



DUMMER PARISH

HOUSING NEED SURVEY REPORT

MARCH 2026



Research conducted by Action Hampshire

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Summary of key findings

A total of 91 households responded to the Dummer Parish Housing Need Survey. Of these, 43 households indicated that they or a member of their household expect to move within the next few years, and 20 households identified a need for housing specifically within the Parish, including 3 seeking affordable housing. Basingstoke and Deane Borough Council also confirmed that 3 households with a local connection to Dummer are currently registered for affordable rented housing. Allowing for one household appearing in both datasets, this results in a combined verified affordable housing need of 5 households.

Most households need to move within two to five years (22). A further 14 households, however, expect to need housing in less than two years, showing a more immediate need for additional homes. 13 households want to be closer to family, 12 want to downsize and 10 want to buy their first home. Respondents could select more than one reason so there is likely to be overlap between these. The greater number of respondents (20) wanted to stay in Dummer Village and 23 cited the lack of suitable/available properties as the factor preventing them from moving.

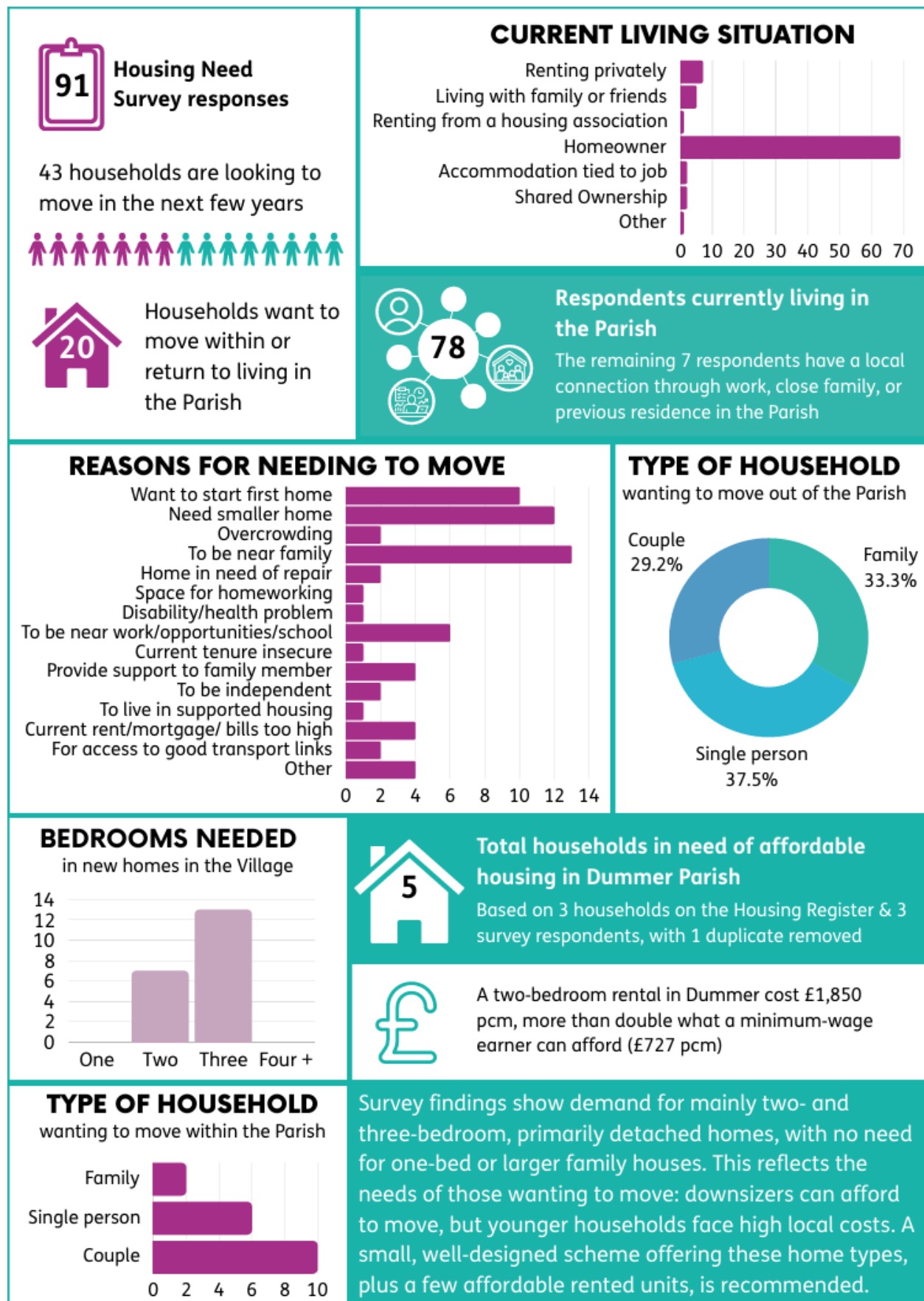
Households needing to move include families, single adults, couples and multi-generational households, representing 71 individuals in total. The most commonly required home sizes are three-bedroom (22) and two-bedroom (10). Two households reported needing ground floor accommodation due to increasing age. 34 respondents would like an owner occupier property. There was limited interest in other tenures such as affordable housing or shared ownership.

Affordability can be a barrier to securing suitable housing. Although many of those looking to move are already homeowners, those who are looking to start their first homes have incomes below what is needed for private rent or market purchase. At the time of writing, the only available two-bedroom market rental property in Dummer Village costs £1,850 per month, requiring a combined household income of around £67,273, which most looking to start their first home cannot afford.

According to Rightmove, no properties were sold in Dummer Village within the last year.ⁱ Five properties sold in the year prior to that with an average sale price of £621,667 for a 3-bedroom property, requiring an annual household income in the region of £139,875, assuming a 10% deposit (£62,166) and a mortgage of 4 times income. Less than 45% of respondents who provided their household income would find this affordable.

The evidence shows a limited local need for affordable housing in Dummer Parish. A small-scale development of 5 affordable homes would be sufficient to meet this. There is a greater need for moderately sized two and three-bedroom homes suitable for first time buyers and those wanting to downsize, with a preference for these to be detached with parking and gardens.

Infographic of key findings



Introduction

Action Hampshire was commissioned by the Parish Council, as the Rural Housing Enabler (RHE) for Hampshire, to carry out the Dummer Housing Need Survey. The survey was undertaken to obtain information from the 194 households located in Dummer Village about their current and future need for all types of housing, whether it be for first time buyers, renters, upsizers, downsizers or affordable housing. All households were encouraged to complete the survey and to share their views. Funding was provided from Dummer Parish Council. This report summarises the level and type of housing needed by people with a local connection to Dummer Parish and primarily wanting to reside within Dummer Village. Definitions of key terms are provided in the glossary at the end of the report.

About Action Hampshire

Action Hampshire has been supporting the voluntary, community and social enterprise sector for over 73 years. Our aim is to strengthen local communities across Hampshire by providing resources, training, advice, and networking opportunities that enable organisations to thrive.

We work to empower communities by providing support, connection and representation. As a trusted advocate, we listen to the priorities of local people, champion community-led action, and collaborate to bring about positive and sustainable change.

As Hampshire's Rural Community Council (RCC), we support community-led planning and rural development. This includes work on Village Halls and Community Buildings, Rural Affordable Housing, and projects addressing issues such as cost-of-living and health inequalities.

About the Rural Housing Enablement Service

Action Hampshire provides the Rural Housing Enabler (RHE) service for Hampshire. The service is independent and non-profit, offering impartial advice to rural communities on identifying and addressing local affordable housing needs. As the RHE, Action Hampshire acts as a broker between parish councils, local authorities, landowners, and registered providers, ensuring that any affordable homes brought forward are based on robust evidence and reflect local needs.

Action Hampshire has no financial interest in housing development and does not build or manage homes. Its role is to provide objective guidance, specialist expertise, and practical support to help rural communities explore appropriate and sustainable affordable housing solutions.

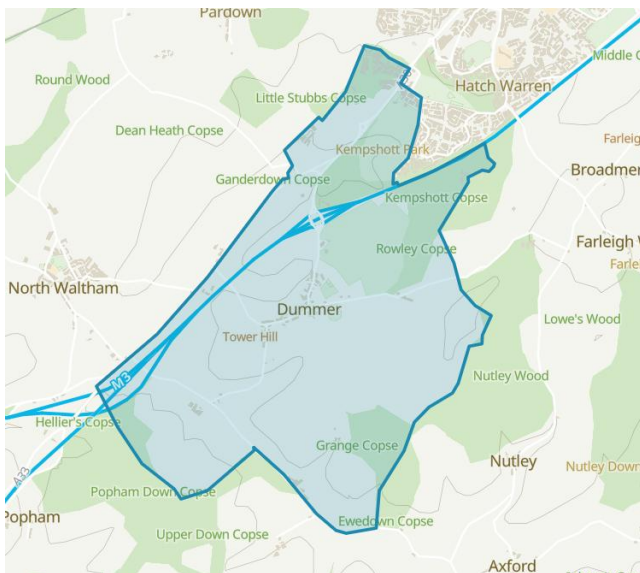
Background and context

Dummer Parish and Village

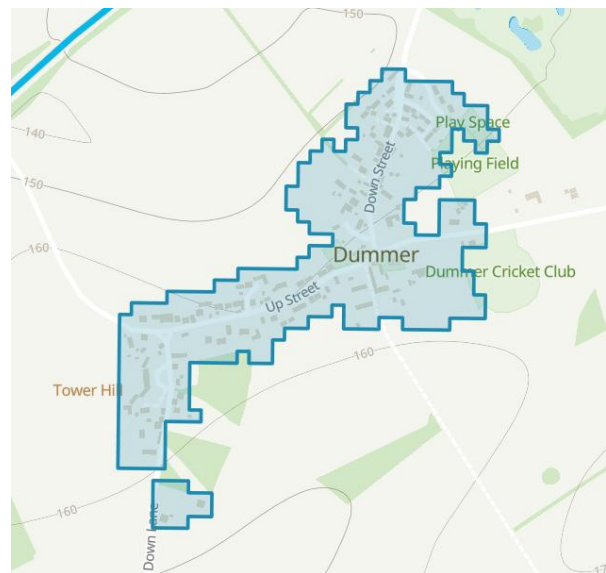
According to the 2001 Census, Dummer had a population of 643 living in 127 dwellings. By the 2011 Census this had reduced to 466 residents in 201 households, indicating a significant fall in population alongside a rise in low-occupancy homes. Since 2016, three major housing developments (Longacre, Hounsme Fields and the redevelopment of the Old Basingstoke Golf Course) have been constructed within the wider Parish. These schemes introduced almost 2,000 new homes, together with community facilities, small retail areas and a new school. As a result, in 2024 the Office for National Statistics recorded 2,566 residents living across the whole Parish vs just 346 in the village.ⁱⁱ



However, because these new developments are physically separated from the original village by the M3 motorway, Census data for the Parish no longer reflects the characteristics or housing needs of Dummer Village itself. It is not possible to extract Village-specific data from Census datasets. For this reason, this Housing Needs Survey has been undertaken to gather information directly from those who live in, or have a connection to, Dummer Village, rather than the Parish as a whole.



