Cleeve Prior

Housing Needs Survey

Analysis of Survey Results

May 2020

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1. Introduction

Wychavon District Council has undertaken a housing needs survey of the Parish of Cleeve Prior.

272 paper surveys were sent to households within the Parish of Cleeve Prior. Included was a prepaid envelope, to enable residents to complete and return the survey free of charge. It also provided an option to call and speak to a member of the Housing Services Team or complete online through a web link. Please see appendix one (at the end of this report) for a copy of the covering letter and survey document.

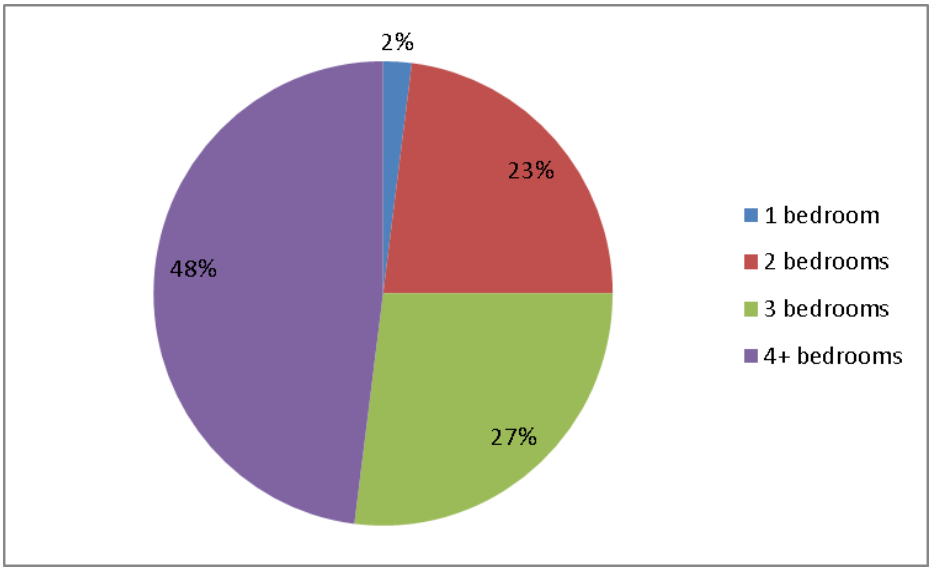
The deadline for responses to this survey was Wednesday 15th April 2020. In total 73 valid responses were received, showing a response rate of 27%.
With a 95% reliability factor the data is to be true to a margin of error + / - 10.0%.

	Postal	Online	Telephone
Total Surveys	45	28	0
%	62%	38%	0%

2. Analysis

How many bedrooms does your current home have?

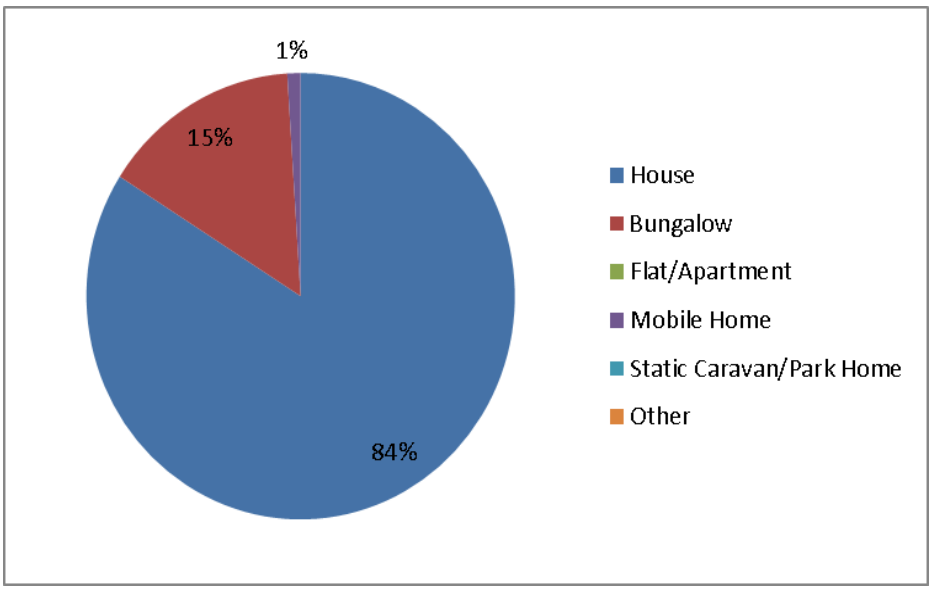
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Number	1	17	20	35
Percentage	2%	23%	27%	48%



The majority of respondents stated that they were currently living in a property with either 4 + bedrooms (48%). Those with three bedrooms (27%), a further 23% stated 2 bedrooms, and 2% stated that they were living in a one bedroom property.

What type of home do you live in?

	House	Bungalow	Flat/ Apartment	Mobile Home	Static Caravan/ Park Home	Other
Number	61	11	0	1	0	0
Percentage	84%	15%	0%	1%	0%	0%

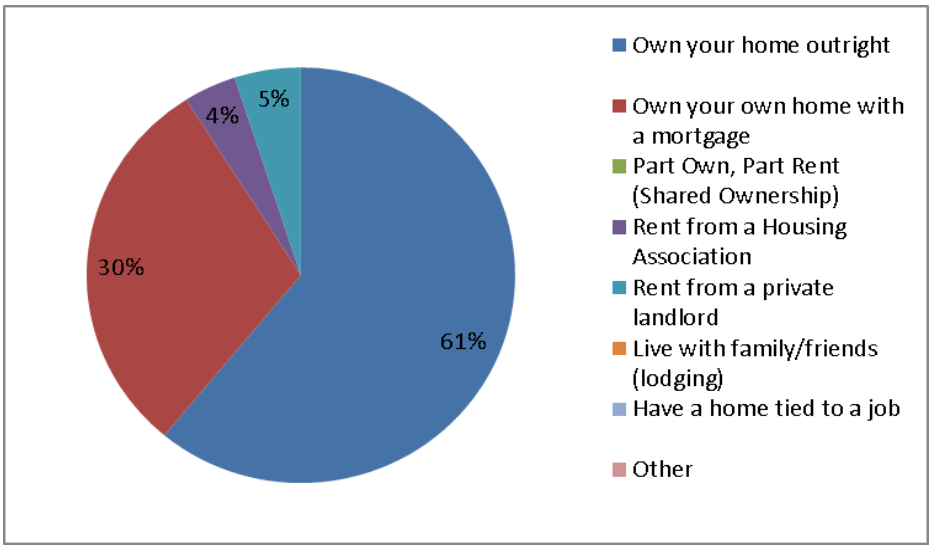


Sixty one (84%) of respondents stated that they lived in a house, eleven (15%) stated they lived in a bungalow and one (1%) stated that they lived in a mobile home.

No responses were received from anyone living in a flat/maisonette, or static caravan/park home.

Do you….

	Number	Percentage
Own your home outright	44	61%
Own your own home with a mortgage	22	30%
Part Own, Part Rent (Shared Ownership)	0	0%
Rent from a Housing Association	3	4%
Rent from a private landlord	4	5%
Live with family/friends (lodging)	0	0%
Have a home tied to a job	0	0%
Other	0	0%



61% of the respondents stated that they owned their home outright, with a further 30% stating that they owned their own home with a mortgage.

4% stated that they rent from a housing association, and 5% from a private landlord.

No respondents were living with friends or family or had accommodation tied to a job.

