A collage of a house and a field

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1. Parish summary

Fyfield is one of the Test Valley’s fifty-nine parishes. It has an area of 224.38 hectares which represents 0.36% of the total area of Test Valley; in terms of size, Fyfield is Test Valley’s fifty-eighth largest parish. The parish’s population is 338 and its population density is 1.52 people per hectare, which is lower than the borough’s average population density of 2.10 people per hectare.



Within Fyfield there are various community facilities including St Nicholas Church and the Andover Aikido Club.

The nearest primary school, Kimpton, Thruxton and Fyfield Church of England Primary School, is situated in the neighbouring parish of Kimpton whilst the nearest GP surgeries can be found to the east in Andover. The closest railway station is also located in Andover.[[1]](#footnote-1)

1. Introduction

Following discussions with Fyfield Parish Council in the early part of 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.

1. 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 Fyfield 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.

1. 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 Fyfield in the month of April 2025. 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.

Members of the Council’s Housing Development Team facilitated a Housing Needs Survey information event during the period that they 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, receive assistance in completing it and obtain general information about affordable housing.

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 151 questionnaires were distributed to the households of Fyfield.

● 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 **20.5%** with **31** **replies** received in total. 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 20.5% response rate can carry a risk of bias.

● 4 of those responses were made online via SurveyMonkey and 27 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 Fyfield.

1. Key Findings

Part 1 – These are the views from the 31 responses received:

* **29%** of respondents feel there is insufficient housing in the parish for people to move to.

**● 13%** of respondents would support a housing development scheme of between 11- 20 homes, **13%** would support a scheme of 4-10 homes, **10%** would support a scheme of 1-3 homes and **7%** would support a scheme of 41+ homes.

* Overall, out of the 31 surveys received, 13 respondents confirmed they would support a development of some kind within the parish over the next 15 years.
* The tenures most supported (highest ranking) is for affordable housing rental products with a combined total of **37%** (social rented 27% and affordable rented 10%), followed by **23% (each)** supporting both affordable home ownership in the form of shared ownership as well as homes to purchase on the open market. **10%** supported affordable housing to buy (Discount Market), followed by **7%** for homes to rent on the open market and **7%** for self build/custom build. (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 majority people would rather remain in their home and under-occupy rather than move.

Part 2 – These are the housing requirements from the 1 respondent looking/needing to move:

**● Due to the lack of respondents, no key findings can be provided.**

Housing Need

Hampshire Home Choice is a way of looking for social housing available for rent across the Hampshire Home Choice sub-region and aims to give applicants a choice in deciding where they wish to live.

As of 28th May 2025, 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 Fyfield:

|  |  |
| --- | --- |
| Number of Bedrooms | Number of registered applicants |
| 1 bed | 3 |
| 2 bed | 2 |
| 3 bed | 0 |
| 4 bed+ | 1 |
| **Total** | **6** |

Of the 6 applicants, 5 live in the parish of Fyfield, and 1 applicant has local connection via employment within the parish. Of the 6 applicants, 2 are living with family/friends, 3 are in private rented housing, and 1 is living 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 (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 31 social housing properties in the parish of Fyfield. This stock consists of:

1 x 1 bedroom bungalow

3 x 2 bedroom flat

23 x 2 bedroom bungalow

4 x 3 bedroom house

*We do not have access to other data regards any other social housing within Fyfield owned by any other Housing Provider other than Aster.*

There have been 13 lettings (rented accommodation) in the parish of Fyfield over the past 5 years via Hampshire Home Choice:

2 bedroom flat x 2

2 bedroom bungalow x 11

1. 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 Fyfield. 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 | 0% | 0 |
| 35 – 44 | 10% | 3 |
| 45 – 54 | 16% | 5 |
| 55 – 64 | 19% | 6 |
| 65+ | 48% | 15 |
| Prefer not to say | 7% | 2 |
| **TOTAL** |  | **31** |

(Table 1) Answered: 31 Skipped: 0

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 the percentage of residents with a disability in the parish. Of the 30 respondents, 4 people responded that they have a disability. Of these 4 respondents who confirmed that they have a disability, 2 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 | 13% | 4 |
| No | 80% | 24 |
| Prefer not to say | 7% | 2 |
| **TOTAL** |  | **30** |

