

Ellingham, Harbridge and Ibsley

Housing Need Survey Report

August 2014

Prepared by Action Hampshire for
Ellingham, Harbridge and Ibsley Parish
Council

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EXECUTIVE SUMMARY:

ELLINGHAM, HARBRIDGE AND IBSLEY PARISH HOUSING NEED SURVEY REPORT

Key features and main outcomes

- Ellingham, Harbridge and Ibsley housing need survey was conducted in August 2014. 506 surveys were sent out to all households in Ellingham, Harbridge and Ibsley Parish.
- Out of these 506 surveys distributed, 126 were returned, a 25% response. This is the average response expected from public questionnaire surveys.

Support for an affordable housing scheme

- 75% of survey respondents would support a small affordable housing scheme in Ellingham, Harbridge and Ibsley Parish and 25% would not support a scheme.

Local affordable housing need

- The overall finding of the survey is that 16 households in the parish are in housing need and would qualify for affordable housing according to New Forest District Council's eligibility criteria.
 - 10 of these are interested in and eligible for an affordable rented property
 - 6 are interested and eligible for a shared ownership property
- A further two households were interested in a shared ownership property, but would have insufficient income/savings to make this possible. At this stage, they have not been included in the results above, but they would be eligible for an affordable rented property.
- Housing need may arise for a number of reasons, but in the majority of cases it is because households want to start their first home, cannot afford to rent privately or cannot afford a mortgage.
- There is a demand for smaller properties in Ellingham, Harbridge and Ibsley parish from single people and couples, 13 out of the 16 households identified as being in housing need require a one or a two bedroom property.
- 10 households in housing need are couples, 5 are single and 1 is a family.

- Respondent households also report 48 family members, friends and acquaintances that have moved out of Ellingham, Harbridge and Ibsley parish due to difficulties in finding a suitable home locally and would like to move back. However, it is important to note that not all 48 individuals/households are interested in/eligible for affordable housing.

The survey recommendations

- It is recommended that a small scheme of 8 affordable houses should be pursued in Ellingham, Harbridge & Ibsley. It should be noted that the recommended scheme does not meet all of the local housing need in the parish but the proposal of **8 units** takes into account the size of the parish, the impact of a new development on the parish and resident's views from this survey which state that a small affordable housing scheme for local people would be supported.

Background information

Rural affordable housing for local people

- Access to affordable housing is a real concern for many residents in rural areas. Rural areas are some of the least affordable places to live in the country.
- *'Rural house prices have soared in rural communities. In rural areas, house prices nearly doubled in ten years, up 82% from £126,016 to £228,742. However, wages have not kept pace, rising 17% slower in rural areas than in urban areas over the last five years.'* (Source: National Housing Federation- 'Thirty-somethings abandon villages as rural housing prices soar, 11th June 2013')
- Rising house prices and few homes for affordable rent often result in some members of the community having to leave their village. The number of affordable rented local authority properties has reduced considerably since the introduction of the government's 'Right to Buy' scheme. This has resulted in demand outstripping supply.
- When people move elsewhere the result can be the closure of village schools, shops, pubs, bus routes, post offices and local businesses. It is important that communities remain vibrant and mixed and made up of people from all social groups.
- The affordable housing built by the Hampshire Alliance for Rural Affordable Housing (HARAH) will be specifically for people with a local connection to their parish. Before a household is offered an affordable property they will be asked to provide documentary evidence of their local connection.
- The local connection criteria and length of connection are written into the Section 106 agreement, a legal document which sets out planning conditions for the housing.
- HARAH Affordable Housing projects help those who do not have the financial means for a mortgage or to rent privately, by offering them the chance to have a

home, into which they have to put some equity or rent. The freehold will always remain with Hyde Housing Association, so that such houses would never be available on the open market.

- Many people living in rural areas need to downsize to a more manageable property as they get older or would like to move to a smaller property because their family have left home. A large proportion of properties in rural villages are large detached houses, smaller properties are often in short supply. Many people who have lived in a village all their life have no choice but to move out, away from family and friends in search of a home that is more suitable for their needs.

Affordable housing stock in Ellingham, Harbridge and Ibsley parish

- 2011 census figures show that there are 10 Local Authority and Housing Association properties in Ellingham, Harbridge and Ibsley parish.

Existing affordable housing stock in Ellingham, Harbridge and Ibsley (2011 census)	
Shared ownership (part rent/part buy)	0
Social rented from Local Authority	5
Social rented from Housing Association	5
Total	10

- 2% of the housing stock in Ellingham, Harbridge and Ibsley is owned by New Forest District Council or a Housing Association. This is low in comparison to the average for England where 18% of the housing stock is owned by the council or a housing association.
- 2011 census results show that Ellingham, Harbridge and Ibsley parish has a population of 1,170 residents. The table below shows the age of these residents compared with the average in England.

Age	% Ellingham, Harbridge and Ibsley	% England
Children under 16 years	18	19
Working age adults	61	65
Older people over 65 years	21	16

(Data taken from 2011 Census)

- Compared to the average in England, Ellingham, Harbridge and Ibsley parish has 4% fewer working age adults and 5% more people over 65 years living in the parish. It is important that suitable accommodation is made available for older residents, it is equally important to ensure that suitable and affordable accommodation is made available to younger people.

