

# Test Valley Borough Council

Goodworth Clatford Parish  
Housing Needs Survey Report

October  
**2024**



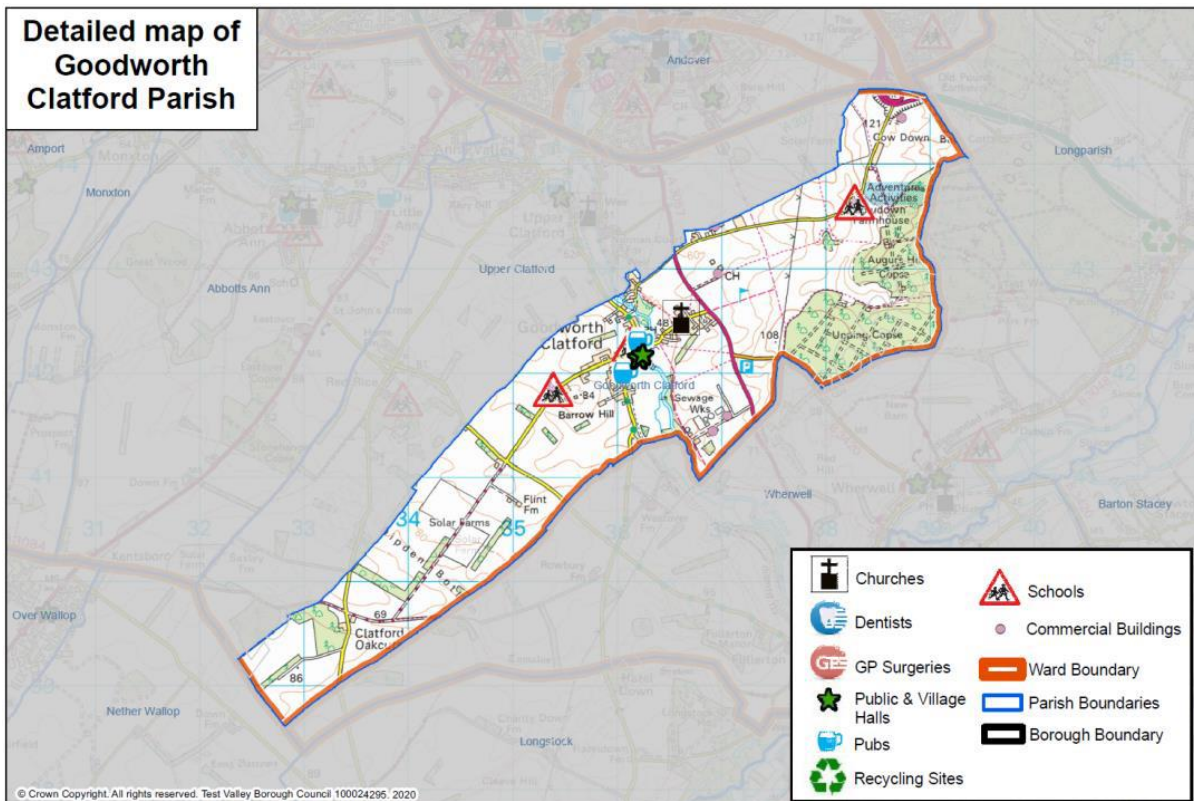
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## 1. Parish summary

**Goodworth Clatford** is one of the Test Valley's fifty-nine parishes. It has an area of **1141.87** hectares which represents **1.82%** of the total area of Test Valley; in terms of size, **Goodworth Clatford** is Test Valley's **twenty-first largest** parish. The parish's population is **747** and its population density is **0.65** people per hectare, which is lower than the borough's average population density of **2.10** people per hectare.



Within Goodworth Clatford there are a range of community facilities including the Clatfords' Village Store and Post Office, multiple recreation grounds and sports facilities, a Village Club, two pubs, and St Peter's Church.

The parish has a primary school, Clatford Church of England Primary School. The nearest GP surgeries are situated in Andover, where the nearest railway station is also located.<sup>1</sup>

<sup>1</sup> Goodworth Clatford Parish profile 2021

## **2. Introduction**

Following discussions with Goodworth Clatford Parish Council in June/July 2024, 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 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.

Percentage figures have been rounded up/down to the nearest tenth.

## **3. Aim**

The aim of carrying out the survey is to investigate the housing needs of local people (or those who need to live) in Goodworth Clatford 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 Parish Council to all households within Goodworth Clatford within the month of August 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 Housing Needs survey online or return the completed paper surveys in the pre-paid envelopes by Monday 30<sup>th</sup> September 2024. The surveys were recorded and analysed by the Housing Development Officer at Test Valley Borough Council.

