SHRIVENHAM

NEIGHBOURHOOD PLAN
HOUSING NEEDS SURVEY REPORT

Final version - April 2017

South Stables, Worton Rectory Farm,
Worton, Witney, OX29 4SU
01865 883488, info@communityfirstoxfordshire.org

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INTRODUCTION AND RATIONALE

Shrivenham is currently preparing a Neighbourhood Plan. As part of its evidence gathering process, the Neighbourhood Plan Steering Group- with the agreement of the Shrivenham Parish Council- commissioned Community First Oxfordshire (CFO) to conduct a housing survey in January 2017. CFO is a charity that works with and supports communities across the county and has long-standing expertise in helping communities with consultation strategies.

The survey gave all households in the village the opportunity to express an opinion on housing development and to register their own housing need, should they have one. The survey was in three parts:

- **Part 1: Your Shrivenham household**
- **Part 2: Does your household or any person/s in your household need a different home in Shrivenham?**
- **Part 3: Do you know of anyone living elsewhere who wishes to move to Shrivenham?**

DISTRIBUTION AND RESPONSE

- CFO, liaising with Shrivenham Neighbourhood Plan Steering Group (NPSG), prepared the survey content.
- The NPSG arranged distribution of surveys to 1000 households in January 2017.
- 401 questionnaires were returned directly to CFO by the respondents via pre-paid *Freepost* envelopes: **a response rate of 40%**.
- CFO analysed the returned surveys and prepared this report.
- No information is known about the non-respondents, and no assumptions have been made about their housing opinions, needs, or requirements.

Indicative Local Affordable Housing Need

What is affordable housing?

Social rented, affordable rented and shared ownership are examples of affordable housing tenure. The 2011 Census counted 11 shared-ownership and 196 social rented properties in Shrivenham.

How does the District Council allocate affordable housing?

The allocation of homes is made by Vale of the White Horse District Council and subject to an assessment of a household's needs. A household must be on the VWHDC Housing Register to be eligible for these homes.

South Oxfordshire District Council and Vale of White Horse District Council- Housing Allocations Policy
Available at: http://www.southoxon.gov.uk/services-and-advice/housing/join-housing-register-and-find-home

13.3 New Build Developments and "Strong" Local Connection

The councils will endeavour to use the flexibilities introduced by the Localism Act 2012 to enable local people to access developments in their parish whilst still giving due weight to the requirement to allocate housing in accordance with the reasonable preference categories.

To facilitate this, the council will adopt a target that aims to ensure that 20% of new build lettings, that are not rural exception sites or developed for a particular client group, are offered in the first instance to people with a strong local connection to that parish and who have a housing need as defined by the Allocations Policy (i.e. they are on the active Register).

Some schemes have distinct agreements setting out what the local connection requirements are for that scheme. These rules are often written into the Section 106 agreement. For schemes that do not have a separate agreement, the definition contained in section 13.3.1 will be used to determine local connection for these schemes.

13.3.1 Definition of Strong Local Connection for Purposes of Determining Priority for New Build Schemes

For these purposes, a strong local connection is:

- where the applicant(s) have lived in the parish for five years out of the last 8 and are currently resident there.
- where the applicant(s) had previously lived in the parish for at least 5 years and their parents or children still live there and have done for at least 10 years.

Shrivenham affordable housing need – analysis of survey respondents

The breakdowns below are based on respondents stating a housing need in Part 2 of the survey: *does your whole household or any person/s in your household need a different home in Shrivenham?*

Only those respondents stating a housing need which expressed an interest in a social rented or shared-ownership tenure have been included in the tabulations below. This should not assume that such individuals would – in practice- pursue a social housing solution to their needs.

Whole households[a]							
Size of home needed	**Tenure choice 1**	**Tenure choice 2**	**Tenure choice 3**	**Tenure choice 4**	**Ownership criteria met?[b]**	**Residency criteria met?[b]**	**On Housing Register?**
1-bed	Social Rent	n/a	n/a	n/a	Yes	Yes	Yes
2-bed	Housing Association Rent	n/a	n/a	n/a	Yes	Yes	Yes
2-bed	Self-ownership	Private Rent	Shared-Ownership	Social Rent	Yes	Yes	No
2-bed	Housing Association Rent	n/a	n/a	n/a	Yes	Yes	Yes
3-bed	Self-ownership	Private Rent	Shared-ownership	Social Rent	Yes	No	No
3-bed	Self-ownership	Shared-ownership	Social Rent	Private Rent	Yes	Yes	Yes

Totals	
Number of one-bed properties	1
Number of two-bed properties	3
Number of three-bed properties	2

Those in existing households which require their own home[a]							
Size of home needed	**Tenure choice 1**	**Tenure choice 2**	**Tenure choice 3**	**Tenure choice 4**	**Ownership criteria met?[b]**	**Residency criteria met?[b]**	**On Housing Register?**
1-bed	Self-ownership	Shared-ownership	Private Rent	Social Rent	No	Unknown	No
1-bed	Self-ownership	Shared-ownership	Private Rent	Social Rent	No	Unknown	No
2-bed	Self-ownership	Shared-ownership	Social Rent	Private Rent	No	No	No
2-bed	Self-ownership	Private Rent	Social Rent	Shared-ownership	No	Yes	No
2-bed	Self-ownership	Shared-ownership	Social Rent	Private Rent	Yes	Yes	No
2-bed	Self-ownership	Shared-ownership	Private Rent	Social Rent	Yes	Yes	No

Totals	
Number of one-bed properties	2
Number of two-bed properties	4

NOTES

[a] - The breakdown in the tables is indicative. Not all households are on the Vale of White Horse District Council Housing Register.

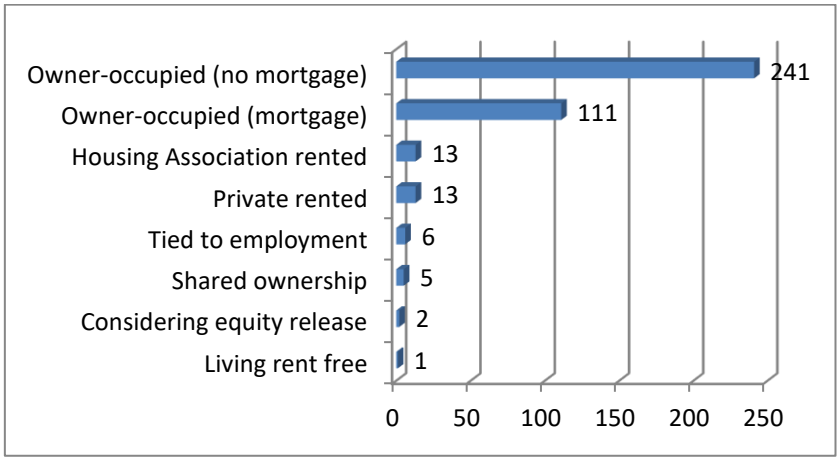
If a household wished to register an interest in affordable housing, it would require full analysis of its circumstances through a Housing Register application.

There are restrictions on the number of bedrooms that a household is considered eligible for, depending on the make-up of the household and whether the home is rented or purchased on a shared ownership basis. There may be additional Shrivenham households already on the housing register which did not respond to this survey.

