



King's Somborne Neighbourhood Plan

Housing Need Survey

Final Report

January 2017

Completed by Action Hampshire

Contents

REPORT

Title	Page
1. Introduction and Approach	1
2. The Requirements for Housing in King's Somborne Parish	2-31
Section 1: Your Present Home	4-10
Section 2: Your Future Requirements	11-19
Section 3 : Your Family Requirements	20-31
3. Key Findings	32-34

APPENDIX

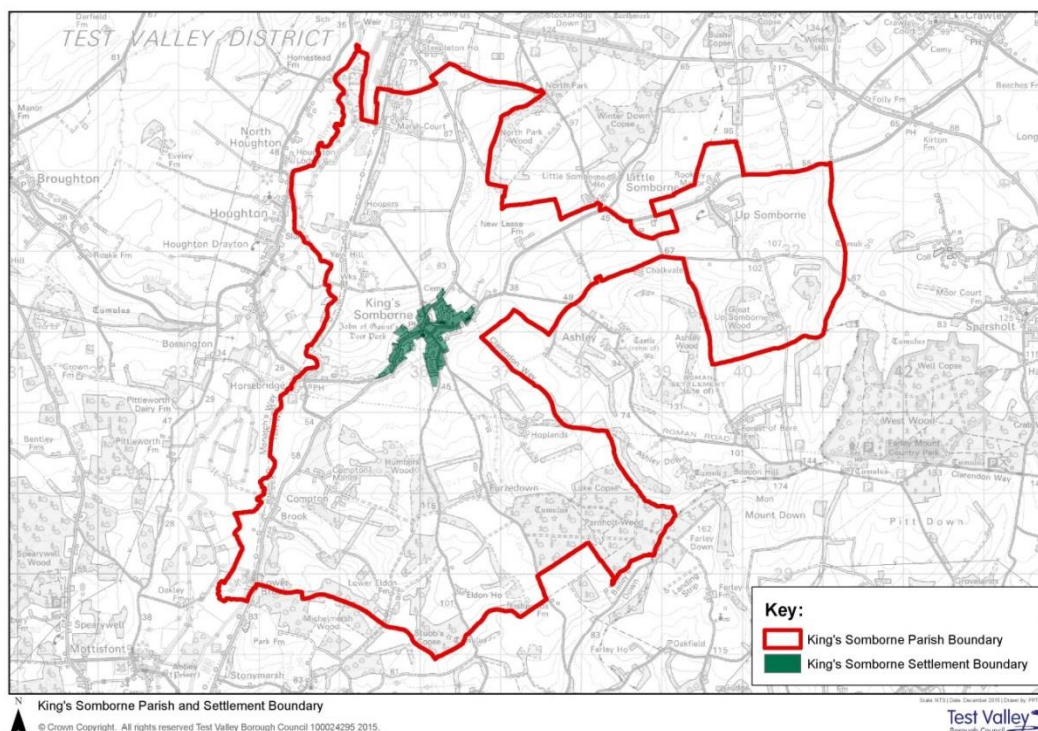
	Title	Page
Appendix 1	Covering letter and Survey questionnaire	1-9
Appendix 2	Parish Council flyer	10
Appendix 3	Respondents' comments	11
Appendix 4	Tables of housing needs survey responses	12-21

Please note that the appendix is a separate document

1. INTRODUCTION AND APPROACH

- 1.1 The Parish Council of King's Somborne is preparing a Neighbourhood Plan setting out its own local planning policies, which will come into force provided that the Plan passes an independent examination and is approved at a local referendum.
- 1.2 The King's Somborne Parish Neighbourhood Plan Steering Group requested a Housing Needs Survey to be carried out by Action Hampshire to identify the housing needs of local people over the next 25 years, as part of the preparation of the Neighbourhood Plan.
- 1.3 This report provides an independent assessment of housing need in King's Somborne Parish and consists of a postal survey undertaken in January 2017 of the 703 homes in the parish which is defined in the map below. The questionnaire used and accompanying introductory letter is provided in [Appendix 1](#).
- 1.4 Housing is an important issue in rural communities. Recent increases in house prices, have far outstripped average increases in earnings, meaning that local people on average incomes are priced out of the housing market in the area in which they grew up. An important feature of a sustainable and inclusive community is that its' housing supply must be fair and balanced and must provide affordable housing accessible to the whole of its' local community.

Map of King's Somborne Parish



2. THE REQUIREMENTS FOR HOUSING IN KING'S SOMBORNE PARISH

SURVEY FINDINGS

- 2.1 Members of the Steering Group were closely involved in planning the housing need survey, raising awareness through meetings and their website and arranging two public events to assist residents in completing the questionnaires (please see [Appendix 2](#) for a flyer sent out to residents advertising the public events).
- 2.2 A postal questionnaire was distributed to 703 homes in early January 2017 accompanied by an explanatory letter and a pre-paid envelope (Please see [Appendix 1](#)). Households working in the parish but living outside were not sent a survey. Residents had a three week 'window' to return the questionnaires. All forms returned to Action Hampshire during this period have been included in this analysis.
- 2.3 **The questionnaire was split into three sections as follows:**
- 2.3.1 Section 1 – 'Your Present Home' (Questions 1 to 7) to provide an analysis of all respondents current accommodation and obtain villagers' views on future housing need.
- 2.3.2 Section 2 – 'Your Future Requirements' (Questions 8 to 16) to identify the scale of demand to move within King's Somborne Parish.
- 2.3.3 Section 3 – 'Your Family Requirements' (Questions 17 to 28) to identify potential demand for housing from close family members living within respondents' households.
- 2.4 The deadline set for the return of questionnaires was 20th January 2017. In all, 262 questionnaires were returned, a response rate of 37%. This response rate is fairly good for such a survey and is large enough to have statistical use value.
- 2.5 The survey has identified a local demand for housing from 132 households.
- 2.6 Respondents' anecdotal comments about further residential development in King's Somborne Parish are in [Appendix 3](#), to compliment the statistical analysis of responses.
- 2.7 Responses to the questions have been presented in graph form in the report. (Tables of responses are also presented in [Appendix 4](#)). The questionnaire specifies where respondents were able to select more than one option. The majority of questions were single responses; but in some

case people ticked more than one option on the questionnaire and details have been provided in the analysis.

- 2.8 Some respondents did not answer all of the questions asked.
- 2.9 Please note, for postal surveys it is recognised that some respondents will self select the questions they wish to answer which can 'skew' the answers for the questions they leave out. Please also note that not all residents within the Parish have submitted responses, the majority of respondents are age 40 or over (67%).
- 2.10 The 2011 census figures show 18% of the population of King's Somborne Parish were under the age of 16. 12% of individuals represented in the survey are under the age of 16.
- 2.11 The 2011 census figures show 60% of the population of King's Somborne Parish were between 16 and 65 years. 55% of individuals represented in the survey are between the ages of 16 and 65 years.
- 2.12 The 2011 census figures show 22% of the population of King's Somborne Parish were over the age of 65. However, 34% of individuals represented in the survey are over the age of 65 years.

SECTION 1

YOUR PRESENT HOME

This section was completed by all survey respondents

All households were asked to complete Section 1 of the questionnaire, whether or not they perceived themselves to be in housing need.

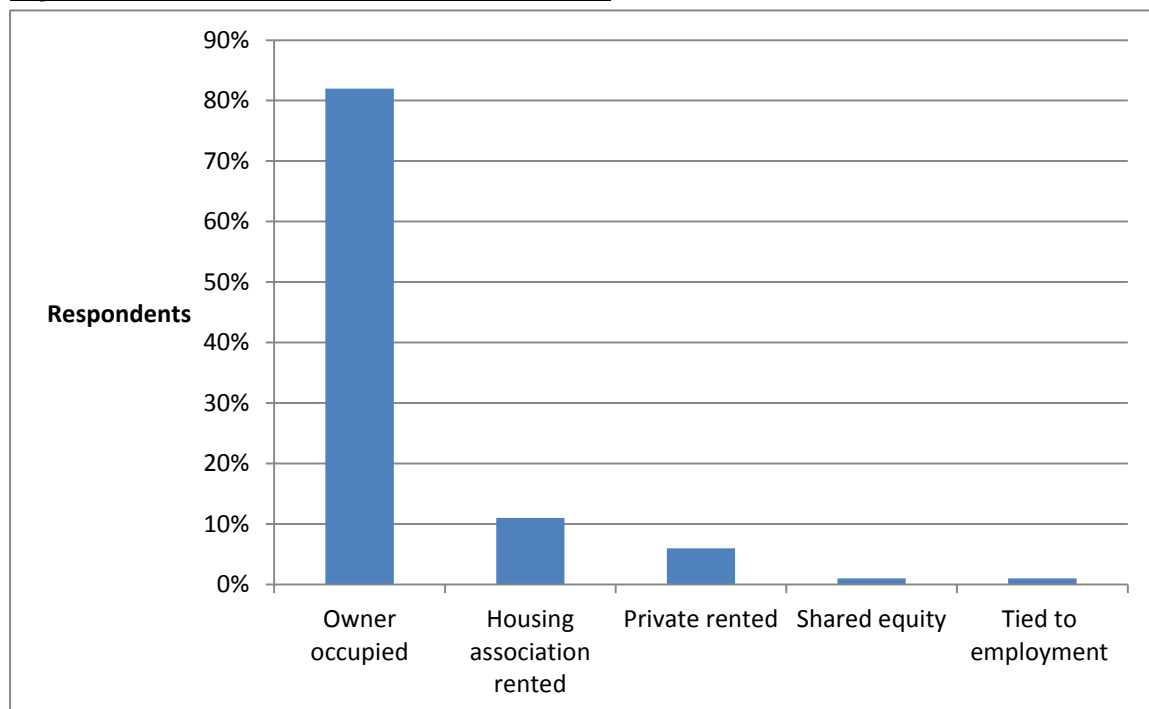
Question 1

What tenure is your present home?

Survey respondents were asked to select the tenure of their present home.

The results from those responding to the survey show a much higher rate of owner occupation. 82% of survey respondents own their property, while 11% are in housing association rented accommodation and 6% rent privately. Shared equity and tied to employment account for the remainder of the housing.

Fig. 1: Respondent households' present home



261 valid responses were received for this question.

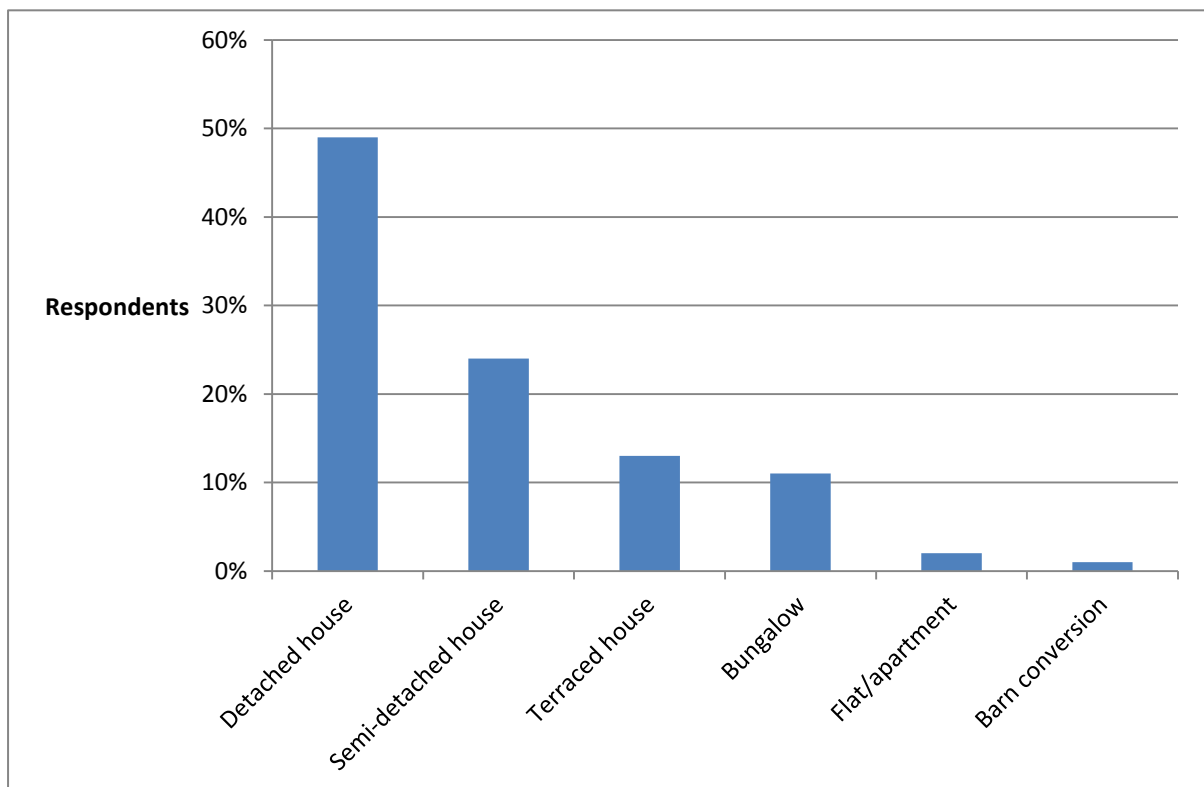
Question 2

What housing type is your present accommodation?

