

Test Valley Borough Council

Nether Wallop Parish

Housing Needs Survey Report

November
2021



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1. Parish Summary

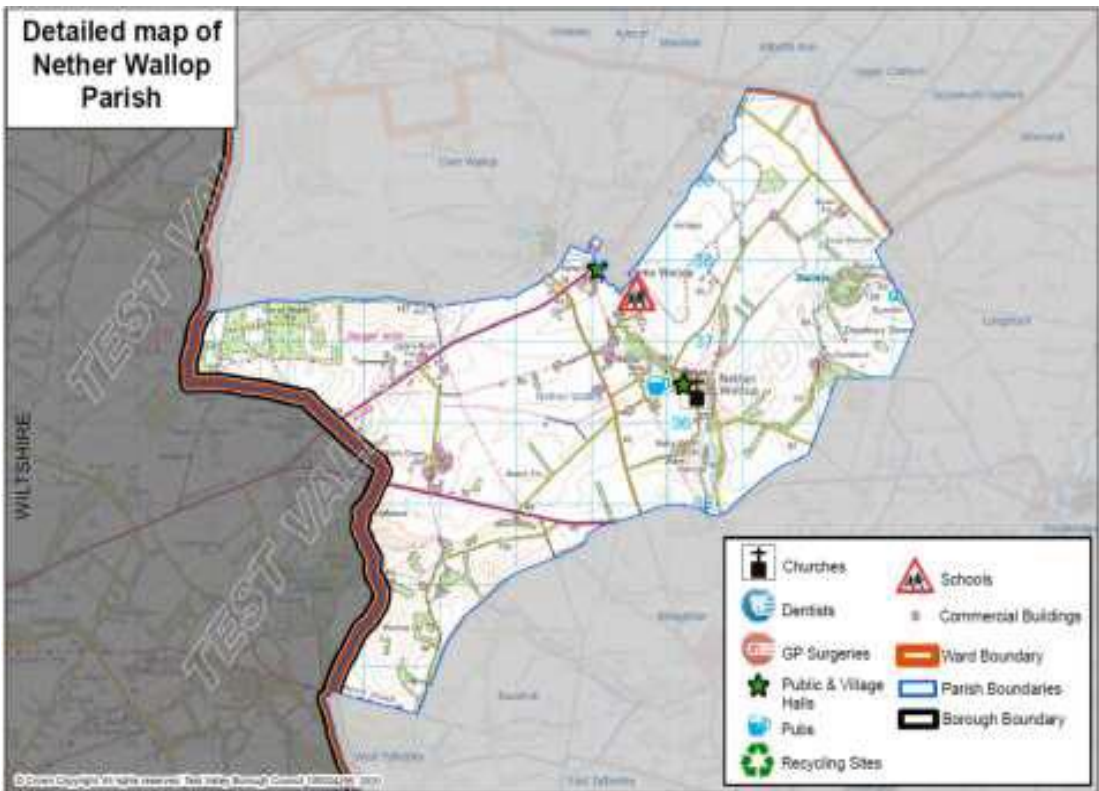
Nether Wallop is one of the Test Valley's fifty-nine parishes. It has an area of 2983.05 hectares which represents 4.75% of the total area of Test Valley; in terms of size, Nether Wallop is Test Valley's second largest parish. The parish's population is 895 and its population density is 0.30 people per hectare, this is lower than the borough's average population density of 2.10 people per hectare.

There are 386 properties in Nether Wallop. Household tenures for Nether Wallop present as follows:

- 75% of people in Nether Wallop live in a property which they own outright or with a mortgage or loan. This is higher than both the average for Test Valley, which is 70%, and the average for the South East of England, which is 68%.
- 9% of residents rent their property from a Housing Association, which is slightly lower than the borough average of 14.4%.
- 13.6% of residents privately rent their property; this figure is slightly higher than borough average of 13%. (Household tenure refers to the financial arrangements under which people occupy their homes and is taken from the 2011 Census).

Nether Wallop has a smaller percentage of young people (aged 0-19) with around 16%, against the borough average of 23%. This is expected to fall slightly by 2027.

