

Test Valley Borough Council

Amport Parish

Housing Needs Survey Report

April
2024



Contents

Executive Summary

1. Parish summary

2. Introduction

3. Aim

4. Survey distribution and methodology

5. Key findings

6. Part 1 – Households currently living in the parish

7. Part 2 – Households requiring accommodation in the parish

8. Affordability & Tenure options

9. Summary & Conclusion

Executive Summary

A Housing Needs Survey was conducted in Amport Parish, distributing 560 questionnaires to households. The response rate for the survey was approximately 30%, with a total of 165 replies received. Part 1 of the form was completed by everyone. Part 2 was specifically for households or members planning to move within the parish within the next five years.

A significant portion of respondents in the Parish (51.55%) feel there is inadequate housing available for people to relocate to. 134 out of 165 respondents expressed support for some form of development within the parish over the next 15 years. Preferences for the size of development varied, with the most support (22.44%) for schemes comprising 11-20 homes. Additionally, 49.06% favoured homes for purchase on the open market, while 44.65% supported social rented and affordable rented housing, followed by 36.48% supporting affordable home ownership in the form of shared ownership. The data also suggests a preference among homeowners to downsize, although many indicated a preference to under-occupy rather than move.

Out of the 28 respondents who indicated a need to move in Part 2 of the survey, only 21 completed all the questions. The majority of respondents are aged between 65-74, followed by those aged 35-44. The primary reasons cited for moving include living with family/friends and want own home, downsizing due to current home being too large, and providing support to family members in the parish.

Among those who responded to Part 2, the top three preferred tenures are: homes for purchase on the open market; social housing for rent; and affordable housing for rent. Nine of the respondents are homeowners, some of whom are looking to downsize, while six live with family in the Parish. Additionally, 12 respondents currently live in the Parish, while nine do not. Of these 9 respondents, 5 have family in the Parish, 3 grew up there and 1 respondent works in the Parish. Properties had an average price of £697,357 in the past year, indicating a high cost of housing. Given this, it is improbable for households to afford a property without a sizable deposit, existing property equity, or a substantial income. First-time buyers may find it challenging to meet the criteria for purchasing a home in the parish. Consequently, intermediate housing options like shared ownership or low-cost market housing could be viable alternatives.

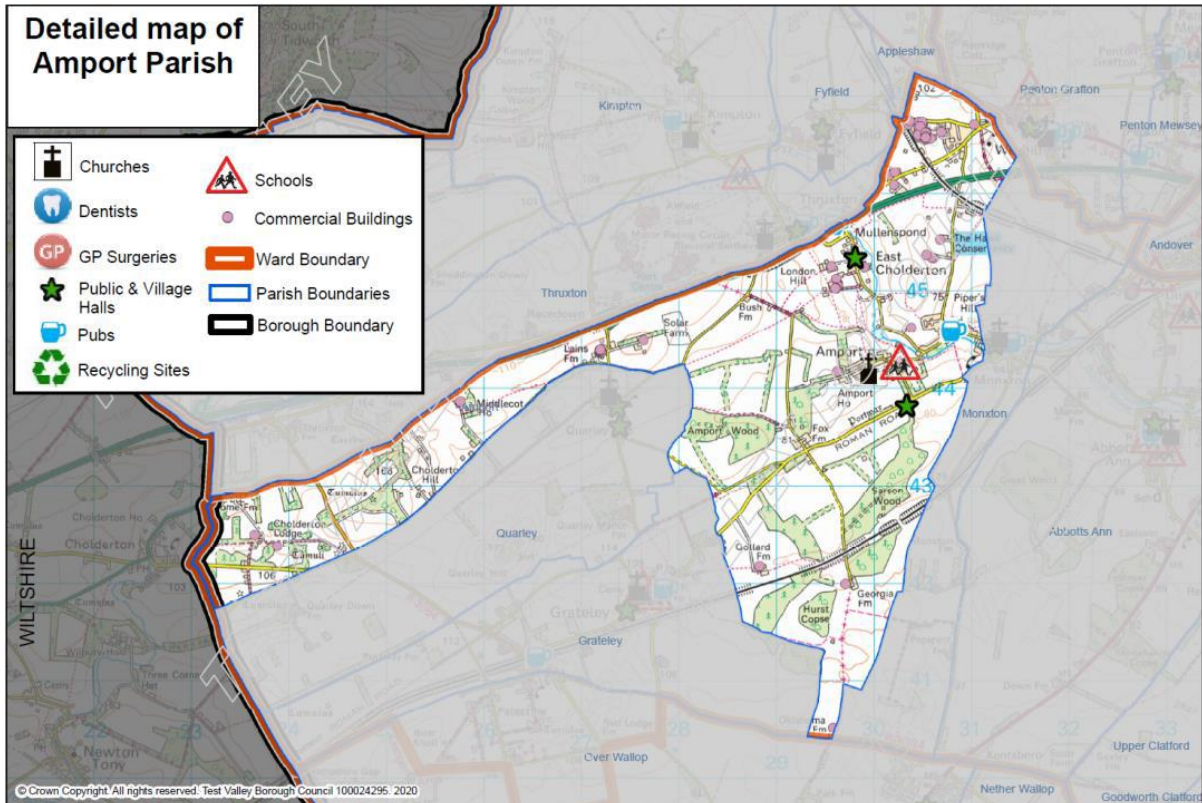
The survey suggests a need for social rented and affordable rented accommodations: four 1-bedroom units; one 2-bedroom unit; and one 2-bedroom adapted dwelling.

Additionally, shared ownership options, such as one 1-bedroom unit and one 2-bedroom unit, are also needed. It's important to note that the recommendation for social rented and affordable rented housing is based on necessity rather than preference.

There is also noted interest in open-market dwellings. Considering these findings, it may be beneficial to explore developing a housing scheme under the Revised Local Plan, particularly under policy COM9 – Community Led Development.