(Table 2) Answered: 30 Skipped: 1

Of the 3 that responded to having adaptations in their home (Q10), 2 respondents confirmed having a disability, and the remaining respondent confirmed they have an adapted home but answered ‘no’ to having a disability via Q3.

|  |  |  |
| --- | --- | --- |
| Q10 Has your home been adapted? | % | Responses |
| Yes | 10% | 3 |
| No | 90% | 28 |
| **TOTAL** |  | **31** |

(Table 3) Answered: 31 Skipped: 0

|  |  |  |
| --- | --- | --- |
| Q11 Does your home need adapting? | % | Responses |
| Yes | 10% | 3 |
| No | 84% | 26 |
| Other | 6% | 2 |
| **TOTAL** |  | **31** |

(Table 4) Answered: 31 Skipped: 0

Of the 3 respondents that confirmed their home would need adapting, all 3 respondents are homeowners with no mortgage.

There were 2 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 | 97% | 29 |
| Irish | 0% | 0 |
| Citizen of a different country | 0% | 0 |
| Prefer not to say | 3% | 1 |
| **TOTAL** |  | **30** |

(Table 5) Answered: 30 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% | 30 |
| Second/holiday home in parish | 0% | 0 |
| Other | \* 3% | 1 |
| **TOTAL** |  | **31** |

(Table 6) Answered: 30 (\*1 responder provided 2 answers) Skipped: 1

As can be seen above, all respondents reside in the parish (main home). There was 1 response which confirmed ‘other’ connection to the parish, this comment confirmed residency in the parish.

The pie chart above shows that, of the 30 respondents whose main home is in the parish, 79% (24) have lived in the parish for more than 10 years, 7% (2) between 6-10 years, 7% (2) 2-5 years and 7% (2) for less than 2 years.

|  |  |  |
| --- | --- | --- |
| Q7 Please specify your tenure | % | Responses |
| Own outright | 63% | 19 |
| Own with a mortgage or loan | 23% | 7 |
| Shared ownership/equity (part rent/part buy) | 3% | 1 |
| Rent from a private landlord or letting agent | 3% | 1 |
| Rent from Council/housing association/other social rented | 7% | 2 |
| 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 | 3% | 1 |
| **TOTAL** |  | **31** |

(Table 8) Answered: 30 (1 respondent provided 2 answers) Skipped: 1

As can be seen from the table above (Table 8), the majority of respondents either own their own property outright (63%) or own a property with a mortgage (23%). The number of respondents living in private rented accommodation within Fyfield is one, and two rent from the Council/housing association/social rented. One respondent confirmed living in a shared ownership/equity home.

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 | 3 | 7 | 5 | 2 | 2 | 19 |
| Own with mortgage | 0 | 1 | 1 | 5 | 0 | 0 | 7 |
| Shared Ownership | 0 | 0 | 1 | 0 | 0 | 0 | 1 |
| Private rent | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| Rent from Council/HA | 1 | 1 | 0 | 0 | 0 | 0 | 2 |
| All other choices | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Did not answer | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| **TOTAL** | **1** | **6** | **9** | **10** | **2** | **3** | **31** |

(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 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| 3 | 1 | 6 | 1 | 1 | 0 | 0 | 0 | 0 | 9 |
| 4 | 1 | 7 | 1 | 1 | 0 | 0 | 0 | 0 | 10 |
| 5+ | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 2 |
| Not specified | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 3 |
| **TOTAL** | **8** | **17** | **3** | **3** | **0** | **0** | **0** | **0** | **31** |

(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 higher proportion of 3, 4 and 5+ bedrooms that are under-occupied (see highlighted section).

To further analyse the under-occupancy, of the 2 households in 5+ bedroom properties with occupancy of 2 and 3 persons, both own their property outright.

Of the 10 households in 4-bedroom properties, 7 households have an occupancy of 2 people, and of these 7 households, 2 own their property outright and 5 own their property with a mortgage/loan. Of the remaining 3 households, all own their property outright.