The percentage of young adults (aged 20-39) is around 17%, against the borough average of 20%, this is expected to rise very slightly by 2027. The proportion of young middle aged residents (aged 40-69) constitute 46% of Nether Wallop's population, which is higher than the borough average of 40%. This is forecast to increase slightly by 2027. At 20.3%, Nether Wallop has a significantly larger percentage of those aged 70 and over, being 3% above the borough average. By 2027 this percentage is forecast to decrease slightly.



2. Introduction

Following initial discussions with the Nether Wallop Parish Council in March 2021, it was agreed in September 2021 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 is also a useful tool for Nether Wallop in their Neighbourhood Planning discussions.

This survey 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 Nether Wallop 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 limitations 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 posted via Royal Mail to all households within Nether Wallop on the 30th September 2021. A Survey Monkey survey was also made available on the Parish Council website.

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 29th October 2021. The forms were recorded and analysed by the Housing Development Officer at Test Valley Borough Council.

- A total of 385 questionnaires were distributed to the households of Nether Wallop.
- 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 39% with 151 replies received. The aim of a survey is to achieve a 40% response rate, therefore this is a positive response rate.
- 97 of those responses were received via return post and 54 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 Nether Wallop.

5. Key Findings

- 63% of respondents feel there is insufficient housing in the parish for people to move to.
- There were 32% of respondents who would support a housing development scheme of between 11-20 homes and 20% would support a scheme of 4-10 homes. 18% would support 1-3 homes, 22% would support 10-40 homes and 8% 40+ homes; all respondents supported a development of some kind.
- The tenure most supported for a housing scheme is for the affordable housing product known as shared ownership (50%) (part-buy/part rent), followed closely by affordable rent (40%) and social rent (32%). There is also support for some open market homes (36%) and open market homes sold at a discount (discount market which discounts a home by up to 30%) (38%). It should be noted that people can select more than one choice.
- There is evidence to support housing for occupants to down-size as well as a proportion of housing for newly forming younger households.
- There are 31 respondents to Part 2 of the survey:
 - Of the 31 respondents to Part 2, 18 live in the parish and of this number 5 also work in the parish. 10 live outside the parish and of this number 4 work in the parish. 3 did not answer this question. 18 are requiring accommodation for the whole household and 10 are part of an existing household who wish to move and form a new household (3 did not provide a response).
 - There are 7 applicants currently living with family and friends, 10 applicants who are currently living in private rented accommodation and 6 are owner occupiers. 8 applicants did not provide information. There are no applicants with a disability.
 - Of the respondents the top three reasons for needing to move were: 11 wish to move back to the parish, 7 to provide support to family or friends and 5 wish to downsize.
 - There are 14 couples, 7 single households and 7 families requiring to move within the next 5 years. 3 applicants did not respond.
 - Of the 28 respondents, 6 expressed a preference for 1 bedroom, 16 for 2 bedroom, 5 for 3 bedroom and 1 for 3-4 bedroom accommodation.
 - The tenures most supported for a housing scheme are social and affordable rent (15) with an expression of interest for shared ownership (19) or discount market (18). There is also great interest for Community Led Housing (18) and Self-build/Custom Build housing (14). There is also an expression of interest for open market sale (7) and open market private rent (2); respondents can express an interest for more than one option.

Housing Need

As of 17th November 2021 information provided by Hampshire Home Choice shows that there are 5 households registered for affordable rented housing and have a local connection to the village of Nether Wallop. Of those 5 households, 3 of them are aged 55+. One of those requires ground floor accommodation with level access shower and has requested 2 bedroom need. Another household in the 55+ category has requested 3 bedroom accommodation.

At present the Help to Buy South register shows that there are 2 people registered for shared ownership for Nether Wallop requesting 2 bedroom accommodation. Both have sufficient income and savings to qualify for a shared ownership property.

Social Housing Stock for Nether Wallop

There are 7 social housing properties in Nether Wallop owned by Aster Group. The stock consists of 3 x 1 bed bungalows, 2 x 2 bed bungalows and 2 x 3 bed houses.

With the low levels of turnover of social housing in the parish, the existing social housing supply could not meet the needs of the households responding to section two of this survey who are in need of affordable accommodation. The majority of re-lets have been bungalows.