Map of Dummer Parish



Map of Dummer Village (built up area only)

Throughout this report, the term 'Parish' refers to the full administrative area of Dummer, including all recent developments, while 'Village' refers specifically to the historic village of Dummer. These terms are used to ensure precision when interpreting survey results.

Rural housing

Housing is an important issue in rural communities, where households often face limited housing options, higher living costs, and lower levels of local service provision. Rural areas typically experience a mismatch between local incomes and local house prices, making it difficult for people with a long-standing connection to the area to access suitable housing. National evidence shows that, in predominantly rural areas of England, lower-quartile house prices were 9.2 times higher than lower-quartile earnings in 2021, compared with 8 times in predominantly urban areas (excluding London).ⁱⁱⁱ This pattern is reflected locally in the Basingstoke and Deane, where the average home in January 2026 cost £364,000,^{iv} 8.78 times the borough's median gross annual employed individual income of £41,470.^v

Understanding this national and local affordability context is essential for rural parishes such as Dummer. When homes become unattainable for local people, particularly younger adults and families, communities risk losing essential workers, volunteers, and long-standing residents. Housing affordability pressures can also contribute to outward migration and reduce the social and economic sustainability of rural settlements.

The existing housing stock in Dummer Parish demonstrates the challenges faced by households seeking lower-cost accommodation. According to the 2021 Census, the Parish contains 567 properties, of which 74.4% are owner-occupied, 14.8% are social rented, and 10.8% are privately rented or rent-free. This means that only a small proportion of the overall housing stock is available at social rent levels, and turnover in this sector is typically low in rural areas. This situation is exacerbated in Dummer Village where 11 rented properties are owned by Basingstoke and Deane Borough Council or housing associations, equivalent to only 5.67% and of these only 1 has been advertised for rent in the last 5 years.^{vi}

Demographic data provides further context: the 2021 Census identifies 2,566 residents in Dummer Parish, including 667 children (26%) aged 0–14, 1,678 adults (65%) aged 15–64, and 221 (9%) residents aged over 65. This profile highlights a substantial number of families and working-age households. Younger adults forming new households may find it difficult to access market housing and families may struggle to afford property sizes appropriate to their needs.

The survey respondents from Dummer Village indicate a different profile to the wider Parish with 15% children, aged 0–15, 57% adults, aged 16–64, and 28% residents over 65, suggesting a significantly larger older population who may wish to downsize or require more accessible homes.

Affordable housing in this report follows the definitions set out in the National Planning Policy Framework (2024), including social rent, affordable rent, discounted market sale, and shared ownership. These definitions ensure consistency with national policy and help explain the distinctions between tenure types. Social rent typically offers the lowest-cost

option, with rents around 50–60% of market levels, while affordable rent is capped at up to 80% of market rents. Home ownership routes, such as shared ownership and discounted market sale, provide alternative options for households unable to afford full market purchase.

Local connection criteria play an important role in both the survey and in the allocation of any future affordable housing in the Parish. Basingstoke and Deane Borough Council's Housing Allocation Policy gives priority for affordable rented homes to applicants with a local connection through current or previous residence, local employment, or close family living in the Parish. These same criteria are typically used when delivering affordable housing on Rural Exception Sites, sites that would not usually receive planning permission for market housing but may be permitted for affordable homes when they meet a proven local need.

A Rural Exception Site is land that would not normally be granted planning permission for housing but can be used specifically for affordable homes if there is clear evidence of local need. Homes built on these sites are reserved for people with a strong local connection, such as living, working or having close family in the Parish, and must remain affordable in perpetuity. Rural Exception Sites enable small-scale developments that help local people stay in their community, even where other housing options may be unaffordable. They are therefore one of the main mechanisms available for delivering affordable housing that meets locally arising needs in rural parishes such as Dummer.

Several contextual factors reinforce the importance of understanding local housing needs. Rural areas often experience higher living costs, reliance on private transport, and limited local services, all of which affect household budgets and the ability to afford market housing. At the same time, low turnover of existing homes and a limited new supply of suitable accommodation means that fewer opportunities arise for local households to remain in or return to their community.

Against this backdrop, the Dummer Housing Needs Survey provides essential evidence of the scale and nature of housing need within the Parish. The survey results, combined with demographic information, affordability data, and Housing Register figures supplied by Basingstoke and Deane Borough Council, are designed to enable the Parish Council and partners to make informed decisions about whether new homes are justified and what types of homes would best meet local needs.

Survey purpose and methodology

The purpose of the Dummer Housing Need Survey was to obtain information from households in Dummer Village about their current and future need for all types of housing as well as identifying the level and type of affordable housing required by people with a local connection to the Parish. The findings could support the development of a Dummer Neighbourhood Plan and provide evidence for Basingstoke and Deane Borough Council, the local housing authority, in understanding current and emerging housing needs.

The survey was carried out in January and February 2026 using an established and recognised methodology for rural housing needs assessments. The questionnaire was designed in line with sector best practice, including guidance from the National Rural Housing Enablers Network. Advice on the final questionnaire format was provided by Action Hampshire's Housing Team in consultation with Basingstoke and Deane Borough Council, and the Parish Council approved the final version.

To ensure all households in the village were aware of the survey, a postcard containing a link to the online questionnaire was delivered to all 194 households in Dummer Village. Paper copies were available from the Queen Inn, Dummer or by post from Action Hampshire for residents unable to complete the survey online, accompanied by a covering letter and freepost return envelope. All households were asked to complete Part 1 of the survey, Part 2 invited responses from any households who needed to move, and Part 3 was only for those who had a need for affordable housing and had a local connection to Dummer Parish.

The survey was open for three weeks, closing on 8th February 2026, with postal responses accepted for a further week to allow for postal delays. The Parish Council promoted the survey through its communication channels, including social media, to maximise awareness and encourage participation.

A total of 91 responses were received, 82 via the online survey and 9 submitted responses via post. Of these, 43 households indicated they needed to move and 3 identified a need for affordable housing to rent or buy in the Parish. Not all respondents answered every question; therefore, the number of responses ("base number") varies between sections. The questionnaire included 28 questions across six themed sections, with additional space for comments at the end. All responses were anonymised and analysed by Action Hampshire.

Survey results are presented in a series of tables and commentary throughout this report. Base numbers are provided for each question to ensure transparency where response rates differ.

All survey responses were anonymous and collected in line with UK GDPR. No identifying information was included in the questionnaire, and responses could not be changed or

withdrawn once submitted. Data was used solely to assess local housing need. Raw data was accessed only by Action Hampshire staff for analysis and will not be shared in identifiable form with any third party. Respondents were informed that the information they provided would be stored securely for up to 12 months before deletion.

Where respondents provided contact details to receive information about affordable housing, these were shared only with Basingstoke and Deane Borough Council's Housing Team and stored separately from survey answers to maintain anonymity.

Survey results

This section of the report presents the findings of the Dummer Parish Housing Need Survey. Not all respondents answered every question; therefore, the number of responses (the “base number”) varies and is shown for each question. Base numbers help ensure transparency and should be used when interpreting percentages or comparing results across different sections of the report.

The results are grouped into three parts, each split into two sections:

PART 1 - all households were invited to complete this part of the survey.

Section A: Development of Dummer Parish (Q1 – Q3) including views on types and locations of future housing developments.

Section B: Your current home (Q4 - Q9) including local connections, current household composition, and home type.

PART 2 - households needing to move were invited to complete this part of the survey.

Section C: A new home (Q10 - Q19) including reasons for needing to move, timescales, new household composition, bedroom requirements and specialist housing needs. Followed by additional analysis relating to those wanting to move within the Parish.

Section D: Finance – Paying for a new home (Q20 – Q22) including how much the household can afford to pay for the new home and those in need of affordable housing. Followed by additional analysis relating to those wanting to move within the Parish.

PART 3 - only those with an affordable housing need were asked to complete this part of the survey.

Section E: Affordable housing need (Q23 – Q25) including further details on affordability including savings and eligibility for affordable housing.

Section F: Registering for affordable housing (Q26 – Q28) including the number of households on the Basingstoke and Deane Borough Council Housing Register and the combined level of need.

Each subsection includes narrative commentary and tables summarising the information provided by respondents. Base numbers are shown for transparency and to reflect the differing response rates across questions. Total number of responses are shown in tables where respondents could give more than one answer.

PART 1

Section A: Development of Dummer Parish

Q1. What type of housing, if any, do you think is needed in the parish?

88 respondents answered this question.

Respondents were able to select more than one answer in response to this question. As such total percentages detailed in the analysis below exceed 100%. Each percentage shows the proportion of respondents selecting that option (157 = 178.5%), not a share of a single combined total (88 = 100%).

Options	Number of respondents
Flats or apartments	2
Starter-homes	30
Retirement housing	29
Council housing	10
Bungalows	30
Large family homes	10
Private rentals	8
No housing is needed	26
Other	12
Total number of options selected	157

97% of options selected indicated a need for starter homes (30) and downsizing opportunities in the form of bungalows (30) and retirement housing (29), indicating a community with young households struggling to get onto the ladder and older households seeking suitable accommodation to remain local.

Although 30% believe that no housing is needed (26), the majority of respondents selected at least one type of housing they believe the parish requires.

This indicates that many residents do see a need for carefully planned, small-scale housing development, with a focus on affordability, suitability for older residents, and homes for young families.

Of the 89 respondents who answered 'Other', 12 provided additional details see Appendix 6 for full comments.

These comments overwhelmingly indicated a preference for small to medium-sized detached homes suitable for families or professionals, with appropriate amenities such as gardens and parking.

1 respondent suggested that the area could benefit from the development of tiny homes. Tiny homes are a specific type of compact living accommodation, averaging 21 square meters and rarely larger than 37 square metres, they are not simply “small houses.” Instead, they are purpose-designed to maximise space through multifunctional furniture, built-in storage, and highly efficient layouts that incorporate all essential living areas within a minimal footprint. Tiny homes are increasingly popular among younger adults, single people, downsizers, and those seeking lower living costs or a more environmentally sustainable lifestyle. They are also favoured by people who value minimalism or flexibility, as tiny homes can reduce ongoing bills, maintenance requirements, and carbon footprint. Internationally, tiny homes are most common in areas with strong sustainability movements such as parts of the United States, Canada, New Zealand, and Australia, and have become more visible in the UK in recent years, particularly in rural or semi-rural locations where land availability allows for small-scale, low-impact developments.