1. Parish summary

Amport is one of the Test Valley's fifty-nine parishes. It has an area of 1619.52 hectares which represents 2.58% of the total area of Test Valley; in terms of size, Amport is Test Valley's ninth largest parish. The parish's population is 1,244 and its population density is 0.77 people per hectare, which is lower than the borough's average population density of 2.08 people per hectare.¹



Within Amport there are a range of community facilities including a new Village Hall, (currently under construction) jointly run with the neighbouring parish of Monxton and located just outside of Amport, Hilliers Garden Centre which includes a food hall and restaurant, a cricket ground, two pubs, and St Mary's Church. Amport is also home to the Hawk Conservancy, a charity dedicated to the conservation of birds of prey; their 22-acre site is open to as a visitor attraction throughout the year.

The Parish has a primary school, Amport Church of England Primary School. The nearest GP surgeries are located in Andover, where the nearest railway station is also situated.

The parish of Amport includes East Cholderton and parts of Weyhill.

¹ Amport Parish profile 2021 updated with Census data 2022/2023

2. Introduction

Following discussions with Ampport Parish Council and their Neighbourhood Plan Steering Group in the latter part of 2023, it was agreed that the Housing Development Team at Test Valley Borough Council would carry out a housing need survey of the parish, to establish whether there is a local affordable housing need and how best to address this.

The survey has been carried out at no financial cost to the Parish Council.

This survey also raises awareness of housing issues facing local people and gave respondents space to express their views on local housing issues.

The findings in this report are based on the respondents to this survey only.

3. Aim

The aim of carrying out the survey is to investigate the affordable housing needs of local people (or those who need to live) in Ampport parish.

- Housing need can be defined as the need for an individual or household to obtain housing that is suitable to their circumstances.
- It implies that there are problems or limitation with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector.
- Such problems may be concerned with housing costs, size, location, layout, state of repair, or security of tenure either immediately or in the future.

4. Survey Distribution and Methodology

In order to carry out the housing needs survey, questionnaires were hand delivered by members of the Neighbourhood Plan Steering Group to all households within Ampport within the month of February 2024. A SurveyMonkey survey was also available for residents to complete online.

To encourage a good response, households were given a pre-paid envelope in which to return the completed survey, if they did not wish to complete the online survey. The Council applies the data protection policy to responses, ensuring that all survey responses remain anonymous.

Residents were asked to either complete the survey online or return the completed paper surveys in the pre-paid envelopes by 11th March 2024. The surveys were recorded and analysed by the Housing Development Officer at Test Valley Borough Council.

- A total of 560 questionnaires were distributed to the households of Ampport.
- Everyone was asked to complete Part 1 of the form.
- If a household, or any member(s) of the household needed to move to or within the parish within the next five years, they were invited to complete Part 2 of the survey.
- There was a response rate of approximately 30% with **165 replies** received in total.
- 83 of those responses were made online via SurveyMonkey and 82 responses were received via returned post.
- This report describes the views only of the residents who returned the questionnaires, and those views may not be representative of the wider community of Ampport.

5. Key Findings

Part 1 – These are the views from the 165 responses received:

- **51.55%** of respondents feel there is insufficient housing in the parish for people to move to.
- **22.44%** of respondents would support a housing development scheme of between 11-20 homes, **19.23%** would support a scheme of 4-10 homes, **16.03%** would support a scheme of 21-40 homes, **15.38%** would support a scheme of 40+ homes and **12.82%** would support a scheme of 1-3 homes. **14.10%** provided other comments. 9 respondents did not complete this question.
- Overall, out of the 165 surveys received, 134 respondents confirmed they would support a development of some kind within the parish over the next 15 years.
- The top 3 tenures most supported for a housing scheme is for homes to purchase on the open market at **49.06%**. There is a combined support of **44.65%** for social rented & affordable rented housing, followed by **36.48%** supporting affordable home ownership in the form of shared ownership. (This was a multiple-choice question)
- There is evidence to support housing for occupants to down-size (majority homeowners), however the data also indicates that people would rather remain in their home and under-occupy rather than move.

Part 2 – These are the housing requirements from the 28 respondents looking/needing to move:

- There were 28 respondents that answered 'yes' to Part 2 of the survey. However, only 21 respondents went on to complete all of the questions for part 2.
- The majority of respondents are aged 65 – 74, followed by 35 – 44 and then 55 -64 age groups.
- The most popular reason(s) to move was: Currently living with friends & family and want own home, Home is too big and need to downsize and to provide support to family living in the parish.
- The top 3 tenures most supported by those who responded to part 2 of the survey are: Homes to purchase on the open market, followed by social housing to rent, followed by affordable housing to rent.
- 9 of the respondents are homeowners (with/without a mortgage) and 6 respondents live with family in the parish. Of the 9 homeowners, 5 are living in larger properties looking to downsize.
- 12 respondents live in the parish and 9 respondents do not live in the parish. Of these 9 respondents, 5 have family living in the parish, 3 respondents grew up in the parish and 1 respondent works in the parish.

Housing Need

As of 3rd April 2024, the Hampshire Home Choice register shows that there are: 9 households registered for affordable/social rented housing and have a local connection of the parish of Amport:

Number of Bedrooms	Number of registered applicants
1 bed	5
2 bed	1
3 bed	3
4 bed+	0
Total	9

Of the 9 applicants, 8 applicants live in the parish of Amport, and 1 applicant is employed in Amport parish. Of the 9 applicants, 3 are living in private rented, 1 is a social tenant, 1 is in tied accommodation, 1 is living with family/friends and 3 have specified other living circumstances.

Help to Buy were previously the zone agent appointed by government to hold details of applicants interested in Affordable Home Ownership products. Help to Buy has now ceased (31st March 2023) and at present we have no data available from this date to confirm data for Shared Ownership interest.

