



Micheldever Parish

Housing Need Survey

DRAFT Report

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Completed by Action Hampshire

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1. Introduction and Background Information

Key features

. The Micheldever Housing Needs Survey was undertaken during December 2019 and January 2020. The survey was designed to identify the housing needs of those people with a connection to the parish of Micheldever. All households 721 households within the parish were sent an introductory letter with a survey enclosed.

Residents were asked to complete the survey, even if they themselves were not in housing need, so that a comprehensive view of the overall housing picture could be obtained. In addition they were asked to pass on the survey to any close family members who had left the parish due to a lack of appropriate housing.

The introductory letters and surveys were sent out at the start of December 2019 and the deadline for returned information was set as Friday 17th January 2020. Over this period a total of 141 survey responses were received, representing a response rate of 19.8%.

Introduction to the survey

Micheldever Parish Council and Action Hampshire have been working together for a number of years, engaging with the community to identify suitable small sites on which to build affordable housing for local people. One such example being the development of 15 new affordable homes at Barron Close, completed in February 2014.

The purpose of this survey was to find out if there was a current need for a new affordable housing scheme that prioritised those with a local connection to the parish for the homes .The last housing need survey was conducted more than 10 years ago and the parish council were keen to refresh this and find out what the level of current need, if any was required. As a consequence of these discussions, a new survey was commissioned that would look at both the current need alongside the level of community support for any new affordable homes that might be promoted as a result of the findings.

By local connection it is meant that the householder either lives or works in the parish or needs to live in the parish to support or be supported by a close family member who lives there.

This report provides an independent assessment of the housing need in the parish and details the results of the survey. A copy of the letter sent to all residents of the

parish and the questionnaire used in the survey can be found in Appendix 1 and 2.

The findings in this report are based on the survey results. They should be read in conjunction with other district-wide housing need surveys, the housing market assessment and affordable housing and planning policies, in order to place the conclusions in a district-wide, sub-regional and regional context.

Background information

Housing is an important issue in rural communities. Rising house prices have far outstripped average increases in earnings, meaning that local people on low or average earnings can be priced out of their local area.

Housing is, on average, less affordable in rural areas than in urban areas, and in 2016 the cheapest homes in rural areas cost 8.3 times lower incomes, compared with 7 times in urban areas¹. In 2017, the cheapest homes in the Winchester City Council District area cost 11.04 times the lower quartile of average annual incomes².

Existing housing stock within Micheldever parish

The table below identifies the mix of housing tenures within Micheldever Parish as compared to England more generally.

	Micheldever		England	
	Parish		Country	
	count	%	count (000)	%
All households	577	100	22,063	100
Owned	392	67.9	13,975	63.3
<i>Owned outright</i>	178	30.8	6,746	30.6
<i>Owned with a mortgage or loan</i>	214	37.1	7,229	32.8
Shared ownership	14	2.4	174	0.8
Social rented	61	10.6	3,904	17.7
<i>Rented from council (Local Authority)</i>	34	5.9	2,080	9.4
<i>Other</i>	27	4.7	1,824	8.3
Private rented	93	16.1	3,716	16.8

¹ [Affordable housing saving rural services: Rural life monitor 2017, National Housing Federation](#)

² [House price to residence-based earnings ratio, Office for National Statistics](#)

<i>Private landlord or letting agency</i>	85	14.7	3,402	15.4
<i>Other</i>	8	1.4	314	1.4
Living rent free	17	2.9	295	1.3

(Data source: 2011 Census)

The majority of homes in Micheldever are lived in by owner occupiers (67.9%) which is in line with the national average. There is less social housing and approximately the same level of private rented housing in the Parish as there is across the whole country. There are 2.9% of households in Micheldever living rent free compared with 1.3% nationally which may suggest a higher number of hidden households: those living with friends or family and in need of their own home but without the financial means to move out.

Of the social housing currently in Micheldever Parish 14 units (2.4%) are shared ownership, 34 (5.9%) rented from a local authority and 27 (4.7%) rented from another social landlord (housing association). That means there is a shared ownership to social/affordable rented ratio of 1:4.38 in Micheldever as compared to 1:22.44 nationwide meaning there are significantly more shared ownership properties relative to social/affordable rented in Micheldever as compared to the national average.

Population

The 2011 Census indicated that Micheldever Parish had a population of 1,387 across 577 households. The table below shows the age range of the residents recorded. This is compared with the population of the Winchester City Council district area and with England as a whole.

Age	Micheldever		Winchester		England	
	count	%	count (000)	%	count (000)	%
All usual residents	1,387	100.0	116,595	100.0	53,012,456	100
Age under 16	285	20.5	21,485	18.4	10,022,836	18.9
Age 16 to 29	122	8.8	19,831	17.0	9,935,641	18.7
Age 30 to 64	771	55.6	53,500	45.9	24,393,450	46.0
Age 65 and over	209	15.1	21,779	18.7	8,660,529	16.3
Mean Age	40.8	-	40.9	-	39	-
Median Age	42.0	-	42	-	39	-

(Data source: 2011 Census)

Micheldever Parish is home to similar levels of people under the age of 16 and

over the age of 64 as in the Winchester district and the country more generally. For the age groups in between there are proportionally less in the 16 to 29 age bracket in Micheldever (8.8%) compared to Winchester (17%) and England (18.7%). There are more people in the 30 to 64 age bracket living in Micheldever (55.6%) than in Winchester (45.9%) and England (46%).