Q2. Thinking about sustainable development priorities in Dummer Parish in the future, what do you think priorities in house building should be?

88 respondents answered this question.

Respondents were able to select more than one answer in response to this question. As such total percentages detailed in the analysis below exceed 100%. Each percentage shows the proportion of respondents selecting that option (168 = 191%), not a share of a single combined total (88 = 100%).

Options	Number of respondents
In-filling using sites in existing built-up areas	45
Re-use of brownfield sites outside the village and settlements	39
Re-use of brownfield sites in the village/Parish	34
Use of greenfield sites outside the village and settlements	17
Nowhere	22
Other	11
Total number of options selected	168

Respondents showed a strong preference for development that makes use of land within or already connected to the existing settlement, with over half (45) favouring in-fill sites and substantial support for re-using brownfield land both outside (39) and inside (34) the village. Only 17 supported development on greenfield sites outside the settlement, while a quarter of respondents (22) felt that nowhere in the parish should be developed.

Of the 88 respondents who answered 'Other', 11 provided additional details, see Appendix 6 for full comments. These generally focused on development located close to or just within the existing village boundary. Respondents expressed support for infill sites near the village centre, small greenfield plots that adjoin the settlement, or minor extensions that remain well integrated with the current built form. Several comments emphasised that any development should be small-scale, carefully planned, and sensitive to the size of the parish, suggesting schemes of only a few homes designed primarily for local residents. 1 respondent also sought clarification on what constitutes brownfield and greenfield land.

Q3. What are the first 4 characters of your current postcode?

87 respondents answered this question.

Postcodes	Number of respondents
RG22	2
RG23	8
RG24	0
RG25	75
Other (please specify)	3

This question was included in the survey to identify how many respondents lived locally and if they lived in the Parish or Village of Dummer. The survey was targeted at those households living in or with a connection to the Village but could be responded to by anyone with a connection.

RG25 is the primary postcode for Dummer Village and 86% of respondents currently live in this area. Those who indicated their postcode started with RG22 (2) and RG23 (8) either live within the wider Parish of Dummer or one of the neighbouring areas such as Kempshott or Oakley.

Of the 3 respondents who answered 'Other', all provided their current postcodes. 1 was located in Farnborough and 2 in Reading.

Section B: Your current home

This section summarises the current living circumstances of all households responding to the survey, their connection to Dummer Parish, their current living situation, tenure and makeup of household.

Q4. What is your local connection to the Parish?

85 respondents answered this question.

Respondents were able to select more than one answer in response to this question.

All 85 respondents stated a local connection to the Parish, and as respondents could select more than one type of local connection a household may appear in more than one category. The following tables show the length of time for each type of connection.

78 respondents stated that they currently live in the Parish. The table below shows how long these respondents have been resident within the Parish.

Currently lived in the parish for:					
0-2 years	3-5 years	6-10 years	11-20 years	21+ years	Total
4	12	9	14	39	78

5 respondents have previously lived in the Parish. The table below shows how long they were previously resident in the Parish.

Previously lived in the parish for:					
0-2 years	3-5 years	6-10 years	11-20 years	21+ years	Total
2	0	0	2	1	5

10 respondents have close family currently living in the Parish. The table below shows the length of time that their family has lived in the Parish.

Length of time close family have lived in the parish:					
0-2 years	3-5 years	6-10 years	11-20 years	21+ years	Total
3	0	0	2	5	10

Due to a technical error, the option to provide details as to whether a respondent, or a member of their household, currently works in the village was only available on the paper copies of the surveys. As such only 1 respondent indicated that they currently work in the Parish, however 2 made comments via the online survey which indicated that they also work in the parish. The total identified is therefore 3 but could be higher.

The majority (78) currently live in the Parish, and among these, most have long-established residency, with over 68% (53) having lived in the Parish for more than 11 years and only 4 had moved to the Parish within the last 2 years. 5 respondents stated that they had previously lived in the Parish and 10 respondents said they have close family living in the Parish, with the majority indicating long-term family residence of over 21 years.

24 respondents provided further information on family and work local connections, see Appendix 6 for all anonymised comments.

Most respondents described long-standing and deeply rooted connections to Dummer Village or the wider parish. Many have lived in the area for several decades, some for most of their lives, and several grew up in the village or have family ties spanning generations. A number of people noted active involvement in community life and strong attachment to the village's identity and rural character. Others mentioned moving to the area more recently for its peaceful, rural setting, while some respondents indicated future intentions to move into or return to the village. A small number highlighted a desire to downsize within the village or maintain continuity in their housing. Overall, the responses reflect a community with strong historical ties, long-term residency, and a clear sense of belonging and commitment to village life.

Q5. What is your current living situation?

86 respondents answered this question.

The table below shows the split of respondent's living arrangements.

Current living arrangements	Number of respondents
Living with family or friends	7
Renting privately	5
Renting from a housing association	1
Renting from the Council	0
Homeowner	69
Shared Ownership	2
Living in accommodation tied to a job	2
Mobile home tenant	0
Lodger (living with the landlord)	0
Other (please specify)	1

80% of respondents (69) are homeowners, with only 14% of respondents indicating they currently rent privately (5) or live with family or friends (7). A small proportion are living in accommodation tied to their job (2) and live in a shared ownership property (2). 1 is renting from a housing association.

Only 1 respondent selected 'other' and commented they are currently working overseas.

Q6. What type of home do you currently live in?

86 respondents answered this question.

Options	Number of respondents
Detached house	66
Semi-detached or terraced house	15
Purpose built retirement property	0
Bungalow	3
Flat, apartment or maisonette	3
Mobile home	0
Other	0

Most respondents (66) live in detached homes. The remaining 24% of respondents live in a semi-detached or terraced house (15), bungalow (3) or flat/ apartment/ maisonette (3).

Q7. How many bedrooms does your home have?

86 respondents answered this question.

Number of bedrooms in current home	Number of respondents
One-bedroom	0
Two-bedrooms	8
Three-bedrooms	21
Four or more bedrooms	58

56% of respondents (58) live in home with four or more bedrooms, 21 respondents lived in three-bedroom homes and 8 live in two-bedroom homes. No survey respondents currently live in homes with one-bedroom.

Q8. How many people of each age group and gender currently live in your home?

85 respondents answered this question.

The survey responses identified 213 individuals within the 85 existing households. The table below shows the breakdown of the respondents and their current household by age and gender.

Age range	Male	Female	Other	Number of individuals
0-15 Years	20	11	0	31
16-24 Years	13	17	0	30
25-34 Years	3	7	0	10
35-44 Years	11	7	0	18
45-54 Years	15	18	0	33
55-64 Years	16	15	1	32
65-74 Years	10	12	0	22
75+ Years	19	18	0	37
Total	107	105	1	213

When grouped into broader age categories, the 213 individuals identified across the 85 responding households show a balanced spread across life stages. There are 31 children aged 0-15, 30 young people aged 16-24, 93 working-age adults aged 25-64 (the largest group), and 59 residents aged 65 and over. Overall, the population is almost evenly split by gender, with 107 males and 105 females, alongside one respondent identifying as “Other” but no further information was given.

Overall, the age profile of respondents’ households shows a broad mix of life stages within the community. Working-age adults make up the largest proportion of residents, but there is also a substantial older population aged 65 and over, indicating strong representation of long-term and potentially retired residents. The presence of both children and young people reflects a continued family presence in the Parish, contributing to a balanced demographic structure. This spread suggests that housing, services and community facilities will need to support the needs of all age groups; families, working adults and older residents alike.

Q9. Are you, or anyone in your current household, planning to move within the next 10 years? (For permanent moves only; exclude any short-term or temporary moves (e.g., university))

89 respondents answered this question.

Intention to move	Number of respondents
Yes , my whole household is planning to move	27
Yes , some members of my household are planning to move	12
No , no one from my household is planning to move but members of my close family would like to move to/return to the parish	4
No , no-one in my household has plans to move within the next 10 years	46

43 respondents who answered yes, or that someone in their household was planning to move, or that they weren't but someone in their close family would like to move, were all invited to complete Section 2 of the survey.

46 who answered no were thanked for their responses and directed to the end of the survey where they were able to add any additional comments before submitting their responses.

PART 2

Section C: A new home

This section outlines the type of home households require, including household size, ages of household members, bedroom requirements and specialist needs.

Q10. When will you (or the person moving from your household) need to move?

40 respondents answered this question.

Number of years estimated needing to move within	Number of respondents
Less than 2 years	14
2-5 years	22
More than 5 years	4

14 respondents want to move within the next two years, 22 respondents want to move within two to five years, and only 4 in more than 5 years. This illustrates that people require new housing soon.

Q11. What are the reasons for you, or members of your household, needing to move from where you live now?

39 respondents answered this question.

Respondents were able to select more than one answer in response to this question, The table below shows the frequency of responses received from these 39 respondents, considering multiple answers.

Reasons for needing to move	Number of respondents
Want to start first home	10
Divorce/Separation	0
Need smaller home e.g. to downsize	12
Overcrowding	2
To be near family	13
Home in need of repair	2
Additional space for homeworking	1
For school catchment	1
Disability/health problem	1
For access to job opportunities	2
Current tenure insecure	1
To be near work	5
Cannot afford mortgage/rent	2
To provide support to family member	4
To be independent	2
Need home with disability access	0
To live in supported housing (eg care or retirement housing)	1
Current bills/running costs are too high	2
For access to good transport links	2
Other	4
Total number of options selected	67

A variety of reasons were selected for needing a new home in the Parish. The most frequent response was wanting to be near to family. This was chosen by 13 respondents, followed by those wanting to downsize (12) or start a new home (10). The reasons given for needing to move can be grouped into several key themes. Family-related motivations, such as wishing to be closer to family (13) or support relatives (4) were the most frequently cited, followed by housing suitability issues including downsizing (12), overcrowding (2), or needing different types of accommodation (1). A notable group expressed life-stage factors such as wanting to start a first home (10), while a smaller number identified financial pressures (2) or property condition issues (2). A few respondents highlighted access to work (5) or job opportunities (2), schools (1), or transport (2) as influencing factors, and 4 listed other reasons not covered by the main options.

15 respondents provided more information on their reasons for needing to move, see Appendix 6 for all anonymised comments.

The additional comments reflect a range of housing needs, with the most common themes being the desire for smaller, suitably designed detached homes, and the need to live closer to family for support or caregiving. Several households highlighted affordability challenges for young adults seeking independence, while others raised concerns relating to rental insecurity, changing personal circumstances, or the impact of surrounding development. Overall, the comments reinforce the diversity of housing pressures experienced by local households.

Q12. Where would you ideally like to move to?

39 respondents answered this question.