- A total of 360 questionnaires were distributed to the households of Goodworth Clatford.
- 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 52% with **187 replies** received in total.
- 51 of those responses were made online via SurveyMonkey and 136 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 Goodworth Clatford.

## 5. Key Findings

### ***Part 1 – These are the views from the 187 responses received:***

- **49%** of respondents feel there is insufficient housing in the parish for people to move to.
- **35%** of respondents would support a housing development scheme of between 11-20 homes, **23%** would support a scheme of 4-10 homes, **19%** would support a scheme of 21-40 homes, **9%** would support a scheme of 1-3 homes and **6%** would support a scheme of 41+ homes. **8%** provided other comments.
- Overall, out of the 187 surveys received, 166 respondents confirmed they would support a development of some kind within the parish over the next 15 years.
- The tenures most supported (highest ranking) for a housing scheme is for homes to purchase on the open market at **53%**, followed by **42%** supporting affordable home ownership in the form of shared ownership. There was combined support of **55%** for social rented (**30%**) and affordable rented (**25%**) housing. **25%** would support self-build or custom build homes. 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 the majority of people (**61%**) would rather remain in their home and under-occupy rather than move.

### ***Part 2 – These are the housing requirements from the 12 respondents looking/needing to move:***

There were 14 respondents that answered 'yes' to Part 2 of the survey, but 2 did not go on to complete any questions in part 2. Therefore, all data provided is based upon the responses of those 12 that did complete the questions.

- The majority of respondents are age group 75 or older, followed by the 18-24 group then equally by the 25-34, 35-44, 55-64 and 65-74 age groups. There were no respondents in the 45-54 age group.
- The most popular reason(s) to move was: Want to move back to the Parish followed by: Home is too big and need to downsize.
- The top 3 tenures most supported by those who responded to part 2 of the survey are: Homes to purchase on the open market (8 responses) followed by Social Housing to rent (4 responses). There were equal responses (3 each) for: Homes to rent on the open market and Affordable housing to buy – shared ownership.
- 5 respondents indicated their whole household needs to move, of which 3 homeowners are living in larger properties looking to downsize. A further homeowner, currently living out of the parish, wishes to move back. 1 private landlord/letting agent tenant indicated that they wish to downsize but did not provide sufficient supporting information to confirm this.

- 6 respondents indicated that only part of their household needs to move, of which 5 suggested that they currently live out of the parish and wish to move back. 1 respondent requires supported living.
- There was a combined support of 6 responses for Social and Affordable Housing to rent.

### ***Housing Need***

As of 4<sup>th</sup> October 2024, the Hampshire Home Choice register shows that there are: 6 households registered for affordable/social rented housing and have a local connection to the parish of Goodworth Clatford:

<b>Number of Bedrooms</b>	<b>Number of registered applicants</b>
1 bed	4
2 bed	0
3 bed	2
4 bed+	0
<b>Total</b>	<b>6</b>

Of the 6 applicants, 5 live in the parish of Goodworth Clatford, and 1 applicant has local connection via employment in the parish. Of the 6 applicants, 3 are living with family/friends, 1 is in private rented housing and 2 are in social housing.

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 (31<sup>st</sup> March 2023) and at present we have no data available from this date to confirm data for Shared Ownership interest.

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

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

## ***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 26 social housing properties in the parish of Goodworth Clatford owned by Aster. There may be other social housing stock in the parish but the council does not have access to that information. The Aster stock consists of:

### Aster:

6 x 1 bedroom bungalow

10 x 2 bedroom bungalow

4 x 2 bedroom flat

1 x 2 bedroom house

5 x 3 bedroom house

There have been 3 lettings (rented accommodation) in the parish of Goodworth Clatford over the past 5 years via Hampshire Home Choice:

1 x 1 bedroom accommodation

2 x 2 bedroom accommodation



## 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 Goodworth Clatford. 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	1%	1
25 – 34	2%	3
35 – 44	6%	12
45 – 54	8%	15
55 – 64	23%	43
65+	59%	110
Prefer not to say	1%	2
<b>TOTAL</b>		<b>186</b>

(Table 1) Answered: 186. Skipped: 1.

As shown in the table above (Table 1), the highest number 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 187 respondents, 25 people responded that they have a disability. Of these 25 respondents who confirmed that they have a disability, 10 confirm they have had some adaptations to their property and those are also included within the response to Q10.

Q3 Do you have a disability?	%	Responses
Yes	14%	25
No	84%	154
Prefer not to say	3%	5
<b>TOTAL</b>		<b>184</b>

(Table 2) Answered: 184 Skipped: 3

Of the 20 that responded to having adaptations in their home (Q10), 10 respondents confirmed having a disability, which would indicate that 10 respondents confirmed they have an adapted home but answered 'no' to having a disability via Q3.