ELLINGHAM, HARBRIDGE AND IBSLEY HOUSING NEED SURVEY

AUGUST 2014

SURVEY REPORT

SECTION ONE: BACKGROUND AND GENERAL INFORMATION

1

1. Introduction

- 1.1 Following discussions with Ellingham, Harbridge and Ibsley Parish Council in February 2012, it was agreed that the Rural Housing Enabler at Action Hampshire would carry out a housing need survey of the parish. The aim was to determine whether or not there is a need for affordable housing for local people and smaller accommodation for residents who wish to downsize.
- 1.2 The survey and this report has been conducted and produced by Action Hampshire. Thus, the report and the findings are an independent and impartial commentary based on the evidence collected.
- 1.3 The survey has been carried out at no financial cost to the Parish Council. It was funded by New Forest District Council and New Forest National Park Authority as part of their remit to explore the need for affordable housing across their planning areas. The work is fully supported by New Forest District Council as the local housing authority.
- 1.4 This survey is the most comprehensive study of housing need undertaken in the parish. Whilst some households will already be on the District Council 'Homesearch' Housing Register or 'Help to Buy South' Housing Register, many may not be included on existing records of need. This survey also raises awareness of housing issues facing local people and gave respondents space to express their views on local housing issues.
- 1.5 The findings in this report are based on the survey only. They should be read in conjunction with other District-wide housing needs surveys, the housing market assessment, affordable housing and planning policies to place the conclusions in a district-wide, sub-regional and regional context.
- 1.6 For a wider overview of the national rural housing problem, reference should be made to the findings and recommendations of the Government's Affordable Rural Housing Commission Final Report, May 2006 (www.defra.gov.uk)

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2. Survey Purpose and Methodology

- 2.1 The purpose of the survey was to acquire detailed information about the current housing situation and the numbers and types of households in housing need and to find out what kind of alternative housing they were seeking. The survey also gave people an opportunity to express their views on what is needed or not.

- 2.2 Based on a core questionnaire, the survey form (a copy is appended to the report) was agreed by New Forest District Council and New Forest National Park Authority in its final form before distribution. The survey form was divided into two parts:
- Part 1 collected general information about the respondent's household
 - Part 2 for completion by those in housing need
 - Part 3 for completion by all households asking some non-housing related questions. The results of Part 3 have not been included in the report, this is a separate document as the housing need survey report is only concerned with housing issues.
- 2.3 An important element in the design of the form was to reveal what is called hidden or concealed households, people who cannot afford to be in the housing market and are living within another household.
- 2.4 The forms were delivered by mail to all households in the parish and were returned in prepaid envelopes to Action Hampshire.
- 2.5 The data processing was carried out by the Rural Housing Enabler.
- 2.6 As the questionnaires were sent to 100% of households, this is a total or census survey rather than a sample survey. The methodology is recommended* as being appropriate for rural areas. In the more usual borough-wide sample surveys, rural wards are grouped together and as such it is not possible to disaggregate information for individual villages or parishes. There is a presumption (Source: A Guide to Housing Needs Assessment, IOH 1993) that there will be a greater response from those in need using this methodology. The results are presented as found (no figures have been 'grossed up').*Assessing Housing Need in the South East – A Good Practice Guide (SEERA 2004)
- 2.7 It is possible that a degree of housing need occurs within the households who did not respond to the questionnaires and therefore the need identified in this report could be an under-representation of the real situation. The actual figures from the survey can be classed as demonstrable need.
- 2.8 Some information has also been cross-referenced to the 2001 Census, 2011 Census, the HM Land Registry parish-based data from web-based sites and the Office of National Statistics.
- 2.9 It is hoped that this report is clear and readable. But some terms have differing definitions, not least 'What is affordable housing?'
- 2.10 We have used the following definition in this report: '*Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.*' (Please note that when we refer to housing association rented properties, this could be social rented or affordable rented.)
- 2.11 The affordable homes are allocated to help those who do not have the financial means to meet their housing need through the housing market, by offering them the chance to have a home, into which they have to put some equity or rent. These homes will be affordable in perpetuity; such houses would never be available on the open market.

- 2.12 The terms 'house' and 'housing' used in this report refers to all types of residential property including flats, bungalows, sheltered accommodation etc unless otherwise stated.

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3. Response to Survey

- 3.1 Of the 506 questionnaires distributed, 126 were completed, a 25% response. This response is large enough to have statistical validity.
- 3.2 Population figures show that approximately 1,170 people live in Ellingham, Harbridge and Ibsley Parish (Source: Census 2011 data). The 506 forms distributed equate to the Council Tax Register records for the number of households validating this as a 100% survey. In addition, these figures give an average household size for the parish of 2.3 people.
- 3.3 The 126 returned forms represent a survey population of 303 people, giving in average household size of 2.4 people.
- 3.4 The following sections of the report analyse the key features and present the key findings from the data analysis. **Appendix 1** is a copy of the survey form (please note that the Appendix is a separate document).
- 3.5 The survey was carried out in August 2014 over a three week period.