Ages of the people in your household

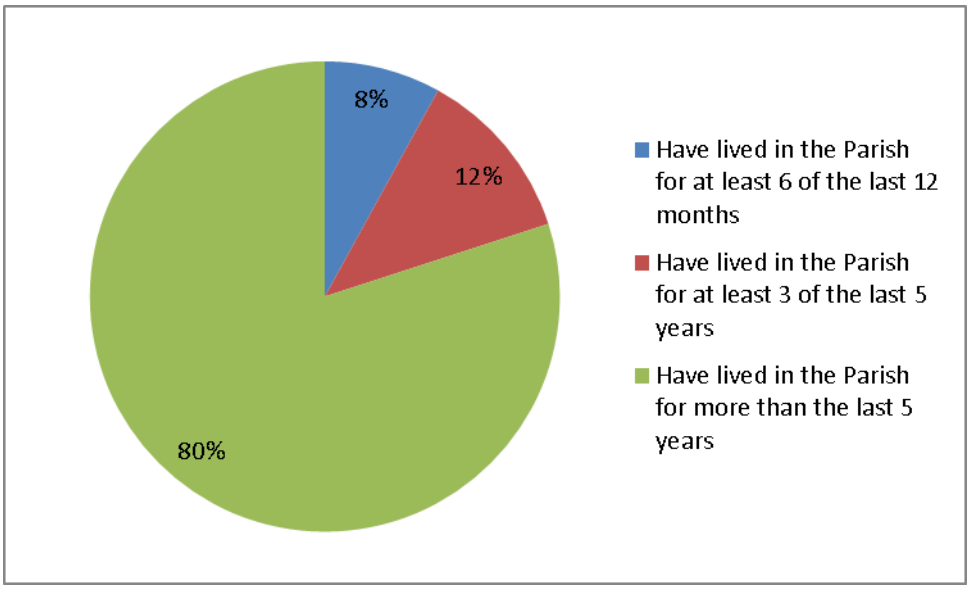
Under 10 years of age	5 households with 1, 2 or 3 members
10 – 15 years of age	8 households with 1 or 2 members
16 – 17 years of age	3 households with 1 or 2 members
18 – 34 years of age	10 households with 1 or 2 members
35 – 54 years of age	21 households with 1 or 2 members
55 – 64 years of age	26 households with 1 or 2 members
65 + years of age	36 households with 1 or 2 members

Do any of the following apply to any members of your household?

This question is determined to find a local connection or need to live in the Parish due to immediate family or employment for example. This is line with the Home Choice Plus Allocations Policy for the allocation of affordable homes.

Seventy (70) out of the seventy three (73) respondents stated that they currently lived in the Parish of Cleeve Prior (96%). A further 5% of respondents (4) stated that they have immediate family living within the Parish, 1% (1) household stated that they cared for a family member within the parish and one respondent stated that they also lived in London. No one who responded to the survey stated that they had permanent employment within the Parish. *Households were able to select one than more local connection to the Parish.*

	Number	**Percentage**
Have lived in the Parish for at least 6 of the last 12 months	6	8%
Have lived in the Parish for at least 3 of the last 5 years	9	12%
Have lived in the Parish for more than the last 5 years	58	80%



Your Future Need

Are you or anyone in your household likely to need alternative housing?

Sixty three (63) respondents stated that they did not have an alternative housing need.

Ten (10) households stated that they were looking for alternative accommodation within the next five years. The responses are detailed in the table below:

	In the next twelve months	1 to 3 years	3 – 5 years
Number	1	4	5
Percentage of those requiring to move	10%	40%	50%

How many people will require this housing?

This question is asked to determine the reasons for the households requiring additional housing within the next 5 years. The below table lists those looking to move in the next 5 years:

	In the next twelve months	1 – 3 years	3 – 5 years
Reason for needing to move	Other – need more land for sheep	Need a larger home	Need a smaller home x 3
		Need a smaller home	Need a cheaper home x 1
		Current home is in disrepair	One respondent did not provide an answer
		Need to set up an independent home	

What is the main reason for needing to move:

Reason	Timescale	Current Tenure	Household Make Up	Property Tenure (to move to)
Other – need more land for sheep	In the next 12 months	Own home with a mortgage	3 Adults (2 x 65+ and 1 x 55 – 64)	Buy on the open market
Need a larger home	1 – 3 years	Rent from private landlord	2 Adults 2 Children	Buy on the open market
Need a smaller home	1 – 3 years	Own home outright	2 Adults 65+	Buy on the open market
Current home is in disrepair	1 – 3 years	Own home outright	2 Adults 65+	Buy on the open market
Need to set up an independent home	1 – 3 years	Rent from private landlord	1 Adult 2 Children	Buy on the open market
Need a smaller home	3 – 5 years	Own home outright	2 Adults 65+	Buy on the open market
Need a smaller home	3 – 5 years	Own home outright	2 Adults 65+	Buy on the open market
Need a smaller home	3 – 5 years	Own home outright	1 Adult 65+	Buy on the open market
Need a cheaper	3 – 5 years	Own home outright	1 Adult (55 – 64)	Buy on the open

Reason	Timescale	Current Tenure	Household Make Up	Property Tenure (to move to)
home				market
No reason provided	3 – 5 years	Own home outright	No response provided	No response provided

What might prevent you from fulfilling your future need?
Respondents were able to select all options that applied.

	Lack of suitable properties	Not able to afford suitable properties	Saving to purchase	Other
Number	8	3	1	0
Percentage	67%	25%	8%	0%

- 67% stated that there is a lack of suitable properties
- 25% stated that they are not able to afford suitable properties
- 8% stated that they were saving to purchase a property

Would you prefer to?

	Buy on the open market	Shared Ownership	Rent from a Housing Association	Rent from a private landlord	Self Build	Other
Number	9	0	0	0	0	1
Percentage	90%	0%	0%	0%	0%	10%

Of those respondents stating that they will need to move within the next 5 years, all 90% stated that they would like to purchase on the open market. No responses were received for shared ownership, renting from a social landlord or private landlord and self build. One respondent did not provide an answer to their preferred tenure, but they currently owned their home outright.

What is your total gross annual household income?
This question received responses only from those wishing to buy on the open market or shared ownership.

	Less than £20,000	£20,000 - £29,999	£30,000 - £39,999	£40,000 - £49,999	£50,000 - £59,999	£60,000 or over
Number	0	1	0	1	1	3
Percentage	0%	17%	0%	17%	17%	49%

Four respondents did not wish to state their household income.

What deposit can you afford?
This question received responses only from those wishing to buy on the open market, or self build.

	Less than £3000	£3,000-£9,999	£10,000-£19,999	£20,000-£29,999	£30,000-£39,999	£40,000-£49,999	More than £50,000
Number	2	0	0	0	0	0	3
%	40%	0%	0%	0%	0%	0%	0%

Five respondents stated that they did not wish to state the amount of deposit they had available to them.

If owner occupier accommodation including low cost home ownership at what price range can you afford to purchase?

This question received responses only from those wishing to buy on the open market or self build.

	Up to £199,999	£200,000-£249,999	£250,000-£299,999	£300,000-£349,999	£350,000-£399,999	£400,000 plus
Number	0	0	2	1	0	4
Percentage	0%	0%	29%	14%	0%	57%

Three respondents stated that they did not wish to state the amount that they could afford.

Affordability Analysis

Current Tenure	Timescale	Reason for moving	Tenure to move to	Deposit	Income	Purchase Price
Own home with a mortgage	In the next 12 months	Need more land for sheep	Buy on the open market	£50,000 or more	£40,000 to £49,999	£400,000 or more
Rent from a private landlord	1 to 3 years	Set up independent home	Buy on the open market	Less than £3,000	£60,000 or more	Prefer not to say
Rent from private landlord	1 to 3 years	Larger home	Buy on the open market	Less than £3,000	£60,000 or more	£300,000 to £349,999
Own home outright	1 to 3 years	Smaller home	Buy on the open market	£50,000 or more	£60,000 or more	£400,000 or more
Own home outright	1 to 3 years	Current home in disrepair	Buy on the open market	Prefer not to say	Prefer not to say	Prefer not to say
Own home outright	3 to 5 years	Smaller home	Buy on the open market	Prefer not to say	£50,000 to £59,999	£400,000 or more
Own home outright	3 to 5 years	Smaller home	Buy on the open market	Prefer not to say	Prefer not to say	£250,000 to £299,999
Own home outright	3 to 5 years	Need a cheaper home	Buy on the open market	£50,000 or more	£20,000 to £29,999	£250,000 to £299,999
Own home outright	3 to 5 years	No response provided	No response provided	No response provided	No response provided	No response provided
Own home outright	3 to 5 years	Smaller home	Buy on the open market	Prefer not to say	Prefer not to say	£400,000 or more

Looking at the above financial analysis, the household wishing to purchase a property on the open market in the next 12 months, would find it affordable to purchase on the open market, as they have a large deposit, and an existing property to sell.