Q10 Has your home been adapted?	%	Responses
Yes	11%	20
No	89%	166
<b>TOTAL</b>		<b>186</b>

(Table 3) Answered: 186 Skipped: 1

Q11 Does your home need adapting?	%	Responses
Yes	14%	25
No	80%	148
Other	6%	12
<b>TOTAL</b>		<b>185</b>

(Table 4) Answered: 185 Skipped: 2

Of the 25 respondents that confirmed their home would need adapting, 16 respondents are home owners with no mortgage, 2 respondents are home owners with a mortgage and 4 respondents rent from a Council/housing association/other social rented landlord. There was 1 respondent who rents from a private landlord or letting agent and 1 respondent who lives with parents/other family members/friends. 1 respondent preferred not to divulge their tenure.

There were 12 responses which confirm 'other' to the question above, these comments have been collated and provided to the Parish Council.

Q4 What is your nationality?	%	Responses
British	98%	181
Irish	1%	2
Citizen of a different country	0%	0
Prefer not to say	1%	1
<b>TOTAL</b>		<b>184</b>

(Table 5) Answered: 184 Skipped: 3

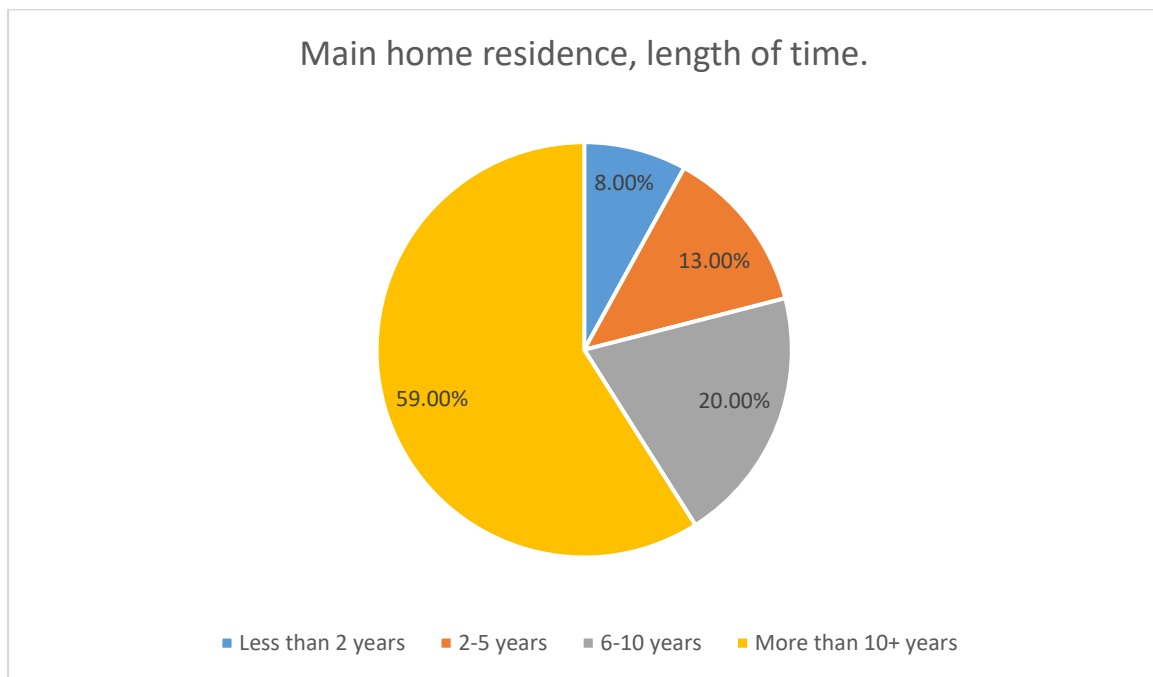
### ***Residency and tenure***

**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	99%	181
Second/holiday home in parish	0%	0
Other	1%	2
<b>TOTAL</b>		<b>183</b>

(Table 6) Answered: 183 Skipped: 4

As can be seen above, the majority of respondents reside in the parish (main home). There were 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 181 respondents whose main home is in the parish, 59% (107) have lived in the parish for more than 10 years, 20% (35) between 6-10 years, 13% (25) 2-5 years and 8% (14) for less than 2 years.

