

# Test Valley Borough Council

Barton Stacey

Housing Needs Survey Report

March  
**2023**

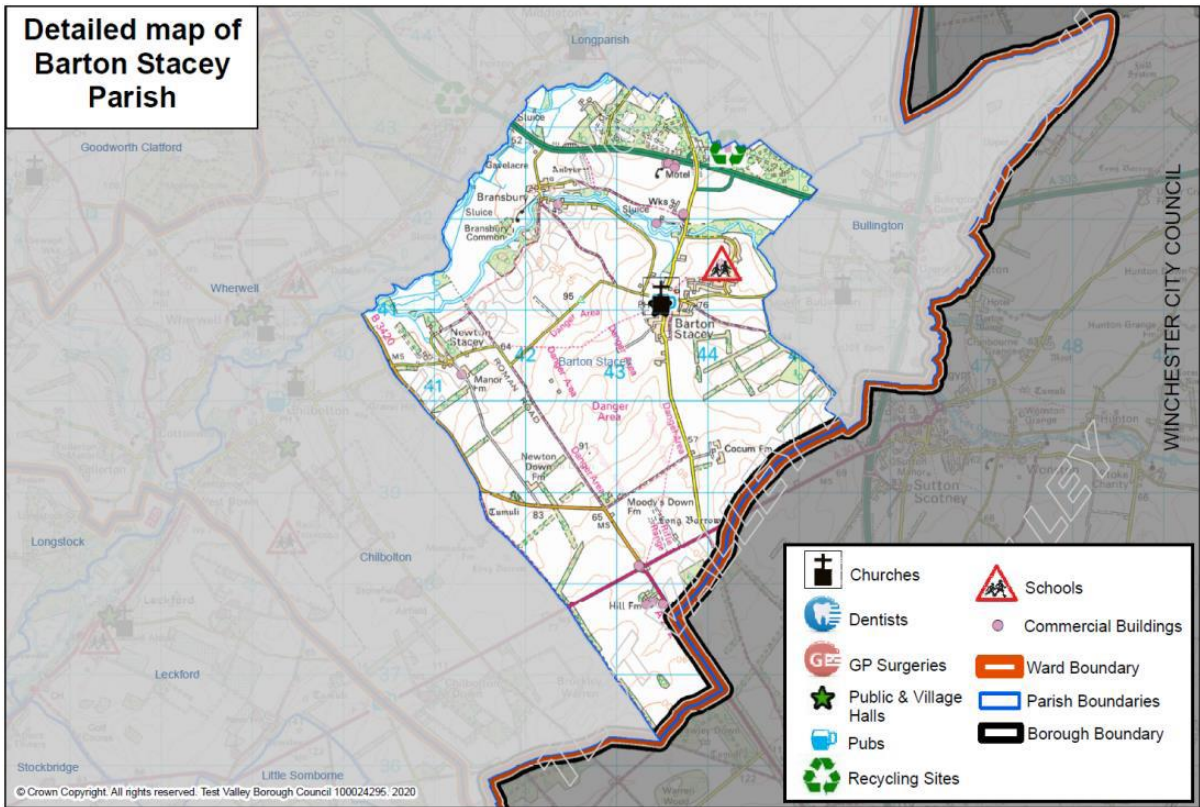


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# 1. Parish Summary

**Barton Stacey** is one of the Test Valley's fifty-nine parishes. It has an area of **2031.51** hectares which represents **3.24%** of the total area of Test Valley; in terms of size, **Barton Stacey** is the Borough's **sixth largest** parish. The parish's population is **1055** and its population density is **0.52** people per hectare, which is lower than the borough's average population density of **2.10** people per hectare.



Within Barton Stacey there are a range of community facilities including a Village Store and Post Office, Recreation Ground, conservation areas, Sports Pavilion, allotments, Village Hall, The Swan Inn pub, and All Saints Church.

The parish has a primary school, Barton Stacey Church of England Primary School, as well as a pre-school. The nearest GP surgery is in Sutton Scotney whilst the nearest railway station is located in Micheldever.<sup>1</sup>

<sup>1</sup> [Parish Profiles | Test Valley Borough Council](#)

## 2. Introduction

Following discussions with Barton Stacey Parish Council in the latter part of 2022, 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.

## 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 Barton Stacey 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 Barton Stacey at the end of January 2023. A Survey Monkey survey was also made 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. The council applies the data protection policy to responses, ensuring that all survey responses remain anonymous.

