

BASINGSTOKE & DEANE

RURAL HOUSING STUDY

03/02/2010



CONTENTS

1	INTRODUCTION	8
1.2	The Report Structure	8
2	EXECUTIVE SUMMARY	10
2.1	Key Findings and Recommendations.....	10
2.2	Introduction and Methodology	12
2.3	The Housing Stock	12
2.4	The Economic Climate	13
2.5	The Rural Area Population – Future Projections	14
2.6	The Housing Market	15
2.7	Affordability and Entry to Market Housing	16
2.8	Migration and Moving Households	16
2.9	Households with Support Needs	16
2.10	Future Demand for Market and Affordable Housing	17
3	THE HOUSING MARKET	19
3.1	Key Findings.....	19
3.2	Introduction.....	19
3.3	Housing Market Analysis	19
3.4	National Picture	20
3.5	Regional Picture.....	20
3.6	Regional House Price Change	21
3.7	The Regional Housing Market.....	21
3.8	Sales Transactions	22
3.9	The Rural Housing Market	22
3.10	Affordability	23
3.11	The Mortgage Market.....	24
3.12	House Price Sub-Areas.....	26
3.13	Entry Sales Levels in the Rural Area.....	27
3.14	Purchase Income Thresholds.....	28
3.15	The Private Rented Sector	29
3.16	Private Sector Rent Levels	30
3.17	Rental Income Thresholds	32
4	HOUSEHOLDS MOVING WITHIN THE RURAL PARISHES	34
4.1	Key Findings.....	34
4.2	Introduction.....	34
4.3	Households Moving.....	35
4.4	Households Prevented from Moving.....	36
4.5	Total Demand for Existing Moving Households.....	37
4.6	Demand for Concealed Moving Households	38
5	FUTURE MARKET HOUSING REQUIREMENTS	40
5.1	Key Findings.....	40
5.2	Strategic Implications	40
5.3	Introduction.....	41
5.4	Demand for Market Housing for Existing Moving Households	41
5.5	Demand for Market Housing for Concealed Households	43
5.6	Balancing the Market Housing Stock.....	46
6	FUTURE AFFORDABLE HOUSING REQUIREMENTS.....	48
6.1	Key Findings.....	48
6.2	Introduction.....	48
6.3	Affordable Housing Need of Existing Households	48
6.4	Affordable Housing Needs of Concealed Households Forming	50

7	HOUSING SURVEY SUB-AREA DEMAND ANALYSIS	51
7.1	Introduction	51
7.2	Location Preference	51
7.3	Sustainable Communities & Development	53
7.4	South East	54
7.5	East	55
7.6	North East	56
7.7	North and Tadley	57
7.8	North and Kingsclere	58
7.9	North West	59
7.10	South West	60
7.11	South & Overton	61
7.12	Oakley & Deane	62
7.13	North of Basingstoke Town	63
7.14	Total Rural Area	64
8	FUTURE MARKET & SOCIAL DELIVERY	65
8.1	Introduction	65
8.2	The Future Housing Requirement Model Structure	65
8.3	Overall Level of Demand	66
8.4	Affordable Needs Delivery	69
8.5	Affordable Housing Targets	70
8.6	Affordable Housing Need	71
8.7	Future Size of Affordable Housing	72
9	HOUSEHOLD MOVES TO BASINGSTOKE TOWN	75
9.2	Existing Households Moving to Basingstoke Town	75
9.3	Concealed Households Moving to Basingstoke Town	75
10	THE CURRENT HOUSING STOCK	77
10.1	Key Findings	77
10.2	Strategic Implications	77
10.3	Current Housing in the Rural Area	78
10.4	Over / Under-Occupation	80
10.5	Adequacy of Present Dwelling / Improvement Required	81
11	SUPPORTED AND ADAPTED HOUSING	83
11.1	Key Findings	83
11.2	Strategic Recommendations	83
11.3	Needs of Disabled People	84
11.4	Support Needs	85
11.5	Adaptation	86
11.6	Supported Accommodation	87
11.7	Housing Needs of Older People	88
11.8	Extra Care Accommodation	89
12	BLACK AND MINORITY ETHNIC NEEDS	90
12.1	Key Findings	90
12.2	Strategic Recommendations	90
12.3	Introduction	91
12.4	Current Housing	92
12.5	Disability / Limiting Long Term Illness	93
12.6	Moving Plans of BME Households	93
12.7	Existing BME Households Moving	94
12.8	Concealed BME Households Moving	94
13	DEMOGRAPHIC CHANGE	95
13.1	Key Findings	95

13.2	Strategic Implications	95
13.3	Existing Population Profile	96
13.4	Demographic Analysis	98
13.5	Population Projections	98
13.6	Age Structure Forecast 2008 - 2015	99
13.7	Dwelling Change	101
14	MIGRATION.....	102
14.1	Key Findings	102
14.2	Strategic Implications	102
14.3	Introduction	103
14.4	Moves to and within the Rural Area	103
14.5	Out - Migration from the Borough	105
14.6	Migration Summary	107
14.7	Internal Housing Market Area Movement	108
14.8	Travel to Work Patterns.....	109
15	ECONOMIC ANALYSIS	110
15.1	Key Points	110
15.2	Strategic Implications	110
15.3	Introduction	110
15.4	Education, Employment, and Work Place Data	111
15.5	Incomes and Housing Costs	112
15.6	Existing Households	113
15.7	BME Households	116
15.8	Existing Moving Households	116
15.9	Concealed Households	117
16	SURVEY METHODOLOGY.....	119
16.1	Purpose, Aims and Objectives	119
16.2	The Local Rural area	119
16.3	Methodology	121
16.4	Sampling	122
16.5	Promotion.....	122
16.6	Survey Process and Response.....	123
16.7	Data Validity	125
16.8	Guidance.....	125
16.9	Definitions	126
16.10	Survey Household Data	126

APPENDICES

- I Type, Size and Tenure Requirements for Moving Households by Sub-Area
- II Survey Questionnaire
- III Glossary of Terms

† The definition of words marked with this symbol (†) can be found in the Glossary of Terms

TABLES

Table 2-1	Type of Accommodation.....	12
Table 2-2	Future Market Sector Delivery by Size.....	18
Table 2-3	Future Affordable Sector Delivery by Size	18
Table 3-1	House Price Inflation.....	21
Table 3-2	Average House Prices (£) - All Buyers Q2 2009.....	21
Table 3-3	Sales Transactions Q2 2007 / Q2 2009	22
Table 3-4	Current Mortgages Deals for First Time Buyers.....	23
Table 3-5	Key Mortgage Lending Statistics	25
Table 3-6	Loans to first-time buyers 2008/2009.....	25
Table 3-7	Parishes within Sub-Areas.....	26
Table 3-8	Entry Sales Levels (£) in the Rural Area- July 2009.....	27
Table 3-9	Maximum Mortgage Cost (Concealed Households)	28
Table 3-10	Income Thresholds – July 2009	28
Table 3-11	Supply / Demand of Private Rented Stock (3 years)	29
Table 3-12	Average and Entry Rent Levels, July 2009 (£ p/m).....	30
Table 3-13	Maximum Weekly / Monthly Rent of Concealed Households	31
Table 3-14	Rental Income Thresholds - July 2009.....	32
Table 3-15	Concealed Households Unable to Rent (%)	32
Table 4-1	Future moves within the rural area	35
Table 4-2	When do you plan to move?.....	35
Table 4-3	Reasons Preventing a Move.....	36
Table 4-4	Current Tenure / Tenure Preferred (Existing Households)	37
Table 4-5	Person Looking to Form a Household	38
Table 4-6	Age of Concealed Households.....	38
Table 4-7	Number of Children	38
Table 4-8	Time of Move - Concealed Households	39
Table 4-9	Tenure Essential/ Preferred	39
Table 5-1	When is the Accommodation Required	41
Table 5-2	Type of Accommodation Required	41
Table 5-3	Number of Bedrooms Required	42
Table 5-4	Type Required by Size Required.....	42
Table 5-5	Type Required by Preferred Tenure.....	43
Table 5-6	Type of Accommodation Preferred / Essential	43
Table 5-7	Number of Bedrooms Preferred / Essential.....	44
Table 5-8	Type preferred by Size preferred	44
Table 5-9	Type Preferred by Tenure Preferred.....	44
Table 5-10	Total Demand for Market Housing in the Rural Area up to 2012	45
Table 5-11	Annual Market Housing Demand by Size.....	46
Table 5-12	Households moving within the rural area in the next year.....	47
Table 6-1	When is the Accommodation Required	48
Table 6-2	Type Required by Size Required.....	49
Table 6-3	Type Required by Preferred Tenure.....	49
Table 6-4	Type Needed by Size Needed.....	50
Table 6-5	Type Needed by Tenure Needed	50
Table 7-1	Choice of Location for Market Housing	51
Table 7-2	Reason for Preferred Location for Market Housing.....	52
Table 7-3	Total Demand for Choice of Location Moving to Affordable Housing to 2012.....	52
Table 7-4	Total Demand of Reason for Preferred Location for Affordable Housing.....	53
Table 7-5	Private Sector Size Required for All Households Moving.....	54
Table 7-6	Affordable Sector Type / Size Required for All Households Moving.....	54
Table 7-7	Private Sector Type / Size Required for All Households Moving.....	55
Table 7-8	Affordable Sector Type / Size Required for All Households Moving.....	55
Table 7-9	Private Sector Type / Size Required for All Households Moving.....	56
Table 7-10	Affordable Sector Type / Size Required for All Households Moving.....	56
Table 7-11	Private Sector Type / Size Required for All Households Moving.....	57
Table 7-12	Affordable Sector Type / Size Required for All Households Moving.....	57
Table 7-13	Private Sector Type / Size Required for All Households Moving.....	58