Lettings in Nether Wallop over the past 5 years:

- 8 x 1 bed
- 4 x 2 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 Nether Wallop. 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 (4 preferred not to say and 2 didn't answer at all):

Q2 Age range	%	Responses
Under 18	0%	0
18-24	4%	6
25-34	5%	7
35-44	11%	16
45-54	17%	25
55-64	26%	39
65+	35%	52

Didn't complete		2
Prefer not to say		4

Table 1

As shown in the table above (Table 1), there are significant numbers of households responding to the survey aged 65+. However, there is sufficient response that indicates a spread of different household types in Nether Wallop in order to obtain a balanced opinion of the current housing, household types and tenure which will help to build a picture of future need. At least 87% of respondents have a local connection to the parish with 53% having lived in the parish for more than 10 years.

Residency and tenure

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

Q5 Connection to the parish	%	Responses
Main home is in parish	87%	129
Work in the parish	8%	12
Do not live in the parish, but family members live here	5%	8
Second/holiday home in parish	1%	2
Other	2%	3
Total Respondents: 148		154

Table 2 (154 responses may equate to multiple choice)

As can be seen above, of the 148 respondents 87% already reside in the parish and 8% work in the parish (there could be a number of respondents whose main home is in the parish who also work in the parish).

Q6 How long have you lived at your present address	%	Responses
Less than 2 years	16%	23
2 to 5 years	12%	18
5 to 10 years	19%	28
More than 10 years	53%	77
Total Respondents: 146		146

Table 3

53% of respondents have lived in the parish for more than 10 years, 19% between 5-10 years, 12% 2-5 years and 16% for less than 2 years. The remaining respondents did not answer.

Q7 Tenure	%	Responses
Own outright	54%	79
Own with a mortgage or loan	24%	35
Shared ownership/equity (part rent/part buy)	0%	0
Rent from a private landlord or letting agent	12%	17
Rent from Council/housing association/other social rented	3%	4
Live with parents/other family member/friends	5%	8
Live in Armed Services Accommodation	0%	0
Other (please specify)	2%	3
Total Respondents: 146		146

Table 4

As can be seen from the table above (Table 4), the majority of respondents own their own property outright (54%) as well as owning a property with a mortgage (24%). There are also a significant number living in private rented and/or housing association/council accommodation (15%). The remaining respondents did not answer.

No of Bedrooms	Number of occupants						Total Dwellings
	1p	2p	3p	4p	5p	6p	
1	4	1					5
2	8	18	2				28
3	14	25	9	5			53
4	4	16	3	11	4		38
5	4	3	1	3	2		13
6	1			3	1		5
8		1					1
Total	35	64	15	22	7		

Table 5

The table above (Table 5) is in response to the questions asked on current house size and occupancy 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 2, 3 and 4 bedroom properties that are under-occupied. To further analyse the under-occupancy, of the 39 households in 3 bedroom properties with occupancy of 1 and 2 people, 32 are owner occupied and either owned outright, or with mortgage, and 5 are in private rented housing. 2 did not answer this question. Of the 20 households in 4 bedroom properties with occupancy of 1 or 2 people, all households are owner occupied.

This highlights a possible need for some open market down-size accommodation; 8 respondents who answered the question of residents over 55 said they would consider moving to a smaller property and a further 8 said they would consider this depending on the options provided. Consideration will need to be given to the type and tenure of this housing. The majority had a preference for a smaller house as opposed to a bungalow.

Disabled Requirements and Homes for those over 55

There were 20 respondents indicating a disability in the parish from the 151 responses received. Of the 20 respondents, 17 were 55+ years of age that said yes to a disability. Of the 17, 4 households that responded that they had some adaptations to their property.

Of the respondents aged over 55, the table below (Table 7) indicates that there is not an exceptionally high desire to downsize with 56% of respondents saying they will stay in their current home; this indicates that people would rather remain and under-occupy than move. 14% of respondents will however consider options available through future developments and 17% of respondents would like to buy or rent a smaller home. Q15 asked what type of smaller home they would consider and of those respondents, 22 will consider a smaller home to purchase, 14 would consider a bungalow and 3 a bungalow to rent . 47 stated they did not wish to move. (Respondents could select more than one option to Q15).