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SECTION TWO: THE SURVEY FINDINGS

Current Housing Situation – Key Features

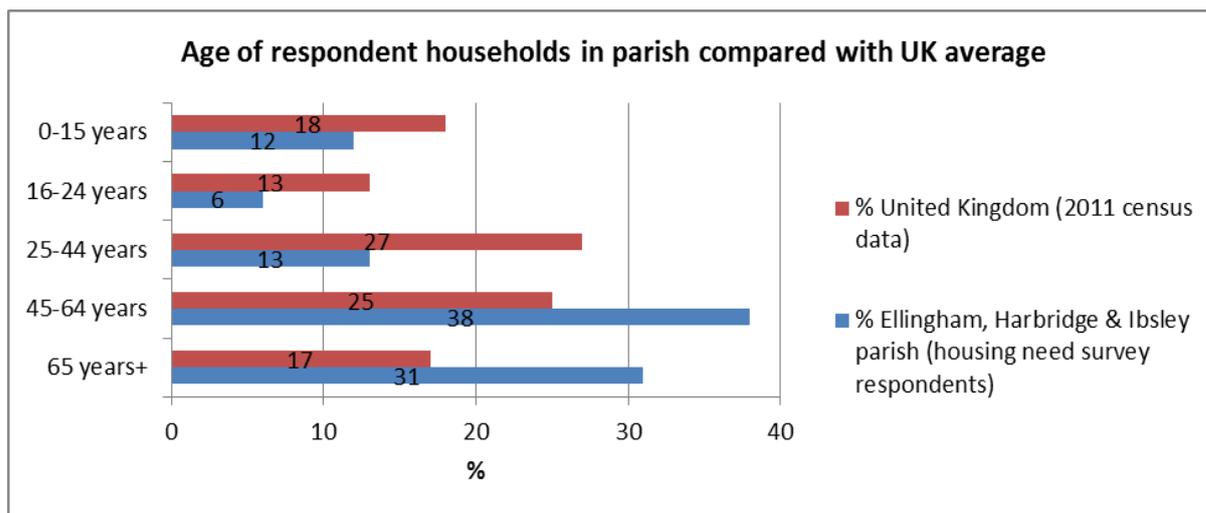
- 4.1 Part 1 of the questionnaire was completed by all households whether or not there was any housing need so as to build up a picture of the current housing situation in the parish.

The Population

- 4.2 126 households replied to the housing need survey. 12% of the total population of households represented in the survey are under 16 years. This percentage is lower than the average for the United Kingdom where 18% of the population are within this age group (Source; 2011 Census results).
- 4.3 6% of the 126 residents represented in the survey are aged 16-24 years. 2011 Census data shows that 13% of the United Kingdom's population is within this age group.
- 4.4 The survey represents 13% of residents in Ellingham, Harbridge and Ibsley aged between 25 and 44 years. This is low compared to the national average. Around 63 million people currently live in the United Kingdom and 27% are aged between 25 and 44 years (Source: 2011 Census data).

- 4.5 69% of residents represented in Ellingham, Harbridge and Ibsley housing need survey are over 44 years (38% are between 45 and 64 years and 31% are aged 65 years and over.)
- 4.6 A large proportion of residents surveyed are 65 years and over (31%). 2011 Census results show that 17% of the population of the United Kingdom are within this age group. In common with other areas of the New Forest, Ellingham, Harbridge and Ibsley has a relatively large number of older people and the need for specialist accommodation and care and support for the elderly is likely to increase as residents grow older.

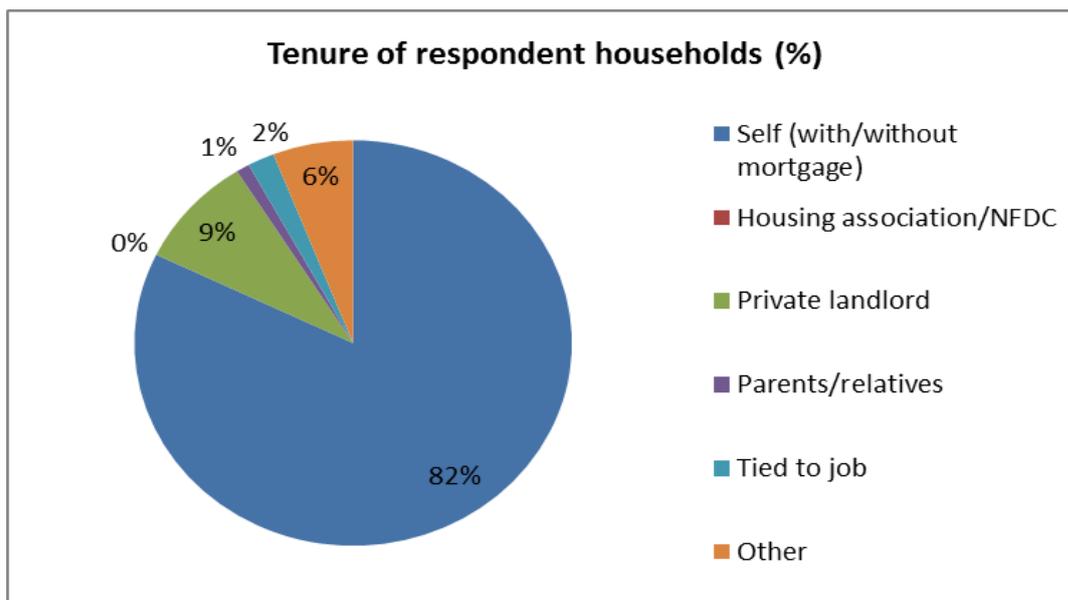
The graph below shows the age of residents who responded to the housing need survey compared with the average for the United Kingdom.



