Sherfield-on-Loddon Neighbourhood Area

Housing Survey Report

November 2015

Action Hampshire
Helping our communities thrive

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(September to December 2015

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Executive Summary

Sherfield-on-Loddon Housing Survey

- The purpose of the survey was to acquire detailed information about the current housing situation in Sherfield-on-Loddon.

- The survey was sent to all 690 households in the area, with a response rate of 43% - an excellent response for a survey of this sort.

- Older owner-occupiers were over represented in the survey responses, while other age groups and tenures were somewhat under represented.

- Under occupancy among survey respondents was high. Conservatively estimated, over one third of respondents had at least two spare bedrooms.

- Responses suggested a very stable community, with 66% of respondents having lived in their home for ten or more years.

- Although the majority of respondents are satisfied with their housing situation, a significant minority (15%, 45 households) said that they would like to move to another property within Sherfield-on-Loddon.

- Of these, 35% (24 households) would like a *smaller* house or garden, and 29% (20 households) would like a *larger* house or garden.

- Approximately one third of respondents said that one or more family members (totalling 161 people) had left the village in the last few years. However, lack of suitable housing was the least frequently cited reason for leaving.

- 56 respondents reported that they or a family member would need a new home in the village for purchase or rent within the next 3 years, however not all of these respondents completed all questions fully – some just wished to make narrative comments.

- The majority of these respondents live in Sherfield-on-Loddon, while the remainder have family living in the village (and most also previously lived in SoL).

- The most cited reason for needing a new home in the next 3 years, was for a smaller house/garden, followed by a larger house/garden.

- The majority of respondents (75%) felt that there was a lack of suitable housing in the village to meet their needs.

- The demand evidenced by respondents was for 48 homes - a mix of affordable and market homes, mainly with one or two bedrooms.

- It should be noted however that some of this demand may be met by existing housing – respondents were not asked how hard or long they had searched for a new home.

- The evidenced demand appears to be a product of:
    - a low turnover of relatively large expensive open market housing in the parish
    - a lack of smaller properties for people starting a home, or wishing to downsize
    - a lack of smaller properties suitable for those with disability, health or access issues
    - a lack of smaller properties available for rent
    - a lack of smaller affordable homes

- Narrative comments from respondents show a divided view over any potential new development. Many respondents were extremely concerned that the nature and character of Sherfield-on-Loddon would be adversely impacted by further development, and that the character of the village would be irreparably damaged. A number of respondents also said that the area had 'taken its share' of recent development. Others cited problems with infrastructure, and the problems that had already been caused by new development. However, some respondents also supported an attempt to provide suitable housing for *local* people, particularly older people looking to downsize, or affordable family homes.

- Finally, it should be noted that a Housing Need Survey is only a snapshot of given need at any one time. 43% of households in the village responded to the survey, so the survey should not be considered a *census* of need (although it used a census methodology), more an *indication*. The scale of need is likely to change by the time any possible future development comes to fruition, so the mix and size of units would need to be cross-referenced with the Basingstoke & Deane Housing Register to show emerging need with a local connection at that time.

Sherfield-on-Loddon Housing Survey
Conducted in September/October 2015

Section One: Background and general information

1. Introduction

1.1 Action Hampshire was commissioned in May 2015 by Sherfield-on-Loddon Parish Council to carry out a housing need survey, using grant funding from Locality. The aim of the research was to determine whether or not local people have a need for additional affordable and/or open market housing in the neighbourhood area of Sherfield-on-Loddon.

1.2 The survey and this report has been conducted and produced by Action Hampshire, a registered charity based in Winchester. Thus, the report and the findings aim to be an independent and impartial commentary based on the evidence collected.

1.3 The survey has been carried out in full consultation with Sherfield-on-Loddon Parish Council. The work is also supported by Basingstoke & Deane Borough Council, as the housing authority for Sherfield-on-Loddon.

1.4 This survey is the most recent comprehensive study of housing need across all tenures undertaken in the parish. Whilst some households will already be on the Borough Council Housing Register for rented affordable housing, 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 largely based on the survey, supplemented with external formal data sets relating to the area.

1.6 This report does not seek to draw conclusions about whether housing development should or should not take place in Sherfield-on-Loddon. The survey aims to understand the needs and views of the local community, and then report the findings in a digestible format.

1.7 For a wider overview of the national rural housing situation, 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)

2. Survey Purpose and Methodology

2.1 The purpose of the survey was to acquire detailed information about the current housing situation in Sherfield-on-Loddon; the numbers and types of households in housing need; and to find out what kind of alternative housing they were seeking. It also gave people an opportunity to narratively express their views on local housing and potential development.

2.2 In the context of this survey, Sherfield-on-Loddon refers to the defined Neighbourhood Area, rather than the entire Parish. This survey therefore excludes the Taylor's Farm area. A map of the Neighbourhood Area is shown in Appendix 2.

2.3 Based on a core questionnaire, the survey form (a copy is appended to the report) was agreed by Sherfield-on-Loddon Parish Council before distribution. The survey form was divided into two parts: Part One collected general information about the respondent's household and Part Two was for completion only by (or on behalf of) people who would need alternative accommodation within the next 3 years.

2.4 The forms and a covering letter were posted to all 690 households within the Sherfield-on-Loddon Neighbourhood Area, and completed questionnaires were returned to Action Hampshire in a reply paid envelope.

2.5 Each reply paid envelope was marked with a unique identifying number. Each identifying number related to an address on the address file provided by the Local Authority. (The address file did not provide occupant names – merely addresses). The identifying number enabled us to check that a) only one response per household was processed b) whether there were any geographical areas with particularly low response rates.

2.6 The data processing was carried out by Action Hampshire, and paper copies retained in secure storage.

2.7 As the questionnaires went to 100% of households, this is a total or census survey rather than a sample survey. This methodology is that recommended[1] as being most 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').

2.8 It should be noted that some respondents did not answer all the questions asked. A few did not wish to answer questions about their housing situation, but wanted to take the opportunity to fill in the narrative comment boxes.

[1] Assessing Housing Need in the South East – A Good Practice Guide (SEERA 2004)

2.9 It is likely that a degree of housing need occurs within 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'.

2.10 Some information has also been cross-referenced to the Rural Community Profile for Sherfield-on-Loddon Rural Place, Action for Communities in Rural England (ACRE) Rural Evidence project November 2013. This is data taken from the 2011 census. It should be noted that this profile relates to an area slightly smaller than the Sherfield-on-Loddon Neighbourhood Area. However the difference in population between the two areas is minor (approximately 74 people) as the difference is mainly unsettled farmland. (See Appendix 3 for a map of Sherfield-on-Loddon Rural Place). We are content that the data from the Rural Community Profile is robust, so these figures will be used as 'proxy' figures for the Neighbourhood Area.

2.11 A Housing Need Survey is only a snapshot of need at any one time. 43% of households in the village responded to the survey, so the survey should not be considered a *census* of need (although it used a census methodology), more an *indication* of need at a point in time, and the views of the local community.

3. Response to Survey

3.1 Of the 690 questionnaires distributed, 298 were processed, a 43% response rate. That response rate is excellent for such a survey and is large enough to have some statistical use value[2].

3.2 It should be noted that the responses are likely to be a 'skewed' ie. non-random 43% of the population because participants are essentially self-selecting. As with most paper based surveys, respondents are more likely to have strong views on the questions posed; have higher literacy levels; and to be older. This means that those without strong views; with lower literacy levels; and younger people are likely to be under-represented in this survey.

3.3 Population figures show that approximately 1,505 people live in Sherfield-on-Loddon Neighbourhood Area, in 690 households. All these households were sent a survey. Households working in the village but living elsewhere were not eligible for the survey.

3.4 The 298 returned survey forms represent a survey population of 613 people, giving an average household size of 2.1 people. The 2011 census SoL Rural Place population figures give an average of 2.2 people per household, suggesting that smaller households were slightly more likely to complete the survey than larger households.

[2] At a standard 95% confidence interval, the margin of error in this survey would be +/- 4.3%. Taking the example of home ownership … let us say that 50% of respondents say they own their own home. If we repeated the survey many times, then 95% of the time, between 45.7% and 54.3% of respondents would say that they own their own home.

3.5 The survey was distributed in September 2015, with a 3 week 'window' for return. All forms returned to Action Hampshire during this period have been included in this analysis. A copy of the survey covering letter and questionnaire can be found at **Appendix 4.**

3.6 A breakdown of the data compiled from answers to the survey is presented in the following sections of the report. A full breakdown of the results can be found at **Appendix 5.**

3.7 There were opportunities throughout the survey for people to express their views through narrative boxes. A full breakdown of the narrative responses can be found at **Appendix 1.**

SECTION TWO: THE SURVEY FINDINGS

4. The Population

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

4.2 298 households replied to the housing need survey, representing 613 individuals.

4.3 9% of the total population represented in the survey are under 16 years of age. This is considerably *lower* than the England average of 19%, and the Sherfield-on-Loddon Neighbourhood Area[3] figure of 15%.

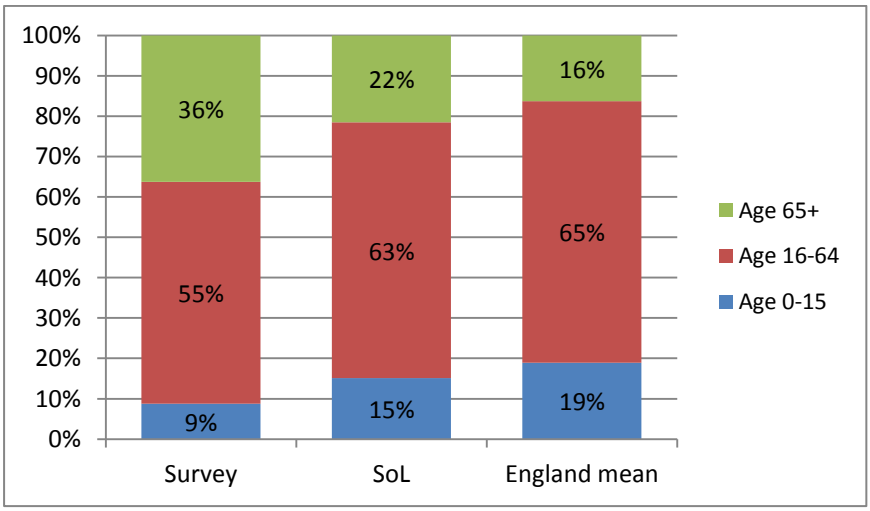
4.4 55% of respondents are working age adults, compared to the England average of 65%, and the Sherfield-on-Loddon figure of 63%.

4.5 36% of respondents were aged 65 or older, considerably *higher* than the UK average of 16% and the Sherfield-on-Loddon figure of 22%.

4.6 21% of households responding were single pensioner households, considerably higher than the England average of 12%, and the Sherfield-on-Loddon figure of 14%.

4.7 The answers to 4.3 to 4.6 above tell us that people aged 65+ are over-represented in the survey responses, while families with children and of working age are under-represented. It is therefore likely that the survey findings will give an *over-representation* of housing need among pensioner households and an *under-representation* of housing need among families of working age. (See Figure 1)

Fig. 1: Age profile of Survey Respondents vs SoL vs English Mean



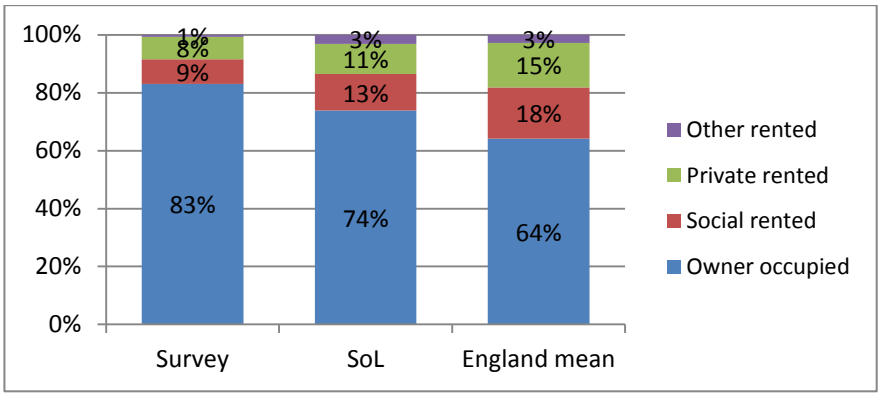
[3] All *statistics in this section are taken from the Action with Communities in Rural England (ACRE) Rural evidence project 'Rural community profile Sherfield-on-Loddon (Rural Place) 2013', as shown in Appendix 4.*

5. The Housing Stock and Tenure

5.1 The Rural Community Profile data for Sherfield-on-Loddon Rural Place shows 74% of households to be owner occupied, 13% to be socially rented, 11% to be privately rented, and 3% to be 'other' rented.