Residents were asked to return the completed surveys in the pre-paid envelopes by 27<sup>th</sup> February 2023. The forms were recorded and analysed by the Housing Development Officer at Test Valley Borough Council.

- A total of 416 questionnaires were distributed to the households of Barton Stacey.
- Everyone was asked to complete Part 1 of the form.
- If a household considered itself in need, or likely to have a need for affordable housing within the next five years, they were invited to complete Part 2 of the survey.

- There was a response rate of 37% with **154 replies** received. The aim of a survey is to achieve a 40% response rate. Although this has not quite been achieved, 37% should still be seen as a positive response rate.
- 125 of those responses were received via return post and 29 online via Survey Monkey.
- This report describes the views only of the residents who returned the questionnaires and those views may not be representative of the wider population of Barton Stacey.

## 5. Key Findings

### ***Part 1 – These are the views from the 154 responses received:***

- 51.35% of respondents feel there is insufficient housing in the parish for people to move to.
- 30.37% of respondents would support a housing development scheme of between 11-20 homes, 23.70% would support a scheme of 4-10 homes. 22.96% would support 10-40 homes, 16.30% would support 1-3 homes and 6.67% would support 40+ homes; 19 respondents did not complete this question.
- Overall out of the 154 surveys received, 135 respondents confirmed they would support a development of some kind within the parish over the next 15 years.
- The tenure most supported for a housing scheme is for the affordable housing product known as shared ownership (42.86%) (part rent/part buy), closely followed by homes to purchase on the open market (40.82%), followed by social rent (34.69%), affordable rent housing (29.93%) and then affordable Discount Market homes (25.85%).  
(This was a multiple choice question)
- There is evidence to support housing for occupants to down-size, 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 16 respondents looking/needing to move:***

- There were 16 respondents that answered 'yes' to Part 2 of the survey.
- However, only 15 went on to complete all of the questions for part 2.
- The majority of respondents are aged 25 to 34, 35 to 44 & 45 to 54. All receiving 3 responses each age bracket.
- the two most popular reasons to move following the heading 'other' are:
  - (1) Currently living with family/friends and want own home and (2) Home is too small and need to upsize.
- The top 4 tenures most supported by those who responded to Part 2 of the survey is homes to purchase on the open market, followed by Affordable housing to buy discount market/equity loan, followed by Affordable Housing to buy (S/O part rent/part buy) and then Social housing to rent.
- 6 of the respondents are home owners (with/without mortgage) and 4 respondents live with family and friends.

- Of the home owners, all 6 wish to purchase a dwelling on the open market, with one also considering discount market/equity loan.
- Of the respondents, 14 currently live in the parish and 1 has family connections to the village.

## **Housing Need**

As of 7<sup>th</sup> March 2023, the Hampshire Home Choice register shows that there are: 19 households registered for affordable/social rented housing and have a local connection to the parish of Barton Stacey:-

<b>Number of Bedrooms</b>	<b>Number of registered applicants</b>
1 bed	11
2 bed	5
3 bed	2
4 bed+	1
<b>Total</b>	<b>19</b>

Of the 19 applicants, 13 applicants live in Barton Stacey, 4 applicants have a family connection in Barton Stacey and 2 applicants are employed in Barton Stacey. Of the 13 applicants living in Barton Stacey, 3 are social housing tenants requesting a transfer to other social housing in Barton Stacey, 5 are living in private rented, 2 are living with family and 3 have specified other living circumstances.

Of the 11 applicants asking for 1 bed accommodation (7 live in Barton Stacey, 2 with family connection and 2 with employment in Barton Stacey) there is a need for 4 x 1 bedroom ground floor accommodation.

As of 8<sup>th</sup> March 2023 the Help to Buy register shows that there are 5 applicants registered for shared ownership for Barton Stacey requesting 2 x 1 bedroom and 3 x 2 bedroom accommodation. The applicants have sufficient income and savings to qualify for a shared ownership property.

## **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 33 affordable housing properties in Barton Stacey owned by Aster. The stock consists of 5 x 1 bedroom bungalows, 4 x 2 bedroom bungalows, 3 x 2 bedroom flats, 7 x 2 bedroom houses and 14 x 3 bedroom houses.

There have been 7 lettings in Barton Stacey over the past 5 years via Hampshire Home Choice:

- 3 x 1 bed

- 2 x 2 bed
- 2 x 3 bed

## 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 Barton Stacey. 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	0%	0
25 – 34	3.25%	5
35 – 44	12.34%	19
45 – 54	14.29%	22
55 – 64	27.27%	42
65+	42.21%	65
Prefer not to say	0.65%	1
<b>TOTAL</b>		<b>154</b>

(Table 1) Answered: 154

As shown in the table above (Table 1), there are significant numbers of households responding to the survey aged 65+. The data received shows 35% of respondents form a couple household, 20% form single occupancy households. Of the households with children, only 13 have children aged under 10 years old and 17 households have children aged 10 -15 yrs.