Existing demand for affordable housing and stock turnover

There are currently 20 households with a local connection to Micheldever Parish who have been assessed by Winchester City Council as needing rented social housing. The property sizes needed is displayed below.

Property size	Number needed
1 bedroom	12
2 bedroom	5
3 bedroom	3

Winchester City Council own 44 homes in Micheldever Parish and over the last 5 years 12 have become vacant. At that turnover rate (2.4 per year) it would take at least 9 years to satisfy the demand of people currently on the waiting list and that is not accounting for any new registrations which may take place over that period.

2. Survey Purpose and Approach

The purpose of the survey was to obtain detailed information about the current housing situation within the parish, specifically regarding current living arrangements and demand for new housing and how that might change in the coming years.

The survey took the form of a postal questionnaire, with a copy of the survey along with a covering letter from the Parish Clerk posted to all households in the area. Residents were advised they could obtain additional surveys for other households at the same address or for close family members who had left the parish but who require housing within the area.

The survey and letters were sent out in December 2019 and a deadline of Friday 17th January 2020 given for their return. A total of 141 responses were received representing a response rate of 19.8%.

The survey was based on an established survey format and all households in the parish were asked to complete Part 1 in order to provide an overview of the current housing situation in the area and to canvass opinion about possible future development and sites. Only those with a need for local housing within the next 3 years were invited to complete Part 2 which focussed on the demand for new housing.

The questions contained within in the survey were produced by the Rural Housing Enabler in collaboration with the Parish Council and Winchester City Council. It should be noted that some respondents did not answer all of the questions asked. The percentages quoted are based on the responses received for that particular question and the number of respondents is noted.

It is hoped that this report is clear and understandable but some terms have differing definitions, not least '*What is affordable housing*'?

We have used the following definition from the National Planning Policy Framework (published February 2019) in this report:

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

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

Some of the survey results have been cross referenced with information from the Office for National Statistics (ONS). Supporting/background information has also been provided from housing and affordability reports produced by and/or for Winchester City Council. These sources have been identified throughout the report.

Respondents were also given the opportunity to provide further comments about their housing situation, their local connection and to provide any other comments at the end of the survey. These responses (anonymised where required) and complement the statistical analysis.

3. Key Findings and Recommendations

The analysis contained within this report is based on the 141 survey responses received from households across Micheldever Parish. A full summary of responses to all questions asked within the survey is contained within section 4 of this report. This section seeks to draw out the key findings from this summarised data and suggest a series of recommendations moving forward.

Part 1 - Current housing situation and connection to the parish (all households)

- A total of 141 households, comprising 338 household members, answered this part the survey indicating an average of 2.4 people per household.
- The majority of respondents live in Micheldever or Micheldever Station with the remainder living in the surrounding villages.
- Of the 141 survey respondents, 24 stated their present accommodation was not adequate for their current and future needs suggesting they may need to move either now or in the future.
- In total, 16 indicated that they had family who had left the parish in the last few years due to difficulty finding a suitable home locally.
- Over half of those responding said they would be looking for rented social housing or Shared Ownership if they were seeking a move.
- The overwhelming majority of people answering the survey (88%) stated they would like to stay within the parish if they moved.
- When asked if they would support a small development of affordable housing in the parish, 78% of respondents answered that they would, as long as there was a proven need from residents with a genuine local connection.
- A total of 28 people answered the question about possible sites for such a development with the most common suggestions being land adjacent to Barron Close and also to the vicarage.

Part 2 - Information about the household and type of home required (those in need of housing)

- Only people who may have a need for local housing within the next 3 years and want to live in or return to the parish were invited to complete this section.

- A total of 22 survey respondents went on to answer the questions in this part of the survey.
- The current living arrangements of those indicating a need to move were relatively evenly split between owner occupiers, living with family, social renters and private renters.
- The most common answers for why respondents needed a new home were: wanting to start first home, need a smaller home, need larger home, and cannot afford rent/mortgage.
- A need for two and three bedroom sized properties was most common with 8 people selecting each of these options and 6 selecting one bedroom.
- Most respondents (12) indicated that they felt discounted home ownership was the tenure that best suited their needs. Renting from a social landlord was the second most popular option with 11 respondents selecting this option.
- The income banding that most households responding to Part 2 placed themselves within was £20-30k, with 20% earning less than £20k, 35% earning £30-50k, and 10% earning over £50k.
- Households earning less than £76,114 cannot afford to buy the cheapest 25% of homes within the Winchester local authority area
- The majority of respondents did not have a supported housing need but 2 people indicated they have limited mobility and 1 needs support to live independently.

Conclusions

- The Housing Needs Survey results have shown that there is support in the parish for a new local needs housing scheme which prioritises people with a local connection to the parish. 78% of respondents to the survey gave this support.
- Respondents have suggested a number of sites that might be considered to provide this housing. An assessment of the the availability and suitability of suggested sites would need to be undertaken in the future if the parish council wished to progress this.
- 22 households responded to the survey stating they had a need for alternative housing in the parish within the next 3 years. 90% of these (20) currently live in the parish.
- The main reasons for needing a home included those wanting to downsize to smaller homes, those wanting to upsize to larger homes, those wanting to start a first home and those finding it difficult to afford their current home and needing something more affordable.