The Housing Stock and Tenure

- 4.7 94% of survey respondents live in a house or a bungalow and 77% live in properties with three or more bedrooms. Only 2% live in a one bedroom property and 21% live in a two bedroom property. With the demographic trend towards smaller households, this lack of one and two bed units will make it difficult for single people, couples, small families, first-time buyers and people on low incomes to enter into the housing market.
- 4.8 Many residents may be interested in downsizing or may need to downsize in the future for health related reasons but there is an undersupply of smaller properties available in the parish.
- 4.9 83% of survey respondents own their property. Housing association and local authority accommodation (0%) and the private rented sector (9%) reflect limited opportunities for those on lower incomes unable to purchase on the open market to rent within the parish.

- The graph shows the tenure of households who responded to the housing need survey.



- The table below shows the tenure balance of properties in Ellingham, Harbridge and Ibsley Parish in 2011 compared with the average for the New Forest and England. (Data has been taken from the 2011 Census).

Housing tenure (%)	Ellingham, Harbridge and Ibsley (%)	New Forest District (%)	England (%)
Housing that is owner occupied (2011 Census)	80	76	64
Housing that is rented from the council or housing association (2011 Census)	2	11	18
Housing that is private rented (2011 Census)	12	11	15
Other rented accommodation (2011 Census)	3	2	1
Household living rent free (2011 Census)	3	2	1
Shared ownership accommodation (2011 Census)	0	1	1

- The table below shows the proportion of detached, semi-detached, terraced properties and flats in Ellingham, Harbridge and Ibsley Parish compared with the average for the New Forest and England. (Data has been taken from the 2011 Census).

Property type 2011 (%)	Ellingham, Harbridge and Ibsley (%)	New Forest District (%)	England (%)
Detached houses	77	45	22
Semi-detached houses	15	23	31
Terraced houses	4	16	25
Flats (purpose built)	0	11	17
Flats (other)	3	3	5
Mobile home	1	2	0
Second home	3	2	1

- 4.10 2011 Census results show that there are over three times more detached properties in Ellingham, Harbridge and Ibsley Parish than the average for England. Detached properties usually have three or more bedrooms and are at the higher end of the market. There is a relatively low proportion of semi-detached properties, flats and terraced properties in Ellingham, Harbridge and Ibsley Parish for different ages and income groups.

Property Turnover

- 4.11 The question on length of residency shows that 59% of survey respondents have lived in Ellingham, Harbridge and Ibsley for over 10 years with 37% of these having lived in the parish for over 20 years. This represents a stable community, a low level of development and a low turnover of property.

Length of residency	% Respondents
Under 5 years	18
5 - 10 years	23
Between 11 and 20 years	22
Over 20 years	37

Households who need to downsize

- 4.12 There is a relatively high proportion of large detached properties with three or more bedrooms in Ellingham, Harbridge and Ibsley parish. Some people in the parish may wish to downsize to a smaller more manageable property in the future and may struggle to find suitable properties in the area, close to friends and relatives.
- 4.13 Through discussions with the parish council, the Rural Housing Enabler has included some questions to find out the needs of older residents who may wish to downsize.
- 4.14 14 survey respondents have explained they have a requirement to downsize to a smaller property in Ellingham, Harbridge and Ibsley.
- 4.15 69% of survey respondents are over 44 years and 77% live in properties with three or more bedrooms so it is not surprising that the housing need

survey has identified a demand for smaller properties. It is likely that this demand will increase as residents grow older.

- 4.16 The reasons why these 14 households need to move are as follows:
(Please note that some respondents have given more than one answer to this question).

Reason the household has a requirement to downsize	Number of respondents
Garden too large to manage	7
Current house too large to manage	5
Release some equity in current property	4
Health related reasons	3
Retiring	1
Other	2

Level of support for a small affordable housing development

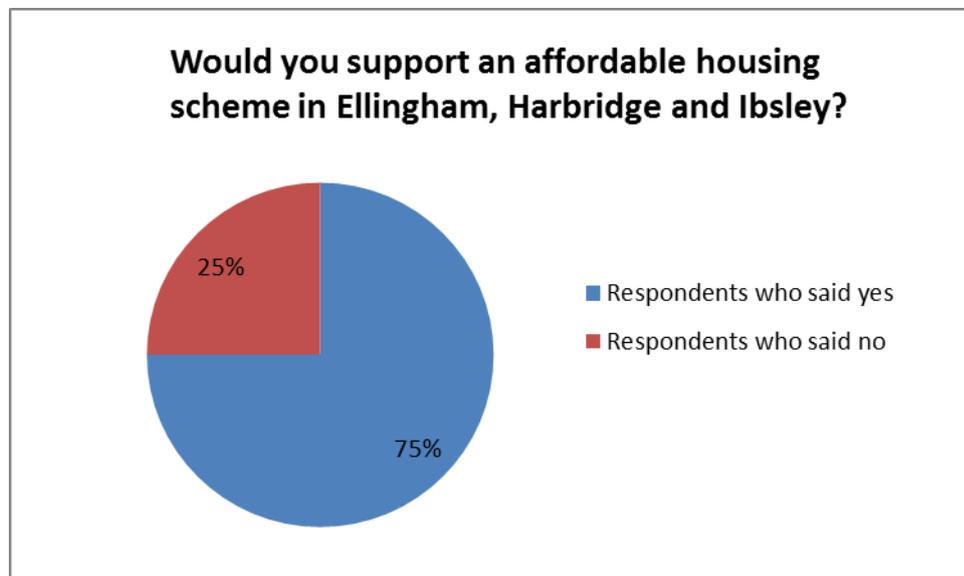
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- 5.1 One of the purposes of the housing need survey report was to establish the level of local support for a possible small affordable housing scheme in Ellingham, Harbridge and Ibsley Parish.

