Test Valley Borough Council

Penton Grafton Parish
Housing Needs Survey Report

July
2025

Farmland, Penton Grafton
by Andrew Smith, CC BY-SA 2.0

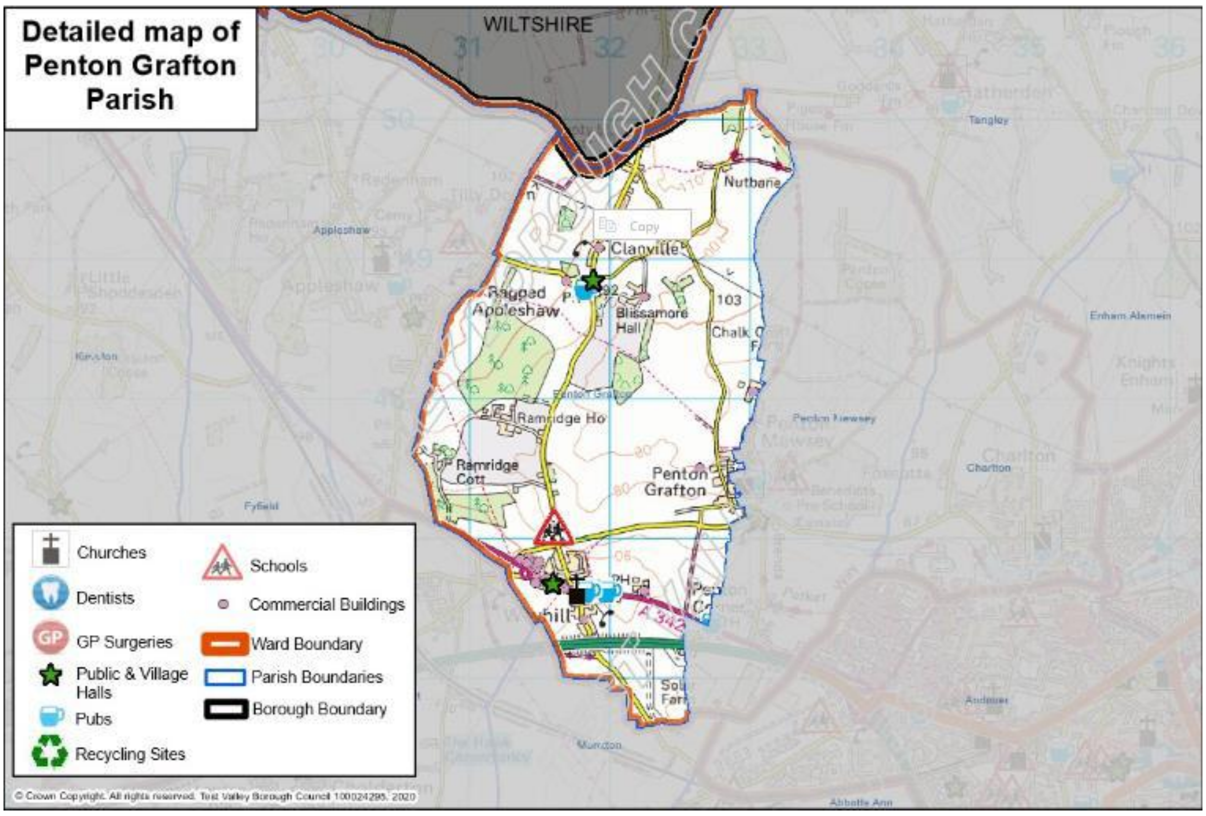
Ramridge House entrance drive
by Stuart Logan, CC BY-SA 2.0

Test Valley
Borough Council

Contents

1. Parish summary

Penton Grafton is one of the Test Valley's fifty-nine parishes. It has an area of **763.37** hectares which represents **1.21%** of the total area of Test Valley; in terms of size, **Penton Grafton** is Test Valley's **thirty-seventh** largest parish. The parish's population is **794** and its population density is **1.04** people per hectare, which is lower than the borough's average population density of **2.10** people per hectare.



Within Penton Grafton there are a range of community facilities including Weyhill Village Hall, The Fairground Craft & Design Centre, communal allotments, a pub and St Michael and All Angels Church, Weyhill.