- The most preferred tenure was discount home ownership such as shared ownership, closely followed by affordable rent from a housing association or council. A number of residents also wanted open market accommodation. Any new housing opportunities should consider this information when considering the mix of homes to be provided.
- 12 households confirmed that they were registered on one of the housing registers for affordable rented or discount market home ownership housing provided by Hampshire Home Choice or Help to Buy.
- 10 respondents needing housing are not currently registered and the parish council may wish to encourage residents needing this type of housing to register with these organisations.

Recommendations

It is recommended that the Parish Council:

- Support a new scheme of rural affordable housing for the parish which prioritises those with a local connection to the parish for the homes.
- It is suggested that the small scheme should meet a proportion of the identified local need within the parish, this should consist of a mix of discounted home ownership as well as affordable rented homes. All homes should be retained in perpetuity as affordable homes for local people. The exact number to be agreed with the parish council and Winchester city council.
- Investigate whether there is interest in the parish to consider developing homes through a community led housing model as well as through the traditional partnership model with a housing association or Winchester City Council.
- Consider developing a small number of open market homes which might satisfy the needs of residents wishing to downsize to smaller accommodation, which in turn could release the existing larger homes in the parish for those wanting larger family housing.
- The above recommendation takes into account that some stated needs may be speculative, subject to change in circumstances, ineligible on financial grounds or satisfied within the next three years from existing housing stock. The recommendations also take in to account the size of the Parish and the impact such a development could have.
- It should be remembered that a housing need survey is only a snapshot of the given need at any one time and whilst the scale of the need is not likely to change by the time any possible future scheme is achieved, the mix and size of units would need to be cross-referenced with the Hart Housing Register to ensure that the provision meets the emerging need with a local connection at

that time.

4. Summary of Micheldever Housing Need Survey responses

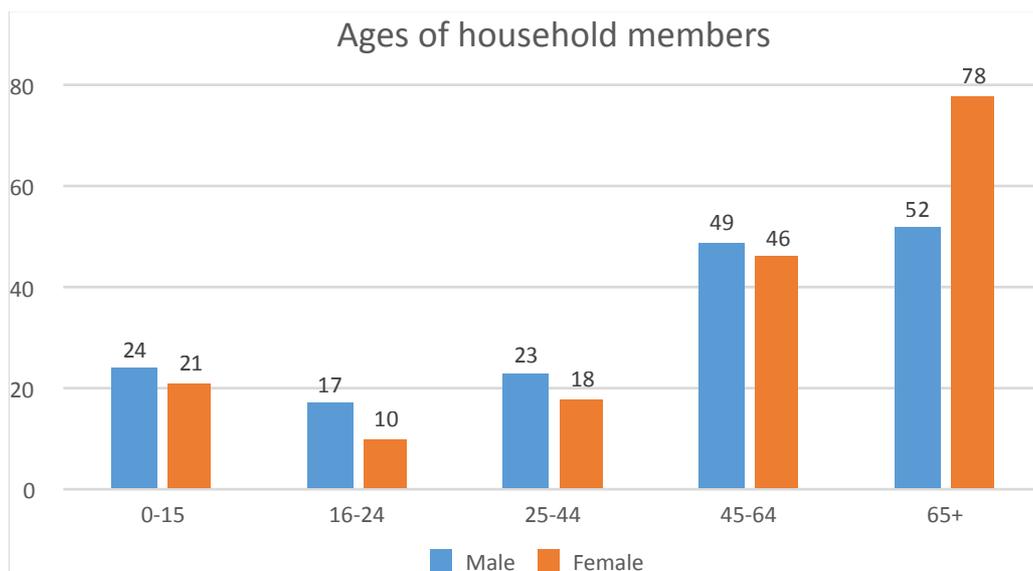
The responses to the survey questions have been presented through a series of graphs and tables. The majority of questions required a single response, but in some cases it was possible to select more than one option. Details of this have been provided within the analysis.

Part 1

All households within Micheldever were invited to complete Part 1 of the survey even if they don't have a need for affordable housing.

Question 1: Please tell us how many people of each age group live in your home

All 141 survey respondents answered this question and the ages of 338 household members were provided indicating an average of 2.4 people per household.



The largest age group identified was those aged 65 and over with household members in this bracket representing 38.5% of the total individuals for who age information was provided. This compares with the information outlined in section 1 of this report which stated that 15.1% of household members in Micheldever are aged 65 or above. This higher proportion of older people represented in the survey data suggests they were more likely to respond.

Just under half of people represented in the survey data were between the ages of 16 and 64 and 13% were under 16. The gender split in the 0-15 and 45-64 age groups was relatively equal, there were less women than men in the 16-24 and 25-44 age groups and less men than women in the over 65 category.

Question 2: Where do you live in Micheldever Parish?

A total of 140 people answered this question with 1 person skipping it, possibly due to them living elsewhere but wishing to move back to the parish.

Answer Choices	Responses	
Micheldever	44.29%	62
Micheldever Station	26.43%	37
East Stratton	17.14%	24
West Stratton	2.86%	4
West Colley	2.14%	3
Woodmancott	2.86%	4
Northbrook	4.29%	6
	Answered	140
	Skipped	1

The most responses were received from households living in Micheldever (62) and Micheldever Station (37). A further 24 responses were received from households in East Stratton and the remaining 17 came from West Stratton, West Colley, Woodmancott, and Northbrook.

Question 3: What type of home do you live in?

All 141 survey respondents answered this question.

