

**Houghton Neighbourhood Plan  
Housing Needs Survey  
Final Report  
August 2018  
Completed by Action Hampshire**

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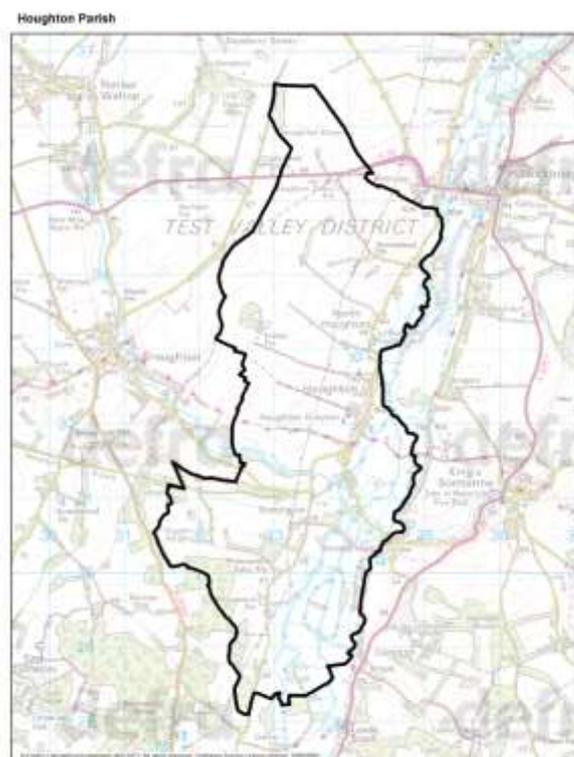
## **Appendices**

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## 1. INTRODUCTION

- The Parish Council of Houghton is preparing a Neighbourhood Plan laying out its own local planning policies, which will come into force provided that the Plan passes an independent examination and is approved at a local referendum.
- The Houghton Parish Neighbourhood Plan Steering Group requested a Housing Needs Survey to be carried out by Action Hampshire to identify the housing needs of local people over the next 5 or more years, as part of the preparation of the Neighbourhood Plan.
- Houghton Parish Council area includes the settlements of both Houghton and Bossington, though only Houghton settlement is conducting a Neighbourhood Plan. The Parish Council required that the Housing Need Report should provide an independent report on the needs of both Houghton and Bossington. The main body of the report however has concentrated on the needs of Houghton in order to provide information to support the Neighbourhood Plan.
- A separate summary on the needs identified by the one respondent from Bossington who answered the questionnaire is attached at the end of the report.
- A further questionnaire was received from a respondent who did not identify their home parish as either Houghton or Bossington. This summary response is also attached at the end of the report for the Parish Council to consider.
- In all 79 responses were received to the questionnaire.
- This report provides an independent assessment of the findings from the questionnaire sent to households in the Houghton and Bossington parish undertaken in April 2018. The questionnaire was sent to 217 homes in Houghton Parish which is defined in the map below. The questionnaire used and accompanying introductory letter is provided at [Appendices 1](#).

**Map of Houghton Parish**



## 2. SURVEY PURPOSE & APPROACH

- A postal questionnaire was distributed to 217 homes commencing 21st April 2018, accompanied by an explanatory letter and a pre-paid envelope (see Appendix 1). An option to complete the survey online was also provided and a ballot box was left for completed surveys at The Boot Inn, Houghton.
- Members of the Neighbourhood Plan Steering Group and Parish Council were closely involved in planning the housing needs survey, raising awareness through meetings and their website and arranging a public event to assist residents in completing the questionnaires.

The questionnaire was targeted at all parish households to gain their views on their current and future housing needs.

- The questionnaire was split into three sections as follows:
  - Section 1- Your Present Home (Questions 1-8) to provide an analysis of all respondents' current accommodation;
  - Section 2 – Your Future Requirements (Questions 9-18) to obtain residents' views on their future housing needs and identify the scale of demand to move both within Houghton and to other areas; (The results of this survey provide a strong evidence base for the Neighbourhood Plan as it is an independent representation of the views of parishioners towards residential development in the parish.)
  - Section 3 –Your Family Requirements (Questions 1-11) to identify potential demand for housing from family members living within the existing household.
- The deadline set for the return of questionnaires was 14<sup>th</sup> May 2018. In all, 79 questionnaires have been returned, a response rate of 36%.