Both the closest primary schools and GP surgeries can be found in the nearby parishes of Charlton and Andover. Similarly, the nearest railway station is to the south-east in Andover.[1]

2. Introduction

Following discussions with members of the Penton Grafton Parish Council in March 2025, 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.

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

3. Aim

[1] Penton Grafton Parish profile 2024

The aim of carrying out the survey is to investigate the affordable housing needs of local people (or those who need to live) in Penton Grafton 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 Penton Grafton within the month of April 2025. A Survey Monkey 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.

Members of the Council's Housing Development Team facilitated a Housing Needs Survey information event during the period that the survey was open. This was a drop-in session held at 6-8pm on Thursday 15th May 2025 at the Fairground Village Hall, Weyhill. The session gave residents the opportunity to discuss the survey in more detail, have assistance in completing it and receive general information about affordable housing. 2 residents of Penton Grafton attended the session.

Residents were asked to either complete the Housing Needs survey online or return the completed paper surveys in the pre-paid envelopes by Friday 23rd May 2025. The surveys were recorded and analysed by the Housing Development Officer at Test Valley Borough Council.

- A total of 349 questionnaires were distributed to the households of Penton Grafton.
- 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 21% with **75 replies** received in total.*
- 9 of those responses were made online via SurveyMonkey and 66 responses were received via returned post.
- This report describes the views only of the residents who returned questionnaires and those views may not be representative of the wider community of Penton Grafton.

*While this response rate is below the council's Housing Needs Survey average, generally anything over 20% can be considered as an acceptable sample. However, the results in this report must be approached with a degree of caution as a 21% response rate can carry a risk of bias.

5. Key Findings

Part 1 – These are the views from the 75 responses received:

- **44.5%** of respondents feel there is insufficient housing in the parish for people to move to.
- **24%** of respondents would support a housing development scheme of between 11-20 homes, **19%** would support a scheme of 4-10 homes, **18%** would support a scheme of 21-40 homes, **10%** would support a scheme of 41+ homes and **7%** would support a scheme of 1-3 homes.
- Overall, out of the 75 survey responses received, 56 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 **54%,** followed by **31%** supporting affordable home ownership in the form of shared ownership. There was combined support of **39%** for affordable housing to rent and social housing to rent. **25%** would support a scheme of Extra Care/sheltered housing followed by **20%** supporting 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 (**59%**) would rather remain in their home and under-occupy rather than move.

Part 2 – These are the housing requirements from the 6 respondents looking/needing to move:

There were 7 respondents that answered 'yes' to part 2 of the survey, but 1 did not complete sufficient further questions to be included in the analysis. Therefore, all data provided is based upon the responses of those 6 that did complete the questions.

- The majority of respondents to part 2 of the survey were from the age group 18-24, followed equally by the 65-74 and 75+ age groups. There were no responses from the 25-35, 35-44, 45-54 and 55-64 age groups.
- The most popular reason(s) to move was: Currently living with family/friends and want own home followed equally by: Home is too big and need to downsize, To provide support to family within the parish/to be near family, Require ground floor accommodation and Require adapted accommodation.
- The top 3 tenures most supported by those who responded to part 2 of the survey are: Affordable housing to rent (5), followed equally by Homes to purchase on the open market (3) and Affordable housing to buy in the form of Shared Ownership (3). There were then equal responses (2) for Homes to rent on the open market, Social housing to rent and Affordable housing to buy in the form of discount market properties. Respondents could select more than one option.
- 1 respondent indicated their whole household needs to move. They are a homeowner living in a larger property looking to downsize and secure ground floor and adapted accommodation.
- 5 respondents indicated that only part of their household needs to move, of which all 5 indicated that they are currently living with friends/family in the parish.

Housing Need

As of 20th May 2025, the Hampshire Home Choice register shows that there are 4 households registered for affordable/social rented housing and have a local connection to the parish of Penton Grafton:

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

Of the 4 applicants, 1 applicant lives in the parish of Penton Grafton, 2 have local connection via employment in the parish and 1 has family living in the parish. Of the 4 applicants, 1 is living with family/friends, 1 is in social housing and the remaining 2 are in private rented accommodation.