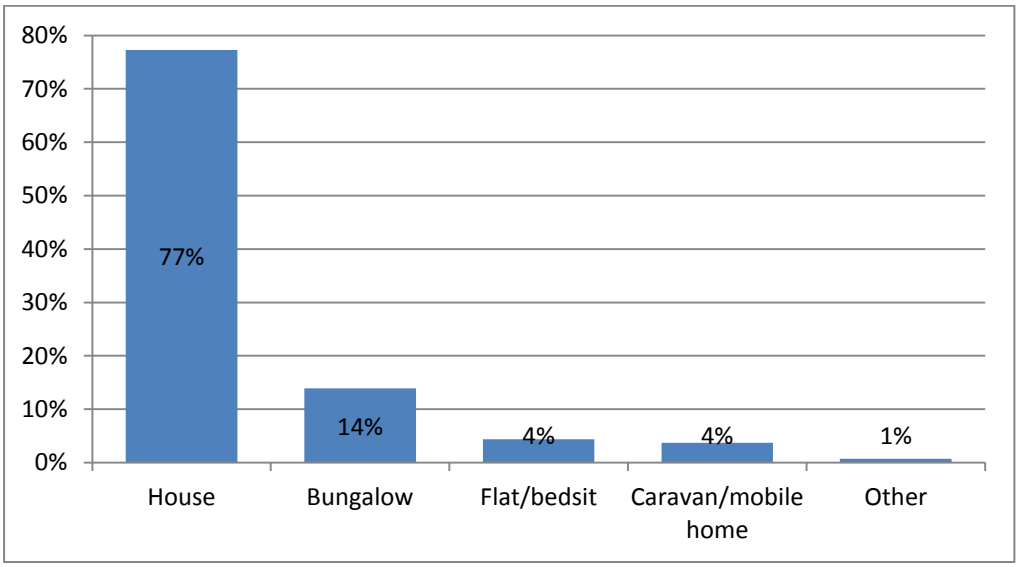
5.2 The results from those responding to the survey show a higher rate of owner occupation. More than 80% of respondents own their property, while 9% rent socially, 8% rent privately, and 1% are 'other renters' (in this case, tied housing). So we can expect that owner occupiers are *over-represented* in the survey findings, while all other forms of tenure are *under-represented* in the survey. (See Figure 2)

Fig. 2: Housing Tenure of Survey Respondents vs SoL vs English Mean



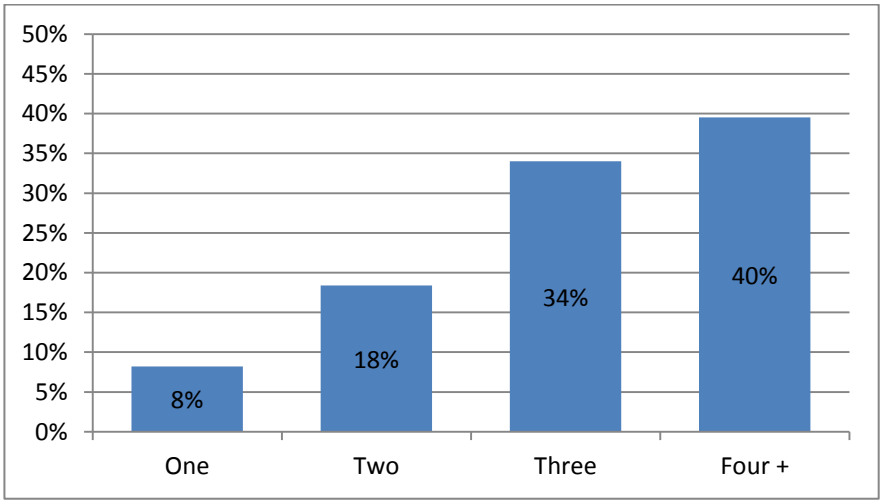
5.3 The survey tells us that 77% of respondents live in houses, while 14% live in bungalows, 4% in flats/bedsits, and 4% in caravans/mobile homes. (See Figure 3)

Fig. 3: Housing Type of Survey Respondents



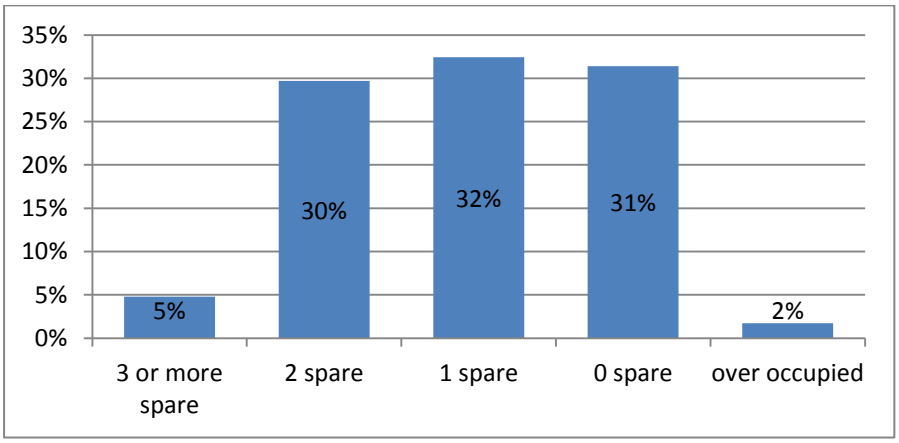
5.4 The survey also tells us that 8% of respondents live in one bedroomed properties, 18% in two bedroomed properties, 34% in three bedroomed properties, and 40% in properties with 4 or more bedrooms. (See Figure 4)

Fig. 4: Housing Size by number of bedrooms of Survey Respondents



5.5 An analysis of occupancy levels among survey respondents suggests that over one third of respondents have at least 2 spare bedrooms. This is classed as 'under-occupancy'. Only 2% of respondents appear to be 'over-occupying' their property ie. they have too few bedrooms for the number of residents.

Fig. 5: Occupancy levels reported by respondents



5.6 The under-occupancy rate shown above is almost certainly a significant underestimate, as we have not assumed that residents are co-habiting couples, but that each resident will have his/her own bedroom. This is not however an unexpected finding bearing in mind the over representation of older people in the survey. Under-occupancy is a very familiar picture in rural villages, where older couples may live in a 4+ bedroomed house because they either do not wish to downsize or there is no acceptable property locally for them to downsize to.

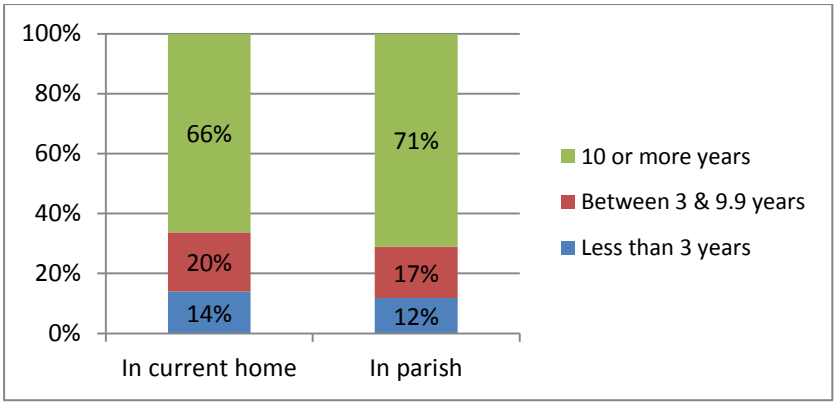
6. Property Turnover

6.1 When asked for length of residency in their current home, 14% had lived there for less than 3 years, 20% for between 3 and 10 years, and 66% for 10 or more years.

6.2 Similarly, when asked for length of residency in the village, 12% of respondents had lived in the village for less than 3 years, 17% for between 3 and 10 years, and 71% for 10 or more years.

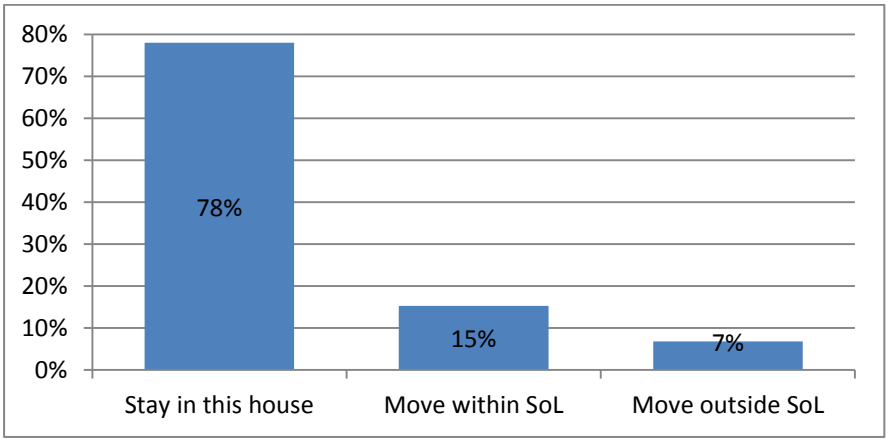
6.3 This represents a very stable community with a remarkably low turnover of property.

Fig. 6: Duration that respondents have lived in current home and village



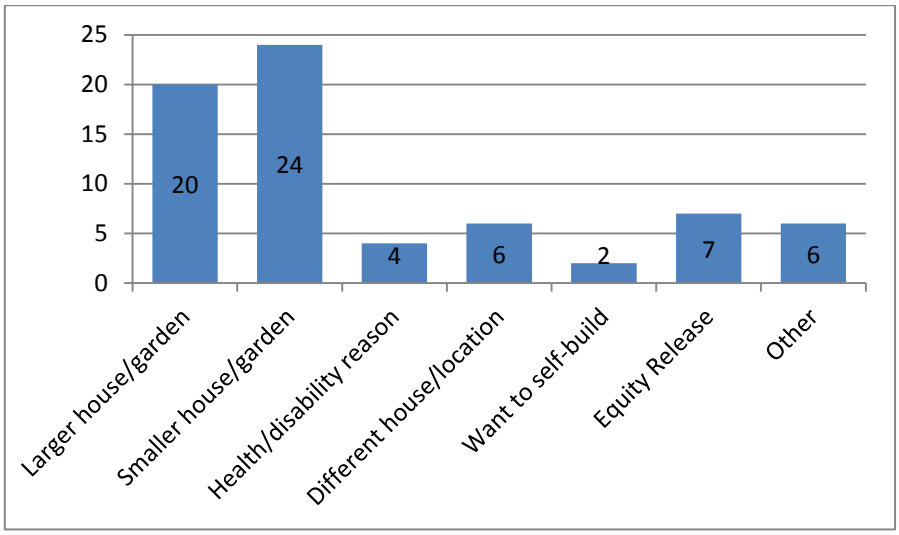
6.4 Respondents were asked if they wished to move house. The majority of respondents (78%) said that they didn't wish to move. 15% said that they would like to move *within* Sherfield-on-Loddon, while 7% said they wanted to move out of Sherfield-on-Loddon.

Fig. 7: Whether respondents would like to move to a different property



6.5 The 15% who wished to move within the village were asked their main reason for wanting to move. The majority wanted either a larger or smaller house/garden. It should be noted that some respondents cited more than one reason for wishing to move house (see Figure 8).

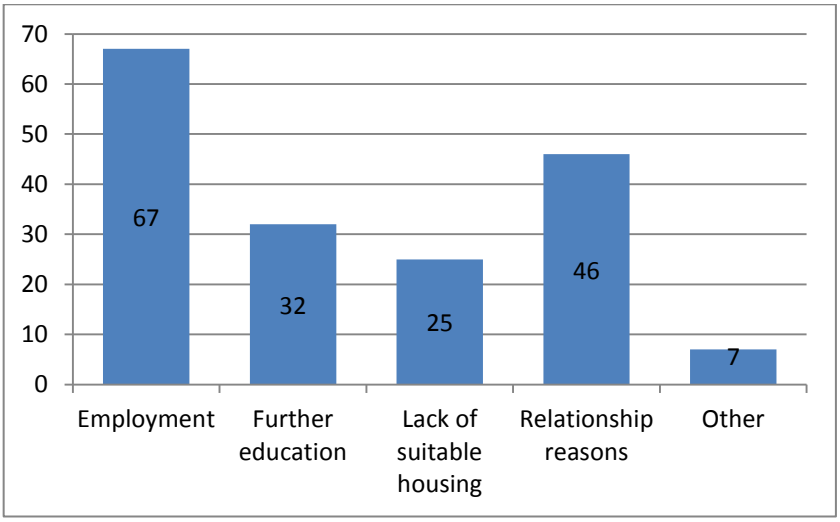
Fig. 8: Reason for respondents wanting to move within Sherfield-on-Loddon



7. Housing Need and Out-Migration

7.1 32% of respondents reported that members of their family had left the village in the last few years, with 93 households citing a total of 161 leavers. The most commonly cited reason for leaving was employment (67 leavers), followed by relationship reasons and further education. Lack of suitable housing was the least reported reason for leaving. (See Figure 9)

Fig. 9: Reasons for family members leaving Sherfield-on-Loddon



7.2 Of those reporting a family leaver, 22% of respondents felt that their family member would consider returning if there was suitable housing in the village to buy or rent. 50% felt that their family member wouldn't return, and 28% were unsure.