Preferred location of new home	Number of respondents
Within Dummer parish	20
Within the immediately adjacent parishes to Dummer	1
Within the Basingstoke and Deane Borough	2
Within Hampshire	6
Other	10

The majority of respondents (20) wanted to remain living within the Dummer Parish. 23% wanted to stay within Hampshire, with varying levels of proximity to the Parish identified. Of the 25% who selected 'Other', all 10 respondents gave details. 1 was looking to move overseas, 1 was dependent on job opportunities, 2 were undecided and 6 were considering other areas within the UK. Additional analysis relating to those wanting to move within the Parish is given at the end of Section C and Section D.

Q13. What factors may prevent you from moving?

38 respondents answered this question.

Respondents were able to select more than one answer in response to this question.

The table below shows the frequency of responses received from these 38 respondents, considering multiple answers.

Factors potentially preventing move	Number of respondents
Lack of suitable/available properties	23
Family/caring responsibilities	3
Access to work/education	1
Moving costs (deposit/legal fees/removal costs)	5
Lack of affordable properties	11
Don't want to leave the area	11
Financial security (concerns over cost of living/interest rates/job security)	5
Other	7
Total	66

38 respondents identified one or more factors that may prevent them from moving. The most significant barrier was a lack of suitable or available properties (23), followed by both the lack of affordable properties (11) and not wanting to leave the area (11), indicating that many households feel priced out of the local market but still strongly wish to remain within the community. Moving costs and wider financial concerns were each mentioned by 5 respondents, highlighting the role of economic pressures in limiting mobility. Smaller numbers cited family or caring responsibilities (3) or access to work or education (1) as barriers.

Of the 7 who selected 'Other', 4 gave details, see Appendix 6 for anonymised comments.

The comments provided largely reflected concerns about the limited range of suitable housing within the village. Respondents noted the absence of two-bedroom homes, a lack of detached properties appropriate for professional couples, and a preference for smaller detached homes with off-street parking within walking distance of the village centre. One respondent also expressed general frustration with the current state of the housing market, which they felt further restricted their ability to move.

Q14. What type of household is needing to move?

This question relates to the composition of the household requiring new accommodation.

38 respondents answered this question.

New household composition	Number of respondents
Single person	9
Couple	15
Family	8
Other	6

The largest group needing a new home came from couples. 15 respondents selected this choice, followed by single people (9) and families (8).

Of the 6 who selected 'Other', 4 provided details. The comments provided suggest that in several cases, more than one household type within the same property may be seeking alternative accommodation. Examples included combinations such as a single person and a family, two individual adults, and multiple single adults, one of whom wishes to move in with a partner. 1 respondent indicated that "all of the above" applied, implying a complex household with varied needs. Overall, these comments highlight that some households considering a move do not fit neatly into the standard categories and may involve multiple adults or mixed household structures requiring different types of accommodation.

Given the format of the survey, it is not possible to know whether each of these potential households have completed the survey or whether they have completed only one.

Q15. How many people of each age group and gender would live in the new home?

35 respondents answered this question.

The survey responses identified 71 individuals within the 35 existing households. The table below shows the breakdown of the respondents and their future household by age and gender.

Age range	Male	Female	Other	Number of individuals
0-15 Years	3	3	0	6
16-24 Years	4	5	0	9
25-34 Years	3	7	0	10
35-44 Years	2	2	0	4

45-54 Years	4	5	0	9
55-64 Years	4	5	0	9
65-74 Years	5	6	0	11
75+ Years	6	7	0	13
Total	31	40	0	71

Across the 35 households that responded, a total of 71 individuals were identified as potentially living in a new home. When grouped into broader life-stage categories, the 71 individuals expected to live in future households included 6 children aged 0-15, 9 young adults aged 16-24, 32 working-age adults aged 25-64, 11 adults aged 65-74 and 13 older adults aged 75 and over. This distribution shows that future housing needs are likely to come from a mix of age groups, with particularly strong representation from both working-age adults and older adults.

Gender distribution was fairly balanced overall, with 31 males and 40 females. These responses suggest that those likely to form new households include a mix of older residents, working-age adults, and some younger households, with a particularly strong representation from older age groups.

3 respondents selected 'other', 1 provided no comment and 2 gave details not relating to gender but to reasons for moving. One was moving overseas and the other stated that their children would be moving separately to starter homes and they were retiring to a new location.

Q16. How many bedrooms would your new home need?

36 respondents answered this question.

Number of bedrooms needed in new home	Number of respondents
One-bedroom	0
Two-bedrooms	10
Three-bedrooms	22
Four or more bedrooms	4

36 respondents indicated how many bedrooms their new home would need. The majority (22) said they require a three-bedroom property. A further 10 respondents expressed a need for a two-bedroom home, while 4 respondents indicated a requirement for a property with four or more bedrooms. No respondents selected a one-bedroom home.

Overall, the results suggest that demand is strongest for two and three-bedroom homes, with relatively limited need for larger or smaller properties.

Q17. Do any of the people needing a new home have a specialist housing need?

36 respondents answered this question.

2 respondents confirmed that they had a specialist housing need.

Both respondents provided additional comments indicating that these needs relate primarily to age-related mobility concerns, with respondents noting a requirement for ground-floor accommodation or expressing a preference for a bungalow as they grow older. These responses suggest that a small but important proportion of households may require housing designed with accessibility and ageing-in-place in mind.

Q18. What type of home would you prefer?

37 respondents answered this question.

Types of new home	Number of respondents
Flat/apartment	2
Bungalow	5
Retirement housing	0
Detached house	16
Semi-detached house	5
Self-build	6
Other	3

37 respondents indicated the type of home they would prefer. The most popular choice was a detached house (16), reflecting a strong preference for standalone properties. Self-build homes were also of notable interest (6), alongside semi-detached houses (5) and bungalows (5). Only 2 respondents expressed a preference for a flat or apartment, and no respondents selected retirement housing. 3 respondents chose 'Other', with only 1 providing additional comments which indicated the home would need to be affordable as well as large enough for their household. Overall, the results show the highest demand is for detached homes, with moderate interest in self-build options and traditionally sized family homes.

Q19. What type of housing tenure are you interested in?

38 respondents answered this question.

Respondents were able to give more than one answer.

Type of home	Number of respondents
Affordable housing to rent from Basingstoke and Deane Borough Council or a housing association. (Affordable rents are usually set at no more than 80% of the local market rent and social rent levels are set at approx. 50-60% of market rent levels)	2
Shared Ownership (Part rent/part buy scheme, usually provided by a housing association or local authority)	2
Private rental property	4
Owner occupier	34
Other	2
Total	44

38 respondents indicated the types of housing tenure they would consider for a new home, with multiple selections allowed. The overwhelming majority (34) of respondents expressed a preference for owner-occupation, making this by far the most common choice. Smaller numbers indicated interest in private rental properties (4), affordable rented housing (2), or shared ownership schemes (2). A further 2 respondents selected 'Other' but provided no additional information.

In total, 44 selections were made across all tenure types. These results show a strong preference for home ownership within the community, with limited interest in rented or affordable housing options.

Additional analysis of Section C

At Q12 respondents stated where they wanted to move, 20 wished to move within the Parish.

1 respondent did not answer any further questions so may have selected this option in error as they provided no comment as to imply they intended to move or knew of anyone with a housing need.

A total of 9 respondents selected 'within the immediately adjacent parishes', 'within the Basingstoke District' or 'within Hampshire'. At Q13 all but 1 of these 9 respondents selected at least two of the following three options: 'Don't want to leave the area', 'Lack of suitable/available properties' or 'Lack of affordable properties'. As such this indicates that at least 8 of these 9 households may wish to stay within the Parish but currently feel this isn't an option. As no further comments have been provided to indicate the household intentions, they have not been included in the additional analysis below.

At Q12 there were 4 households who submitted a survey but did not answer this question, even though they indicated that the household, someone within it or a close family member wants to move back to the Parish. 1 of these respondents also went on to identify a need for ground-floor accommodation. These 4 have also not been included in the additional analysis below as it cannot be confirmed they wish to remain living within the Parish.

As such the numbers below relate to the 19 respondents from Q12 who then gave additional details. The information below provides additional insights into the housing needs of these households wanting to move within the Parish.

16 are current homeowners and 3 are in rented properties within the parish, of those:

- 2 own bungalows and 14 own detached homes, the 3 renting are in mix of property types.
- 14 currently have 4 or more bedrooms
- 6 wanted to move within 2 years, 12 within 2-5 years and 1 in more than 5 years.
- 14 indicated their whole household needs to move, of these:
 - 8 wanted to downsize, 1 needed a bigger home, 1 wanted to purchase their first home, 3 wanted to be closer to family and 1 cited insecurity of current tenancy combined with affordability issues as their reason.
 - All noted the lack of suitable/available properties as a key reason preventing them from moving, 5 also mentioned not wanting to leave the area.
 - 3 selected further options relating to lack of affordability, moving costs and financial insecurity.
- 3 indicated only some members of their current household needs to move and 2 respondents said 'No, no one from my household is planning to move but members of my close family would like to move to/return to the parish' and completed further questions on their behalf. 1 respondent indicated that their responses were for 2 potential new households, 1 wanting to move out of the family home in the Parish and another wanting to return to the Parish. Of these 6 potential new households:
 - All selected multiple options for needing to move, 4 wanted to start their first home, 4 wanted to be nearer family or to be able to provide support to family members.
 - 4 selected a lack of affordable properties as a reason for preventing them from moving, lack of suitable/available properties was also noted by 3.
- Of the housing needed by the 20 identified households, 7 were for single person households, 10 were for couples, and 3 were for families.
- 7 wanted a two-bedroom home and 13 wanted a three-bedroom home.
- 9 indicated a preference for a detached property, 2 for a semi-detached house, 3 for a flat or apartment, 1 for a bungalow and 5 for a self-build option.

- 16 were only interested in being an owner occupier, the remaining 4 selected multiple responses including home ownership, private rental and affordable rental options.

Details about these respondents' financial circumstances are analysed at the end of Section D.

Section D: Finance – paying for the new home

This section summarises respondents' household incomes, savings, financial capacity and the affordability of different housing tenures.

Q20. What is the maximum amount per month that you can afford to pay on rent or a mortgage?

36 respondents answered this question.

Rent/mortgage price levels respondents prepared to pay	Number of respondents
Less than £500 per month	1
£501 - £700 per month	2
£701 - £900 per month	0
£901 - £1,100 per month	4
£1,101 - £1,300 per month	2
£1,301 - £1,500 per month	4
£1,501 - £1,700 per month	6
£1,701 - £1,900 per month	5
Over £1,900 per month	5
Not applicable	7

Affordability levels show that 3 respondents could pay under £700 per month, and 4 respondents fall within the £701–£1,100 range. A further 6 respondents could afford between £1,101 and £1,500, while the largest group (11) could pay between £1,501 and £1,900. An additional 5 respondents reported being able to afford over £1,900 per month.