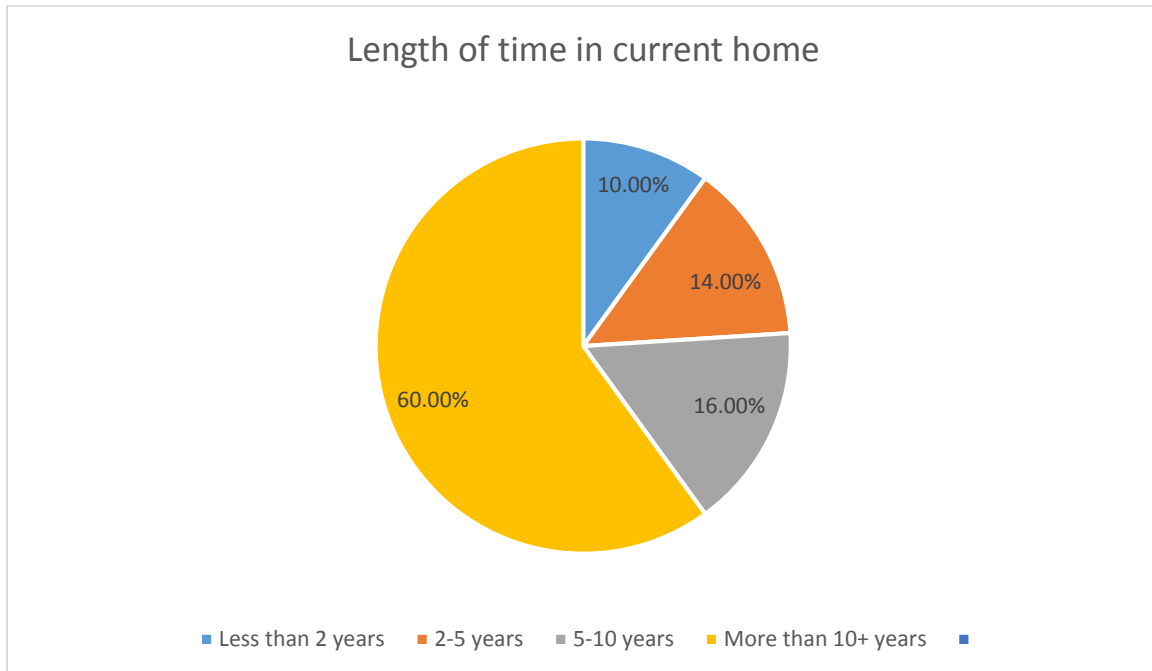
### *Residency and tenure*

**Questions 5-7** asked about the type of residency within the parish (Table 2), length of time in the parish (Pie chart 3), tenure (Table 4) and number of bedrooms in the current home (Table 5).

Q5 Connection to the parish	%	Responses
Main home is in the parish	99.33%	149
Work in the parish	2.67%	4
Do not live in the parish, but family members live here	0%	0
Second/holiday home in parish	0%	0
Other	1.33%	2
<b>TOTAL</b>		<b>155</b>

(Table 2) Answered: 150 Skipped: 4 (2 responders provided 2+ answers)

As can be seen above, of the 150 respondents 99.33% already reside in the parish and only 2.67% work in the parish. There were 2 responses (1.33%) who confirm another connection to the parish.



(Pie chart 3)

The pie chart above shows that of the 149 households whose main home is in the parish, 60% (90) of respondents have lived in the parish for more than 10 years, 16% (24) between 5-10 years, 14% (21) 2-5 years and 10% (14) for less than 2 years.

Q7 Tenure	%	Responses
Own outright	51.95%	80
Own with a mortgage or loan	26.62%	41
Shared ownership/equity (part rent/part buy)	0%	0
Rent from a private landlord or letting agent	7.79%	12
Rent from Council/housing association/other social rented	9.09%	14
Live with parents/other family members/friends	0.65%	1
Live in Armed Services accommodation	3.25%	5
Live in accommodation tied or linked to a job	0.65%	1
Other	0%	
<b>TOTAL</b>		<b>154</b>

(Table 4) Answered: 154



As can be seen from the table above (Table 4), the majority of respondents own their own property outright (51.95%) as well as owning a property with a mortgage (26.62%). The number of respondents living in private rented accommodation within Barton Stacey is 7.79% and 9.09% rent from the Council/housing association/social rented.