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 59 social housing properties in the parish of Penton Grafton owned by Aster. We are aware that there may be social housing properties in the parish owned by English Rural but the property details have not been confirmed. There may also be other social housing stock in Penton Grafton but the council does not have access to that information. The Aster stock consists of:

Aster:

4 x 1 bedroom flat

4 x 1 bedroom bungalow

28 x 2 bedroom flat

10 x 2 bedroom bungalow

4 x 2 bedroom house

8 x 3 bedroom house

1 x 6 bedroom house

There have been 4 lettings (rented accommodation) in the parish of Penton Grafton over the past 5 years via Hampshire Home Choice:

2 x 1 bed accommodation

2 x 2 bed 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 Penton Grafton. 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%	2
35 – 44	7%	5
45 – 54	16%	12
55 – 64	23%	17
65+	51%	38
Prefer not to say	0%	0
TOTAL		**74**

(Table 1) Answered: 74 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 73 respondents, 12 people responded that they have a disability. Of these 12 respondents who confirmed that they have a disability, 5 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	16%	12

No	84%	61
Prefer not to say	0%	0
TOTAL		**73**

(Table 2) Answered: 73 Skipped: 2

Of the 9 that responded to having adaptations in their home (Q10), 5 respondents confirmed having a disability, which would indicate that 4 respondents confirmed they have an adapted home but answered 'no' to having a disability via Q3.

Q10 Has your home been adapted?	%	Responses
Yes	12%	9
No	88%	65
TOTAL		**74**

(Table 3) Answered: 74 Skipped: 1

Q11 Does your home need adapting?	%	Responses
Yes	12%	9
No	87%	64
Other	1%	1
TOTAL		**74**

(Table 4) Answered: 74 Skipped: 1

Of the 9 respondents that confirmed their home would need adapting, 5 respondents are home owners with no mortgage, 3 respondents are homeowners with a mortgage and 1 respondent rents from a private landlord or letting agent.

There was 1 response confirming 'other' to the question above, this comment has been collated and provided to the Parish Council.

Q4 What is your nationality?	%	Responses
British	100%	74
Irish	0%	0
Citizen of a different country	0%	0
Prefer not to say	0%	0
TOTAL		**74**