Of those households wishing to purchase within the next 1 to 3 years, those with smaller deposits of less than £3,000 may struggle to find a mortgage for the amount that they are wishing to purchase for. Those households have high incomes, but two are currently privately renting, so it would be unclear as to whether they could save a sufficient amount of money within the 1 to 3 year period that they are proposing, to secure a larger deposit. Shared Ownership for these households may be more suitable.

All those looking to move within the next 3 to 5 years currently own their own outright, and would have sufficient assets to purchase a property on the open market for their housing requirements.

Is your Parish….?
Respondents were able to select all that applied to their household.

Respondents were asked if the parish was a nice place to live, 70 out of the 73 respondents (96%) stated that it was.

	Friendly	Has good community spirit	Crime is an issue	Sought after location	Balanced/varied population
Yes	56	58	24	25	32
No	17	15	49	48	41

- 77% of respondents stated it was a friendly Parish to live within
- 79% respondents stated that the Parish had a good community spirit
- 33% of respondents stated that they felt crime was an issue in the Parish
- 34% of respondents stated that they felt the Parish is a sought after location
- 44% of respondents stated that they felt the Parish has a balanced and varied population

Over the past three years, do you feel that your parish has:

Changed for the better	Not changed	Changed for the worse
10	50	12

One respondent did not provide an answer to the question.

- The majority (69%) stated that the Parish had not changed in the last 3 years
- 14% felt that the Parish had changed for the better.
- 17% stated they believed that the Parish had changed for the worse

How much of a problem is traffic congestion?

Regular	Occasional	Not a problem
7	28	37

One respondent did not provide an answer to the question.

- 10% felt that it was a regular problem
- 39% stated it was an occassional problem
- 51% of respondents did not feel that traffic caused a problem

How much of a problem is parking?

Regular	Occasional	Not a problem
20	32	20

One respondent did not provide an answer to the question.

- 45% stated that they felt parking was an occasional problem
- 27.5% felt that parking was a regular problem
- 27.5% felt that parking was not a problem

What is access to public transport like in your parish?

Regular	Irregular	No Access
46	21	5

One respondent did not provide a response to the question.

- The majority, 64% stated that they believed public transport was regular
- 29% felt that there was irregular access to public transport
- 7% felt that there is no access to public transport.

If regular public transport was available how often would you use it?

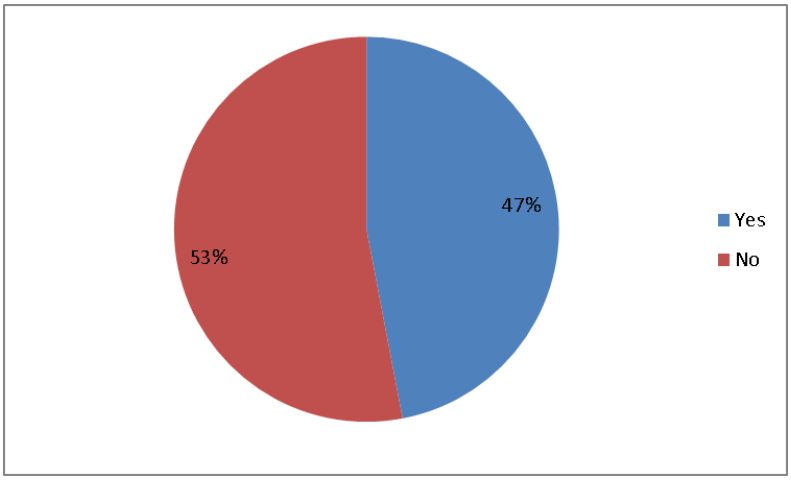
Sometimes	Frequently	Never
40	3	29

One respondent did not provide an answer to the question.

- The majority (56%) stated that if public transport was available that would sometimes use it
- 40% stated that they would never use public transport.
- 4% stated that if public transport was available they would use it frequently

Do you feel there are enough amenities in your parish?

Yes	No
34 47%	39 53%



Which of the following amenities would you like to see in your Parish?
Respondents were able to select all options that applied.

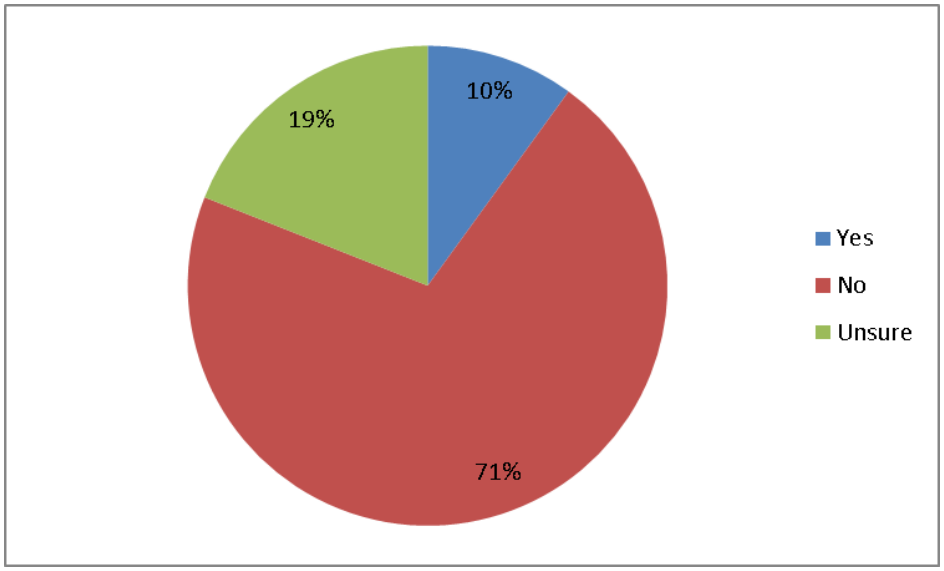
Pub	Restaurant	Fitness Facility	Local Shop	Social Events	Cycle Routes	Electric charge point	Public Footpath	Designated walking areas
6	5	3	35	2	15	10	3	4
7%	6%	4%	42%	2%	18%	12%	4%	5%

Those stating "Other" gave the following responses:

- Better broadband for the whole village
- Post Office
- Village Shop

Do you know of any opportunities for businesses to run from within the parish to create extra local employment?

Yes	No	Unsure
7 10%	51 71%	14 19%



The following comments were also provided:

- Requires investment, then possibly
- Traffic already a problem, additional building against NDP, access to and from village restricted to one road though the village. The village is a conservation village and environment used to preserve the nature of the village
- Village is not suitable for commercial use
- We are a small village and not suitable
- Although it would be nice to have work opportunities here, narrow, twisty approach roads and on street parking could make this difficult
- I am not sure that the mobile signal is good enough
- Would depend on size and type of business - might support a business of two or three people - but not a large enough parish for anything bigger
- The main through road is too narrow with restrictions by parked cars at the bends (blind bends) and at the school / pub. More traffic would add to the problems.
- Very small population so only suitable for a non-local business
- Do not know as retired for many years
- Poor broadband and mobile phone coverage
- It's not busy enough
- No spaces for businesses to set up or grow.
- Lack of facilities, and appropriate infrastructure.
- Small village, quiet place to live, we don't want things to change.
- It is a very small residential village with no commercial / business premises.
- Not an appropriate area.
- Parish is too small, population is 60% OAPs, limited opportunities, care workers, home helps, gardeners etc.
- If more houses are built then we may have a need for a shop or post office

- Too small, poor public transport for a village siting is not the best place to set up a business
- Mostly retired population
- Currently too small and a pub is only just arriving
- Inadequate parking, insufficient viable land, or building for business
- If the right business, this is a rural parish
- Poor mobile phone coverage and intermittent internet
- Residential only.
- Very quiet
- Too small for business
- Public transport is infrequent
- Small village, could not accommodate
- Due to being in the countryside, not many people know the areas. Only if the business was for locals.
- Too isolated
- Due to being a small village
- Wrong environment and location
- Mobile phone and internet suppliers poor

Any further comments:

- It is not a suitable place for development
- Public transport is terrible
- Only one wheelchair user is allowed on each bus
- Bus does not link to Stratford in time for work
- The village has lots its inclusive feel
- There are houses for sale in the village and the need for development has not been identified. Houses available offer a range of accommodation and do not move quickly
- The problem is with all the retired people in the Cleeve Prior, they treat this place like a retirement village and are preventing the community/village from moving forward and improving. Unfortunately our parish council members are not approachable, dishonest and not friendly at all. Young families don't stand a chance.
- Appropriate development to support village and community is required. Not just development for developments sake. Building and continuing the community spirit in the village is key to its long term success. Inappropriate development has the potential to cause division and unrest.
- The village is a through village. There is no parking for the pub or school, both of which are situated on the main street. There are numerous houses/cottages on the main street that have no off-street or private parking. In addition, the pub only has a small carpark. The need to address this is important and should be given high priority. The inadequacy of parking must be of paramount importance. Proposed future development would put extra pressure on the already inadequate parking.
- The parish is a lovely place to live but it is and has been for years, blighted by the crime and anti-social behaviour. We've been promised improvements for years but nothing has ever changed
- The village need houses. Too remote for social houses. I feel Wychavon have forgotten us.