These results indicate that the majority of potential movers fall within the mid- to higher-affordability ranges. Those with lower ranges of affordability will likely be looking for specific affordable housing options, responses for which are detailed in Part 3 of this report.

7 respondents selected “Not applicable”, all are current homeowners, 4 of whom are looking to move outside of the Parish and 3 who are looking to downsize.

Q21. If you are interested in buying, what price range are you able to afford?

38 respondents answered this question.

Property purchase price levels respondents can afford	Number of respondents
Under £100,000	0
£100,000 - £150,000	0
£150,000 - £200,000	0
£200,000 - £250,000	0
£250,000 - £300,000	5
£300,000 - £500,000	5
£500,000 - £750,000	9
£750,000 - £1million	14
Over £1million	3
Not applicable	2

38 respondents provided information on the property price range they could afford. None indicated an ability to purchase a home below £250,000, and all 36 respondents who stated a purchase budget reported they could afford at least this level.

The 36 respondents are made up of the 34 respondents who selected home ownership at Q16 and the 2 who selected shared ownership.

The most common affordability range was £750,000 to £1 million, selected by 14 respondents, followed by £500,000 to £750,000 (9). Smaller numbers reported being able to afford homes priced £250,000–£300,000 (5) or £300,000–£500,000 (5), while 3 respondents indicated affordability over £1 million.

The 2 respondents who selected “Not applicable”, were only considering rental options rather than purchasing a home.

Affordability: Local Housing Costs and What Households Can Afford

Understanding local housing costs alongside what respondents can realistically afford helps identify which housing tenures are suitable for households in the Parish. According to a UK Government Housing Report issued in November 2024 *‘On average, mortgagors spent 19% of their household income on mortgage payments, whereas rent payments, with housing support included in income, were 26% for social renters and 34% of household income for private renters. If income from housing support was excluded in the calculation, the average proportion of income spent on rent would be 34% for social*

renters and 39% for private renters'.^{vii} This highlights the disparity in accommodation costs between renters and homeowners, and especially the significant pressure housing costs have on those in the private rental market. There are no UK national guidelines specifying how much of a household's income should be spent on housing costs. However, some financial advice sources use informal guidelines suggesting that housing costs should ideally not exceed around 28% of net income (or 33% gross income), although this figure is not part of any UK government or regulatory policy.

Local open market housing costs - purchase

A household would need an income of around £81,900 plus a £36,400 deposit to purchase a home at this price; most survey respondent households could afford this but none of those looking to start their first home could.

Lower-quartile properties are also out of reach. With an average price of £286,282 a household would need an income of £64,413 plus a £28,682 deposit.^{viii}

This would not be affordable for a single person household on a median salary to afford.

At the time of writing, there were 6 homes currently available for sale (or recently listed as 'Sold subject to contract') on the Dummer Village side of the M3 but not all within the village itself, ranging from £335,000 for a two-bedroom semi-detached house to £1,450,000 for six-bedroom house. To afford the two-bedroom asking price of £335,000 a household would require an income of £75,375 plus a 10% deposit of £33,500. The majority of respondents who provided financial details could afford this, however those who indicated they were looking to start their first home could not.^{ix}

Local open market housing costs – rent

A Rightmove search carried out on 25 March 2026 identified only one property available to rent in Dummer Village: a two-bedroom home advertised at £1,850 per month. To afford this level of rent, a household would require a minimum gross annual income of approximately £67,273 (assuming no more than 33% of income spent on housing). In addition, they would need savings of around £3,984 to cover the legally capped 5-week deposit plus one month's rent in advance. This level of upfront cost is far beyond the reach of most households seeking their first home.

The Office for National Statistics (ONS) private rental market statistics (February 2026) provide average monthly rents for Basingstoke and Deane, the South East, and England as a whole. The table below also shows the minimum annual household income required to afford each rent level, based on the assumption that rent should not exceed 33% of gross income.

Property size	Average median rent in Basingstoke & Deane	Average median rent in South East	Average median rent in England
One-bedroom	£939pcm	£981pcm	£1,170pcm
	£34,145	£35,637	£42,545
Two-bedrooms	£1,222pcm	£1,257pcm	£1,307pcm
	£44,436	£45,709	£47,527
Three-bedrooms	£1,478pcm	£1,529pcm	£1,456pcm
	£53,745	£55,600	£52,945
Four-bedrooms	£2,092pcm	£2,192pcm	£2,124pcm
	£76,072	£79,709	£77,236

Source: ONS - Private rents and house prices UK release date March 2026.

Renters must also have sufficient savings to cover the tenancy deposit (up to five weeks' rent) and one month's rent in advance. For example, renting a two-bedroom home in Basingstoke and Deane at £1,222 pcm would require savings of at least £2,628. Based on available data, rental prices within Dummer Village appear significantly higher than those across the wider borough, which is a typical pattern in rural areas where supply is limited, and property types are more constrained.

An individual earning the full-time UK National Minimum Wage from April 2026 has a gross annual income of £26,436.80, meaning they can afford a maximum monthly rent of around £727 if they spend no more than 33% of their income on housing. In contrast, the only property available to rent in Dummer Village at the time of the survey, a two-bedroom home at £1,850 per month, costs more than double what a minimum-wage earner can afford. This illustrates that open-market rents in Dummer are significantly beyond the reach of lower-income and many average-income households, highlighting the importance of affordable housing provision for those with a local connection.

Q22. Based on the definition provided, do you (or someone in your household) require an affordable home (for rent or shared ownership) in Dummer Parish?

40 respondents answered this question.

Of these 5 confirmed they needed an affordable home in the Parish and were invited to complete Section 3 of the survey. For consistency, the affordable need total presented later in the report uses verified Housing Register data (3 households) plus 3 survey households, with one overlap removed.

The 35 respondents who answered no were thanked for their responses and directed to the end of the survey where they were able to add any additional comments, included at the end of this report, before submitting their responses.

Additional analysis of Section D

Based on responses given at Q12 the above 'Additional analysis of Section C' identified 20 households wanting to move within the Parish. The following information provides additional insight into the housing needs of these households 20.

- 3 could afford a property valued at £250,000 - £300,000
- 3 could afford a property valued at £300,000 - £500,000
- 4 could afford a property valued at £500,000 - £750,000
- 8 could afford a property valued at £750,000 - £1million
- 2 did not provide details

PART 3

Section E: Affordable housing need

At Q22 5 respondents indicated they had an affordable housing need, however earlier in the survey (Q12) only 1 of these responded that they would be looking for housing within Dummer Parish.

1 respondent only answered Q9 indicating a close family member would like to return to the Parish and identifying a need for affordable housing by answering 'Yes' to Q22. However, as no other details or comments were provided it is not possible to ascertain whether this person would be eligible for or would meet affordability criteria for an affordable housing scheme.

From additional comments made by respondents we can see that 1 respondent was answering on behalf of 2 households, bringing this total to 6, this household would be looking to live within the Parish. Given these responses we cannot know whether all of these respondents would stay in the Parish if housing was available to them

Q23. What is the household's combined total annual earned income/salary (before deductions i.e. tax and national insurance)?

3 respondents answered this question.

Respondents were asked to provide their total annual household income, combining the earnings of all adults in the household. This information is used to assess the affordability of different housing tenures. Respondents also provided details about other income sources and any savings for a deposit if interested in shared ownership.

The table below shows the distribution of combined annual household earnings:

Household combined total annual earned income	Number of respondents
Under £10,000	0
£10,001-£15,000	0
£15,001-£20,000	0
£20,001-£25,000	0
£25,001-£30,000	1
£30,001-£40,000	1
£40,001-£50,000	0
£50,001-£60,000	0
£60,001-£70,000	0
£70,001-£80,000	0
£80,000+	1
None	0

Summary of income levels

- 2 households earn £25,001–£40,000
- 1 household earns over £80,000

Eligibility implications

- Households must typically earn under £60,000 to be eligible for affordable rent.
- Households must typically earn under £80,000 to be eligible for shared ownership.

Based on this:

- 2 of 3 households fall within the eligibility threshold for affordable rent.
- 1 of 3 households earn above £80,000. This respondent is already a homeowner and is therefore ineligible for an affordable housing scheme.

Q24. Please confirm any other sources of income

3 respondents answered this question.

Respondents could select more than one option.

Income from other sources	Number of respondents
Pension	0
Benefits e.g. Child Benefit, Universal Credit, Tax Credits	0
Investment	0
No other income	3
Other (please specify)	0
Total	3

Of the 3 respondents answering this question, all respondents had no other source of income.

Q25. If you are interested in the shared ownership option, do you have any savings to help with a deposit and legal costs?

3 respondents answered this question, however in Q16 only 1 of these respondents expressed an interest in a Shared Ownership property. The other respondent who previously indicated an interest in Shared Ownership selected 'No' to Q22, stating they were not eligible for affordable housing.

Respondents interested in shared ownership were asked about the amount of savings they could contribute towards a deposit and associated purchase costs.

The table below summarises their responses:

Amount of savings to help with deposit and legal costs	Number of respondents
Under £1,000	2
£1,000-£5,000	0
£5,000-£10,000	0
£10,000-£20,000	1
£20,000-£30,000	0
£30,000-£40,000	0
Over £40,000	0
No savings	0
Not applicable	0
Total	3

Summary of savings levels

- 2 households have savings of £1,000 or less.
- 1 household has savings of £10,000 - £20,000.

Most households therefore have limited savings, meaning that few are likely to afford the deposits and upfront costs associated with shared ownership.

Section F: Registering for affordable housing

This section summarises the number of households registered with Basingstoke and Deane Borough Council Housing Register and compares this with the survey findings.

Q26. Are you registered on Basingstoke and Deane Borough Council's Housing Register?

3 respondents answered this question.

Housing register	Number of respondents
Yes, on the Basingstoke and Deane Borough Council's Housing Register for affordable rented homes	1
No, not on the Basingstoke and Deane Borough Council's Housing Register for affordable rented homes	2

Basingstoke and Deane Borough Council maintains a housing register of people who wish to be considered for affordable rented accommodation.

To be eligible a household must need housing. Housing need includes criteria such as homelessness, concealed households, overcrowding and housing that is too expensive compared to household income.

Basingstoke and Deane Borough Council have reported that there are currently 3 households registered on the Housing Register stating a connection to Dummer Parish.

1 of the 3 households are represented in this report's findings, as confirmed in the Question 26 table above.

This would suggest that the remaining 2 households responding to the survey are not currently identified in the official register, indicating that the need for this type of housing in the Parish is slightly larger than that identified on the official register.

Q27. If you would like us to tell you about progress on an affordable housing scheme, please provide contact details for the household in need of affordable housing in Dummer Parish?

Respondents were then asked to provide their contact detail so that information about registering for affordable housing could be provided.

1 respondent left contact details, this information has been passed to Basingstoke and Deane Borough Council.