- 5.2 Question 7 on the questionnaire asked:

Would you support a small development of affordable housing in the parish if there was a proven need from residents with a genuine local connection?

75% of respondents said 'Yes' and 25% said 'No'.



- 5.3 75% of survey respondents would support an affordable housing scheme for local people in Ellingham, Harbridge and Ibsley parish. Many respondents backed up their decision by adding comments and I have included these in verbatim transcripts in **Appendix 2** (please note that the Appendix is a separate document).

Housing need

People who have already had to move out of Ellingham, Harbridge and Ibsley Parish because of difficulties in finding a suitable home locally

6

- 6.1 Respondent households report 19 family members having had to move from Ellingham, Harbridge and Ibsley due to difficulties in finding a suitable home locally. 30% have left in the last two years and 70% have left in the last 2-5 years.
- 6.2 40% were looking to purchase a property on the open market, 20% to rent from a private landlord and 40% for a shared ownership property.
- 6.3 14 respondents have explained that family members would return if suitable accommodation was made available in the parish. It must be noted that the other 5 respondents did not answer this question so it is uncertain whether they also wish to return.
- 6.4 Respondents were also asked whether they knew of any other people who had been forced to move out of Ellingham, Harbridge and Ibsley parish due to difficulties in finding a suitable home locally. The survey has identified a further 71 friends and neighbours who have had to move out of the parish to find suitable accommodation elsewhere.
- 6.5 64% were looking for a property to purchase on the open market, 8% for a property to rent from a housing association, 24% to rent from a private landlord and 4% for a shared ownership property.
- 6.6 48% would return if suitable accommodation was made available in the parish, 4% would not and we are uncertain whether the other 48% would return.
- 6.7 The results above show that 48 family members, friends and neighbours who have moved away wish to return if suitable accommodation was made available in Ellingham, Harbridge and Ibsley parish.
- 6.8 This represents out-migration and is indicative of a lack of affordable housing to rent or buy. Given the very low percentage of the survey population aged 16-24 years, (6%), and this being the age group most likely to be looking at their first and affordable home, there is an indication here that this is a trend which the parish council may wish to address: the housing needs analysis in detail below will further justify this.
- 6.9 It must be noted that these 48 family members, friends and neighbours will be seeking all types of tenure so not all will be interested in or eligible for affordable housing.

Households that need a separate home now or in the next five years

- 6.10 The housing need survey has identified 6 households who do not need an affordable home immediately but will need one in three to five years' time. Many of these are teenagers/young adults still living with their parents. This

result shows that there will be a demand for affordable homes in Ellingham, Harbridge and Ibsley from the younger generation reaching adulthood in the next three to five years.

Households completing Part 2 of the survey form

Households needing accommodation within the next three years

Local connection

- 6.11 Respondents were asked to fill out Part 2 of the survey form only if the household needs separate accommodation within the next three years.
- 6.12 18 respondents have stated that accommodation is required within the next three years so have completed Part 2 of the form.
- 6.13 It must be noted that 2 households interested in shared ownership accommodation do not currently have sufficient income/savings to be eligible. These 2 households have been included in part 2 of the report but not in the overall figures of housing need. Both are between 16 and 20 years so may be earning sufficient income for shared ownership accommodation in the future. The 2 households appear eligible for accommodation at affordable rent but it is uncertain as to whether these 2 households would be interested in an affordable rented property should a scheme be built in the parish.
- 6.14 It is worth emphasising that strong local connection criteria would be rigidly enforced should a scheme be proposed and advanced in Ellingham, Harbridge and Ibsley.
- 6.15 14 households in housing need currently live in Ellingham, Harbridge and Ibsley Parish and 4 do not.

Does the household needing to move currently live in the parish?	Households in need
Yes	14
No	4

- 6.16 There are often concerns that a scheme will add pressure on existing infrastructure in the parish. The result above shows that if a scheme is to be built in Ellingham, Harbridge & Ibsley, the majority of people moving into the properties would already be living in the parish so will already be using local service and facilities.