- The council should not consider this survey in isolation. Should consider the importance of wildlife corridors, biodiversity, habitat mosaics. None of these can be replaced, even through offsetting. These are important facilities across the district
- This is a village of retired people plus families with children who have moved here for the quality of life offered. we are fearful a 'modern' development may spoil this
- Absolutely rubbish broadband. No good for mobiles. No signal. My business suffers because of this.

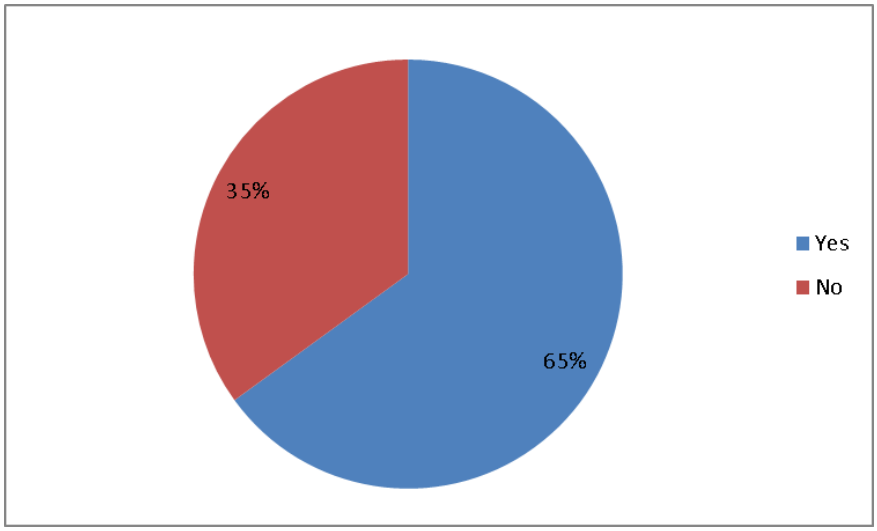
On the questions that asked for comments the Council has published the comments received, these are not the views of the council and are not endorsed and supported by the council in anyway, they are a reflection of what was actually submitted by respondents. Where the responses submitted contained potentially discriminatory, defamatory and or offensive language or any personal data they have not been reproduced.

Affordable Housing

Would you support a small affordable housing development for local people in your parish or surrounding parishes?

Yes	No
47 65%	25 35%

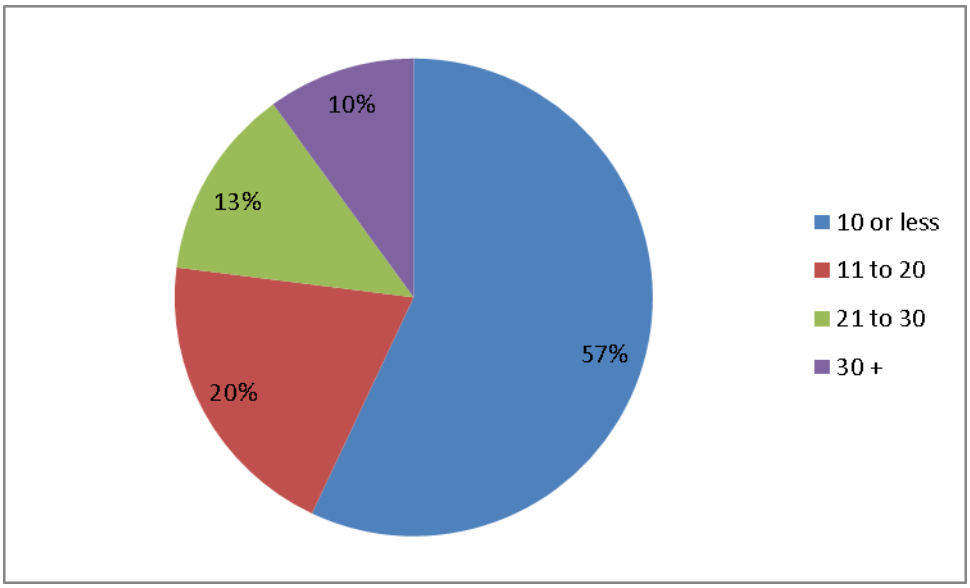
One respondent did not answer the question.



How many houses do you feel would class as a small affordable housing development?

10 or less	11 - 20	21 - 30	30 +
26	9	6	5
57%	20%	13%	10%

One respondent who supported the development of affordable housing did not answer this question.



Would you like to receive further information about your local parish activities and volunteering opportunities?

Yes	No
8 (11%)	64 (89%)

One respondent did not answer the question.

Seven out of the eight responders stated that they wish to have more details about volunteering opportunities provided their contact details. These will be passed to the Parish Council to make them aware of the interested households within their Parish for them to follow up.

Are you currently registered on the local housing register (Home Choice Plus)?

Yes	No
1 (1%)	72 (99%)

A report was pulled from Home Choice Plus on the 1st May 2020, which showed that 6 households were registered with an address within Cleeve Prior. These households have the following housing need:

- 1 bed – 3 (all 3 are registered as being pensioners and / or in receipt of disability benefits.
- 2 bed – 1
- 3 bed - 2

It was felt that households registered on Home Choice Plus had not completed the Housing Needs Survey, as no affordable accommodation was proposed as a housing need in the next 5 years. But there are 6 current applications for affordable accommodation on the social housing register.

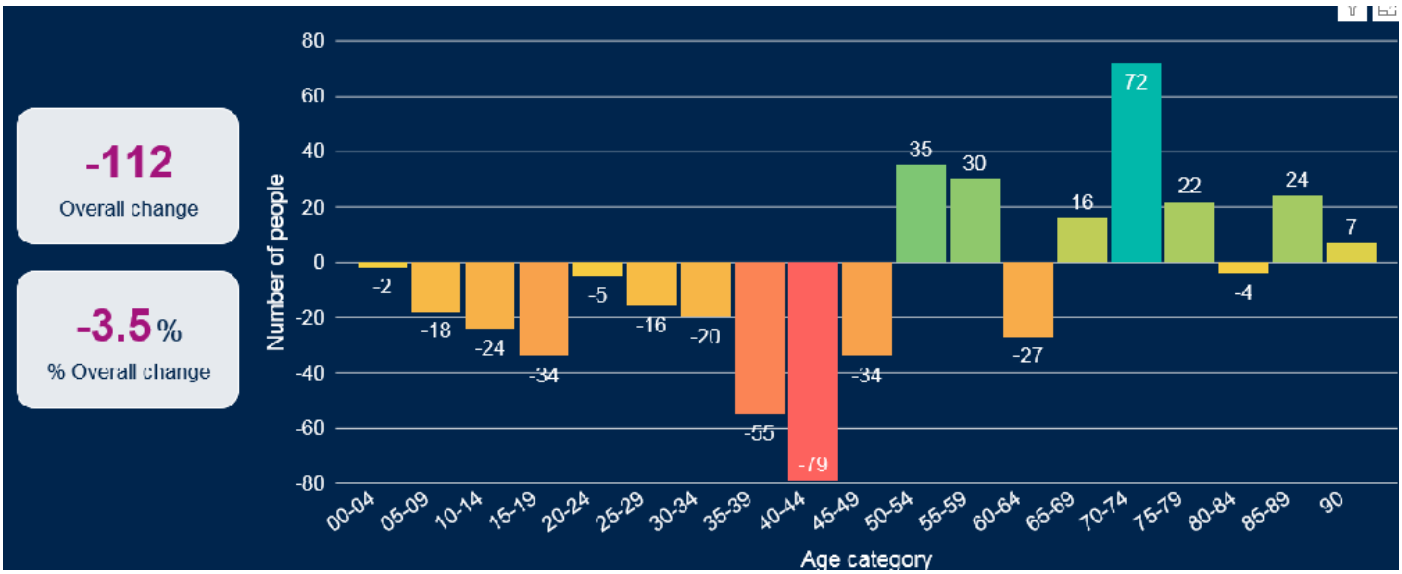
3. About the Parish of Cleeve Prior

Ward Profile

The Parish of Cleeve Prior falls into a joint ward with The Littletons. Data for this ward can be seen below:

The Littletons Ward			
Total Population	3055		
Male	1613	**Female**	1442
Under 16	14%	**65 +**	23%
16 – 64	63%		

The below chart shows that the population of The Littletons Ward has decreased by 112 people, which shows a plus percentage of minus 3.5% between 2011 and 2018.



