6. What sort of accommodation do you live in?

The following graph details the type of property that respondents currently reside in:



The majority of respondents (34%) live in 3 bedroom house.  
 Just under a half of those who live in a house have 3 bedrooms.  
 Over half of those who live in a bungalow have 2 bedrooms.

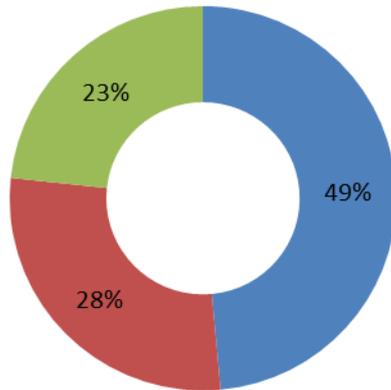
## Parish Life

### 7. a Do you feel the Parish has a suitable range of housing?

Q7a. Numbers and Percentages	Numbers	Per Cent
Yes	50	49%
No	29	28%
Don't Know	24	23%
Total answered	103	100%
Not answered	4	

**7a. Do you feel the Parish has a suitable range of housing?**

■ Yes ■ No ■ Dont know



From the chart above it can be seen that out of the answers given 49% believed that the parish has a suitable range of housing, 27% felt that the Parish does not have a suitable range, 23% didn't know.

Of the 27% who felt that there was not a suitable range of housing, the following comments were received:

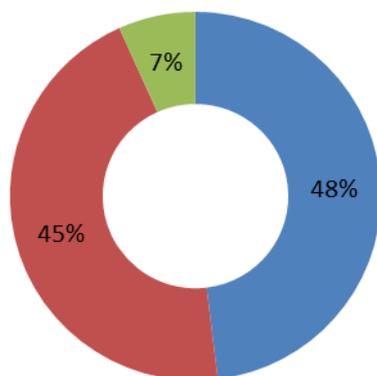
- ❖ Not enough homes for young families and first time buyers (8 comments)
- ❖ Shortage of affordable housing (8 comments)
- ❖ Lack of suitable homes for the elderly (5 comments)
- ❖ The private rented homes were too expensive (5 comments)

**7b. Do you feel that the Parish has adequate facilities (e.g. shop/transport).**

Q7b. Numbers and Percentages	Number	Per cent
Yes	50	48%
No	47	45%
Don't Know	7	7%
Total Respondents	104	
Not Answered	3	
Total	107	

### 7b Do you feel that the town has adequate facilities (e.g. shop/transport

■ Yes ■ No ■ Dont know



From the responses given, opinions on facilities were split almost equally. 48% of respondents believed that the parish has adequate facilities whilst 45% thought that the Parish doesn't.

Of those that believed that the Parish did not have adequate facilities the reasons were very consistent and were based around:

- ❖ Lack of local shops (28 comments)
- ❖ Poor public transport (27 comments)
- ❖ Slow broadband/internet speeds (4 comments)

### **Future Housing Needs**

Questions 8 and 9 of the survey asked the respondents and their household members if they were likely to move home or need any additional homes now or within the next 10 years. The responses to these questions were used to base our prediction of the future housing needs in Upper Arley.

**8.-9b) In your current household, now or within the next 10 years do you expect that: (please tick one box only)**

**All occupants are likely to remain in the current home, so NO new homes needed**

**An alternative home is needed for all the current occupants to move house**

**ONE additional home is needed for some current occupants**

**MORE THAN ONE additional home is needed for some current occupants**

74 out of the 107 responses were from people who felt that they were adequately housed at present, these respondents completed a form primarily to offer their support, objection or thoughts towards “local needs” housing and comments on life in the village.

19 responses indicated that they would require an alternative home in Upper Arley within the next 10 years for all of the occupants i.e. all leaving one home for another home.

19 responses indicated that they would need at least one additional home to the one they were currently living in i.e. young adult moving out of the family home. 5 of these advised that they would need more than one additional homes for duplicate members of the current household moving out.

See table below for total number of alternative and additional homes needed.

<b>Q8. Numbers and Percentages</b>	<b>Number of Respondents</b>	<b>Total number of additional homes needed</b>
One Alternative homes is likely to be needed for some current occupants	19	19
ONE additional home is likely to be needed for some current occupants	14	14
TWO additional homes are likely to be needed for some current occupants	5	10
<b>Total</b>	<b>38</b>	<b>43</b>

The total of homes calculated is the number of respondents multiplied by the number of homes required. E.g. 5 households advised that they would need 2 further homes in the next 10 years therefore  $5 \times 2 = 10$ .