Data up until 31st March 2023 for shared ownership interest for the whole of Test Valley, is listed below:

Number of Bedrooms	Number of registered applicants March 2023
1 bed	171
2 bed	609
3 bed	304
4 bed+	24
Total	1108

Social Housing Stock

The Council is a non-stock holding local authority, having transferred its housing stock in the year 2000 to Testway Housing Association (now Aster Housing).

There are 30 social housing properties in the parish of Amport owned by Aster. The stock consists of:

- 1 bedroom flat x 1
- 2 bedroom flat x 17
- 2 bedroom house x 1
- 2 bedroom bungalow x 3
- 3 bedroom house x 7

6 bedroom house x 1

There have been 9 lettings in the parish of Amport over the past 5 years via Hampshire Home Choice:

1 bedroom flat x 1

2 bedroom bungalow x 1

2 bedroom flat x 7

6. Part one of Survey

This report is divided into two parts. The first section looks at existing households in the parish in order to provide a description of the current housing in Amport. This section also describes the levels of new housing, if any, which would be supported by respondents to the survey.

Population

The age range of respondents is shown in the table below:

Q2 Age Range	%	Responses
Under 18	0	0
18 – 24	3.03%	5
25 – 34	2.42%	4
35 – 44	10.30%	17
45 – 54	15.15%	25
55 – 64	26.06%	43
65+	40.61%	67
Prefer not to say	2.42%	4
TOTAL		165

(Table 1) Answered: 165

As shown in the table above (Table 1), the highest age of respondents was from households whereby the main responder is aged 65+.

Disability and Nationality

The table below (Table 2) indicates there is a low percentage of residents with a disability in the parish. Of the 162 respondents, 12 people responded that they have a disability. Of these 12 responses, 3 confirm they have had some adaptations to their property, and went on to confirm via Q10 that their home has had some adaptations.

Q3 Do you have a disability?	%	Responses
Yes	7.41%	12
No	88.89%	144
Prefer not to say	3.70%	6
TOTAL		162

(Table 2) Answered: 162 Skipped: 3

Of the 12 that responded to having adaptations in their home, only 3 respondents confirmed having a disability, which would indicate that 9 respondents confirmed they have an adapted home but answered 'no' to having a disability via Q3.

Q10 Has your home been adapted?	%	Responses
Yes	7.41%	12
No	92.59%	150
TOTAL		162

(Table 3) Answered: 162 Skipped: 3

Q11 Does your home need adapting?	%	Responses
Yes	12.35%	20
No	83.33%	135
Other	4.32%	7
TOTAL		162

(Table 4) Answered: 162 Skipped: 3

Q4 What is your nationality?	%	Responses
British	96.34%	158
Irish	0.61%	1
Citizen of a different country	1.83%	3
Prefer not to say	1.22%	2
TOTAL		164

(Table 5) Answered: 164 Skipped: 1

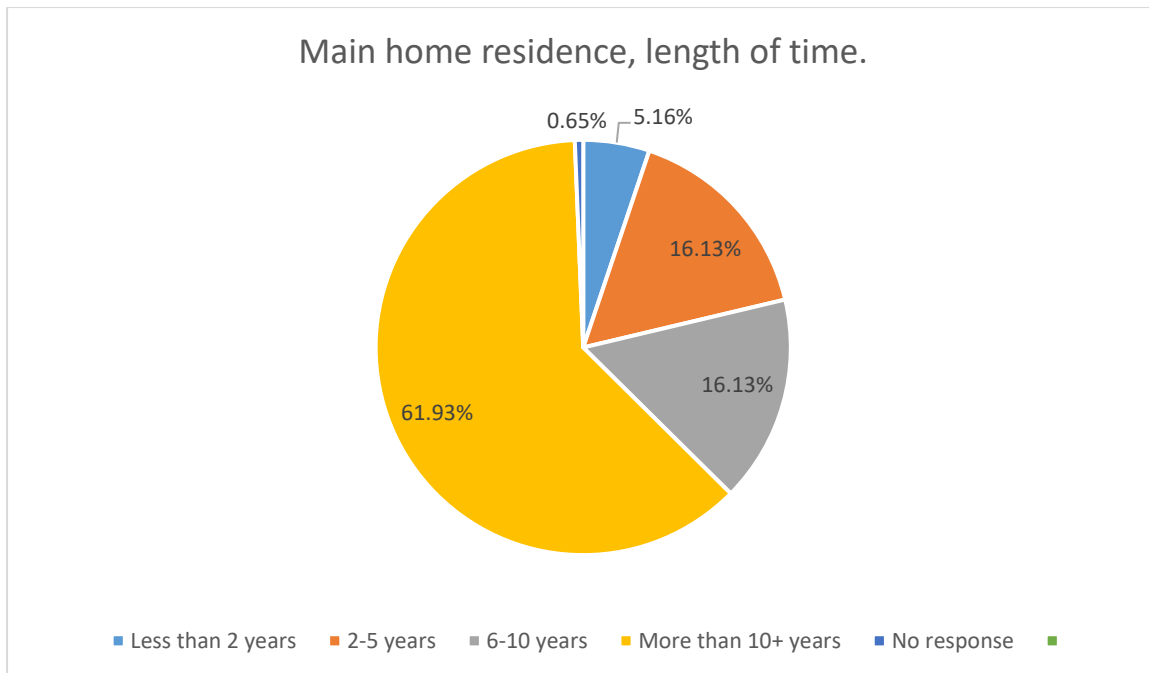
Residency and tenure

Questions 5-9 asked about connection to the parish, length of time in parish, current tenure, number of bedrooms in current home and household numbers:

Q5 Connection to the parish	%	Responses
Main home in parish	94.51%	155
Second/holiday home in parish	0.61%	1
Other	6.10%	10
TOTAL		166

(Table 6) Answered: 164 Skipped: 1 (2 responders provided 2 answers)

As can be seen above, majority of respondents reside in the parish (main home). There were 10 responses which confirm another connection to the parish, of which these comments have been collated and provided to the Parish Council.