7.3 Respondents were also asked if they knew of other people who had left the village within the last few years because they couldn't find suitable housing to buy or rent. 55 respondents cited approximately 426 people having left the village for that reason. Of these, respondents felt that approximately 48% were likely to return if suitable housing were available. It should be noted however, that many of these leavers may have been counted multiple times.

7.4 The final question in Part 1 of the survey asked if anyone currently living in the respondent's household would need or want a separate home within the next 5 years. Approximately 44 people were identified by 36 respondents.

Households completing Part 2 of the questionnaire

8. Local Connection

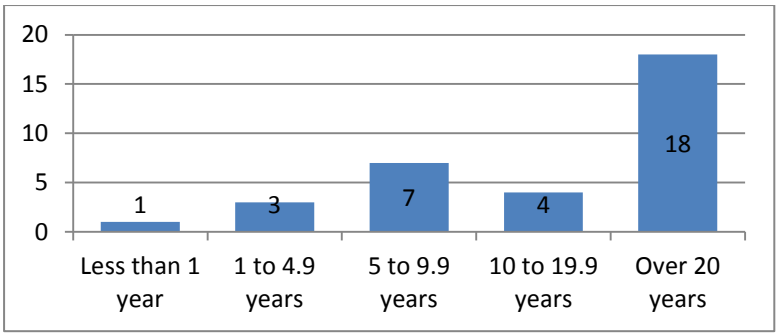
8.1 Respondents were asked to fill in Part 2 of the survey form **only** if they, a family member or a friend would need a new home in the village for purchase or rent in the next three years. 56 respondents completed part 2 of the form.

8.2 The figures in this part of the report will be shown as absolute numbers as opposed to percentages, due to the lower numbers.

8.3 43 of these respondents currently live in the parish, with the remainder having family currently living in the village (some also previously lived in there).

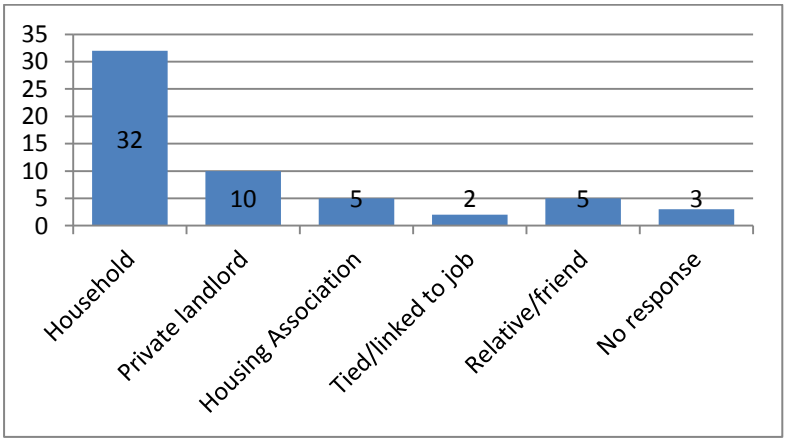
8.4 We asked those currently living within the village how long they had lived there. 22 had lived in the village for 10 or more years. (See Figure 10)

Fig. 10: How long has the household seeking a new home lived within the parish?



8.5 Respondent households were asked who owns their current home. 32 are owner occupiers, with the remainder in private rented accommodation, social rented, or owned by family/friend. (See Figure 11)

Fig. 11: Ownership of respondent's current home

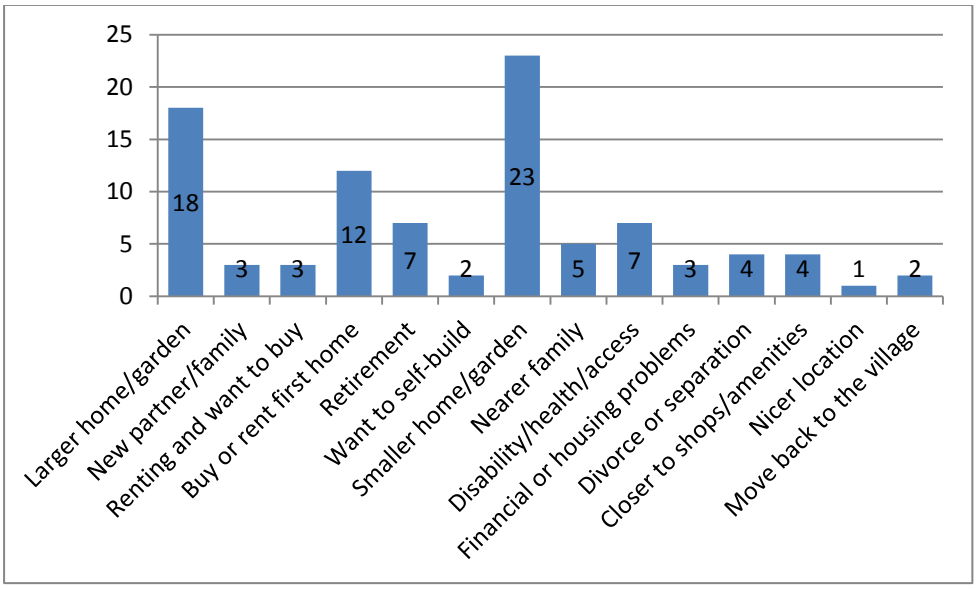


9. Reasons Accommodation Needed

9.1 The households were also asked why they wanted a new home. *Please note, some respondents chose more than one answer for this question.*

9.2 The largest single category was those seeking a smaller home/garden, followed by those seeking a larger home/garden, then buying or renting a first home. (See Figure 12)

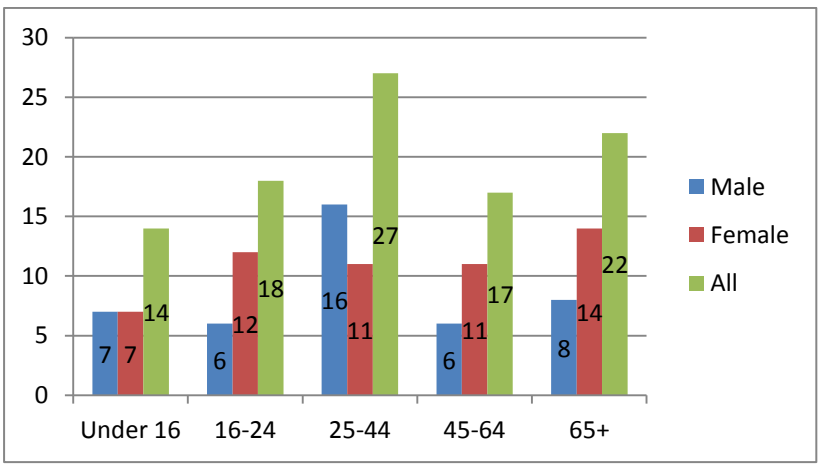
Fig 12: Why do respondents wish to move?



10. Household Composition

10.1 Respondents were asked how many people of each age and sex would live in the new home. A total of 98 people were reported, with the largest single category being 25-44 year olds, followed by people over 65. The smallest grouping is children under 16. (See Figure 13)

Fig.13: How many people of each age and sex will live in new household?



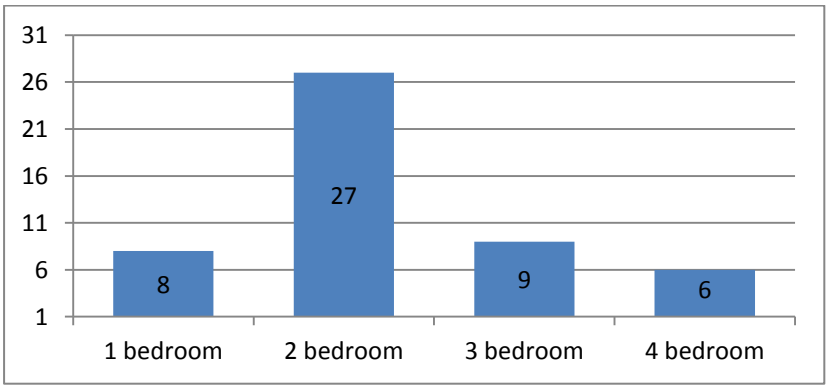
10.2 It is noteworthy that the largest group requiring new housing is the 25-44 grouping, who are under-represented in this survey. All other age groups (with the exception of those of 65+) are also under-represented suggesting that housing need amongst working age people and families is likely to be relatively under-represented whilst housing need amongst 65+ is likely to be relatively over-represented.

11. Size, type and tenure of accommodation required

11.1 In terms of the size of accommodation required, the largest single group required two bedrooms. (See Figure 14).

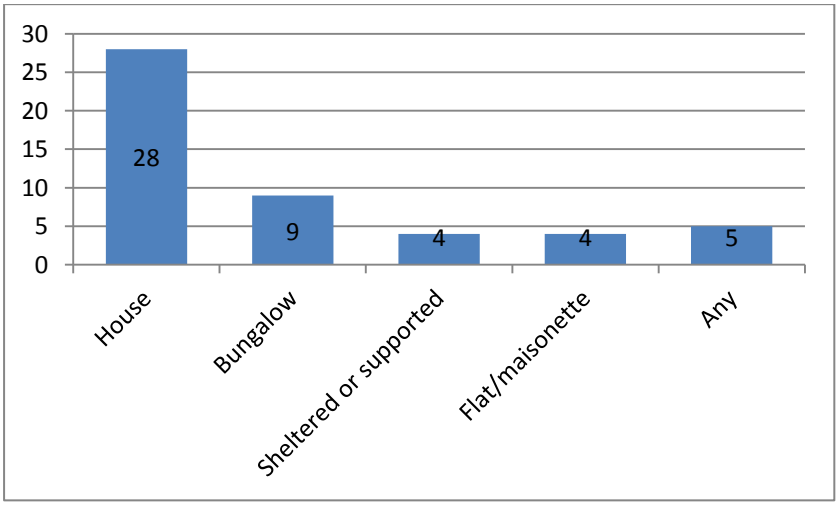
11.2 It should however be noted that respondents were asked to tell us the **minimum** number of bedrooms they would require. So it is possible that some would prefer a slightly larger home. Conversely, some respondents may have been unrealistic about how many bedrooms their budget, or affordable housing regulations, would permit.

Fig. 14: Minimum number of bedrooms respondents require



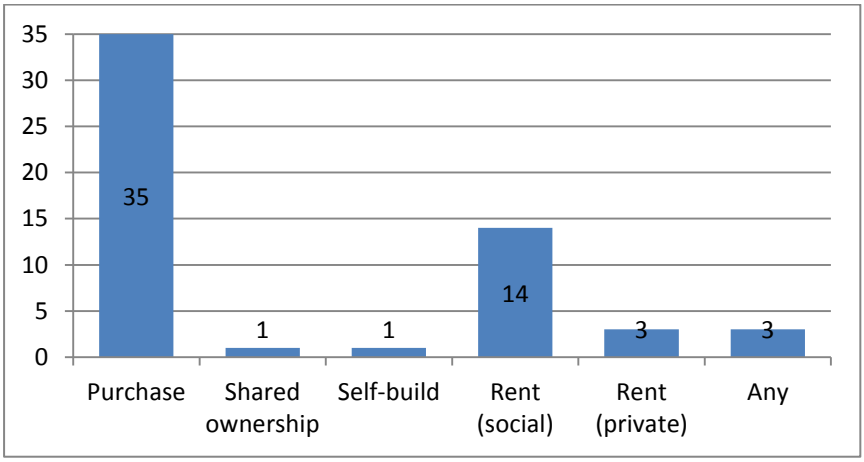
11.3 Respondents were also asked what their preferred house type would be. Most would prefer a house, with a significant minority preferring a bungalow. (See Figure 15)

Fig. 15: Housing type respondents would prefer



11.4 In relation to tenure, the largest single preference category was purchase, with a significant number preferring social rental. (See Figure 16)

Fig. 16: Housing tenure respondents would prefer

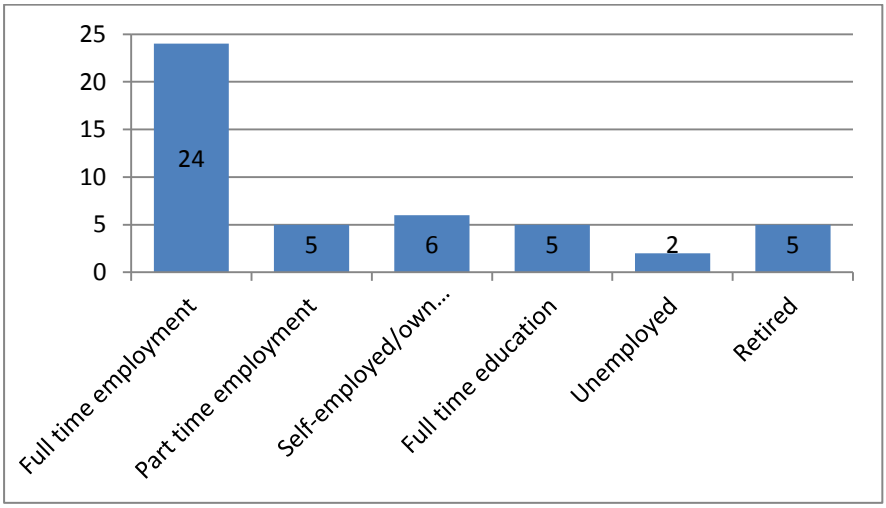


12. Affordability

12.1 Respondents were asked for their employment status, maximum purchase price range, maximum rental price range, monthly income, and benefits status.