No of Bedrooms	1p	2p	3p	4p	5p	6p	7p	Total Dwellings
1	2	1						3
2	8	11	3	1				23
3	12	31	14	11		1		69
4	7	16	5	11	2			41
5+	1	7	2	4				14
<b>TOTAL</b>	<b>35</b>	<b>110</b>	<b>21</b>	<b>30</b>	<b>9</b>			<b>150</b>

(Table 5) Answered: 150 Skipped: 4

The table above (Table 5) 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 16 households in 4 bedroom properties with occupancy of 2 people, 10 own their property outright, 4 own their property with mortgage/loan and 2 rent from a private landlord. Of the 31 households in 3 bedroom properties with occupancy of 2 people, 21 own their property outright, 4 owner occupied with mortgage/loan, 3 are in Council/housing association rented accommodation, and 3 are in private rented accommodation.

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.

### ***Disabled Requirements and Homes for those over 55***

The table below (Table 6) indicates there is a low percentage of residents with a disability in the parish. Of the 149 respondents, 14 people responded that they had a disability. Of these 14 responses, 7 confirm they have had some adaptations to their property and 4 indicated that adaptations were required.

Q3 Do you have a disability?	%	Responses
Yes	9.40%	14
No	87.25%	130
Prefer not to say	3.36%	5
<b>TOTAL</b>		<b>149</b>

(Table 6) Answered: 149 Skipped: 5

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	9.00%	9
No, I will stay in my current home and won't downsize	63.00%	63
No, I will stay in my current home and subdivide it or adapt it for my needs	6.00%	6
No, I will stay and build an annex and rent the main house	0.00%	0
Not sure but would consider options available through future developments in the parish	22.00%	22
<b>TOTAL</b>		<b>100</b>

(Table 7) Answered: 100 Skipped: 54

Of the respondents aged over 55, the table above (Table 7) indicates that there is a small (9.00%) desire to downsize with 63.00% of respondents saying they will stay in their current home; this is in conflict with the data that suggests that there is under-occupancy of homes, but indicates that people would rather remain and under-occupy than move.

22.00% 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 (99), 14.14% will consider a smaller house to purchase, 1.01% will consider a smaller house to rent, 13.13% will consider a smaller bungalow to purchase and 6.06% a smaller bungalow to rent. 1.01% would consider moving to accessible/supported accommodation within a block/complex and 64.65% stated they did not wish to move.

### ***Housing Requirements***

Of the 148 respondents who answered **Question 12**, 51.35% do not feel there is sufficient housing in the parish for people to move to, 40.54% feel there is and 8.11% 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 150 respondents 130 answered no and 20 answered yes.

The types of housing that will be supported is detailed in the table below (Table 8) this provides an insight as to what residents would support being built in the parish. **(Respondents could choose more than one option)**. 6 respondents made other comments (comments have been collated and provided to the Parish Council).