(Pie chart 7)

The pie chart above shows that of the 155 respondents whose main home is in the parish, 61.93% (96) of respondents have lived in the parish for more than 10 years, 16.13% (25) between 6-10 years, 16.13% (25) 2-5 years and 5.16% (8) for less than 2 years. One respondent did not answer question 6.

Q7 Tenure	%	Responses
Own outright	53.66%	88
Own with a mortgage or loan	32.93%	54
Shared ownership/equity (part rent/part buy)	1.83%	3
Rent from a private landlord or letting agent	4.27%	7
Rent from Council/housing association/other social rented	5.49%	9
Live with parents/other family members/friends	1.22%	2
Live in Armed Services accommodation	0.61%	1
Live in accommodation tied or linked to a job	0%	0
Other	0.61%	1
TOTAL		165

(Table 8) Answered: 164 (1 responded selected more than 1 answer). Skipped:1

As can be seen from the table above (Table 8), the majority of respondents either own their own property outright (53.66%) or own a property with a mortgage (32.93%). The

number of respondents living in private rented accommodation within Ampert is 4.27% and 5.49% rent from the Council/housing association/social rented.

The table below (Table 9) combines **question 7** (tenure) and **question 8** current bedrooms:

Q7 Current tenure	1 bed	2 bed	3 bed	4 bed	5+ bed	Not specified	TOTAL
Own outright	0	16	26	24	19	3	88
Own with mortgage	1	3	13	19	18	0	54
Shared Ownership	0	3	0	0	0	0	3
Private rent	0	3	4	0	0	0	7
Rent from Council/HA	5	4	0	0	0	0	9
All other choices	1	0	1	1	0	0	3
Did not answer	0	0	0	0	0	1	1
TOTAL	7	29	44	44	37	4	165

(Table 9) Answered: 164

Q8 Current bedrooms	Q9 Household numbers								
	1p	2p	3p	4p	5p	6p	7p	Not specified	Total Dwellings
1	2	4						1	7
2	9	15	1	3				1	29
3	12	19	10	2			1		44
4		25	5	11	2	1			44
5+	2	13	7	8	6	1			37
Not specified	1	1						2	4
TOTAL	26	77	23	24	8	2	1	4	165

(Table 10) Answered: 165

The table above (Table 10) is in response to the questions asked on current house size (**Question 8**) and occupancy (**Question 9**) of those that responded. The table details the number of dwellings by bedroom size and the occupancy levels. As can be seen, there is a high proportion of 3, 4 and 5+ bedrooms that are under-occupied (see highlighted section).

To further analyse the under-occupancy, of the 25 households in 4-bedroom properties with occupancy of 2 people, 19 own their property outright and 6 own their property with a mortgage/loan. Of the 19 households in 3-bedroom properties with occupancy of 2 people, 11 own their property outright, 5 owner occupied with a mortgage/loan and 3 rent from a private landlord.

Of the 12 households in 3-bedroom properties with single persons occupying, 9 own their property outright, 2 own their property with a mortgage/loan and 1 is renting from a private landlord.

This highlights a possible need for some down-sizing accommodation in respect of open market homes, but as can be seen from further detail indicated in the section below which asked the question of residents over 55yrs how they would aspire to meet their housing needs as they get older, consideration will need to be given to the type and tenure of this housing.

Homes for those over 55

Q14 If you will remain living in this parish as you get older, would you like to downsize to a smaller property?	%	Responses
Yes, I would like to buy or rent a smaller home in my parish	10.91%	12
No, I will stay in my current home and won't downsize	61.82%	68
No, I will stay in my current home and subdivide it or adapt it for my needs	10%	11
No, I will stay and build an annex and rent the main house	0%	0
Not sure but would consider options available through future developments in the parish	17.27%	19
TOTAL		110

(Table 11) Answered: 110 Skipped: 55

Of the respondents aged over 55, the table above (Table 11) indicates that there is a small (10.91%) desire to downsize with 71.82% of respondents saying they will stay in their current home; this is in conflict with the data above that suggests that there is under- occupancy of homes, but indicates that people would rather remain and under-occupy than move.

17.27% of respondents will however consider options available through future developments.

Question 15 asked what type of smaller home they would consider and of those respondents (113), 12.39% will consider a smaller house to purchase, 2.65% will consider a smaller house to rent, 15.93% will consider a smaller bungalow to purchase and 2.65% a smaller bungalow to rent. 1.77% would consider moving to accessible/supported accommodation within a block/complex however 64.60% stated they did not wish to move.

Housing Requirements

Of the 161 respondents who answered **Question 12**, 51.55% do not feel there is sufficient housing in the parish for people to move to, 41.61% feel there is and 6.83% provided another comment (comments have been collated and provided to the Parish Council).

Question 13 asked whether anyone in the family had moved away from the parish in the last 5 years due to difficulty finding suitable housing in the parish, of the 163 respondents 152 answered no and 11 answered yes.

The types of housing that will be supported is detailed in the table below (Table 12) this provides an insight as to what residents would support being built in the parish.

(Respondents could choose more than one option). 3 respondents made other comments (comments have been collated and provided to the Parish Council).