Table 7-14	Affordable Sector Type / Size Required for All Households Moving.....	58
Table 7-15	Private Sector Type / Size Required for All Households Moving.....	59
Table 7-16	Affordable Sector Type / Size Required for All Households Moving.....	59
Table 7-17	Private Sector Type / Size Required for All Households Moving.....	60
Table 7-18	Affordable Sector Type / Size Required for All Households Moving.....	60
Table 7-19	Private Sector Type / Size Required for All Households Moving.....	61
Table 7-20	Affordable Sector Type / Size Required for All Households Moving.....	61
Table 7-21	Private Sector Type / Size Required for All Households Moving.....	62
Table 7-22	Affordable Sector Type / Size Required for All Households Moving.....	62
Table 7-23	Private Sector Type / Size Required for All Households Moving.....	63
Table 7-24	Affordable Sector Type / Size Required for All Households Moving.....	63
Table 7-25	Private Sector Type / Size Required for All Households Moving.....	64
Table 7-26	Affordable Sector Type / Size Required for All Households Moving.....	64
Table 8-1	Annual Market Housing Requirements.....	65
Table 8-2	Annual Affordable Housing Requirements	69
Table 8-3	Market Sector Delivery by Size	71
Table 8-4	Social Stock, Waiting List Need and Social Turnover	72
Table 8-5	Future Affordable Sector Delivery by Size	74
Table 10-1	Type of Accommodation.....	78
Table 10-2	Property Type by Tenure (%)	78
Table 10-3	Number of Bedrooms	79
Table 10-4	Number of Bedrooms by Tenure	79
Table 10-5	Under / Over-Occupation by Tenure	80
Table 10-6	Adequacy by Tenure	81
Table 10-7	Reason For Inadequacy.....	82
Table 11-1	Incidence of Disability by Tenure	84
Table 11-2	Nature of Disability	85
Table 11-3	Adaptations by Tenure.....	86
Table 11-4	Types of Adaptations Provided / Needed	86
Table 11-5	Type of Supported Accommodation Required.....	87
Table 11-6	Accommodation Required by Older Relatives in Next 3 Years	88
Table 11-7	Sheltered Housing Demand (3 years)	88
Table 12-1	Ethnic Origin.....	91
Table 12-2	Property Type by Number of Bedrooms	92
Table 12-3	Inadequacy of Present Accommodation.....	92
Table 12-4	Reasons Preventing a Move.....	93
Table 12-5	Reasons for Moving Out of the rural area	94
Table 13-1	Family Composition.....	96
Table 13-2	Population Age Groups	96
Table 13-3	Number in Household.....	97
Table 13-4	Ethnic Origin of Households.....	97
Table 13-5	Population Change, 2008 – 2015	99
Table 13-6	Population Age Band Forecast in the Rural area, 2008 – 2015	99
Table 13-7	Numbers of 85+, 2008 – 2015.....	100
Table 13-8	Forecast Change in Dwellings, 2008 – 2015.....	101
Table 14-1	Location of Previous Dwelling (In-migrants)	103
Table 14-2	Reason for Moving for in-migrants from Outside the Borough.....	104
Table 14-3	Reason for Moving within the rural area or from Basingstoke.....	104
Table 14-4	Location of Move for those Moving Outside the Borough	105
Table 14-5	Reason for Moving Out of the Borough.....	106
Table 14-6	Net Migration Patterns	107
Table 14-7	Internal Household Movement (Existing Households)	108
Table 14-8	Travel to Work Patterns.....	109
Table 15-1	Employment Status of Head of Household.....	111
Table 15-2	Workplace of Head of Household	111
Table 15-3	Travel to Work of Head of Household	112
Table 15-4	Household Savings	113
Table 15-5	Savings Level / Tenure	113

Table 15-6	Level of Equity in Present Accommodation	114
Table 15-7	Gross Annual Income of all Existing Households	114
Table 15-8	Annual Income by Tenure	115
Table 15-9	Financial Support	115
Table 15-10	Gross Annual Income of BME Households.....	116
Table 15-11	Gross Annual Income of Existing Households Moving Within the Rural area	116
Table 15-12	Annual Income of Concealed Households	117
Table 15-13	Annual Income of Recently Formed Households.....	117
Table 15-14	Savings of 'Concealed' Households.....	118
Table 16-1	Parishes within Rural areas.....	119
Table 16-2	Response Rate at Sub-Area Level.....	123
Table 16-3	Response Rate at Parish Level.....	124
Table 16-4	Tenure of Existing Households.....	125

FIGURES

Figure 2-1	Property size by Tenure	13
Figure 2-2	Change in Age Band Structure, 2008 – 2015 %.....	15
Figure 10-1	Market and Social Stock by Number of Bedrooms	80
Figure 16-1	Map of the Rural area	120

1 INTRODUCTION

1.1.1 Basingstoke & Deane Borough Council commissioned DCA in April 2009 to carry out a Rural Housing Study. The purpose of the study was to undertake an assessment of the current and future housing demand and need in the rural area of the Borough, to inform the development of planning policies and underpin local housing strategies.

1.1.2 The objective of the study was to provide a robust and comprehensive analysis to:-

- Identify tenure preferences;
- Provide evidence to help the council policy within the Council's Local Development Framework, particularly in respect of projecting the scale of need and reasons for affordable housing and appropriate tenure mixes to achieve sustainable communities;
- Provide an indication of need[†] and demand[†] in the rural parts of the Borough;
- Identify and define housing market areas by Parish, or multiple Parishes where the population numbers are particularly low;
- Assess the overall surplus or shortfall of housing relative to need and demand and how this breaks down by area, tenure and property size and identify options to intervene to address any imbalances.

1.2 The Report Structure

1.2.1 The key report sections are detailed below.

Section 3 - The Housing Market

1.2.2 Section 3 analyses indicators of housing market activity in the ten rural sub-areas in the Borough.

1.2.3 This section examines the following:-

- The cost of buying or renting a property;
- Affordability of housing.

Section 4– Households Moving within the Rural Parishes

1.2.4 Section 4 analyses the responses from the household survey in relation to the future intentions and plans of both existing and concealed households planning a move within the rural parishes in the future.

Section 5- Future Market Housing Requirements

1.2.5 Section 5 focuses on the moving intentions of households specifically requiring market housing.

Section 6 – Future Affordable Housing Requirements

1.2.6 Section 6 focuses on the moving intentions of households specifically requiring affordable housing

Section 7 – Demand Analysis by sub-area

- 1.2.7 Section 7 looks at the demand for properties expressed through the survey by type and size at the sub-area level.

Section 8 – Future Market & Social Delivery

- 1.2.8 Section 8 provides an understanding of the scale of future housing need and demand in the rural area of Basingstoke & Deane.

Section 9 – Household Moves to Basingstoke Town

Section 9 examines the pattern of household moves from the rural area to Basingstoke Town.

Section 10 - The Current Housing Stock

- 1.2.9 Section 10 examines the characteristics and structure of the current housing stock in the Borough. Analysis of the supply of housing entails an assessment of the range, quality and location of the existing housing stock. More specifically, this section examines the following:-

- Number of dwellings in the area by size, type, location and tenure;
- Stock condition;
- Overcrowding and under-occupation.

Section 11 – Supported and Adapted Housing

- 1.2.10 Section 11 assesses the housing requirements of disabled households and older people.

Section 12 – BME Households

- 1.2.11 Section 12 assesses the specific housing requirements of BME households.

Section 13 – Demographic Change

- 1.2.12 Section 13 examines future population and household change using the Hampshire County Environment Departments 2008 based Small Rural area Population Forecasts.

Section 14 - Migration

- 1.2.13 Section 14 outlines the patterns of migration for the rural area.

Section 15 – Economic Analysis

- 1.2.14 Section 15 draws together findings from the survey to present an overview of the current economic climate and the impact on housing need and demand in the rural area of Basingstoke & Deane.

Section 16 – Methodology

- 1.2.15 Section 16 sets out the survey methodology for the study.

2 EXECUTIVE SUMMARY

2.1 Key Findings and Recommendations

The Private Sector Housing Market

- Ensure that future new development provides a mix of housing types and sizes to meet the needs of all households, but with some bias to smaller dwellings.
- Focus new delivery in market housing to address the impact of future demographic and household formation change, meeting the continuing need for small units and to re-balance the high levels of existing 3 and 4 bedroom family housing stock.
- Develop policies for market housing so that new stock meets local demand not addressed by existing stock turnover.

Affordable Housing Targets

- The study assessed a total net annual affordable need of 289 units over 5 years, over four times planned delivery as estimated by Council / RSL data 2009.
- Based on the evidence found in this Rural Housing Study, the South East Plan and current practice, consideration should be given to an overall affordable housing target of 40% of new units negotiated from the total of all suitable sites, subject to viability.
- Percentage target levels will require to be ratified by an Affordable Housing Viability Assessment.

Affordable Tenure Mix Targets

- Future tenure mix delivery has to take account of local social and intermediate stock levels, the scale of new households, those on average incomes and above unable to purchase in the local market.
- The overall affordable tenure target balance to address local need could be set at 75% for social rent and 25% intermediate housing.
- The Survey data will remain valid until 2014 at which stage it will need to be fully updated as required in Guidance. The assessment should be monitored and updated annually.

Property Size Targets

- Consider **social rented** housing property size targets of 15% one and 45% two bedroom flats and terraced houses to meet the needs of single, couple and small family households. 30% of units should be three and 10% four bedroom houses to address the needs of larger families.
- **Intermediate market** housing should be 10% one, 60% two bedroom and 30% 3-bedroom units.
- Developers are expected to bring forward proposals which reflect **market housing** demand identified in assessments in order to sustain mixed communities. It is recommended that as a guideline for future development, proportions should be rounded with a broad 40% target for smaller units mainly 2 bedrooms and 60% family sized three or four bedroom properties.