### 3. SUMMARY OF HOUGHTON ONLY HOUSING NEEDS SURVEY RESPONSES

The responses to the questions have been presented in table form. Respondents were able to select more than one option as specified in the questionnaire. The majority of questions were single responses; but in some case people ticked more than one option on the questionnaire and details have been provided in the analysis. Please note that the percentages have been rounded to the nearest whole number, except where stated otherwise. Consequently, the table percentage columns below will not always total to 100%.

#### **Section1: Your Present Home (Questions 1-8)**

##### **Question 1. Which parish do you live in?**

<b>Table 1 – Home parish</b>	<b>Number of respondents</b>	<b>Percentage</b>
Houghton	77	100%
Bossington	0	0
<b>TOTAL</b>	<b>77</b>	<b>100%</b>
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>77</b>	

**Please note that this analysis relates to those respondents living in Houghton only.**

##### **Question 2. Is your present home?**

<b>Table 2 - Present home</b>	<b>Number of respondents</b>	<b>Percentage</b>
Owner occupied	59	77%
Private rent	10	13%
Housing association (rented)	6	8%
Tied to employment	2	2%
Shared ownership(part buy/rent	0	0%
Shared equity (part buy/rent)	0	0%
Living rent free	0	0%
Other please specify	0	0%
<b>TOTAL</b>	<b>77</b>	<b>100%</b>
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>77</b>	

77% of responses from residents were from existing home owners. A smaller number of responses came from those renting properties with a private landlord (13%) and those renting from a housing association (8%). 2% of responses were received from those in tied accommodation.

### Question 3. Is your present accommodation?

Table 3 - Present accommodation	Number of respondents	Percentage
A detached house	54	70%
A semidetached house	15	19%
A bungalow	4	5%
A terraced house	3	4%
Other (not specified)	1	1%
A flat / apartment	0	0%
<b>TOTAL</b>	<b>77</b>	<b>99%</b>
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>77</b>	

All 77 respondents live in a house or a bungalow, with 70% living in detached housing. No responses were received from people living in flats or apartments.

### Question 4. How many bedrooms does your present home have?

Table 4 - Bedrooms	Number of respondents	Percentage
1 bedroom	0	0%
2 bedrooms	8	10%
3 bedrooms	23	30%
4 bedrooms	25	32%
5 or more bedrooms	21	28%
<b>TOTAL</b>	<b>77</b>	<b>100%</b>
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>77</b>	

60% of respondents currently live in larger 4 and 5 or more bedroom properties. Only 10% of respondents live in smaller accommodation (2 bedrooms). No respondents live in 1 bedroom accommodation.

### Question 5. How long have you lived in your parish?

Table 5 – Years in parish	Number of respondents	Percentage
0-2 years	14	18%
3-5 years	7	9%
6-10 years	7	9%
11-20 years	18	23%
21-30 years	11	14%
30+ years	20	26%
<b>TOTAL</b>	<b>77</b>	<b>99%</b>
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>77</b>	

63% of respondents have lived in the parish over 10 years, with 26% having lived in the parish for more than 30 years. 27% of respondents have lived in the parish for less than 5 years.

**Question 6. What do you believe, subject to the outcome of the housing evidence, is an acceptable development rate per annum for the parish over the next 25 years?**

<b>Table 6 - Scale of development residents support</b>	<b>Number of respondents</b>	<b>Percentage</b>
0-5 homes	58	77%
6-10 homes	9	12%
11-15 homes	3	4%
16-20 homes	1	1%
20-30 homes	2	3%
Over 30 homes	2	3%
<b>TOTAL</b>	<b>75</b>	<b>100%</b>
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>75</b>	

77% of respondents felt that 0-5 homes per year was an acceptable rate of development per year for the parish. Very few respondents were supportive of larger scale development levels.