Q7 Please specify your tenure	%	Responses
Own outright	74%	136
Own with a mortgage or loan	15%	28
Shared ownership/equity (part rent/part buy)	0.5%	1
Rent from a private landlord or letting agent	2%	3

Rent from Council/housing association/other social rented	5%	10
Live with parents/other family members/friends	1%	2
Live in Armed Services accommodation	0%	0
Live in accommodation tied or linked to a job	1%	2
Other	2%	4
<b>TOTAL</b>		<b>186</b>

(Table 8) Answered: 184 (2 respondents provided 2 answers) Skipped: 3

As can be seen from the table above (Table 8), the majority of respondents either own their own property outright (74%) or own a property with a mortgage (15%). The number of respondents living in private rented accommodation within Goodworth Clatford is 2% and 5% rent from the Council/housing association/social rented. 2 respondents confirmed living with family/friends and 2 respondents live in accommodation tied or linked to a job. 1 respondent has shared ownership/equity (part rent/part buy) in their property.

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

<b>Q7 Current tenure</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>	<b>5+ bed</b>	<b>Not specified</b>	<b>TOTAL</b>
Own outright	0	19	40	60	16	1	136
Own with mortgage	0	0	4	14	10	0	28
Shared Ownership	0	0	1	0	0	0	1
Private rent	0	0	1	1	0	1	3
Rent from Council/HA	3	6	1	0	0	0	10
All other choices	0	3	2	1	0	0	6
Did not answer	0	0	0	0	0	3	3
<b>TOTAL</b>	<b>3</b>	<b>28</b>	<b>49</b>	<b>76</b>	<b>26</b>	<b>5</b>	<b>187</b>

(Table 9)

Q8 Current bedrooms	Q9 Household numbers									
	No of Bedrooms	1p	2p	3p	4p	5p	6p	7p	Not specified	Total Dwellings
1	3	0	0	0	0	0	0	0	0	3
2	17	8	1	0	0	0	0	0	2	28
3	13	26	5	4	1	0	0	0	0	49
4	18	36	8	11	2	0	0	1	1	76
5+	1	13	3	6	3	0	0	0	0	26
Not specified	0	4	0	0	0	0	0	0	1	5
<b>TOTAL</b>	<b>52</b>	<b>87</b>	<b>17</b>	<b>21</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>187</b>

(Table 10)

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 13 households in 5+ bedroom properties with occupancy of 2 people, 12 own their property outright and 1 owns their property with a mortgage/loan.

Of the 36 households in 4-bedroom properties with occupancy of 2 people, 33 own their property outright, 2 own their property with a mortgage/loan and 1 lives in accommodation tied or linked to a job.

Of the 26 households in 3-bedroom properties with occupancy of 2 people, 21 own their property outright, 1 owns their property with a mortgage/loan, 1 lives with family/friends, 1 rents from a private landlord, 1 is in tied accommodation and 1 has shared ownership/equity (part rent/part buy) in their property.

All of the 13 households in 3-bedroom properties with single persons occupying are owned outright.

This highlights a high need for 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 aged over 55 years 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	18%	27
No, I will stay in my current home and won't downsize	56%	87
No, I will stay in my current home and subdivide it or adapt it for my needs	6%	10
No, I will stay and build an annex and rent the main house	1%	2
Not sure but would consider options available through future developments in the parish	18%	28
<b>TOTAL</b>		<b>154</b>

(Table 11) Answered: 154 Skipped: 33

Of the respondents aged over 55, the table above (Table 11) indicates that there is some (18%) desire to downsize but 56% of respondents say 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 in their own home and under-occupy than move.

With the majority of respondents choosing to remain in their own home, this could be due to the high costs involved with moving, such as Estate Agent fees, stamp duty, surveys, solicitors, conveyancing fees and many more, however this report cannot evidence this.

18% of respondents will however consider options available through future developments.

**Question 15** asked what type of smaller home they would consider and of those 152 that responded, 21% (32) will consider a smaller house to purchase, 0% (0) will consider a smaller house to rent, 13% (20) will consider a smaller bungalow to purchase and 3% (4) a smaller bungalow to rent. 2% (3) would consider moving to accessible/supported accommodation within a block/complex however 61% (93) stated they did not wish to move. 35 skipped this question.

## Housing Requirements

Of the 181 respondents who answered **Question 12** (6 skipped this question), 49% (89) do not feel there is sufficient housing in the parish for people to move to, 44% (80) feel there is and 7% (12) 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 185 respondents (2 skipped this question) 182 answered no and 3 answered yes (comments have been collated and provided to the Parish Council).