In summary 19 alternative homes were needed for respondents who wanted to leave their existing home for a new one and 24 homes were needed for the current residents who will need an additional home. This gives a gross need of 43 homes over the next ten years.

The following tables list details of the respondents who stated they are in housing need in the next 0-5 and 5-10 years. Respondents were asked to identify what they felt is needed in terms of property type and size together with a preferred tenure type. In reality it may not be possible to meet the aspirations of each respondent, income and likely property prices are considered in order to ensure that any proposed future homes would indeed meet the needs of those to be housed. Therefore a “likely allocation/purchase” is suggested to outline realistic provision.

## Alternative Homes required in the next 5 Years.

**Table (1)**

Our Ref	Current Property Type	Current Property Tenure	Reason for Need	Preferred Home and Tenure	Likely allocation/purchase
3	4 Bed House	Owner Occupier	Looking for smaller/cheaper home	3 bed house Open market purchase	3 bed house Open market purchase
76	3 Bed Bungalow	Private Renting	Wants home with aids and adaptations	2 Bed Bungalow Affordable rented/ Private rented	2 Bed Bungalow Affordable rented
105	3 Bed Barn	Owner Occupier	Wants to move to Bewdley *	Wants to move away from the Parish	
58	House No of bedrooms not stated	Private Rented	Wants to move from tenancy to home ownership	3 bed house Open market purchase	3 bed house Shared Ownership
99	6 Bed House	Owner Occupier	Wants smaller home	2 bed house Open market purchase	2 bed house Open market purchase
101	House No of bedrooms not stated	Private Rented	Wants to move from tenancy to home ownership	4 bed house Open market purchase	4 bed house Open market purchase
2	2 bed house	Private Rented	Wishes to move from house to bungalow	2 bed bungalow Private rented	2 bed bungalow Affordable rented
16	4 bed house	Private Rented	Wants to move from tenancy to home ownership	2 bed bungalow Open market purchase	2 bed bungalow Shared ownership
23	2 bed house	Private Rented	Wants to move from tenancy to home ownership	3 bed house Open market purchase	3 bed house Open market purchase
50	House No of bedrooms not stated	Owner Occupier	Wants smaller home	3 bed house Open market purchase	3 bed house Open market purchase
60	House No of bedrooms not stated	Private Rented	Wants to move from tenancy to home ownership	2 bed house Open market purchase	2 bed house Open market purchase
69	3 bed house	Owner Occupier	Wants larger home close to employment	4 bed house Open market purchase	4 bed house Open market purchase
72	2 bed bungalow	Owner Occupier	Wants home with aids and adaptations	2 bed bungalow Open market with support	2 bed bungalow Open market with support
83	3 bed house	Living in tied housing	Wants independent smaller own home	2 bed bungalow Open market purchase	2 bed bungalow Open market purchase
102	4 bed bungalow	Owner Occupier	Wants smaller home	3 bed bungalow Open market purchase	3 bed bungalow Open market purchase

\*This respondent advised that they wanted to move out of the Parish into Bewdley therefore an alternative is not required for the household but they will be leaving their current home in the parish making it available for re-housing.

**Additional Homes required in the next 5 years.**

**Table 2**

<b>Our Ref</b>	<b>Preferred home and tenure</b>	<b>Likely allocation/purchase</b>
97a	1 bed bungalow Affordable rented	1 bed bungalow Affordable rented
16a	2 bed flat Private rented	1 bed flat Affordable rented
22a	3 bed bungalow (self build on current land)	3 bed bungalow (self build on current land)*
25	2 bed house Affordable Rented/ Shared Ownership	2 bed house Shared Ownership
89a	2 bed house/bungalow/flat Open market purchase/private rented/affordable rented	1 bed home Affordable rented
99a	2 bed house Open market purchase	2 bed house Open market purchase
1	2 bed flat Open market purchase	2 bed flat Open market purchase
8a	2/3 bed house/bungalow/flat Open market purchase	2 bed house Open market purchase
17	2 bed bungalow Open market purchase	2 bed bungalow Open market purchase
53a	2 bed house/bungalow/flat Open market purchase/private rented	2 bed house Shared Ownership
89b	2 bed house/bungalow/flat Open market purchase/private rented/affordable rented	1 bed home Affordable rented

\*This property hasn't been included in the housing need summary as the owners want to build this on their own land.