Older Persons Housing Needs

- Address the current and future growth in older people and frail older households across all tenures and their related care and support needs.
- The on-going development of Older Persons Housing Strategies should consider :-
- The need for support services and adaptation required to enable people to remain in their own home;
- The type, scale and quality of existing sheltered stock in meeting today's housing standards and preferences;
- The future need for 'extra care' accommodation for the growing frail elderly population.

Housing Strategy

- Meeting the affordable accommodation requirements of families and those with priority needs should be as important as the larger scale numerical need for smaller units for single and couple households.
- Improved data systems are required to properly quantify, analyse and monitor priority need households.
- To improve the turnover of family houses in the social rented sector and address the under-occupation of around 400 units across the rural area, continue to develop housing strategies to make best use of the existing stock.

2.2 Introduction and Methodology

2.2.1 Basingstoke & Deane Borough Council commissioned DCA in April 2009 to carry out a Rural Housing Study. The purpose of the study was to undertake an assessment of the current and future housing demand and need in the rural area of the Borough, to inform the development of planning policies and underpin local housing strategies.

2.2.2 The objective of the study was to provide a robust and comprehensive analysis to:-

- Identify tenure preferences;
- Provide evidence to help the council policy within the Council's Local Development Framework, particularly in respect of projecting the scale of need and reasons for affordable housing and appropriate tenure mixes to achieve sustainable communities;
- Provide an indication of need[†] and demand[†] in the rural parts of the Borough;
- Identify and define housing market areas by Parish, or multiple Parishes where the population numbers are particularly low;
- Assess the overall surplus or shortfall of housing relative to need and demand and how this breaks down by area, tenure and property size and identify options to intervene to address any imbalances.

2.2.3 In this summary you will find the main findings from the study undertaken through:-

- A postal survey of 12,154 households in 48 rural parishes across the Borough;
- A housing market survey utilising the Land Registry and Halifax databases and an internet survey of estate agents on the cost of access level properties and on the supply and cost of private rented housing;
- Secondary data analysis drawing upon Housing Strategy Statistical Appendix (HSSA) and Housing Register data on the flow of social stock and need, 2001 Census, household and population projections and other national research.
- Balancing Housing Market Stock Analysis by 10 combined parish rural sub-areas, detailing demand and supply for all stock by type and size for both general market and the affordable sectors.

2.3 The Housing Stock

2.3.1 The property type profile in the rural area shows some variance from the Borough-wide levels at Census as shown in the table below.

Table 2-1 Type of Accommodation

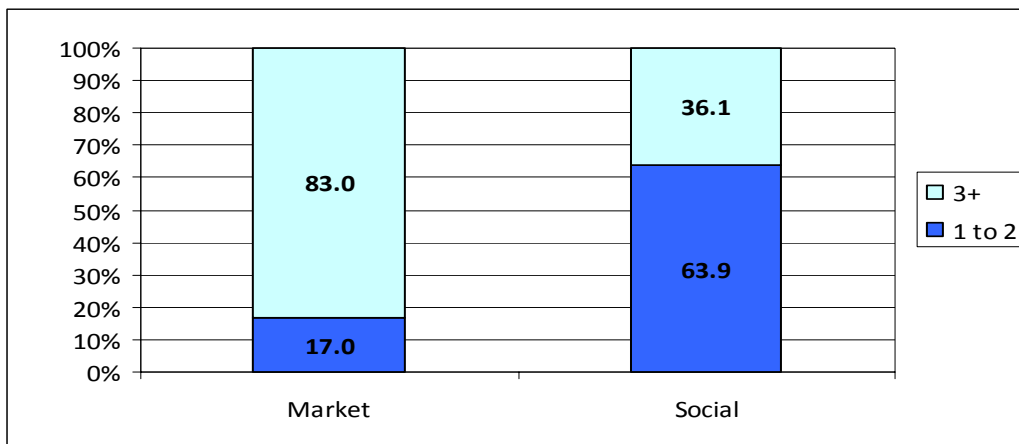
Type	2009 Survey %	N ^{os.} implied	Borough Census 2001 *
Detached House / Bungalow	46.7	12,566	33.0
Semi-detached House / Bungalow	30.2	8,104	24.9
Terraced House / Bungalow	16.0	4,288	29.9
Flat / maisonette	6.5	1,755	11.8
Caravan / Mobile home	0.6	153	0.4
Total	100.0	26,866	100.0

© Crown Copyright (Census)

2.3.2 Survey data revealed that 76.9% of properties in the rural area were either detached or semi-detached (2001 Census Borough level -57.9%), 16% terraced houses (2001 Census Borough level - 29.9%) and flats 6.5% (2001 Census Borough level 11.8%).

2.3.3 Figure 2-1 below shows the market and social sector stock broken down by 1 to 2 and 3 or more bedrooms. The survey data shows that the vast majority of stock in the market sector has 3+ bedrooms (83%) compared to the social sector where 63.9% of properties have 1 or 2 bedrooms. Only 17% of market properties are small units.

Figure 2-1 Property size by Tenure



Over and Under-Occupation

2.3.4 The overall under-occupation†, a property with two or more spare bedrooms, of 52.2% is high, but in line with the property size profile. There are around 400 social rented properties which are under-occupied by two or more bedrooms.

2.3.5 Over-occupation† was generally low (1.7%) compared to the UK average level of 2.7%.

2.3.6 89.3% of respondents to the household survey said their home was adequate for their needs; 10.7% considered their home inadequate.

2.4 The Economic Climate

2.4.1 The economic climate, changes in national and regional economic policy, alongside labour market trends and local income trends sets the context in which households make decisions about their housing needs and preferences.

2.4.2 64.4% head of household indicated that they were in employment and 1.4% indicated that they were unemployed and available for work, similar to recent DCA survey experience in which the average has been between 1% and 2%.

2.4.3 25.4% of heads of households are currently retired, and population projections show this figure will increase further up to 2015. The data suggests a need for a strategic approach to the accommodation needs of older people in the rural area

2.4.4 16.9% heads of household worked within Basingstoke Town and 34.0% worked elsewhere in Basingstoke & Deane Borough, a total of 50.9% who worked within the Borough. The highest level of commuting out of the Borough was to Reading (11.0%).

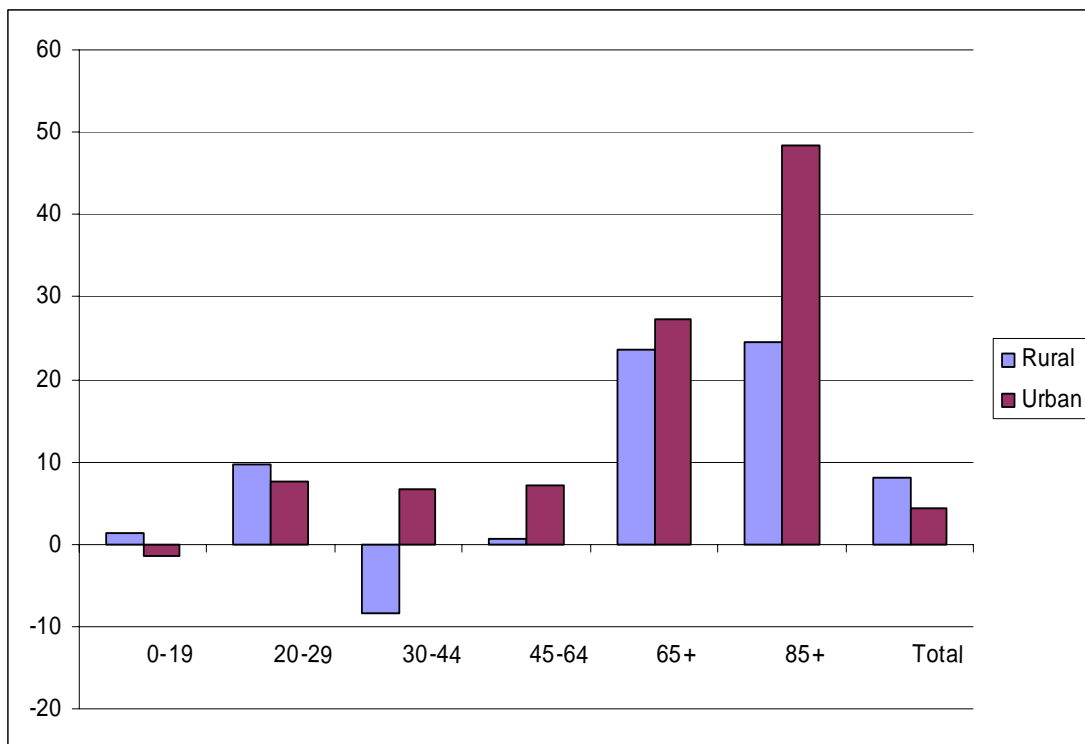
- 2.4.5 8.6% of existing households had incomes below £10,000. The total proportion earning below £27,500 per annum was 57.1%. 11.0% of existing households had incomes above £100,000 per annum.
- 2.4.6 81.0% of the concealed households forming in the next three years had incomes lower than £27,500. Low incomes, coupled with a low level of savings will hinder access to the market for new forming households.