The types of housing that will be supported are 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)**. 1 respondent made other comments (comment has 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	53%	94
Affordable housing to buy – shared ownership (part buy/part rent)	42%	74
Social affordable housing to rent (rent set by Government formula)	30%	53
Affordable housing to rent (80% of open market rent)	25%	45
Self-build or custom build homes	25%	44
Affordable housing to buy discount market/equity loan	24%	42
Extra Care/sheltered housing	21%	37
Mixed tenure scheme via Community led housing	18%	32
Homes to rent on the open market	16%	29
None	16%	29
<b>TOTAL</b>		<b>479</b>

(Table 12) Answered: 178 Skipped: 9

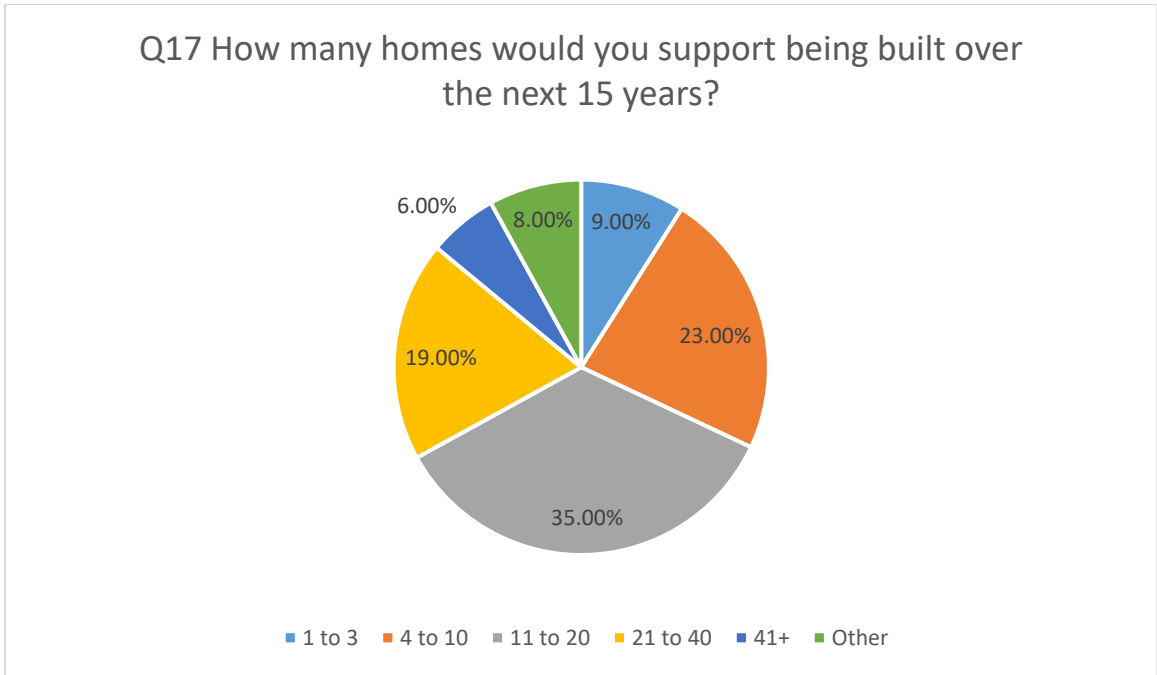
There is a good level of support for open market housing 53%, but consideration needs to be given as to the open market values in the area, and whether or not open market housing is affordable to those who have indicated a desire to buy in the parish.

The evidence suggests that there is also a high level of support for affordable housing products such as shared ownership 42%, social rented 30% and affordable rented 25%, making a combined total of 55% for the rented (affordable) tenure. This could provide the opportunity to consider tenure options to suit a number of prospective customers.

This question listed both Self-build or custom build homes AND Community led housing (i.e Community Land Trust) as options, however neither of these options can be classed as a tenure, but rather a route into delivering housing.

There were 44 responses for Self-build or custom build homes and 32 responses supported Community led housing.

Both self-build or custom build homes AND housing via a community led housing scheme (Community Land Trust) could potentially deliver a mixed tenure scheme.



(Pie chart 13) Answered: 181 Skipped: 6

**Question 17** (Pie chart 13) indicates the number of homes that the 181 respondents wishing to see new development in the parish would support.

1 – 3 homes = 9% (16)

4 – 10 homes = 23% (42)

11 – 20 homes = 35% (64)

21 – 40 homes = 19% (34)

41+ homes = 6% (10)

Other = 8% (15) (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)