The two tables above show the housing needs for the next 5 years, the 1<sup>st</sup> table shows the responses in detail of the respondents who will be looking for an **alternative** home, what homes they will be leaving and what they are likely to be allocated with. Table 2 shows those that will be looking for an **additional** home and what homes they are likely to purchase or be allocated with. After matching up the homes that will be vacated to any that will be required (these properties are highlighted) the following housing need will be outstanding:

**1 Bedroom Bungalow Affordable Rented x1**

**2 Bedroom House Shared Ownership x2**

**1 Bedroom Flat Affordable Rented x3**

**2 Bedroom Flat Owner Occupier x1**

**2 Bedroom Bungalows Affordable Rented x2**

**2 Bedroom House Owner Occupier x4**

**2 Bedroom Bungalow Shared Ownership x1**

**3 Bedroom House Owner Occupier x2**

**2 Bedroom Bungalow Owner Occupier x1**

**3 Bedroom House Shared Ownership x1**

**2 Bedroom Bungalow Owner Occupier with support x1**

**4 Bedroom House Owner Occupier x1**

Therefore there will be a demand in the next 5 years in the parish for 20 homes,

- 10 were assessed as being in need of open market housing (for local people) to purchase.
- 10 were assessed as being in need of affordable housing for rent and shared ownership.

**Alternative homes required in 5-10 Years.**

<b>Our Ref</b>	<b>Current Property Type</b>	<b>Current Property Tenure</b>	<b>Reason for Need</b>	<b>Preferred Home and Tenure</b>	<b>Likely Allocation/Purchase</b>
12	House No of bedrooms not stated	Owner Occupier	Wants home with aids and adaptations	2 bed bungalow Open market purchase	2 bed bungalow Open market purchase
37	2 bed bungalow	Owner Occupier	Wants security as old property has ground rent	2 bed bungalow Open market purchase	2 bed bungalow Open market purchase
38a	House No of bedrooms not stated	Owner Occupier	Wants smaller home	3 bed house/bungalow Open market purchase	3 bed house Open market purchase
49	5 bed house	Owner Occupier	Wants smaller home	3 bed house Open market purchase	3 bed house Open market purchase
98	2 bedroom House	Private renting	Wants to move from tenancy to home ownership	2 bed house/bungalow Open market purchase/shared ownership/ affordable rented	2 bed bungalow Affordable rented

**Additional homes required in 5-10 years**

<b>Our Ref</b>	<b>Preferred Home and Tenure</b>	<b>Likely Allocation/Purchase</b>
8b	2/3 bed house/bungalow/flat Open market purchase	2 bed house Open market purchase
18	2 bed house- Open market purchase	2 bed house- open market purchase
38a	3 bed house- Open market purchase	3 bed house- Open market purchase
41	2 bed house/flat Affordable rented/Shared Ownership	1 bed flat Affordable Rented
53b	2 bed house/ bungalow/flat Open market purchase/ Private rented	2 bed house Shared Ownership
56a	2 bed house- Open market purchase	2 bed house open market purchase

56b	2 bed house- Open market purchase	2 bed house- Open market purchase
97b	2 bed house/flat Affordable Rented	1 Bed flat- Affordable rented

The two tables above show the housing needs for the next 5-10 years, the 1<sup>st</sup> table shows the responses in detail of the respondents who will be looking for an **alternative** home, what homes they will be leaving and the 2<sup>nd</sup> table shows those that will be looking for an **additional** home and what homes they are likely to purchase or be allocated with. There are no properties that are likely to become available in the this time that respondents have requested a need for, therefore in summary the property demand in Upper Arley in 5-10 years time is as follows:

**1 Bed Flat Affordable Rented x2**

**2 Bed House Owner Occupier x4**

**2 Bed Bungalow Affordable Rented x1**

**2 Bed House Shared Ownership x1**

**2 Bed Bungalow Owner Occupier x2**

**3 Bed House Owner Occupier x3**

Therefore there will be a demand in the next 5-10 years in the parish for 13 homes,

- 9 were assessed as being in need of open market housing (for local people) to purchase.
- 4 were assessed as being in need or affordable housing for rent or shared ownership.

### Total of dwellings required in the next 10 years.

The table below shows a breakdown of all of the dwellings required in the next 10 years which will not already be met with natural churn.

Type of property and tenure	1 Bed	2 Bed	3 Bed	4 Bed	Total
Owner Occupier Flat	0	1	0	0	1
Owner Occupier House	0	8	5	1	14
Owner Occupier Bungalow	0	4	0	0	4
Affordable Rented Flat	5	0	0	0	5
Affordable Rented House	0	0	0	0	0
Affordable Rented Bungalow	1	3	0	0	4
Shared Ownership Flat	0	0	0	0	0
Shared Ownership House	0	3	1	0	4
Shared Ownership Bungalow	0	1	0	0	1
Total	6	20	6	1	33

The highest need regarding amount of bedrooms by a large proportion is 2 bed with (61%), 1 bedrooms and 3 bedrooms are the next highest both (18%), followed by 4 bedrooms (3%).