Survey respondents were asked to select the type of accommodation they currently live in.

Almost half (49%) of survey respondents live in a detached house, 24% live in a semi-detached house, 13% live in a terraced house, 11% live in a bungalow, 2% live in a flat/apartment and 1% live in a barn conversion.

Fig. 2: Respondent households' present accommodation



261 valid responses were received for this question.

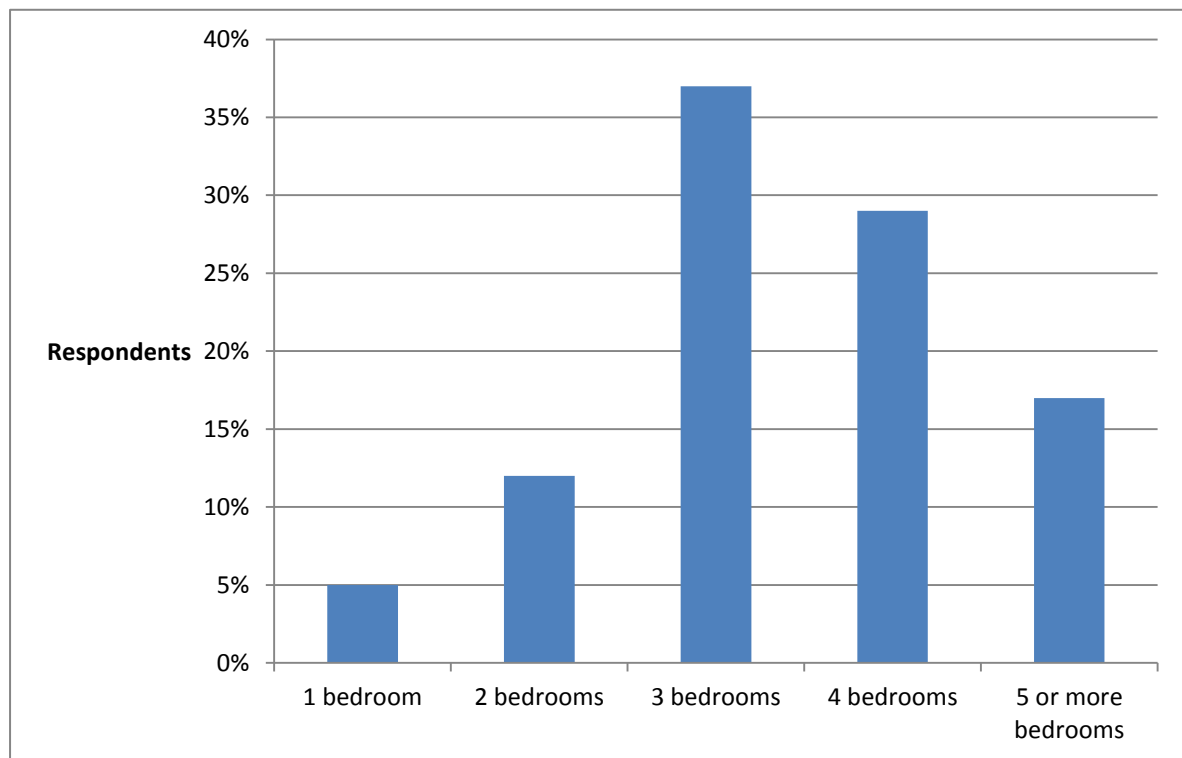
Question 3

How many bedrooms does your present home have?

Survey respondents were asked about the number of bedrooms in their present home.

46% live in properties with four or more bedrooms and 37% live in properties with three bedrooms. Only 17% of respondents live in properties with one or two bedrooms.

Fig. 3: Number of bedrooms in present accommodation



262 valid responses were received for this question.

The 262 returned survey forms represent a population of 600 people, giving an average household size of 2.2 people. This suggests that a large majority of survey respondents are under occupying their property with at least one or two spare bedrooms.

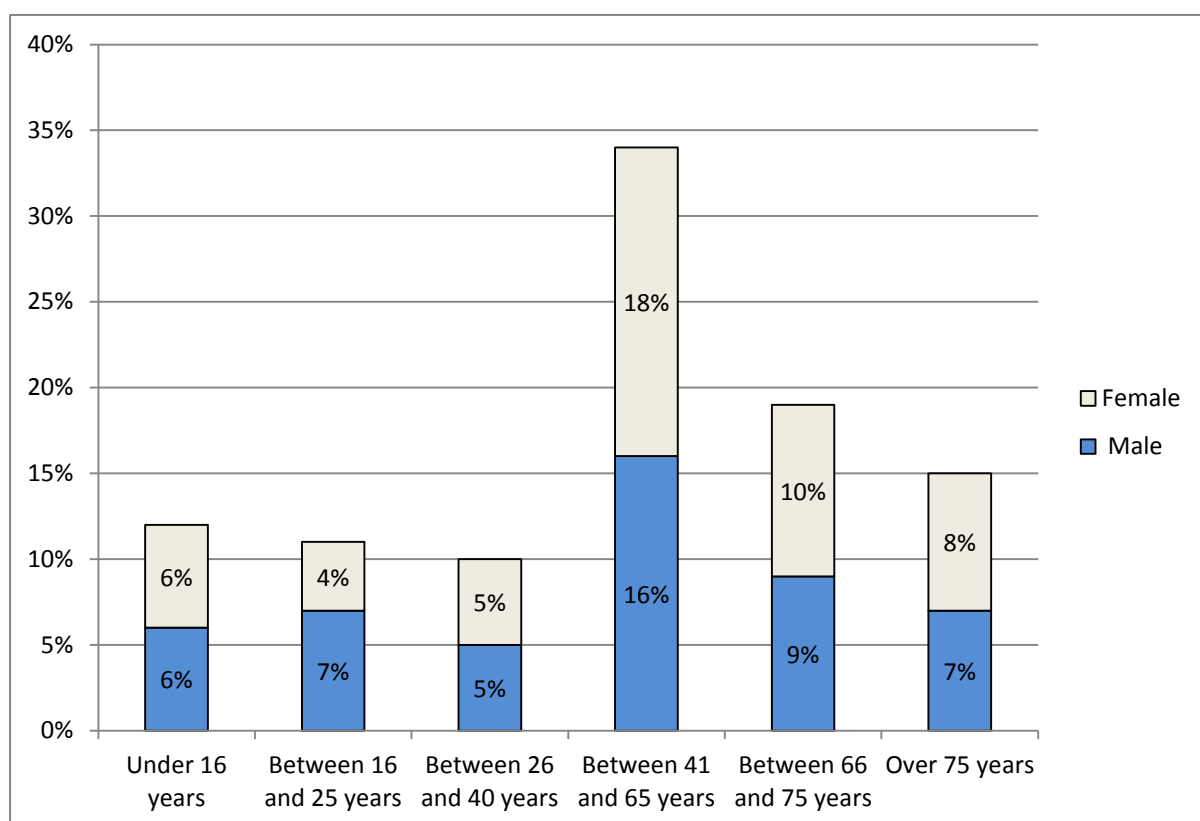
This is to be expected bearing in mind the over representation of older people in the survey. Over occupancy is a very familiar picture in rural villages, where older couples may live in a 2+ bedroomed house because they either do not wish to downsize or there is no property available locally to downsize.

Question 4

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

A total of 600 individuals are in the respondent households, 49% being male and 51% female.

Fig. 4: Age and gender of individuals represented in the survey



262 valid responses were received for this question.

67% of individuals represented in the survey are over the age of 40 of which 34% are between 41 and 65 years, 18% are between 65 and 75 years and 15% are over 75 years.

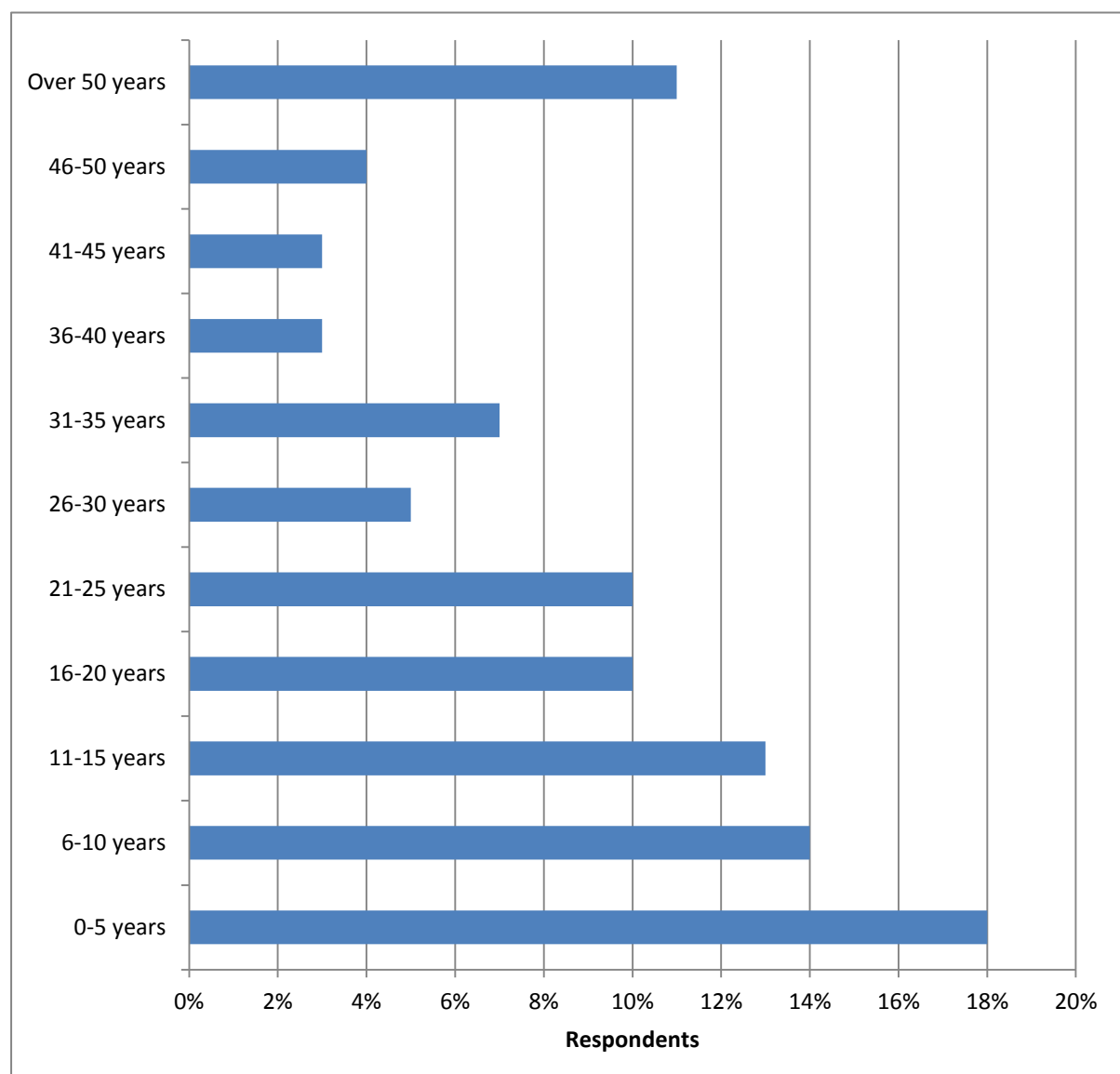
Only 12% of individuals represented in the survey are under the age of 16, 11% are between 16 and 25 years and 10% are between 26 and 40 years.

Question 5

How long have you lived in the parish of King's Somborne?

A varied response was given for question 5. 32% of survey respondents have lived in King's Somborne Parish for 10 years or less, 23% have lived in the parish for 11 - 20 years and 44% have been a resident for over 20 years. 11% of respondents have lived in the parish for over 50 years.

Fig. 5: Number of years respondents have lived in parish



258 valid responses were received for this question.

Question 6

The parish of King's Somborne currently has 718 dwellings. What do you believe, subject to the outcome of the housing evidence, is an acceptable development rate per annum for the Parish over the next 25 years?

Respondents were asked what they thought was an acceptable development rate per annum for the parish over the next 25 years.

35% of respondents do not want more than 5 homes to be built per annum in the parish over the next 25 years.

37% want between 6 and 10 new homes to be built per annum.

11% want between 11 and 15 new homes to be built per annum.