(Table 5) Answered: 74 Skipped: 1

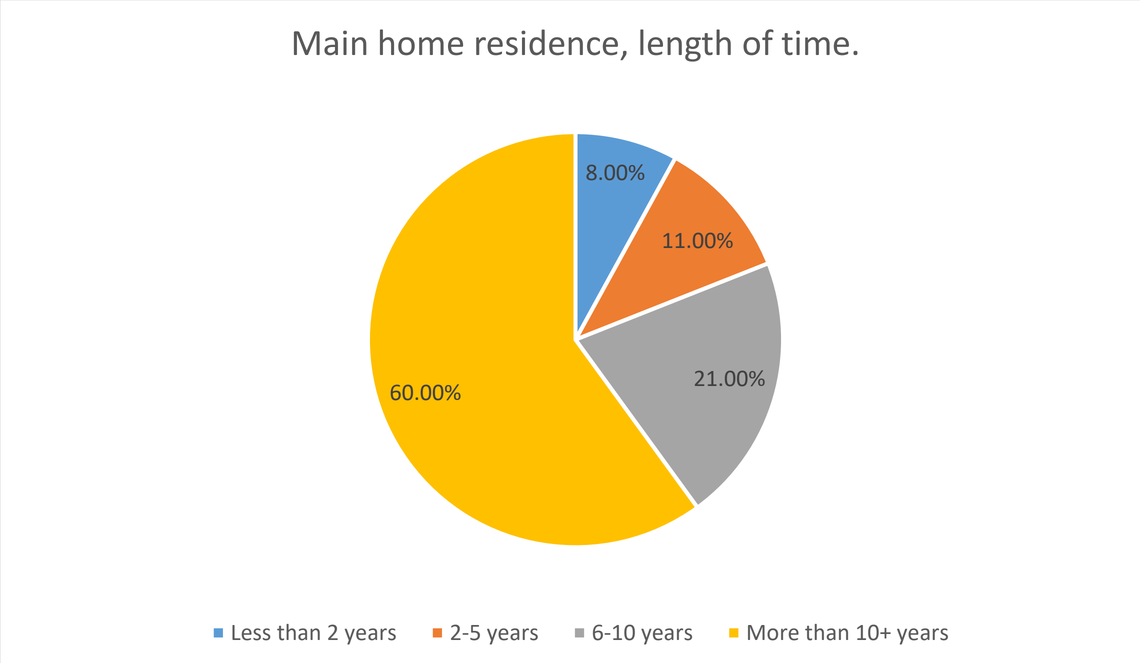
Residency and tenure

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	100%	73
Second/holiday home in parish	0%	0
Other	0%	0
TOTAL		**73**

(Table 6) Answered: 73 Skipped: 2

As can be seen above, all of respondents currently reside in the parish (main home).



(Pie chart 7)

The pie chart above shows that, of the 73 respondents whose main home is in the parish, 60% (44) have lived in the parish for more than 10 years, 21% (15) between 6-10 years, 11% (8) 2-5 years and 8% (6) for less than 2 years.

Q7 Please specify your tenure	%	Responses
Own outright	55%	41
Own with a mortgage or loan	34%	25
Shared ownership/equity (part rent/part buy)	0%	0
Rent from a private landlord or letting agent	6%	4
Rent from Council/housing association/other social rented	4%	3
Live with parents/other family members/friends	0%	0
Live in Armed Services accommodation	0%	0
Live in accommodation tied or linked to a job	0%	0
Other	1%	1
TOTAL		**74**

(Table 8) Answered: 74 Skipped: 1

As can be seen from the table above (Table 8), the vast majority of respondents either own their own property outright (55%) or own a property with a mortgage (34%). The number of respondents living in private rented accommodation within Penton Grafton is 6% and 4% rent from the Council/housing association/social rented. 1% (1 person) selected 'Other' but provided comments that they are living with family; the 'Live with parents/family members/friends' should therefore have been selected by this respondent.

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	2	13	19	6	1	41

Own with mortgage	0	2	8	12	3	0	25
Shared Ownership	0	0	0	0	0	0	0
Private rent	1	0	3	0	0	0	4
Rent from Council/HA	0	3	0	0	0	0	3
All other choices	0	0	1	0	0	0	1
Did not answer	0	0	0	0	0	0	0
TOTAL	**1**	**7**	**25**	**31**	**9**	**1**	**74**

(Table 9)

Q8 Current bedrooms	**Q9 Household numbers**								
No of Bedrooms	**1p**	**2p**	**3p**	**4p**	**5p**	**6p**	**7p**	**Not specified**	**Total Dwellings**
1	1	0	0	0	0	0	0	0	1
2	2	5	0	0	0	0	0	0	7
3	8	10	5	2		0	0	0	25
4	4	16	4	6	1	0	0	0	31
5+	0	6	0	2	1	0	0	0	9
Not specified	0	1	0	0	0	0	0	0	1
TOTAL	**15**	**38**	**9**	**10**	**2**	**0**	**0**	**0**	**74**

(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 6 households in 5+ bedroom properties with occupancy of 2 people, 3 own their property outright and 3 owns their property with a mortgage/loan.

Both of the 2 households in 5+ bedroom properties with 4 persons occupying are owned outright.

Of the 20 households in 4-bedroom properties with occupancy of 1 or 2 people, 17 own their property outright and 3 own their property with a mortgage/loan.

Of the 18 households in 3-bedroom properties with occupancy of 1 or 2 people, 10 own their property outright, 5 own their property with a mortgage/loan, 2 rent from a private landlord and 1 lives in a house owned by a family member.

This data highlights that there is a need for down-sizing accommodation in relation to open market homes. However, as can be seen from the data 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 offered.

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	12%	6
No, I will stay in my current home and won't downsize	59%	29
No, I will stay in my current home and subdivide it or adapt it for my needs	8%	4
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	21%	10
TOTAL		**49**

(Table 11) Answered: 49 Skipped: 26

Of the respondents aged over 55, the table above (Table 11) indicates that there is some (12%) desire to downsize but 59% 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 and 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 etc coupled with the disruption that moving home brings, however this report cannot evidence this.