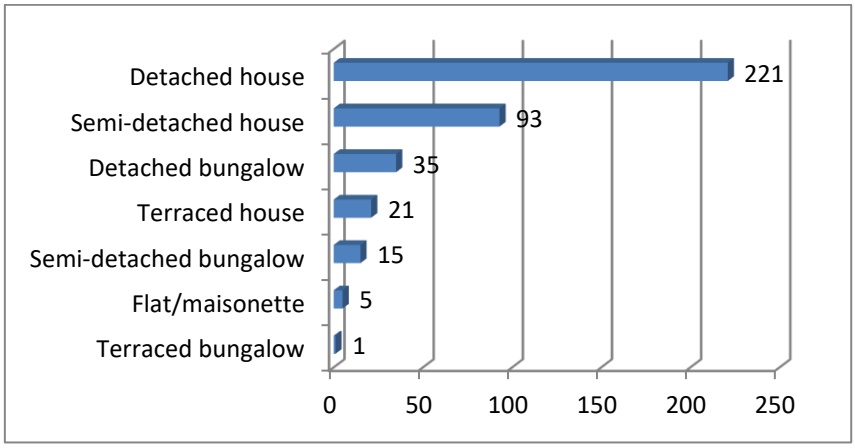
[b] - The breakdown in the tables applies residency criteria (see above) and ownership criteria (homeowners are generally not eligible for affordable housing) to survey responses.

Detailed Results
Part One- Your Shrivenham Household

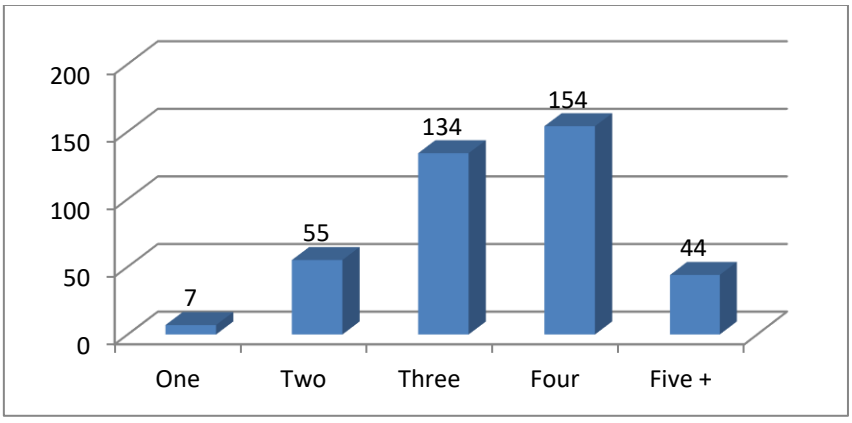
1. Is your present home…? ***392 respondents***



2. What type of property is your home? ***391 respondents***

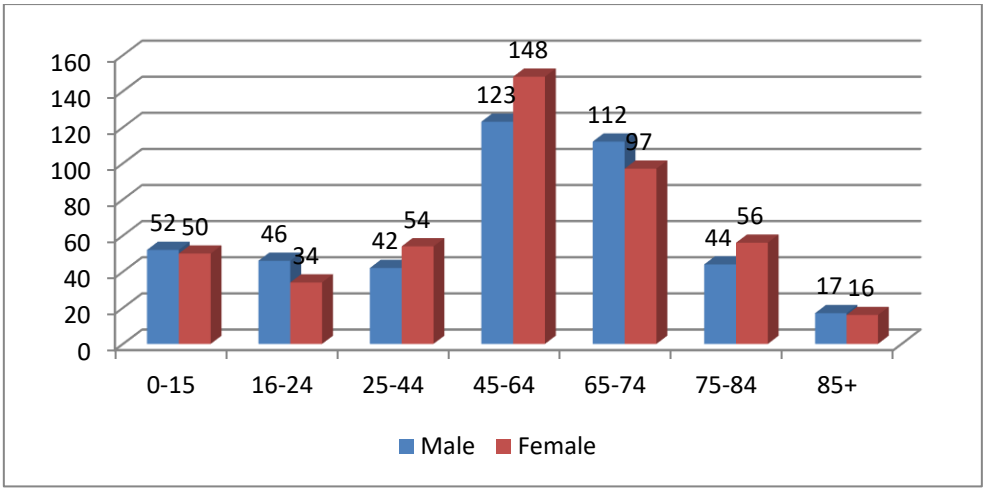


3. How many bedrooms are in your current home? ***394 respondents***

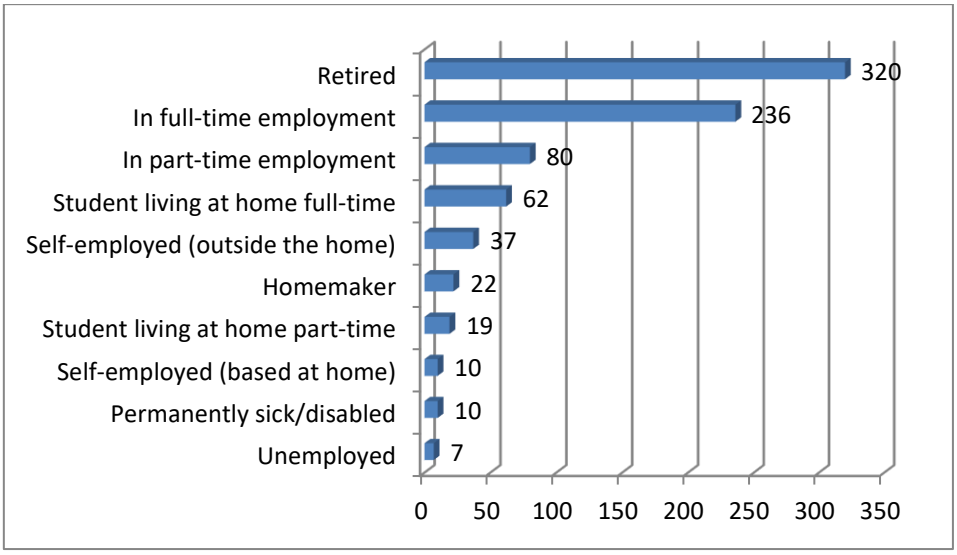


4. How many people of each age and gender live in your household?

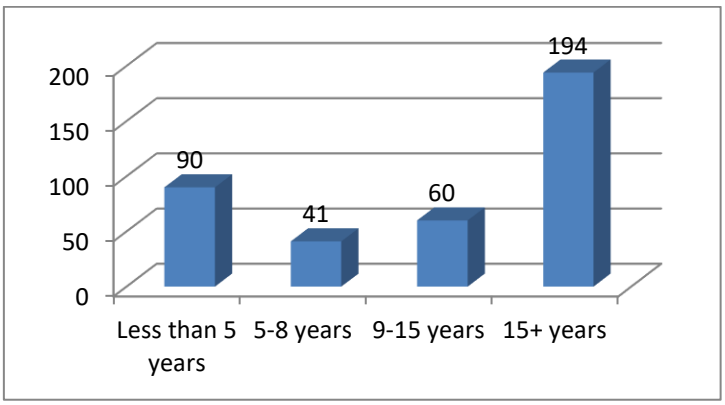
394 respondents – 891 individuals



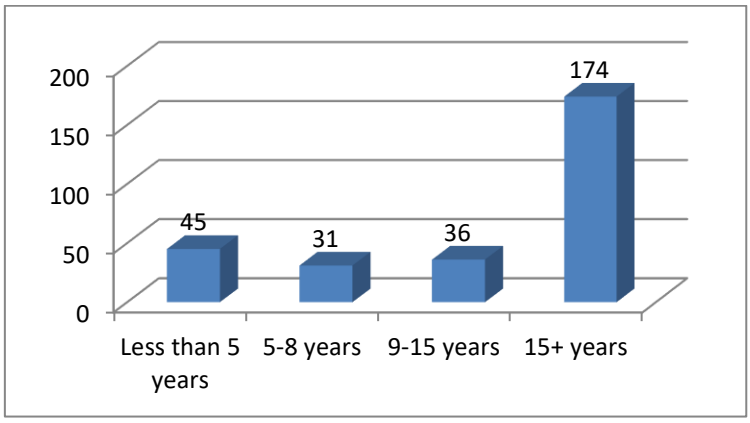
5. How many people in your household are…? ***382 respondents - 803 individuals***