**Question 7. How many people of each age group and gender currently live in your home?**

<b>Table 7 - Gender and Age</b>		<b>Number</b>	<b>Percentage</b>
Male	0-15	17	9%
Male	16-24	16	8%
Male	25-34	6	3%
Male	35-44	7	4%
Male	45-64	33	17%
Male	65-74	18	9%
Male	75+	6	3%
<b>Male total</b>		<b>103</b>	<b>53%</b>
Female	0-15	19	10%
Female	16-24	6	3%
Female	25-34	5	2%
Female	35-44	7	4%
Female	45-64	34	17%
Female	65-74	16	8%
Female	75+	6	3%
<b>Female total</b>		<b>93</b>	<b>47%</b>
<b>TOTAL</b>		<b>196</b>	<b>100%</b>
<b>RESPONDENTS ANSWERING QUESTION</b>		<b>77</b>	

57% of respondent households contain members over 45 years of age

23% of respondent households contain members over 65 years of age.

The under 35 working age group levels account for only 16% respondents.

**Question 8. Is your current household planning to move within the next 15 years?**

<b>Table 8 - Current and future requirements for housing</b>	<b>Number of households</b>	<b>Percentage</b>
Survey respondents planning to move	26	34%
Survey respondents' close family members in their household planning to move <i>(This could be a member of the respondent household e.g. an adult son/daughter living at home or a family member who has had to move out of the parish and would like to move back)</i>	5	6%
Neither the respondent or a close family member are planning to move now or in the future	46	60%
		<b>100%</b>
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>77</b>	

The information above suggests that more than a third of households responding to the questionnaire are considering moving in the near future. Respondents also indicated that some close family members would also seek to move in the near future.

60% of respondents are not considering moving either now or in the near future.

Some respondents completed Part 2 and Part 3 although did not indicate that this accommodation was required in Question 8.

## **Section 2: Your Future Requirements (Questions 9-18)**

This section was completed by 26 respondents stating their household was planning to move home in the near future.

### **Question 9. When are you planning to move?**

<b>Table 9 - Planning to move</b>	<b>Number of respondents</b>	<b>Percentage</b>
Within the next 5 years	14	56%
6-10 years	8	32%
11 years or more	3	12%
		<b>100%</b>
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>25</b>	

More than half of respondents were planning to move within the next 5 years.

### **Question 10. What are your reasons for seeking alternative accommodation?**

*Respondents were able to give more than one answer for this question.*

<b>Table 10 - Reasons</b>	<b>Number of survey respondents</b>	<b>Percentage</b>
Need smaller home	11	44%
Poor access to shops and services	9	36%
Retiring	5	20%
Family reasons	4	16%
Need bigger home	3	12%
Currently renting would like to buy	3	12%
Seeking a place suitable for home working	3	12%
Energy/fuel bills too high	3	12%
Want to start first home	2	8%
Divorce/Separation	2	8%
Good transport links	2	8%
To be near family dependant/carer	2	8%
Financial reasons	1	4%
Poorly adapted for disability needs	1	4%
Existing accommodation in poor state of repair	1	4%
Access to job opportunities	1	4%
Current tenure insecure	1	4%
Poor access to job opportunities	1	4%
To be near work	0	0
Other	3	
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>25</b>	

Downsizing to a smaller home was given as the main reason for seeking a new home by almost half of all respondents. Other factors include retiring and poor access to shops and services. The housing needs of this group completing Part 2 tend to be older existing homeowners who are

looking to downsize to smaller accommodation which is more suitable to their needs as they grow older.

This is in contrast to the needs of family members answering Part 3 who tend to be from the younger age groups wanting to start a first home who are also looking for smaller homes.

A number of respondents had concerns around the affordability and finance of their current home, as well as factors that might also prevent moving which are highlighted in the responses to Question 17 later in the report.

3 respondents completed the 'other' option and gave reasons as 1, seeking smaller garden; 2, will consider moving earlier if the village is over developed; 3, poor internet access as contributing factors in wanting to move.