Answer Choices	Responses	
House	85.11%	120
Bungalow	14.18%	20
Flat	0.71%	1
Caravan/mobile home	0.00%	0
Other (please specify)		1
	Answered	141
	Skipped	0

The majority of responses (85%) came from households living in a house with 14% living in bungalows and 1 household answering that they lived in a flat. The 'Other' response stated that they live in a terraced thatched cottage.

Question 4: How many bedrooms does your home have?

All 141 survey respondents answered this question.

Answer Choices	Responses	
Bedsit	0.00%	0
One	2.13%	3
Two	29.79%	42
Three	34.75%	49
Four or more	33.33%	47
	Answered	141
	Skipped	0

No responses were received from anyone living in a bedsit and 3 responses came from people living in a one bedroom flat. Around a third of respondents live in two bedroom flats with the remaining majority of households indicating that they live in three bedroom properties or larger.

Question 5: Who owns the home you live in now?

All 141 survey respondents answered this question.

Answer Choices	Responses	
Self (with/without a mortgage)	78.01%	110
Tied to a job	1.42%	2
Parents/relative	2.13%	3
Private Landlord	9.22%	13
Housing Association	6.38%	9
Other (please specify)		5
	Answered	141
	Skipped	0

A significant majority, 110 out of 141, indicated they were owner occupiers. The remaining 31 responses were split between private renters, housing association tenants, tied accommodation, those living with family and people who answered 'Other'. Of those 5 people who responded with 'Other' 3 stated they were council tenants, 1 was a Winchester Housing Trust tenant and 1 lived in a Shared Ownership property.

Question 6: How long have you lived in the Micheldever Parish?

A total of 140 survey respondents answered this question with one person skipping.

Answer Choices	Responses	
Less than 2 Years	9.29%	13
2-5 Years	8.57%	12
5-10 Years	14.29%	20
10 +years	67.86%	95
	Answered	140
	Skipped	1

Of those who answered, a majority (68%) have lived in the area for over 10 years with 14% having lived locally for between 5 and 10 years. Around 18% of respondents had lived in the area for less than 5 years.

Question 7: In your opinion, is your present accommodation adequate for your current and future needs?

All 141 survey respondents answered this question.

Answer Choices	Responses	
Yes	82.98%	117
No	17.02%	24
	Answered	141
	Skipped	0

A total of 117 out of the 141 respondents indicated that their current accommodation was adequate with 24 stating it was not, suggesting they have a current or future housing need.

Question 8: If your present home is not adequate for your current and future needs, what are the reasons?

A total of 25 survey respondents answered this question, a slight discrepancy from the number who indicated their accommodation was not adequate in the previous question.

Answer Choices	Responses
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Need to be closer to amenities	32%	8
Too small	28%	7
Rent/morgage too expensive	24%	6
Too large	24%	6
Too costly to heat	20%	5
Needs improvement or repair	12%	3
Other (please specify)	12%	3
Housing affecting health of family member	8%	2
Tenancy insecure	8%	2
Need to closer to carer or dependent	8%	2
Need to be closer to work	0%	0
	Answered	25
	Skipped	116

The answer that attracted the highest number of responses (8) to this question was 'Need to be closer to amenities' indicating that property location and access to services is a significant reason why people living in Micheldever may feel they need to move. In addition 2 people needed to move to be closer to a carer or dependent.

Closely behind this reason with 7 responses was people indicating a need to move due to current accommodation being too small and 6 people stating their current accommodation was too large.

Financial considerations were also at play with 6 people stating a need to move due to current rent or mortgage being too expensive and 5 because their home is too costly to heat.

Question 9: If you were seeking a move what tenure would you prefer?

This question was answered by 35 of the survey respondents.

Answer Choices	Responses	
Buying on the open market	48.57%	17
Renting Housing Association/ Council	37.14%	13
Shared Ownership	25.71%	9
Private Renting	11.43%	4
Other (please specify)	2.86%	1

	Answered	35
	Skipped	106

Of the 35 household who answered this question almost half (49%) would seek to buy on the open market if they were moving, while 37% would want to rent from a housing association or local authority.

A quarter indicated they would like to move into a Shared Ownership property and 11% would prefer private rented accommodation.

Question 10: Would you stay in the parish?

A total of 132 survey respondents answered this question with 9 skipping.

Answer Choices	Responses	
Yes	87.88%	116
No	12.12%	16
	Answered	132
	Skipped	9

It is clear that a vast majority of people who answered the survey would like to stay within Micheldever if they move home.

Question 11: Have any of your family left the parish in the last few years due to difficulty finding a suitable home locally?

This question was answered by 136 of the survey respondents with 5 choosing not to answer.

Answer Choices	Responses	
Yes	11.76%	16
No	88.24%	120
	Answered	136
	Skipped	5

While the majority of people who answered the survey have not had any family leave the parish due to difficulty finding a home locally, a total of 16 have. Meaning 12% of the households who answered the question have had family leave the area due to a lack of local housing options.

Question 12: What type of home were they looking for?

Of the 141 households who responded to the survey 17 answered this question with 124 skipping past.

Answer Choices	Responses	
Shared Ownership/Discounted Home Ownership	41.18%	7
Buying on the open market	35.29%	6
Renting Housing Association/Council	29.41%	5
Private Renting	17.65%	3
Other (please specify)	0.00%	0
	Answered	17
	Skipped	124

The survey indicated that low cost home ownership would have been the preferred tenure of family members who have left the area with 7 (41%) responses for that option. There were a further 6 (35%) responses for the buying on the open market option and 5 (29%) for renting from a housing association or council. There were 3 (18%) responses indicating households seeking accommodation in the private rented sector.