21% of respondents will however consider options available through future developments.

Question 15 asked what type of smaller home they would consider and of those 50 that responded, 8% (4) will consider a smaller house to purchase, 0% (0) will consider a smaller house to rent, 30% (15) will consider a smaller bungalow to purchase and 4% (2) a smaller bungalow to rent. 8% (4) would consider moving to accessible/supported accommodation within a block/complex however 50% (25) stated they did not wish to move. 25 skipped this question.

Housing Requirements

Of the 74 respondents who answered **Question 12** (1 skipped this question), 44.5% (33) do not feel there is sufficient housing in the parish for people to move to, 44.5% (33) feel there is and 11% (8) 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 75 respondents, 74 answered no and 1 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.** 3 respondents 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	54%	38
Affordable housing to buy – shared ownership (part buy/part rent)	31%	22
Social affordable housing to rent (rent set by Government formula)	15%	11
Affordable housing to rent (80% of open market rent)	24%	17
Self-build or custom build homes	20%	14
Affordable housing to buy discount market/equity loan	17%	12
Extra Care/sheltered housing	24%	17
Mixed tenure scheme via Community led housing	8%	6
Homes to rent on the open market	17%	12

None	23%	16
TOTAL		**165**

(Table 12) Answered: 71 Skipped: 4

The highest level of support is for homes to purchase on the open market housing (54%), 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.

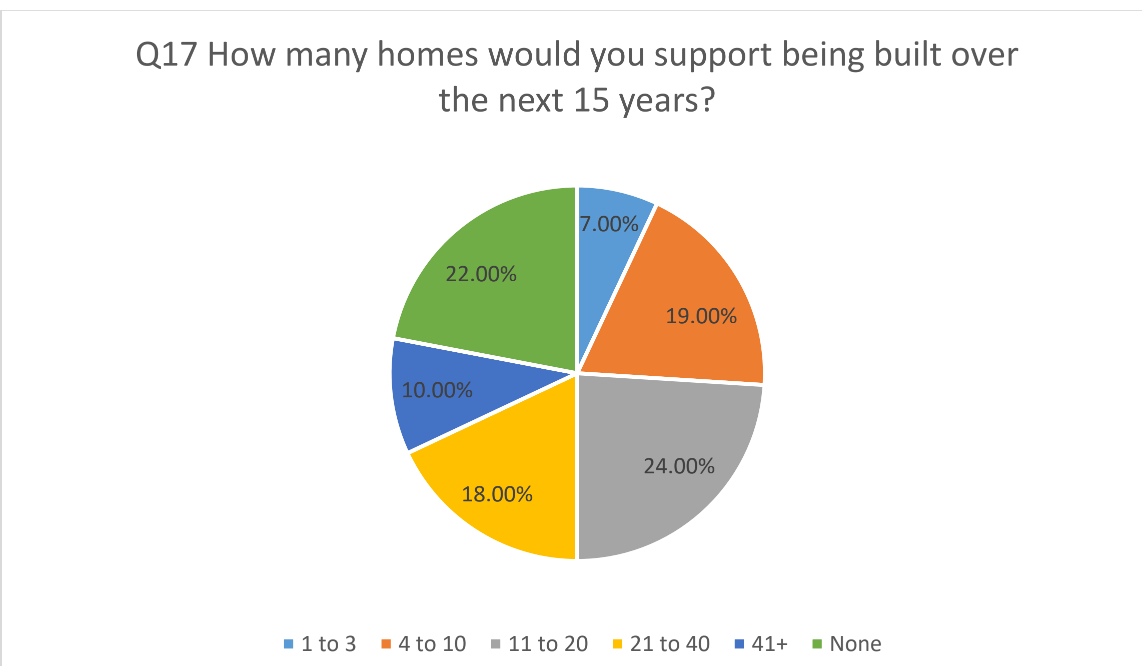
The evidence suggests that there is also a solid level of support for affordable housing products to purchase such as shared ownership 31% and, to a lesser degree, discount market/equity loan 17%. 15% would support social rented and 24% affordable rented, making a combined total of 39% for the rented (affordable) tenure. This could provide the opportunity to consider tenure options to suit a range of prospective customers.