Of the 9 households in 3-bedroom properties, there are 6 households with an occupancy of 2 people, 5 own their property outright and 1 household is living in shared ownership/equity accommodation.

The above highlights a 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 over 55yrs how they would aspire to meet their housing needs as they get older, consideration will need to be given to the type and tenure of this housing.

Homes for those over 55

|  |  |  |
| --- | --- | --- |
| Q14 If you will remain living in this parish as you get older, would you like to downsize to a smaller property? | % | Responses |
| Yes, I would like to buy or rent a smaller home in my parish | 12.5% | 3 |
| No, I will stay in my current home and won’t downsize | 71% | 17 |
| No, I will stay in my current home and subdivide it or adapt it for my needs | 12.5% | 3 |
| 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 | 4% | 1 |
| **TOTAL** |  | **24** |

(Table 11) Answered: 24 Skipped: 7

Of the respondents aged over 55, the table above (Table 11) indicates that there is some desire to downsize, however there are 71% respondents saying they will stay in their current home; this is in conflict with the data above (table 10) that suggests there is under- occupancy of homes, as table 11 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.

**Question 15** asked what type of smaller home they would consider and of those 24 that responded, 8% (2) will consider a smaller house to purchase, 4% (1) will consider a smaller house to rent, 13% (3) will consider a bungalow to purchase and 75% (18) stated they did not wish to move. 7 skipped this question.

Housing Requirements

Of the 31 respondents who answered **Question 12**, 29% (9) do not feel there is sufficient housing in the parish for people to move to, 61% (19) feel there is and 10% (3) 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 31 respondents 30 answered no and 1 answered yes (comments have been collated and provided to the Parish Council).

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

|  |  |  |
| --- | --- | --- |
| Q16 What sort of homes would you support being built in the parish? | % | Responses |
| Homes to purchase on the open market | 23% | 7 |
| Affordable housing to buy – shared ownership (part buy/part rent) | 23% | 7 |
| Mixed tenure scheme via Community le housing | 0% | 0 |
| Social affordable housing to rent (rent set by Government formula) | 27% | 8 |
| Affordable housing to rent (80% of open market rent) | 10% | 3 |
| Homes to rent on the open market | 7% | 2 |
| Affordable housing to buy discount market/equity loan | 10% | 3 |
| Extra Care/sheltered housing | 3% | 1 |
| Self-build or custom build homes | 7% | 2 |
| None | 50% | 15 |
| **TOTAL** |  | **48** |

(Table 12) Answered: 30 Skipped: 1

The evidence suggests that the highest level of support is for affordable housing rental products with a combined total of 37% (social rented 27% and affordable rented 10%).

There is a high level of support for home ownership within the parish. As can be seen, there is 23% for both homes to purchase on the open market and affordable housing to buy in the form of shared ownership. Discount Market homes are also an affordable home ownership tenure of which 10% support this.

When considering homes to purchase on the open market, consideration needs to be given 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.

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 2 responses for Self-build or custom build homes and zero responses for Community led housing.

There were 15 responses that answered ‘none’ to **Question 16** (What sort of homes would you support being built).

(Pie chart 13) Answered: 30 Skipped: 1

**Question 17** (Pie chart 13) indicates the number of homes that the 30 respondents wishing to see new development in the parish would support.

1 – 3 homes = 10% (3)

4 – 10 homes =13% (4)

11 – 20 homes = 13% (4)

21 – 40 homes = 0% (0)

41+ homes = 7% (2)

None = 57% (17)

**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)

1. Part 2 of Survey

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

**Only 1 household provided answers to this part of the survey, and due to the personal information collected, no data for any of the questions in this part 2 can be shared to ensure that the household cannot be identified.**

1. 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 Fyfield have an overall average of £288,750 over the last year.

The majority of properties sold in Fyfield during the last year were semi-detached properties, selling for an average price of £281,667. Terraced properties sold for an average of £310,000.