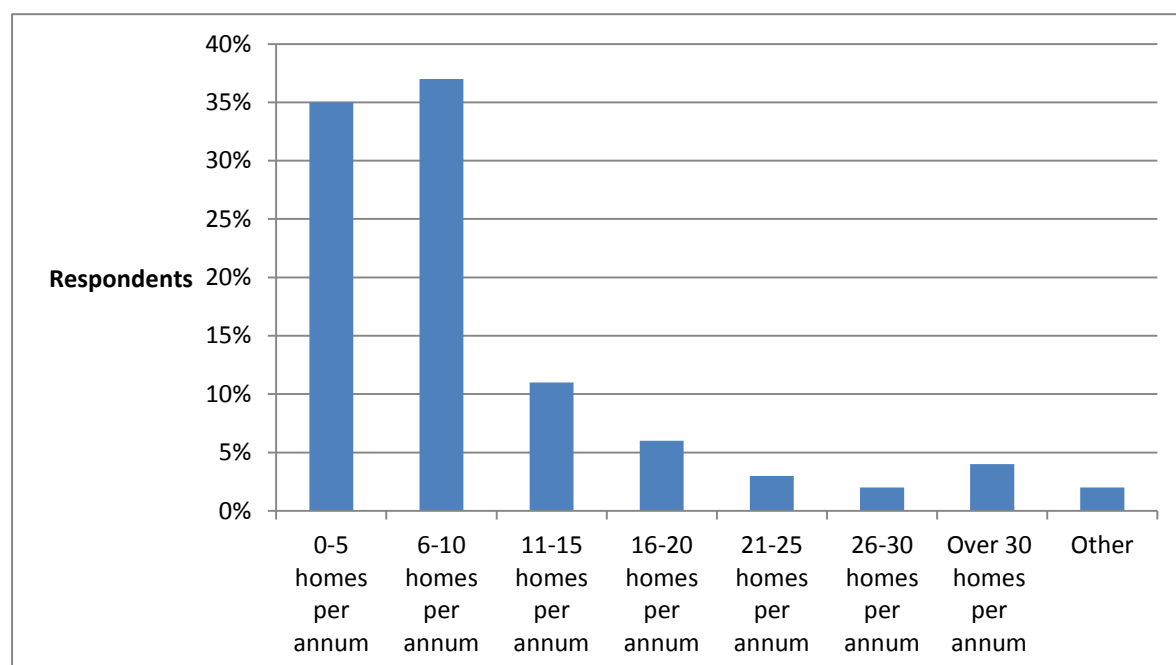
6% want between 16 and 20 new homes to be built per annum.

3% want between 21 and 25 new homes to be built per annum.

2% want between 26 and 30 new homes to be built per annum.

4% want over 30 new homes to be built per annum.

Fig. 6: Scale of development per annum respondents feel is acceptable in King's Somborne Parish over the next 25 years



252 valid responses were received for this question.

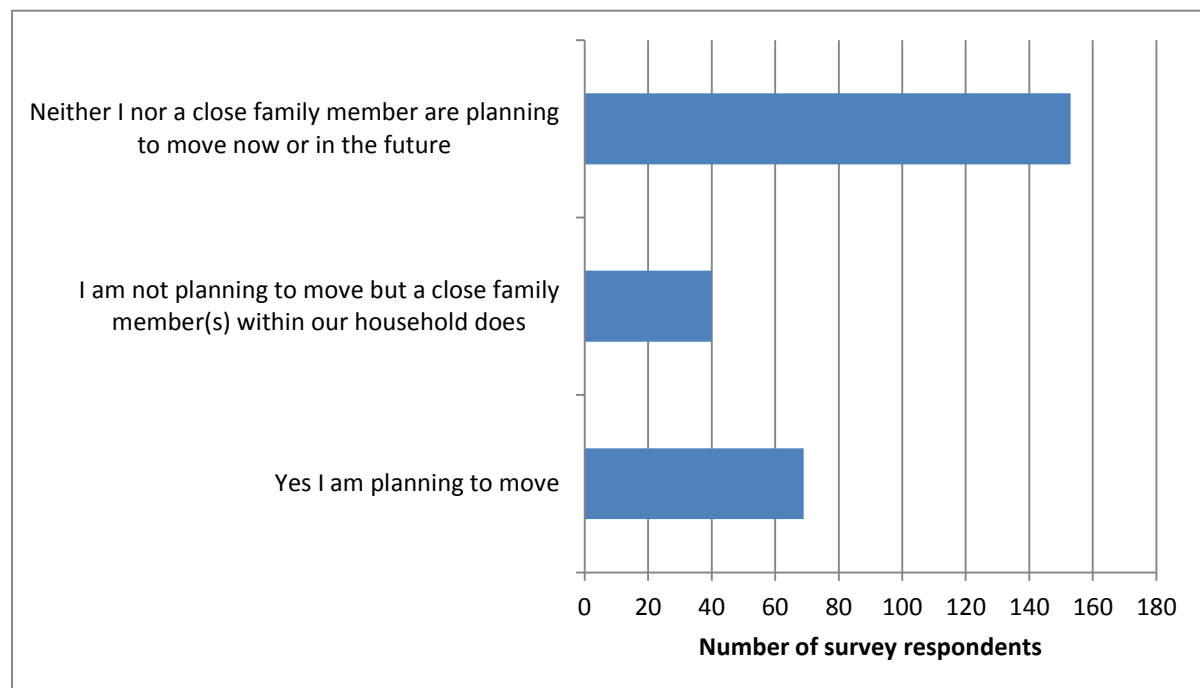
Question 7

Is your current household planning to move within the next 10 – 15 years?

King's Somborne's housing need survey has identified a housing need from 132 households. These households plan to move within the next 10-15 years.

Of these 132 households, 69 respondents are planning to move and 63 close family members who are currently living in respondent households are planning to move.

Fig. 7: Is your current household planning to move within the next 10-15 years?



Please note 63 family members in 40 respondent households need a new home.

262 valid responses were received for this question

SECTION 2

YOUR FUTURE REQUIREMENTS

This section was completed by survey respondents planning to move

Respondents were asked to fill out Section 2 **only** if they need a new home within the parish of King's Somborne.

Percentages have not been used in this section due to the small sample size.

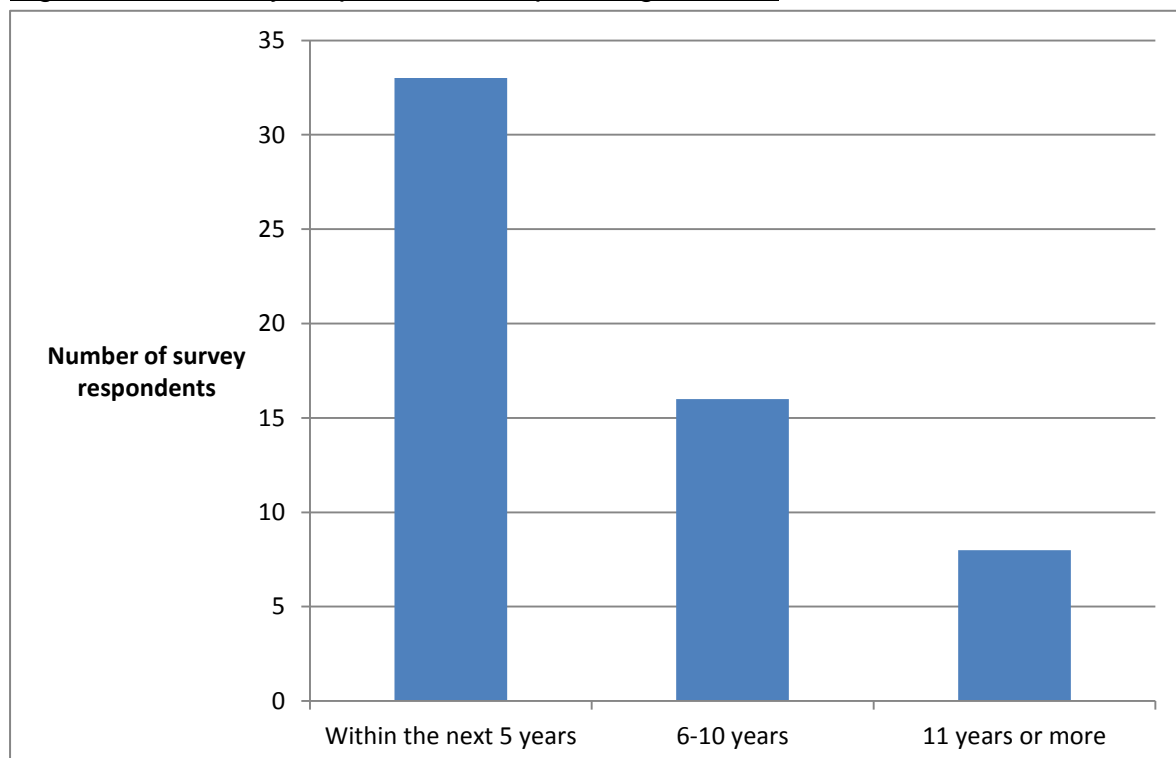
69 survey respondents are planning to move to a new property, representing 26% of returned surveys.

Question 8

When are you planning to move?

33 survey respondents plan to move within the next 5 years, 16 in 6-10 years and 8 in 11 years or more.

Fig 8: When survey respondents are planning to move



57 valid responses were received for this question.

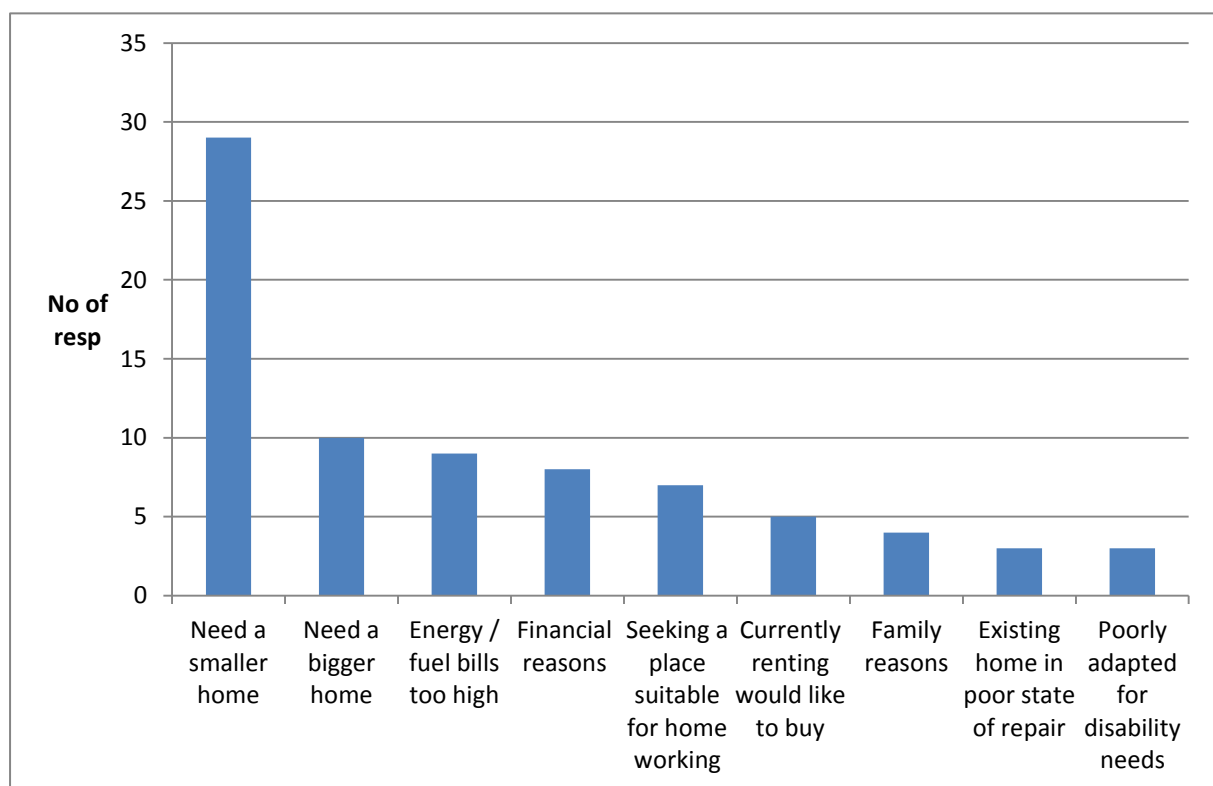
Question 9

What are your reasons for seeking alternative accommodation?

Survey respondents were asked why they want a new home.

Respondents seek alternative accommodation for a variety of reasons. The largest single category was those seeking a smaller home. 29 respondents need a smaller home, 10 need a bigger home, 9 need to move as their energy / fuel bills are too high and 8 need to move for financial reasons. All other responses are listed below.

Fig 9: Respondents' reasons for seeking alternative accommodation



Respondents were able to select multiple options.
52 valid responses were received for this question.