### Question 11. Where would you prefer to live?

Table 11 - Locations	Number of respondents	Percentage
Within your current Parish	6	23%
Within Houghton	6	23%
Within Bossington	1	4%
Within immediate Parishes (e.g. Broughton, Stockbridge)	8	31%
Within Test Valley	12	46%
Outside Test Valley	9	35%
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>26</b>	

*26 respondents answered this question, many giving more than one answer to the question. A number rated their preferences.*

Deeper analysis of the data indicated that 9 respondents wish to remain living in Houghton parish, with 4 restricting their search solely to Houghton parish

17 survey respondents are looking to move outside of Houghton. Of which 9 have indicated they wish to move outside of the Test Valley area.

### Question 12. What type of accommodation do you think you would prefer?

Please note that respondents were able to give more than one answer to the question

Table 12 - Accommodation type	Frequency	Percentage
Detached house	18	69%
Bungalow	7	27%
Self-build	4	15%
Semi-detached house	2	8%
Terraced or town house	2	8%
Flat	2	8%
Retirement housing	1	4%
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>26</b>	

Detached housing is the most popular choice, chosen by 69% of respondents answering this question.

### Question 13. What tenure of accommodation are you seeking?

Respondents were able to give more than one answer for this question.

Table 13 - Tenure	Number of respondents	Percentage
Owner occupation	25	96%
Private rent	2	8%
Affordable Rent with housing association	2	8%
Shared Ownership / Shared Equity	2	8%
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>26</b>	

Owner occupation was chosen as the most popular tenure by 96% (25) of households responding to this question. Of these, 3 also chose this option alongside shared ownership, private rented and affordable rent.

Only 1 household did not choose owner occupation. They chose the affordable rent and private rent options.

### Question 14. How many bedrooms would the new accommodation need to have?

Table 14 - Bedrooms	Number	Percentage
One bedroom	0	0%
Two bedrooms	7	27%
Three bedrooms	12	46%
Four or more bedrooms	7	27%
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>26</b>	<b>100%</b>

Three bed accommodation is the most popular choice, chosen by almost half of respondents. Two and four bed accommodation are also popular choices, chosen by more than a quarter of respondents. No respondent has chosen one bed accommodation.

**Question 15. If you are looking to move into rented accommodation, what price range are you targeting?**

<b>Table 15 - Price range for rented accommodation</b>	<b>Number</b>	<b>Percentage</b>
£501 - £700 per month	2	66%
£701 - £900 per month	0	0%
£901 - £1,250 per month	1	33%
£1,251 - £2,000 per month	0	0%
£2,000 + per month	0	0%
		<b>99%</b>
<b>TOTAL RESPONDENTS ANSWERING QUESTION</b>	<b>3</b>	

Of the 3 respondents considering the affordable rent or private rent option. Most were not prepared to pay more than £700 per month in rent.

**Question 16. If interested in buying, what price range are you targeting?**

<b>Table 16 - Price range for owner occupied accommodation</b>	<b>Number</b>	<b>Percentage</b>
£70,000 - £125,000	1	3%
£125,00 - £200,000	3	13%
£201,000 - £250,000	1	3%
£251,000 - £350,000	3	13%
£351,000 - £500,000	4	16%
£501,000 - £750,000	6	25%
£751,000 -£1million	3	13%
Over £1 million	3	13%
<b>TOTAL RESPONSES</b>		
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>24</b>	

41% of respondents (10) are targeting properties between £350,000 - £750,000 price range, with a further 26% of respondents (6) targeting above this level.

16% respondents (4) are targeting lower level price ranges of £200,000-£350,000 and a further 16% of respondents (4) are targeting between £70,000 and £200,000 price range which is more reflective of prices for shared ownership products

The survey results have identified a number of different respondent groups looking to buy within Houghton.