Question 13: Would you support a small development of affordable housing in the parish if there was a proven need from residents with a genuine local connection?

A total of 139 survey respondents answered this question with 2 people skipping.

Answer Choices	Responses	
Yes	77.70%	108
No	22.30%	31
If you wish to please give a reason for this view		51
	Answered	139
	Skipped	2

The majority of respondents, 108 out of 139 who answered the question, indicated that they would support a small development of affordable housing if the need was

evidenced. A total of 31 respondents stated they would not support such a development. Of the people who answered this question 51 gave reasons for their view – these response have been categorised below.

View	Reason	Responses
Support	Need for affordable housing	10
	Need for mixed community (ages/incomes/ economic status)	6
	To enable local people to live in the area they grew up	8
	Downsizing options for older people needed	3
	Previous small affordable housing developments in area have worked well	2
	If for local people and need is proven	7
	Against	Lack of local infrastructure
	Area already overcrowded	1
	No need for more affordable housing	3
	Green space should be protected	1
Neutral	General comments or unclear if for/against	4

Of those who have reasons for their view on whether they would support a new development of small scale affordable housing in the parish, 36 gave reasons in support, 11 against and 4 were either neutral or it was unclear whether they supported or opposed.

Question 14: Do you know of any local sites in the parish that may be suitable for this?

In total 28 people answered this question and 113 skipped it. The 28 responses are categorised below.

Location	Responses
Barron Close	7
Northbrook	2

General – supportive	1
General – against	1
Adjacent to council houses in East Stratton	1
Adjacent to village green in East Stratton	1
The old cricket fields	1
Adjacent to the Micheldever vicarage	5
Adjacent to the Crease Cottages	1
Old allotments in East Stratton	1
Garages in South Brook Cottages	1
Adjacent to village hall in East Stratton	1
Outskirts of Micheldever	1
Near Overton Road	2
Westbrook farm buildings, Northbrook	1

The most responses (7) were for Barron Close, adjacent to the previous affordable housing development. A further 5 people listed land adjacent to the vicarage as a suggested location. Northbrook and near Overton Road were both suggested by 2 people with a number of other sites being proposed by 1 person only.

Question 15: What type of housing, if any, do you think is needed in the parish?

In total 109 survey respondents answered this question with 32 opting to skip. People were able to, and did, choose more than one answer for this question.

Answer Choices	Responses	
Housing for first time buyers	45.87%	50
Housing for families	41.28%	45
Housing for older people to downsize	49.54%	54
Affordable housing for local people to rent or part buy	71.56%	78
Other (please specify)		3
	Answered	109
	Skipped	32

The most popular answer, with 72% of people who answered the question selecting it, was affordable housing for local people to rent or part buy. The second most chosen response was housing for older people to downsize with around half of respondents choosing that option.

Housing for first time buyers and housing for families attracted the support of 46% and 41% of respondents respectively.

Question 16: Does anyone living in your home need a separate home now or in the next 5 years?

A total of 130 people answered this question with 11 skipping past.

Answer Choices	Responses	
Yes	15.38%	20
No	84.62%	110
If yes, in how many years?		14
	Answered	130
	Skipped	11

The majority of respondents (85%) did not have anyone living with them who needed a home now or in the next 5 years, however a significant minority of 20 (15%) respondents did.

Respondents were invited to state in how many years the person living with them would require their own home with 14 people answering this question. The average response given was 2.6 years.

Question 17: Do they wish to stay in the parish?

A total of 39 survey respondents answered this question with 102 choosing to skip.

Answer Choices	Responses	
Yes	64.10%	25
No	35.90%	14
	Answered	39
	Skipped	102

Of those that did answer, 25 (64%) responded that the persons they had referred to in Question 16 did wish to remain living within the parish area. With the remaining 14 (36%) respondents saying the people they'd referred to in Question 16 did not wish to stay in the area.

Question 18: What tenure are they looking for?

A total of 22 survey respondents answered this question with 119 skipping. A number of people selected more than one answer for this question.

Answer Choices	Responses	
Renting Housing Association/Council	27.27%	6
Shared Ownership/Discounted Home Ownership	40.91%	9
Private Renting	27.27%	6
Buying on the open market	31.82%	7
Other (please specify)	0.00%	0
	Answered	22
	Skipped	119

The most popular answer to this question was Shared Ownership/discounted home ownership with 9 people (41%) selecting this option. In second place with 7 people (32%) selecting it was buying on the open market. Renting from a housing association/council and renting privately both attracted 6 selections (27%).

Question 19: Any other comments

A total of 15 survey respondents chose to leave additional comments in response to this question and those comments are reproduced below in full.