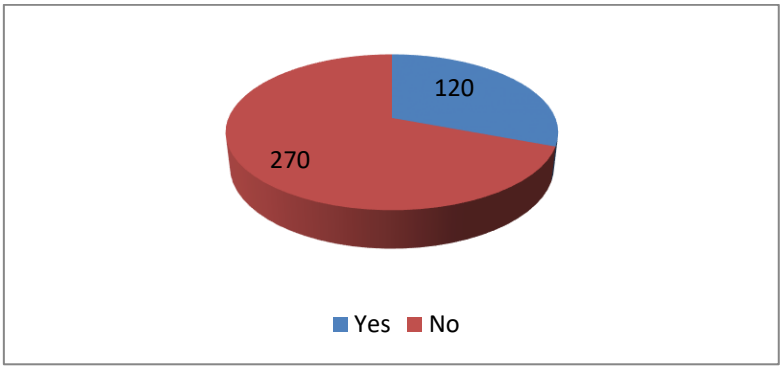
6a. How long have you lived in Shrivenham (this home)? ***385 respondents***



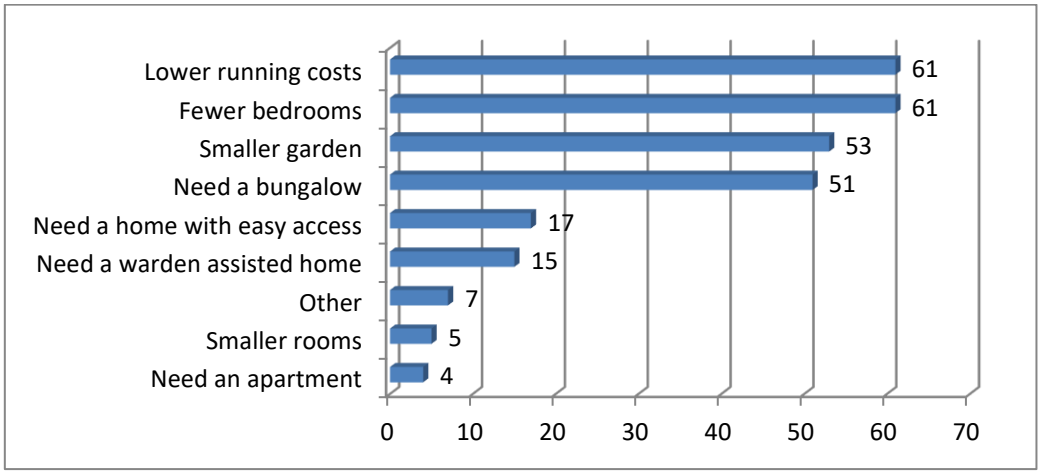
6b. How long have you lived in Shrivenham (this parish)? ***286 respondents***



7. If a suitable smaller property was available in Shrivenham, might you be interested in downsizing to it in the next 2-10 years? ***390 respondents***

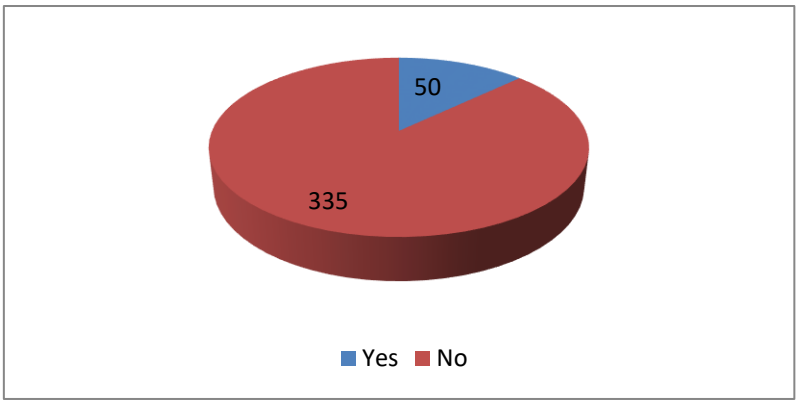


8. If you answered 'yes' to question 7, what are your reasons for wishing to downsize?
119 respondents- 274 total choices

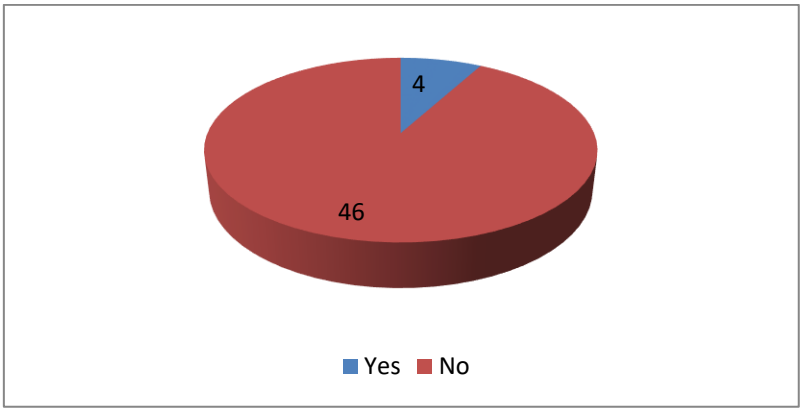


Other:			
Age related	3	Closer to High Street	2
Health and privacy	1	To free up capital for children	1

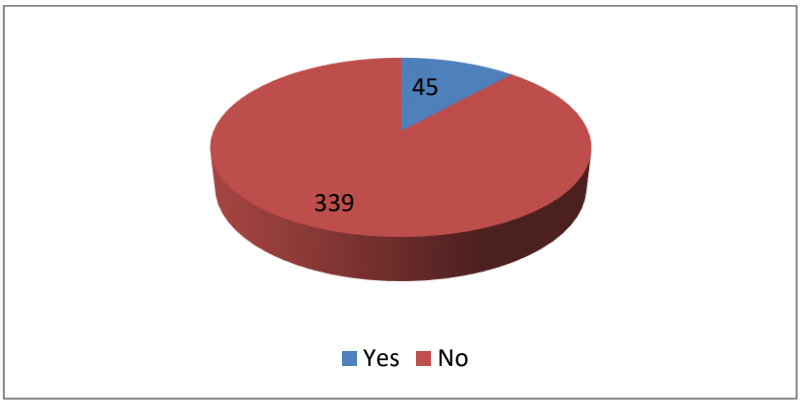
9. Are you interested in building your own home? ***385 respondents***



10. If you answered 'yes' to question 9, have you registered your interest with Vale of White Horse District Council? ***50 respondents***