Overall, the historical sold prices in Fyfield over the last year were 13% up on the previous year and 67% down on the 2022 peak of £871,250.[[2]](#footnote-2)

Information from several house buying websites suggests little movement in the housing market for smaller properties at an affordable amount within Fyfield. 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]](#footnote-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]](#footnote-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 were no properties available to rent, even taking into consideration a 1 mile radius of Fyfield, via Rightmove.

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. [[5]](#footnote-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.

Fyfield Local Housing Allowance rate falls within Basingstoke Broad Market Rental Areas, and the weekly Local Housing Allowance levels are as follows[[6]](#footnote-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. The average for the South East was £184.94pw.[[7]](#footnote-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. The average for the South East was £124.13pw.[[8]](#footnote-8)

1. Summary Part 2

The one Household who responded, wishes to downsize from private rented accommodation within the parish and move into a 1-bedroom House/Bungalow, with a preference for affordable rented tenure or affordable home ownership in the form of shared ownership.

The financial information provided supports the option of affordable home ownership (shared ownership).

For affordable rented tenure, households need to apply via Hampshire Home Choice and meet the qualifying criteria.

1. Conclusion

A low response rate in a housing needs survey can impact the accuracy and reliability of the findings. Given fewer residents are providing feedback, potentially skewing the results and making it difficult to accurately understand the actual housing needs of the community.

The low response rate for this survey 20.5%, can stem from several factors, including low awareness of the need for affordable housing, concerns about the confidentiality of information, and lack of perceived impact on individual lives.

The summary above obviously does 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 for Part 2 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 Fyfield, 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.

However, due to the low response rate and only one response to Part 2 of the survey, it is impossible to provide a conclusive affordable housing recommendation.  **Considering the results of the survey alone, the minimum recommendation would be for 1 x 1 bed house/bungalow for shared ownership.**

The Parish Council may also wish to consider the evidence of need from households registered on Hampshire Home Choice alongside this survey.  Taking into account those households (and the 1 respondent for part 2) it is likely that the minimum recommendation would be:-

**Social/Affordable Rent**

1 bedroom x3

2 bedroom x 2

4 bedroom x 1

**Shared Ownership**

1 bedroom house/bungalow x 1

1. [Parish Profiles | Test Valley Borough Council](https://www.testvalley.gov.uk/communityandleisure/my-local-area-new/parish-profiles) [↑](#footnote-ref-1)
2. [House Prices in Fyfield](https://www.rightmove.co.uk/house-prices/fyfield-10434.html) [↑](#footnote-ref-2)
3. [pt6\_2 Test Valley Strategic Housing Market Assessment JGC 2022 (2).pdf](file:///C:/Users/hhccj/Downloads/pt6_2%20Test%20Valley%20Strategic%20Housing%20Market%20Assessment%20JGC%202022%20(2).pdf) [↑](#footnote-ref-3)
4. [Employee earnings in the UK - Office for National Statistics (ons.gov.uk)](https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/bulletins/annualsurveyofhoursandearnings/2023) [↑](#footnote-ref-4)
5. [Shared Ownership Mortgage & Affordability Calculator - Legal & General Affordable Homes (landgah.com)](https://landgah.com/shared-ownership/help-advice/affordability-calculator/) [↑](#footnote-ref-5)
6. [Local Housing Allowance Rates for postcode SP11 8FN : DirectGov - LHA Rates](https://lha-direct.voa.gov.uk/SearchResults.aspx?Postcode=sp11%2b8fn&LHACategory=999&Month=6&Year=2025&SearchPageParameters=true) [↑](#footnote-ref-6)
7. [2024\_PRP\_RENTS\_-briefing-notes\_FINAL\_V1.0.pdf](https://assets.publishing.service.gov.uk/media/671f8fdd4fdbe4653d6ecb5a/2024_PRP_RENTS_-briefing-notes_FINAL_V1.0.pdf) [↑](#footnote-ref-7)
8. [2024\_PRP\_RENTS\_-briefing-notes\_FINAL\_V1.0.pdf](https://assets.publishing.service.gov.uk/media/671f8fdd4fdbe4653d6ecb5a/2024_PRP_RENTS_-briefing-notes_FINAL_V1.0.pdf) [↑](#footnote-ref-8)