Question 10

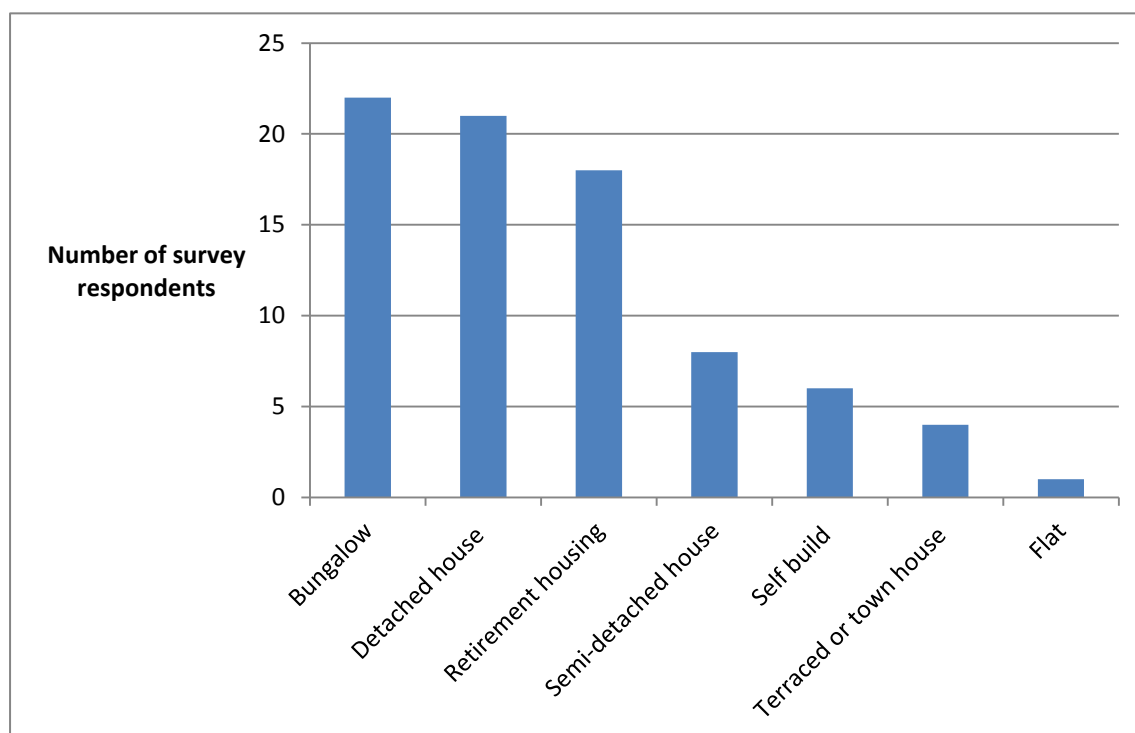
What type of accommodation do you think you would prefer?

Respondents were asked about the type of alternative accommodation they would prefer. The majority of respondents require a bungalow or a detached house. The survey has also identified a high demand for retirement housing.

22 respondents require a bungalow, 21 require a detached house, 18 require retirement housing, 8 require a semi-detached house, 6 require self-build accommodation, 4 require a terraced or town house and 1 respondent requires a flat.

The housing need survey has identified a demand for accommodation for those wanting to downsize within the parish. As explained earlier in the report, a large number of parish residents are currently under-occupying their home. While many are happy to remain living in their home, some will be older people wanting to move to a smaller, more manageable home like a bungalow or retirement housing. Others are likely to be middle aged households wanting to move to a smaller house as they no longer need a large family home.

Fig 10: The type of alternative accommodation respondents would prefer



Please note that some respondents selected multiple options.

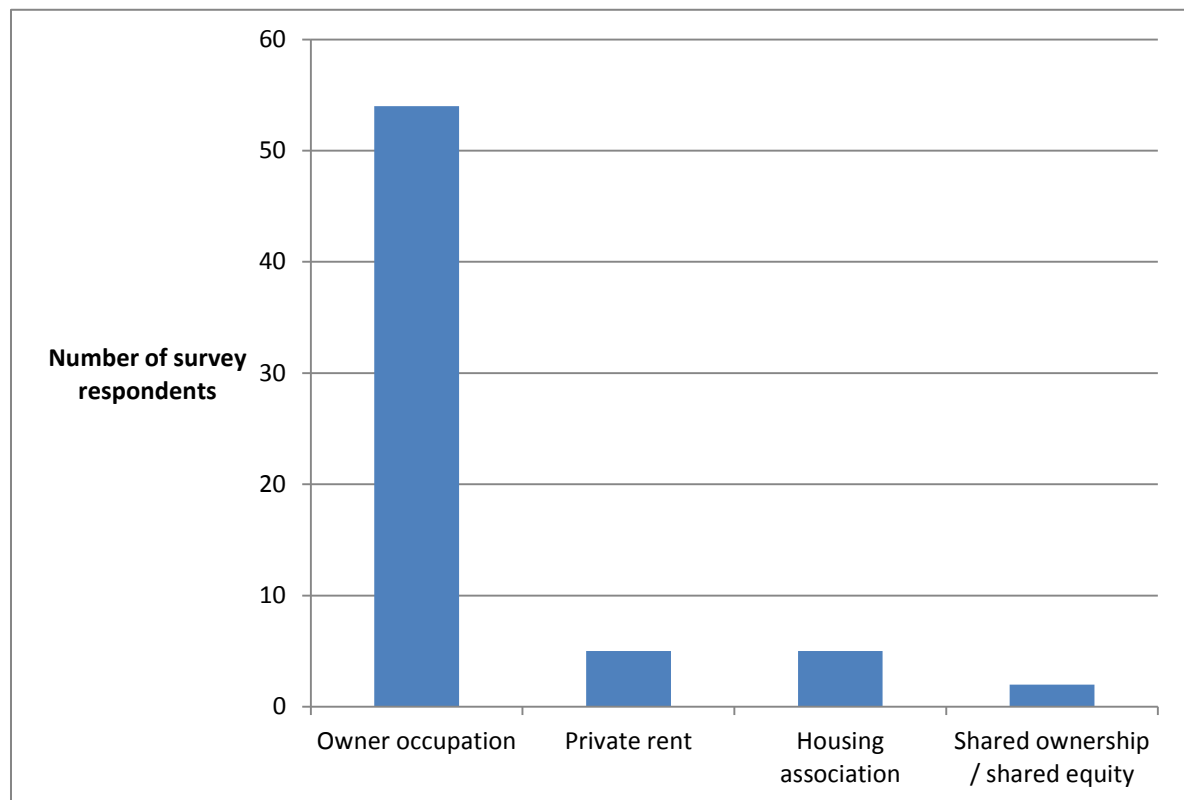
62 valid responses were received for this question.

Question 11

What tenure of accommodation are you seeking?

- The majority of survey respondents (54) seek owner occupied accommodation. The remaining 12 respondents seek private rent, housing association and/or shared ownership/equity.

Fig. 11: Tenure of accommodation survey respondents are seeking



Please note that some respondents selected multiple options.

62 valid responses were received for this question.

Question 12

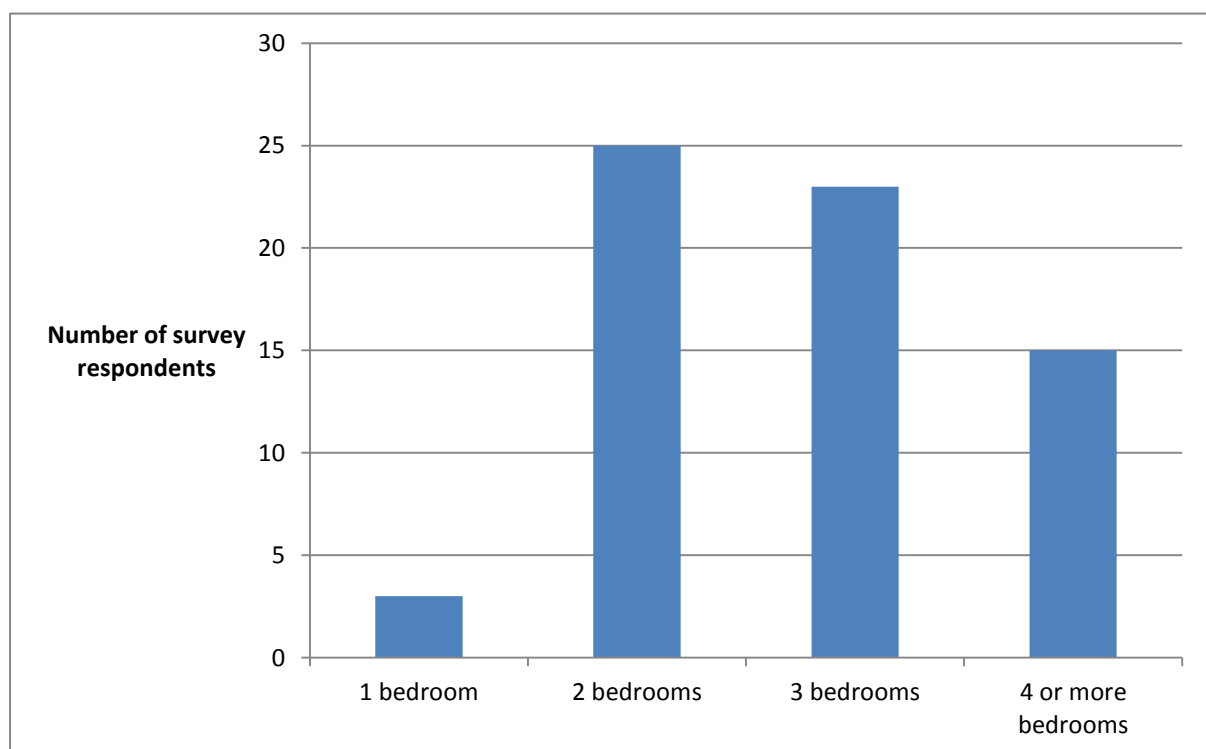
How many bedrooms would the new accommodation need to have?

The survey has identified a high demand for two and three bedroom properties from survey respondents.

3 respondents require accommodation with one bedroom, 25 need two bedrooms, 23 need three bedrooms and 15 need four or more bedrooms.

Many survey respondents are owner occupiers living in large detached 4+ bedroom homes wanting to purchase a smaller two or three bedroom house/bungalow on the open market.

Fig. 12: Number of bedrooms survey respondents require



Please note that some respondents gave multiple options.

62 valid responses were received for this question.

Question 13

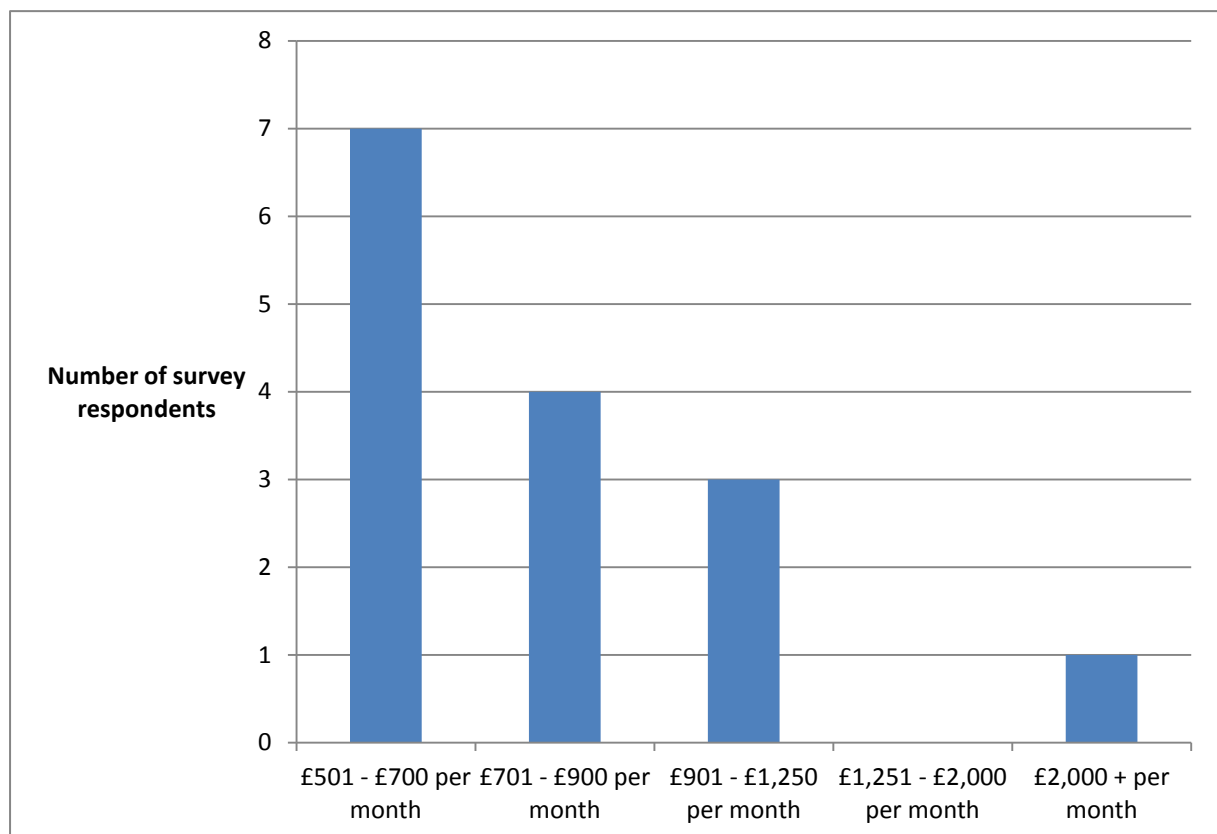
If you are looking to move into rented accommodation, what price range are you targeting (per month)?