- 6.17 Out of the 4 households in need who do not live in Ellingham, Harbridge and Ibsley Parish, their local connection is as follows (please note that respondents were able to give more than one answer):

Local connection of households who do not live in Ellingham, Harbridge & Ibsley Parish	Households in need
Lived in parish for 0-5 years	1
Lived in parish for 16-20 years	2
Lived in parish for 21+ years	1
TOTAL (LIVED IN PARISH)	4
Close family have lived in parish for 0-5 years	3
Close family lived in parish for 6-10 years	1
Close family lived in parish for 16-20 years	2
TOTAL (CLOSE FAMILY)	6
Work in parish for 0-5 years	1
Work in parish for 6-10 years	1
TOTAL (WORK)	2
TOTAL	12

- 6.18 All 4 households who do not currently live in Ellingham, Harbridge and Ibsley parish have lived in the parish at some point; 3 of these had lived in the parish for over 15 years.

Current Tenure

- 6.19 In terms of the current tenure of those 18 households in housing need, the information is as follows:

Current tenure of households requiring accommodation within the next three years	Households in need
Private landlord	5
Parents/other relative	5
Self (with/without mortgage)	4
New Forest District	2
Employer (tied to job)	1
Forestry Commission Landlord	1
Housing association	0

- 6.20 5 households are currently renting privately. In many villages, the costs of private rented accommodation alone can exceed the monthly wages of local people on low and modest incomes.

- 6.21 5 households are currently living with parents or relatives. Many households in need are young adults still living with their parents who want to live independently but cannot afford to rent or purchase a property in the area. In the United Kingdom, more than 3.3 million adults between the ages of 20 and 34 years were still living with their parents in 2013, 26% of that age group. This number has increased by a quarter, or 669,000 people since 1996 (Data sourced from Office for National Statistics).

- 6.22 4 households in need are currently owner occupiers. All 4 are interested in a shared ownership property. Owner occupiers should be eligible for a shared ownership property but it does depend on their individual circumstances.
- 6.23 1 household interested in accommodation at affordable rent is currently living in rented accommodation owned by New Forest District Council. Households who are adequately housed in affordable rented accommodation would normally not be eligible to register for an affordable rented property as they are already living in affordable accommodation. However, a separation has meant that this particular household needs a smaller home. A household moving into a smaller property would free up a bigger property for a family on the housing register.

Preferred Tenure

- 6.24 7 households in housing need would prefer to rent from a Housing Association, 8 would be interested in shared ownership and 3 would be interested in either option.

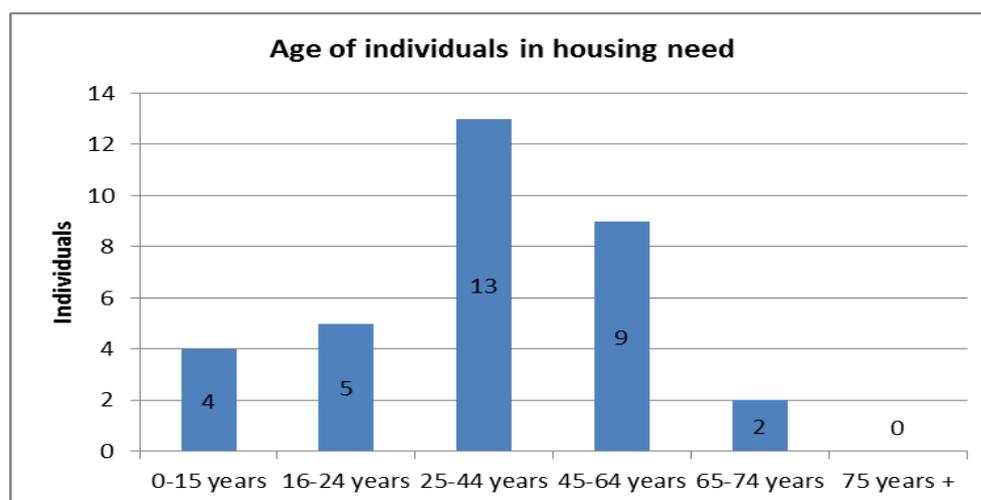
Preferred tenure	Households in need
Either option	3
Shared Ownership	8
Renting Housing Association	7

'Homesearch' and 'Help to Buy South' housing registers

- 6.25 The New Forest District Council 'Homesearch' Housing waiting list – the council maintains a waiting list of people who wish to be considered for affordable accommodation to rent.
- 6.26 Current 'New Forest District Council – Homesearch' figures show 4 applicants with a local connection to Ellingham, Harbridge & Ibsley parish in housing need (figures for 4th September 2014). All 4 applicants have filled out a housing need survey form.
- 6.27 'Help to Buy South' – a waiting list is maintained of people who wish to be considered for shared ownership homes.
- 6.28 All 8 households identified as being in housing need in Part 2 of the housing need survey who are interested in shared ownership accommodation are not registered on the 'Help to Buy South' waiting list.
- 6.29 Some households in need may not be aware that the 'Homesearch' and 'Help to Buy South' registers exist. It is often only when a development has been agreed that people register and those who have already moved away are unlikely to remain on the register.
- 6.30 All households in housing need who have left their details will be sent information about how to register on the 'Homesearch' and 'Help to Buy South' waiting lists.