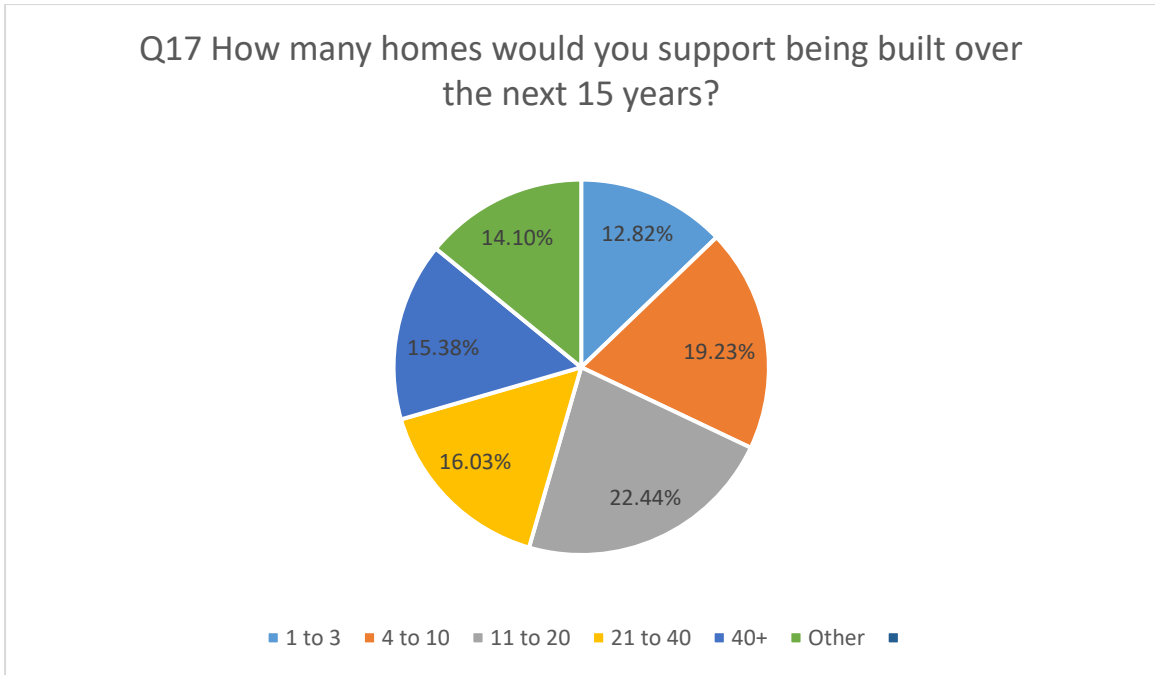
Q16 What sort of homes would you support being built in the parish?	%	Responses
Homes to purchase on the open market	49.06%	78
Homes to rent on the open market	23.27%	37
Social housing to rent (rent set by Government formula)	22.01%	35
Affordable housing to rent (80% of open market rent)	22.64%	36
Affordable housing to buy – Shared ownership (part rent/part buy)	36.48%	58
Affordable housing to buy discount market/equity loan	18.87%	30
Extra care/sheltered housing	15.09%	24
Self-build or custom build homes	26.42%	42
Community led housing (i.e. Community Land Trust)	13.84%	22
None	20.75%	33
TOTAL		395

(Table 12) Answered: 159 Skipped: 6

There is a high level of support for open market housing 49.06%, but consideration needs to be given as to the open market values in the area, and whether or not open market housing is affordable to those who have indicated a desire to buy in the parish.

The evidence suggests that there is support for affordable housing products such as shared ownership 36.48% and with a combined total of 44.65% there is support for social rented & affordable rented housing. This could provide the opportunity to consider tenure options to suit a number of prospective customers.

Self-build or custom build homes are also supported by the respondents and could potentially be considered on a mixed tenure scheme.



(Pie chart 13) Answered: 156 Skipped: 9

Question 17 (Pie chart 13) indicates the number of homes that the 156 respondents wishing to see new development in the parish would support.

1 – 3 homes = 12.82% (20)

4 – 10 homes = 19.23% (30)

11 – 20 homes = 22.44% (35)

21 – 40 homes = 16.03% (25)

40+ homes = 15.38% (24)

Other = 14.10% (22) (comments have been collated and provided to the Parish Council).

Question 18 asked for comments to be provided about housing development within the parish. (all responses to this question have been collated and provided to the Parish Council)