Q14 If you remain living in the parish as you get older would you like to downsize?	%	Responses
Yes, I would like to buy or rent a smaller home in my Parish	17%	16
No, I will stay in my current home and won't downsize	56%	52
No, I will stay in my current home and subdivide it or adapt it for my needs	13%	12
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	14%	13
TOTAL 93		93

Table 7

Housing Requirements

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 151 respondents, 129 answered no and 18 answered yes, (the remaining did not respond).

Of the respondents, 63% do not feel there is sufficient housing in the parish for people to move to, 29% feel there is and 8% did not provide a response.

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).

Q16 What sort of homes would you support being built?	%	Responses
Affordable housing to buy - shared ownership (part buy/part rent)	50%	71
Affordable housing to rent (80% of open market rent)	39%	56
Social affordable housing to rent (rent set by Government formula)	31%	45
Affordable housing to buy discount market/equity loan	38%	55
Homes to purchase on the open market	36%	52
Homes to rent on the open market	20%	28
Community led housing (i.e. Community Land Trust)	29%	41
Extra care/sheltered housing	15%	22
Self-build or custom build homes	29%	41
None	16%	23
Total Respondents: 143		

Table 8

The evidence suggests that the highest level of support is for affordable housing products such as shared ownership, affordable rented, social rented and shared equity. 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 also a high level of support for open market housing, 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 table below (Table 9) indicates the number of new homes that the respondents would support in the parish. The remainder did not provide an answer.

Q17 How many homes would you support over the next 15 years?	%	Responses
1 – 3	18	25
4 – 10	20	27
11 – 20	32	44
10 – 40	22	30
40+	8	11
		137

Table 9

Part 2 of Survey

The second part of the survey examines the households that have declared a need for housing in Nether Wallop 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. 31 people responded to part 2 of the survey. Table 10 outlines the age of respondents and as can be seen there is a higher proportion of 18-24 and quite an even split of other age groups.

Age Groups Responding to Survey

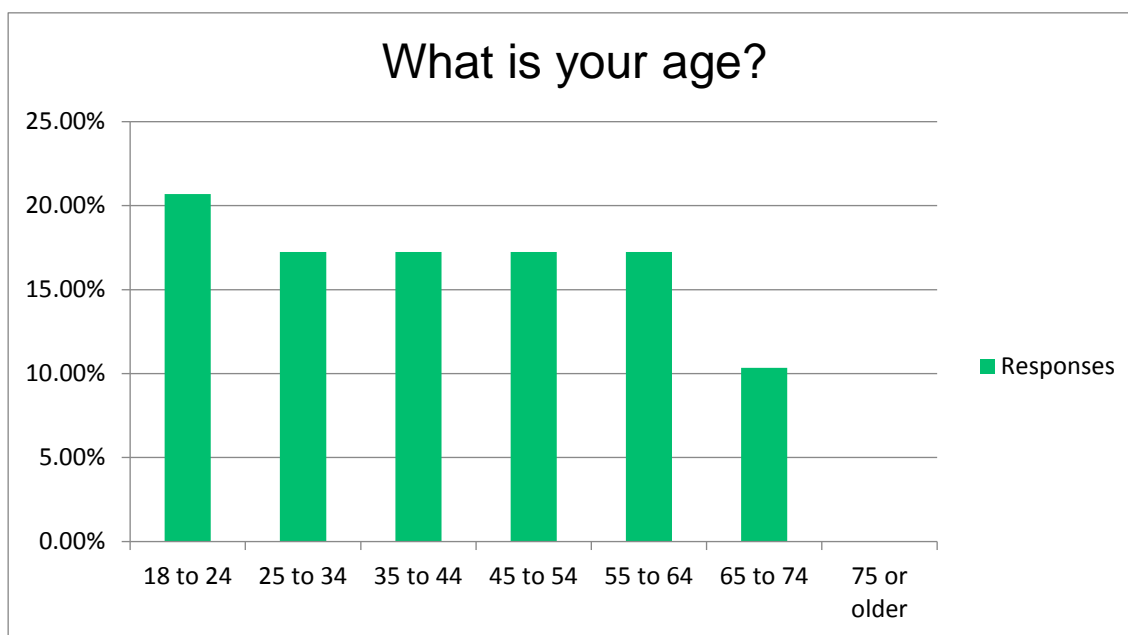


Table 10

Local Connection

Of the respondents, 18 currently live in the parish and of those 5 also work in the parish. 10 no longer live in the parish, but of those 4 currently work in the parish. All demonstrated a connection of either work, family connection or grew up in the village. This shows respondents have a strong connection to the village. (More than one option could be selected).