Q28. Do any other members of your household or close family members require a separate affordable home in Dummer?

3 responses were received stating that other members of the household required affordable housing but no request for a paper copy of the questionnaire was received. However, these individuals may have completed another online survey.

Summary of comments from survey respondents

27 respondents provided further, see Appendix 7 for a full anonymised list.

The general comments revealed strong and often passionate views about future development in Dummer. Many respondents expressed concern about the scale of recent and ongoing development in and around the parish, particularly large housing schemes and warehouse developments bordering the village. Common themes included a desire to protect Dummer's rural character, green spaces, and wildlife, alongside concerns about increasing traffic, infrastructure pressures, and the erosion of a distinct village identity as Basingstoke expands closer. Several respondents highlighted the lack of local services such as public transport, healthcare, shops, and utilities and questioned the sustainability of further growth without major infrastructure investment.

Other comments focused on the need for specific types of housing, particularly small or medium detached homes, later-living or accessible homes, and well-designed retirement properties that would allow older residents to downsize within the village. A number of respondents emphasised that genuinely affordable housing is not available locally, and that younger households are priced out. Some respondents argued for limited, sensitively designed growth to support village vitality, while others strongly opposed any additional development. A few respondents also expressed distrust in planning processes or general frustration with regional development pressures. Overall, the comments reflect a community that is deeply connected to its rural setting, sensitive to change, and divided between those wanting careful, small-scale growth and those seeking to resist further development entirely.

Summary of housing need

Demand is greatest for two-bedroom and three-bedroom homes, reflecting the needs of both smaller households looking to remain in the Parish and younger families seeking to establish an independent home locally. Several respondents also indicated a preference for small or medium-sized detached homes with private gardens and parking, while a smaller proportion require single-storey or accessible accommodation due to age-related mobility needs.

The survey identified that many older residents wish to downsize from larger properties but are unable to do so because of the limited availability of appropriately sized homes within the village. This lack of suitable local housing restricts mobility within the community and contributes to unmet need among long-standing residents who wish to remain in Dummer Village. Younger adults also face barriers, with affordability constraints and the scarcity of smaller properties limiting their ability to move into, or remain within, the Parish.

Overall, the evidence indicates a clearly defined but modest level of housing need, concentrated on enabling existing residents and those with strong local connections to secure appropriate accommodation. The need spans a range of household types and reflects both life-stage transitions and a desire to remain close to established support networks and the village community.

Recommendations

Based on the survey results and verified information from Basingstoke and Deane Borough Council's Housing Register, there is clear evidence of a modest but genuine level of local housing need in Dummer Parish. This need relates primarily to a small number of households requiring affordable accommodation and several households needing small, low-density market homes (particularly detached homes of two to three bedrooms).

To minimise landscape and environmental impacts, development in the Parish should remain small in scale, carefully designed, and integrated with the existing village form. The Parish Council may wish to consider a single modest development or a phased approach, delivering only a portion of the identified need in the first instance. Final numbers should be agreed through collaboration between the Parish Council, Basingstoke and Deane Borough Council, and an appropriate Registered Provider or developer.

Recommended mix of home sizes

Survey responses show clear demand for two- and three-bedroom homes, with no identified need for one-bedroom properties and no demand for larger homes (four bedrooms or more). The majority of households seeking to move expressed preferences for

detached homes, including several wishing to pursue self-build options. There was also some need for single-storey or accessible homes, particularly among older residents.

The specific preferences identified include:

- 3 x two-bedroom apartment
- 1 x two-bedroom bungalow
- 1 x two-bedroom semi-detached house
- 2 x two-bedroom detached house
- 1 x three-bedroom semi-detached house
- 7 x three-bedroom detached house
- 5 x three-bedroom self-build detached properties

Based on the specific property types requested by respondents, a development that best reflects local need would include:

- Two-bedroom homes, including a small number of apartments, a bungalow, and both semi-detached and detached options.
- Three-bedroom homes, with emphasis on detached properties, including interest in self-build plots for those wishing to design and construct their own home.
- Single-storey or accessible homes, such as bungalows or lifetime-standard dwellings, to support older residents with mobility needs.

Overall, the dwelling mix should be weighted towards two- and three-bedroom detached homes, with scope to include a small number of apartments, semi-detached properties, and single-storey homes, ensuring the final scheme reflects both the diversity and the scale of need identified in the survey.

Recommended tenure mix

Affordability data indicates:

- Only a small number of households (5 total) across the survey and Housing Register have a verified need for affordable rented housing.
- Owner-occupation is the preferred tenure for the majority of households seeking to move.
- A minority expressed interest in private rental or self-build.
- A few households reported that they could afford lower monthly costs typical of affordable rent but not shared ownership.

Reflecting this, an appropriate tenure mix would comprise:

- A small number of affordable rented homes, prioritised for households with strong local connections.

- Market homes for sale, focused on smaller detached properties suitable for downsizers and younger households.
- Potential for limited shared ownership, but only where viability supports it and where it meets demonstrated local need.

Specialist housing

Two households reported specialist housing needs, which primarily relate to age-related mobility and a future requirement for ground-floor or step-free accommodation.

Any new scheme should therefore consider including:

- At least one accessible, ground-floor dwelling, or
- A small number of bungalows or lifetime-standard homes, subject to site constraints.

These units will serve older residents who wish to remain in the Parish but lack suitable accommodation.

Local connection

New affordable homes should be allocated in accordance with Basingstoke and Dean Borough Council's rural local connection policy, which prioritises households who:

- Currently live in the Parish
- Previously lived in the Parish
- Work in the Parish
- Have close family living in the Parish

Applying this policy will ensure that new housing directly responds to locally arising need, as identified through this survey.

Importance of up-to-date Housing Register data

Housing need changes over time. Any future planning application or development proposal should be supported by up-to-date Housing Register data from Basingstoke and Dean Borough Council. This will ensure the size and tenure mix of any homes delivered continues to reflect the current needs of Dummer residents at the point of delivery. It should be noted that although 288 affordable rented homes currently exist within the wider Parish (as of January 2025, a number which is increasing with the completion of wider Parish housing developments), only 11 are located in or near the traditional village area. However, these sites do not meet the needs of those seeking to remain within, or return specifically to, Dummer Village. In the last 5 years, only one of these 11 properties has been advertised for rent, showing a very low rate of turnover.

Summary

The evidence from the Dummer Housing Need Survey supports the delivery of a small, carefully planned development, incorporating a mix of two- and three-bedroom homes, predominantly market owner-occupied, with a small proportion of affordable rented housing, and some single-storey or accessible properties for older residents. A scheme of this type, modest in scale and led by local need, would help secure the long-term sustainability of the community while respecting the village's rural character.

Limitations and notes

The findings of this Housing Need Survey provide a robust snapshot of affordable housing need within Dummer Parish at the time of the survey. However, several limitations should be noted when interpreting the results.

Snapshot in time

The survey reflects housing need as of February 2026, when the survey was conducted. Housing circumstances can change over time as households move, financial situations change, or new needs arise. For this reason, any future affordable housing proposals should be cross-checked with the most up-to-date Housing Register data before planning decisions are made.

Voluntary response

Completion of the survey was voluntary. While 91 responses were received, only 3 identified they had an affordable housing need and it is possible that some households in need did not respond. Conversely, some households who responded may see their circumstances change after the survey period. The Parish Council and Basingstoke and Deane Borough Council should therefore view the results as a strong indicator of need, but not an exhaustive count of all households requiring assistance or alternative market properties.

Variation in response numbers

Not all respondents answered every question. As stated in this report, the number of responses ("base numbers") varies across sections. Base numbers are provided throughout to ensure transparency where response rates differ. Additional analysis has been provided to track the responses of households looking to move within the Parish.

Self-reported information

Survey findings rely on information provided directly by respondents, including details of income, household size, local connection, and reasons for needing to move. While

respondents were encouraged to answer accurately, this information has not been independently verified.

Housing Register data

Basingstoke and Deane Borough Council Housing Register figures form part of the combined identified need. These figures represent households who have applied for affordable housing and meet eligibility criteria. However, some eligible households may not yet be registered, as demonstrated by the additional 3 identified in this survey, and others may join or leave the Register over time.

Existing affordable housing turnover

The report notes that although 288 affordable rented homes exist within the wider Parish, only 11 are located in or near Dummer Village. In the last five years only 1 of these 11 properties was advertised for rent, highlighting that low turnover of occupancy in affordable homes is common in rural areas.

GDPR and data protection

All data was collected anonymously in line with UK GDPR. Responses cannot be individually identified. Contact details provided for affordable housing information were stored separately and shared only with Basingstoke and Deane Borough Council. Raw data will be deleted after 12 months.

Summary

Despite the limitations described above, the survey results, together with Housing Register data, provide a robust and reliable evidence base demonstrating a significant and well-established need for housing within Dummer Village. The limitations do not materially affect the overarching finding that additional provision is justified.

Glossary of terms

Affordable Housing

Housing made available at a cost below market levels for households whose needs are not met by the open market. This includes social rent, affordable rent, discounted market sale, shared ownership, and other low-cost home ownership options.

Affordable Rent

A type of rented housing where the rent is set at up to 80% of local market rent (including service charges). Usually provided by housing associations or local authorities.

Affordable Housing Scheme

A development providing homes for social rent, affordable rent, or shared ownership, prioritised for households with a local connection to the Parish.

Bedroom Requirement

The number of bedrooms a household requires based on its size and composition. Expressed in this report as one-bedroom, two-bedroom, three-bedroom or four-bedroom homes.

Combined Household Income

The total gross annual income of all earners within a household, before deductions. Used to assess housing affordability and eligibility.

Concealed Household

A household living within another household that needs its own independent accommodation (e.g. adult children living with parents).

Discounted Market Sale

Homes sold at least 20% below local market value to eligible households who cannot afford full market prices, with restrictions to keep the home affordable in perpetuity.

Gross Income

Income before tax, National Insurance and other deductions.

Household

A single person or group of people living together and sharing living costs.

Housing Register

A waiting list managed by the local authority for households seeking social or affordable rented housing.

Local Connection

A requirement for eligibility for affordable housing in rural areas. A household may have a local connection through:

- current residence
- previous residence
- employment in the Parish
- close family living in the Parish

Local Housing Allowance (LHA)

The maximum amount of housing benefit or Universal Credit that can be paid towards private rent within a BRMA.

Lower Quartile

A statistical measure indicating the point at which 25% of homes (or incomes) fall below a certain price or income level.

Median

The middle value in a dataset when all values are arranged from lowest to highest. Often used for incomes or house prices.

Open Market Housing

Homes for rent or sale at full market prices, without subsidy.

Overcrowding

When a household does not have enough bedrooms for its size and composition under nationally recognised standards.

Private Rented Sector

Homes rented at market rates from private landlords.