Child poverty 2017/18

Before housing costs

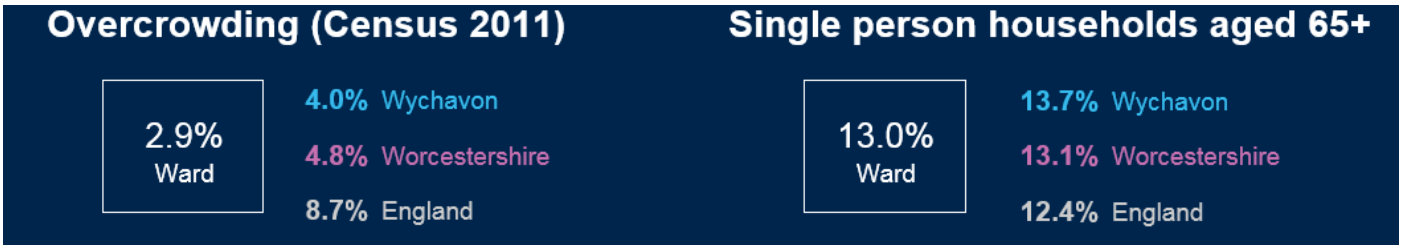
The Littletons	18.2%
Wychavon	18.3%
UK	22.0%

After housing costs

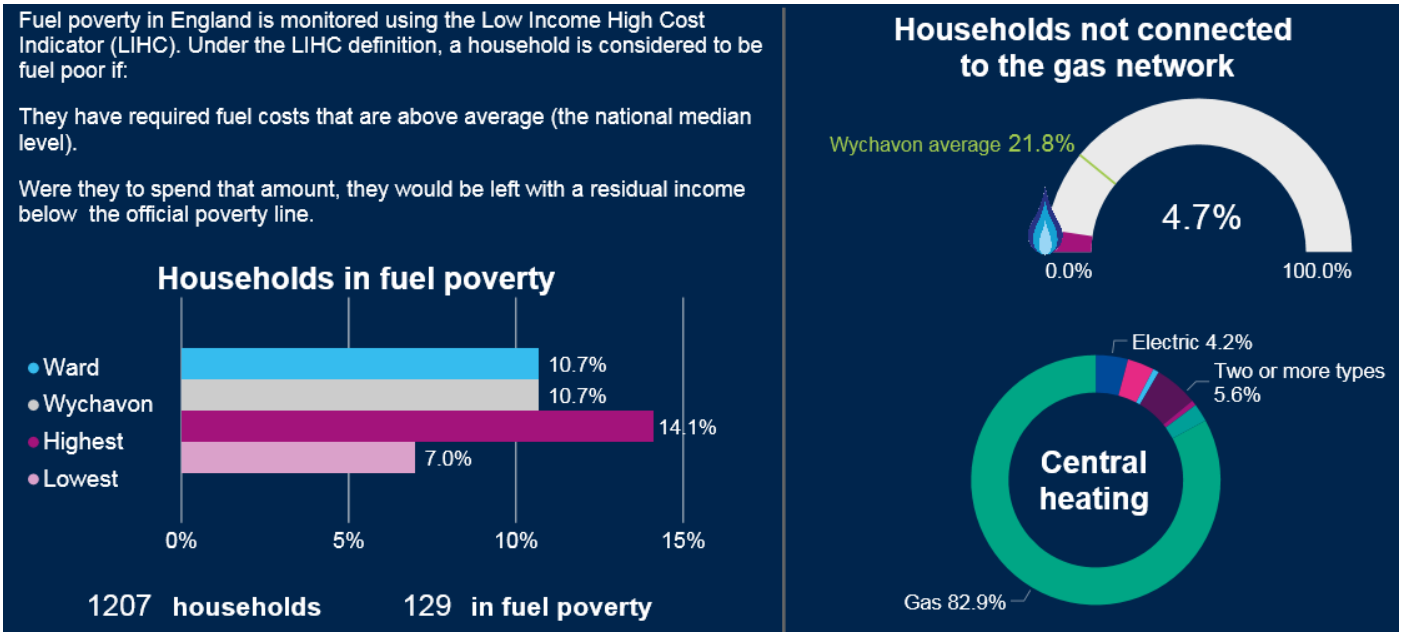
The Littletons	29.1%
Wychavon	25.2%
UK	30.0%

Housing Tenure			Housing Type		
Owned Outright	430	37%	**Detached House**	422	35%
Owned with a mortgage or home	476	42%	**Semi Detached House**	553	46%
Private Rent	72	6%	**Terraced House**	151	13%
Social Rent	154	13%	**Flat / Maisonette**	51	4%
Other	20	2%	**Caravan/Mobile Home**	17	1%

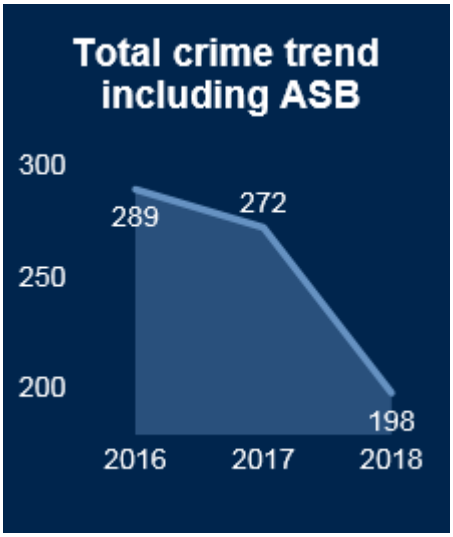
- *This data is relating to the 2011 Census*