There is also good support for an Extra Care or sheltered housing scheme (24%).

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 14 responses for Self-build or custom build homes and 6 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: 72 Skipped: 3

Question 17 (Pie chart 13) indicates the number of homes that the 72 respondents would support being built in the parish:

1 – 3 homes = 7% (5)

4 – 10 homes =19% (14)

11 – 20 homes = 24% (17)

21 – 40 homes = 18% (13)

41+ homes = 10% (7)

None = 22% (16)

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.

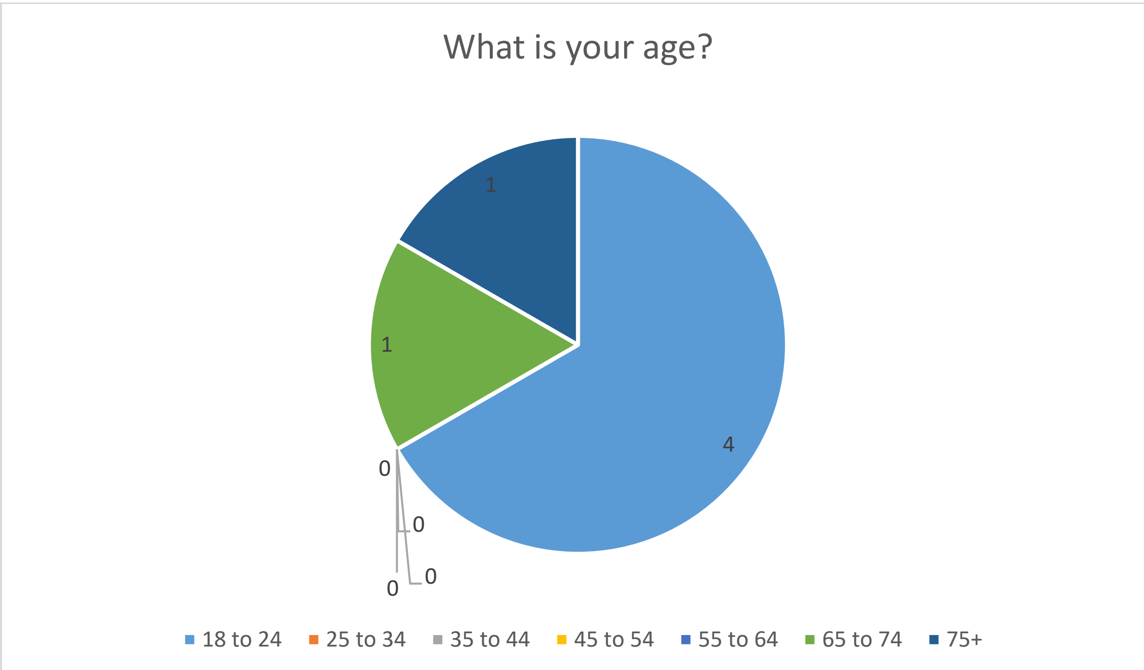
7. Part 2 of Survey

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

7 people responded yes to part 2 of the survey indicating that they will need to move (Question 20), however only 6 went on to answer enough subsequent questions to include their data. Therefore, the following data is based upon the 6 who responded in full.

Pie chart 14 outlines the age of respondents**, Question 28**. The highest responses were from the age group 18-24, followed equally by the 65-74 and 75+ age groups. There were no responses from the 25-35, 35-44, 45-54 and 55-64 age groups.



(Pie chart 14)

Local Connection

Of the households needing to move, in answer to **Questions 24-25**, 5 confirmed that they currently live in the parish and 1 provided information to indicate that they also currently live in the parish.

Type of housing needed

Of the households needing to move, in answer to **Question 23**, 5 of the respondents are part of an existing household and 1 is a whole household that needs to move.