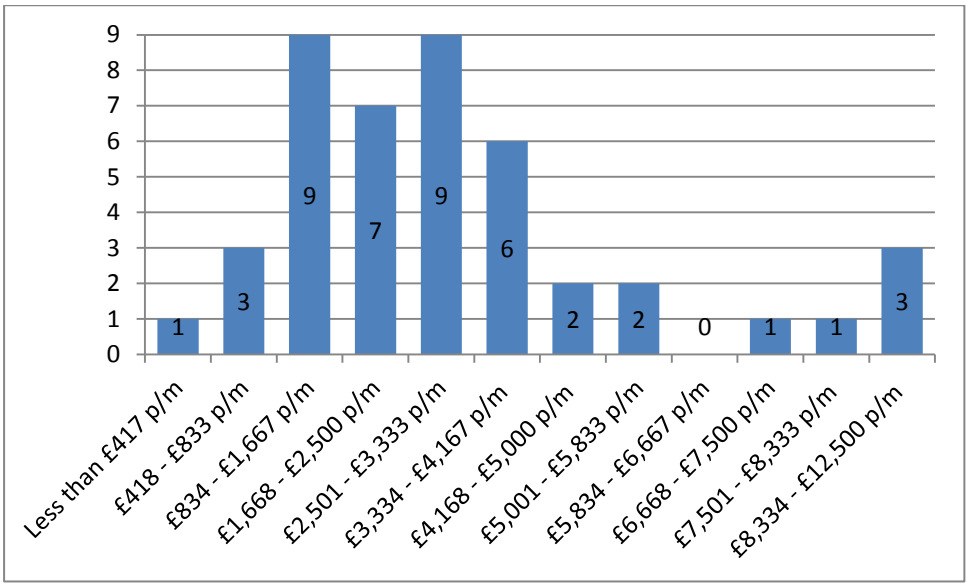
12.2 The largest single category of respondents aged 16+ are in full time employment, with the remainder fairly equally split between the other categories.

Fig. 17: Respondent employment status



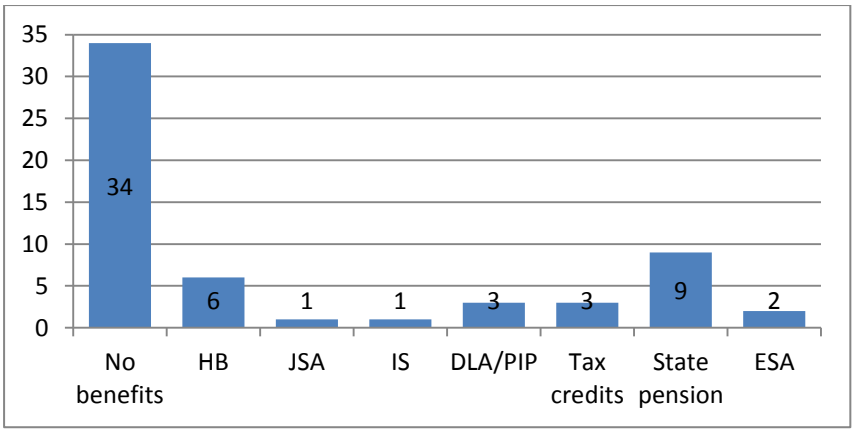
12.3 In relation to income, the two largest categories of respondents had a gross household monthly income (excluding any state benefits) of between £834 to £1,667 (£10k to £20k p/a) and £2,501 to £3,333 (£30k to £40k p/a). (See Figure 18)

Fig.18: Respondent gross monthly income (excluding any state benefits)



12.4 Respondents were asked about their benefits status. More than half of the respondents (34) were not in receipt of state benefits, while the remainder receive benefits as shown below. Please note that some households receive more than 1 type of benefit.

Fig. 19: Benefits status of respondents

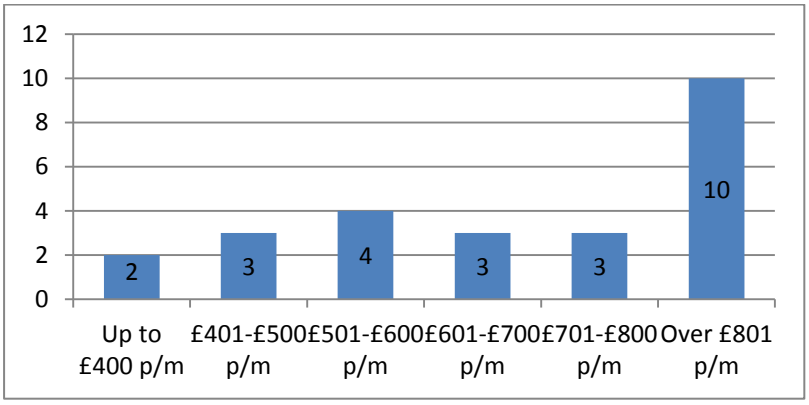


HB = Housing Benefit; JSA = Jobseekers Allowance; IS = Income Support; DLA/PIP = Disability Living Allowance or Personal Independence Payments; ESA = Employment Support Allowance

12.5 Respondents were then asked whether they wished to rent or buy, and what their respective maximum price range would be. 15 respondents gave a maximum range for both purchase and rental, suggesting that they would be interested in either option. 10 respondents provided financial information for rental only, and 20 provided financial information for purchase only. 11 respondents didn't provide prices ranges for either.

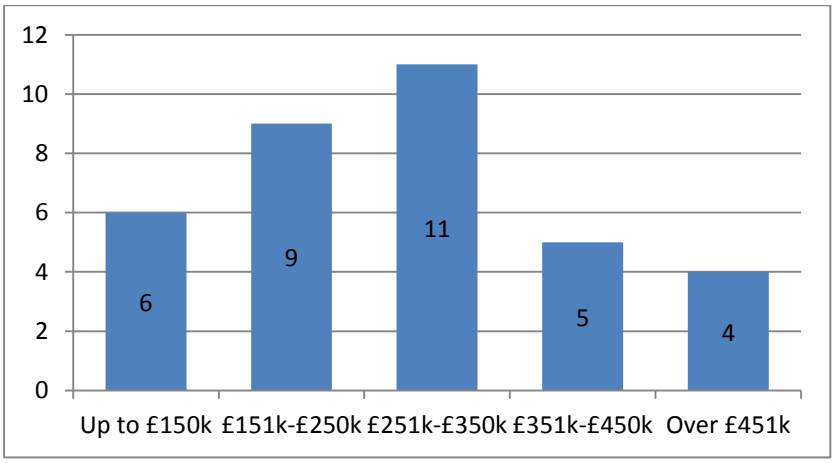
12.6 The maximum rental prices ranged from £400 per month to £2,000 per month. For presentation purposes, responses were split into bands, with the largest number of respondents falling into the over £801 per month bracket. (See Figure 20)

Fig. 20: Respondents' maximum monthly rental prices



12.7 Maximum purchase prices ranged from less then £70,000 to £600,000. For presentation purposes, responses were split into bands, with the largest number of respondents falling into the £251,000 to £350,000 price bracket.

Fig. 21: Respondents' maximum purchase prices



12.8 House prices for purchase or rent in Sherfield-on-Loddon are high. A scan of local prices suggest that costs are in the region of :

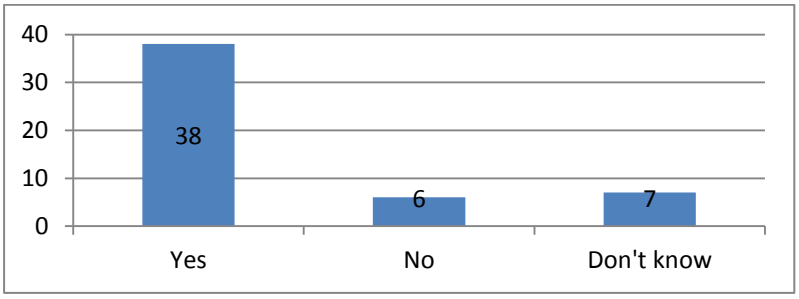
Figure 22 – Indicative Housing Costs in Sherfield-on-Loddon

	Purchase	**Monthly rent**
1 bedroom	£136,500	£756
2 bedroom	£240,000	£912
3 bedroom	£320,000	£1,478
4 bedroom	£400,000	£1,590

12.9 For many respondents who completed Part 2, these prices are unattainable. Whilst for others, the issue is more about availability of a suitable property.

12.10 Respondents were asked if they felt that there was a shortage of suitable housing in the village to meet their needs. A majority of respondents (38 people) felt that there was a shortage of suitable housing.

Fig. 23: Is there a lack of suitable housing in the village to meet your needs?



12.11 Finally, respondents were asked if anyone in the household had a supported housing need, and if they were registered on the Test Valley Housing Register.

12.12 47 respondents said that nobody in the household had a supported housing need. While 2 respondents reported that a household member had limited mobility or needed support to live independently.

12.13 Out of 45 respondents who answered the question, 7 said that they were on the Basingstoke & Deane Homebid Housing Register, and 38 said that they were not registered.

13. Evidenced Demand

13.1 48 respondents completed all the necessary questions, and a total of 48 units of housing were identified.

13.2 These 48 respondents provided sufficient information for us to make a judgement about whether they would be able to afford market rates. Respondents' answers to "Who owns your current house", "Why do you want to move", "Minimum number of bedrooms you require", market purchase and rental rates, and "maximum amount you can pay" were used to make this judgement.

13.3 Figure 24: Evidenced Demand (unadjusted)

		1 bed	2 bed	3 bed	4 bed	**TOTAL**
House	Market	1	11	3	4	**19**
	Affordable	1	5	2	1	**9**
Flat	Market	2	1	0	0	**3**
	Affordable	0	1	0	0	**1**
Bungalow	Market	0	2	2	0	**4**
	Affordable	1	1	1	0	**3**
Supported living	Market	0	2	0	0	**2**
	Affordable	1	0	0	1	**2**
Any type	Market	1	1	0	0	**2**
	Affordable	1	2	0	0	**3**
TOTAL	**Market**	**4**	**17**	**5**	**4**	**30**
	Affordable	**4**	**9**	**3**	**2**	**18**
	ALL	**8**	**26**	**8**	**6**	**48**

13.4 However, many respondents stated that they wanted more bedrooms than they would be entitled to under affordable housing rules. Eg. a single person would be entitled to 1 bedroom, whereas many asked for 2 bedrooms. A cohabiting couple with a child would be entitled to 2 bedrooms, whereas many asked for 3.

13.5 A set of assumptions were therefore made about the household's makeup eg. an adult male and female in the same age category would be considered a co-habiting couple, and these assumptions were applied to the respondents who were unable to afford market prices[4]. These assumptions changed the picture somewhat.

[4] These assumptions were not applied to households that required market housing. Although the assumptions may not be entirely correct, they are likely to be a reasonable estimate.

Figure 25: Evidenced Demand (Adjusted)

		1 bed	2 bed	3 bed	4 bed	**TOTAL**
House	Market	3	12	3	5	**23**
	Affordable	3	2	0	0	**5**
Flat	Market	3	1	0	0	**4**
	Affordable	0	0	0	0	**0**
Bungalow	Market	1	2	2	0	**5**
	Affordable	2	0	0	0	**2**
Supported living	Market	0	2	0	0	**2**
	Affordable	1	0	0	1	**2**
Any type	Market	2	1	0	0	**3**
	Affordable	1	1	0	0	**2**
TOTAL	**Market**	**9**	**18**	**5**	**5**	**37**
	Affordable	**7**	**3**	**0**	**1**	**11**
	ALL	**16**	**21**	**5**	**6**	**48**

13.6 It can therefore be seen, that evidenced demand is for approximately 48 units of housing, the majority of which are one and two bedroomed properties. As shown in 9.2, the largest single reason for wanting to move house was to 'downsize', which suggests that the evidenced need for 3 or 4 bed properties would be met by 'downsizers' vacating the larger properties.

SECTION THREE: VIEWS EXPRESSED BY THE COMMUNITY

14. Views expressed about potential development

14.1 Respondents were given narrative boxes on both Parts 1 and Parts 2, to enable them to freely express their views.

14.2 Many respondents chose to make comments about their views on development in Sherfield-on-Loddon. These comments broadly fell into four categories: concern for retaining the character of the village; infrastructure; affordability; lack of options for elderly people.