1. *“My eldest daughter turns 16 in less than 2 years and will then need her own bedroom. We love this area and want to stay but just need another bedroom.”*
2. *Forced due to move away from village due to work and now have to commute in every day (comment summarised)*
3. *“A further development like this in the parish is essential for our young people to be able to live and work locally, contributing to the parish in many ways. Also, for the older generation wanting to downsize.”*
4. *“I hope this can go ahead, I know several people locally who have family wishing to buy/rent properties locally but just cant afford it. It would enhance village life”*
5. *“Don’t build on greenfield”*
6. *“It would be helpful if the council could improve cycle/walking routes between the villages and the station.”*

7. *“Need new electrical charging points for electric cars”*
8. *“The country needs more housing but to crowd more homes into small villages without the infrastructure is not the way to go. More houses mean more cars, delivery vans, etc, but with narrow lanes and no pavements this is dangerous. We need green spaces for mental health.”*
9. *“Any new developments need to maintain the existing character of the current villages. If a family income is such that they need affordable housing then that housing must not be sited where they have to spend lots on transport. Our infrastructure can only cope with small scale developments”*
10. *“I would say that there are other areas in the Winchester area that would be more suitable for a proposed site, because we have no amenities”*
11. *“Micheldever / East Stratton currently has no shop and very soon no bus service, so is unsuitable for older people when they give up driving. Any new housing must be sensitive to existing housing. No need for more open market housing - not one house has sold in Micheldever since June”*
12. *“Lessons should be learnt from Barron Close. It cost so much to develop on flood plain. I think there is a discrepancy between the rents charged by council and housing trust. Not all properties being used for local people. Not enough attention paid to infrastructure”*
13. *“We like what has been done with Barron Close. Developments need to be timed right, when there are enough people”*
14. *“Green spaces within the centre of the village are gradually disappearing. It seems anything outside the conservation area can be built on. Not good”*
15. *“It is important that new developments have good architecture and not look like barracks”*

Part 2

Only people who may have a need for local housing within the next 3 years and want to live in or return to the parish were invited to complete this section.

Question 1: Does the household needing to move currently live in the parish?

A total of 22 survey respondents answered this question.

Answer Choices	Responses	
Yes	90.91%	20
No	9.09%	2
If yes, how many years have they lived in the parish?		9
	Answered	22
	Skipped	119

Of those who answered this question 20 (91%) responded Yes and 2 (9%) No, indicating that the vast majority of households answering the question and in need of local housing currently live in the parish.

A total of 9 survey respondents provided an answer to the question asking how long they had lived in the parish with the average response being 24 years.

Question 2: If the household does not live in the parish now, what is their connection to it?

A total of 3 people answered this question, a slight discrepancy from the previous question were only 2 respondents indicated they did not live in the parish. Of the 3 that did answer this question 1 person said they used to live in the parish between 6 and 10 years ago and 2 said they have had close family living in the parish for over 21 years.

Question 3: Who owns the home you/they live in now?

In total 22 survey respondents answered this question.

Answer Choices	Responses	
Self (with/without a mortgage)	22.73%	5
Tied to a job	4.55%	1
Parents/relative	22.73%	5
Private Landlord	22.73%	5
Housing Association	27.27%	6
Council	0.00%	0
Other (please specify)		
	Answered	22
	Skipped	119

The most common answer was for respondents to currently live in a Housing Association property with 6 (27%) out of 22 people indicating this option. Owner occupation, living with family, and privately renting all attracted 5 responses and 1 person is living in tied accommodation.

Question 4: Why do you/they need a new home in this parish?

A total of 21 people answered this question and their answers are detailed below. A number of respondents selected more than one option.

Answer Choices	Responses	
Want to start first home	23.81%	5

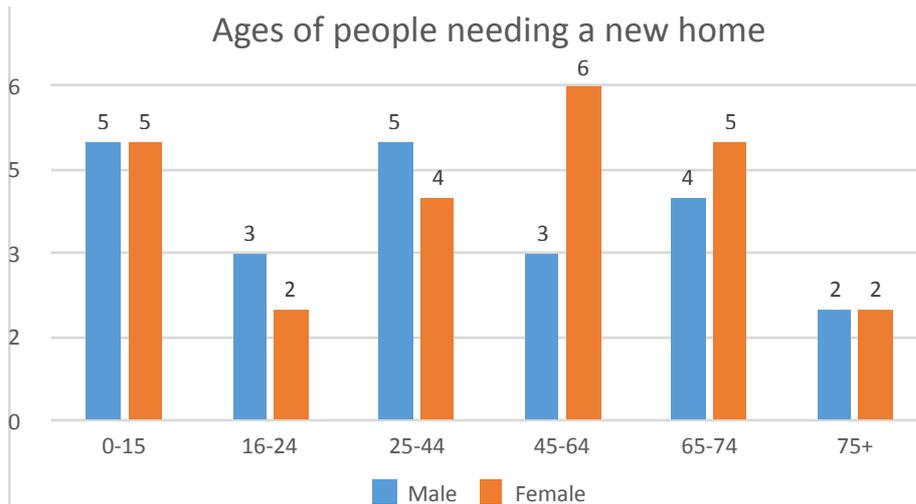
Need smaller home e.g. downsizing	23.81%	5
Need larger home	23.81%	5
Cannot afford mortgage/rent	23.81%	5
To be near work	19.05%	4
Divorce/separation	9.52%	2
Overcrowding	9.52%	2
To be near family	9.52%	2
Special needs/disability	9.52%	2
Current tenure insecure	9.52%	2
Home in need of repair	4.76%	1
Current home affecting health	4.76%	1
Other	4.76%	1
<i>Please use the space below to explain the households current housing situation in more detail.</i>		12
	Answered	21
	Skipped	120

The most common answers for why respondents need a new home were: wanting to start first home, need a smaller home, need larger home, and cannot afford rent/ mortgage – all of which attracted 5 responses.

A number of people (4) were needing to move to be nearer work and the remaining responses were spread over the other options in the table above. 12 respondents used the space below the question to give more information about why they'd chosen the option they did – all of these were expansions on the reasons summarised by the answer choices in the table.