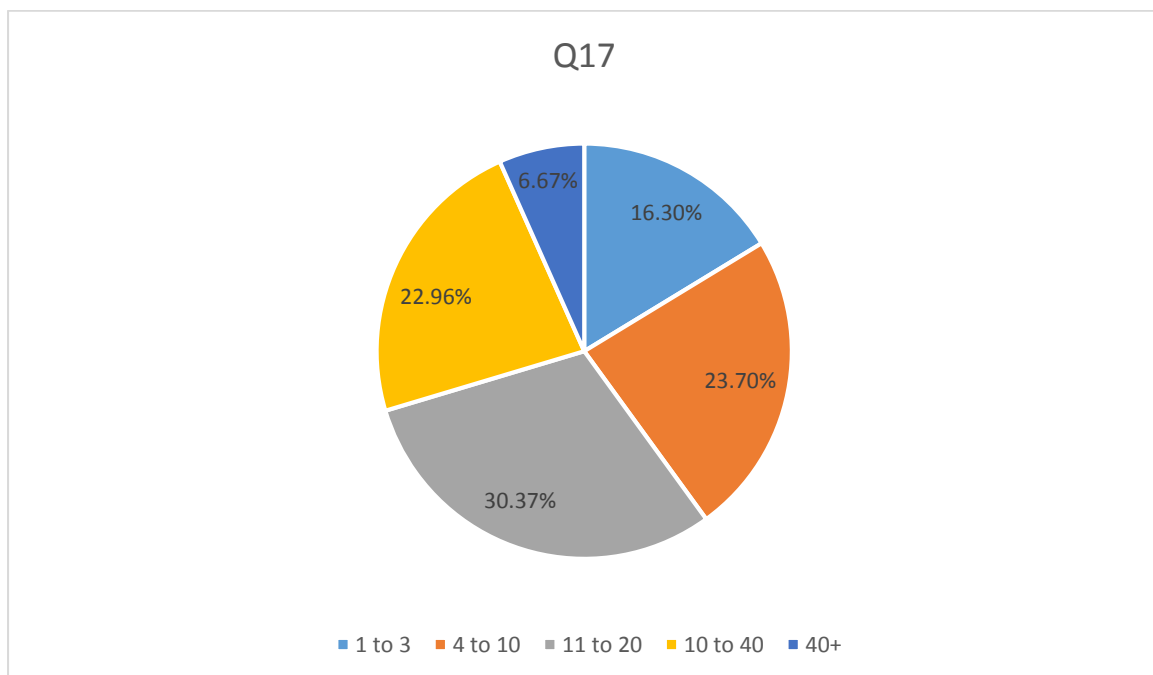
Q16 What sort of homes would you support being built in the parish?	%	Responses
Homes to purchase on the open market	40.82%	60
Homes to rent on the open market	23.13%	34
Social housing to rent (rent set by Government formula)	34.69%	51
Affordable housing to rent (80% of open market rent)	29.93%	44
Affordable housing to buy – Shared ownership (part rent/part buy)	42.86%	63
Affordable housing to buy discount market/equity loan	25.85%	38
Extra care/sheltered housing	21.77%	32
Self-build or custom build homes	17.69%	26
Community led housing (i.e Community Land Trust)	17.01%	25
None	20.41%	30
<b>TOTAL</b>		<b>403</b>

(Table 8) Answered: 147 Skipped: 7

The evidence suggests that there is a high level of support is for affordable housing products such as shared ownership, social rented, affordable rent and Discount Market. This will provide the opportunity to consider tenure options to suit a number of prospective clients. Community led housing and self-build or custom build homes could potentially include a mixed tenure scheme. There is support for some Extra Care/Sheltered housing.

There is a high level of support for open market housing (40.82%), 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.

**Question 17** – How many homes would you support over the next 15 years?



(Pie chart 9) Answered: 135 Skipped: 19

**Question 17** (Pie chart 9) indicates the number of homes that the 135 respondents wishing to see new development in the parish would support.

1 – 3 homes = 16.30% (22)

4 – 10 homes = 23.70% (32)

11 – 20 homes = 30.37% (41)

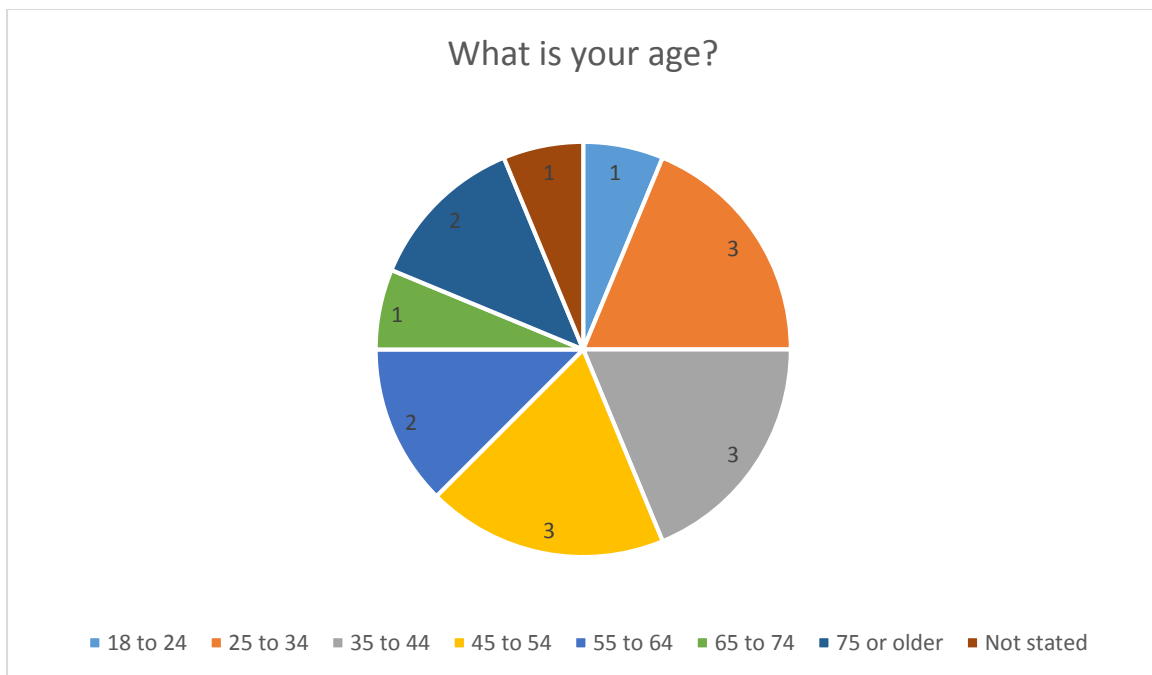
10 – 40 homes = 22.96% (31)