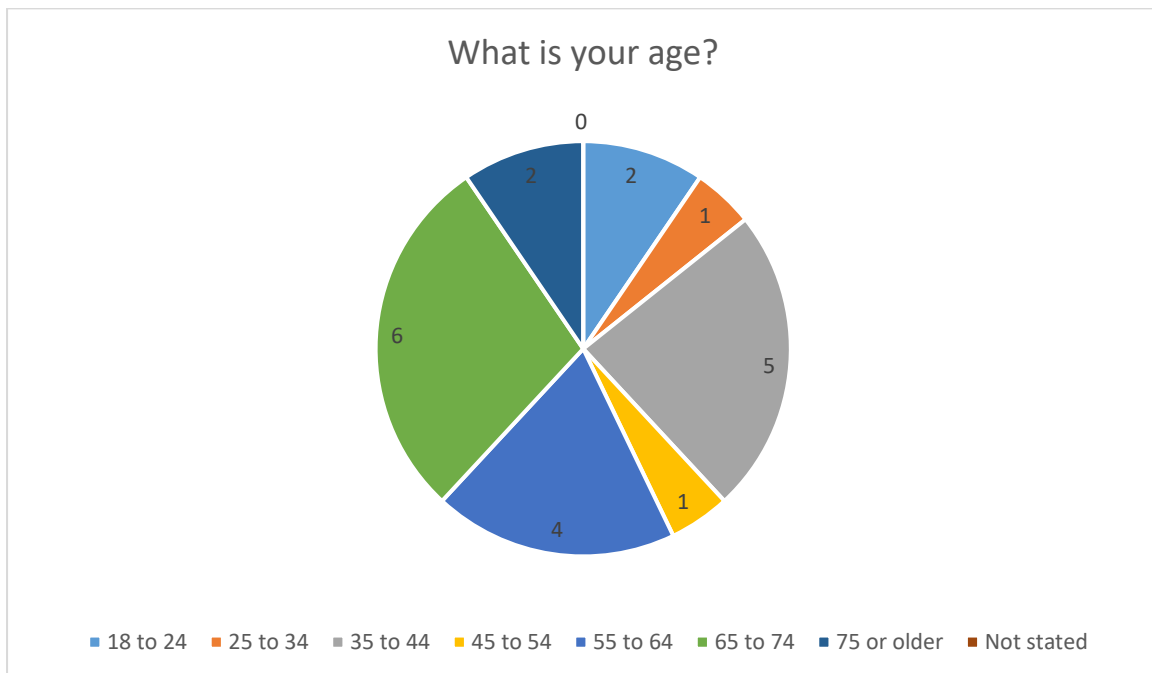
7. Part 2 of Survey

The second part of the survey examines the households that have declared a need for housing in Ampport over the next 5 years.

This part also looks at what tenure could be supported for a new development as well as the affordability levels.

28 people responded yes to part 2 of the survey indicating that they will need to move (Question 20), however only 21 went on to answer the further questions. Therefore, the following data is mainly based upon the 21 who responded in full.

Pie chart 14 outlines the age of respondents, **question 22**. The highest responses were from the age group 65-74, followed by the age group 35-44 and then 55-64 age group.



(Pie chart 14)

Local Connection

Of the respondents, 12 currently live in the parish, 9 do not live in the parish. Of the 9 respondents who do not live in the parish, 5 respondents have family living in the parish, 3 respondents grew up in the parish and 1 respondent works in the parish. This shows respondents have a strong connection to the parish.

Type of housing needed

Of the households needing to move, 9 of the respondents are part of an existing household and 7 are a whole household that needs to move. 5 respondents did not answer this question.

Question 28 - The minimum number of bedrooms a household states they need is as follows (Table 15):

3 person household	2 bed	X	X	X			X	X		X	X		X
4 person household	5 bed	X			X								X
4 person household	3 bed	X			X								
Not stated	2 bed	Not answered			X								
Not stated	Not stated	X					X						
Not stated	Not stated	Not answered			Not answered								
Not stated	Not stated	X		X	X							X	
Total		16	8	12	14	4	8	5	1	2	1	4	2

(Table 16)

Key:

HSE = House

FL or MA = Flat/Maisonette

BUNG = Bungalow

OM = Homes to purchase on the Open Market

OMR = Homes to rent on the Open Market

SR = Social rent

AR = Affordable rent

S/O = Shared Ownership (part rent/part buy)

DM = Affordable Discount Market sale

Ext Care = Extra care/sheltered housing

S/B = Self-build/Custom build

COM = Community Led Housing

As can be seen from the data, there are 3 single persons who would potentially only qualify for 1 bedroom accommodation, but 1 has a preference for 2 bed. There are 10 two occupant households in total. 8 are requesting 2 bedroom accommodation, and 2 are requesting a 3 bedroom accommodation. There are 2 x three occupant household who are requesting a 1 bed and 2 bedroom accommodation. There are 2 x four occupant households. 1 is requesting 3 bedroom accommodation, and 1 is requesting 5 bedroom accommodation.

Finally, there were 4 responses whereby neither question(s) 28, 29, 32 or 33 were answered, either in full or part.

16 respondents selected a house as the preferable type of property, 12 selected a bungalow and 8 selected a flat/maisonette (respondents could select more than one option). There were 2 respondents requesting some type of adaption/adapted accommodation and 1 respondent mentioned a need for Extra Care housing.

When considering affordable housing options, eligibility will be a factor when considering the mix and tenure of a proposed scheme.

The reasons for wishing to move are detailed below (Table 17): (Respondents could select more than one answer):

Q30 What are the main reasons for needing to move?	%	Responses
Currently living with family/friends and want own home	31.58%	6
Want to move back to parish	15.79%	3
Current home is overcrowded	5.26%	1
Too expensive (private rent)	5.26%	1
Lack or have to share facilities with other households (not family members)	5.26%	1
Eviction/end of tenancy/repossession	0.00%	0
Tied accommodation (not secure)	0%	0
Employment (within the parish)	0.00%	0
Home is too small and need to upsize	0%	0
Home is too big and need to downsize	21.05%	4
To provide support to family within the parish/to be near family	21.05%	4
Require ground floor accommodation	5.26%	1
Require adapted accommodation	15.79%	3
Member of household is/was in Armed Forces and/or has/will retire in the next 5 years	10.53%	2
Other	15.79%	3
TOTAL		29

(Table 17) Answered: 19

As can be seen above, the most popular reason to move is listed as 'currently living with family/friends and want own home'.

The next two most popular reasons to move are:

- Home is too big and need to downsize
- To provide support to family within the parish

There were 3 other comments which have been collated and provided to the Parish Council.

The connection to Amport of the household is detailed below (Table 18):

Q26 What is the connection to Amport	Total
Main home in the parish	12
Work in the parish	1
Grew up in the parish	3
Family members living in the parish	5
Second home/holiday home in parish	0
Other	2
TOTAL	23

(Table 18) (2 respondents provided 2 answers)

The current tenure of the 21 respondents answered as follows (Table 19)

Current tenure	Total
Live with family in the parish	6
Property owned outright	9
Renting from Private Landlord	3
Renting from Council/Housing Association	1
Shared ownership/Shared Equity	1
Not confirmed	1
TOTAL	21

(Table 19)

The table below (Table 20) shows the tenure options that were preferable (respondents could select more than one option). As can be seen from the results, respondents are keen to see homes to purchase on the open market (14), followed by Affordable housing in the form of social rent (8), followed by affordable rented housing (5).