Question 5: How many people of each age group would live in the new home?

A total of 21 people answered this question and provided age information regarding 46 household members.



The most common answer to this question was for female household members in the 45-64 age bracket. Notably there were twice as many female household members in this age group as there were male.

There were either 4 or 5 household members in the male and female categories for each of the 0-15, 25-44 and 65-74 age brackets. There were either 2 or 3 males or females in the 16-24 and 75+ age groups.

Question 6: What sort of new household will you/they be?

A total of 21 survey respondents answered this question.

Answer Choices	Responses	
A single person	28.57%	6
A couple	33.33%	7
A family	33.33%	7
Other (please specify)		1
	Answered	21
	Skipped	120

A third of respondents (7) indicated they will be forming part of either a couple or a family unit if they move into a new home. 6 people stated they would be living alone

as a single person and 1 respondent specified they need to move in order to obtain an additional bedroom for a carer.

Question 7: How many bedrooms do you/they need?

A total of 22 survey respondents answered this question.

Answer Choices	Responses	
One	27.27%	6
Two	36.36%	8
Three	36.36%	8
Four	0.00%	0
	Answered	22
	Skipped	119

The most needed size of property was two or three bedroom with 8 respondents selecting each of these options. A further 6 people indicated a need for a one bedroom property and there was no need identified for larger properties of four or more bedrooms.

Question 8: Which tenure would best suit your housing need?

In total 21 people answered this question and their responses are detailed in the table below. A number of respondents selected more than one option.

Answer Choices	Responses	
Renting (Housing Association/Council)	52.38%	11
Discounted Home Ownership (part rent/part buy)	57.14%	12
Buying from the open market	38.10%	8
Private renting	4.76%	1
	Answered	21
	Skipped	120

The most commonly selected housing tenure was Discounted Home Ownership with 12 (57%) of respondents choosing this option. A further 11 (52%) chose rented social housing and 8 (38%) indicated they'd wish to buy on the open market. Just 1 person (5%) stated they'd best suit private renting.

Question 9: What is the household's gross annual income (before deductions)?

A total of 20 households answered this question.

Answer Choices	Responses	
Under £10,000	0%	0
£10,000-£20,000	20%	4
£20,001-£30,000	35%	7
£30,001-£40,000	20%	4
£40,001-£50,000	15%	3
£50,000+	10%	2
	Answered	20
	Skipped	121

The highest number of respondents chose the £20,001-£30,000 income banding with 7 households (35%) indicating they fell into this category. A further 4 households (20%) selected the £10,001-£20,000 or £30,001-£40,000 bandings. 3 households stated an income of £40,001 and £50,000 and 2 said theirs was in excess of £50,000.

According to the Housing Cost Affordability Tool produced by Community Led Homes households earning less than £76,114 cannot afford to buy the cheapest 25% of homes within the Winchester local authority area³. As such it's unclear whether any of the households who have indicated a need for housing within Micheldever would be able to afford to buy on the open market.

Question 10: How much would you be able to pay towards your new home?

A total of 18 people answered this question and their responses are detailed below.

Answer Choices	Responses
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³ <https://www.communityledhomes.org.uk/resource/housing-cost-affordability-tool>

Under £1,000	5.56%	1
£1,000-£5,000	33.33%	6
£5,001-£10,000	16.67%	3
£10,001-£15,000	16.67%	3
£15,001-£20,000	0.00%	0
Over £20,000	27.78%	5
	Answered	18
	Skipped	123

The most common amount that households would be able to pay towards their new home was between £1,000 and £5,000 with 6 respondents indicating this. A further 5 households stated they could pay in excess of £20,000 towards the cost of their new home.

Question 11: Will you be claiming housing benefit?

A total of 21 survey respondents answered this question.

Answer Choices	Responses	
Yes	9.52%	2
No	90.48%	19
	Answered	21
	Skipped	120

The majority of people who answered (90%) indicated they would not be claiming housing benefit to help cover the costs of any new home they move in to.

Question 12: Does anyone in your household have a supported housing need?

A total of 22 survey respondents answered this question.

Answer Choices	Responses	
No	86.36%	19
Yes, needed to live independently	4.55%	1
Yes, limited mobility, wheelchair user	9.09%	2
Yes, other (please specify)	0.00%	0
If yes, please specify		0
	Answered	22

	Skipped	119
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The majority of people who answered this question (86%) stated that no one in their household has a supported housing need. Of those that did indicate a need, 2 stated that their household includes a person with limited mobility and 1 household includes someone who needs support to live independently.

Question 13: Are those requiring accommodation currently on the Local Authority or Housing Association housing register or waiting lists?

A total of 12 survey respondents answered this question. A number of these selected more than one option.

Answer Choices	Responses	
Hampshire Home Choice: Winchester City Council	83.33%	10
Help to Buy South Housing Register (for shared ownership and other forms of affordable home ownership)	33.33%	4
Yes, other	8.33%	1
Please provide reference number if known		6
	Answered	12
	Skipped	129

Out of the 12 households who answered this question 10 of them indicated they were registered on Hampshire Home Choice, the choice based lettings system for allocation social and affordable rented housing in the Winchester area.

A further 4 stated they were on the Help to Buy South housing register for shared ownership and other low cost home ownership options. The one household who answered ‘Other’ said they are registered on Homeswapper, the website that allows social housing tenants to find Mutual Exchanges.