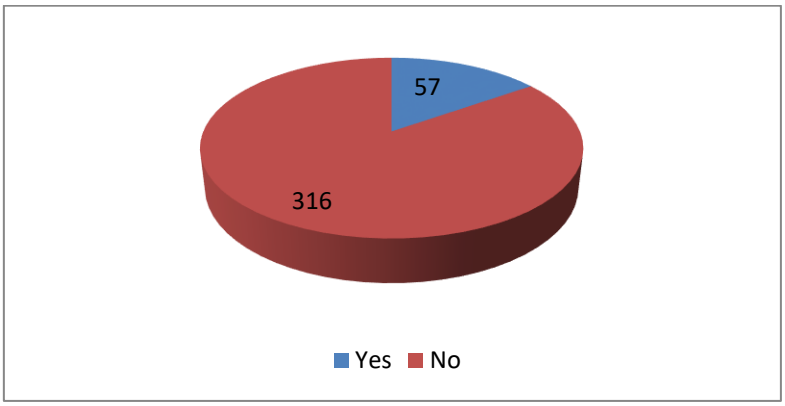


11. Do you intend to – or are you considering – extending your current home? ***384 respondents***



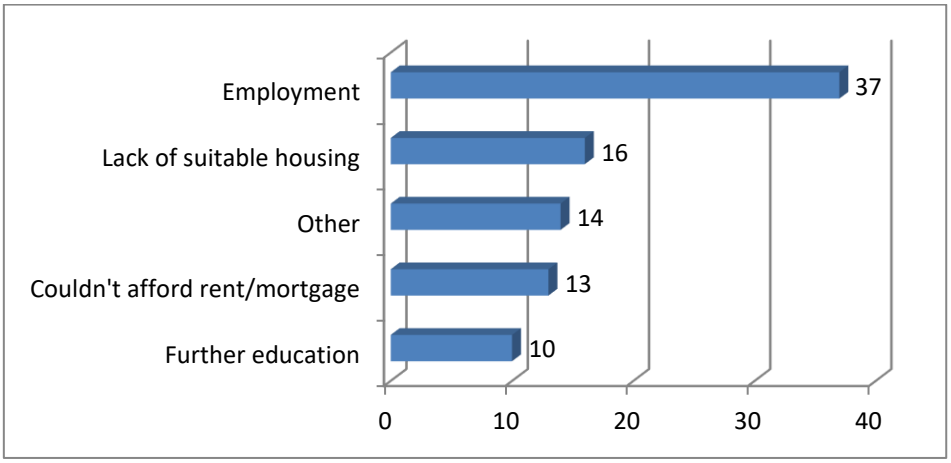
12. Have any members of your household left Shrivenham in the last 5 years?

373 respondents



How many individuals in total have left those 57 households? ***84 individuals***

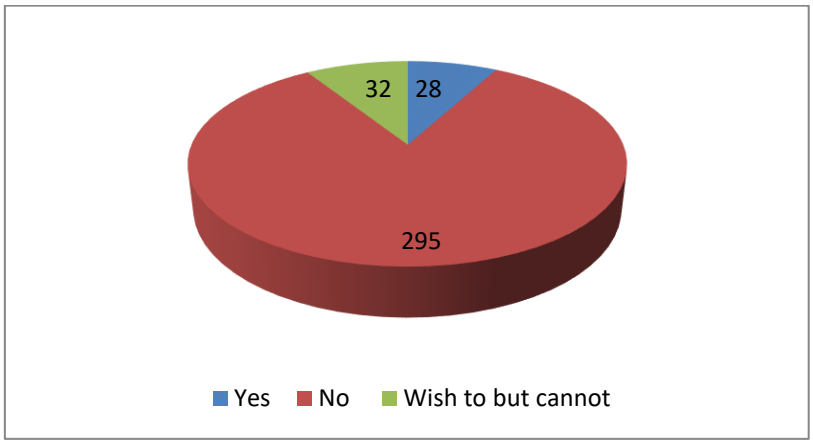
Why did they leave? ***90 total reasons***



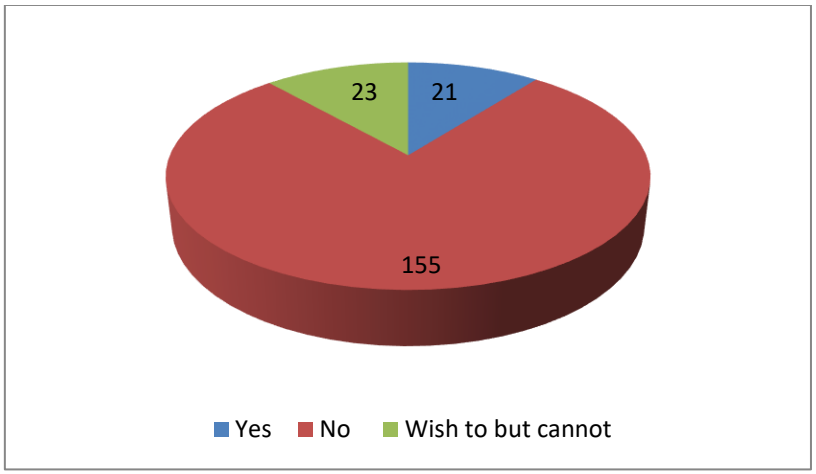
Other:			
Went into care	4	Bought home elsewhere	2
No comment given	2	Moved away	1
Housing too expensive	1	Wanted to live in a town	1
Wanted to rent elsewhere	1	Lack of facilities yet high cost	1
Marriage	1		

Detailed Results
Part Two- Does your whole household or any person/s in your household need a different home in Shrivenham?

13. Is your HOUSEHOLD intending to move to another home in Shrivenham within the next 5 years? ***355 respondents***

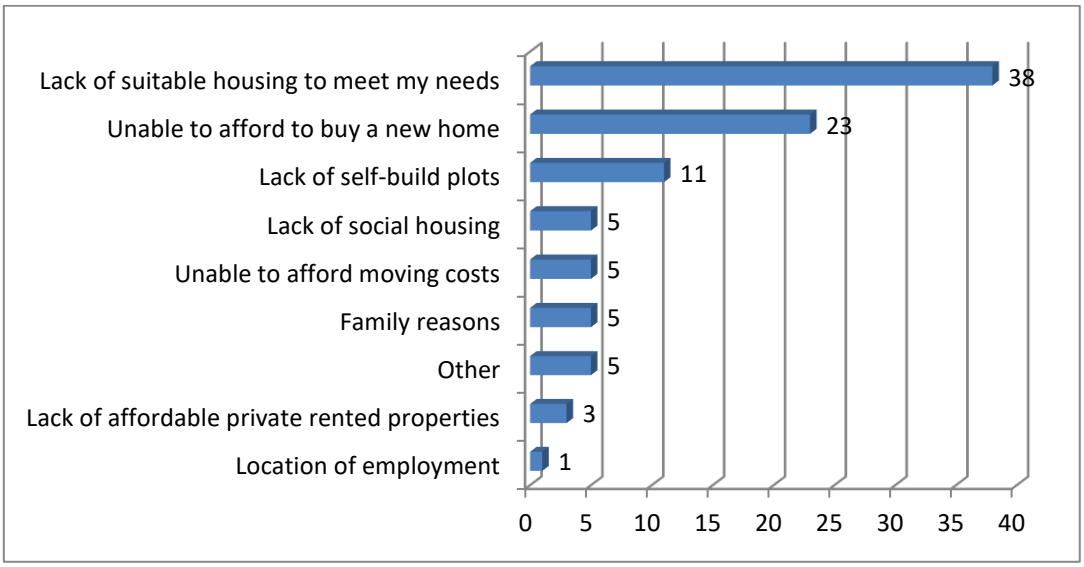


14. Is ANYONE in your household intending to move to another home in Shrivenham within the next 5 years? ***199 respondents***