**Question 17. What factors may prevent you from moving?( Please tick all that apply)**

<b>Table 17 – Factors affecting moving</b>	<b>Number</b>	<b>Percentage</b>
Lack of suitable properties in the area	19	73%
Lack of properties available with the number of bedrooms required	11	42%
Affordability	10	38%
Unable to afford accommodation with sufficient bedrooms to meet needs	9	35%
Lack of properties with tenure required (e.g. rent, private rent, to buy)	7	27%
Health problems	4	15%
Other (please specify)	3	12%
Location of employment	2	8%
<b>TOTAL RESPONSES</b>		
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>26</b>	

Respondents gave more than 1 answer

3 respondents completed the 'other' option and gave reasons as 1, available land; 2, husband; 3, difficulty selling existing property in parish

The issues around supply of suitable properties in the area, affordability and the right tenure are all highlighted as important factors affecting decisions to move home.

**Question 18. Are you registered on any housing waiting lists?**

<b>Table 18 – numbers on survey registered on a waiting list</b>	<b>Number</b>	<b>Percentage</b>
Hampshire Home Choice (local authority register for affordable rent)	1	4%
Help to Buy South (register administered by Radian for intermediate options e.g. shared ownership)	2	8%
None / no answer	22	92%
<b>TOTAL</b>	<b>25</b>	<b>100%</b>
<b>RESPONDENTS ANSWERING QUESTION 18</b>	<b>24</b>	

2 households are registered. 1 respondent stated they are registered on both housing registers.

### **Section 3 Your family requirements.**

This section was completed by households who had close family members of their existing household requiring a separate home in the near future. Some respondents completed Part 2 and Part 3 although did not indicate that this accommodation was required in Question 8

13 respondents answered some or all questions in Section 3.

#### **1. How many people in your current household require a new home and what is their relationship to you?**

11 households had family members requiring a new home. Totalling 19 family members.

<b>Section 3</b>	<b>Responses</b>	<b>Total number</b>
<b>Table 1 Number of family members</b>		
1 family member	6	6
2 family members	2	4
3 family members	3	9
<b>Total number of family members</b>		<b>19</b>
<b>Total respondents answering question</b>	<b>11</b>	

<b>Section 3 Table 1 Type of family members</b>	<b>Responses</b>	<b>Percentage</b>
Son	15	79%
Daughter	3	16%
Parent	0	0%
Grandparent	1	5%
Brother	0	0%
Sister	0	0%
Other	0	0%
<b>Total number of family members</b>	<b>19</b>	

79% of family members were sons needing a new home.

#### **Question 2. When are they planning to move?**

<b>Table 2 – Family member planning to move</b>	<b>Number of respondents</b>	<b>Percentage</b>
Within the next 5 years	9	69%
6-10 years	4	31%
11 years or more	1	8%
<b>TOTAL</b>	<b>14</b>	<b>100%</b>
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>13</b>	

69% of respondents answering this question were intending to move within the next 5 years.

One respondent gave more than 1 answer to the question.

### Question 3. Where would they prefer to live?

Table 3 - Locations	Number of respondents	Percentage
Within your current Parish	1	8%
Within Houghton	5	38%
Within Bossington	0	0%
Within immediate Parishes (e.g. Broughton, Stockbridge)	2	15%
Within Test Valley	2	15%
Outside Test Valley	5	38%
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>13</b>	

*Respondents were able to give more than one answer for this question.*

5 respondents wish to remain living in Houghton parish, with 4 restricting their search solely to Houghton parish.

8 respondents are looking to live elsewhere outside the parish.

### Question 4. What are their reasons for seeking alternative accommodation?

*Please note that respondents were able to give more than one answer for this question.*

Table 4 - Reasons	Frequency	Percentage
Want to start first home	11	84%
Access to job opportunities	3	23%
To be near work	2	15%
Other (Education and studying)	2	15%
Family reasons	1	8%
Good transport links	1	8%
To be near family dependant/carer	1	8%
Need smaller home	0	0%
Poor access to shops and services	0	0%
Retiring	0	0%
Need bigger home	0	0%
Currently renting would like to buy	0	0%
Seeking a place suitable for home working	0	0%
Energy/fuel bills too high	0	0%
Divorce/Separation	0	0%
Financial reasons	0	0%
Poorly adapted for disability needs	0	0%
Existing accommodation in poor state of repair	0	0%
Current tenure insecure	0	0%
Poor access to job opportunities	0	0%
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>13</b>	

84% of respondents completing Part 3 gave their reasons for seeking an alternative home as wanting to start a first home. Access to job opportunities and being closer to work were also identified, as well as the need to be closer to family and carer.