40+ homes = 6.67% (9)

**Question 18** asked for comments to be provided about housing development with 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 Barton Stacey over the next 3 years. Although no timeframe was listed, 3 years is the estimated period. This part also looks at what tenure could be supported for a new development as well as the affordability levels. **16 people responded yes to part 2 of the survey indicating that they will need to move (Question 20), however only 15 went on to answer the further questions. Therefore the following data is mainly based upon the 15 who responded in full.** Pie chart 10 outlines the age of respondents, and as can be seen, the majority of respondents are aged 25 - 54.



(Pie chart 10)

### **Local Connection**

Of the respondents, 14 currently live in the parish, 1 has family connections to the village. This shows respondents have a strong connection to the village.

### **Type of housing needed**

Of the households needing to move, 5 of the respondents are part of an existing household and 10 are a whole household that needs to move.

**Question 28** - The minimum number of bedrooms a household states they need is as follows (Table 11):

No. of beds	Responses
1 bed	2
2 bed	5
3 bed	6

4 bed	2
<b>TOTAL</b>	<b>15</b>

(Table 11)

Of the 15 that answered Q28, the table below (Table 12) shows the breakdown of family size, bedrooms requested, dwelling type preferred and tenure preference. Respondents could chose more than one property type and tenure.

Family size Q29	Minimum bedroom required Q28	Property required Q32			Tenure preferred Q33								
		House	Flat	Bungalow	OM	OMR	SR	AR	S/O	DM	Ext Care	S/B	Com Led
Single	2 bed	X			X				X	X			X
Single	1 bed		X	X				X			X		
2 person household	2 bed	X		X	X								
2 person household	3 bed	X			X								
2 person household	1 bed		X			X	X						
2 person household	2 bed			X			X						
2 person household	3 bed	X			X								
3 person household	3 bed	X			X								
4 person household	4 bed	X			X							X	
4 person household	2 bed	X	X		X	X	X	X	X	X			
4 person household	3 bed	X			X								
4 person household	4 bed	X			X								
5 person household	3 bed	X			X				X	X		X	
Not stated	2 bed	NK	NK	NK	NK	NK	NK	NK	NK	NK	NK	NK	NK
Not stated	3 bed	X		X	X					X			
<b>Total</b>		<b>11</b>	<b>3</b>	<b>4</b>	<b>11</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>1</b>

(Table 12)

Key:

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 Led = Community Led Housing

NK = Not known

As can be seen from the data, there are 2 single people who would potentially only qualify for 1 bedroom accommodation, but 1 has a preference for 2 bed. There are 5 two occupant households in total. 1 is requesting 1 bedroom, 2 are requesting 2 bedroom accommodation, and 2 are requesting a 3 bedroom accommodation. There is only 1 x 3 occupant household who are requesting 3 bedroom accommodation. There are 4 x four occupant households. 1 is requesting 2 bedroom accommodation, 1 is requesting 3 bedroom accommodation and 2 are requesting 4 bedroom accommodation. There is one five person household and they are requesting 3 bedroom accommodation.

Finally there were 2 responses whereby the total household members were not specified, but 1 is requesting a 2 bedroom accommodation and the other a 3 bedroom accommodation.