10 respondents stated that they would be interested in rented accommodation in question 11. 12 respondents have, however, answered Question 13 which asks what price range they would be targeting if looking to move into rented accommodation.

All survey respondents interested in rented accommodation are able to rent a property worth over £500 per month.

7 respondents are able to pay between £501 & £700 per month on rent, 4 can pay between £701 & £900 per month, 3 can pay between £901 & £1,250 per month and 1 is able to pay £2,000 + per month.

Fig. 13: The price range targeted by respondents interested in renting



Please note that 3 respondents gave two answers.

Question 14

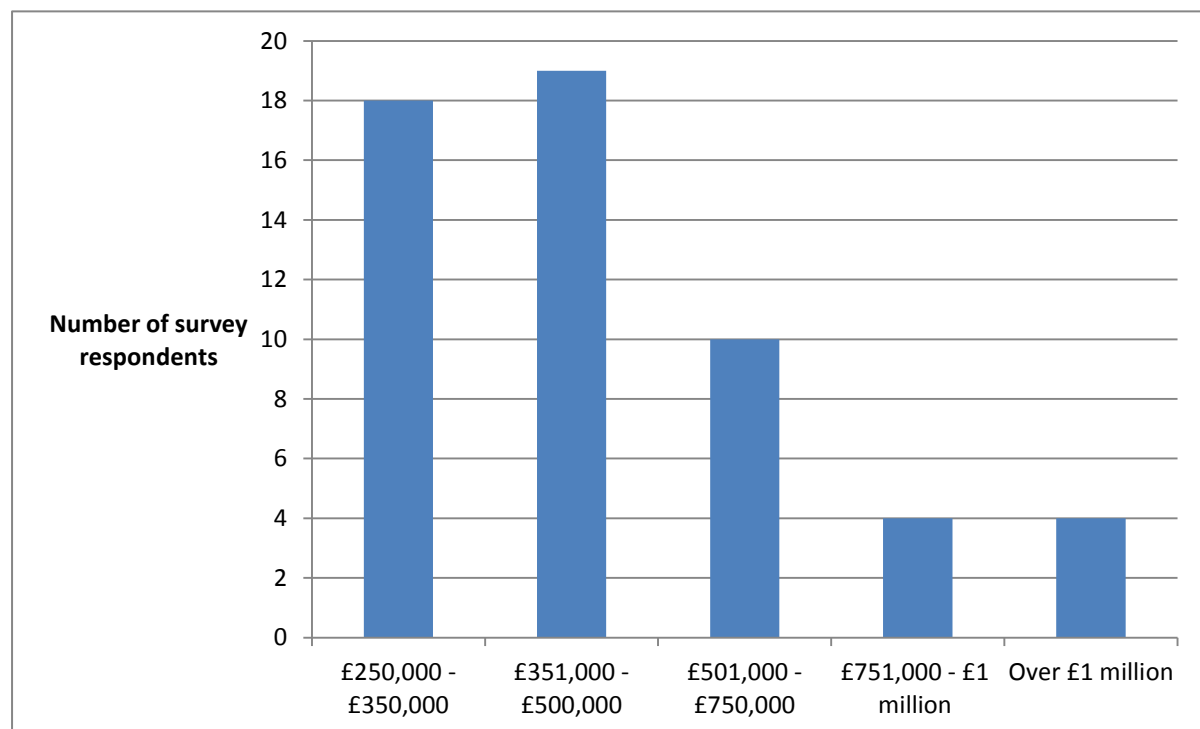
If interested in buying, what price range are you targeting?

53 respondents have answered Question 14 stating the price range they would be targeting if buying a property.

The majority of respondents are able to purchase a property priced between £250,000 and £500,000.

18 respondents are able to purchase a property worth £250,000 - £350,000, 19 can afford to pay £351,000 - £500,000, 10 can afford to pay £501,000 - £750,000, 4 can afford to pay £751,000 -£1 million and 4 can afford to pay over £1 million.

Fig. 14: The price range targeted by respondents interested in buying



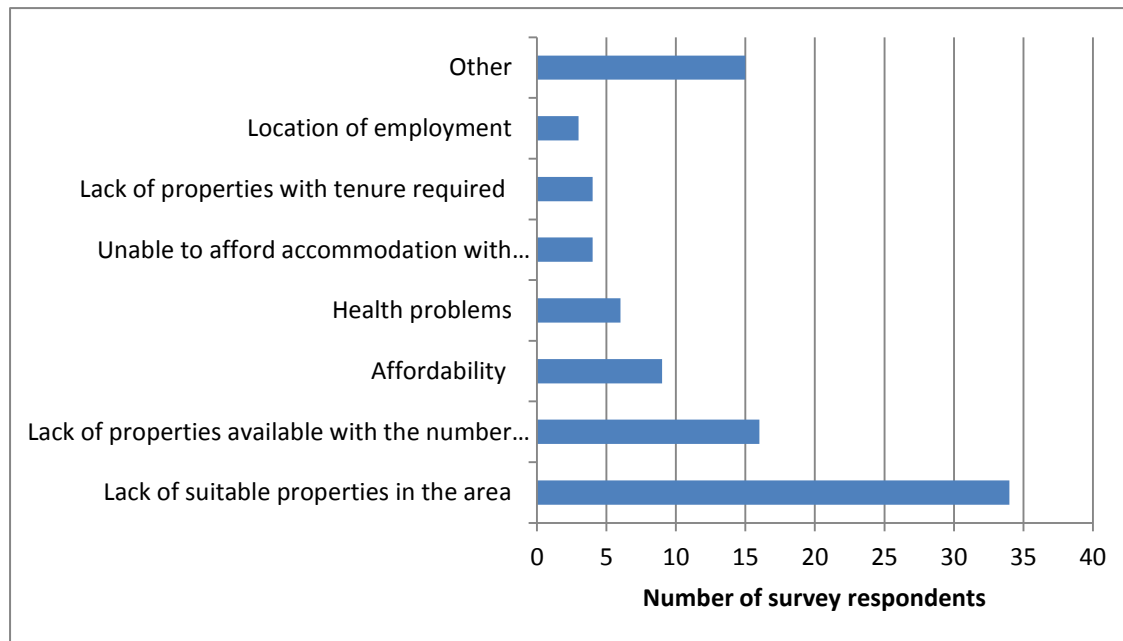
Please note that 2 respondents gave 2 answers.

Question 15

What factors may prevent you from moving?

The majority of respondents (34) site lack of suitable properties in King's Somborne Parish as a factor preventing them from moving. 16 state that there is a lack of properties available with the number of bedrooms required and 9 feel that properties are unaffordable. Other responses are listed below.

Fig. 15: Factors preventing respondents from moving



'Other' responses include:

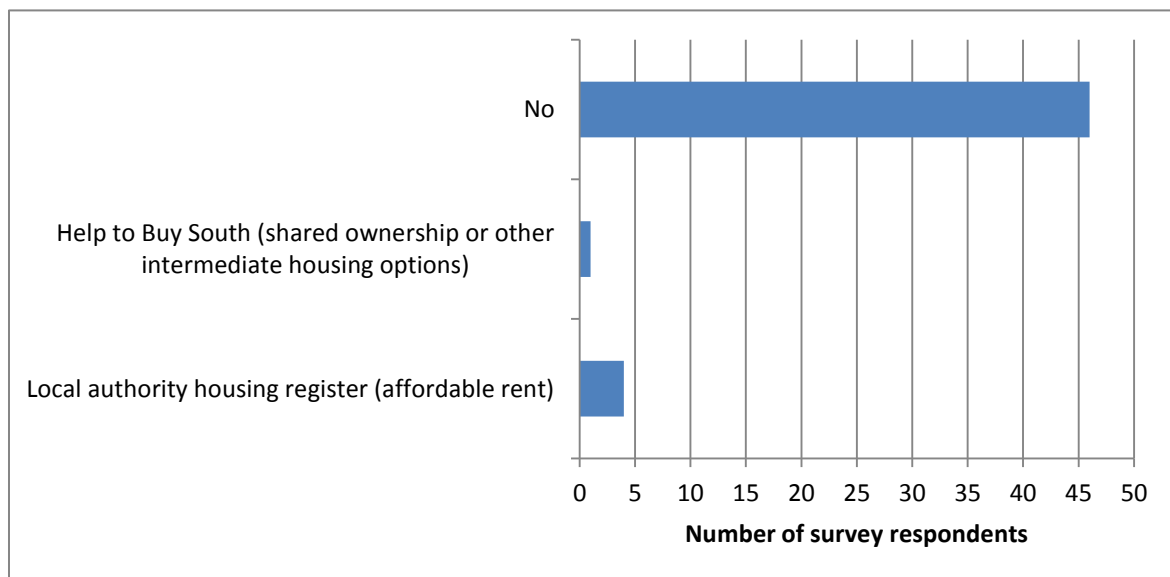
- Lack of adequate transport facilities (3 respondents)
 - Family reasons (2 respondents)
 - Opportunities locally (1 respondent)
 - Location (1 respondent)
 - Selling existing property (1 respondent)
 - No suitable plots (1 respondent)
 - Interest in self-build but shortage of building plots (1 respondent)
 - Personal choice (1 respondent)
 - Self-build restraints due to planning regulations and lack of available land even though a scheme could be eco-friendly and have architectural merit (1 respondent)
 - Lack of suitable houses with land in another county (1 respondent)
 - Legal (1 respondent)
 - Will move out of Hampshire (1 respondent)
-
- Please note that respondents were able to select multiple options.
 - 59 valid responses were received for this question.

Question 16

Are you registered on any housing waiting lists?

4 respondents are registered with the local authority 'Hampshire Home Choice' for an affordable property to rent. 1 additional respondent is registered with 'Help to Buy South' for intermediate housing such as shared ownership.

Fig. 16: Respondents registered on housing waiting lists



51 valid responses were received for this question.

SECTION 3

YOUR FAMILY REQUIREMENTS

This section only requires completing if a member(s) of the respondents' current household requires alternative accommodation.

Section 3 was only answered by survey respondents with a close family member(s) living within their household needing to move.

Please note that Section 3 includes family members wanting to live within King's Somborne Parish **and** elsewhere.

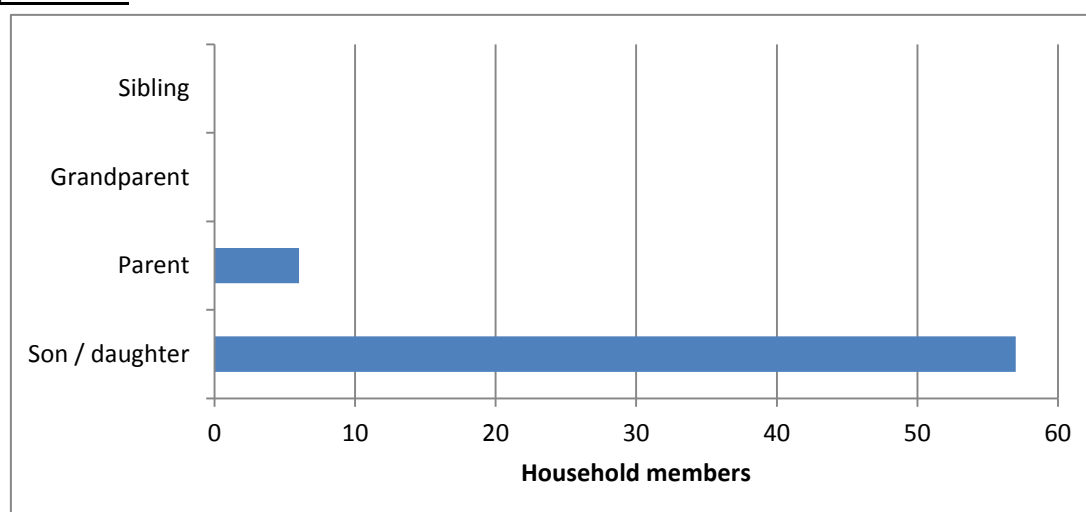
Question 17

What are the numbers of current household members requiring a new home and their relationship to you?

The survey has identified 63 family members within 40 respondent households planning to move.

The majority of family members needing to move are young adults living with their parents. 57 family members have been identified as the sons and daughters of survey respondents and 6 are the parents of survey respondents.