Type of housing needed

Of the households needing to move, 10 of the respondents are part of an existing household and 18 are a whole household needing to move.

The minimum number of bedrooms (Q28) that those respondents will **qualify** for is as follows (Table 11). One respondent owns a property outright and did not specify any details for moving:

No. of beds	Responses
1	6
2	16
3	5
4	1
Did not respond	3

Table 11

Of the 28 that responded, 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	Maisonette	Bungalow	OM	OMR	SR	AR	S/O	DM	S-B	Com Led
Single	1 bed	X	X	X	X					X	X		X
Single	1 bed	X	X	X	X				X				
Single	1 bed	X			X	X							X
Single	2 bed	X				X							
Single	2 bed	X	X		X					X	X		X
Single	2 bed				X			X			X		
Single	3 bed	X			X	X							
Couple	1 bed	X			X					X	X	X	X
Couple	1 bed	X			X					X	X	X	X
Couple	1 bed	Other										X	
Couple	2 bed	X								X	X	X	X
Couple	2 bed	X								X	X	X	X
Couple	2 bed	X							X	X	X		X
Couple	2 bed	X			X	X	X	X	X	X	X	X	X
Couple	2 bed	X	X		X					X	X		X
Couple	2 bed	X			X					X	X	X	X
Couple	2 bed	X				X							

Couple	2 bed	X			X		X	X	X				
Couple	2 bed	X			X			X	X	X	X	X	X
Couple	2 bed	X								X	X	X	X
Couple	2 bed	X								X			
Family (3)	2 bed	X			X			X	X	X	X	X	X
Family (3)	2 bed	X			X	X				X	X	X	X
Family (3)	3 bed	X										X	
Family (4)	3 bed	X							X	X	X	X	X
Family (4)	3 bed	X			X					X	X	X	X
Family (4)	3 bed	X				X		X	X	X	X		
Family (4)	3 / 4 bed	X							X	X			X
Totals		26	4	2	16	7	2	6	9	19	18	14	18

(Table 12)

Key:

OM = Homes to purchase on the Open Market

OMR = Homes to rent on the Open Market

SR = Social affordable rent

AR = Affordable rent

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

DM = Affordable Discount Market sale

S-B = Self-build/Custom build

Com Led = Community Led Housing

As can be seen from the data, there are 7 single people who would qualify for 1 bedroom accommodation, but 3 have a preference for 2 bed and 1 has a preference for 3 bed. There are 14 two occupant households in total. 3 are requesting 1 bedroom and 11 are requesting 2 bedroom accommodation. The 3 occupant households have requested 2 x 2 bed and 1 x 3 bed accommodation. The age groups and tenure types of the households varies so it would appear that some may be hoping for space for growing families, but some require extra space as a preference due to downsizing. In addition the majority are requesting affordable housing options so eligibility will be a factor when considering the mix and tenure of a proposed scheme. There are 3 requests for 3 bedroom accommodation from families of 4 occupants, and a request for a 3 / 4 bedroom from a 4 occupant household.

The reasons for wishing to move are detailed below (Table 13): (Respondents could select more than one answer):

Q30 What are the main reasons for needing to move	%	Responses
Currently living with family/friends and want own home	32%	9
Want to move back to the Parish	39%	11
Current home is overcrowded	3%	1
Too expensive (private rent)	18%	5
Employment (within the Parish)	7%	2
Home is too small and need to upsize	7%	2
Home is too big and need to downsize	18%	5
To provide support to family within the Parish/to be near family	25%	7
Require ground floor accommodation	3.0%	1
Require adapted accommodation	3.0%	1
Other	7%	2

Table 13

The current tenure of the 31 respondents is as follows (Table 14):

Current Tenure	Total
Own outright	3
Own with mortgage	3
Private rent	10
Live with parents	7
Information not provided	8
Total	31

Table 14

26 respondents selected a house as the preferable type of property, only 6 respondents selected either a flat or maisonette and 16 a bungalow (respondents could select more than one option). There is 1 respondent requesting some type of adaption or specialist type of housing but specified self-build as preference.