Question 31 - The minimum number of bedrooms <u>a household states they need</u> is as follows (Table 15):

No. of beds	Responses
1 bed	4
1-2 bed	1
2 bed	1
3 bed	0
4 bed	0
TOTAL	**6**

(Table 15) Answered: 6

Of the 6 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 Q32	Minimum bedroom required Q31	Property required Q35			Tenure preferred Q36						
		HSE	FL or MA	BUNG	OM	OMR	SR	AR	S/O	DM	Ext Care

Single Person	1 bed			X			X	X			
Single Person	1 bed		X		X	X		X	X	X	
Single Person	1 bed		X			X		X			
Single Person	1 bed	X	X	X			X	X	X	X	
Single Person	2 bed	X			X						
2 Person household	1-2 bed			X	X			X	X	X	
Total		**2**	**3**	**3**	**3**	**2**	**2**	**5**	**3**	**3**	**0**

(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 are 4 single persons who have a preference for 1 bedroom accommodation. The other single person has a preference for 2 bedroom accommodation to buy on the open market.

The two occupant households requires 1 or 2 bedroom accommodation with a preference for a bungalow.

2 respondents selected a house as the preferable type of property, 3 selected a bungalow and 3 selected a flat/maisonette (respondents could select more than one option).

There is 1 respondent requiring both ground floor and adapted accommodation.

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

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

Q33 What are the main reasons for needing to move?	%	Responses
Currently living with family/friends and want own home	83%	5
Want to move back to parish	0%	0
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)	0%	0
Employment (within the parish)	0%	0
Home is too small and need to upsize	0%	0
Home is too big and need to downsize	17%	1
To provide support to family within the parish/to be near family	17%	1
Require ground floor accommodation	17%	1
Require adapted accommodation	17%	1
Member of household is/was in Armed Forces and/or has/will retire in the next 5 years	0%	0
Other	0%	0
TOTAL		**9**

(Table 17) Answered: 6

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 equally most popular reasons to move are: Home is too big and need to downsize, To provide support to family within the parish/to be near family, Require ground floor accommodation and Require adapted accommodation.

The current tenure/housing situation of the respondents are as follows (Table 18), with information cross referenced with **Questions 23, 24** and **25**. 5 respondents are living with family/friends in the parish. The final respondent confirmed that their whole household need to move from the property they own outright.

Current tenure	Total
Live with family in the parish	5
Live outside of the parish	0
Property owned outright	1
Property owned with mortgage/loan	0
Renting from Private Landlord	0
Renting from Council/Housing Association	0
TOTAL	**6**

(Table 18) Answered: 6

The table below (Table 19) 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 Affordable housing to rent (5), followed equally by Homes to purchase on the open market (3) and Affordable housing to buy in the form of Shared Ownership (3). There were then equal responses (2) for Homes to rent on the open market, Social housing to rent and Affordable housing to buy in the form of discount market properties.

Q36 What tenure of home would the household moving prefer?	Responses
Homes to purchase on the open market	3
Homes to rent on the open market	2
Social housing to rent (rent set by Government formula)	2
Affordable housing to rent (80% of open market rent)	5
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
TOTAL	**17**

(Table 19) Answered: 6

Employment status and affordability

Of the respondents to Part 2, 3 are in full-time employment, 1 is unemployed seeking work, 1 is a full/part time student and 1 is retired.

Of the 3 respondents who confirmed full-time employment, 1 has an income of £11,000-14,999, and 1 has an income of £20,000 - £24,999. 1 did not answer this question.

Question 39 asked what could be spent monthly on rent or mortgage payments taking into account all household outgoings. Only 3 responded. The table below (Table 20) shows available budget:

Q39 How much can the household afford to spend on rent or mortgage payments?	Responses
£0	0
£100 - £500	1
£501 - £1,000	2
£1,001 - £2,000	0
£2,001 – £2,500	0
£10,000 +	0
TOTAL	**3**

(Table 20) Answered: 3 Skipped: 3

Question 42 also asked what savings were available, separate to resources for a deposit. There were 2 respondents. 1 respondent has savings between £5,000 - £9,999 and 1 respondent confirmed they had no savings.

Question 43 asks for any indication of debt within the household. There were 4 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.

House prices in Penton Grafton have an overall average of £390,000 over the last year.