The reasons given by family members in Part 3 is markedly different from the needs of the main householders answering Part 2 which was to downsize to a smaller home.

### Question 5. What type of accommodation do you think they would prefer?

*Please note that respondents were able to give more than one answer to the question and that some respondents are answering for more than one family member.*

Table 5 - Accommodation type	Frequency	Percentage
Terraced or town house	7	58%
Semi-detached house	6	50%
Detached house	4	33%
Flat	4	33%
Bungalow	0	0%
Retirement housing	0	0%
Self-build	0	0%
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>12</b>	

Terraced or town housing, as well as semi-detached housing were considered the most popular choices.

### Question 6. What tenure of accommodation are they seeking?

*Respondents were able to give more than one answer for this question. Note that in some cases the response will relate to more than one family member.*

Table 6 - Tenure	Number of respondents	Percentage
Owner occupation	8	62%
Private rent	5	38%
Affordable Rent with housing association	4	31%
Shared Ownership / Shared Equity	3	23%
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>13</b>	

8 respondents chose owner occupation, of these 3 also chose shared ownership, 2 chose private rent and 1 other chose affordable rent as possible other options.

The other 5 respondents chose the rented options of either private rent or affordable rent.

### Question 7. How many bedrooms do they require?

Table 7 – Bedroom size	Number	Percentage
One bedroom	4	31%
Two bedrooms	8	62%
Three bedrooms	2	15%
Four or more bedrooms	0	0%
<b>TOTAL RESPONSES</b>	<b>14</b>	
<b>RESPONDENTS ANSWERING</b>	<b>13</b>	

*Respondents were able to give more than one answer for this question.*

Two bedroomed accommodation was the most popular choice. Chosen by 62% of respondents, followed by 1 bedroomed accommodation.

This preference for smaller and cheaper properties and for a wider range of different tenures in the accommodation chosen by family members is markedly different from the choices made by parents/household heads completing Part 2 of the survey who want to move. Houghton Parish has a number of distinct groups looking to move with differing housing needs.

### Question 8. If they are looking to move into rented accommodation, what price range are they targeting?

Table 8 - Price range for rented accommodation	Number	Percentage
£501 - £700 per month	5	71%
£701 - £900 per month	3	43%
£901 - £1,250 per month	0	0%
£1,251 - £2,000 per month	0	0%
£2,000 + per month	0	0%
<b>TOTAL RESPONSES</b>	<b>8</b>	
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>7</b>	

Of those interested in the rent option, the most popular choice was between £501-700 per month. No household targeted above £900 per month.

### Question 9. If interested in buying, what price range are they targeting?

Some respondents gave more than one answer.

<b>Table 9 - Price range for those wanting to buy a home</b>	<b>Number</b>	<b>Percentage</b>
£70,000 - £125,000	1	17%
£125,00 - £200,000	3	50%
£201,000 - £250,000	3	50%
£251,000 - £350,000	1	17%
£351,000 - £500,000	0	0%
£501,000 - £750,000	0	0%
£751,000 -£1million	0	0%
Over £1 million	0	0%
<b>TOTAL RESPONSES</b>	<b>8</b>	
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>6</b>	

2 respondents chose a number of different price options. Note that some respondents are referring to more than one family member in their responses.

Not all those interested in the buying options completed this question.

The most popular price range was the entry level range between £125,000 and £250,000 which was chosen by the majority interested in buying.

Family members answering Part 3 interested in the buying options are targeting properties in the parish at much lower market values than householders answering Part 2 of the survey. Some members targeting the lower values will find it difficult to access this tenure as average property prices in the parish tended to sell for much higher price ranges. Some family members may wish to consider other tenure options which may be more affordable, such as affordable rent or shared ownership.