Household Composition

6.31 The age profile of all individuals identified as being in housing need from the housing need survey is as follows:



6.32 82% of individuals identified as being in housing need are working age adults between 16 and 64 years. 17 out of 18 households are single people or couples. The housing need survey has identified high demand for affordable accommodation from residents of working age still living with their parents or living in expensive private rented housing.

6.33 Only 1 family has been identified as being in housing need. The large majority of local need is for small one and two bed units for couples and single people.

Household composition of households in housing need	Response count
Single	7
Couple	10
Family	1

Reasons Accommodation is required

6.34 The reasons why households need accommodation in Ellingham, Harbridge and Ibsley are as follows:

Reasons that separate accommodation is required	Response Count
Want to start first home	10
Cannot afford mortgage	8
Cannot afford rent	7
To be near family	5
To be near work	3
Divorce/separation	3
Retiring	3
Need bigger home	2
Current tenure insecure	2
Overcrowding	1
Current home affecting health	1
Need smaller home	1

- 6.35 Households in housing need require separate accommodation for a variety of reasons.
- 6.36 10 households want to start their first home; this is not surprising as 5 households currently live with their parents or a relative and 67% of households identified as being in housing need are under 45 years.
- 6.37 Households need a good annual income to afford to purchase a property in rural areas so it is not surprising that 8 households cannot afford to a mortgage and 7 cannot afford to rent privately.
- 6.38 5 households want to be near family; being close to family support networks is important for many people. 1 of these households has explained that they want to live near to their parents as their parents are getting old and they will need more family support.

Size of Accommodation Required

- 6.39 The table below shows that the majority of households in need require two bedrooms.

HOUSING NEED SURVEY FIGURES	
Size of accommodation required	Households in need
One bedroom	4
Two bedrooms	11
Three bedrooms	3
Four or more bedrooms	0

- 6.40 It must be noted that some households requiring a property at affordable rent may have stated they need a bigger property than what they would actually be eligible for. For example, a couple/single person registered on the ‘Homeseach’ housing waiting list will be eligible for a one bedroom property as they would need one bedroom – they would not be eligible for a two bedroom property.
- 6.41 2011 Census results show that 77% of properties in Ellingham, Harbridge and Ibsley are detached. Ellingham, Harbridge and Ibsley parish has 55% more detached properties than the average in England. It is not surprising that there is a demand for smaller properties from couples and single people.

Households requiring specialist care and support

- 6.42 No households identified as being in housing need require specialist care and support.

Market rent

'With house prices set to rocket by 35% by 2020, an entire generation will be locked out of home ownership forever and will be forced to rent for life. A stable and affordable rental market would ease the pressure and be a good alternative, but England's housing market is broken. Tenancy agreements are short term and insecure. And as house prices rise, rents do too. On average, they currently take up half of an English person's disposable income but in 10 years that will have risen to 57%. By 2020, rents are expected to soar by an average of 39%.' (Source: Home Truths 2013/14, the housing market in England.)

- 7.1 2011 Census results show that the percentage of households renting privately in the United Kingdom has increased from 9% to 15% since 2001. The private rented sector has increased significantly in the last 13 years as high house prices have meant that renting privately is now the only option for many households. Renting privately however, can be very expensive in rural areas.
- 7.2 On the 12th September 2014, 1 property was available to rent in Ellingham, Harbridge and Ibsley Parish. This property was a studio flat available to rent for £625 per month (excluding all bills). To calculate the affordability of private renting, net income is used. A household cannot afford to rent if a suitably sized property is more than 30% of net monthly (take home) income (Source; Assessing Housing Need in the South East' summary of the SEERA Good Practice Guide 2004). To afford this property, a household would need a net monthly income of £2083.
- 7.3 Out of the 18 households in housing need, only 4 would be able to afford the cheapest and only property that was available for rent in Ellingham, Harbridge and Ibsley parish on 12th September 2014. This property is a studio flat. Not only would it be too expensive, it would also be too small for many local people.

Affordable rent

(A new form of tenure introduced by the current government that allows the Housing Association to charge up to 80% of market rent)

- 7.4 10 local households are interested and eligible for a property at affordable rent in Ellingham, Harbridge and Ibsley parish.
- 7.5 In recent years, the government has taken steps to bring social housing rents closer to those in the private sector. Reduced government grant has meant that rents have had to increase to make schemes financially viable for the housing association. Affordable rents for new tenants are set at up to 80% of the amount payable in the private rented sector. Although the affordable housing rents are higher than the old style social rent levels, they still have many advantages: (a.) a more secure tenancy than their private sector counterparts and (b.) no large scale deposits demanded at the start of the tenancy.
- 7.6 The likely average affordable rents for a newly built property in Ellingham, Harbridge and Ibsley parish in September 2014 would be in the region of £122.36 per week for a one bedroom property, £151.50 per week for a two bed property, £186.92 per week for a three bed property and £252.69

per week for a four bedroom property (Source: Local Housing Allowance Rates, Directgov)

- 7.7 Households unable to afford a property at an affordable rent can choose to apply for housing benefit/universal credit to help pay the rent.

Shared Ownership

- 7.8 The housing need survey has identified a demand for 8 shared ownership properties. The minimum acceptable income threshold to be eligible for a shared ownership property is £18,000 per year*.
- 7.9 2 out of these 8 households do not have sufficient income to be able to afford a shared ownership property.