Question 14: Any other comments

A total of 6 survey respondents chose to leave additional comments in response to this question and those comments are reproduced below in full.

1. *“This is a very segregated village with too many larger unaffordable homes at one end of the market. With a lack of accommodation for the elderly and people on low incomes. What happened to the bungalows that were to be built?”*

2. *"I think there is a genuine need for these low cost homes in the parish. I know quite a few people in a similar position as myself. Hoping this development goes ahead."*
3. *"I believe there is a need for affordable housing in Micheldever, as I know several people in the parish in a similar situation as myself. I really hope this development can go ahead"*
4. *"Need more shops and transport links in the area. This will bring more people to Micheldever and support local pubs"*
5. *"We are desperate for a bigger home and want to stay in Micheldever or one of the surrounding villages. We welcome any new affordable housing"*
6. *"More bungalows for elderly"*

5. Summary of settlement profile results

Micheldever central summary results completed by 62 respondents

Headline results.

- 79% or (48) of these respondents would support a small development of affordable housing in the parish if there was a proven need from residents with a genuine local connection. 21% or (13) would not.
- Regarding types of housing needed in the parish; 82% felt that affordable housing to rent or part-buy was most needed, followed by 43% who felt housing for older people to downsize. 38% felt housing for first time buyers and housing for families was needed.
- 14 of the 62 respondents felt that their present home was not adequate for their current and future needs. The main reasons included the need to be closer to amenities and too costly to heat (5). Rent or mortgage too expensive, home too large or too small (4). Home needs improvements, tenancy insecure or need to be closer to carer or dependents(2)
- 11 respondents went on to complete part 2 of the survey stating that they had a need for alternative housing in the next 3 years and would like to stay or move back to the parish. All 11 stated they are currently living in the parish
- Of these 4 had lived in the parish more than 21 years.
- 4 are currently living with parents, 2 are homeowners and 3 rent from a housing association.
- The reasons given for needing a home in the parish included wanting to start first home, to be near work, cannot afford rent or mortgage, need larger home or smaller. Other reasons include divorce/separation, disability or insecure tenancy.
- 5 require 1 bedroom, 3 require 2 bedroom and 3 require 3 bedroom accommodation.

- Regarding tenure 6 would prefer either affordable rent or discounted home ownership for example shared ownership. 3 wish to buy on the open market and 1 wants to rent privately.
- 2 would require some adaption to the home for mobility purposes
- 7 are currently registered either with Hampshire Home Choice for rented housing or Help to Buy South for shared ownership or other forms of affordable housing.

Micheldever Station results completed by 37 respondents

- Of these, 83% or (30) of these respondents would support a small development of affordable housing in the parish if there was a proven need from residents with a genuine local connection. 17% or (6) would not.
- Type of housing needed in the parish 65% of respondents felt affordable housing to rent or part buy was most needed, followed by homes for first time buyers (52%), homes for families and older people to downsize (48%).
- 4 of the 37 respondents felt their present home was not adequate for their current and future needs. The main reasons given included current home too small or too large, need to be closer to amenities, rent or mortgage too expensive.
- 5 respondents went on to complete part 2 of the survey stating that they had a need for alternative housing in the next 3 years and would like to stay or move back to the parish. 4 currently lived in the parish and 1 outside.
- Of these 2 had lived in the parish more than 21 years
- 2 are homeowners, 3 rent from the housing association.
- The reasons given why they need a new home in the parish include need larger home, cannot afford rent or mortgage, and divorce/separation.
- 1 requires 1 bedroom accommodation and 3 require 3 bedroom accommodation.

- Regarding preferred tenure for the new home, 2 would prefer affordable rent and 3 discounted home ownership for example shared ownership and 3 wish to buy on the open property market.
- 2 are currently registered either with Hampshire Home Choice for rented housing or Help to Buy South for shared ownership or other forms of affordable housing.

East Stratton, West Stratton, West Colley, Woodmancott and Northbrook completed by 41 respondents

- Of these 71% or (29) of these respondents would support a small development of affordable housing in the parish if there was a proven need from residents with a genuine local connection. 29% or (12) would not.
- Type of housing needed in the parish (63%) of respondents felt housing for older residents to downsize was most needed, followed by affordable homes to rent or part-buy(shared ownership) (60%); homes for first time buyers (43%) and then homes for families (37%).
- 4 of the 41 respondents felt their present home was not adequate for their current and future needs. The main reasons given included current home too small or too large, need to be closer to amenities, rent or mortgage too expensive, need first home, health reasons as had difficulty with stairs and home requires improvements.
- 5 respondents went on to complete part 2 of the survey stating that they had a need for alternative housing in the next 3 years and would like to stay or move back to the parish. 5 currently lived in the parish.
- Of these 4 had lived in the parish more than 21 years

- 3 live in private rented, 1 is a homeowner and 1 lives with parents
- All 5 require 2 bedroom properties.
- Regarding preferred tenure for the new home, 3 would prefer affordable rent and 2 discounted home ownership for example shared ownership and 1 to buy on the open market. (respondents could tick more than 1 category)
- 1 requires some adaption to the property for health reasons.
- 2 are currently registered either with Hampshire Home Choice for rented housing or Help to Buy South for shared ownership or other forms of affordable housing.
- Comments made included the need for older persons housing to be built in East Stratton without stairs ie.bungalow accommodation due to disability issues.