14.3 The issue most frequently raised (28 respondents) was a concern to retain the nature and rurality of the village. Many respondents felt that the character of Sherfield-on-Loddon was changing very rapidly to accommodate new housing; and it was gradually being joined up with neighbouring areas to become a town.

> *"I believe there is enough housing in and surrounding our village. If you keep building on the surrounding fields you take away the reasons for wanting to live in Sherfield on Loddon. That's why its a beautiful village. Keep it that way!"*

14.4 The second most frequently raised issue was that of affordability. A number of respondents (18) made comments about the unaffordability of housing.

> *"The high cost of housing seems to be changing the character of the village. There appear to be a lot of fairly well off middle aged people with a nimby mentality. In my view we need more housing for local people on modest incomes who can then remain in or return to village in which they grew up".*

14.5 Thirdly, a number of respondents (11) commented that there were very few options for older people wishing to downsize but remain in the area.

> *"Many of the bungalows previously built for the elderly, are now sold, there is a need for these to be replaced to enable elderly people to move out of the bigger houses, priority should be given to local elderly. There is a need for some 1 or 2 bed accommodation, either flats or houses for local people."*

14.6 Finally, concerns were expressed (9) by residents, about infrastructure. It was felt that the infrastructure was already struggling, without adding to the problems with new development.

> *"…It is a mystery to me why any large development is allowed to go through before the infrastructure is in place. Hence the A33 is often static like M25. It seems mindless and I have no idea what sort of intelligence or lack of it runs things. Schools, doctors and hospitals are seriously overstretched as are social services, please look at the infrastructure issues!!!"*

14.7 In summary, the theme of the narrative responses suggested that there was some need for smaller and affordable properties for *local* people, but that the rurality and nature of Sherfield-on-Loddon should not be sacrificed in the pursuit of development. Additionally, infrastructure and parking was seen to be problematic already, without the addition of further housing.

14.8 All the narrative responses are shown at Appendix One.

SECTION FOUR: CONCLUSIONS

15. Conclusions

15.1 The purpose of the survey was to acquire detailed information about the current housing situation in Sherfield-on-Loddon.

15.2 The survey was sent to all 690 households in the area, with a response rate of 43% - an excellent response for a survey of this sort.

15.3 Older owner-occupiers were over represented in the survey responses, while other age groups and tenures were somewhat under represented.

15.4 Under occupancy among survey respondents was high. Conservatively estimated, over one third of respondents had at least two spare bedrooms.

15.5 Responses suggested a very stable community, with 66% of respondents having lived in their home for ten or more years.

15.6 Although the majority of respondents are satisfied with their housing situation, a significant minority (15%, 45 households) said that they would like to move to another property within Sherfield-on-Loddon.

15.7 Of these, 35% (24 households) would like a smaller house or garden, and 29% (20 households) would like a larger house or garden.

15.8 Approximately one third of respondents said that one or more family members (totalling 161 people) had left the village in the last few years. However, lack of suitable housing was the least frequently cited reason for leaving.

15.9 56 respondents reported that they or a family member would need a new home in the village for purchase or rent within the next 3 years.

15.10 The majority of these respondents live in Sherfield-on-Loddon, while the remainder have family living in the village (and most also previously lived in SoL).

15.11 The most cited reason for needing a new home in the next 3 years, was for a smaller house/garden, followed by a larger house/garden.

15.12 The majority of respondents felt that there was a lack of suitable housing in the village to meet their needs.

15.13 The demand evidenced by respondents was for 48 homes - a mix of affordable and market homes, mainly with one or two bedrooms. (See figure below)

Evidenced demand for housing in SoL (Adjusted)

		1 bed	2 bed	3 bed	4 bed	**TOTAL**
House	Market	3	12	3	5	**23**
	Affordable	3	2	0	0	**5**
Flat	Market	3	1	0	0	**4**
	Affordable	0	0	0	0	**0**
Bungalow	Market	1	2	2	0	**5**
	Affordable	2	0	0	0	**2**
Supported living	Market	0	2	0	0	**2**
	Affordable	1	0	0	1	**2**
Any type	Market	2	1	0	0	**3**
	Affordable	1	1	0	0	**2**
TOTAL	**Market**	**9**	**18**	**5**	**5**	**37**
	Affordable	**7**	**3**	**0**	**1**	**11**
	ALL	**16**	**21**	**5**	**6**	**48**

15.14 It should be noted however that some of this demand could well be met by existing housing – respondents were not asked how hard or long they had searched for a new home.

15.15 The evidenced demand appears to be a product of:

- a low turnover of relatively large expensive open market housing in the parish
- a lack of smaller properties for people starting a home, or wishing to downsize
- a lack of smaller properties suitable for those with disability, health or access issues
- a lack of smaller properties available for rent
- a lack of smaller affordable homes

15.16 Narrative comments from respondents show a divided view over any potential new development. Many respondents were extremely concerned that the nature and character of Sherfield-on-Loddon would be adversely impacted by further development, and that the character of the village would be irreparably damaged. A number of respondents also said that the area had 'taken its share' of recent development. Others cited problems with infrastructure, and the problems that had already been caused by new development. However, some respondents also supported an attempt to provide suitable housing for *local* people, particularly older people looking to downsize, or affordable family homes.

15.17 Finally, it should be noted that a Housing Need Survey is only a snapshot of given need at any one time. 43% of households in the village responded to the survey, so the survey should not be considered a *census* of need (although it used a census methodology), more an *indication*. The scale of need is likely to change by the time any possible future development comes to fruition, so the mix and size of units would need to be cross-referenced with the Basingstoke & Deane Housing Register to show emerging need with a local connection at that time.

Appendix 1: Respondents' Narrative Comments

Respondents were invited to make add any other information at the end of their survey (both Parts 1 and 2). Many people chose to make some comments, and all the comments are appended here.

They have been divided into 5 broad categories: damage to village character; affordability; options for downsizing; infrastructure; and other comments.

Whilst some comments cover multiple issues, we have endeavoured to choose the most suitable category for the main issue.

Damage to village character

As a long term resident of our village, there are mumblings that more houses are likely to be built in the not too distant future. We are firmly against an increase in housing in what is a lovely village, to link up with Sherfield Park is not progress. We need to stay as Sherfield on Loddon, just as it is.
Because Sherfield is currently such a lovely place to live the property is understandably higher priced which does preclude some people, our children among them, from buying here. It is not the lack of property but the premium prices. Neither they nor we would like more affordable housing here as it would probably change the very essence of why we all want to live here.
Don't build anymore here. Build south of M3 motorway. Eg. Chidesden, Farleigh Wallop, The Candovers etc. Loads of land?
I believe there is enough housing in and surrounding our village. If you keep building on the surrounding fields you take away the reasons for wanting to live in Sherfield on Loddon. That's why its a beautiful village. Keep it that way!
I live in the village of Sherfield on Loddon not the very large Taylors Farm Estate. The planners will ruin the village if development of farm lands is allowed and many of the inhabitants have lived here all their lives. It is a mystery to me why any large development is allowed to go through before the infrastructure is in place. Hence the A33 is often static like M25. It seems mindless and I have no idea what sort of intelligence or lack of it runs things. Schools, doctors and hospitals are seriously overstretched as are social services, please look at the infrastructure issues!!!
I live on Sherfield on Loddon because it is so rural and quiet. Previous planning decisions have resulted in some very ugly houses being built in the village. If there are further poor planning decisions then I will happily move elsewhere; hopefully being able to recoup my investment.
I moved from Fulham in London to give my children a better life in the countryside, knowing what I know now maybe I should've stayed in Fulham! People need open spaces and fields to roam in. Don't turn out county into a mini city.
I think we need to stop building in this area. We have a huge number of new houses in Bramley and Sherfield Park. Surely this area of the country has taken it's fair share of new houses.
If Sherfield on Loddon is overdeveloped, the village will lose it's identity and just become another housing estate. The community of Sherfield live here because it is a small, friendly and caring village and these characteristics will be lost if large-scale development is granted.

It is important to retain the "village rural" element. Lots of housing around the area is being developed which no doubt will clearly have a negative impact. An increase in housing potentially will destroy the village itself and probably result in people moving out. It is nice the village is still a "village" this needs protecting. Too many villages are becoming pseudo-towns. Ensure we keep green belt land. The other concern I have is the A33 is already busy, will become even more so and the pressure on local services.
Lack of small more affordable starter homes but if built needs to be in balance with village (not huge amounts of buildings) Locally lots of houses built sherfield/bramley area but not the infrastructure to support.
No more developments are needed in this area.
Please don't make the village any bigger!
Sherfield is a village and must remain a "village" and not be swallowed up into Chineham and Bramley. There are housing opportunities in Basingstoke/Reading if you want to live in a town and easily accessible by train/car/bus.
Sherfield on Loddon has a unique character, carefully blending many local authority homes with privately owned homes whilst spanning a huge price range.There is enough housing to meet most requirements (provided people are willing to be patient until 'their' house comes up) without need to decimate the beautiful surrounding fields.
Sherfield on Loddon has had it's fair share and quota of housing, trouble is wherever housing is built, the parish tends to give the area away to surrounding villages eg. Chinehem, this makes their quota look good, ours bad. There is no room for further housing in Sherfield, farm land, the green belt, must never be built on, once gone, gone forever. We do not want to be joined to Chinehem or Bramley. Keep our village a village.
Some 500 homes will be built 1 mile away in Bramley village in the near future. 180 homes will soon be built on Redlands Farm area in the near future (this is in the parish). Another 500-900 homes will be built adjacent to Redlands. There is no need for any additional housing (affordable or otherwise) to be built in Sherfield on Loddon.
This is one of the most stupid surveys I have responded to. The main reason most people wish to relocate to villages like Sherfield, is that they have the benefit of open space and rural character, but this is the very first casualty of over-development, that happens when you impose decisions made on the findings of surveys like this will point you to. Everyone in a poorer housing area will always want to move to a small, quaint village but they can't. We have terrible road infrastructure due to development in Bramley and the surrounding area, and any further development along the A33 will add to the problems we see daily getting to and from work. The A33 is a bottleneck all of the time and one small shunt or roadworks brings this to a standstill. I have 3 grown up daughters who moved to buy new houses in cheaper areas locally so why should I expect anyone to have preferential housing over them? The main reason for this survey is that it will provide substance and thus justification for development on green belt land that can never be replaced. Developers are never into infrastructure just profit.
Try and keep the village rural and peaceful , this is one of the many reasons people settle here. Thank you.
Unless sheltered housing would be required by one or both of us we would stay. We are concerned that SOL may soon be absorbed by Sherfield Park which is growing very quickly into a town. We also have concerns about our security, in such a case, particularly if a "travellers" campsite is built. We thought the recreation and green areas were excellent with imaginative landscaping.

Village offers a substantial number of varying types of housing. It's as big as it can go without risk of growing into a small town, butting up next to Bramley on one side and Chineham on the other. Please no more houses! We are both worried that the character of Sherfield Village is changing so rapidly to accommodate new housing. We don't feel enough importance is placed on protecting villages and the people already living in them. I know the new housing is needed and we have to accommodate it. People do have the right to decent housing but we also have a right to maintain our neighbour hood. We have worked hard to live in this village but is seen as unimportant sometimes. Sherfield is a village and should remain one, not joined to Bramley etc.
We love living in the village of SOL having in only recent years moved here. We want to ensure that it retains its village feel, without new build houses or social housing as Bramley has and hope to spend many years here, moving only to a larger property within the village.
We were lucky to buy at the right time in the village but I do fear for my children. We do need affordable housing but we need to be sensible. We do not want a "Bramley Green" development that has a number of issues and problems with residents.
With 150 houses currently being developed at Redlands which is within the Sherfield on Loddon (SOL) parish and a potential 450 houses at the same site this would address any requirements for housing within the SOL parish. Coupled with the significant development within Bramley, one site being only 1 mile from the village, of over 400 houses. The Policy EM2 (?), the strategic gap proposed in the BDBC emerging local plan provides, when ratified, the SOL village the protection against any potential development which would be within that area and allow the village to retain the character that has evolved.
Within "SoL", the emerging B&D local plan already has 150 houses (now being expanded). In Bramley, East of Basingstoke and Chineham there will be in excess of 1500 houses, encompassing all sizes/types of accommodation within two minutes drive of SoL village. There is no need for new housing in the village, as there is no employer of any significance and there is no local authority school. (silverfield school is private and not relevant as it's catchment area is whole of B&D). There is no evidence to justify building on "strategic gap" land. The 2014 neighbour plan survey confirmed residents do not want any new greenfield development. If you ask people whether they want a new house, of course some will say yes, but that is no basis for development.
Would not choose to live in Sherfield due to the encroachment of development in the surrounding areas. It is no longer a rural area.