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 affordable housing to buy through shared ownership closely followed by discount market/equity loan ownership opportunities and through community led or self-build options.

Q33 What tenure would the household prefer	Responses
Homes to purchase on the open market	7
Affordable housing to buy - shared ownership (part buy/part rent)	19
Affordable housing to rent (80% of open market rent)	9
Affordable housing to buy discount market/equity loan	18
Social affordable housing to rent (rent set by Government formula)	6
Self-build or custom build homes	14
Community led housing (i.e. Community Land Trust)	18
Extra care/sheltered housing	0
Homes to rent on the open market	2
None	0
No response	0
Total Respondents:	28

Table 15

3 respondents chose not to answer Q33 (table 15 above)

Employment status and affordability

Of the respondents 18 are in full time employment and 5 are self-employed and 4 are retired and 3 work part time. 3 respondents chose not to answer. 28 respondents completed this question, with 2 respondents providing more than one answer.

Of the 21 respondents in full and part time employment, 2 responded to the question on income. 1 has an income of £25-30k and 1 has an income of £60-£80k.

Question 36 asked what could be spent monthly as rent or mortgage payments, taking into account all household outgoings only 5 responded. The table below (Table 16) shows available budget:

Q36 How much can the household afford to spend on rent or mortgage	Responses
£900	1
£1200	1
£1500	1
£5000	1
Zero	1

Table 16

Of the 20 responses to the question Q37 on deposit availability (Table 17), 18 responded and would have capacity for a deposit on an affordable home ownership product, 2 gave no value but said they had funds available. Question 39 also asked what savings were available separate to resources for a deposit, only 5 responded and these varied from £1k-£80k.

Q37 If wishing to buy how much deposit can be raised	Responses
£15k	1
£25-£45k	9
£50k - £80k	6
£600k	1
£850k	1
Money available but not disclosed	2

Table 17

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 Right Move search of homes for sale in Nether Wallop only came up with a few results in the last 12 months.

Properties in Nether Wallop had an overall average price of £538,127 over the last year.

The majority of sales in Nether Wallop during the last year were detached properties, selling for an average price of £598,039. Semi-detached properties sold for an average of £432,500, with terraced properties fetching £330,000.

Overall, sold prices in Nether Wallop over the last year were 14% down on the previous year and 10% down on the 2015 peak of £600,000.¹

As can be seen from the information above on properties for sale, the hope of purchasing an open market property for many will be unobtainable.

Information from several house buying websites show little movement in the housing market for smaller properties within Nether Wallop. 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 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 average total household income before housing costs (equalised) across Test Valley in 2018 was £54,600. This figure is typically used by mortgage lenders to assess a household's ability to afford to borrow.² Test Valley's gross LQ earnings³ for 2018 was £15,889 per year. 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 £31,778.

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.

¹ Rightmove

² Total annual household income is the sum of the gross income of every member of the household plus any income from benefits such as Working Families Tax Credit.

<https://www.ons.gov.uk/methodology/geography/ukgeographies/censusgeography>

³ There was no precise data available for Test Valley therefore, the median of the 20th and 30th percentiles were used as a reasonable proxy for the 25th percentile. AECOM December 2020

- First time buyers would generally struggle to meet the financial 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 Nether Wallop. However looking at the rental market ⁴in the vicinity (including Stockbridge), the average rent across 2 and 3 bed properties is £1220 pcm⁵. In order to afford this an annual income of around £37,000 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
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.

⁴ Rental prices RightMove 2021

⁵ <https://housesforsaletorent.co.uk/>

Nether Wallop Local Housing Allowance rate falls within the Broad Market Rental Area for Winchester and the weekly rents are as follows:

£83.50 per week – shared accommodation

£166.85 per week – 1 bedroom

£197.92 per week – 2 bedroom

£253.15 per week – 3 bedroom

£368.22 per week – 4 bedroom

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 charged at 45-65% of open market rents and are therefore more affordable to those on the lowest incomes.

9. Summary

Part 2 of this survey concentrates on households unable to afford accommodation on the open market.