15. If you wish to move but cannot, what are the reasons preventing you?

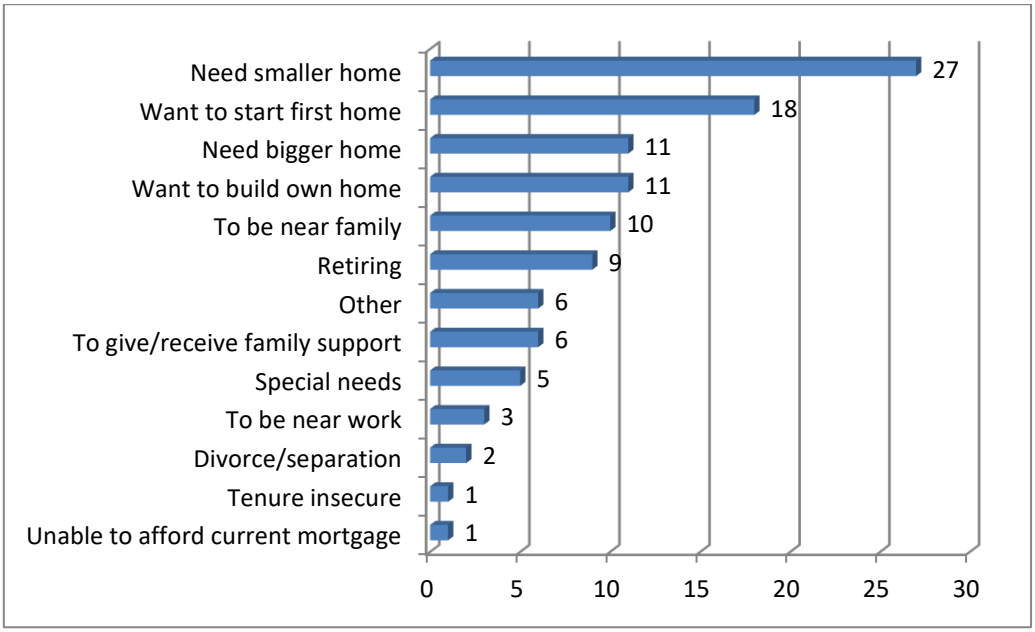
61 respondents -96 total reasons



Other:			
No comment given	2	Not much suitable for single retirees	1
To be nearer family	1	New homes too expensive	1

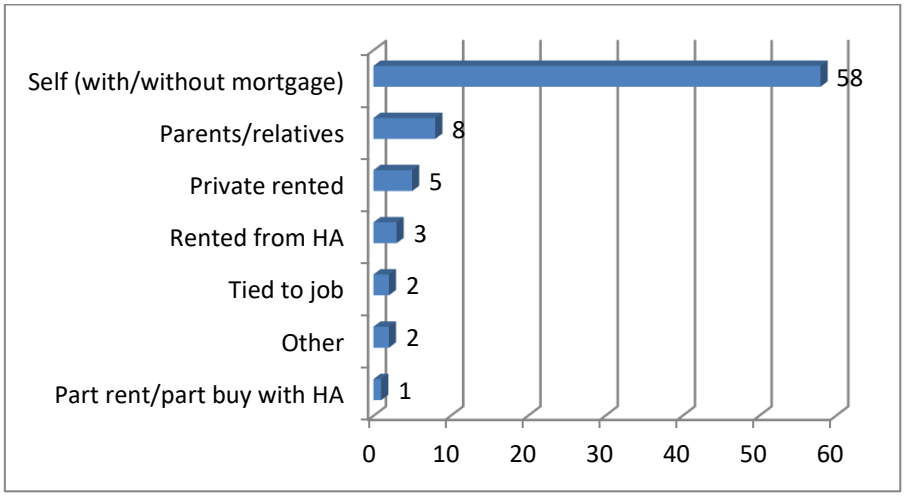
16. Why does your household, or anyone in it, need a new home in Shrivenham?

75 respondents - 110 total choices



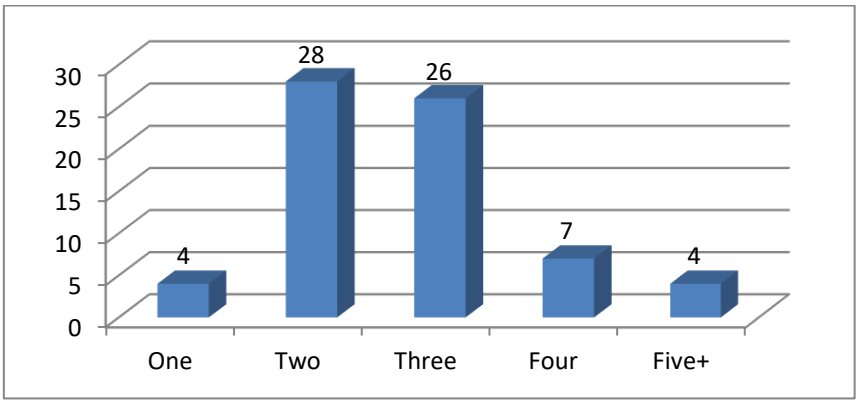
Other:			
To move into own property	2	On one level/fewer stairs	2
To invest in more expensive property	1	Too many new houses impacting parish	1

17. Who owns the home you live in now? ***79 respondents***

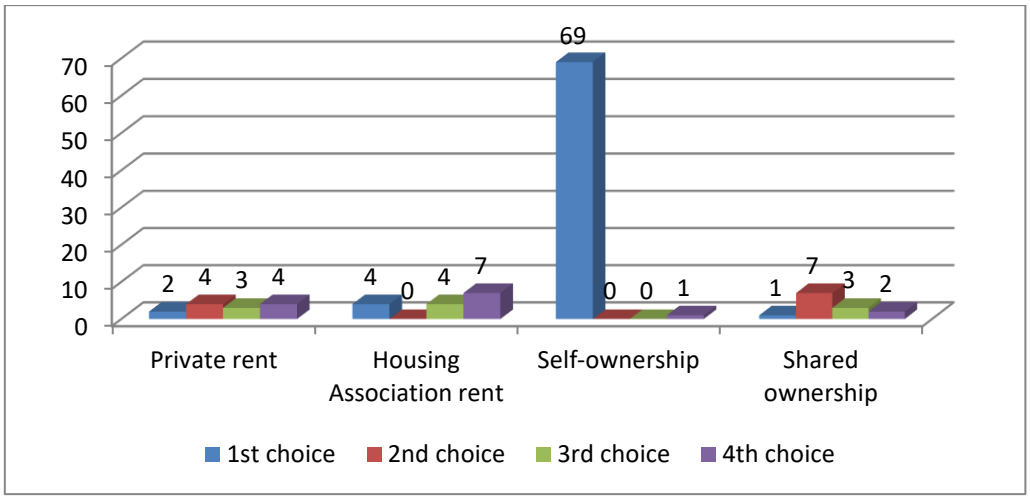


Other:			
Joint mortgage	1	MOD	1

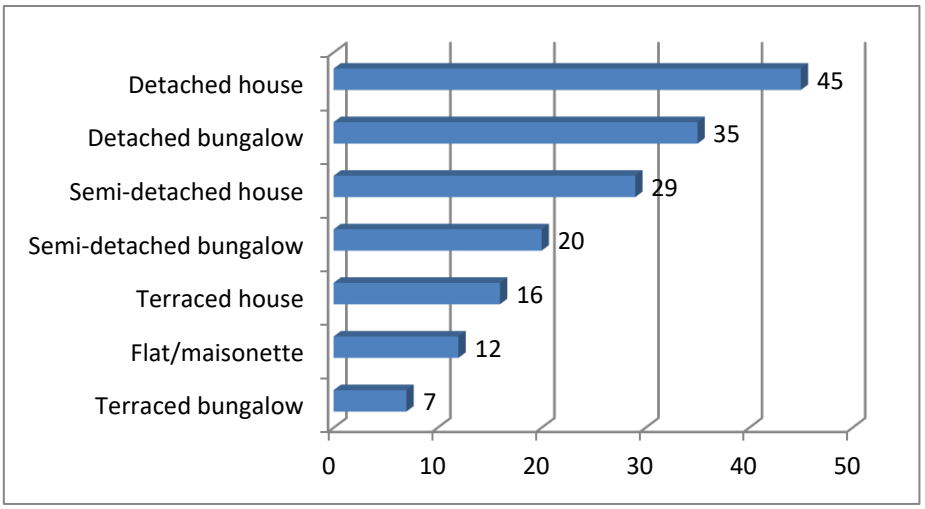
18. How many bedrooms would your new home need? ***69 respondents***