11 respondents selected a house as the preferable type of property, only 3 respondents selected a flat and 4 selected bungalows (respondents could select more than one option). There was 1 respondent 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 13): (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	20.00%	3
Want to move back to parish	6.67%	1
Current home is overcrowded	13.33%	2
Too expensive (private rent)	6.67%	1
Lack or have to share facilities with other households (not family members)	0.00%	0
Eviction/end of tenancy/repossession	0.00%	0
Tied accommodation (not secure)	6.67%	1
Employment (within the parish)	0.00%	0

Home is too small and need to upsize	20.00%	3
Home is too big and need to downsize	13.33%	2
To provide support to family within the parish/to be near family	13.33%	2
Require ground floor accommodation	13.33%	2
Require adapted accommodation	13.33%	2
Member of household is/was in Armed Forces and/or has/will retire in the next 5 years	6.67%	1
Other	53.33%	8
<b>TOTAL</b>		<b>28</b>

(Table 13)

As can be seen above, the most popular reason to move is listed as 'other'. These comments have been collated and provided to the Parish Council.

The next two most popular reasons to move are:

- Currently living with family/friends and want own home, and
- Home is too small and need to upsize.

The current tenure of the 15 respondents is as follows (Table 14):

<b>Current tenure</b>	<b>Total</b>
Own outright	2
Own with mortgage/loan	4
Private rent	2
Council/Housing Association	1
Living with family/friends	4
Tied accommodation	2
<b>TOTAL</b>	<b>15</b>

(Table 14)

The table below (Table 15) 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, followed by Affordable housing to buy through a discount market/equity loan scheme, followed by Affordable Housing to buy (Shared Ownership), and then followed by Social housing to rent. Homes to rent on the open market, Affordable housing to rent (80%) and Self- build/custom homes had the same responses and lastly Extra care and Community Led housing both had 1 response.



<b>Q33 What tenure of home would the household moving prefer?</b>	<b>Responses</b>
Homes to purchase on the open market	11
Homes to rent on the open market	2
Social housing to rent (rent set by Government formula)	3
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	4
Extra Care/sheltered housing	1
Self-build or custom build homes	2
Community led housing (i.e Community Land Trust)	1
None	0
<b>TOTAL</b>	<b>29</b>

(Table 15)

## Employment status and affordability

Of the respondents to Part 2, 9 are in full time employment, 1 is in part-time employment, 5 are retired and 1 is a full/part-time student. (1 respondent provided more than one answer).

Of the 9 respondents in full time employment - 1 has an income of £25-£29,999, 1 has an income of £30,000-£39,000, 2 have an income of £50,000-£59,999, 3 have an income of £60,000-£79,999, 1 has an income of £100,000-£149,999 and finally 1 has an income of £150,000+.

**Question 36** asked what could be spent monthly as rent or mortgage payments, taking into account all household outgoings only 11 responded. The table below (Table 16) shows available budget:

<b>Q36 How much can the household afford to spend on rent or mortgage payments?</b>	<b>Responses</b>
£100 - £500	3
£501 - £1,000	3
£1,001 - £2,000	4
£2,001 – £2,500	1
£2,501 - £3,000	0
<b>TOTAL</b>	<b>11</b>

(Table 16)

Of the 9 responses to **question 37** on deposit availability (Table 17), 7 have above average savings, and could therefore proceed to purchase a property on the open market.

Q37 If the household is wishing to buy, how much deposit would you be able to raise?	Responses
£10,001 - £20,000	2
£40,000 - £50,000	4
£50,001 - £100,000	1
£100,001+	2
<b>TOTAL</b>	<b>9</b>

(Table 17)

**Question 39** also asked what savings were available separate to resources for a deposit. There were 10 respondents. 1 respondent has savings of under £1,000. 1 respondent has £1,000 - £4,999, 1 respondent has savings of £20,000 – £29,999, 3 respondents have savings of £50,000 - £80,000, 1 respondent has savings of over £80,000, and finally 3 respondents confirmed they had no savings..

**Question 40** asks for any indication of debt within the household. There were 9 respondents. 6 respondents confirmed no debt, 1 respondent confirmed £1,000 - £2,999 debt, 1 respondent confirmed £3,000 - £4,999 debt, and 1 respondent confirmed a debt of £100,000+.

## 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. A Rightmove search of homes for sale in Barton Stacey (including a 1 mile radius) only came up with a few results as of March 2023.

According to Zoopla estimates w.e.f March 2023, the average sold price for a property in Barton Stacey, Hampshire in the last 12 months is £355,000<sup>2</sup>.

Information from several house buying websites suggests little movement in the housing market for smaller properties within Barton Stacey. This is an issue for younger people wishing to access the housing market as well as those wishing to down-size.

The Test Valley Borough Council Review of the Housing Evidence Base and Assessed Housing Need in Test Valley, July 2016, uses 3.5 times household income as a measure

<sup>2</sup> [House prices in Barton Stacey - sold prices and estimates - Zoopla](#)

of affordability for home ownership. It is also recommended that no more than 30% of income is used for housing costs. A buyer for a three bedroom property at £270,000 would need on average a 10% deposit of £27,000 with a mortgage of £243,000. For a loan of 3.5 times annual income, a household would need a gross annual income of approximately £70,000. Lower deposits would require a higher income threshold.