Fig. 17: The relationship of current household members needing to move to survey respondents



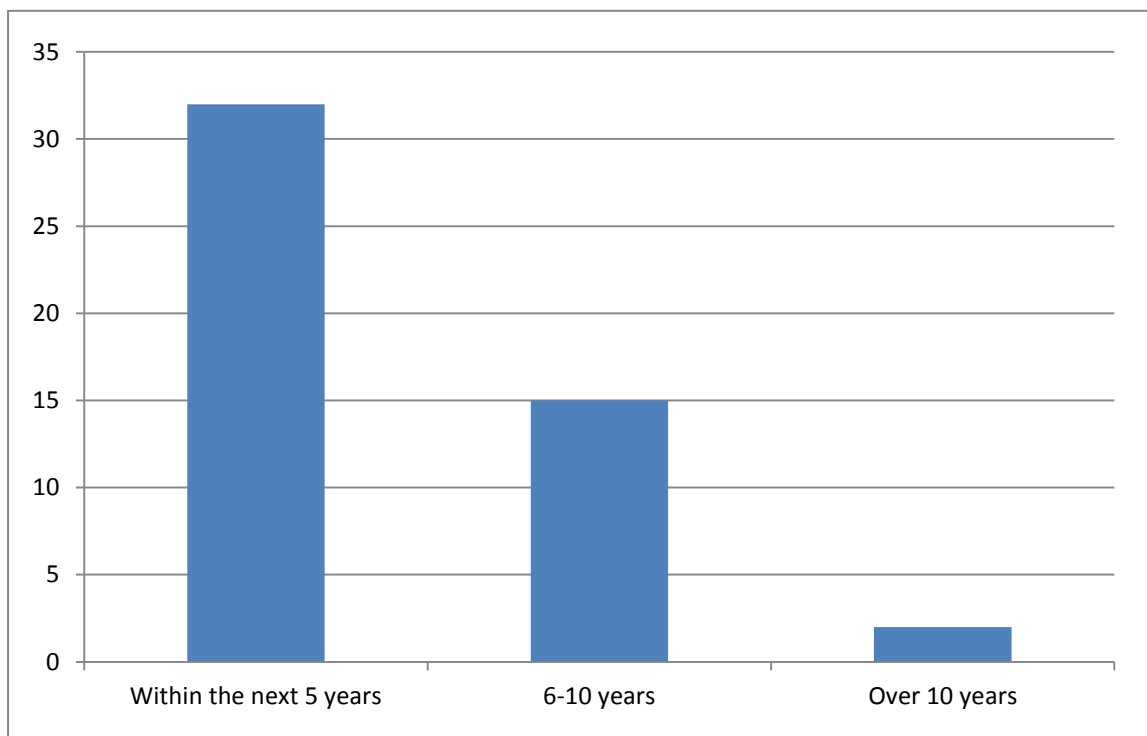
63 valid responses were received for this question.

Question 18

When is the family member(s) planning to move?

Question 18 asks survey respondents when the family members plan to move. The majority of respondent households (32) plan to move within the next five years. 15 plan to move in 6-10 years and 2 plan to move in over 10 years.

Fig. 18: When the family member(s) plan to move



57 valid responses were received for this question.

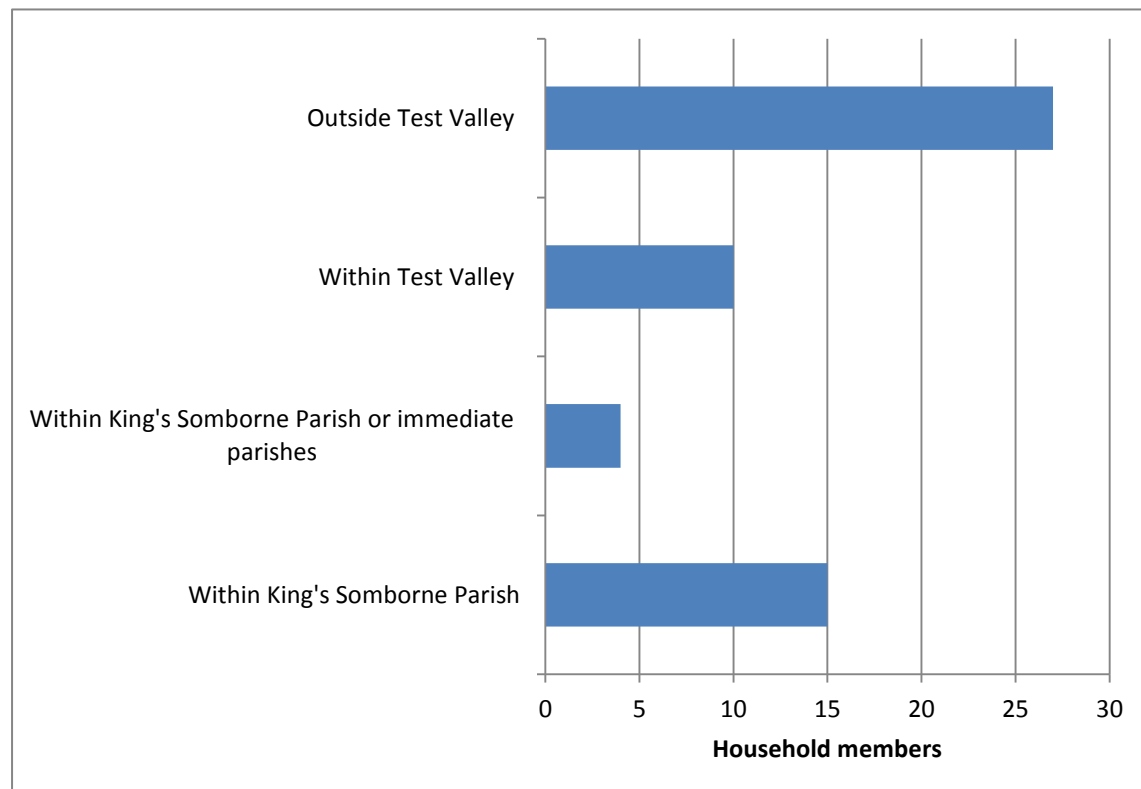
Question 19

Where would they prefer to live?

Approximately 50% of family members want to live within the parish of King's Somborne or close by. The remaining 50% want to live outside Test Valley Borough.

15 family members would prefer to live within the parish of King's Somborne, 4 are happy to live within King's Somborne or immediate parishes, 10 would prefer to live anywhere within Test Valley Borough and 27 would prefer to live outside Test Valley Borough.

Fig. 19: Where family members would prefer to live



59 valid responses have been received for this question.

Question 20

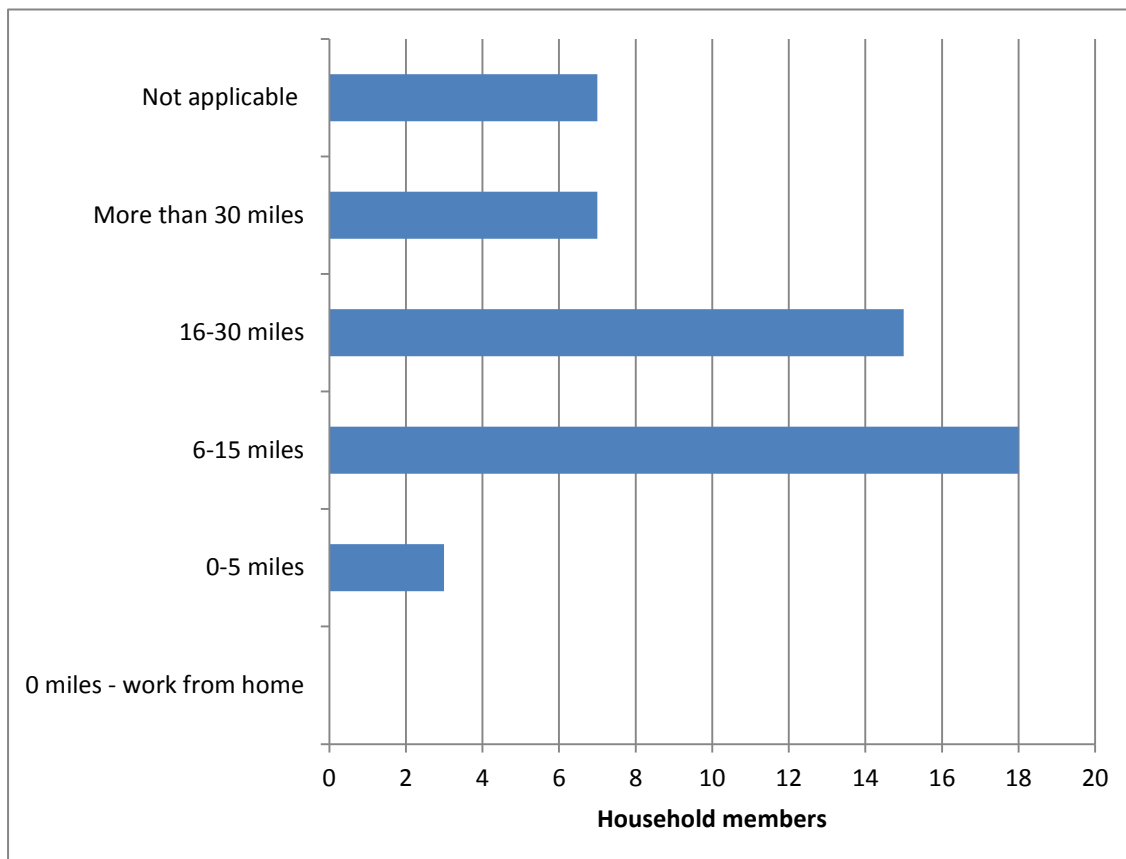
How far do you believe they will need to travel to get to their prospective place of employment?

Question 20 asks respondents how far they believe their family members would need to travel to get to their prospective places of employment.

The majority of family members would need to travel between 6 & 30 miles.

3 would need to travel between 0 & 5 miles, 18 between 6 & 15 miles, 15 between 16 & 30 miles and 7 for more than 30 miles.

Fig. 20: How far survey respondents believe household members wanting to move would need to travel to get to their prospective places of employment



58 valid responses have been received for this question.

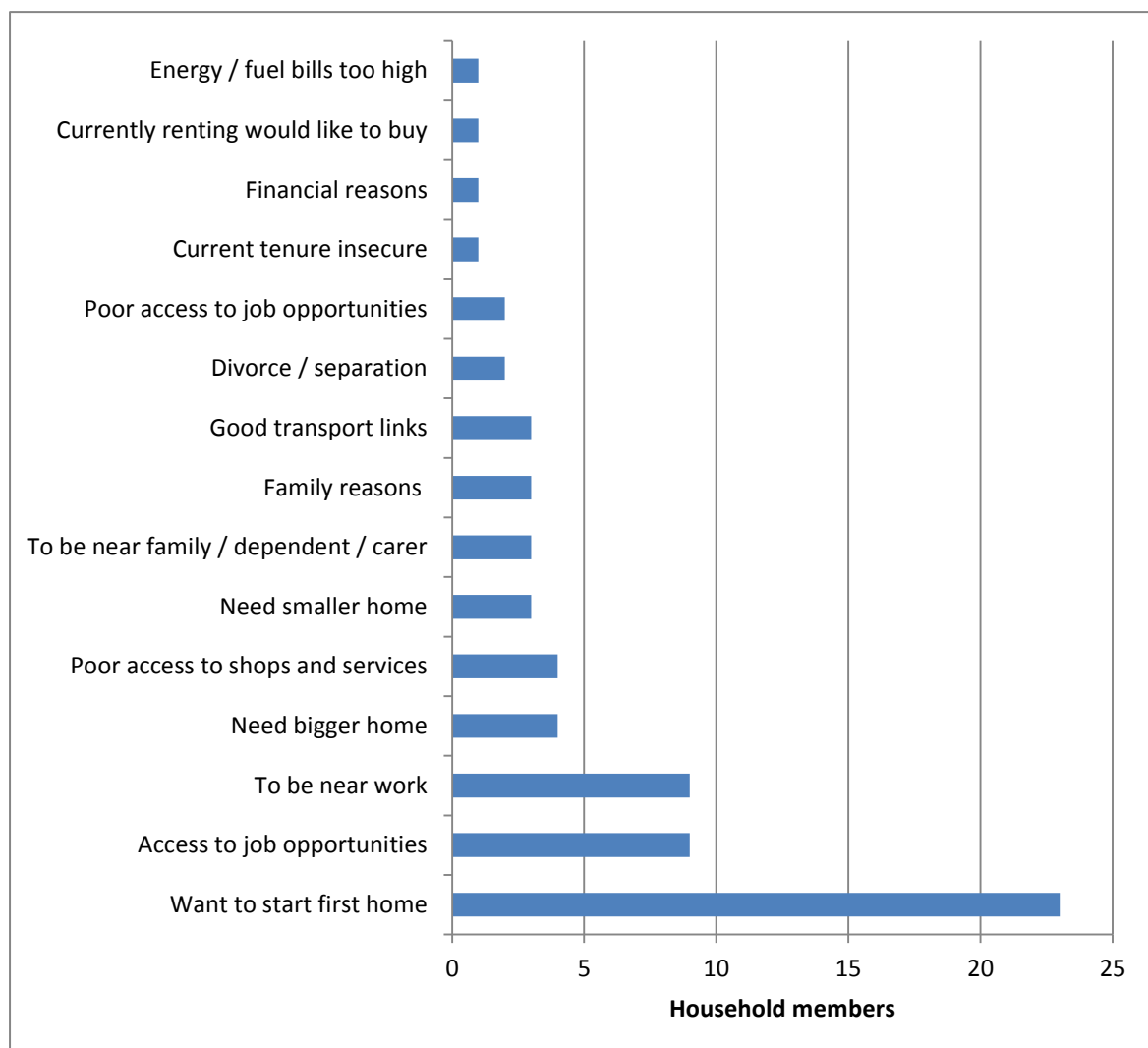
Question 21

What are their reasons for seeking alternative accommodation?