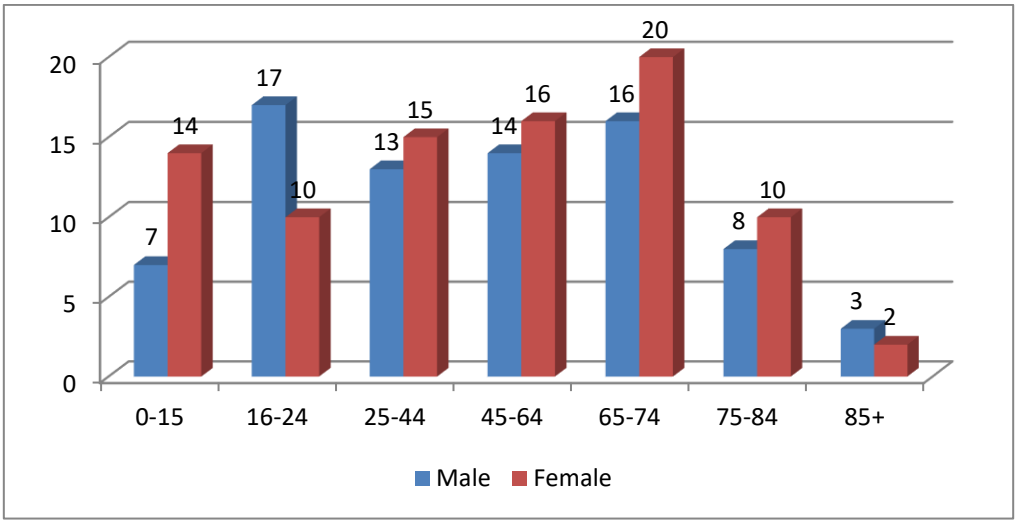
19. What kind of housing tenure would you prefer? ***76 respondents***



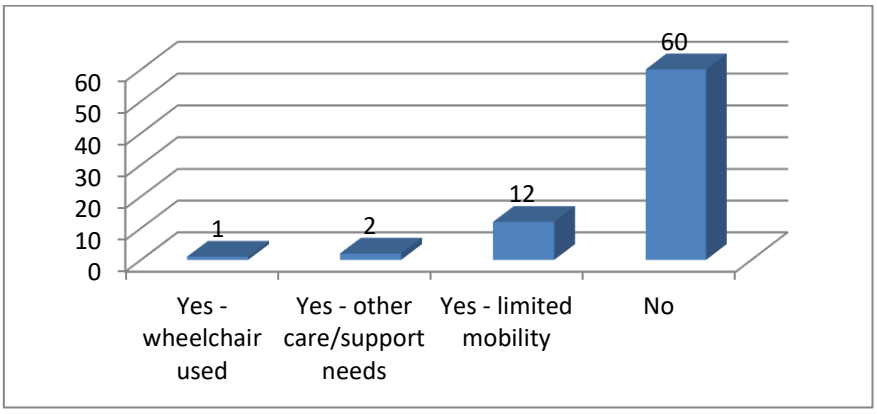
20. What type of home do you need? ***77 respondents – 164 total choices***



21. How many people of each age group would live in the new home? Include carers if support needed to live independently ***77 respondents – 165 total individuals***