The 2022 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 £30,015 with the mean figure being £34,218. Test Valley's lower quartile for gross annual pay was £20,636. 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 £41,272.<sup>3</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 affordable rented accommodation would be appropriate.

### ***Open Market Rent***

At the time of preparing this report there were no properties available to rent in Barton Stacey via Rightmove. However looking at Rightmove and the rental market for SO21, the average rent for a 3 bedroom house is £1,675pcm. In order to afford this an annual income of £67,000 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 £250,000

Share price £62,500

Deposit @ 10% £6,250

Mortgage £56,250

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<sup>3</sup> [Earnings and hours worked, place of residence by local authority: ASHE Table 8 - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

Unsold value £187,500

Monthly rent £390.03(based on unsold equity @ 2.5% of value)

Monthly service charge £80.00

Estimated mortgage £362.42 pm based on a 25 year repayment mortgage

**Estimated monthly cost £833.04 (based on interest rate of 6%)**

An annual income of £33,288pa 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.

Barton Stacey Local Housing Allowance rate falls within Winchester Broad Market Rental Area, and the weekly Local Housing Allowance levels are as follows:

#### Winchester:

£83.50 per week      Shared accommodation

£166.85 per week    One bedroom

£197.92 per week    Two bedroom

£253.15 per week    Three bedroom

£368.22 per week    Four bedroom

In 2022 the average **affordable rent** across all properties own by Registered Providers in England was £136.72pw<sup>4</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 the average **social rent** across all properties own by Registered Providers in England was £98.05pw<sup>5</sup>.

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<sup>4</sup> [Private registered providers social housing stock in England summary - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/private-registered-providers-social-housing-stock-in-england-summary)

<sup>5</sup> [Private registered providers social housing stock in England summary - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/private-registered-providers-social-housing-stock-in-england-summary)

## 9. Summary

- 16 respondents answered 'yes' to part 2, but only 15 respondents actually completed the further questions in Part 2 of the survey:
- Of those 15 respondents, 6 are home owners. Of the 6 home owners 4 are living in larger properties looking to moving to smaller properties. Of those 4, 1 wishes to purchase on the open market, 1 either by affordable rent or Extra Care, 1 either by open market, discount market, shared ownership or self-build and finally 1 did not specify a tenure.
- Of the remaining 2 home owners, 1 wishes to upsize to a larger property by purchasing on the open market and 1 wishes to purchase on the open market for the same number of bedrooms they currently have.
- 2 respondents are living in private rented housing. Both wish to purchase on the open market. 1 requires the the same size as they currently live in and 1 needs to upsize.
- 2 respondents are in tied accommodation. Both wish to purchase on the open market with one expressing an interest in self-build. 1 requires the same size accommodation and 1 requires a smaller property.
- 1 respondent is a council/housing association tenant and requires the same size accommodation but specified ground floor/adapted property.
- 4 respondents live with family/friends. 2 of these respondents requested 2 bedroom accommodation, 1 respondent requested 1 bedroom and 1 respondent requested 3 bedrooms. The tenures preferred were: open market sales, open market rent, social rent, affordable rent, shared ownership, discounted sale dwellings and community led housing.

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. Affordable housing to buy (discount market/equity loan).
3. Affordable housing to buy (shared ownership).
4. Social housing to rent.
5. Homes to rent on the open market.
6. Affordable housing to rent (80%) & self-build/custom homes.
7. Community Led housing.

## Conclusion

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

### **Social Rented/Affordable Rent:-**

**1 bed flat x 2**

**2 bed house x 1**

**2 bed bungalow x 1**

### **Shared Ownership:-**

**2 bed house x 1**

**3 bed 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 Barton Stacey which will allow younger generations wishing to remain in the village to purchase via a low cost home ownership route.

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.

The housing register currently shows 11 applicants registered for 1 bed accommodation. However, there were only 2 respondents for 1 bed accommodation from the survey who are eligible for affordable housing, which would indicate the applicants registered on Hampshire Home Choice did not complete the survey and therefore represent new additional need.

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. There are only 5 applicants registered for Barton Stacey at present for shared ownership housing, but this may well change once people are aware that an affordable housing development is possible. 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 by: Clare Jenkins (Housing Development Officer) TVBC**

**Date: March 2023**