Affordability

Because Sherfield is currently such a lovely place to live the property is understandably higher priced which does preclude some people, our children among them, from buying here. It is not the lack of property but the premium prices. Neither they nor we would like more affordable housing here as it would probably change the very essence of why we all want to live here.
Both lived in Sherfield on Londdon our whole lives. We're now getting married and would like to buy our first home here. Nowhere is affordable, all new builds are £350k+..why?
Children grown up and lived in village all their lives currently cannot afford to buy or rent in village. I also know: 2 families who have bought elsewhere but wanted to move into village. 3 retired singles who could not find accommodation in Sherfield but want it. 2 singles in 20's who cannot afford to buy/rent in Sherfield but would like to stay here near family.

I think there is a shortage of houses in the £180,000 to £300,000 bracket. Houses don't come available very often in this price range.
It is apparent, listening to comments from friends in the village, there is a need for: 1) smaller homes for older people wishing to downsize 2) affordable housing to enable local people to remain in the village. The high cost of housing seems to be changing the character of the village. There appears to be a lot of fairly well off middle aged people with a nimby mentality. In my view we need more housing for local people on modest incomes who can then remain in or return to village in which they grew up.
Lack of small more affordable starter homes but if built needs to be in balance with village (not huge amounts of buildings) Locally lots of houses built sherfield/bramley area but not the infrastructure to support.
Low cost rented accommodation is required within the village for downsizing or as starter homes. They should not be sold but retained for future use.
My son stays with me Monday to Wednesday due to his work, if affordable housing was available he would move back to Sherfield on Loddon in a flash, he has a wife and four children so a large house would be required.
Needs to be affordable housing for young adults that are working and studying hard so they can make something of their lives.
One son brought a 3 bed semi in the village. Issue is not supply but affordability of deposits to get a mortgage!
The most urgent need is affordable, rentable, small houses ie. one or two bedroom flats or houses, to allow the children of long-established (often several generations) families to find a home here when they marry. The sale of council houses was a real disaster for the lower income groups as any building since then has only been for sale and to the higher-salaried buyers. We certainly do not need further developments of four/five bedroom houses; although this is greatly opposed by developers who can't make a ridiculously high return on their investment, by building small properties.
There has been a lack of affordable/cheaper new housing in the village, there are identifiable sites within the confines of the village.
Want to buy a small flat or house (2 bed) in the Sherfield/Hook/Chineham area but currently not affordable for a young professional.
We believe that Sherfield lacks a supply of small affordable housing for local people. Our daughter will be moving shortly to a 1 bed maisonette she has bought in Bramley (Richardson Close) but would have preferred to stay in Sherfield.
We were lucky to buy at the right time in the village but I do fear for my children. We do need affordable housing but we need to be sensible. We do not want a "Bramley Green" development that has a number of issues and problems with residents.
Without knowing specific details, there seems to be quite a number of young people living at home, who would value the opportunity to get on the housing ladder in the village. There is also a smaller number of older people living in large properties who would seriously consider downsizing if there were suitable properties available in the village.
Would like to see more affordable housing in the area.

Options for Older People

Attractive accommodation for people wishing to downsize or live in more secure or assisted circumstances is poor to non existent, meaning that I live in a 4 bedroom house alone, because I don't wish to move from the area.
In first section you have 5 age categories up to 25-44. But one for over 65 years (which may cover 35 years plus) there is a lot of difference between a healthy car driving 65 year old and a 90 year old! But elderly people want a house without stairs and big garden (possibly) but still want a shed, workshop, craft room and place to sleep when family visit, not a one bedroom box!
It is apparent, listening to comments from friends in the village, there is a need for: 1) smaller homes for older people wishing to downsize 2) affordable housing to enable local people to remain in the village. The high cost of housing seems to be changing the character of the village. There appears to be a lot of fairly well off middle aged people with a nimby mentality. In my view we need more housing for local people on modest incomes who can then remain in or return to village in which they grew up.
Low cost rented accommodation is required within the village for downsizing or as starter homes. They should not be sold but retained for future use.
Many of the bungalows previously built for the elderly, are now sold, there is a need for these to be replaced to enable elderly people to move out of the bigger houses, priority should be given to local elderly. There is a need for some 1 or 2 bed accommodation, either flats or houses for local people.
Smaller scale homes or apartment for people wishing to retire and/or downsizing whilst remaining in the village would be good.
There is a shortage of good quality houses for elderly people to downsize.
We are both nearly 70 years old. We could need to move in the next five years if we become infirm-but would definitely want to stay in the village and move to a small residence i.e bungalow or maisonette.
We would sell present property for a 3 bed bungalow with outside space not overlooked and not on an estate. Need large garage (classic car). No stairs, 2 bathrooms and extra toilet, south facing garden, large kitchen dining room and lounge/study. We do not want tiny bungalow with no facilities etc. Eventually 15-20 years the warden assisted flat but with outside space might be attractive.
Without knowing specific details, there seems to be quite a number of young people living at home, who would value the opportunity to get on the housing ladder in the village. There is also a smaller number of older people living in large properties who would seriously consider downsizing if there were suitable properties available in the village.

Infrastructure

Consideration also needs to be given to parking, often difficult to get around.
Housing is too expensive to buy. Not enough school spaces for more houses. Over subscribed/ limited already.
I am aware of the need for more housing in the village. However, the roads in the village are already too busy and feel there is an accident waiting to happen on the junction of Goddards Lane and Old Reading Road by the village shop! The estate is very busy with it being on a bus route. Also the A33 cannot cope with much more traffic before it gets gridlocked. The infrastructure in the area simply cannot cope, taking into account the traffic from Bramley going through the village and over the speed limit.

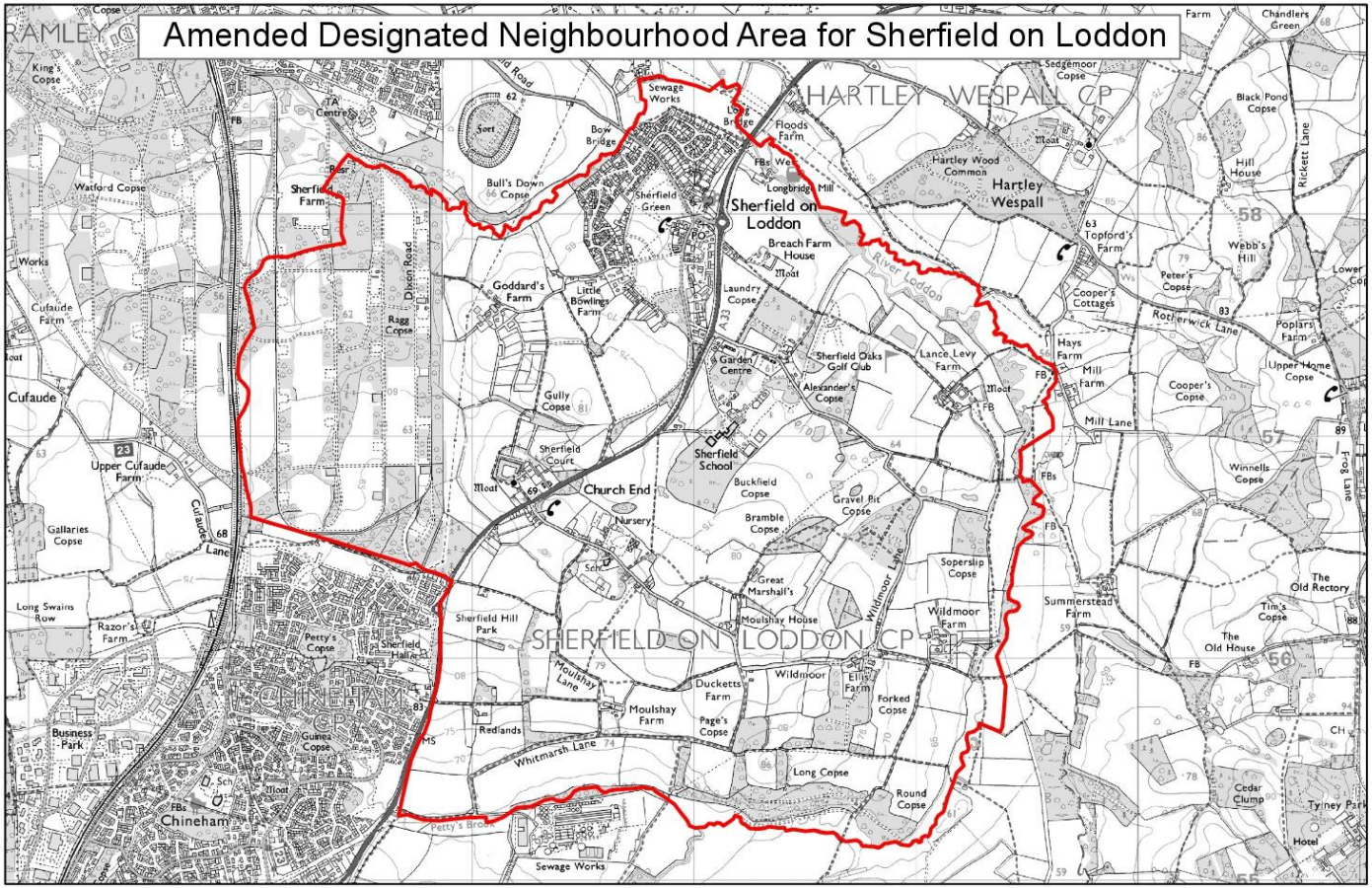
I live in the village of Sherfield on Loddon not the very large Taylors Farm Estate. The planners will ruin the village if development of farm lands is allowed and many of the inhabitants have lived here all their lives. It is a mystery to me why any large development is allowed to go through before the infrastructure is in place. Hence the A33 is often static like M25. It seems mindless and I have no idea what sort of intelligence or lack of it runs things. Schools, doctors and hospitals are seriously overstretched as are social services, please look at the infrastructure issues!!!
It is nice the village is still a "village" this needs protecting. Too many villages are becoming pseudo-towns. Ensure we keep green belt land. The other concern I have is the A33 is already busy, will become even more so and the pressure on local services.
Lack of small more affordable starter homes but if built needs to be in balance with village (not huge amounts of buildings) Locally lots of houses built sherfield/bramley area but not the infrastructure to support.
Parking is a nightmare! Very rarely can I park outside my house or near it as most residents have two cars. This is a huge annoyance! If I leave Sherfield it will be for this reason only. Many disputes occur because of the parking problem.
We need more schools before more houses. Sherfield on Loddon will soon have no school places at decent schools.

Other Comments

Although we are happy in our home if the house next to us ever became available we would like to move to there because it has an extra bedroom (because of health reasons)
Answer depends on my wife and mine mortality. If one of us departs/dies in next five years answer to question could/would be different.
At our age who knows what the next few years will bring. Depends on circumstances and if one of us were to die then that could trigger a move!!
Family growing into adults, don't want to live with parents. (NOTE: numbers are different on both sheets, Q1 implies one 25-44 year old but Q10, Q15, Q16 imply two.
How long is a piece of string, daughter who is 17 years old does not feel able to answer your question.
I am likely to have to sell or downsize in the foreseeable future. I would not want to move into a new home in Sherfield on Loddon. I would prefer an old/character property.
I do not require affordable housing but would like to find somewhere to buy/rent if it were suitable for my needs and met my current standards
I would like a one or two bedroom house in Sherfield on Loddon.
I'm happy living here in my bungalow. I don't ever want to move. Oblige (signature)
Nice try don't be so nosey
Our 17 year old will be moving out with her boyfriend possibly. We currently have … currently uses our living room as a bedroom …. This should solve both issues as no solution can be found in the current area, unable to change kids schooling as they like where they are. [SOME CONTENT REMOVED TO AVOID IDENTIFICATION]
Part 2 difficult as have multiple situations and questions don't cover well.
Part 2 not completed as I have just bought a 2 bed house in the village.
Question 9 not specific enough, were you asking for actual numbers (people/households) or perception of moving out?