It is clear from the graph below that the reason why most family members seek alternative accommodation is because they want to start their first home. 23 out of the 33 respondents answering the question picked this option. This is no surprise as the majority of family members in housing need are still living with their parents.

All other responses are listed below.

Fig. 21: Reasons why household members need a new home



Please note that respondents were able to give multiple answers for this question. 56 valid responses were received for this question.

Question 22

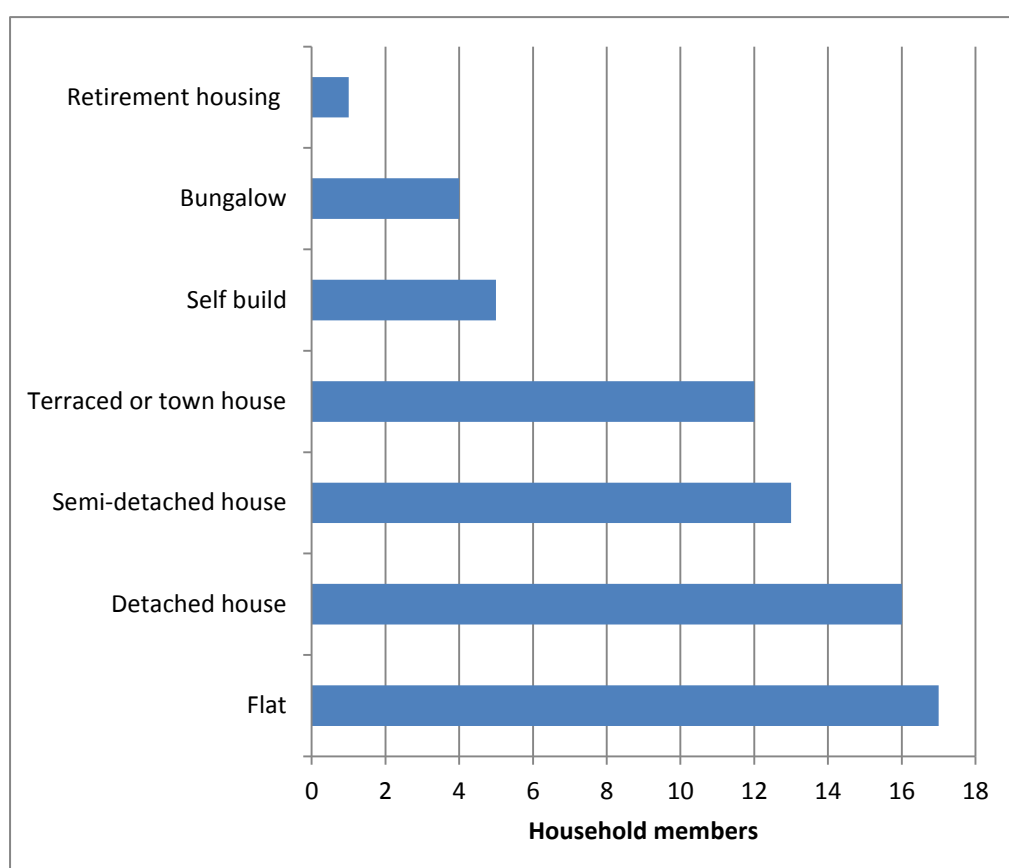
What type of accommodation do you think they would prefer?

Survey respondents were asked about the type of accommodation their family member(s) would prefer. The results are as follows.

- 17 family members would prefer a flat, 16 would prefer a detached house, 13 would prefer a semi-detached house, 12 would prefer a terraced or town house, 5 would prefer self-build, 4 would prefer a bungalow and 1 would prefer retirement housing.

2011 census results show that only 4% of properties in King's Somborne Parish are flats, far less than the average in England at 23%. A demand for flats has been identified in King's Somborne Parish from young adults still living with their parents. Flats would enable them to start their first home and remain in the parish.

Fig. 22: Accommodation type family members would prefer



Please note that respondents were able to give multiple answers for this question.
59 valid responses were received for this question.

Question 23

What tenure of accommodation are they seeking?

The majority of family members identified as needing a new home seek owner occupation (32). 14 seek private rent, 7 seek housing association (affordable rent) and 8 seek shared ownership / shared equity.

Fig. 23: Type of tenure household members are seeking



58 valid responses were received for this question.

Question 24

How many bedrooms do they require?

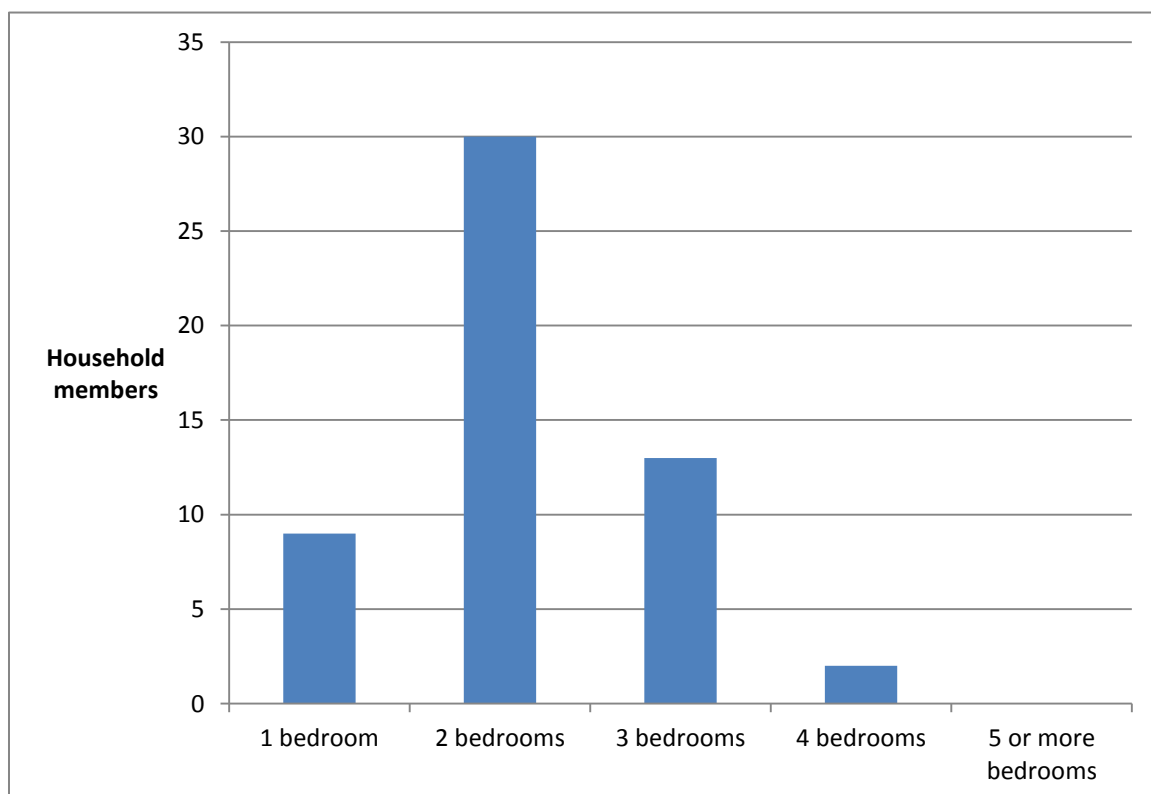
The majority of family members needing to move require a two bedroom property.

The survey has also identified a requirement for one and three bedroom properties from family members.

Only 17% of survey respondents live in properties with one or two bedrooms. There is a requirement for smaller homes to be built in King's Somborne Parish for those wanting to start their first home.

9 family members need a property with one bedroom, 30 need two bedrooms, 13 need three bedrooms and only 2 need four bedrooms.

Fig. 24: Number of bedrooms household members require



59 valid responses were received for this question.

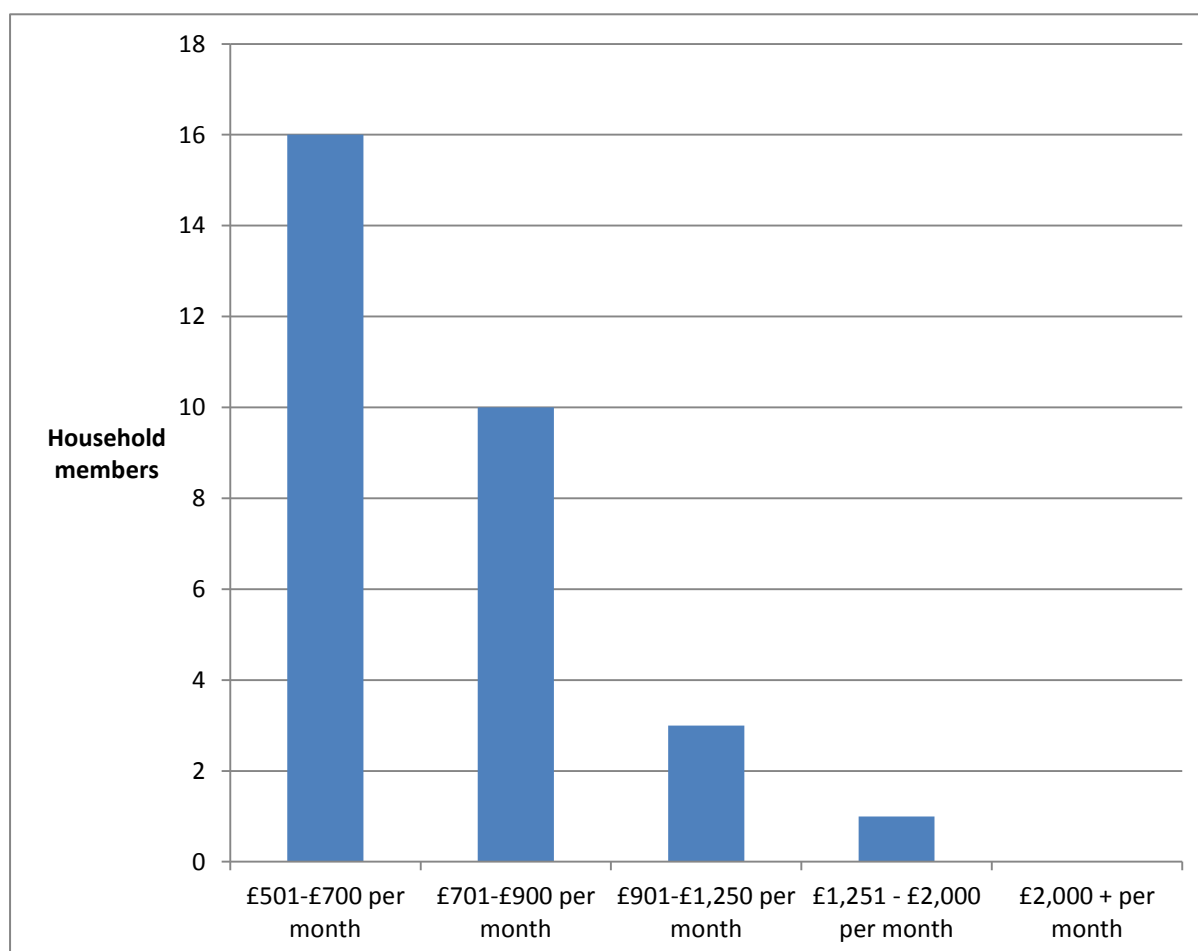
Question 25

If they are looking to move into rented accommodation, what price range are they targeting (per month)?

22 respondents gave an indication of the likely rent levels their family members could afford if interested in rented accommodation. 16 family members are able to afford to pay £501-£700 per month on rent, 10 can afford to pay £701-£900 per month, 3 can afford £901-1,250 per month and 1 can afford to pay £1,251-£2,000 per month.

All family members represented in this question can pay £500 or more on rent with the majority able to pay between £501 and £700 per month.