The highest need regarding type of dwelling is houses (55%) and then bungalows (27%), followed by flat/apartments (18%).

The highest need regarding tenure is Owner Occupier (58%) followed by Affordable Rented (27%) and then Shared Ownership (15%)

### Comparison of properties being vacated and housing need.

The amount of properties that would be available naturally through the residents moving on and finding alternative accommodation in the next 10 years is 20. The total amount of properties needed within the next 10 years after we have matched up the houses that will be available and taken by natural churn is 33.

The table below gives a breakdown of the types of properties that will still be available to purchase or rent after the natural churn process has taken place. As some of the residents didn't specify how many bedrooms they currently have we couldn't take these properties into account when looking at the comparisons of properties becoming available and properties needed.

Type of property and tenure	2 Bed	3 Bed	4 Bed	5 Bed+	Unspecified	Total
House Owner Occupier	0	0	0	2	3	5
House Private Rented	3	0	1	0	3	7
House-Tied to job	0	1	0	0		1
Bungalow Owner Occupier	1	0	1	0	0	2
Bungalow Private Rented	0	1	0	0	0	1
Total	4	2	2	2	6	16

#### 10. Would the prospective householders expect to be?

This part of the survey asked the respondents that indicated that they would be looking for either an alternative home or an additional home, what type of tenure they will be looking at to finance it.

The table below shows a breakdown of the tenure selected.

Type of dwelling	House	Bungalow	Flat/Apartment	Overall
Owner Occupier	42%	18%	3%	63%
Renting from private landlord	0%	0%	0%	0%
Lodging in another household	0%	0%	0%	0%
Shared Ownership with a Housing Association	11%	3%	0%	14%
Renting from Housing Association	0%	11%	13%	24%
In housing tied to a job	0%	0%	0%	0%
Supported Housing	0%	0%	0%	0%
Other	0%	0%	0%	0%

Over half of the respondents would prefer to be an owner occupier, followed by renting from a Housing Association and then Shared Ownership with a Housing Association.

### Affordable House Prices.

Respondents were asked what they felt they could afford to pay either renting a property or buying. (See table below)

When answering how much respondents felt they could afford to rent they were informed that “it is normal to consider one third of the households’ net income for the period, please do not include Housing Benefit”

When answering how much they could afford to buy they were informed that “It is normal to consider three times the households gross annual income for mortgage purposes plus any savings and equity the household may have in any property”.

<b>Alternative Homes Renting</b>			
<b>Type of dwelling</b>	<b>Lowest Range</b>	<b>Highest Range</b>	<b>Most Common Answer or Average</b>
2 Bed House	From £221.00	Up to £300.00	£221-£300
2 Bed Bungalow	From £220.00	Up to 390.00	£221-£300
<b>Alternative Homes Buying</b>			
2 Bed House	From 100K	Up to 500K	200K-250K
3 Bed House	From 50K (SO)	Up to 500K	150K-200K
4 Bed House	From 100K	Up to 300K	200K-250K
2 Bed Bungalow	From 50K	Up to 400K	100K-150K
3 Bed Bungalow	From 150K	Up to 200K	150K-200K

<b>Additional Homes Renting</b>			
<b>Type of dwelling</b>	<b>Lowest Range</b>	<b>Highest Range</b>	<b>Most Common Answer or Average</b>
2 bed House	From £221	Up to £390	£221-£300
1 Bed Bungalow	From 0	Up to £220	Up to £220
2 Bed Bungalow	From £221	Up to £390	£221-£300
2 Bed Flat/Apartment	From £220	Up to £390	£221-£300
<b>Additional Homes Buying</b>			
2 Bed House	From 50 K (SO)	Up to 200K	150K-200K
3 Bed House	From 150K	Up to 200K	150K-200K
2 Bed Bungalow	From 50K	Up to 200K	150K-200K
3 Bed Bungalow	From 150k	Up to 400K	150K-200K
2 Bed Flat/Apartment	From 50K	Up to 200K	50K-100K
3 Bed Flat/Apartment	From 150K	Up to 200K	150K-200K

Initially alternative and additional homes were looked at separately as there could be some difference in affordability if a respondent already has a home and is looking for an alternative home compared to those who are looking to buy their first home. Also those that were already home owners in some responses were stating the mortgage that they could afford and were not including their equity from their current home.

Overall based on the average for all of the home types, for those who will be looking for an alternative home to buy, the most common range households felt that they could afford was between £150,000 and £200,000. Amongst those who were looking for additional homes for members of their current household the most common price range was also between £150,000 and £200,000.