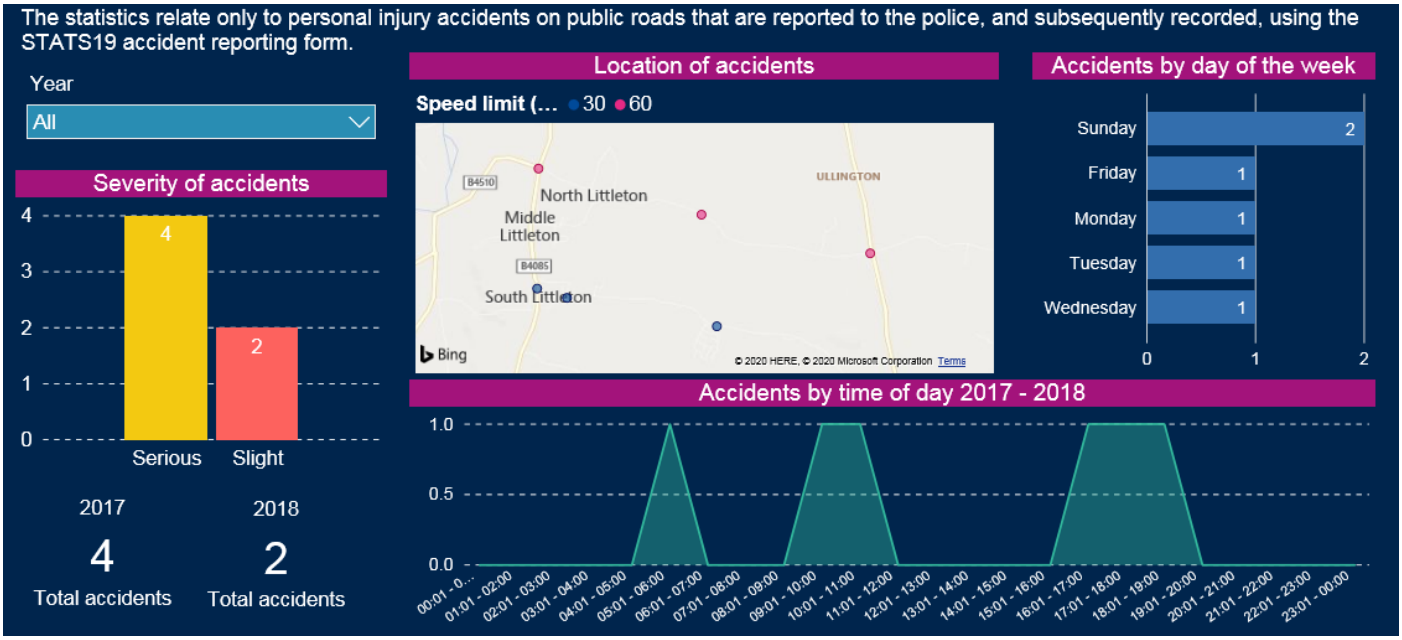
Fuel Poverty



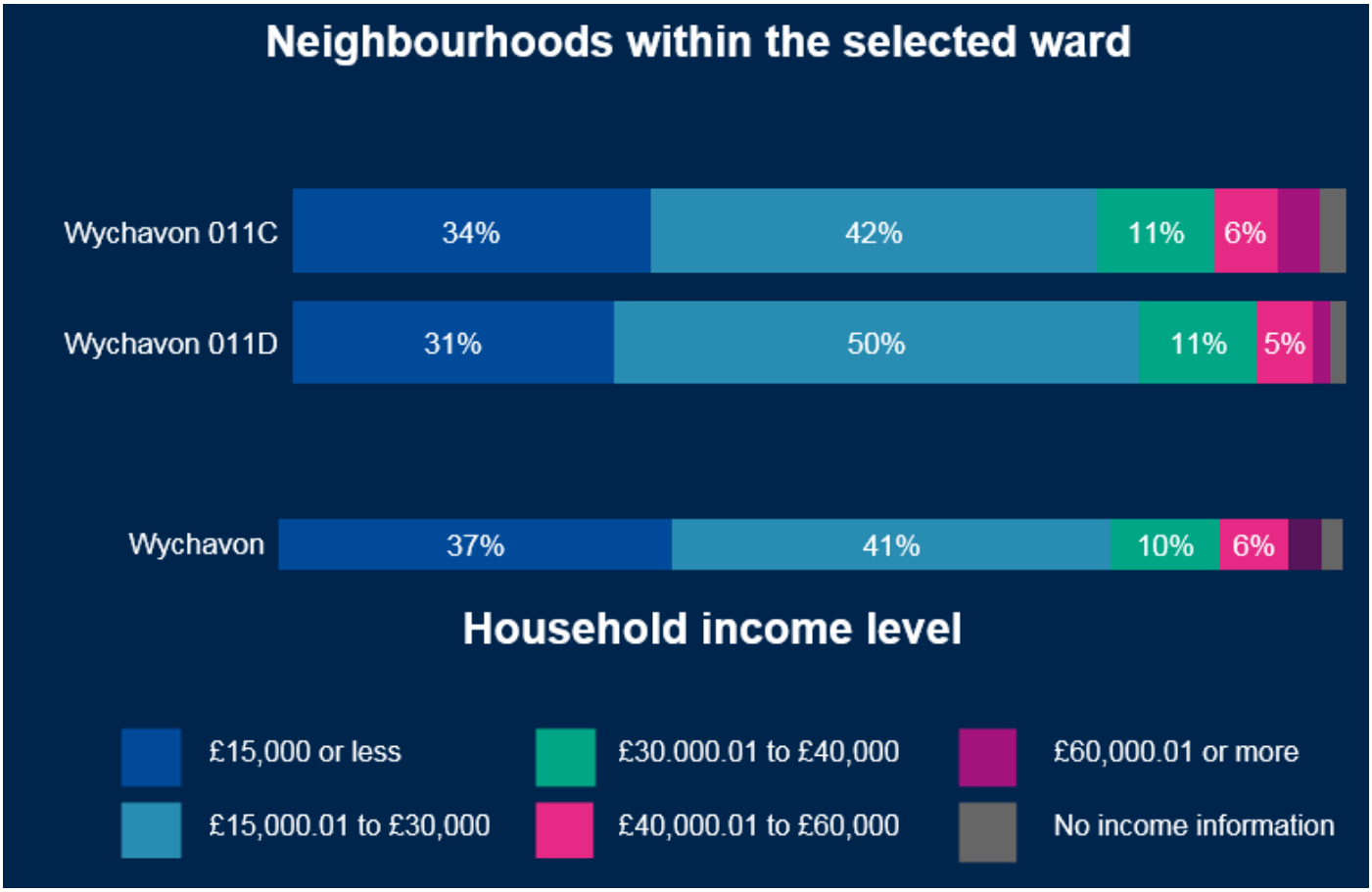
Crime Levels



Road Traffic Accidents



Average Household Income

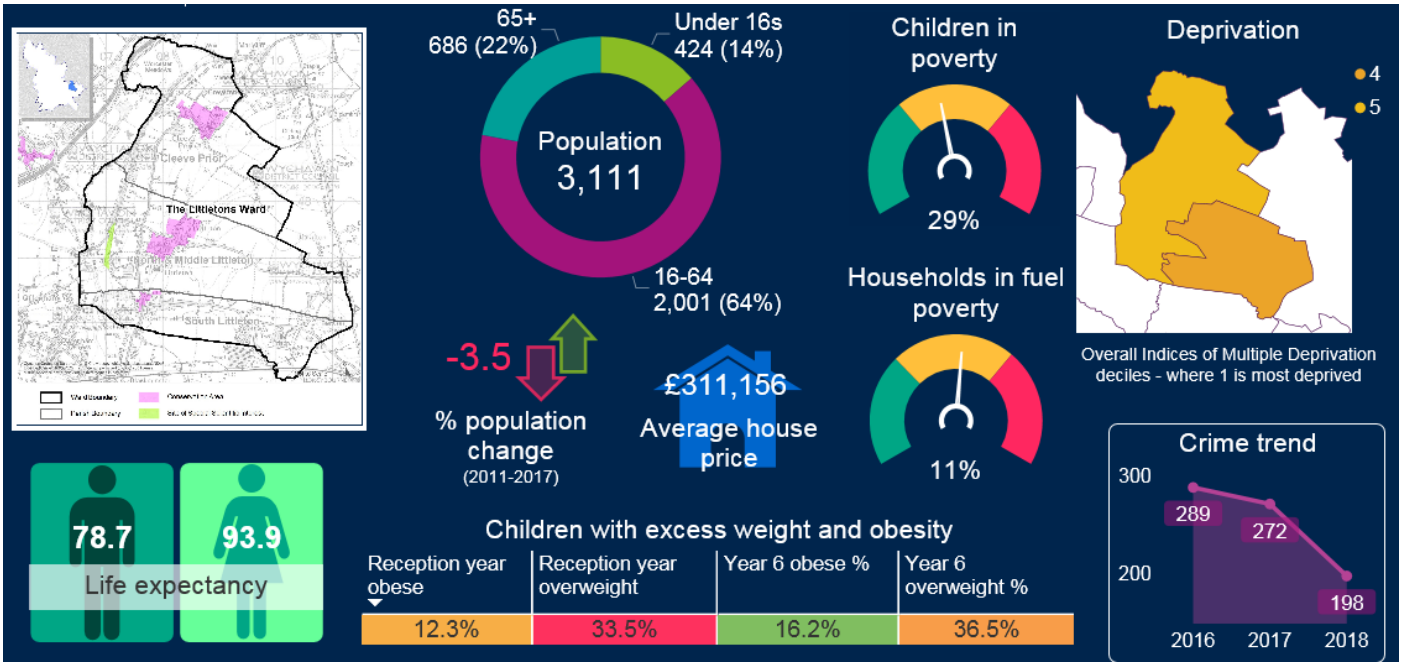


Schools /Education

Within the ward of Littletons, there are currently three schools.