Fig. 25: Price range family members can afford per month on rent



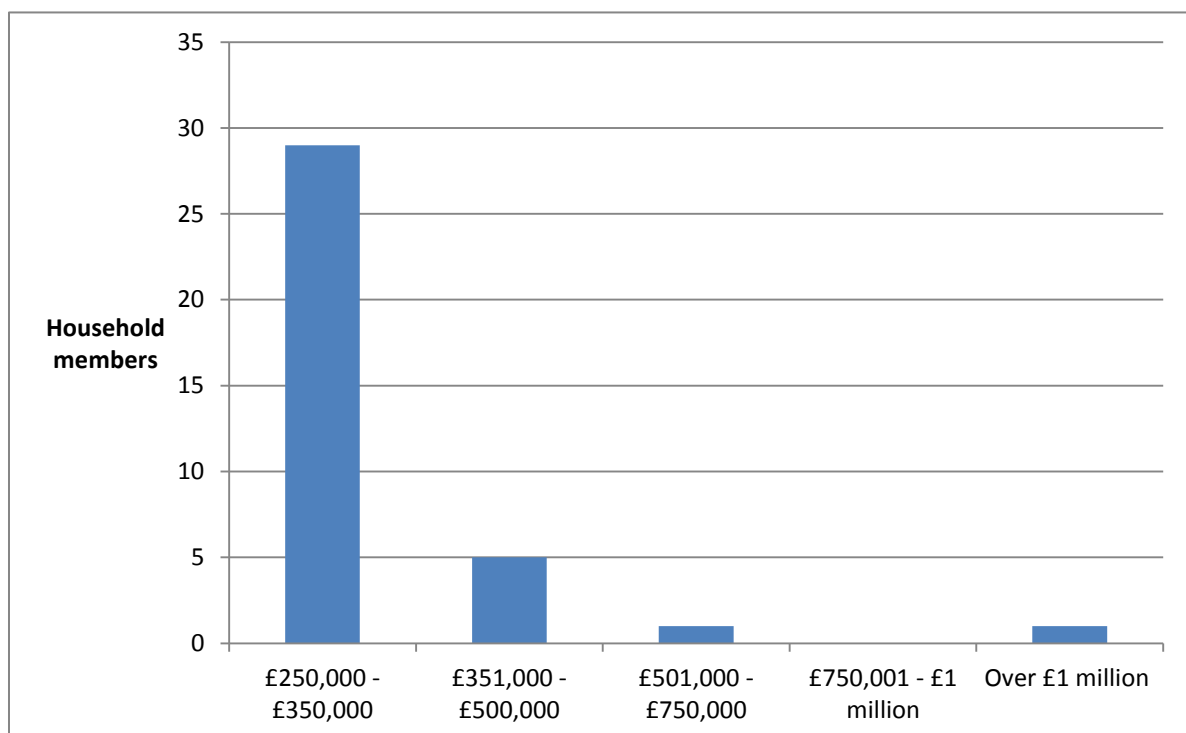
Question 26

If they are interested in buying, what price range are they targeting?

26 respondents gave an indication of the price range targeted by family members interested in buying. 29 family members are able to purchase a property worth between £250,000 & £350,000, 5 can purchase a property worth between £351,000 & £500,000, 1 can purchase a property worth between £501,000 & £750,000 and 1 can purchase a property worth more than £1 million.

It is clear from the graph below that the majority of family members interested in buying can afford to purchase a property worth between £250,000 and £350,000. Some may be able to afford to purchase a one or a two bedroom property in the parish on the open market but smaller properties rarely become available. Another option for them could be shared ownership or shared equity.

Fig. 26: Price range targeted by family members when purchasing a property



Question 27

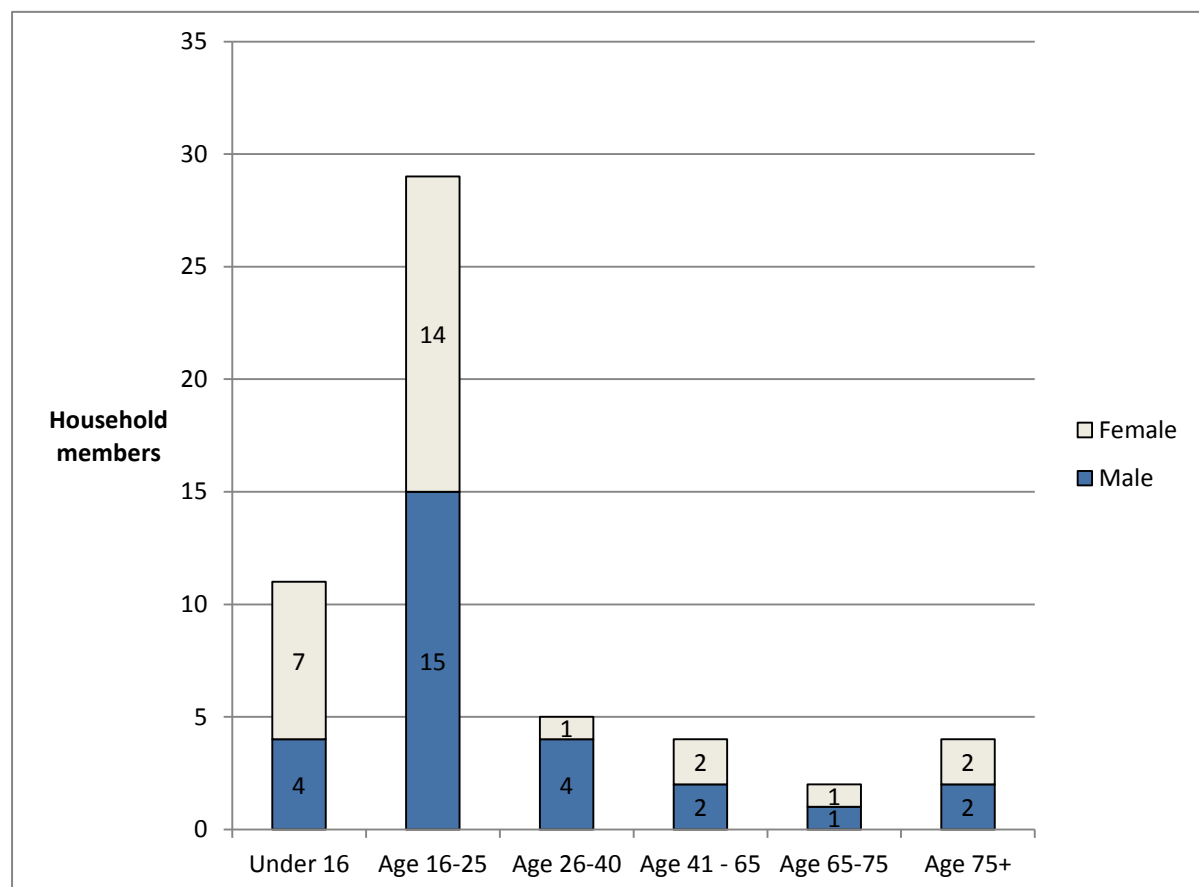
What is the age and gender of the family member(s) in housing need?

A high demand for separate accommodation has been identified from family members between the ages of 16 and 25 years.

40 family members wanting to move are under the age of 25, 29 of these are young adults between 16 & 25 years.

Only 15 household members wanting to move are over the age of 25.

Fig. 27: The age and gender of household members in housing need



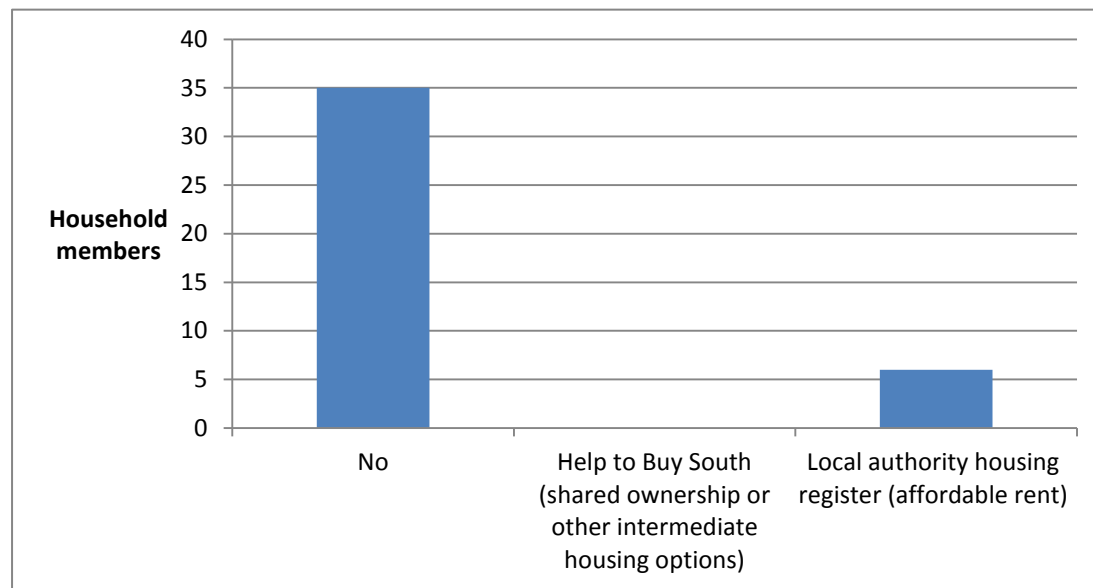
Please note that 3 respondents did not answer the question.

Question 28

Is the household member(s) registered on any housing waiting lists?

6 household members are on a housing waiting list. All 6 are registered with the local authority 'Hampshire Home Choice' waiting list for an affordable property to rent. No household member wanting to move is registered with 'Help to Buy South' for intermediate housing (shared ownership, intermediate rent etc.)

Fig. 28: Household members registered on a housing waiting list



Please note that 8 respondents did not answer the question.

3. KEY FINDINGS

703 survey forms were sent out to all households in King's Somborne Parish in January 2017 and 262 were returned, a response rate of 37%.

Section 1: Your Present Home

The majority of households represented in the survey are owner occupiers living in a detached or semi-detached house with three or more bedrooms.

67% of individuals represented in the survey are over the age of 40. Only 33% are under the age of 40. Individuals aged between 41 and 65 years have been represented the most in the survey while those least represented are aged between 26 and 40 years.

44% of survey respondents have lived in King's Somborne Parish for over 20 years while 18% have lived in the parish for 5 years or less.

72% of survey respondents do not want more than 10 new homes per annum to be built in the parish over the next 25 years.

Current and future requirements for housing

The housing need survey has identified 132 local individuals, couples and families planning to move. 69 are survey respondents and 63 are family members living within the households of survey respondents.

Section 2: Your Future Requirements

69 survey respondents have been identified as being in housing need in Section 2 of the housing need survey.

33 plan to move within the next five years.

The majority of survey respondents seek owner occupied accommodation with many wanting to downsize to a smaller property.

The survey has identified a high demand for detached homes and bungalows from survey respondents. A demand for retirement housing has also been identified.

The majority of survey respondents seek alternative accommodation with two or three bedrooms.

All survey respondents interested in rented accommodation can afford to pay £500 or

more a month on rent.

The majority of survey respondents interested in purchasing a property are targeting a price range of between £251,000 and £500,000.

34 survey respondents site a lack of suitable properties in the area as a factor preventing them from moving. 16 state that there is a limited availability of properties with the required number of bedrooms.

9 survey respondents wanting to move have stated that properties currently available in the parish are unaffordable for them.

4 survey respondents are currently registered on the 'Hampshire Home Choice' waiting list for an affordable property to rent. 1 additional respondent is registered on the 'Help to Buy South' waiting list for intermediate housing, for example shared ownership.

Section 3: Your Family Requirements

63 family members living within respondent households plan to move.

57 are the sons / daughters of survey respondents and 6 are the parents of survey respondents.

The main reason why family members need to move is because they want to start their first home. 29 individuals wanting to move are between the ages of 16 and 25 years.

There is a requirement for a mix of property sizes. Some family members need a one or a two bedroom property while others need a three bedroom family home. Only 2 family members need a property with four or more bedrooms.

Many family members would like to move into a flat. King's Somborne is a rural area so any new homes built need to be in keeping with the style of surrounding properties.

The majority of family members plan to move within the next five years.

29 family members would prefer to live within the parish or relatively close by and 27 wish to live elsewhere.

The majority of family members need to travel between 6 and 30 miles to get to their prospective places of employment. Some have stated that they need to move to be closer to work and/or job opportunities.

15 family members seek affordable housing. 6 family members are currently registered with 'Hampshire Home Choice' for an affordable property to rent. No family member is currently registered on the 'Help to Buy South' waiting list for intermediate housing like shared ownership.

It is clear that the housing need survey has identified a demand for smaller properties for downsizers and young people in King's Somborne Parish.

It is not unusual for there to be a demand for smaller properties in rural areas. Villages often have a disproportionate number of large detached homes with four or more bedrooms. These smaller homes can serve both as starter homes for young people who wish to enter into the housing market and remain in the Parish where they currently live and also as housing for people wanting to downsize.

One of the main issues with the lack of smaller, more affordable units in rural areas is rural depopulation. The younger generation cannot afford to purchase housing in the Parish, and therefore leave to find housing they can afford elsewhere. This could leave a Parish with a much older population and impact on the future economy of an area.

If younger people leave King's Somborne because of affordability, this could also have an effect on the decline of local services such as schools.

The majority of survey respondents and family members seeking alternative accommodation are looking to either rent or purchase a property on the open market, therefore; many would not be interested in or eligible for affordable housing.

Some respondents / family members seeking open market accommodation may however be more suited to affordable housing due to high house prices in the parish. It is important that residents are aware of all the housing options open to them. There are many benefits to providing affordable homes for local people. Affordable housing enables local people on more modest incomes, including younger people, people with young families to remain within the local area and thus help to retain a healthier mixed community.