**Question 10. How many people of each age group and gender would live in the new home?**

<b>Table 10 - Gender and Age</b>		<b>Number</b>	<b>Percentage</b>
Male	0-15	1	4%
Male	16-24	7	31%
Male	25-34	9	39%
Male	35-44	0	0%
Male	45-64	0	0%
Male	65-74	0	0%
Male	75+	0	0%
<b>Male total</b>		<b>17</b>	<b>74%</b>
Female	0-15	0	0%
Female	16-24	3	13%
Female	25-34	1	4%
Female	35-44	0	0%
Female	45-64	1	4%
Female	65-74	1	4%
Female	75+	0	0%
<b>Female total</b>		<b>6</b>	<b>25%</b>
<b>TOTAL</b>		<b>23</b>	<b>99%</b>
<b>RESPONDENTS ANSWERING</b>		<b>13</b>	

87% of those looking for a new home are between the ages of 16-34 years.

This is markedly different from the group completing Part 2 of the survey who were mostly older existing owner occupiers in larger homes looking to downsize to smaller accommodation more suitable to changing circumstances.

A small housing need within the older female age group is also identified.

**Question 11. Is the household registered on any housing waiting lists?**

<b>Table 18 – numbers on survey registered on a waiting list</b>	<b>Number</b>	<b>Percentage</b>
Hampshire Home Choice (Local Authority Register for Affordable Rent)	1	8%
Help to Buy South (Register administered by Radian for intermediate options e.g. shared ownership)	0	0%
None / no answer	11	92%
<b>TOTAL</b>	<b>12</b>	<b>100%</b>
<b>RESPONDENTS ANSWERING QUESTION</b>	<b>12</b>	

Only 1 respondent is registered on the Local Authority housing register for affordable rent housing.

## **4. Key Survey Findings Houghton**

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### **Section 1a- Your Present Home (Questions 1-5 & 7)**

- 217 survey forms were sent out to all households in Houghton and Bossington Parish in April 2018.
- 77 responses were returned from those stating they lived in Houghton parish. This equates to a 35% response rate.
- 1 response was received from Bossington parish and 1 responder did not provide information on their home parish. These 2 responses are not included within this analysis or the main body of the report. The results for these respondents are attached separately for the Parish Council to consider.
- The majority of survey respondents are owner occupiers living in detached houses with four or more bedrooms.
- 57% of respondent households are aged over 45 years.
- 63% of respondents have lived in the parish more than 10 years. Of these 26% have lived in the parish for more than 30 years.

### **Section 1b – Attitudes to future development levels in the parish (Question 6)**

- 77% of survey respondents answering this question felt that 0-5 homes per year was an acceptable rate of development for the parish
- 12% felt 6-10 homes was an acceptable level of development

### **Section 2 - Future housing requirements – I am planning to move (Question 8-18)**

- 60% of respondents (46) have no plans to move.
- The survey has identified a desire to move by 26 respondents. The majority wish to move within the next five years.
- 9 respondents wish to remain living in Houghton parish, with 4 restricting their search solely to Houghton parish
- 17 survey respondents are looking to move outside of Houghton. 9 of which are considering moving outside of the Test Valley area.
- 11 are seeking a smaller home (downsizing). 96% are seeking owner occupation. The majority want either a detached house or bungalow and are willing to pay in the region of £350,000-£750,000.
- The main requirement is for three bedroom accommodation, though 27% of respondents are also looking for two and four bed accommodation.

- 3 respondents are interested in the renting options, both affordable renting from a housing association and private rent. The majority are looking to pay in the region of £500-£700 per month.
- 19 respondents are currently unable to find accommodation suitable for their needs in Houghton. 11 stated there is a limited supply of properties available with the number of bedrooms required and 10 mentioned being unable to afford properties which meet their needs.
- More than 25% mentioned there was a lack of supply of different tenures that could meet their needs, for example renting, buying and shared ownership options with the required bedroom sizes.
- 2 survey respondents planning to move are registered on local housing waiting lists for shared ownership and affordable rent.
- 2 respondents wishing to remain in the parish require affordable housing options. Both respondents are interested in the affordable rent option, and one is also interested in the shared ownership option. One requires a 2 bed property and one a 3 bed property. Both are targeting rents at £500 to £700 per month. The household interested in shared ownership is targeting buying at between £70k-£125k.