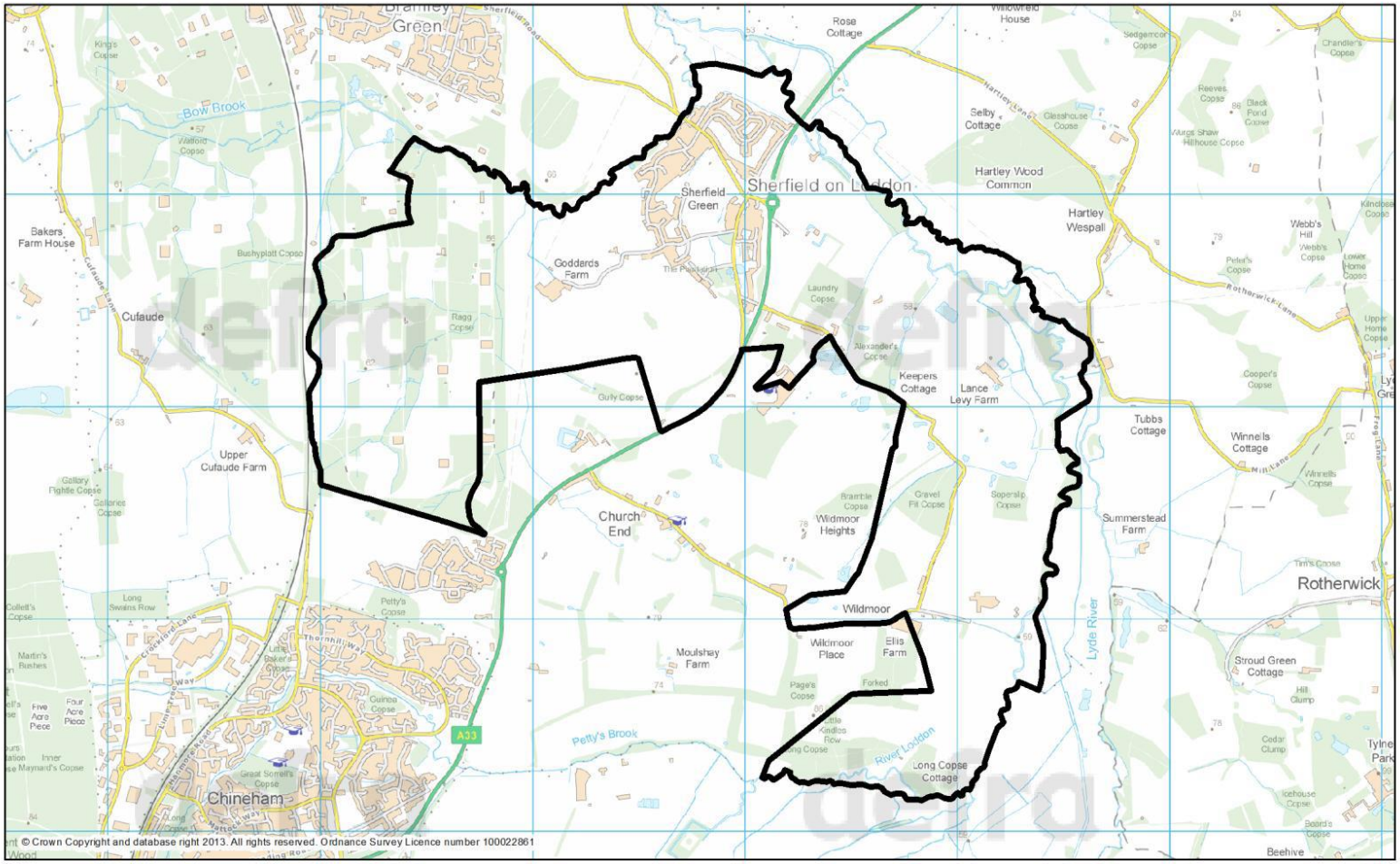
This smacks of an insidious attempt to justify a building programme that there is no demand for other than by the Parish Council and Borough Council. Insidious:proceeding in a gradual way, but with harmful effects!
We need more homes to be available in Sherfield on Loddon. The houses already in the village never come up for sale, even the demand is increasing, the number is not!
With reference to Q7. I am very happy in Sherfield but would prefer to be on the coast. However, I am unlikely to move due to the cost of moving, the main factor being stamp duty.

Appendix 2: Sherfield-on-Loddon Neighbourhood Area (survey area)



Appendix 3: Sherfield-on-Loddon Rural Place (data area)

Sherfield on Loddon Urban area



Source: 2011 Census Output Area boundaries. Crown Copyright.
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Produced by Oxford Consultants for Social Inclusion, www.ocsi.co.uk, July 2013

Appendix 4: Survey sent to all residents

SHERFIELD ON LODDON
HOUSING SURVEY

Part 1
Please complete Part 1 on behalf of your household

Q1 Please tell us how many people of each age and sex live in your home
(Please write numbers in the relevant boxes)

Males	☐ Age 0-15	☐ Age 16-24	☐ Age 25-44	☐ Age 45-64	☐ Age 65+
Females	☐ Age 0-15	☐ Age 16-24	☐ Age 25-44	☐ Age 45-64	☐ Age 65+

Q2 What type of home do you live in? *(Please tick one box)*

☐ House ☐ Bungalow ☐ Flat/bedsit ☐ Caravan/mobile home

Other (please specify) ☐

Q3 How many bedrooms does your home have? *(Please tick one box)*

☐ Bedsit ☐ One ☐ Two ☐ Three ☐ Four or more

Q4 Do you own or rent your current home? *(Please tick one box)*

☐ We own it (with/without a mortgage)
☐ We rent from a housing association
☐ Armed Services accommodation
☐ Tied or linked to a job
☐ We rent from the council
☐ We rent from a private landlord/agency
☐ We rent from a relative or friend
☐ Shared ownership (part rent/part buy)

Other (please specify) ☐

Q5 How long have you lived here? *(Please write the number of years)*

I've lived in this home for _____ years. I've lived in Sherfield on Loddon for _____ years.

Q6 Would you like to move to a different property? *(Please tick one box)*

☐ No, I want to stay in this home (please skip to question 8)

☐ Yes – but I would like to **stay** in Sherfield on Loddon (please continue to question 7)

☐ Yes – I'm happy to **leave** Sherfield on Loddon (please continue to question 7)

Q7 **Please tell us why you would like to move to a different property**
(Please tick all boxes that apply to your situation)

☐ I'd like a larger house
☐ I'd like a larger garden
☐ I need to move for health/disability reasons
☐ I'd like a different house, of the same size
☐ I'd like to build my own house
☐ I'd like a smaller house
☐ I'd like a smaller garden
☐ I'd like to change location
☐ I'd like to release some equity

Other (please specify) ☐

Q8 Have any members of <u>your family</u> left Sherfield on Loddon in the last few years?

☐ Yes ☐ No

If yes, please tick the boxes below to tell us the main reasons why …

Leaver	1st	2nd	3rd	4th	5th
Employment reasons					
Education reasons					
Lack of suitable housing					
Relationship reasons					

Other (please specify)	

Do you think they would return if there was suitable housing for rent/purchase in the village?
(Please tick one box)

☐ Yes ☐ No ☐ Maybe

Q9 Do you know of any <u>other people</u> from Sherfield on Loddon who have had to move away because they couldn't find suitable housing to rent or buy?

☐ Yes ☐ No

If yes, how many people do you think have left Sherfield on Loddon because they couldn't find suitable housing?

☐

If yes, do you think they would return if suitable housing was available? *(Please tick one box)*

☐ Yes ☐ No ☐ Don't know

Q10 Will anyone currently living in your home need or want a separate home in the next five years? *(Please tick one box)*

☐ Yes ☐ No ☐ If yes, how many people? _____

Please use the space below if you want to make any further comments. These comments may be included, without mentioning anyone's name, in the final report.

PLEASE ALSO COMPLETE PART 2 IF YOU, YOUR FAMILY OR A FRIEND WILL WANT A NEW HOME IN SHERFIELD ON LODDON WITHIN THE NEXT THREE YEARS FOR PURCHASE OR RENT.

IF YOUR FAMILY WILL NOT REQUIRE A NEW HOME, PLEASE RETURN PART 1 OF THE COMPLETED SURVEY IN THE FREEPOST ENVELOPE. THANK YOU VERY MUCH FOR YOUR TIME AND ASSISTANCE.

PLEASE PUT IN THE POST BY 20TH OCTOBER

Part 2

Please fill in this part if you think that you, a family member or a friend will need a new home for purchase or rent in Sherfield on Loddon within the next three years

Q11 Does the household needing to move currently live in Sherfield on Loddon? *(Please tick one box)*

☐ No ☐ Yes If yes, for how many years? _____

Q12 If the household does <u>not</u> live in Sherfield on Loddon now, what is their connection to the village? *(Please tick the relevant box/es and state for how long)*

☐ They previously lived in Sherfield on Loddon for _____ years

☐ Their family has lived in Sherfield on Loddon for _____ years (by family we mean parents, siblings, grandparents)

☐ They have worked in Sherfield on Loddon for _____ years

Q13 Who owns the home the household lives in now? *(Please tick one box)*

☐ The household (with/without a mortgage)
☐ Housing association
☐ Armed Services accommodation
☐ Tied or linked to a job
☐ The local council
☐ A private landlord/agency
☐ A relative or friend
☐ Shared ownership

Other (please specify) _____

Q14 Why does the household want a new home? *(Please tick all that apply)*

☐ Would like a bigger home
☐ Would like a bigger garden
☐ To live with a new partner/family
☐ Divorce/separation
☐ Currently renting and would like to buy
☐ Want to buy or rent first independent home
☐ To be nearer work
☐ Retirement
☐ Would like to self-build
☐ Would like a smaller home
☐ Would like a smaller garden
☐ To be nearer family
☐ Disability or health problems
☐ Financial problems
☐ Eviction / repossession of home
☐ Current housing is insecure
☐ To live closer to shops or services
☐ Access problems eg. stairs and steps

Other (please specify) _____

Q15 How many people of each age and sex would live in the new home?
(Please write the number of people in the relevant boxes)

Males	☐ Age 0-15	☐ Age 16-24	☐ Age 25-44	☐ Age 45-64	☐ Age 65+
Females	☐ Age 0-15	☐ Age 16-24	☐ Age 25-44	☐ Age 45-64	☐ Age 65+

Q16 What is the employment status of the people aged 16+ who would live in the new home? *(Please write the number of people in the relevant boxes)*

- ☐ Full time employment
- ☐ Part time employment
- ☐ Self employment/own business
- ☐ Full time education
- ☐ Unemployed and seeking work
- ☐ Unemployed and not seeking work
- ☐ Retired

Q17 What is the <u>minimum</u> number of bedrooms the household will need? _____

Q18 What type of accommodation would this household need? *(please tick one box)*

- ☐ House
- ☐ Flat/maisonette
- ☐ Bungalow
- ☐ Supported housing
- ☐ Sheltered housing / warden controlled

If other, please specify ☐

Q19 Is there a lack of suitable housing in the village to meet your/their needs?

☐ Yes ☐ No ☐ Don't know

The following questions asking for financial information will be used to understand affordability levels and <u>for no other purpose</u>

Q20 If the household wishes to buy, what is their maximum price range?

Maximum purchase price: £_____

Q21 If the household wishes to rent, what is their maximum monthly rent?

Maximum monthly rent: £_____ per month

Q22 What is the gross income (before tax) of the whole household? *(please tick one box)*
Please include income from **employment, investments and pensions**.
Please DO NOT include income from benefits or tax credits.

Per month		**Per year**
Less than £417	☐	Less than £5,000
£418 to £833	☐	£5,001 to £10,000
£834 to £1,667	☐	£10,001 to £20,000
£1,668 to £2,500	☐	£20,001 to £30,000
£2,501 to £3,333	☐	£30,001 to £40,000
£3,334 to £4,167	☐	£40,001 to £50,000
£4,168 to £5,000	☐	£50,001 to £60,000
£5,001 to £5,833	☐	£60,001 to £70,000
£5,834 to £6,667	☐	£70,001 to £80,000
£6,668 to £7,500	☐	£80,001 to £90,000
£7,501 to £8,333	☐	£90,001 to £100,000
£8,334 to £12,500	☐	£100,001 to £150,000
More than £12,500	☐	More than £150,000

Q23 Is the household in receipt of any state benefits? *(Please tick any that apply)*

- ☐ No
- ☐ Housing benefit
- ☐ Jobseekers allowance
- ☐ Income support
- ☐ Disability Living Allowance
- ☐ Child/family tax credits
- ☐ State pension
- ☐ Employment support allowance

Q24 What sort of tenure does the household want? *(please tick one box)*

☐ Purchase (with/without mortgage)	☐ Rent (social housing)
☐ Shared ownership (part rent - part purchase)	☐ Rent (private landlord)
☐ Self build	☐ Any

Q25 Does anyone in the household have a supported housing need?

☐ No

☐ Yes, help needed to live independently

☐ Yes, limited mobility or wheelchair user

Yes, other (please specify) _____

Q26 To be eligible for an affordable property, you need to be on the housing register. Is the household registered on the Basingstoke & Deane Homebid Housing Register?

☐ Yes What is your/their reference number? _____

☐ No If the household is interested in affordable housing, please provide your/their contact details:

Name:
Address:

Tel:
Email:

Basingstoke Homebid (join the waiting list) www.basingstokehomebid.org.uk

To be eligible for an affordable property, you need to be on the housing register – you can apply online through the link above. This link takes you to the Basingstoke Homebid homepage where you can register a housing application. Click on "How to use the Service" on the left hand side, then click "Step 1 – Registration". If you would prefer a paper copy of the registration form or have any questions about registering, you can contact the Basingstoke Housing Team on: 01256 845250 or by e-mail at housing@basingstoke.gov.uk

In order to be considered for an affordable home, you must be registered on the Council's Housing Register. It is in your interest to register as soon as possible.

Please use the space below if you wish to make further comments. These comments may be included, without mentioning anyone's name, in the final report produced.