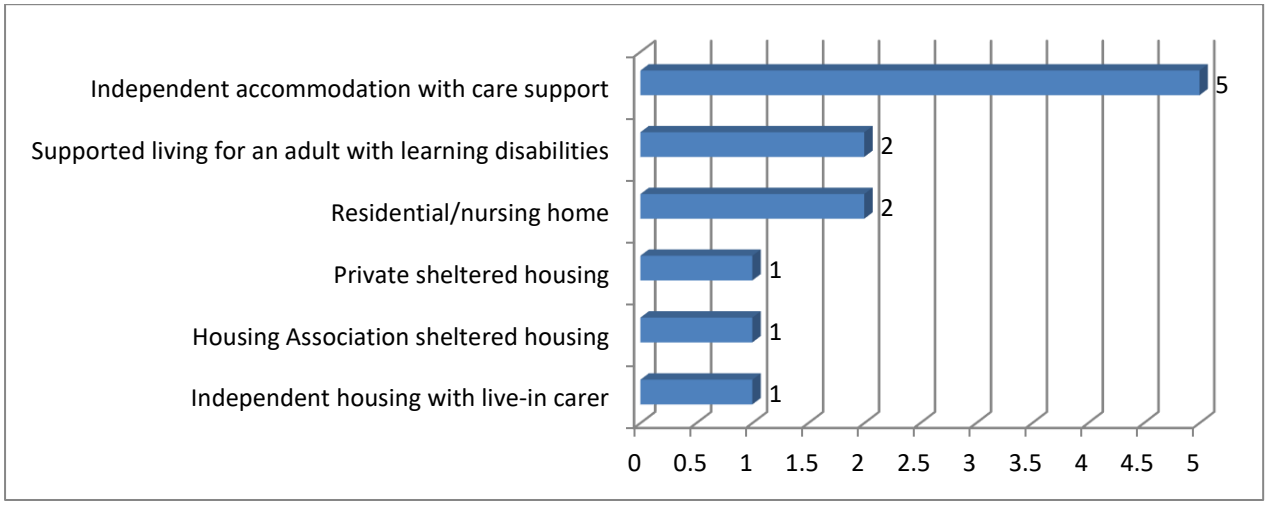


22. Does anything affects the type of home you need? ***75 respondents***

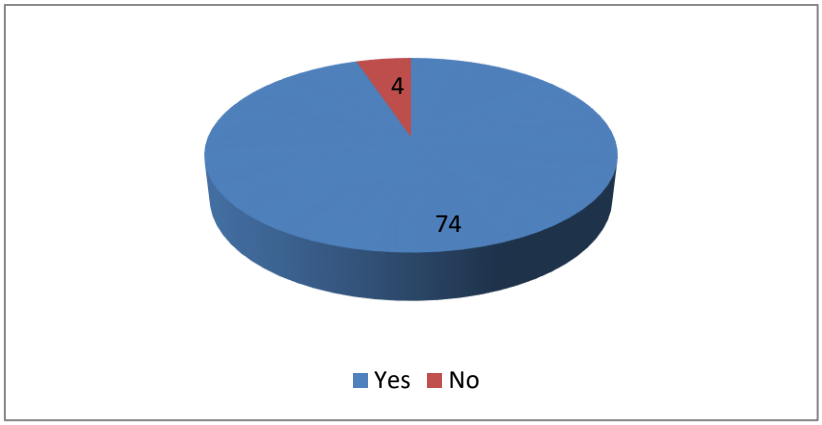


23. Does anyone in your household have a supported housing need?

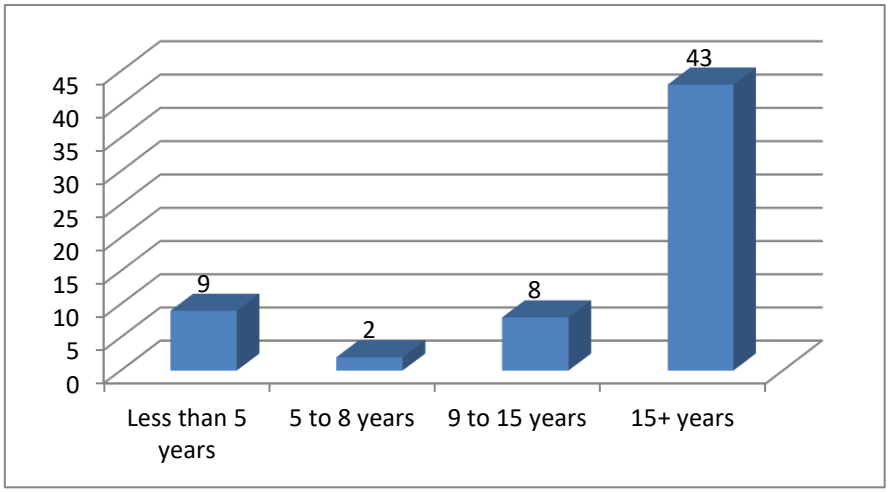
7 respondents – 12 total choices



24. Do you live in Shrivenham parish at the moment? ***78 respondents***



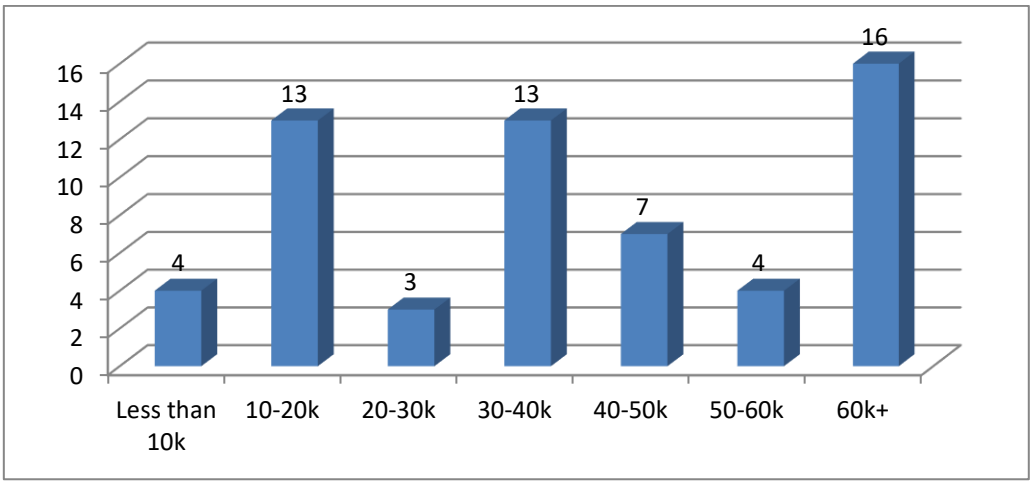
If so, how long have you lived in Shrivenham?



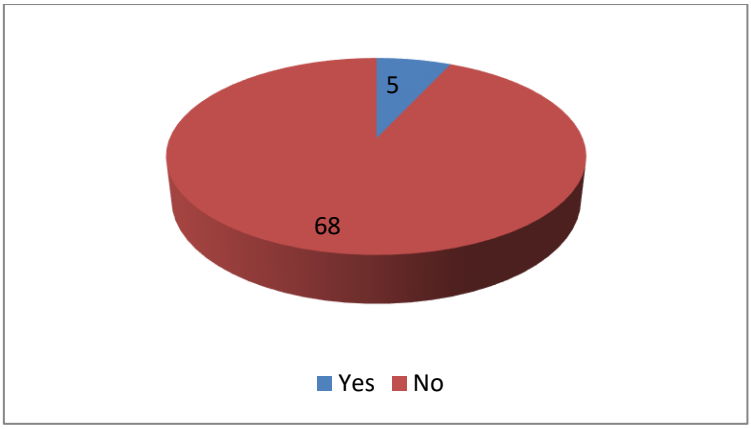
25. If you do not live in Shrivenham just now, what is your connection to it?

- One respondent answered – family has lived in the parish for 14 years.

26. What is your household's gross annual income? ***60 respondents***

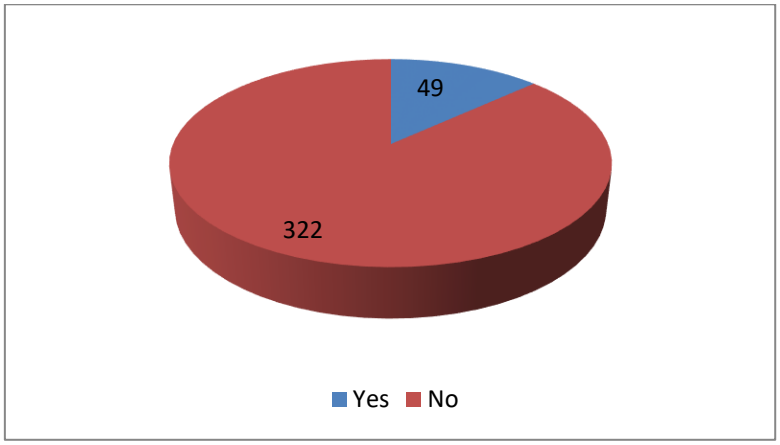


27. Are you on the Vale of White Horse District Council Housing Register? ***73 respondents***



Detailed Results
Part Three- Do you know of anyone living elsewhere who wishes to move to Shrivenham?

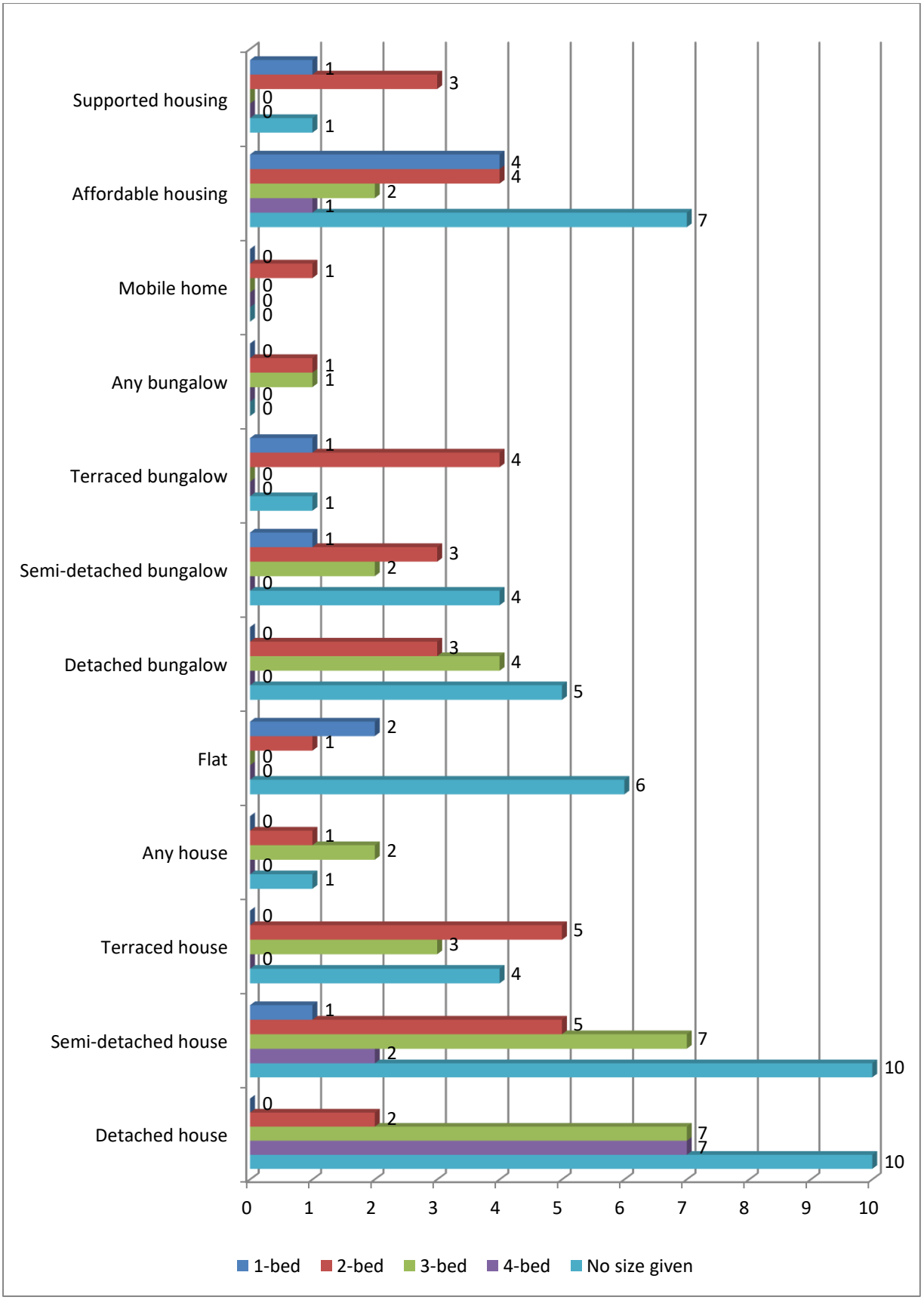
28. Do you know any households living outside Shrivenham which wish to move to the parish in the next 5 years? ***371 respondents***