Registered Provider (RP)

A housing association or local authority that provides affordable housing and is regulated by the Regulator of Social Housing.

Rural Exception Site

A site that would not normally be granted planning permission for housing but may be permitted for affordable housing if it meets a proven local need and remains affordable in perpetuity.

Shared Ownership

A form of low-cost home ownership where a household buys a share of a property and pays rent on the remaining share, usually to a housing association.

Social Rent

Rents set by a national formula, typically around 50–60% of local market rents, and the most affordable tenure for households on low incomes.

Specialist Housing Need

Housing required due to disability, limited mobility, medical needs or other support requirements e.g., ground-floor accommodation or wheelchair-adapted homes.

Tenure

The legal basis on which a home is occupied, such as social rent, affordable rent, private rent, shared ownership, or full ownership.

UK GDPR

UK General Data Protection Regulation, which governs the collection, storage and use of personal data.

Appendix 1: Dummer Parish A5 Postcard



WHAT IS YOUR CURRENT AND FUTURE LOCAL HOUSING NEED?

DUMMER PARISH HOUSING NEED SURVEY 2026



Survey deadline:
08 February 2026

Complete the survey by visiting:
[WWW.SURVEYMONKEY.COM/R/DUMMERHNS](https://www.surveymonkey.com/r/DUMMERHNS)

Dear householder,

Dummer Parish Council want to find out the current and future housing needs of local people. They have commissioned Action Hampshire to carry out a Housing Need Survey and you are invited to take part.

We want to hear from all Dummer parish residents, as well as those who work in the parish or have a family connection to the area. You might be looking to rent or buy your first home, maybe you're struggling in a costly private rental, or you'd like to downsize but can't find anywhere suitable. You might not be in need of housing, that's fine, we want to hear from you too.

Please complete our short online survey via www.surveymonkey.com/r/DummerHNS or email housing@actionhampshire.org to request a paper copy. You can also pick up a paper copy from The Queen Inn, Down Street, Dummer.

Your input could help shape the future of Dummer parish.

Survey closing date 08 February 2026

Appendix 2: Dummer Parish Community Poster



WHAT IS YOUR CURRENT AND FUTURE LOCAL HOUSING NEED?

WE WANT TO HEAR FROM YOU

COMPLETE THE DUMMER PARISH HOUSING NEED SURVEY 2026

[WWW.SURVEYMONKEY.COM/R/DUMMERHNS](https://www.surveymonkey.com/r/DUMMERHNS)

Our parish is conducting a Housing Need Survey to better understand the housing need of local residents and their families.

All residents are invited to complete the survey. We want to hear from everyone but especially those who:

- are living in overcrowded or unsuitable housing
- are unable to afford local rents or property prices
- have had to move away due to housing costs or wants to downsize but can't find a home

Please take a few minutes to complete the survey. Your feedback is vital to help us plan for future housing that meets real local needs.



SURVEY DEADLINE

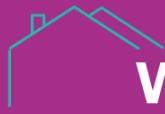
08.02.2026



Complete the survey online. Paper copies can be collected from The Queen Inn or requested by contacting housing@actionhampshire.org
See link for Privacy Notice



Appendix 3: Dummer Parish Housing Need Survey Cover Letter



WHAT IS YOUR CURRENT AND FUTURE LOCAL HOUSING NEED?

DUMMER PARISH HOUSING NEED SURVEY 2026

Action Hampshire have been commissioned by Dummer Parish Council to find out the current and future housing needs of local people. The purpose of the survey is to obtain information from households in Dummer for all types of housing, whether it be for first time buyers, renters, upsizers, downsizers or affordable housing.

If you are a local resident or have a local connection to the Parish, please complete and return this survey. You can also complete the survey online at:

www.surveymonkey.com/r/DummerHNS

At this stage, no decisions have been made about moving forward with any type of housing scheme. That's why your feedback is so important, this survey will help determine whether there's a genuine need for development of new homes, what type and how many.

Part 1 of this survey is for all households to complete, including those who do not live but work in the parish. Part 2 is for anyone who needs to move to new accommodation within the next 10 years. Part 3 is for completion by those who have an affordable housing need (definition overleaf). If a close family member has left the Parish and is in need of housing in Dummer, please ask them to complete this survey, or complete the survey on their behalf. Additional paper copies can be collected from The Queen Inn or requested by emailing housing@actionhampshire.org

In many rural areas, providing a small number of affordable homes for local people has helped villages remain vibrant and inclusive. It allows younger generations, families, and older residents to stay close to their roots, preserving the character of the community and supporting local services. If a need for affordable homes is identified through Part 3 of this survey, any homes delivered would be reserved for local people in perpetuity and could be provided by a specialist Housing Association or the Borough Council. This type of development is considered an exception to standard planning rules because it meets a proven local need, something that can be demonstrated through surveys like this.

Please return completed surveys by 08.02.2026

Surveys can be returned using the enclosed prepaid envelope to:
The Housing Team, Action Hampshire, C/O The Incubator Space, Hursley Park Road,
Hursley, Winchester, SO21 2JN

Definitions (Relating to Part 3 of the survey)

Local connection: you either live or work in the parish or previously lived in the parish and have close family members currently living in the parish.

Close family member: parents, siblings or adult children.

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership); and which complies with one or more of the following definitions: Affordable housing for rent, Starter homes, Discounted market sales housing or other affordable routes to home ownership including shared ownership.

Confidentiality and Data Protection

Thank you for taking part in this housing need survey, everything you share will be kept confidential and used only to understand what local people need when it comes to housing. Your answers are completely anonymous as we don't collect any personal details that could identify you, as such, once you've submitted your response, it can't be changed or withdrawn. By completing the survey, you're giving your consent for us to use the information provided for the purpose it was collected: to assess local housing need, including affordability and eligibility for future affordable housing schemes. If you are interested in affordable housing and provide your contact details these will be shared with the Borough Council Housing Team and processed in line with their privacy notice. This information will not be stored with your survey answers to ensure anonymity.

We follow UK GDPR and data protection rules to make sure your privacy is protected every step of the way. The raw data collected through this survey will only be viewed by Action Hampshire staff in relation to creating a report on local housing need. Your individual responses will not be shared with any third party (including those who commissioned the survey) and will only appear in the final report as general statistics. Individual survey responses will be stored securely for up to 12 months, after which they'll be deleted. We may use third party service providers to assist us in processing survey data e.g. Survey Monkey.

If you have any questions about the survey, please contact the Housing Team at Action Hampshire at housing@actionhampshire.org

For more information see the following privacy notices:

Action Hampshire: www.actionhampshire.org.uk/privacy-policy/

Survey Monkey: www.surveymonkey.com/mp/legal/privacy/

Borough Council: www.basingstoke.gov.uk/privacystatement



Appendix 4: Dummer Parish Printed Housing Need Survey 2026

First page only of printed version, full copy of survey in separate document

DUMMER PARISH HOUSING NEED SURVEY 2026

Who is this survey for?

Dummer Parish Council are looking at the need for housing in Dummer parish. All current residents of Dummer Parish are invited to complete Part 1 of this survey. Part 2 is to be completed by anyone who may need to move house in the next 10 years. Part 3 of the survey is for people who need an affordable home (either a flat or a house) in the parish.

The purpose of the survey is to obtain information from households in Dummer about their current and future need for all types of housing, whether it be for first time buyers, renters, upsizers, downsizers or affordable housing.

This is your chance to have your say. Housing is a very important issue for the whole community, and we encourage you to complete the survey and share your views.

How to complete the survey

Using blue or black ink please indicate one answer per question unless asked to give additional responses. Starting from Part 1, question 1 answer the questions sequentially unless instructions written in *italics* direct you to skip a question or move on to another section. Where written responses are required, please write in block capital letters.

Any additional comments you may wish to provide in relation to this survey can be written in the space provided on page 10.

PART 1 To be completed by all households

SECTION A: DEVELOPMENT OF DUMMER PARISH Q1 - Q2

SECTION B: YOUR CURRENT HOME Q3 - Q9

PART 2 To be completed by households needing to move

SECTION C: A NEW HOME Q10 - Q19

SECTION D: FINANCE – PAYING FOR A NEW HOME Q20 – Q22

PART 3 To be completed by those with an affordable housing need (as detailed in the covering letter)

SECTION E: AFFORDABLE HOUSING NEED Q23 - Q25

SECTION F: REGISTERING FOR AFFORDABLE HOUSING Q26 – Q28

How to submit the survey

Surveys should be submitted by returning the completed survey to *Housing Team, Action Hampshire, C/O The IncuHive Space, Hursley Park Road, Winchester, Hampshire SO21 2JN* in the paid, addressed envelope provided with this form.

The closing date for the survey is 08 February 2026.

Appendix 5: Dummer Parish Digital Housing Need Survey 2026

First page only of digital survey.



Dummer Parish Housing Need Survey 2026

INTRODUCTION: About this survey

Thank you for your interest in completing this survey, your feedback is important.

Action Hampshire have been commissioned by Dummer Parish Council to find out the current and future housing needs of local people. The purpose of the survey is to obtain information from households in Dummer for all types of housing, whether it be for first time buyers, renters, upsizers, downsizers or affordable housing.

At this stage, no decisions have been made about moving forward with any type of housing scheme. That's why your feedback is so important, this survey will help determine whether there's a genuine need for development of new homes, what type and how many.

In many rural areas, providing a small number of affordable homes for local people has helped villages remain vibrant and inclusive. It allows younger generations, families, and older residents to stay close to their roots, preserving the character of the community and supporting local services. If a need for affordable homes is identified through this survey, any homes delivered would be reserved for local people in perpetuity and could be provided by a specialist Housing Association or the Borough Council. This type of development is considered an exception to standard planning rules because it meets a proven local need, something that can be demonstrated through surveys like this.

If required, paper copies of this survey can be collected from The Queen Inn, Down Street or requested by emailing housing@actionhampshire.org.

Survey Format

INTRODUCTION

- About this survey
- Definitions
- Data Protection & Confidentiality

Survey Format

INTRODUCTION

- About this survey
- Definitions
- Data Protection & Confidentiality

PART 1 To be completed by all households, including those who do not live but work in the parish.

SECTION A: DEVELOPMENT OF DUMMER PARISH Q1 - Q2

SECTION B: YOUR CURRENT HOME Q3 - Q9

PART 2 To be completed by households needing to move to new accommodation within the next 10 years.

SECTION C: A NEW HOME Q10 - Q19

SECTION D: FINANCE – PAYING FOR A NEW HOME Q20 – Q22

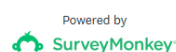
PART 3 To be completed by those with an affordable housing need (as detailed on the next page) or on behalf of a close family member in need of housing in Dummer.