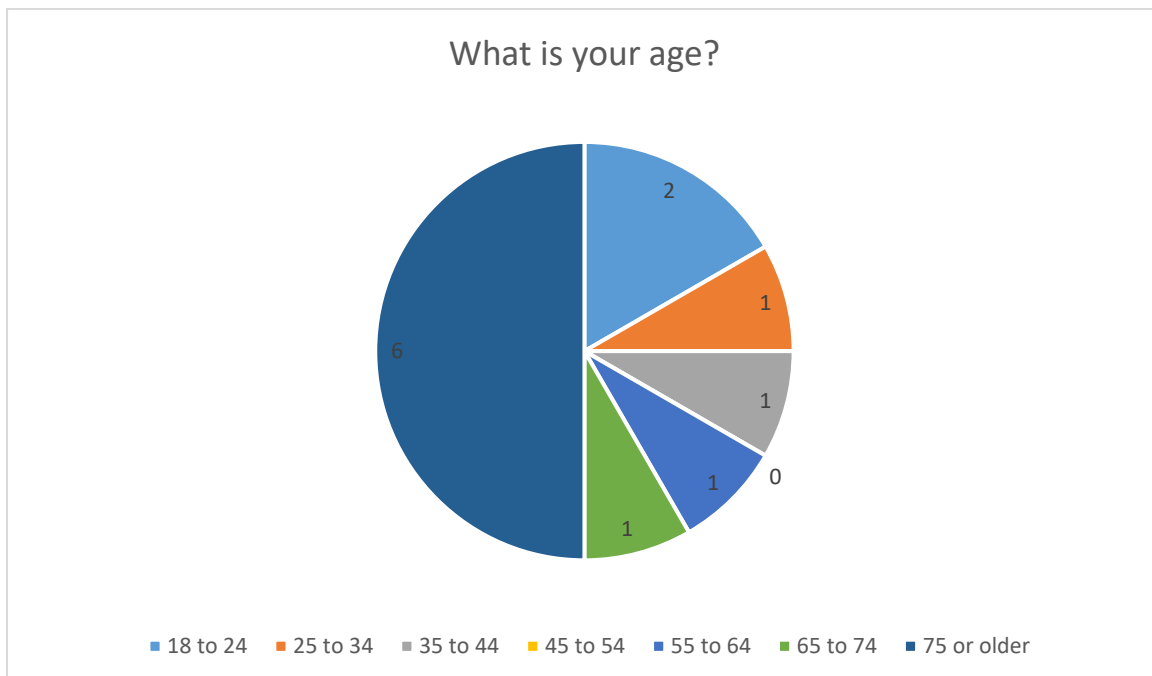
## 7. Part 2 of Survey

The second part of the survey examines the households that have declared a need for housing in Goodworth Clatford 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.

**14 people responded yes to part 2 of the survey indicating that they will need to move (Question 20), however only 12 went on to answer further questions. Therefore, the following data is based upon the 12 who responded in full.**

Pie chart 14 outlines the age of respondents, **question 22**. The highest responses were from the age group 75 or older, followed by the 18-24 group then equally by the 25-34, 35-44, 55-64 and 65-74 age groups. There were no respondents in the 45-54 age group.



(Pie chart 14)

### **Local Connection**

Of the respondents who answered yes to **Question 25**, 6 answered that they currently live in the parish and 6 do not live in the parish. Of the 6 respondents who do not live in the parish, 2 respondents confirmed they grew up in the parish, 1 of which also has family living in the parish. 2 further respondents confirmed family live in parish. Finally, 2 respondents gave conflicting information, by stating 'no' to living in the parish (Q25) but confirmed their connection to the parish as main home in the parish (Q26). In summary, this shows that respondents have a strong connection to the parish.

### **Type of housing needed**

Of the households needing to move, **Question 27**, 6 of the respondents are part of an existing household and 5 are a whole household that needs to move. 1 respondent did

not answer this question, however looking at the other information provided by them, it indicates that the whole household is looking to move.

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

No. of beds	Responses
1 bed	3
2 bed	5
3 bed	2
6 bed	1
<b>TOTAL</b>	<b>11</b>

(Table 15) Answered: 11 (1 person answered n/a)

Of the 12 respondents, the table below (Table 16) shows the breakdown of family size, bedrooms requested, dwelling type preferred and tenure preference. Respondents could choose more than one property type and tenure. **When making a conclusion at the end of this report, the household details and financial information will be taken into account and inform the conclusion and may not mirror the choices below.**

Family size Q29	Minimum bedroom required Q28	Property required Q32			Tenure preferred Q33						
		HSE	FL or MA	BUNG	OM	OMR	SR	AR	S/O	DM	Ext Care
Single	1 bed		X				X	X			
2 Person household	3 bed	X				X	X	X	X	X	
2 Person household	2 bed	X			X				X		
2 Person household	2 bed			X	X						
2 Person household	2 bed	X			X	X					
2 Person household	1 bed			X		X	X				
2 Person household	2 bed	X			X						
2 Person household	Not answered			X	X						
2 Person household	1 bed		X	X			X				
3 Person household	2 bed	X			X						
4 Person household	3 bed	X		X	X				X	X	
4 Person household	6 bed	X			X						
<b>Total</b>		<b>7</b>	<b>2</b>	<b>5</b>	<b>8</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>0</b>



(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

As can be seen from the data, there is 1 single person who would potentially only qualify for 1 bedroom accommodation and has a preference for 1 bedroom accommodation.