2.5 The Rural Area Population – Future Projections

- 2.5.1 An important feature in measuring housing needs is to forecast what is likely to happen over the next decade or so in order that provision for new housing can be planned. Population change in an area results from a number of factors including the numbers of births and deaths, how the population is ageing and the migration of people into and out of the area.
- 2.5.2 The rural area demographic forecasts in the tables in this section have been provided by Hampshire County Council and they are Hampshire County Environment Departments 2008 based Small Rural area Population Forecasts.
- Numbers in the 0-19 age rise steadily throughout the forecast period and then decline steadily to 2015. Overall this age group shows an increase over the forecast period of 1.3%; (+198).
 - The 20-29 age range comprises new households forming and will have implications for future affordable housing need both in the short and longer term. There is predicted to be an increase of 573 people (9.6%) by 2015.
 - The 30-44 age group, the main economically active and young family group, is predicted to decrease in numbers over the forecast period. Numbers fall steadily throughout the forecast period with an expected reduction over the period of -1,165 people (-8.3%).
 - The 45-64 age group is expected to rise by 142 people by 2015 (+0.7%).
 - The most significant feature in the population projections is the projected growth of 23.6% in the 65+ age group, an increase of 2,455 people.
 - Within the retired population, the 85+ age group shows an increase overall of 370 people, a similar 24.5% increase from 2008 to 2015. The increase in this group in the urban area is 48% over this period.
 - Given the resource demands for adaptations, care and support services and specialist accommodation often associated with very elderly people, these are significant figures.

2.5.3 The chart below shows the population change by age band in the rural area in the period 2008 to 2015 and compared with the age band change in the urban area of the Borough.

Figure 2-2 Change in Age Band Structure, 2008 – 2015 %



Source: Hampshire County Environment Departments 2008 based Small Rural area Population Forecasts

2.5.4 The rural area of the Borough shows higher rises in the 0-19, 20-29 and 65+ age groups compared with the urban area, but a fall in the 30 to 44 year old group. The 85+ age group is forecast to rise by 48% in the urban area compared to 24% in the rural area reflecting the historic development of the town.

2.6 The Housing Market

2.6.1 The housing market is the context against which all the housing needs of the area are set. In essence the study is seeking to establish who cannot afford to enter into the market.

2.6.2 The average house price at January 2009 according to the Land registry in rural areas had fallen by 12.5% from the same time the previous year (compared to 14.5% in urban areas). This leaves the average rural house price at £193,468, over £40,000 more expensive than the average urban house price.

2.6.3 Sales in rural areas have fallen over recent years as a result of the recession. In August 2007 sales transactions across all rural areas were at 21,598, compared with a level of 5,721 in December 2008, a decline of 73.5%.

2.6.4 The decline in transactions has affected all parts of the rural housing market, most dramatically the middle and higher price bands. It has also heightened the long term decline in transactions in the lower house bands with sales in properties below £100,000 falling to 10% of total rural transactions in December 2008, at just 572 sales.

- 2.6.5 Despite falling house prices, the average price to income ratio in rural areas only improved by 0.1 between December 2007 and December 2008. Across all rural areas the average household would need 7 times its income to purchase an averaged priced house, compared with 6.3 times household income in an urban area. In smaller settlements the average price to income ratio is 9.8.
- 2.6.6 Affordability is a pressing problem faced by rural communities. The ability of new forming households to buy has been dependent on the availability of high loan-to-value lending of 90% to 95%. According to the Council for Mortgage Lenders the past year has seen significant falls in the number of mortgages made and a substantial increase in deposit requirements.
- 2.6.7 The average deposit requirement for first-time buyers in January 2009 was 24% of the purchase price. This large deposit requirement increases the difficulty of entering the private market in the rural areas.

2.7 Affordability and Entry to Market Housing

- 2.7.1 The data indicates strongly that there is an affordability problem arising from the relationship between local incomes and the realistic supply of the cheapest stock available.
- 2.7.2 The survey findings indicate that income levels of around 86% of the concealed households who formed in the past year are below the level necessary to be able to buy in the local market and 69.3% cannot afford to rent a one bedroom flat, the smallest property available.

2.8 Migration and Moving Households

- 2.8.1 2,582 households had in-migrated to the rural area from outside the Borough over the last 3 years. 12.6% had moved from elsewhere in the South East; 12.5% from elsewhere in the UK and 6.6% from Newbury.
- 2.8.2 57.1% of households had moved due to employment reasons. 37.7% moved as they wanted to move to a rural location. Only 4.3% had moved due to retirement.
- 2.8.3 Of the 5,280 households who had moved within the last 3 years, 2,698 households had moved within the Borough; 8.9% had in-migrated from Basingstoke Town and 42.2% had moved within the rural areas.
- 2.8.4 Employment at 43.3% was the main reason for moving from households originally living in the urban area. 42.4% moved because they wanted to change from an urban area to a rural location and 24.2% moved to be near a relative.
- 2.8.5 Out-migration is expected to account for 45.1% of all moves for existing moving households (1,732 implied) and 44.2% of concealed households over the next 3 years (923 moves implied).

2.9 Households with Support Needs

- 14.6% (3,845 implied) households included a member with a disability.
- 50.9% (2,120 implied) stated they had a support need.
- 55.1% of all disabled households were over the age of 60.

- The largest disability amongst the residents of the rural area was walking difficulty.
- 15.6% (62 implied) stated they had outstanding support needs.
- 9.5% of properties (2,496 implied) had been adapted. The survey found some mismatch between wheelchair adaptations and the properties where people with wheelchair actually live.
- 24.6% of households had wheelchair adaptations higher than the average in recent DCA surveys (15%).
- Demand for supported accommodation is predominantly for independent accommodation with external support.

2.10 Future Demand for Market and Affordable Housing

Overall level of Demand

- 2.10.1 It is an accepted norm in the housing market that the turnover of the existing stock is expected to meet 90% of all housing requirements. The constraints on development in the last decade have meant that in most parts of the UK new development has been less than 10% of turnover.
- 2.10.2 Major growth areas and Growth Point areas are however likely to see a higher proportion of new delivery as part of turnover in the future.
- 2.10.3 In the rural area, housing survey data suggests that there will be a total annual shortfall of 292 market units and 289 over 5 years or 218 affordable units over 10 years after allowing for housing turnover and the period over which to address the backlog.

Market Stock Balance

- 2.10.4 PPS3 identifies the core government objectives to provide a variety of high quality market housing including addressing any shortfalls that apply in market housing.
- 2.10.5 Survey data showed that households forming and moving had a strong desire to be near their family, near work and where they have always lived and it would be beneficial to attempt to influence future delivery to address local demand and fill gaps in stock types to provide a better balance in the housing stock, create more sustainable communities and undertake sustainable development.
- 2.10.6 Although the existing stock has high proportions three and four bedroom units, the data indicates that there is still a need for more large units with a shortfall of 2, 3 and 4+ bed property sizes in the rural area.
- 2.10.7 Although current demand is very low and may be met from turnover, it is not realistic to deliver no one bedroom units for which there is likely to be more demand in the long term particularly to improve the balance of the stock and address demographic change. Demand for 2 bedrooms is however high.

- 2.10.8 It is recommended that as a guideline for future development, proportions should be rounded with a broad 40% : 60% split between smaller units and family sized accommodation.

Table 2-2 Future Market Sector Delivery by Size

	Bedroom Size (%)			
	1-Bed	2-Bed	3- Bed	4- Bed +
Market	5	35	20	40

- 2.10.9 It is recommended that to create a more balanced housing stock, future development proportions could be rounded with delivery of 5% 1-bedroom, 35% 2 bedroom, 20% 3 bedrooms and 40% 4-bedrooms.

Affordable Housing Need

- 2.10.10 The number of concealed households forming in the first year is 443 and this is the most reliable basis of calculating an annual level as people cannot forecast accurately over longer periods. On the basis of income levels and housing costs 86% cannot buy and 81.8% cannot afford to rent in the private market. Over 69% of these households cannot afford to rent a one bedroom flat, the smallest property available.
- 2.10.11 As inability to rent is the basis of eligibility for subsidised housing, around 300 new forming households a year will require affordable housing in the rural area. Only 161 of them are on the Waiting List.
- 2.10.12 The tenure mix balance within affordable housing is 75% social rent and 25% intermediate.
- 2.10.13 The future affordable housing delivery targets to address the needs of single / couple and small family households and for larger families are detailed below.

Table 2-3 Future Affordable Sector Delivery by Size

	Bedroom Size (%)			
	1-Bed	2-Bed	3- Bed	4- Bed +
Social Rented	35	35	20	10
Intermediate	10	60	30	-

3 THE HOUSING MARKET

3.1 Key Findings

- Between January 2008 and January 2009 house prices in the rural areas fell by 12.5%.
- The average house price in the rural area at Quarter 1 2009 was £193,468, around £40,000 more expensive than the average urban house price;
- The number of sales in the rural areas has decreased by 73.5% between August 2007 and December 2008;
- Property prices start at £98,500 for a 1 bed flat in the South West sub-area rising to £130,000 in the South East. 2-bed flats properties start at £115,000 in South & Overton rising to £164,973 in the North East;
- The cheapest entry level 1-bed flat requires an income of £26,700 (single income household) in the South West. 78.8% of concealed households earn below this amount therefore cannot buy in the market;
- The average income required to rent a one bedroom flat in the private sector is £23,200 and 69.3% of concealed households have incomes below this level;
- The data indicates strongly that there is an affordability problem arising from the relationship between local incomes and the realistic supply of the cheapest stock available.

3.2 Introduction

- 3.2.1 House price information is the basis on which the “affordability” of housing is measured for low-income households.
- 3.2.2 This data is then related to the problems faced by the “concealed households”[†] in the area, i.e. households living with friends and relatives seeking to gain access to the housing market.