Schools within the ward
School Name
Cleeve Prior CofE (Controlled) Primary School
The Littletons Church of England Academy

Overall Profile



4. Housing Market

We assessed the properties purchased on the open market within the Parish of Cleeve Prior. Findings can be seen below:

4.1 Purchases on the open market

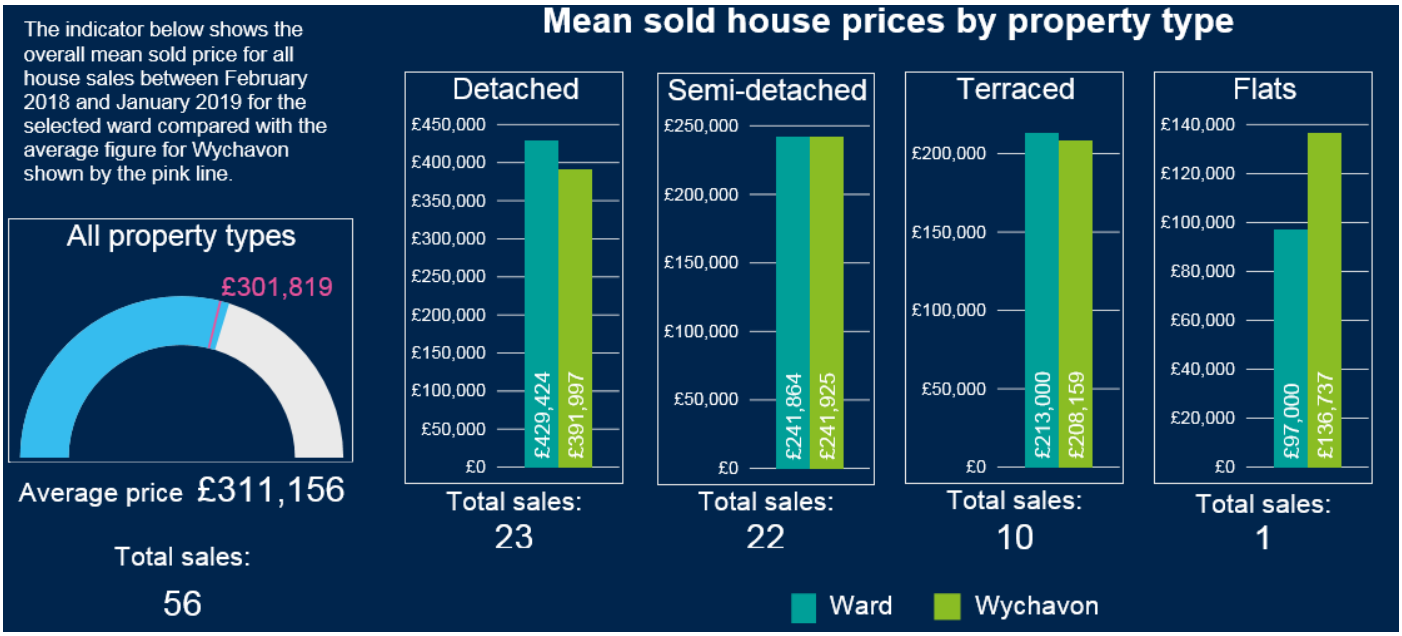
Within the last 12 months, four (4) properties have been sold, as detailed in the table below:

Road	Number of bedrooms	Type of Property	Date Sold	Value
Evesham Road	4	Detached House	December 2019	£495,000
Main Street	-	Semi Detached House	September 2019	£317,500
Mill Lane	3	Detached House	August 2019	£550,000
Manor Court	4	Detached House	August 2019	£425,000

Data Source: https://www.rightmove.co.uk/house-prices/cleeve-prior.html (1st May 2020).

The average price of these properties sold within the previous 12 month period is £446,875.00. The property prices ranged from £317,500 to £550,000.

4.1.1 As part of the ward profiles we hold, we have the following data on average house prices, for the Littletons ward:



4.2 Currently on the market

When looking at properties for sale in Cleeve Prior, as of the 1st May 2020, the following property was available:

Road	Beds	Type of property	Cost	Agent
Main Street	3	Semi Detached House	£310,000	R A Bennett

4.3 Private Rental

No properties were listed for private rental as of the 1st May 2020.

5. Conclusion

The survey received a response rate of 27% showing a margin of error to 95% as + / - 10.0%.

It is possible that not all residents with a housing need will have responded, although a paper survey was sent to all households within the Parish. A copy of this can be seen in Appendix One.

The survey has identified that ten (10) households stated they would have a different housing need within the next 5 years. Nine (9) of those who responded stated that they would buy on the open market. One did not state, but currently owned their current home outright.
All of those stating that there housing need would change in the next 5 years, had a local connection to the Parish, and all currently lived in the Parish.

Below lists the breakdown and affordability given by the respondents for their housing need:

5.1 Market Housing Need Identified

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room need *	Price
In the next 12 months	3 Adults (2 x 65+ and 1 x 55 – 64)	Own home with a mortgage	Lack of suitable properties Not able to afford suitable property	Other – need more land for sheep	Buy on the open market	2	£400,000 +
1 – 3 years	2 Adults 2 Children	Rent from private landlord	Lack of suitable properties Not able to afford suitable property	Need a larger home	Buy on the open market	2 / 3	£300,000 to £349,000
1 – 3 years	2 Adults 65+	Own home outright	Lack of suitable properties	Need a smaller home	Buy on the open market	1	£400,000 +
1 – 3 years	2 Adults 65+	Own home outright	Lack of suitable properties	Current home is in disrepair	Buy on the open market	1	Prefer not to say

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room need *	Price
1 – 3 years	1 Adult 2 Children	Rent from private landlord	Not able to afford suitable property	Need to set up an independent home	Buy on the open market	2 / 3	Prefer not to say
3 – 5 years	2 Adults 65+	Own home outright	Lack of suitable properties	Need a smaller home	Buy on the open market	1	£400,000 +
3 – 5 years	2 Adults 65+	Own home outright	Lack of suitable properties	Need a smaller home	Buy on the open market	1	£400,000 +
3 – 5 years	1 Adult 65+	Own home outright	Lack of suitable properties	Need a smaller home	Buy on the open market	1	£250,000 to £299,999
3 – 5 years	1 Adult (55 – 64)	Own home outright	Lack of suitable properties	Need a cheaper home	Buy on the open market	1	£250,000 to £299,999
3 – 5 years	No response provided	Own home outright	No response provided	No reason provided	No response provided	-	No response provided

*Bedroom need identified via the Home Choice Plus calculation for bedroom need.

However, those purchasing on the open market may choose to purchase a larger home.

5.2 Affordable Housing Need Identified

No affordable housing need was identified.

5.3 Affordable Home Ownership Need Identified

No affordable home ownership housing need was identified.

5.4 Private Rental Housing Need Identified

No private rented accommodation housing need was identified.

5.5 Self Build Housing Need Identified

No self build housing need was identified.

Appendix One

Copy of Housing Needs Survey (Paper Format), Covering Letter and Reply Paid Envelope

WYCHAVON Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, Worcs. WR10 1PT www.wychavon.gov.uk

WYCHAVON DISTRICT COUNCIL
good services. good value

Cleeve Prior – Housing Needs Survey

Your current home and household

1. How many bedrooms does your current home have? ☐ 1 ☐ 2 ☐ 3 ☐ 4+

2. What type of home do you live in?

☐ House ☐ Bungalow ☐ Flat/apartment ☐ Mobile home ☐ Static caravan park home

☐ Other, Please specify _____

3. Do you?

☐ Own your own home outright
☐ Own your own home with a mortgage
☐ Part own, part rent (Shared ownership)
☐ Own a starter home
☐ Rent from a housing association
☐ Own a Discounted Market Sales property
☐ Rent from a private landlord
☐ Live with family / friends (lodging)
☐ Have a home tied to a job
☐ Other, please specify _____

4. How many people live in your home in each age group.

Ages	Under 10	10 - 15	16 - 17	18 - 34	35 - 54	55 - 64	65 or above
Number of people in household							

5. Do any of the following apply to any members of your household?
Please select one option only

☐ Currently live in the parish
☐ Have permanent employment in the parish
☐ Care for a family member who lives in the parish
☐ Have immediate family in the parish (mother, father, son, daughter, siblings) for at least 5 years
☐ Other, please specify: _____

5a. Have you:

☐ Lived in the parish for at least 6 of the last 12 months
☐ Lived in the parish for at least 3 of the last 5 years
☐ Lived in the parish for over 5 years

Your future need

6. Are you or anyone in your household likely to need alternative housing? i.e.: move to a smaller / larger home. Please select one option only.