Q33 What tenure of home would the household moving prefer?	Responses
Homes to purchase on the open market	14
Homes to rent on the open market	4
Social housing to rent (rent set by Government formula)	8
Affordable housing to rent (80% of open market rent)	5
Affordable housing to buy – shared ownership (part buy/part rent)	1
Affordable housing to buy discount market/equity loan	2
Extra Care/sheltered housing	1
Self-build or custom build homes	4
Community led housing (i.e Community Land Trust)	2
None	0
TOTAL	41

(Table 20)

Employment status and affordability

Of the respondents to Part 2:- 7 are retired, 6 are in full time employment, 2 are in part-time employment, 3 are either self-employed/own a business, 2 are unemployed/seeking work and 1 is a full/part-time student. 2 respondents provided other answers, which have been collated and forwarded to the Parish Council. (2 respondents provided more than one answer).

Of the 6 respondents in full time employment - 1 has an income of £15,000 - £19,999, 1 has an income of £25,000 - £29,999, 2 have incomes of £80,000 - £99,000 and 2 did not answer this question.

Question 36 asked what could be spent monthly on rent or mortgage payments, taking into account all household outgoings only 8 responded. The table below (Table 21) shows available budget:

Q36 How much can the household afford to spend on rent or mortgage payments?	Responses
£0	2
£100 - £500	1
£501 - £1,000	1
£1,001 - £2,000	3
£2,001 – £2,500	0
£2,501 - £3,000	1
TOTAL	8

(Table 21)

Question 39 also asked what savings were available separate to resources for a deposit. There were 9 respondents. 1 respondent has savings between £1,000 - £4,999, 2 respondents have savings of £10,000 – £14,999, 3 respondents have savings of £20,000 - £29,999, and 1 respondent has savings of over £80,000. Finally, 2 respondents confirmed they had no savings.

Question 40 asks for any indication of debt within the household. There were 10 respondents. 7 respondents confirmed no debt, 2 respondents confirmed a debt of between £5,000 - £9,999 and 1 respondent confirmed a debt of between £10,000 - £19,999.

8. Affordability and Tenure Options

Market Home Ownership

Measuring average house prices within individual parishes can be difficult due to the small number of transactions that take place.

According to Zoopla as of June 2024, the following information provides the average prices sold for Amport, East Cholderton and Weyhill (over a 5 year period):²

House Prices in Amport

There have been 21 properties sold over the past 5 years, making the average sold price for a property in Amport of £681,976.19.

House Prices in East Cholderton

There have been 4 properties sold over the past 5 years, making the average sold price for a property in East Cholderton of £922,500.00.

Within East Cholderton, there is also Elmstead Park which provides 46 one and two bed mobile homes. The one bed homes sell (today's price) for £60,000 of which there are 18, and that two bed homes sell for £110,000 of which there are 28.

The average sold price of £922,500.00 as listed above does not take into account any sales within Elmstead Park.

House Prices in Weyhill (Fairways)

There have been 7 properties sold over the past 5 years, making the average sold price for a property in Weyhill of £273,943.71.

Overall, several house buying websites suggests little movement in the housing market especially for smaller properties within Amport parish. This is an issue for younger people wishing to access the housing market as well as those wishing to down-size.

Evidence

The Strategic Housing Market Assessment, January 2022, considers that a threshold of 30% of income is used for housing costs. The income thresholds for owner-occupation assume a household has a 10% deposit and can secure a mortgage for four and a half times their salary. These assumptions are considered to be broadly in line with typical lending practices although it is recognised that there will be differences on a case-by-case basis.³

A buyer for a property valued at £400,000 would need on average a 10% deposit of £40,000 with a mortgage of £360,000. For a loan of 4.5 times annual income, a household would need a gross annual income of approximately £80,000. Lower deposits would require a higher income threshold.

² Zoopla

³ [pt6_2 Test Valley Strategic Housing Market Assessment JGC 2022 \(2\).pdf](#)

The 2023 Annual Survey of Hours and Earnings (ASHE), produced by the Office for National Statistics, estimates that the median gross annual pay in Test Valley is £32,576 with the mean figure being £37,343. Test Valley's lower quartile for gross annual pay was £23,453. This is the LQ income before taxes (or benefits) for individual earners and so only correlates with the measure of household incomes above for single-person households. To estimate the income of LQ-earning households with two earners, the annual income is doubled, to £46,906.⁴

It would be unlikely that a household would be able to purchase a property in this parish without a large deposit, some equity in an existing property or a substantial income.

- First time buyers would generally struggle to meet the criteria necessary for obtaining their own home.
- In some cases intermediate housing (shared ownership or low cost market housing) would be a suitable option, whilst in other instances social rented/affordable rented accommodation would be appropriate.

Open Market Rent

At the time of preparing this report there was only 1 property available to rent in Ampport with a 1 mile radius via Rightmove. The rental price is £4,000pcm.

In order to afford this an annual household income of £160,000 would be required (based on a no more than 30% spend on housing costs).

Shared Ownership model

Shared ownership is the affordable home ownership option that Affordable Housing Providers provide. It is a part ownership part rent option that allows for a smaller percentage purchase thus making the deposit, mortgage and costs more affordable. Interest rates may not be as favourable on the shared ownership product.

An example of the shared ownership model (at 25% share) and affordability is outlined below:

Full price £350,000

Share price £87,500

Deposit @10% £8,750

Mortgage £78,750

Unsold value £262,500

Monthly rent £602.00

Estimated mortgage £495.00 pm based on a 25 year repayment mortgage

⁴ [Employee earnings in the UK - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

Estimated monthly cost £1,097 (based on interest rate of 5.75%) Please note, this is excluding service charges which vary by property and scheme. ⁵

An annual household income of £38,491 pa would be required to afford a shared ownership option based on the above example.