Overall, the historical sold prices in Penton Grafton over the last year were 56% down on the 2018 peak of £895,000.[2]

Information from several house buying websites suggests little movement in the housing market for smaller properties at an affordable amount within Penton Grafton. 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.[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 time's annual income, a household would need a gross annual income of approximately £80,000. Lower deposits would require a higher income threshold.

The 2024 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 £32,234 with the mean figure being £37,979. Test Valley's lower quartile for gross annual pay was £24,503. 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 £49,006.[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 1 property available to rent within a ½ -mile radius of Penton Grafton, via Rightmove. The rental price is £1,300 pcm (2 bedroom semi-detached bungalow).

In order to afford this an annual household income of £52,000 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

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[2] House Prices in Penton Grafton (rightmove.co.uk)
[3] pt6_2 Test Valley Strategic Housing Market Assessment JGC 2022 (2).pdf
[4] Employee earnings in the UK - Office for National Statistics (ons.gov.uk)

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.* [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.

Penton Grafton Local Housing Allowance rate falls within Basingstoke Broad Market Rental Areas, and the weekly Local Housing Allowance levels are as follows[6]:

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

In 2023/2024 the average **affordable rent** across all properties own by Registered Providers in England was £154.41pw. Across the south east the average was £184.94pw.[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 size of the property and relative local income levels. Social rents are 45-65% of open market rents.

In 2023/2024 the average **social rent** across all properties own by Registered Providers in England was £109.44pw. Across the south east the average was £124.13pw. [8]

9. Summary

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

Of those 6 respondents, 1 is a whole household wishing to move:

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[5] Shared Ownership Mortgage & Affordability Calculator - Legal & General Affordable Homes (landgah.com)
[6] Local Housing Allowance rates - Direct Gov
[7] 2024_PRP_RENTS_-briefing-notes_FINAL_V1.0.pdf
[8] 2024_PRP_RENTS_-briefing-notes_FINAL_V1.0.pdf

- They are a homeowner (owned outright), living in a larger property wishing to downsize. They also require ground floor and adapted accommodation.
- This respondent would consider homes to purchase on the open market, affordable housing to rent and affordable housing to purchase in the form of both shared ownership and discount market.

5 respondents have part of their household wishing to move:

- All 5 respondents are currently living in the parish (4 confirmed this and 1 provided other information to indicate that this is the case). They are all currently living with friends/family and would like their own home. Of the 5, 3 respondents confirmed that they are young adults wishing to move out of their parental home. Of these 3, 1 would consider homes to purchase on the open market, homes to rent on the open market, affordable housing to rent and homes to purchase in the form of both shared ownership and discount market. 1 respondent would consider homes to rent on the open market and affordable housing to rent. The final respondent would consider social housing to rent, affordable housing to rent and homes to purchase on the open market.
- Of the remaining 2 respondents currently living with friends/family in the parish, 1 would consider social housing to rent and affordable housing to rent and 1 would consider only homes to purchase on the open market.

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

1. Affordable housing to rent (80% of open market rent)
2. Homes to purchase on the open market and Affordable housing to purchase – shared ownership
3. Homes to rent on the open market, Social housing to rent (rent set by Government formula) 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 bungalow x 1

1 bedroom flat x 1

1 bedroom house/flat/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.

One respondent 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 (1)

2 bedroom house x 1

2 respondents who completed part 2 of this survey did not provide sufficient information on their financial circumstances to ascertain which housing tenures are achievable for them. Their needs are therefore not included in the lists above.

The summary may not represent the parish's full housing need as responses were not received from every household. **Furthermore, the lower-than-average response rate to this housing need survey could impact the accuracy and reliability of the findings.** Given fewer residents are providing feedback, this could potentially skew the results and make it difficult to accurately understand the true housing needs of the community.

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 form the usual statistics and numbers identifying housing need.

Although there is not up-to-date data for the demand of shared ownership in Penton Grafton, once people become aware of a potential affordable housing development, 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 good interest for social/affordable homes to rent and also interest for affordable home ownership (although there was insufficient information provided to ascertain if this would be achievable for those respondents) in the parish.

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