3.3 Housing Market Analysis

- 3.3.1 Three data searches were commissioned to provide information on house price and sales volumes across the rural areas of the Borough:-
- from the Halifax, as the largest mortgage lender, analysing lending in the Region;
 - from the Land Registry, providing data on all sales in the area for the past year to March 2009 (the most recent data available on the Land Registry website);
 - Estate Agency survey to assess entry prices for new households in each rural area.
- 3.3.2 The records include house price information by categories of dwellings, also included in the analysis is information about the volumes of sales of each type of dwelling.

- 3.3.3 These indices are not absolutely comparable. Land Registry increase levels tend to be lower because they include cash transactions but they are less reliable on a quarterly basis because they only calculate actual transactions and the figures are affected by changes in the mix of properties between the current and previous periods. Halifax data measures a constant mix of properties by type and size which removes the changing mix factor but does not of course include lower price cash transactions.
- 3.3.4 This information sets the context for the key issue of the affordability of housing in the area, and in particular the analysis can be related to the problems of low income evaluated through the household postal survey.

3.4 National Picture

- 3.4.1 The UK market has seen a crisis in economic terms starting with insecurity in the financial markets following the sub-prime mortgage crisis beginning in the American market. This led to a fall in house prices throughout the Country which has left recent marginal buyers, and those on 100% mortgages with negative equity.
- 3.4.2 Rising unemployment, low consumer confidence and the reduced availability of mortgages / credit is an issue and will remain a serious constraint to the recovery of the housing market until it is resolved. These factors are likely to put further pressure on the market and further house price decline is expected according to the Halifax House Price Index, Quarter 2 2009.
- 3.4.3 Land Registry data indicates that property prices in the year January 2008 to January 2009 decreased by 16.2%. The volume of sales also declined by an average of 57%.
- 3.4.4 The Halifax house price index report for the 2nd quarter 2009 (April to June) showed that house prices declined by a further 1.9% from quarter 1 2009 (January to March). The annual rate shows a decline of 15.0%. The average UK average price is now £156,944 and has returned to just below the level it was in 2004 quarter 2.
- 3.4.5 The Bank of England industry-wide figures show that the number of mortgages approved to finance a house purchase increased by 19% between the 4th quarter of 2008 and the 1st quarter of 2009. Approvals in March 2009 were the highest since May 2008, but were still 34% lower than in March 2008.

3.5 Regional Picture

- 3.5.1 All regions have recorded at least a 90% increase in house prices over the past decade (Q1 1991 – Q1 2009) according to the Halifax House Price Index Q2 2009 (UK), including an increase of 97% in the South East.
- 3.5.2 Flats have seen the strongest price growth within the South East over the past decade, an increase of 127% from £63,272 as at Q2 1999 to £143,499 in Q2 2009.
- 3.5.3 The latest regional data (Q2 2009) as recorded by the Halifax Index shows an average house price in the South East of £207,431, 32% above the UK average of £156,944.
- 3.5.4 The Halifax First Time Buyer Affordability Review 2009 illustrates that the affordability situation for first time buyers has improved in 8 of the 12 UK regions since Quarter 3 2007. The South East is one of the 8 regions and has increased its affordability by 2%.

3.6 Regional House Price Change

Table 3-1 House Price Inflation

	Change over year to 31 st June 2009 %	Change over quarter to 31 st June 2009 %
South East Region ¹	-13.7	-0.5
Basingstoke & Deane	-14.7	-2.0

Source 1 - Halifax House Price Index, © Copyright HBOS plc.

Source 2 - Land Registry Data, © Crown Copyright (Land Registry)

- 3.6.1 The Halifax Index for the South East Region at the end of the 2nd quarter 2009 showed a fall over the quarter of 0.5%, a smaller decrease than the UK average of 1.9%.
- 3.6.2 The annual rate of house price inflation recorded in the Halifax Index for the South East Anglia Region at 31st June 2009 was -13.7%, below the UK average of -15.0%.
- 3.6.3 Land registry data shows house prices in Basingstoke & Deane fell by 14.7% over the year to 31st June 2009 and by 2.0% over the quarter.

3.7 The Regional Housing Market

Average House Prices

- 3.7.1 Average house prices in the Regional Market are shown in Table 3-2 below. The table shows details of the prices paid for the main categories of house types for the whole of the South East with comparisons against a different source of house price index data.
- 3.7.2 The Halifax data is based on actual sales of mortgaged properties and the information is a real indication of actual prices prevailing in the purchases being made in the South East. The Land Registry data incorporates all transactions at Local Authority level.

Table 3-2 Average House Prices (£) - All Buyers Q2 2009

Property Type	South East		Basingstoke & Deane
	Land Registry	Halifax	Land Registry
Terraced	185,528	177,264	169,621
Semi-detached	217,327	216,980	203,450
Detached	382,173	348,092	330,430
Bungalows	*	220,095	*
Flats & Maisonettes	155,973	143,499	133,864
All Properties	240,633	221,186	212,539

Source: Halifax House Price Index, © Copyright HBOS plc

Land Registry Residential Property Price Report, 2nd Quarter 2009, © Crown Copyright

*Land Registry figures do not identify bungalows separately.

3.8 Sales Transactions

3.8.1 Table 3-3 below shows the number of sales by property type in the South East and the Borough of Basingstoke & Deane in the latest quarter of 2009 and Q2 2007.

Table 3-3 Sales Transactions Q2 2007 / Q2 2009

Property Type	South East			Basingstoke & Deane		
	Sales Q2 2009	Sales Q2 2007	Change (%)	Sales Q2 2009	Sales Q 2007	Change (%)
Terraced	8,498	19,885	-57.3	186	406	-54.2
Semi-detached	9,290	18,746	-50.4	98	207	-52.7
Detached	8,573	16,674	-48.6	138	247	-44.1
Flats & Maisonettes	6,244	17,112	-63.5	94	109	-13.8
All Properties	32,605	72,417	-55.0	516	969	-46.7

Note: Land Registry data

3.8.2 The data shows the considerable fall in sales both regionally and locally over the 2 year period. In the South East the largest fall in sales was seen in flats and maisonettes at -63.5%. In Basingstoke and Deane Borough it was terraced properties that showed the largest decrease in sales at -54.2%.

3.9 The Rural Housing Market

3.9.1 The average house price at January 2009 according to the Land registry in rural areas had fallen by 12.5% from the same time the previous year (compared to 14.5% in urban areas). This leaves the average rural house price at £193,468, over £40,000 more expensive than the average urban house price.¹

3.9.2 Sales in rural areas have fallen over recent years as a result of the recession. In August 2007 sales transactions across all rural areas were at 21,598, compared with a level of 5,721 in December 2008, a decline of 73.5%. The decline in transactions has affected all parts of the rural housing market, most dramatically the middle and higher price bands. It has also heightened the long term decline in transactions in the lower house bands with sales in properties below £100,000 falling to 10% of total rural transactions in December 2008, at just 572 sales.²

3.9.3 Despite falling house prices, the average price to income ratio in rural areas only improved by 0.1% between December 2007 and December 2008. Across all rural areas the average household would need 7 times its income to purchase an averaged priced house, compared with 6.3 times household income in an urban area. In sparse hamlets and isolated dwellings the average price to income ratio is 9.8.³

3.9.4 Affordability is a pressing problem faced by rural communities. Affordability is dependent on the availability of very high loan-to-value lending. According to the Council for Mortgage Lenders the past year has seen significant falls in the number of mortgages lent and a substantial increase in deposit requirements.

¹ Commission for Rural Communities – Rural Economies Recession Intelligence March 2009

² Commission for Rural Communities – Rural Economies Recession Intelligence March 2009

³ Commission for Rural Communities – Rural Economies Recession Intelligence March 2009

- 3.9.5 The average deposit requirements for first-time buyers in January 2009 were 24% of the total loan value. This pushes even the lowest-priced properties in the rural areas out of reach.⁴

3.10 Affordability

- 3.10.1 Housing is now technically at its most affordable than it has been for the last few years with mortgage payments at 31% of earnings now below the 25 year average of 37% and far below the peak of 48% in July 2007. The house price to income ratio has declined from the peak in July 2007 of 5.84 to 4.34 in March 2009. The long term average ratio is projected at 4.0.
- 3.10.2 However, despite affordability being more optimistic, the short supply of properties on the market and tightening of lending criteria for mortgages at high loan to valuation ratios (LTV) has resulted in a 46% decline of first time buyers coming into the market than a year ago.
- 3.10.3 For existing owner occupiers, there has been for some who are not tied on a fixed rate mortgage, or who have recently purchased, a significant reduction in mortgage payments. This is from a combination of lower house prices and interest rates now at record lows, but these savings are only being passed on at low LTV rates for those with already established equity.
- 3.10.4 The table below shows a selection of the mortgages available in the market for first time buyers.

Table 3-4 Current Mortgages Deals for First Time Buyers

Lender	Deposit	Interest rate	Terms
Halifax	10%	6.54%	5 year fixed
	25%	6.68%	
Abbey National	10%	6.89%	5 year fixed
	25%	5.59%	
HSBC	10%	5.99%	2 year fixed
RBS	10%	5.99%	5 year fixed
	10%	6.59%	2 year fixed
	25%	4.39%	3 year fixed
Woolwich	20%	6.49%	5 year fixed
	30%	5.19%	

Source: www.mortgageguide.co.uk / individual lenders website (July 2009)

- 3.10.5 We found no available mortgage products with high street lenders at 95% to first time buyers or existing borrowers. Lenders are offering a 90% Loan to Valuation (LTV) mortgage over a fixed term, but most have high arrangement fees in excess of £700, some were up to £1,500 and as the table clearly shows the lower the deposit, the higher the interest rate. Variable rate mortgages were mostly offered at 25% LTV as a minimum. Lloyds TSB did offer a 95% LTV to first time buyers, but relatives were to act as a guarantor to the loan and had to show £20,000 in savings to qualify.