### **Section 3 – Family Members in Housing Need (Section 3 Questions 1-11)**

- 11 survey respondents have indicated that they have 19 close family members planning to move. Most want to move within the next 5 years.
- 5 respondents wish to remain living in Houghton parish, with 4 restricting their search solely to Houghton parish. 8 respondents are looking to live elsewhere outside the parish.
- 11 of the 19 family members have identified the need to start a first home as their main reason for needing alternative accommodation.
- Owner occupation is chosen as the preferred tenure option by 8 of the 13 respondents. 3 also chose the shared ownership option. Most are looking to pay in the region of £125,000 to £250,000 for a property.
- 5 respondents are interested in the renting options. The majority of family members looking for this option are unable to pay more than £700 a month in rent.
- The main requirement from family members looking to move is for 1 and 2 bedroom homes. Terraced and semi-detached properties were the most popular housing types.
- The majority of family members looking to move identified by the survey are young. 87% are under the age of 34 years. In contrast to this figure only 33 or (16%) of the 196 individuals represented in the survey in Part 1 Question 7 are under the age of 34 years.
- Only 1 family member planning to move has registered on local housing waiting lists for

affordable rented or shared ownership homes.

- The 5 households wishing to remain in Houghton relate to 10 family members. Of these, most chose more than one tenure choice.
  - 3 family members were interested in open market sale priced between £250k to £350k
  - 3 family members were interested in rented options, affordable or private rented between £500-£700 pcm
  - 2 family members interested in all options were prepared to pay up to £200k for open market sale or £500-£900pcm for the rented options
  - 1 family member was only interested in affordable rent between £500-£700 pcm
  - 1 family member was interested in open market sale or shared ownership up to £200k.
- Most of the respondent households want housing to be available within the next 5 years and they wish for a mix of one, two and three bed accommodation.
- Some respondents / family members seeking open market accommodation may however be more suited to affordable housing both rented and homebuy options due to high house prices in the parish. There are many benefits to providing affordable homes for local people. Affordable housing enables local people on more modest incomes, across all age ranges to remain within the local area and thus help to retain a healthier mixed community.

#### **Houghton Housing Need Survey - Recommendation**

- The results of the housing need survey has indicated a small need for affordable housing amongst the respondent households and their family members.
- It has also indicated a need for smaller open market homes to provide for the needs of existing homeowners in the parish who wish to downsize to smaller accommodation as they grow older and also for the younger age groups who want smaller and cheaper entry level homes to buy.
- A small scheme of 6-10 homes across a mix of tenures and price levels could help to provide for the future housing needs of this community.

## **5. SUMMARY OF BOSSINGTON ONLY HOUSING NEED SURVEY RESPONSES**

One response was received from a Bossington respondent. A summary of their housing needs are presented below.

- The household has lived in the parish more than 10 years and is looking for a smaller home (downsizer) when they retire. They wish to move within the next 5 years.
- Issues of affordability and poor access to services are the main reasons given for needing a new home.
- The areas they are looking to move to include Houghton, its surrounding parishes or the Test Valley area.
- They want 1 bedroom accommodation and would prefer to rent an affordable flat or a retirement home from a housing association.
- They are targeting rent levels in the region of £500-£700.
- They are not currently registered on any housing waiting list.

## **6. SUMMARY OF RESPONDENT NOT CONFIRMING HOME PARISH AS EITHER BOSSINGTON OR HOUGHTON.**

- The responder is an owner occupier who has lived in the parish under 2 years and is looking for a smaller home (downsizer) they wish to move within the next 5 years.
- Poor access to shops and services, smaller home and garden too big are main reasons for wishing to move.
- They are looking to move within the Test Valley area
- They are looking for a 2 bed owner occupation accommodation, suitable for retirement in the region of £350,000 - £500,000.
- Factors that might prevent moving include lack of suitable properties in the area and affordability. They are prepared to rent accommodation near amenities and services.
- They are not currently registered on any housing waiting list