SECTION E: AFFORDABLE HOUSING NEED Q23 - Q25

SECTION F: REGISTERING FOR AFFORDABLE HOUSING Q26 – Q28

ADDITIONAL COMMENTS All survey respondents can add additional comments

Survey deadline: **Sunday 08 February 2026**



Appendix 6: Anonymised question specific comments

Q1. What type of housing, if any, do you think is needed in the parish?

1. Small/medium size detached properties
2. Medium sized detached homes
3. Medium sized detached properties
4. Detached properties professional family
5. Tiny homes
6. Compact detached properties
7. Medium detached properties
8. Small and medium detached properties
9. Detached properties not large
10. Small and medium detached properties with parking and garden
11. Medium sized for families
12. Smaller homes - 2-3 bedrooms

Q2. Thinking about sustainable development priorities in Dummer Parish in the future, what do you think priorities in house building should be?

1. Infill near to village
2. Close to village
3. Sites near village boundary
4. Infill sites close to village centre
5. Greenfield sites just outside village settlement boundary
6. Sites infilling outside of village boundary but close to village
7. Greenfield sites infilling that are close to existing village boundary
8. Use of small greenfield areas within the village
9. What are brown and greenfield sites?
10. Use of greenfield sites only for small developments >10 smaller houses.
11. Plus maybe an area/field that can be sponsored/repurposed for a few carefully new homes likely 5 to 10 (various types) built primarily for Dummer residents on a buy or let basis.

Q4. What is your local connection to the Parish?

1. I currently work part-time for a business in the parish and would like to move into the area.
2. I moved to the parish many decades ago and have lived here ever since.
3. My family has long-standing ties to the parish.
4. I have lived in the parish for many years and have been actively involved in community life. Maintaining village identity is very important to me.

5. I have lived in Dummer for several decades.
6. We moved to Dummer for a rural and quiet lifestyle.
7. I moved to Dummer a few years ago.
8. I moved to Dummer many years ago; my children grew up here and still have links to the village.
9. I went to school in a nearby village.
10. I grew up in the village.
11. I grew up here with my parents.
12. I have lived in the village for many years and am looking to downsize to a smaller detached property with a small garden.
13. I have lived in the parish for several decades, having lived previously in nearby areas.
14. I live here.
15. I have lived in Cliddesden and more recently in Dummer for many years.
16. I have been a resident for over two decades.
17. I was born in the village and my family has lived here for many years.
18. I moved into the village many years ago and have remained in the same home since.
19. We have lived in the village for many years and raised children here. We feel increasing pressure from nearby development.
20. I have lived in the village for many years; my responses relate solely to the village.
21. I own a house in Dummer and plan to return to live here soon.
22. I have lived in the parish for several years.
23. I purchased my home here many years ago and have maintained it carefully in keeping with the conservation area.
24. I currently work part-time in a parish business and hope to move into the parish.

Q11. What are the reasons for you, or members of your household, needing to move from where you live now?

1. Concern that current rented home may be sold soon.
2. Requirement for a smaller detached property with parking and a garden.
3. Need for a smaller home with outdoor space and parking.
4. Intention to leave the country permanently due to dissatisfaction with national circumstances.
5. Family member with a long-term health condition requires support with childcare; another adult household member cannot afford to buy or rent locally.
6. Need for a detached property closer to family roots and suitable for homeworking.

7. Desire to live nearer to elderly parents.
8. Need for a smaller detached house with a small garden, ideally designed for older residents.
9. Preference for small or medium detached properties with a garden.
10. Young adult children leaving education and preparing to work.
11. A family member living elsewhere wishes to return to the parish.
12. Several young adults in the household needing independent accommodation, but unable to afford local housing without financial help.
13. Concern about the level of nearby development.
14. Desire to move from renting to owning a home within the village.
15. Intention to retire to a cheaper area to release capital and improve financial comfort.

Q13. What factors may prevent you from moving?

1. There are no 2-bedroom houses available in the village.
2. No recently built detached properties suitable for professional couples.
3. Preference for a smaller detached home with off-street parking, located close enough to walk to the village centre.
4. Concern that the current housing market is difficult or unfavourable.

Q14. What type of household is needing to move?

1. A single person and a family within the same household are seeking accommodation.
2. Two individuals requiring accommodation.
3. Three single adults and one person wishing to move in with their partner.
4. Multiple household types apply.

Appendix 7: Additional anonymised comments

1. Moved to the village decades ago for a quiet rural lifestyle; would only consider moving due to large-scale nearby development.
2. Concern that further development increases traffic, noise, and risks to children and older people; fears loss of wildlife and natural areas; preference for using empty or underused buildings in town instead of building on green space.
3. Strong concerns about affordability: low-income adult children unable to rent or buy locally; even higher-earning young families struggle to secure an appropriately sized home.
4. Suggestion that the village needs a small number of “later living” homes to support older residents wishing to downsize; preference for these to be protected from extensions and managed locally.
5. Desire for compact detached homes within walking distance of the village centre.
6. Concern that village infrastructure (gas, electricity, sewerage, roads, flood risk) cannot support additional housing.
7. Preference for a detached home near or within the village, suitable for homeworking, with garden and parking.
8. View that villages must expand to support younger families and adapt to population change; concern that resistance from existing residents excludes newcomers.
9. Belief that recent development in the parish has been excessive; infrastructure such as roads, healthcare, and recreation should be improved before more housing is built.
10. Desire for the survey to include options for small and medium detached homes suitable for younger professionals.
11. View that small or medium detached homes within or near the village boundary would be appropriate, particularly as infill on greenfield sites between existing houses.
12. Preference for high-quality small/medium detached homes that maintain village character, built to lifetime standards and with sufficient parking.
13. Support for well-designed retirement homes to help free up larger properties.
14. Concern that significant development in the parish and surrounding area has changed the rural character; preference for housing to be directed to brownfield sites in Basingstoke instead.
15. View that further development is unnecessary given recent extensive building; belief that more housing should be built on brownfield sites in town rather than near villages.
16. Concern that recent development at Hounsme has already met local housing need; opposition to rural exception sites; desire to preserve remaining open spaces to protect village identity.

17. Comment that the green gap between the village and Basingstoke must be preserved.
18. View that the village needs controlled growth to maintain vitality, but not excessive development.
19. Feedback that the survey did not work well for those planning to move out of the village in future.
20. Concern over increasingly built-up surroundings, inadequate local services, and lack of confidence in planning decisions.
21. Noted distinction between the needs of the village and those of the wider parish; concern that recent large developments have already addressed wider housing demand.
22. Comment that the definition of affordable housing is unclear and that the parish already feels overcrowded.
23. Noted that the respondent's household will change soon; found the survey confusing as they are not personally planning to move.
24. Concern that further infill development would erode the character of the ribbon-style village; preference for development on brownfield sites only.
25. Need for improved public transport; view that flats are not needed in the village; concerns about wider housing policy, developer behaviour, and sustainability.
26. Belief that there is limited but important need for small, downsizable homes; suggestion that this could be met through a carefully planned community-led development on a small site.
27. Concern about lack of small homes in good condition; noted that many older residents wish to downsize but cannot find suitable local options.

Appendix 8: Types of affordable housing tenure

This report uses the definitions of affordable housing set out in national planning policy. Affordable housing includes several different tenures designed to meet the needs of households who cannot afford open-market housing. The main tenures relevant to Dummer Parish are described below.

Shared Ownership

Shared ownership allows a household to buy a percentage of a property and pay rent on the remaining share, typically to a housing association. It can be a suitable option for households with smaller deposits, as it provides a more affordable route onto the property ladder while building equity over time.

Recent government changes allow purchasers to buy shares as low as 10% of the property value. However, where a smaller share is purchased, the rent on the unsold share will be higher.

On rural exception sites, households can normally staircase up to a maximum of 80% ownership. This restriction ensures that the home remains affordable in perpetuity and cannot be sold fully on the open market.

Main costs involved in shared ownership:

- **Mortgage costs:** The mortgage on the purchased share, including the required deposit, interest rate, and mortgage term.
- **Rent:** Rent is paid on the percentage of the property not purchased. This amount varies by scheme and usually increases annually.
- **Service charges:** Shared ownership homes are leasehold properties. Service charges cover maintenance of communal areas, building insurance, lighting, lifts, door-entry systems, grounds maintenance, and management costs. These can be significant, particularly for flats.

Shared ownership is most suitable for households with stable incomes who can afford both mortgage and rent payments, and who understand the ongoing service charge and maintenance responsibilities.

Social Rent

Social rent is the lowest-cost rented tenure and is typically around 50%–60% of local market rent. Social rents are set using a national formula regulated by government. Homes for social rent are usually provided by local authorities or housing associations.

In 2017, the government re-introduced social rent as eligible for grant funding, increasing the supply of this tenure where viable. Social rent is the most affordable option for households on the lowest incomes. See below.^x

In Basingstoke and Deane the rates are as follows:

- One Bedroom Rate: £179.51 per week
- Two Bedrooms Rate: £218.63 per week
- Three Bedrooms Rate: £264.66 per week
- Four Bedrooms Rate: £322.19 per week

Affordable Rent

Affordable rent homes are set at up to 80% of market rent, including service charges.

Affordable rent is higher than social rent but lower than private rented housing.

LHA boundaries define the maximum amount of Housing Benefit or Universal Credit that can be paid towards rent and help determine whether a property is affordable for households on lower incomes.

Affordable rent is typically suitable for households with moderate incomes but may still require benefit support depending on household circumstances.

Summary of Tenure Affordability

- **Social rent** – affordable to **most** households
- **Affordable rent** – affordable to **some** households
- **Market rent** – affordable to **very few** households

Appendix 9: End notes

- ⁱ Rightmove.co.uk [House Prices in Dummer](#)
- ⁱⁱ ONS – Mid-year estimates
- ⁱⁱⁱ <https://www.gov.uk/government/statistics/rural-housing> (Statistical Digest of Rural England July 2022 Edition, DEFRA)
- ^{iv} [House price to workplace-based earnings ratio - Office for National Statistics](#) Table 5a - Median house price by local authority district, England and Wales, year ending September 1997 to 2025 (£)
- ^v [House price to workplace-based earnings ratio - Office for National Statistics](#) Table 5b - Median gross annual workplace-based earnings by local authority district, England and Wales, 1997 to 2025 (£)
- ^{vi} Basingstoke and Deane Housing Register Data
- ^{vii} Chapters for English Housing Survey 2023 to 2024: Headline findings on demographics and household resilience [Chapter 2: Housing costs and affordability - GOV.UK](#)
- ^{viii} Lower Quartile House Price - Table 6a [House price to workplace-based earnings ratio - Office for National Statistics](#) - Lower quartile house price by local authority district, England and Wales, year ending September 1997 to 2025 (£)
- ^{ix} Rightmove (<http://www.rightmove.co.uk>) 25 March 2026
- ^x Source: Local Housing Allowance Rates, lha-direct.voa