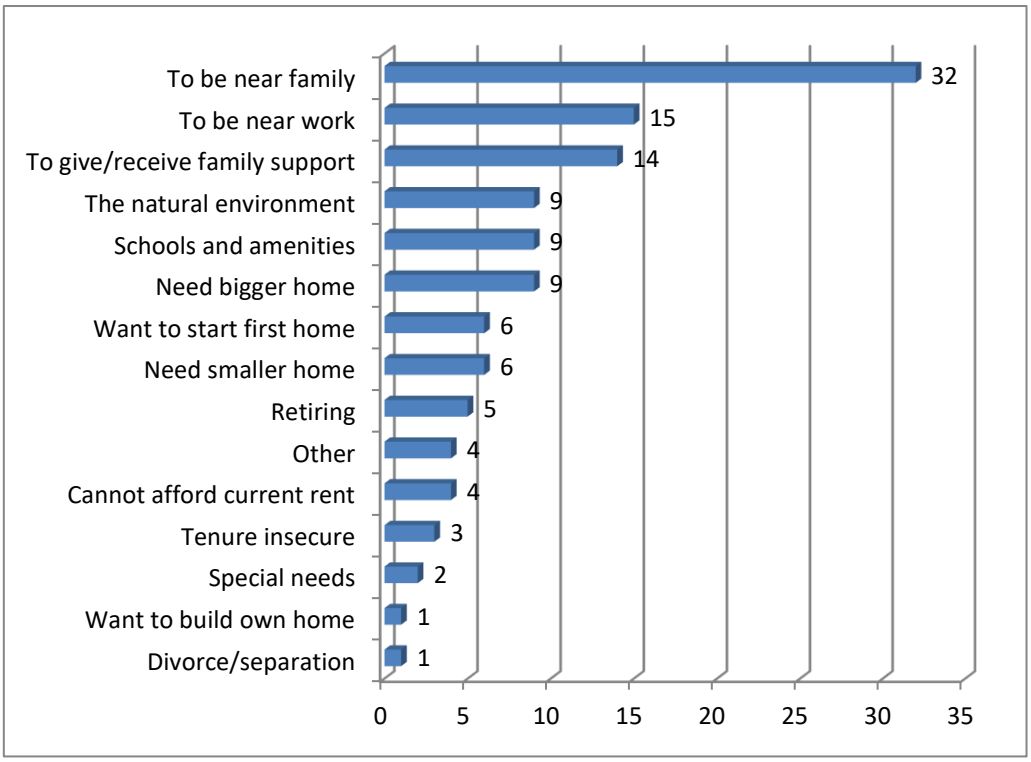
- **In total, the 49 respondents stating 'yes' know of <u>72 households</u> which wish to move to Shrivenham in the next 5 years.**

29. What type of home would those wishing to move to Shrivenham require?

- **The 49 respondents stating 'yes' made <u>130 total housing choices</u> for the 72 households which wish to move to Shrivenham** *(see table over page).*


Supported housing
1
3
0
0
1
Affordable housing
4
4
2
1
7
Mobile home
0
1
0
0
0
Any bungalow
0
1
1
0
0
Terraced bungalow
1
4
0
0
1
Semi-detached bungalow
1
3
2
0
4
Detached bungalow
0
3
4
0
5
Flat
2
1
0
0
6
Any house
0
1
2
0
1
Terraced house
0
5
3
0
4
Semi-detached house
1
5
7
2
10
Detached house
0
2
7
7
10
0 1 2 3 4 5 6 7 8 9 10
1-bed
2-bed
3-bed
4-bed
No size given

30. Why do they wish to move to Shrivenham? ***49 respondents – 120 total reasons***



Other			
To return to home village	2	Liked Shrivenham and wish to return	1
Cheaper than living in London	1		

Summary of narrative comments made on last page of survey

- **Number of respondents: 154**
- **Total number of comments (broken down by theme): 287**

Breakdown of comments by theme		Number of comments
Infrastructure- general comment		**27**
Concern regarding the impact of new development on local infrastructure in general and the impact on the village identity, amenities and services		
Infrastructure – comment on specific types of infrastructure		
Traffic, speeding and roads		**20**
Need for specific traffic, speeding and road improvements:		
- The A420, overcrowding and access	11	
- Traffic within the village	3	
- Traffic noise on B4000	1	
- Poor condition of local roads	1	
- Lack of coordinated approach	1	
- Concern about volume and traffic and commuting time	1	
- Speeding lorries opposite Stallpitts	1	
- Temporary 20 mph signage	1	
Parking		**27**
General concern about existing parking issues and the potential impact of further housing development	5	
Specific parking comment:		
- Issues with parking on High Street	9	
- Parking at properties is a problem	7	
- Issues with contractor parking in public car park	2	
- Time limited parking needed	1	
- Concern of loss of village identify due to parking	1	
- School parking on Manor Lane	1	
- Parking and pedestrian access	1	

Health		**7**
General concern about existing health infrastructure (doctor's surgery, hospital, dentist) and the potential impact of further housing development	7	
Education (schools)		**4**
Specific comments on education		
- Concern about village school	2	
- New school needed	1	
- Concern about secondary school	1	
Public transport		**2**
Specific comments about transport infrastructure:		
- Concern that electrification of GWR line would make Shrivenham even more of a commuter dormitory	1	
- Bus service to Highworth needed	1	
Retail and services		**5**
Specific comment about retail and service infrastructure:		
- Bank needed in village	2	
- Need to encourage business and local employment	2	
- Toilets needed in village	1	
Sewage, drainage and water		**4**
General concern about existing sewage, drainage, electricity and water infrastructure and the potential impact of further housing development	2	
Specific comment:		
- Sewer upgrades required	2	
Leisure and Recreation		**2**
Specific improvement needed to improve leisure and recreational facilities to meet current and future needs:		
- Cycle path	1	
- Access to leisure facilities is in Swindon	1	

Other infrastructure – specific comments		**5**
- Concern about the capacity of local services	3	
- No more housing until current need is met and is appropriate	2	
Environment – specific comments		**6**
- Concern about loss of green space	5	
- Houses needing gardens	1	
Development- specific comments		**75**
- New build should be in keeping with village character	23	
- No more housing needed	21	
- General comment on housing to meet local need	16	
- Issues with construction of new homes and contractors	4	
- Need for sustainable development	3	
- Use brownfield sites	2	
- Personal opinion on type of development and residents	2	
- Gradual growth required	2	
- Concern that village is being spoilt	1	
- Look at current building usage first	1	
Development – meeting local need		**52**
- Need for housing to enable older people to downsize	30	
- Need for housing to enable young people to stay in village	16	
- Need for Supported Housing	3	
- Personal comment	3	
Village life – specific comments		**33**
- Concern for increasing size of village	15	
- Positive feelings about Shrivenham	10	
- Concern at loss of rurality and village life	3	
- Community activities and 'belonging'	3	
- Employment opportunities	1	
- Personal comment	1	

General personal comments

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-	Housing, council tax and stamp duty too high	7
-	Lack of confidence in NP process	5
-	Comments on survey	3
-	Military personnel- stating that they were only here temporarily	3