If more than one household member is likely to require alternative housing in separate properties, please request another form by calling 01386 565490 or email privatesectorhousing@wychavon.gov.uk

☐ In the next 12 months ☐ 1 to 3 years ☐ 3 - 5 years ☐ No (Proceed to Q16)

If there is someone in your household who will have an additional housing need within the next 5 years, if yes, please include their email / postal address below, so that we can send out an additional survey, so that their requirements can be included.

_____

_____

_____

7. How many people will require this housing? (Please state the number of household members per age category).

Ages	Under 10	10 - 15	16 - 17	18 - 34	35 - 54	55 - 64	65 or above
Number of people in household							

8. What is the main reason for needing to move?

☐ Need a larger home ☐ Need a smaller home ☐ Need a cheaper home
☐ Family break up ☐ Need to be closer to work ☐ Current home in poor state of repair
☐ To avoid harassment ☐ To avoid domestic abuse ☐ To give support to a relative
☐ To receive support from a relative ☐ Need a more secure / long term tenancy
☐ Need to set up an independent home ☐ Need a specialy adapted home
☐ Other, please specify:

9. What would be a barrier to you accessing suitable housing for your needs?

☐ Lack of suitable properties available ☐ Not able to afford a suitable property
☐ Saving to purchase a property ☐ Other (please specify)_____

10. Would you prefer to (definitions for each can be seen on page 4)

☐ Buy on the open market ☐ Shared ownership (part own / part rent) ☐ Self build
☐ Rent from a Housing Association ☐ Rent from a private landlord ☐ Starter Home
☐ Discounted Market Sale / Shared Equity ☐ Rent to Buy ☐ Build to Rent
☐ Another Government backed schemes (please specify)

_____

11. What is your total gross annual household income (including all benefits)?

☐ Less than £20,000 ☐ £20,000 - £29,999 ☐ £30,000 - £39,999 ☐ £40,000 - £49,999
☐ £50,000 - £60,000 ☐ More than £60,000 ☐ Prefer not to say

12. What deposit can you afford? (This does not apply to rented properties)

☐ Less then £3,000 ☐ £3,000 to £9,999 ☐ £10,000 to £19,999 ☐ £20,000 to £29,999
☐ £30,000 to £39,999 ☐ £40,000 to £49,999 ☐ More than £50,000 ☐ Prefer not to say

13. If owner occupier accommodation including low cost home ownership is required at what price range can you afford to purchase?

☐ Up to £199,999 ☐ £200,000 - £249,999 ☐ £250,000 - £299,999 ☐ £300,000 to £349,999
☐ £350,000 to £399,999 ☐ £400,000 or more ☐ Prefer not to say ☐ Do not wish to buy

14. If rented accommodation is required, what amount can you afford to pay on a monthly basis?

☐ Do not wish to rent ☐ Less than £400 pcm ☐ £400 - £499 pcm ☐ £500 - £599 pcm
☐ £600 - £699 pcm ☐ £700 - £799 pcm ☐ £800 + pcm

15. Is there a member of your family or someone else you know about who would like to move or return to the parish to live?

☐ **YES** ☐ **NO**

If yes, please enter their contact details below so that we can ask them to complete a survey:

_____

_____

16. Is your parish a nice place to live? (Tick those that apply) ☐ **YES** ☐ **NO**

☐ Friendly ☐ Good community spirit ☐ Sought after location
☐ Balanced / varied population ☐ Crime is an issue

A **Over the past 3 years has your parish:** ☐ Changed for the better ☐ Become worse ☐ Not changed

B **Is traffic congestion a problem?** ☐ Regular ☐ Occasional ☐ Never

C **Is parking a problem?** ☐ Regular ☐ Occasional ☐ Never

D **Is there access to public transport in your parish?** ☐ Regular ☐ Irregular ☐ None

E **If regular public transport was available would you use it?** ☐ Frequently ☐ Sometimes ☐ Never

17. Do you feel there are enough amenities in your parish?

☐ Yes ☐ No

If no, what would you like to see (tick all that apply):

☐ Pub ☐ Restaurant ☐ Fitness facility / classes ☐ Local shop ☐ Social events
☐ Cycle routes ☐ Electric vehicle charging ☐ Public footpath ☐ Designated walking area/s
☐ Other, please specify: _____

18. Do you feel your parish is a good place for businesses to set up, grow and create jobs?

☐ Yes ☐ No **Please provide basic details below:** _____

_____

_____

19. If you would like to make any further comments, please do so in the space below.

_____

_____

_____

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/or is for essential local workers); and which complies with one or more of the following definitions:

- Affordable housing for rent through a housing association
- Build to Rent (also known as Affordable Private Rent) – properties available to rent under the private rented sector. The rent levels are at least 20% below local market rents (inclusive of service charges if applicable) for the same or equivalent property. Usually, tenancy agreements of three years or more are offered.
- Starter homes – if you're a first- time buyer, the Starter Homes scheme could help you buy a new-build home with a 20% discount. You must be below the age of 40.
- Discounted market sales housing - where you purchase a home at a discounted rate which is usually at least 20% less than the market value, and when you come to sell, the property will be sold at the same discounted percentage. So if you bought at 80% of the full market value, when you sell you'd get 80% of the full value of the property at the time of sale.
- Other affordable routes to home ownership such as shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent)

20. Would you support an affordable housing development for local people in your parish?

☐ Yes ☐ Do not support

If yes, what size of affordable housing development would you support?

☐ 0 – 10 ☐ 11 – 20 ☐ 21 – 30 ☐ 30 +

21. Would you be interested in receiving information about any possible volunteering opportunities within your local parish?

If you answer yes to Q21, your contact details will be passed to your local parish council to make contact about volunteering opportunities in your area.

☐ YES ☐ NO

Are you happy for us to contact you if we need any more information, if so please complete contact details below.

Name _____

Address _____

_____ **Postcode** _____

Phone / Mobile email _____

Are you currently registered on the local housing register (Home Choice Plus)?

☐ YES ☐ NO

If yes, please provide your Home Choice Plus Registration Number: _____

N.B: if you have not accessed your account for sometime, you may need to re-register. If you are not registered, please visit www.homechoiceplus.org.uk

WYCHAVON Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, Worcs. WR10 1PT
T: 01386 565000 DX25804 Pershore www.wychavon.gov.uk

As postmarked

The Occupier
«Line_1»
«Line_2»
«Line_3»
«Line_4» «Line_5»

Dear Resident

IMPORTANT - Housing Needs Survey – Cleeve Prior. Deadline: 15 April 2020

Wychavon District Council have commissioned a Housing Needs Survey for the Parish of Cleeve Prior. This survey is to find out if and where in the area there may be a need for some additional housing and if so what type of housing is required.

If there are other members of your household with a different housing need or if you are aware of anyone who has left the area and wishes to return, they can complete the survey on the below online link, or telephone to request an additional form to be sent out.

Where questions state (please select one option only), please only select one, otherwise your survey form will be recorded as void. The survey can be completed (by current residents of Cleeve Prior and any former residents wishing to return to the area), and returned in one of the following ways:

- **Our preferred method is online** using the following link. https://www.smartsurvey.co.uk/s/CleevePrior/
- **By post** in the pre-paid envelope provided
- **By phone** if you are unable to use the above options please call us on 01386 565490 - Monday – Friday between 10am and 4pm to complete the survey over the telephone.

The closing date for receipt of completed surveys is Wednesday 15 April 2020. Any incomplete surveys or ones received after this date will not be taken into account.

Wychavon District Council will own the data collected which will be held in confidence according to The Data Protection Act. Wychavon District Council will analyse the data and produce a report in which all data will be anonymous. The report will be made available to the public. If you would like to know more or have any questions about the survey, please contact the Private Sector Housing Team on 01386 565490 or email privatesectorhousing@wychavon.gov.uk.

Yours faithfully

Hannah Hunter
Housing Development Officer

Business Reply Plus
Licence Number
RTXX-SJYH-CERT

WYCHAVON DISTRICT COUNCIL
good services, good value

2

Housing Services
Wychavon District Council
Civic Centre
Queen Elizabeth Drive
PERSHORE
WR10 1PT