Open Market

- 7.10 Measuring average house prices in villages can be difficult due to the small number of transactions that take place. However, there is sufficient information available to give an indication of the sort of prices a new home buyer can expect to encounter in Ellingham, Harbridge and Ibsley parish.
- 7.11 On the 12th September 2014, 10 properties were available to purchase in Ellingham, Harbridge and Ibsley ranging from £335,000 for a three bedroom semi-detached house to £1,500,000 for a four bedroom detached house. (Data sourced from www.rightmove.co.uk).
- 7.12 To afford the cheapest property available for £335,000, a buyer would need a 20% deposit of £67,000. A mortgage for a property at this price would be £268,000. For a loan of 3.5 times annual income, a buyer would need a gross annual income of £77,000.
- 7.13 None of the 18 households identified as being in housing need would be able to afford the cheapest property currently available to purchase in Ellingham, Harbridge and Ibsley parish.
- 7.14 In the year to April 2012, the average annual income for full time workers in the United Kingdom was £26,500. (These figures have been published by the Office for National Statistics, in its annual survey of hours and earnings.) A mortgage for a property priced at £335,000 is 10 times the income of someone earning £26,500 per annum.

Conclusions

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- 8.1 Though most households are satisfied with their housing situation, there is a demonstrable unmet housing need from local people for up to **8 units** in Ellingham, Harbridge & Ibsley parish.
- 8.2 75% of survey respondents would support a small scheme of affordable properties for local people in Ellingham, Harbridge and Ibsley parish. This is a positive response.

Local affordable housing need

- 8.3 Ellingham, Harbridge and Ibsley housing need survey has identified 18 households with a local connection to the parish in need of affordable accommodation. 10 households are interested in affordable rent and 8 for shared ownership.
- 8.4 All 10 households interested in affordable rent appear eligible for this tenure.
- 8.5 6 out of the 8 households interested in shared ownership accommodation have sufficient income/savings to be eligible for this tenure. The 2 households who do not have sufficient income/savings are very young (both are aged between 16 and 20 years) so may be earning sufficient income in the future. These 2 households would currently be eligible for a property at affordable rent and have a local connection to the parish so have been included in Section 2 of the report. They have not however been included in the overall figures of local housing need for Ellingham, Harbridge and Ibsley parish as despite being eligible, it is uncertain as to whether these 2 households would be interested in a property at affordable rent should a scheme be built in the parish.

Ellingham, Harbridge & Ibsley housing need survey has identified a local housing need for 16 affordable properties; 10 properties at affordable rent and 6 properties at shared ownership.

- 8.6 Respondent households also report 48 family members, friends and acquaintances that have moved out of Ellingham, Harbridge and Ibsley parish due to difficulties in finding a suitable home locally and would like to move back. However, it is important to note that not all 48 individuals/households will be interested in/eligible for affordable housing.
- 8.7 The figure of 16 is likely to be an underrepresentation of actual local affordable housing need in Ellingham, Harbridge and Ibsley parish.

- 8.8 It should be noted that the recommended scheme does not meet all of Ellingham, Harbridge and Ibsley parish housing need but the proposal of up to **8 units (5 affordable rent and 3 shared ownership)** takes into account the size of the parish, the impact of a new development on the parish and resident's views from this survey which state that only a small scheme for local people would be supported.

- 8.9 The majority of households in need are single people or couples requiring one or two bedrooms. It is important that the housing mix reflects this local demand. Many households in need want to start their first home as they are either living with their parents or in insecure private rented accommodation. It is however, important to note that some couples identified as being in housing need may wish to start a family in the future so it is also important that the housing mix can also accommodate future needs.
- 8.10 2011 census results show that the proportion of affordable homes in England is nine times higher than the proportion of affordable homes in Ellingham, Harbridge & Ibsley parish. Only 2% of the current housing stock in Ellingham, Harbridge & Ibsley parish is affordable. There is a shortage of affordable properties in Ellingham, Harbridge & Ibsley parish to meet the needs of local people on low and modest incomes.

The needs of local people who want to downsize to a smaller property

- 8.11 Many residents may be interested in downsizing or may need to downsize in the future for health related reasons but there is an undersupply of smaller properties available in the parish.
- 8.12 14 respondents have explained they have a requirement to downsize to a smaller property in the parish.
- 8.13 This response rate shows that as well as addressing the affordable housing needs for local people, there is also a requirement to address the needs of older people who wish to downsize particularly in an ageing population.
- 8.14 2011 census results also show that there are over three times more detached properties in Ellingham, Harbridge & Ibsley parish than the average for England. Detached properties usually have three or more bedrooms and are at the higher end of the market. There is a relatively low proportion of semi-detached properties, flats and terraced properties in Ellingham, Harbridge & Ibsley parish for different ages and income groups.

Recommendations

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- 9.1 It is recommended that the Parish Council considers advancing the process to achieve a small scheme of affordable housing as proposed above by:
1. accepting the findings of this report
 2. engaging with HARAH (Hampshire Alliance for Rural Affordable Housing) to explore the potential for programming such a scheme and its funding by the Homes and Communities Agency
 3. exploring potential locations and availability of any sites which the Parish Council may think appropriate.

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September 2014

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