There are 8 two occupant households in total. 4 are requiring 2 bedroom accommodation, 2 are requiring a 1 bed and 1 is requiring a 3 bed. One respondent answered 'N/A' to question 28.

There is one 3 occupant household requiring 2 bedroom accommodation.

There are two 4 occupant households, 1 is requiring 3 bedroom accommodation and 1 is requiring 6 bedroom accommodation.

7 respondents selected a house as the preferable type of property, 5 selected a bungalow and 2 selected a flat/maisonette (respondents could select more than one option).

There were 2 respondents requesting ground floor accommodation of which 1 respondent also requested adapted accommodation.

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):

<b>Q30 What are the main reasons for needing to move?</b>	<b>%</b>	<b>Responses</b>
Currently living with family/friends and want own home	8%	1
Want to move back to parish	38%	5
Current home is overcrowded	0%	0
Too expensive (private rent)	0%	0
Lack or have to share facilities with other households (not family members)	0%	0
Eviction/end of tenancy/repossession	0%	0
Tied accommodation (not secure)	8%	1
Employment (within the parish)	0%	0
Home is too small and need to upsize	8%	1
Home is too big and need to downsize	31%	4
To provide support to family within the parish/to be near family	8%	1
Require ground floor accommodation	15%	2
Require adapted accommodation	8%	1
Member of household is/was in Armed Forces and/or has/will retire in the next 5 years	8%	1
Other	23%	3
<b>TOTAL</b>		<b>20</b>

(Table 17) Answered: 12

As can be seen above, the most popular reason to move is listed as ‘Want to move back parish’.

The next two most popular reasons to move are:

- Home is too big and need to downsize
- Other

The ‘other’ comments have been collated and provided to the Parish Council.

The connection to Goodworth Clatford of each household is detailed below (Table 18):

<b>Q26 What is the connection to Goodworth Clatford</b>	<b>Total</b>
Main home in the parish	7
Work in the parish	0
Grew up in the parish	2
Family members living in the parish	4
Second home/holiday home in parish	0
Other	0
<b>TOTAL</b>	<b>13</b>

(Table 18) (1 respondent provided 2 answers) Answered: 13

The current tenure/housing situation of the respondents are as follows, with some information cross referenced with Question 30 (Table 19). 10 respondents are living in self-contained accommodation, 1 respondent is living with family/friends and 1 is renting from a private landlord.

<b>Current tenure</b>	<b>Total</b>
Live with family in the parish	1
Live with family outside parish	5
Property owned outright	3
Property owned with mortgage/loan	1
Renting from Private Landlord	1
Renting from Council/Housing Association	0
<b>TOTAL</b>	<b>11*</b>

(Table 19) \*1 respondent did not provide enough information to ascertain their current tenure

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 (8), followed by Social housing to rent (4) then equal responses of (3) for Homes to rent on the open market and Affordable housing to buy in the form of Shared Ownership.

<b>Q33 What tenure of home would the household moving prefer?</b>	<b>Responses</b>
Homes to purchase on the open market	8
Homes to rent on the open market	3
Social housing to rent (rent set by Government formula)	4
Affordable housing to rent (80% of open market rent)	2
Affordable housing to buy – shared ownership (part buy/part rent)	3
Affordable housing to buy discount market/equity loan	2
Extra Care/sheltered housing	0
None	0
<b>TOTAL</b>	<b>22</b>

(Table 20) Answered: 12

## **Employment status and affordability**

Of the respondents to Part 2; 4 are in full-time employment (of those 4, 1 respondent also confirmed they are in part-time employment), 5 are retired and 3 are unemployed seeking work.

Of the 4 respondents who confirmed full-time employment - 2 have an income of £50,000 - £59,999 and 1 has an income of £30,000 - £39,999. 1 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 7 responded. The table below (Table 21) shows available budget:

<b>Q36 How much can the household afford to spend on rent or mortgage payments?</b>	<b>Responses</b>
£0	1
£100 - £500	0
£501 - £1,000	2
£1,001 - £2,000	3
£2,001 - £2,500	1
£10,000 +	0
<b>TOTAL</b>	<b>7</b>

(Table 21)

**Question 39** also asked what savings were available, separate to resources for a deposit. There were 6 respondents. 1 respondent has savings between £1,000 - £4,999 and 1 respondent has savings of £5,000 - £9,999. 3 respondents have savings of over £80,000. Finally, 1 respondent confirmed they had no savings.

**Question 40** asks for any indication of debt within the household. There were 6 respondents, all of which confirmed they have no debt.

## **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.

Properties in Goodworth Clatford had an overall average price of £620,357 over the last year.

The majority of sales in Goodworth Clatford during the last year were detached properties, selling for an average price of £785,000. Semi-detached properties sold for an average of £603,750, with terraced properties fetching £385,000.