⁴ Commission for Rural Communities – Rural Economies Recession Intelligence March 2009

- 3.10.6 For existing borrowers, the best deals available are interest rates around 3% - 4% and these are also offered with high arrangement fees and a LTV ration of around 40% – 75%.

3.11 The Mortgage Market

- 3.11.1 The Council of Mortgage Lenders' (CML) members are banks, building societies and other lenders who together undertake around 98% of all residential mortgage lending in the UK. They produce statistics research and public commentary on the market and the issues facing lenders.
- 3.11.2 The impact of the credit crunch was first felt in the UK in the mortgage lending industry with the demise of the Northern Rock. The major government support into the industry has in the short term only given it stability and there remains a major problem of a lack of funds to lend across virtually all lenders.
- 3.11.3 It is for this reason that lending terms are now quite severe with loan to value ratios of 60% and 75% the norm across the industry. This has particular significance for first time purchasers who traditionally have borrowed maximum levels around 95%.
- 3.11.4 The strength of the housing market over recent months has been surprising. Recovering house prices appear at least partly to reflect short-term drivers, such low volumes of new-build properties, few willing sellers, and a relatively high level of cash and overseas buyers. It is not certain that these will continue into 2010. Sales activity has picked up sharply from the very low levels seen early in 2009, but remains far below what might be considered “normal”. House purchases for 2009 as a whole are set to be lower than in 2008 and likely to be the weakest since the war. It is hard to build a case for a dramatic upturn until the wider economic picture improves materially, although we do expect 2010 to see slightly higher transaction levels than 2009.
- 3.11.5 However, significant house price falls over 2008 and early 2009 mean that large numbers of home-owners have low or negative equity, and this effectively limits both their ability and willingness to move house and to re-mortgage.
- 3.11.6 Meanwhile, low mortgage rates mean that many existing borrowers find themselves on attractively priced tracker or other variable rate products, with little incentive to switch their mortgage. The result has been a sharp contraction in re-mortgage activity (which has pushed gross lending volumes lower) and downward pressure on lenders' margins. With interest rates expected to remain low, there is little reason to expect this to change next year.

- 3.11.7 The following table outlines key statistics on volume of transactions and advances and mortgage possessions from 2006 to forecasts of the outturn expected in 2010.

Table 3-5 Key Mortgage Lending Statistics

	2007	2008	2009 ^f	2010 ^f
Residential property transactions, UK, millions	1.613	0.90	0.81 (0.70)	0.85
Gross advances, £bn	363	253	141 (145)	150
Net lending, £bn	108	40	8 (-5)	15
Possessions in period:				
Number	25,900	40,000	48,000 (65,000)	53,000
% of all mortgages	0.22	0.34	0.43	0.48

Source: Bank of England, National Statistics, HM Revenue and Customs, CML (November 2009)

Notes: The HMRC series relates to residential transactions over £40k. It is a new series which started in April 2005.

2. Figures for arrears and possessions relate only to first charge mortgages held by lenders who are members of the CML. They do not include arrears and possessions relating to other secured lending or to firms that are not CML members.

3. June 2009 forecasts, where comparable, shown in brackets.

f - forecast

- 3.11.8 House purchase lending has now increased year-on-year for three consecutive months (following 25 consecutive year-on-year monthly falls) whilst re-mortgaging has continued its annualised decline, although the rate of decline moderated in September.
- 3.11.9 There were 33,000 loans for re-mortgage - a 10% increase from August but 48% lower than September a year ago. Gross mortgage lending was 7% higher than August at £12.9 billion, but was still 25% lower than September last year.
- 3.11.10 Data on loans specifically to first-time buyers is outlined below.

Table 3-6 Loans to first-time buyers 2008/2009

	Number of loans	Value of loans £m	Average loan to value	Average income multiple
September 2009	19,700	2,200	75%	3.15
Change from August 2009	+5%	+5	75%	3.10
Change from September 2008	+45%	+38%	84%	3.18

Source: CML December 2009

- 3.11.11 The availability of loans and the terms available have significantly reduced first-time buyer's ability to enter the market. Because they do not have a house to sell, this group have played a very significant role in previous recessions in sustaining some level of activity and in helping lead the market out of the recession.

- 3.11.12 One third of first-time buyers escaped paying stamp duty in September as a result of the government's temporary £175,000 nil-rate threshold, according to new data released by the Council of Mortgage Lenders.
- 3.11.13 There were 6,200 first-time buyer loans for properties between the old threshold of £125,000 and the temporary threshold of £175,000, representing 32% of the 19,700 loans to first-time buyers in September. In addition, 7,800 first-time buyers (40%) bought properties valued below the £125,000 original threshold.
- 3.11.14 There were 50,600 loans for house purchase in September - an increase of 2% from August and 43% from September 2008.
- 3.11.15 Although lending criteria remain tight, there is clearly demand from borrowers and for those able to provide the substantial deposit, finance is cheaper than in recent years. The typical homebuyer had to commit 12.8% of gross income to cover mortgage interest payments in the third quarter of 2009, this was unchanged from the second quarter and the lowest figure since the first quarter of 2004.
- 3.11.16 The scale of deposit required is now a significant issue in the market as affordability. A 25% deposit is not available normally to people on average incomes unless parents have a significant capital to provide as a deposit.
- 3.11.17 The difficulty is in estimating how long this will last. We have therefore to maintain calculations based on normal market conditions.

3.12 House Price Sub-Areas

- 3.12.1 In order to further analyse house prices in the rural area of Basingstoke & Deane, the parishes have been grouped into ten sub-areas. The parish/sub-area structure analysed is shown in the following table:

Table 3-7 Parishes within Sub-Areas

Sub-Areas	Wards contained within
South East	Popham, Dummer, Candovers, Preston Candover, Nutley, Bradley, Ellisfield, Farleigh Wallop, Cliddesden, Winslade, Herriard, Tunworth, Weston Corbett, Weston Patrick, Upton Grey, Mapledurwell and Up Nately.
East	Old Basing and Lychpit, Newnham
North East	Sherfield on Loddon, Hartley Wespall, Stratfield Turgis, Stratfield Saye, Bramley
North & Tadley	Mortimer West End, Silchester, Pamber, Tadley, Baughurst
North & Kingsclere	Ashford Hill and Headley, Kingsclere, Hannington, Ecchinswell, Sydmonton and Bishops Green
North West	Burghclere, Newton, Highclere, East Woodhay, Ashmansworth
South West	Litchfield and Woodcut, St Mary Bourne, Hurstbourne Priors, Whitchurch, Laverstoke
South & Overton	Overton, Steventon, North Waltham
Oakley & Deane	Oakley, Deane
North of Basingstoke Town	Wootton St Lawrence, Monk Sherbourne, Sherbourne St John

3.13 Entry Sales Levels in the Rural Area

- 3.13.1 Entry to the market is clearly dependent on availability, a factor which is particularly critical for low income households who can only enter the market in any numbers where there is an adequate supply of affordable dwellings.
- 3.13.2 First-time buyers as new entrants to the housing market do not purchase houses at average prices as they do not have average incomes. Although average prices are useful for comparisons in general they are not the purchase levels used in assessing the ability of households to enter local markets.
- 3.13.3 In broad terms new purchasers of either flats or terraced properties buy in the lowest quartile of prices i.e. the bottom 25%. An internet survey of the local estate agents was undertaken to ascertain the cost of the cheapest units available i.e. the lowest quartile stock costs for sale in each of the 10 sub-areas. These are detailed in the following table.

Table 3-8 Entry Sales Levels (£) in the Rural Area- July 2009

Property Type	South East	East	North East	North & Tadley	North & Kingsclere
1-Bed Flat	*130,000	*109,950	*134,950	*104,950	**n/d
2-Bed Flat	**n/d	**n/d	164,973	*125,000	*129,950
2-Bed Terraced	*175,000	**n/d	*183,000	166,250	**n/d
3-Bed Terraced	184,975	*184,950	*199,995	169,642	**n/d

Property Type	North West	South West	South & Overton	Oakley & Deane	North of Bas. Town
1-Bed Flat	**n/d	*98,500	*115,000	**n/d	**n/d
2-Bed Flat	**n/d	*147,500	*115,000	**n/d	*147,950
2-Bed Terraced	**n/d	176,633	162,475	*235,000	**n/d
3-Bed Terraced	**n/d	183,100	194,975	*173,950	**n/d

Source: DCA House Price Survey July 2009 * Low sample ** No data

- 3.13.4 Due to the general rural nature of the area, the house price search proved restrictive in obtaining sales prices for all house types, typical of a rural area.
- 3.13.5 The rural area mainly comprised of detached and semi-detached properties with very few smaller units, i.e. flats and maisonettes and smaller terraced properties which would be found in the urban area.
- 3.13.6 At the time of the survey in July 2009, due to the limited volume of flats and maisonettes, the entry level stock in the rural area is considered to be terraced properties as they are the cheapest units with an adequate level of supply for sale to new forming households.
- 3.13.7 Although the average price of terraced properties according to the Land Registry survey is £169,621, entry sales levels vary across the rural area with the lowest entry prices, starting at around £162,475 in South & Overton for a 2 bed terrace, rising to £235,000 in Oakley & Deane. 3-bed terraced properties start at £169,642 in North & Tadley, rising to £199,995 in the North East.
- 3.13.8 Entry levels for flats start at £98,500 in South West and rise to £130,000 in South East for a 1 bed unit. Entry levels for 2-bed flats start at £115,000 in South & Overton, rising to £164,973 in North East.

- 3.13.9 The household survey asked concealed households what level of mortgage they were prepared to pay for their first home.