- There are 31 respondents to Part 2 of the survey:
 - There are 7 single occupants who qualify for 1 bedroom but some express a desire for 2/3 bedroom. 14 two occupant households who have a minimum need of a 1 bedroom but of the 14 households, 11 express a desire for 2 bedrooms.
 - 3 families (3 occupants) with children and/or young adults require 2/3 bedroom homes either for affordable home ownership (shared ownership/equity loan) or discounted open market purchase (more than 1 option could be selected as a preference). 1 has requested the need for an adapted home (specified as self-build).
 - 4 families have requested 3-4 bedroom homes and again a variety of tenure options were requested.
- The responses from Part 1 and Part 2 demonstrate that the tenure most supported for a housing scheme is for with affordable shared ownership (part buy/part rent) or discount market, closely followed by self-build and community led housing.
- Of the respondents 18% would support a housing development scheme of between 1-3 homes 20% would support a scheme of 4-10 homes. 22% would support 10-40 homes, 32% would support 11-20 homes and 8% 40+ homes; all respondents supported a development of some kind.
- Finally, the survey suggested that there was appetite for self-build housing and community led housing, which is likely to be for a mixed tenure development to include open market housing and affordable housing for rent or shared ownership. Therefore the local community may wish to consider the possibility of forming a Community Land Trust (CLT). For further assistance/guidance in this matter please visit: Action Hampshire @ <https://actionhampshire.org/what-we-do/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, the methodology is based on a third of the identified demand which would equate to 10 homes:-

Rented

1 x 1 bed Social/Affordable Rent

2 x 2 bed Social/Affordable Rent

1 x 3 bed Social/Affordable Rent

Shared Ownership

1 x 1 bed Shared Ownership

3 x 2 bed Shared Ownership

2 x 3 bed Shared Ownership

The property types could consist of some bungalows for down-sizing as well as houses for families. The tenure options will need to be considered as there is a degree of flexibility from the respondents.

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 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 not included in the summary. As can be seen from the housing register details for Nether Wallop. There are 7 applicants, 5 for 1 bed, 1 for 2 bed and 1 for 3 bed. It should be noted that the survey respondents are potentially not registered on the housing register and 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) and information from Help to Buy South. There is only 1 applicant registered for Nether Wallop at present for shared ownership housing, but this may well change once people are aware that an affordable housing development is possible. It should also be noted that some of the residents expressing a desire to purchase a market or shared ownership home may not be able to raise the required deposit or mortgage, particularly when market conditions and lending criteria fluctuate, or they may decide not to enter into home ownership if their circumstances could be subject to change, and it is therefore likely that the proportion of affordable rented housing should be increased to allow for that scenario where shared ownership housing is a desire, rather than a practical and feasible option. A Registered Provider would also wish to provide a more balanced mix of affordable/social rented and shared ownership in order to minimise risk of over-providing shared ownership and being unable to sell them to local people.

10 Appendices

Appendix 1

Free text comments Q12 – Do you feel there is sufficient housing in the Parish

Comments Q12 - Do you feel there is sufficient housing in the Parish
I don't know
Don't know
Not lived here long enough to comment
Don't know
No, there needs to be more housing for younger people
I don't know
Nothing for your people
Don't know
Not a clue.
Don't know
Assisted living
Don't know the parish - haven't been here long.
Don't know
Don't know
Once in Nether Wallop people hardly ever move out
Don't know
A small increase in numbers
Not enough affordable housing
Needs more affordable housing to redress balance between older residents and young local population.
Planning permission being granted for inappropriate new builds and extensions i.e. large houses on small plots
need more affordable housing

Free text comments Q16 – what sort of homes would you support being built in the parish?

Q16 Comments - What sort of homes would you support being built in the Parish

Not sure what is required.
Not sure
I'm happy with what is in the parish. We moved here because of how it is. It was what we wanted to enjoy the peace and quiet.
Keep the housing as rent only.
There's a lot of families needing larger homes to rent in Andover. Waiting lists are endless. Causes real strain for families.
Co-housing
Co-housing
There has been a huge amount of building - no more please!
Don't know but would support Council's decision.
That depends on proven need but this 'village' is already becoming over developed.