Overall, sold prices in Goodworth Clatford over the last year were 23% down on the previous year and 21% down on the 2021 peak of £784,077.<sup>2</sup>

Information from several house buying websites suggests little movement in the housing market for smaller properties at an affordable amount within Goodworth Clatford. 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 have 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.<sup>3</sup>

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.

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.<sup>4</sup>

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 1 property available to rent within a ½ -mile radius of Goodworth Clatford, via Rightmove. The rental price is £1,475pcm (semi-detached house).

In order to afford this an annual household income of £50,000 would be required (based on a no more than 30% spend on housing costs).

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<sup>2</sup> [House Prices in Goodworth Clatford \(rightmove.co.uk\)](https://www.rightmove.co.uk/property-market-research/property-price-trends/goodworth-clatford)

<sup>3</sup> [pt6\\_2 Test Valley Strategic Housing Market Assessment JGC 2022 \(2\).pdf](#)

<sup>4</sup> [Employee earnings in the UK - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/employment-and-labour/earnings-and-payments/tables/employee-earnings-in-the-uk)



## **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

**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.<sup>5</sup>

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.

Goodworth Clatford Local Housing Allowance rate falls within Basingstoke Broad Market Rental Areas, and the weekly Local Housing Allowance levels are as follows<sup>6</sup>:

### Basingstoke:

£93.51 per week	Shared accommodation
£179.51 per week	One bedroom
£218.63 per week	Two bedroom
£264.66 per week	Three bedroom
£322.19 per week	Four bedroom

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<sup>5</sup> [Shared Ownership Mortgage & Affordability Calculator - Legal & General Affordable Homes \(landgah.com\)](#)

<sup>6</sup> Local Housing Allowance rates - Direct Gov

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

### **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 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.<sup>8</sup>

## **9. Summary**

12 respondents answered 'yes' to part 2 and completed the relevant questions.

- Of those 12 respondents, 5 are whole households wishing to move. Of these, 4 are homeowners (either owned outright or with a mortgage) 3 of which are living in larger properties looking to move to smaller properties with 1 specifying they also require ground floor and adapted accommodation. All 3 would consider only homes to purchase on the open market. The remaining homeowner, wishing to move back to the parish, requires the same number of bedrooms as they are currently living in, and would consider homes to purchase on the open market and affordable housing to buy in the form of shared ownership or discount market. The final respondent, currently renting a property from a private landlord/letting agent, requires ground floor accommodation. They would consider open market rent or social affordable rent.
- 6 respondents have part of their household wishing to move, of which 5 indicated that they currently live out of the parish and wish to move back. 1 would consider open market houses to buy and affordable housing to buy in the form of shared ownership. 1 would consider open market homes to purchase and rent. 1 would consider only homes to purchase on the open market and 1 would consider only social affordable rent. 1 respondent would consider open market rent, social affordable rent, affordable rent and affordable housing to purchase in the form of both shared ownership and discount market. The final respondent requires supported living and would consider social affordable rent.
- 1 respondent did not provide sufficient information to ascertain if the whole or part of the household needs to move.

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<sup>7</sup> [2023\\_RP-briefing-note\\_FINAL\\_V1.0\\_.pdf \(publishing.service.gov.uk\)](#)

<sup>8</sup> [2023\\_RP-briefing-note\\_FINAL\\_V1.0\\_.pdf \(publishing.service.gov.uk\)](#)

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 housing to rent (rent set by Government formula).
3. Homes to rent on the open market, and Affordable housing to buy – shared ownership.
4. Affordable housing to rent (80% of open market rent) and Affordable housing to buy – discount market

## 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 (3):-**

**1 bedroom flat x 2**

**1 bedroom flat/maisonette/bungalow 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.*

### **Affordable Home Ownership: -Shared Ownership (1):-**

**2 bedroom house x 1 (shared ownership)**

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.

Majority of respondents who completed part 2 of this survey expressed a very keen interest in purchasing a property on the open market. Please see list below:

### **Open Market purchase (7)**

**2 bedroom house x 3**

**2 bedroom bungalow x 2**

**3 bedroom house/bungalow x 1**

**6 bedroom house x 1**

### **Open Market rent (1)**

**1 bedroom bungalow x 1**

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. However, people who are priced out of homes on the local market often don’t ask to be placed on the local housing register (Hampshire Home Choice) and in that sense can be hidden from the usual statistics and numbers identifying housing need.

Although there is not up-to-date data for the demand of shared ownership in Goodworth Clatford, 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 interest for open market dwellings and some affordable home ownership.

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 both open market and affordable housing.

**Report Completed: Lisa Kerr**

**Housing Development Officer TVBC**