The most common preferred rental price was from £221.00-£300.00 per month.

As of April 2017 (Source: [www.rightmove.com](http://www.rightmove.com)) there were only 6 properties for sale and none for rent in the Parish. Only one of the properties was on the market for under £395,000.

The map below shows the areas in which the current properties for sale are located please note there are 8 markers on the map but only 6 properties currently on the market, the other 2 markers relate to a property that is sold subject to contract and a plot of land that is for sale.

This indicates there is some disparity between what people could afford to purchase in the parish and the actual house prices (the affordability gap) which isn't uncommon in rural areas and would probably indicate a need for low cost home and other more affordable forms of housing.



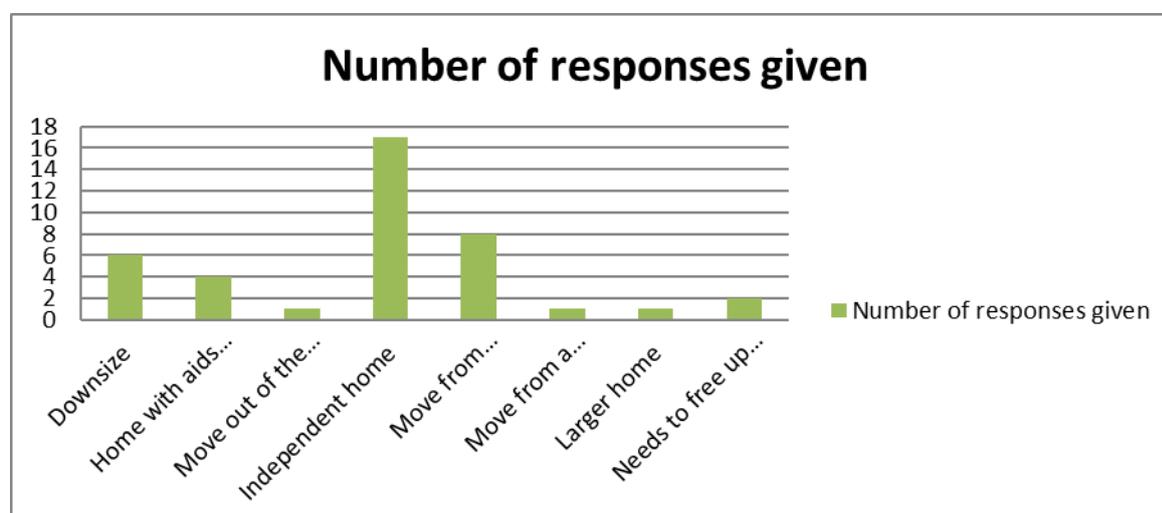
Property for Sale	Price (£)
<b>8 Bed Detached House (Arley)</b>	945,000
<b>5 Bed Detached House (Button Oak)</b>	775,000
<b>6 Bed Detached House (Arley)</b>	535,000
<b>4 Bed Detached House (Shatterford)</b>	450,000
<b>3 Bed Detached House (Shatterford)</b>	395,000
<b>2 Bed Detached House (Shatterford)</b>	145,000

The table above shows prices of properties that were For Sale (source: rightmove.com) in the surveyed area during April 2017.

### 11. Why do these members of your household need to move?

All 40 respondents answered this question and only gave one answer each. Looking for an independent home was the most popular answer given which also fits with the need identified earlier in terms of smaller two bedroom properties needed. The table and graph below shows the answers given in more detail.

Reasons for wanting to move	Number of responses given
Downsize	6
Home with aids and adaptations for the elderly	4
Move out of the area	1
Independent home	17
Move from tenancy to home ownership	8
Move from a house to a bungalow	1
Larger home	1
Needs to free up home for the children	2



#### 14. Reason for moving away.

If any members of your household have moved away from the parish in the last five years, please give details of their reason for leaving....

The main reasons household members had moved away were due to a lack of affordable housing or a lack of suitable housing (size, features etc). The table below shows the break down of all of the responses given.

Reasons for moving away	Number	Per Cent
Lack of affordable housing	11	35
To go to university or college	5	16
Lack of suitable housing (size, features etc)	7	23
To take up employment elsewhere	3	10
Lack of public transport	1	3
Other	4	13

Other (break up x2; bereavement x2)

#### 15. Shared/Affordable Housing.

Would you be in favour of a small scheme of new affordable homes for rent/shared ownership for people with a local connection?

The chart below shows that 51% are in support of a small number of new affordable homes for locals, whilst 27% said that they are not in support and 22% of respondents either did not know or didn't provide an answer.