Table 3-9 Maximum Mortgage Cost (Concealed Households)

Question 36a

Monthly mortgage	All concealed households moving	
	%	Cum %
Below £215	10.8	10.8
£215 - £260	14.1	24.9
£261 - £300	11.4	36.3
£301 - £350	10.8	47.1
£351 - £430	23.2	70.3
£431 - £650	18.5	88.8
£651 - £865	9.5	98.3
Above £865	1.7	100.0

- 3.13.10 For those concealed households seeking to buy a dwelling, 70.3% could not or would not pay a mortgage of more than £430 per month. The mortgage bands selected might reflect to some degree perceptions of the actual cost of access to home ownership.

3.14 Purchase Income Thresholds

- 3.14.1 The cheapest entry levels (lowest quartile) of the smallest units were assessed to enable threshold income levels to be calculated. These are based on 95% mortgage availability and a 3.5x gross income lending ratio, the level recommended in the 2007 Strategic Housing Market Assessments – Practice Guidance (page 42). Table 3-10 below outlines the income ranges needed to enter the market in the 10 sub-areas.
- 3.14.2 It should be noted that the 95% mortgage availability and a 3.5 times gross income lending ratio recommended in 2007 Guidance is not in practice available in the current market and in reality first time buyers require 25% deposits. However we have followed the Guidance recommendations in assessing the income thresholds to access the market in each sub-area.

Table 3-10 Income Thresholds – July 2009

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terraced
South East	*35,300	**n/d	*47,500
East	*29,800	**n/d	**n/d
North East	*36,600	44,800	*49,700
North & Tadley	*28,500	*33,900	45,100
North & Kingsclere	**n/d	*35,300	**n/d
North West	**n/d	**n/d	**n/d
South West	*26,700	*40,000	47,900
South & Overton	*31,200	*31,200	44,100
Oakley & Deane	**n/d	**n/d	*63,800
North of Basingstoke Town	**n/d	*40,200	**n/d

Please note figures are rounded to nearest hundred. *low sample - ** no data.

Source: DCA House Price Survey July 2009

3.14.3 Our survey of concealed households found that 19% have incomes above £27,500 and only 1.1% above £45,000. The cheapest entry level property requires an income of £26,700 in the South West but 78.8% of concealed households forming earn below this amount based on a single income household. The ability of concealed households to access the market within the rural area is clearly very limited.

3.15 The Private Rented Sector

3.15.1 The private rented sector in the rural area is 6.7% of the stock, below the national average level of 10% at the 2001 Census. An assessment has been undertaken to analyse turnover relative to demand levels. Over three years the survey data suggests that around 651 private rented units will become available, 217 each year.

3.15.2 752 households, around 250 a year, require market rented housing, a shortfall of 33 units annually.

3.15.3 Over a third of the private rented stock turnover is detached and semi-detached houses and bungalows. The need for entry-level accommodation, particularly for concealed households, is for flats and terraced houses and analysis of the data for these types only reveals that demand from existing households, in-migrants and concealed households exceeds supply by 27 units annually.

3.15.4 In terms of access to the market, annual supply of entry-level stock is only around 75 units a year, around 6 units a month, to meet total demand in this sector leaving a shortfall of around 27 units annually (80 shortfall divided by three years).

Table 3-11 Supply / Demand of Private Rented Stock (3 years)

Supply	All Types	Flats / Terraced
Existing Households Moving within the rural area	419	118
Out-migrating Households	232	109
Total Supply	651	227
Demand	All Types	Flats / Terraced
Existing Households Moving within the rural area	51	20
In-migrant Households	586	186
Total Existing Household Demand	637	206
Concealed Households Forming	115	101
Total Demand	752	307
Net Shortfall	101	80

3.15.5 This shortage of private rented units was also highlighted by estate agents in the survey of costs and supply in the private rented sector. There is a need for a larger private rented sector to provide a more balanced housing market in the Borough.

3.16 Private Sector Rent Levels

3.16.1 The data from the internet survey and from estate agency sources approached identified the private sector rent levels by property type and size and location set out below.

Table 3-12 Average and Entry Rent Levels, July 2009 (£ p/m)

Property Type	South East		East		North East		North & Tadley		North & Kingsclere	
	Average	Entry	Average	Entry	Average	Entry	Average	Entry	Average	Entry
(Average / Entry Level)										
1-Bed Flat	n/d	n/d	*549	*475	n/d	n/d	*417	*400	*513	*475
2-Bed Flat	*725	*650	*725	*663	*729	*625	*604	*575	n/d	n/d
2-Bed Terraced	n/d	n/d	n/d	n/d	*800	*775	*700	*700	n/d	n/d
3-Bed Terraced	*873	*750	n/d	n/d	n/d	n/d	766	732	*875	*850
2-Bed Semi-detached	n/d	n/d	n/d	n/d	n/d	n/d	n/d	n/d	*765	*675
3-Bed Semi-detached	*1,340	*1,329	*838	*825	*867	*850	*888	*850	n/d	n/d

Property Type	North West		South West		South & Overton		Oakley & Deane		North of Bas Town	
	Average	Entry	Average	Entry	Average	Entry	Average	Entry	Average	Entry
(Average / Entry Level)										
1-Bed Flat	n/d	n/d	*513	*495	*594	*525	*599	*525	n/d	n/d
2-Bed Flat	n/d	n/d	*719	*638	*624	*500	n/d	n/d	n/d	n/d
2-Bed Terraced	n/d	n/d	*658	*588	*703	*638	n/d	n/d	n/d	n/d
3-Bed Terraced	n/d	n/d	*794	*663	*775	*750	n/d	n/d	n/d	n/d
2-Bed Semi-detached	n/d	n/d	n/d	n/d	*685	*675	n/d	n/d	n/d	n/d
3-Bed Semi-detached	n/d	n/d	*785	*695	n/d	n/d	n/d	n/d	n/d	n/d

Source: DCA House Price Survey July 2009

*low data -nd- no data available

- 3.16.2 Given the rural nature of the area and the lack of small units, and the low level of supply in the current market due to the economy, A low supply of rental data were evident in all sub-areas. Therefore the evidence obtained is based on low samples. Many sub-areas were found to have no supply of one or more property types and no data was obtained for North of Basingstoke Town.
- 3.16.3 Entry rental costs in the private rented sector vary by location within the rural area. The private rented sector costs £400 per month in the North & Tadley, rising to £525 in the South & Overton and Oakley & Deane for a 1-bedroom flat, the smallest unit. 2-bed flat rents range from £500 in area 8, rising to £663 in the East.
- 3.16.4 Two bed terraced house entry rent levels range from £588 per month in the South West, rising to £775 in the North East of the Borough. 3-bed terraced properties cost from £663 per month in the South West, to £850 in the North & Kingsclere.
- 3.16.5 2-bed semi detached properties cost from £675 per month in North & Kingsclere and the South & Overton and 3-bed semi detached properties can be rented from £695 per month in the South West rising to £1,329 per month in the South East.
- 3.16.6 Concealed households in the household survey gave details of how much rent per week they could afford to pay. The responses are shown in the table below.

Table 3-13 Maximum Weekly / Monthly Rent of Concealed Households
Question 36a

Weekly rent	All concealed households moving	
	%	Cum %
Below £50 weekly / £215 monthly	10.8	10.8
£50 - £60 weekly / £215 - £260 monthly	14.1	24.9
£61 - £70 weekly / £261 - £300 monthly	11.4	36.3
£71 - £80 weekly / £301 - £350 monthly	10.8	47.1
£81 - £100 weekly / £351 - £430 monthly	23.2	70.3
£101 - £150 weekly / £431 - £650 monthly	18.5	88.8
£151 - £200 weekly / £651 - 865 monthly	9.5	98.3
Above £200 weekly / £865 monthly	1.7	100.0

- 3.16.7 This data was examined to see if those who had specified their preferred tenure as Private Rent could actually access the market price levels that were identified in the Estate Agents Survey.
- 3.16.8 Concealed households preference for private rented market housing is around 10.0%. 38.5% of them could afford to pay £400 + per month which would allow them to rent in the area.
- 3.16.9 A further 21.7% could afford to pay over £525 allowing them access to a 1 bed flat in the majority of areas.
- 3.16.10 The data indicates that 61.2% of concealed households cannot pay more than £400 per month and are priced out of the private rental market.

3.17 Rental Income Thresholds

- 3.17.1 The cheapest rental prices of the smallest units in the rural area were assessed in order to calculate the rental income threshold levels. These are based on rent at 25% of gross income (equivalent to 30% of net income).
- 3.17.2 The table below shows the income levels needed to access the private rented market in the rural area based on the data available.

Table 3-14 Rental Income Thresholds - July 2009

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terrace
South East	n/d	*31,200	n/d
East	*22,800	*31,800	n/d
North East	n/d	*30,000	*37,200
North & Tadley	*19,200	*27,600	*33,600
North & Kingsclere	*22,800	n/d	n/d
North West	n/d	n/d	n/d
South West	*23,800	*30,600	*28,200
South & Overton	*25,200	*24,000	*30,600
Oakley & Deane	*25,200	n/d	n/d
North of Basingstoke Town	n/d	n/d	n/d
Average rental cost	23,166	29,200	32,400

*NB Figures rounded to nearest hundred. *low sample*

Source: DCA House Price Survey July 2009

-nd- no data available

- 3.17.3 The cheapest rental property is in the North & Tadley sub-area and requires an income threshold of £19,200 to rent a one bedroom flat of which there is a small supply.
- 3.17.4 57.1% of all concealed households in the survey have an income below this level.
- 3.17.5 The table below shows the average lower quartile property price for one and two bedroom flats and terraced houses.