Affordable Rent

Affordable rent is a tenure introduced by Government allowing affordable housing providers (AHP's) to charge up to 80% of market rent on all new developments of affordable housing. Affordable rents are usually capped by AHP's 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). Affordable rented homes are allocated through Hampshire Home Choice to eligible households.

Amport Local Housing Allowance rate falls within Basingstoke and Salisbury Broad Market Rental Areas, and the weekly Local Housing Allowance levels are as follows⁶:

Basingstoke:

£78.59 per week	Shared accommodation
£159.95 per week	One bedroom
£189.86 per week	Two bedroom
£218.63 per week	Three bedroom
£287.67 per week	Four bedroom

Salisbury:

£83.10 per week	Shared accommodation
£132.33 per week	One bedroom
£166.85 per week	Two bedroom
£195.62 per week	Three bedroom
£253.15 per week	Four bedroom

In 2022/2023 the average **affordable rent** across all properties own by Registered Providers in England was £143.22pw.⁷

Social Rent

This is subsidised housing that is owned and managed by an Affordable Housing Provider and allocated through Hampshire Home Choice to eligible households. Generally social rents are set using a government formula. This creates a 'formula rent' for each property, which is calculated based on the relative value of the property, the

⁵ [Shared Ownership Mortgage & Affordability Calculator - Legal & General Affordable Homes \(landgah.com\)](https://www.landgah.com)

⁶ Local Housing Allowance rates - Direct Gov

⁷ [2023_RP-briefing-note_FINAL_V1.0_.pdf \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

size of the property and relative local income levels. Social rents are 45-65% of open market rents.

In 2022/2023 the average **social rent** across all properties own by Registered Providers in England was £98.20pw.⁸

9. Summary

- 28 respondents answered 'yes' to part 2, but only 21 respondents actually completed the further questions in Part 2 of the survey.
- Of those 21 respondents, 9 are homeowners. Of the 9 homeowners 5 are living in larger properties looking to moving to smaller properties. Of those 5, they all require a property to purchase on the open market or via self-build. 1 responder wishes to have the same number of bedrooms they currently have but require an adapted property via purchase on the open market. The remaining 3 homeowners did not complete all parts of the survey so unable to provide further details.
- 6 respondents are living with family/friends. Of these 6 respondents, 3 respondents are of single households and 3 respondents are of two person households.
- 3 respondents are living in private rented accommodation. 2 respondents are living in 2 bedroom properties wishing to move to another 2 bedroom property. 1 respondent is in a 3 bedroom property wishing to move to a 2 bedroom property. Two respondents although wanting a 2 bed accommodation may only be eligible for a one bedroom property via the affordable housing route.
- 1 respondent lives in an Affordable housing dwelling managed by an Affordable Housing Provider, and wishes to move to the same number of bedrooms but into a bungalow. Again, via the affordable housing route they may not be eligible for the number of bedrooms they have requested.
- 1 respondent lives in a Shared Ownership/Shared Equity dwellings and wishes to move to a larger property.
- 1 respondent did not answer the relevant questions.

The tenure required overall in priority order for a housing scheme via part 2 of the survey is for:-

1. Homes to purchase on the open market.
2. Social affordable housing to rent (rent set by Government formula).
3. Affordable housing to rent (80% of open market rent).
4. Homes to rent on the open market AND self-build/custom build homes.
5. Affordable housing to buy discount market AND Community led housing.

⁸ [2023_RP-briefing-note_FINAL_V1.0_.pdf \(publishing.service.gov.uk\)](#)

6. Affordable housing to buy (shared ownership) AND Extra care/sheltered housing.

Conclusion

The survey results alone would suggest that there is a minimum need over the next five years for the following **affordable housing provision** in the parish:-

Social Rented/Affordable Rent:-

1 bedroom house/bungalow/flat x 4

2 bedroom house/bungalow/flat x 1

2 bedroom adapted dwelling x 1

Note – social rented and affordable rented housing is based upon ‘need’ as opposed to ‘want’, and the above recommendation takes that into consideration, as well as financial information.

Shared Ownership:-

1 bedroom house/bungalow/flat x 1

2 bedroom house x 1

The summary describes only a snapshot of the need for affordable housing at the time the survey was conducted and does not take account of future changes in need, for example arising from the changing housing needs of employees of local businesses. The respondents who completed part 2 of this survey expressed a very keen interest in purchasing a property on the open market, however, Shared Ownership would be a good option due to the high values within Ampert which will allow younger generations wishing to remain in the village to purchase via a low cost home ownership route.

Of the remaining responses, their wish is to purchase a property on the open market (and a few via self-build), their preference is listed below:

2 bedroom house/bungalow x 2

2 bedroom house/bungalow/flat x 2

2 bedroom bungalow x 1

2 bedroom adapted property x 1

3 bedroom house x 3

3 bedroom house/bungalow x 1

5 bedroom house x 1

2 respondents did not provide sufficient data

This information takes into account financial information provided and may not represent what was requested in table 16.

The summary may not represent the parish's full housing need as responses were not received from every household, for example households which are on the Housing Register (Hampshire Home Choice) may not have completed a questionnaire and will not be included in the summary.

In order to fully assess the housing need in the parish, the summary needs to be considered alongside evidence provided by Hampshire Home Choice (as above) together with information on shared ownership demand. Although there is not up to date data for the demand of shared ownership in Ampport, once people are aware that an affordable housing development is possible it is likely that we will see enquiries regarding affordable home ownership. A Registered Provider would also wish to provide a more balanced mix of affordable/social rented including shared ownership in order to make a development viable.

From the responses received from part 2, there is keen interest for open market dwellings.

Therefore, as a Parish, you may wish to consider developing a housing scheme under the Revised Local Plan, policy COM9 – Community Led Development. Policy COM9 allows communities to bring forward housing opportunities to deliver open market and affordable housing.

Report Completed:

Clare Jenkins

Housing Development Officer

Aug 2024