Free text comments Q18 – Please provide any comments about housing development in your parish

Q18 Comments on development in the Parish
Not sure how many are needed.
Very little affordable housing, particularly for young people.
All new dwellings in the area relevant to nitrate neutrality need to satisfy the Natural England mitigation strategy. This cost £20-30k per dwelling - please consider as mitigation could be to the benefit of the NW community if planned well.
Would need to be in keeping with the village and not over-developed
We do not need anymore large houses
There has not been enough affordable housing built
The village is full of large homes lived in by commuters smaller homes invigorate the village
Would like more affordable housing in the area
We have moved here 9 months ago and were attracted to the countryside and green spaces and lack of large housing development
I'd rather there was no housing built around me.
No housing estates!! Houses, modest in nature and in keeping with the character of the village are required. 2-3 bedroom cottages. Self builds.
There is nothing affordable for me.
Nothing since Walker Rise
Infrastructure failing.
I think any new houses to the parish need to set an example of good design. They should be in every right affordable and sustainable. They should promote good health and wellbeing and be integrated to the community
Whilst the current mantra is for 'affordable housing' in Nether Wallop, this is pointless if it is not linked to the provision of employment. I would like to see TVBC support strongly aspirations for small businesses starting up in the Parish. Currently we see strong local "NIMBY" objections to even the most benign of commercial ventures on the basis that they might create small amounts of traffic or disturbance. Sadly these objections are all too often pandered to by Nether Wallop Parish Council. The fact that the Wallops used to support a multitude of farms and related agricultural businesses is soon forgotten.
I believe that village home owners should be given the opportunity to self build for their future needs e.g., to create accommodation for elderly or dependent relatives.
They are all £450K+ for sale
Nether Wallop has a very good mix of housing already. Yes, house prices are expensive - that is because it is a nice place to live. Recently there has been a lot of in-filling which is ok but there is a limit. It would be nice if people invested in the infra-structure like tackling speed of traffic, bad internet/phone coverage, pub and shops before adding more housing.
Nether Wallop desperately needs some affordable quality housing
Since Walker Rise there has been nothing.
Letter attached to survey addressed to CEO of TVBC as follows: My wife and I lived in Over Wallop for twenty years, we moved to Nether Wallop in 2009. The Wallops are essentially villages and that is what attracted us here, we are also surrounded by the most beautiful countryside. We do not want to see major new building in this area - if you permit it, you will destroy the attractiveness of these villages. There is already a lot of new houses being built in Nether Wallop - that is enough. I know that many people deplore all this new development, and I ask you please do not approve any more major new building projects.
Village is large enough as it is. No more development needed!
Village is large enough as it is. No more development needed!
Having developments in this historic parish must be done sympathetically.
Too much
Some inappropriate building in Farley Street where trees have been felled.
Need to keep young people in village to keep schools, libraries etc.
There has been a lot of development recently but all large private houses. Small affordable homes would be more useful.
Too much development in this particular village (Nether Wallop) it's ruining the feel of the village.
I am not sure what densities could be supported here comfortably so cannot say.
There appears to be a number of houses being developed in the local area/parish
Not needed.
I don't have enough information to answer 17 and 18.
Construction generates 40% of UK carbon emissions. It is now time to stop building and control population.

Don't know - don't know the area.
Not a good village for affordable homes as there is no bus service.
Personally I do not believe there is room in the village for new houses.
More help needed for affordable rent, only 7 properties by Aster
There is lots of infill ongoing in the parish.
I would favour affordable houses to rent over 'executive' houses for sale. Mainly 3 bedrooms or 2 bedrooms.
Plenty of large new build and extended older houses - nothing affordable for start up buyers.
This village is already being overdeveloped and existing dwellings are becoming overpowered by inappropriate extensions. As to house to plot ratio we might as well live in an urban area but without the benefit of good infrastructure i.e. narrow roads vs large vehicles driven by unskilled drivers.
Development needs to be within keeping of the village.
Flood plain area. More houses built equals more risk of flooding.
I feel one large housing development in the parish will ruin this village and the beautiful surrounding countryside.
There is already too much
There is nothing affordable in the Parish. The average price is £495,142!
Need more affordable housing and environmentally friendly
The special and increasingly rare atmosphere of a quiet country village like Nether Wallop would be irreparably destroyed by additional housing. The focus should be on protecting the internationally significant chalk stream habitat and its wildlife.
there are too many large housing being allowed. this parish doesn't need any more dallas style enormous homes. We need homes our children can afford to buy to stop this being a dormitory for rich bankers
There aren't any affordable houses to buy.