Thank you very much for your time and effort, we really appreciate it. Please return Part 1 and Part 2 in the FREEPOST envelope supplied by 20th October.

Appendix 5: Data Tables of Questionnaire Results

690 questionnaires delivered
298 questionnaires completed
Response rate: 43.2%

Please note that percentages are shown to one decimal place. Not all percentages will therefore appear to add up to 100%

PART 1

Q1. Age/gender Profile of Survey Respondent's Household

Gender	Age	Frequency	Valid Percentage
Male	**0-15**	**26**	**4.2%**
Male	**16-24**	**14**	**2.3%**
Male	**25-44**	**51**	**8.3%**
Male	**45-64**	**88**	**14.4%**
Male	**65+**	**97**	**15.8%**
MALE TOTAL		276	45.0%
Female	**0-15**	**28**	**4.6%**
Female	**16-24**	**22**	**3.6%**
Female	**25-44**	**44**	**7.2%**
Female	**45-64**	**118**	**19.2%**
Female	**65+**	**125**	**20.4%**
FEMALE TOTAL		337	54.7%
Invalid response		3	
TOTAL		616	100.0%

Q2. Type of Home

	Frequency	Valid Percentage
House	**228**	**77.3%**
Bungalow	**41**	**13.9%**
Flat/bedsit	**13**	**4.4%**
Caravan/Mobile Home	**11**	**3.4%**
Other	**2**	**0.7%**
Invalid response	3	
TOTAL	298	100.0%

Q3. How many bedrooms does your home have?

	Frequency	Valid Percentage
One	**24**	**8.2%**
Two	**54**	**18.4%**
Three	**100**	**34.0%**
Four +	**116**	**39.5%**
Invalid response	4	
TOTAL	298	100.0%

Q4. Who owns the home you live in now?

	Frequency	Valid Percentage
Self (with/without mortgage)	**244**	**83.0%**
Private Landlord	**23**	**7.8%**
Tied or linked to job	**2**	**70.0%**
Housing Association	**24**	**8.2%**
Local Authority	**1**	**30.0%**
Shared ownership	**0**	**0.0%**
Invalid response	4	
TOTAL	298	100.0%

Q5a. How long have you lived in this house?

	Frequency	Valid Percentage
Less than 3 years	**41**	**13.9%**
Between 3 and 10 years	**58**	**19.7%**
10 or more years	**195**	**66.3%**
Invalid response	4	
TOTAL	298	100.0%

Q5b. How long have you lived in Sherfield-on-Loddon?

	Frequency	Valid Percentage
Less than 3 years	**33**	**11.8%**
Between 3 and less than 10 years	**48**	**17.1%**
10 or more years	**199**	**71.1%**
Invalid response	18	
TOTAL	298	100.0%

Q6. Would you like to move to a different property?

	Frequency	Valid Percentage
No, I'd like to stay in this house	**230**	**78.0%**
Yes, but within SoL	**45**	**15.3%**
I want to leave SoL	**20**	**6.8%**
Invalid response	9	
TOTAL	298	100.0%

Q7. For those who wish to move house but stay within Sherfield-on-Loddon, what is the main reason for wanting to move?

	Frequency	Valid Percentage
Larger house/garden	**20**	**29.0%**
Smaller house/garden	**24**	**34.8%**
Health/disability reasons	**4**	**5.8%**
Different house/location	**6**	**8.7%**
Want to self-build	**2**	**2.9%**
To release some equity	**7**	**10.1%**
Other	**6**	**8.7%**
Invalid response	0	
TOTAL	69	100.0%

NB. 45 households were eligible for this question. Some gave more than one reason

Q8a. Have any members of your family left the Parish in the last few years?

	Frequency	Valid Percentage
Yes	**93**	**32.1%**
No	**197**	**67.9%**
Invalid response	8	
TOTAL	298	100.0%

Q8b. If yes … why did they leave?

	Frequency	Valid Percentage
Employment	**67**	**37.9%**
Further Education	**32**	**18.1%**
Lack of suitable Housing	**25**	**14.1%**
Relationship reasons	**46**	**26.0%**
Other	**7**	**4.0%**
Invalid response	1	
TOTAL	178	100.0%

NB. 93 households were eligible for this question, citing 161 leavers. Some gave more than 1 reason for leaving

Q8c. Do you think they would return if there was suitable housing to buy or rent in the parish?

	Frequency	Valid Percentage
Yes	**19**	**21.6%**
No	**44**	**50.0%**
Maybe	**25**	**28.4%**
Invalid response	5	
TOTAL	93	100.0%

Q9a. Do you know of any other people who have left the Parish in the last few years because they could not find suitable housing to buy or rent?

	Frequency	Valid Percentage
Yes	**55**	**19.1%**
No	**233**	**80.9%**
Invalid response	10	
TOTAL	298	100.0%

NB. Approximately 426 people were identified as having left the parish for this reason. However, many are likely to have been counted more than once.

Q9b. Do you think they would return if there was suitable housing to buy or rent in the parish?

	Frequency	Valid Percentage
Yes	**26**	**48.1%**
No	**4**	**7.4%**
Maybe	**24**	**44.4%**
Invalid response	1	
TOTAL	55	100.0%

Q.10 Will anyone currently living in your home need or want a separate home within the next 5 years?

	Frequency	Valid Percentage
Yes	**36**	**12.9%**
No	**244**	**87.1%**
Invalid response	18	
TOTAL	298	100.0%

PART 2

The following questions were answered only by those who said that they, a family member or a friend would need a new home for purchase or rent in Sherfield-on-Loddon within the next three years.

56 responses were received

Q11a. Does the household needing to move currently live in the village?

	Frequency	Valid Percentage
Yes	**43**	**78.2%**
No	**12**	**21.8%**
Invalid response	1	
TOTAL	56	100.0%

Q11b. Of those answering "yes", how long have they lived there?

	Frequency	Valid Percentage
Less than 1 year	**1**	**3.0%**
1 to 4.9 years	**3**	**9.1%**
5 to 9.9 years	**7**	**21.2%**
10 to 19.9 years	**4**	**12.1%**
Over 20 years	**18**	**54.5%**
Invalid response	10	
TOTAL	43	100.0%

Q12. Of those answering "no", what is their connection to the village?

	Frequency	Valid Percentage
Used to live in the village	**3**	**42.9%**
Family live in village	**4**	**57.1%**
Work in the parish	**0**	**0.0%**
Invalid response	5	
TOTAL	12	100.0%

Q13. Who owns the home the household lives in now?

	Frequency	Valid Percentage
Household (with/without mortgage)	**32**	**60.4%**
Private landlord/agent	**10**	**18.9%**
Housing Association	**5**	**9.4%**
Local Council	**0**	**0.0%**
Relative/friend	**5**	**9.4%**
Tied or linked to job	**1**	**1.9%**
Invalid response	3	
TOTAL	56	100.0%

Q14. Why does the household want a new home?

	Frequency	Valid Percentage
Want a bigger home/garden	**18**	**19.1%**
To live with new partner/family	**3**	**3.2%**
Currently renting and want to buy	**3**	**3.2%**
Want to buy or rent first home	**12**	**12.8%**
Retirement	**7**	**7.4%**
Would like to self-build	**2**	**2.1%**
Want a smaller home/garden	**23**	**24.5%**
To be nearer family	**5**	**5.3%**
Disability/health/access	**7**	**7.4%**
Financial problems	**2**	**2.0%**
Current housing insecure	**1**	**1.1%**
Divorce/separation	**4**	**4.3%**
Closer to shops/services	**4**	**4.3%**
Nicer location	**1**	**1.1%**
Want to move back to SoL	**2**	**2.1%**
Invalid response	6	
TOTAL	100	100.0%

NB. 50 households provided valid responses to this question. Many chose more than one category

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

Gender	Age	Frequency	Valid Percentage
Male	**0-15**	**7**	**7.1%**
Male	**16-24**	**6**	**6.1%**
Male	**25-44**	**16**	**16.3%**
Male	**45-64**	**6**	**6.1%**
Male	**65+**	**8**	**8.2%**
MALE TOTAL		43	43.9%
Female	**0-15**	**7**	**7.1%**
Female	**16-24**	**12**	**12.2%**
Female	**25-44**	**11**	**11.2%**
Female	**45-64**	**11**	**11.2%**
Female	**65+**	**14**	**14.3%**
FEMALE TOTAL		55	56.1%
Invalid response		5	
TOTAL		103	100.0%

Q16. What is the employment status of the people aged 16+ who would live in the home?

	Frequency	Valid Percentage
Full time employment	**27**	**34.6%**
Part time employment	**7**	**9.0%**
Self employment/own business	**10**	**12.8%**
Full time education	**3**	**3.8%**
Unemployed and seeking work	**0**	**0.0%**
Unemployed and not seeking work	**4**	**5.1%**
Retired	**27**	**34.6%**
Invalid response	7	
TOTAL	85	100.0%

Q17. What is the minimum number of bedrooms your new home will need?

	Frequency	Valid Percentage
1 Bedroom	**8**	**16.0%**
2 Bedroom	**27**	**54.0%**
3 Bedroom	**9**	**18.0%**
4 Bedroom	**6**	**12.0%**
Invalid response	6	
TOTAL	56	100.0%

Q18. What type of accommodation would this household need?

	Frequency	Valid Percentage
House	**34**	**58.6%**
Bungalow	**13**	**22.4%**
Sheltered/supported housing	**4**	**6.9%**
Flat/maisonette	**7**	**12.1%**
Invalid response	3	
TOTAL	61	100.0%

NB. 50 households answered this question. Some chose more than 1 option

Q19. Is there a lack of suitable housing in the parish to meet your needs?

	Frequency	Valid Percentage
Yes	**38**	**74.5%**
No	**6**	**11.8%**
Don't know	**7**	**13.7%**
Invalid response	5	
TOTAL	56	100.0%

Q20. If the household wishes to buy, what is their maximum price range?

	Frequency	Valid Percentage
Up to £150,000	**6**	**17.1%**
£151,000 to £250,000	**9**	**25.7%**
£251,000 to £350,000	**11**	**31.4%**
£351,000 to £450,000	**5**	**14.3%**
More than £451,000	**4**	**11.4%**
Invalid response	21	
TOTAL	56	100.0%

Q21. If the household wishes to rent, what is their maximum monthly rent?

	Frequency	Valid Percentage
Up to £400 per month	**2**	**8.0%**
£401 to £500 per month	**3**	**12.0%**
£501 to £600 per month	**4**	**16.0%**
£601 to £700 per month	**3**	**12.0%**
£701 to £800 per month	**3**	**12.0%**
More than £801 per month	**10**	**40.0%**
Invalid response	31	
TOTAL	56	100.0%

Q22. What is the household's monthly income before deductions (excluding welfare benefits)?

	Frequency	Valid Percentage
Less than £417 per month	**1**	**2.3%**
£418 - £833 per month	**3**	**6.8%**
£834 - £1,667 per month	**9**	**20.5%**
£1,668 - £2,500 per month	**7**	**15.9%**
£2,501 - £3,333 per month	**9**	**20.5%**
£3,334 - £4,167 per month	**6**	**13.6%**
£4,168 - £5,000 per month	**2**	**4.5%**
£5,001 - £5,833 per month	**2**	**4.5%**
£5,834 - £6,667 per month	**0**	**0.0%**
£6,668 - £7,500 per month	**1**	**2.3%**
£7,501 - £8,333 per month	**1**	**2.3%**
£8,334 - £12,500 per month	**3**	**6.8%**
More than £12,500	**0**	**0.0%**
Invalid response	12	
TOTAL	56	100.0%

Q23. Is the household in receipt of any state benefits?

	Frequency	Valid Percentage
No	**34**	**57.6%**
Housing Benefit	**6**	**10.2%**
Jobseekers Allowance	**1**	**1.7%**
Income Support	**1**	**1.7%**
Disability Living Allowance	**3**	**5.1%**
Child/family tax credits	**3**	**5.1%**
State pension	**9**	**15.3%**
Employment support allowance	**2**	**3.4%**
Invalid response	4	
TOTAL	63	100.0%

NB. 52 households answered this question. Some chose more than 1 option

Q24. What sort of tenure would the household prefer?

	Frequency	Valid Percentage
Purchase	**35**	**61.4%**
Shared ownership	**1**	**1.8%**
Self-build	**1**	**1.8%**
Rent (social)	**14**	**24.6%**
Rent (private)	**3**	**5.3%**
Any	**3**	**5.3%**
Invalid response	3	
TOTAL	60	100.0%

NB. 53 households answered this question. Some chose more than 1 option

Q25. Does anyone in the household have a supported housing need?

	Frequency	Valid Percentage
No	**47**	**95.9%**
Yes	**2**	**2.0%**
Invalid response	7	
TOTAL	56	100.0%

Q26. Is the household registered on the B&D Homebid Housing Register?

	Frequency	Valid Percentage
Yes	**7**	**15.6%**
No	**38**	**84.4%**
Invalid response	11	
TOTAL	56	100.0%