Table 3-15 Concealed Households Unable to Rent (%)

Type	Lower Quartile Average	% Concealed unable to Rent
1-bed flat	21,666	69.3%
2-bed flat	29,200	83.2%
2-bed terraced	32,400	88.9%

- 3.17.6 Based on an average of one bedroom flat rental costs, at an income of around £23,200, 69.3% of concealed households cannot rent in the private market.

- 3.17.7 Discounted market rented housing can only be delivered provided that there is an adequate cost margin between social rent and market rent. Given that average rents across the Borough are £400 to £775 per month for 1 and 2 bedroom stock there may be potential to deliver intermediate rented housing in this way, increasing access to the rental sector.
- 3.17.8 This could focus on the 1 and 2 bed unit sector and should be examined in detail as an element of future intermediate market housing delivery.
- 3.17.9 An increase in higher quality housing provided in this sector could also address the short term needs of key worker and other middle income households expressing interest in shared ownership, especially those at the early stages of their careers or on limited employment contracts who are looking for flexibility in their housing arrangements.
- 3.17.10 Overall on average across the whole rural area on the basis of income levels and housing costs 86% of new forming households cannot buy and 81.8% cannot afford to rent in the private market.

4 HOUSEHOLDS MOVING WITHIN THE RURAL PARISHES

4.1 Key Findings

- 21.7% of all households planned a move within the rural area in the future.
- 1,266 existing households require market housing and 311 require affordable housing.
- 431 concealed households required market housing and 299 required affordable housing.
- The main tenure needed for existing households was owner occupation but the main need for concealed households was HA rented.
- There are 1,609 households who wish to move within the rural area but cannot do so. The main reason is affordability affecting over 80% of these households, but a number of households are also in negative equity.

4.2 Introduction

- 4.2.1 Section 4.3 analyses the moving intentions of households moving within the Borough and section 4.3.4 analyses those households in the rural parishes who are unable to move.
- 4.2.2 Sections 4.4.3 and 4.6 analyse the responses from the household survey in relation to the future intentions and plans of both existing and concealed households planning a move within the rural parishes in the future. Section 5 focuses on those households specifically requiring market housing, while Section 6 looks at those requiring affordable housing.
- 4.2.3 Although the questionnaire provided a range of time periods of up to ten years to gather data on past and future household moves, it is unrealistic to gather robust information beyond the three year period.
- 4.2.4 In standard research practice the data up to three years is analysed and where forecasts are required for a longer period such as ten years the average annual data is then multiplied by that term, on the basis that the annual requirements will occur every year. The data in sections 4, 5 and 6 are all analysed for a three year period to 2012.

4.3 Households Moving

- 4.3.1 Moving intentions were tested in the survey questionnaire with an emphasis on future plans to move within the rural areas of Basingstoke & Deane for existing households and also a more focused study on concealed households who represent pent up demand for housing.
- 4.3.2 Respondents were asked to say whether they or any members of their household were currently seeking to move or will do so and 21.7% of all households responding planned a move in the future.
- 4.3.3 However to analyse the nature of housing requirements of households moving within the rural area, households out-migrating from the Borough and moving to Basingstoke Town have been excluded.
- 4.3.4 A further 6.1% (1,609 implied) indicated that they wished to move but were unable to do so and the remaining 72.2% (19,053) said they were not planning a move.
- 4.3.5 Respondents were asked when they planned to move. 77.5% of existing households (1,579 implied) and 78.9% of concealed households (749 implied) were planning a move within the next three years to the rural areas of the Borough.
- 4.3.6 However, not all concealed households answered all of the questions therefore a control total of 730 has been used. There may also be minor differences in the analysis in some tables due to rounding.

Table 4-1 Future moves within the rural area

When required	Market	Affordable	Total
Existing	1,266	311	1,579
Concealed	431	299	730
Total	1,697	610	2,309

Table 4-2 When do you plan to move?
Question 18 and Question 29

When required	Concealed Households		Existing Households	
	%	N ^{os.} implied	%	N ^{os.} implied
Within 1 year	44.4	324	50.2	793
1 - 2 years	35.8	261	26.4	417
2 - 3 years	19.8	145	23.4	369
Total	100.0	730	100.0	1,579

- 4.3.7 50.2% of existing households and 44.4% of concealed households plan a move within one year and as would be expected forecast moves over the following two years show a reduction in scale. There are 2,339 total existing household moves and new households forming over the three year period, almost 780 a year on average.
- 4.3.8 This level of household moves is low at below 3% of all households and almost certainly reflects the difficulties in planning future household moves in the current economy and housing market and the lower than average scale of households moves in a rural area.

4.4 Households Prevented from Moving

- 4.4.1 In addition to those intending to move, there are 1,609 households who wish to move but are unable to do so for a range of reasons. Those indicating a wish to move but an inability to do so offered the following reasons for not being able to move. Respondents offered around 1.4 choices on average.
- 4.4.2 It would seem clear from the table below that affordability was by far the most important factor with 80.8% of households unable to afford to move and 26.0% indicating a lack of affordable rented housing. 4.9% of households stated that they were in negative equity.

Table 4-3 **Reasons Preventing a Move**
Question 17e

Reason	% responses	% households	N ^{OS} . implied
Unable to afford	54.9	80.8	1,281
Lack of affordable rented housing	17.8	26.0	412
Location of employment	11.7	17.2	273
Family reasons	6.3	9.3	148
Do not wish to move from school catchment rural area	6.0	8.8	140
In negative equity	3.3	4.9	78
Total	100.0		2,332

- 4.4.3 Analysis shows that there are 294 households currently living in private rented housing who are unable to afford to move and 68 owner occupied households who are in negative equity.
- 4.4.4 718 households who currently live in owner occupied accommodation and 108 households currently living in HA rented housing are unable to afford to move.
- 4.4.5 Households wishing to move but unable to do so represent a pent-up market demand unable to be addressed whose needs could be met through intermediate housing.

4.5 Total Demand for Existing Moving Households

4.5.1 Table 4-4 below shows the preferred the tenure by current tenure for those existing households moving **within 3 years**.

Table 4-4 Current Tenure / Tenure Preferred (Existing Households)
Question 1 / 22

Tenure Preferred	Current Tenure														Total
	O/O with mortgage		O/O no mortgage		Private rent		HA rented		Shared Ownership		Tied to your employment		Living rent free		
	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	
Owner occupation	708	97.9	175	94.4	257	70.4	18	10.9	2	100.0	58	45.3	3	61.9	1,222
Shared Ownership	5	0.6	0	0.0	24	6.5	17	10.2	0	0.0	2	1.2	0	0.0	47
Private rent	0	0.0	2	1.3	41	11.2	0	0.0	0	0.0	0	0.0	0	0.0	44
HA rent	11	1.5	8	4.3	43	11.9	132	78.9	0	0.0	69	53.5	2	38.1	264
Total	724	100.0	185	100.0	365	100.0	167	100.0	2	100.0	129	100.0	5	100.0	1,577

4.5.2 In total, **1,266** existing households require market housing, this group is analysed in detail in Section 5. A further **311** existing households require affordable housing, this group is analysed in detail in Section 6.

4.6 Demand for Concealed Moving Households

- 4.6.1 This section examines in detail those people living in an existing household but who are described as a 'concealed' household which is taken as a proxy for the extent of 'concealment' of housing need within the rural area because these households represent a pent up and unmet demand for housing.
- 4.6.2 The questionnaire allowed for up to 2 concealed households to be identified within each existing household, each intending to form a new home within the rural area. A total of **730** concealed households planning to form **in the next 3 years** were identified from an average of 1st and 2nd concealed households in the detailed data tables. This is the number used as the control total in the following tables.
- 4.6.3 The majority (96.6%) of the total of concealed households consisted of people described as children of the household. 1.7% were described as partner / spouse and 1.7% as parent / grandparent.

Table 4-5 Person Looking to Form a Household
Question 26

Persons forming household	%	N ^{os.} implied
Child (16+)	96.6	706
Lodger	0.0	0
Partner / Spouse	1.7	12
Parent / Grandparent	1.7	12
Other Relative	0.0	0
Total	100.0	730

Table 4-6 Age of Concealed Households
Question 27c

	%	N ^{os.} implied
16 – 19	10.7	78
20 – 24	47.9	350
25 - 44	40.0	292
45 - 59	0.3	2
60 - 74	0.0	0
75+	1.1	8
Total	100.0	730

- 4.6.4 47.9% concealed households were aged 20 – 24 years. 40.0% were aged between 25 and 44 and 10.7% were aged between 16 and 19.

Table 4-7 Number of Children
Question 27d

Children	%	N ^{os.} implied
Child due	0.7	5
One	5.8	42
Two or more	5.9	43
None	87.6	640
Total	100.0	730

- 4.6.5 The survey found that children (under the age of 16) were present (or due) in 12.4% of all cases (90 implied).
- 4.6.6 This is higher than the level usually found in the DCA survey average of around 8%.

- 4.6.7 New households were asked whether they would be formed as a single or couple household. 27.7% (203 implied) indicated formation as a couple household.

4.6.8 Households indicating a couple household were also asked where their partner was currently living. In 17.7% of cases the partner was living elsewhere within the Borough resulting in a potential double count when forming a household. However in the majority of cases (47.1%), the partner was already living in the existing household; in 35.1% of cases the partner was living outside the Borough.

4.6.9 Concealed households were asked when their move was likely to take place. The results can be seen in Table 4-8 below.

Table 4-8 Time of Move - Concealed Households
Question 29

When required	%	N ^{os} . implied
Within 1 year	44.4	324
1 - 2 years	35.8	261
2 - 3 years	19.8	145
Total	100.0	730

4.6.10 Table 4-9 below shows the tenure preferred and essential for concealed moving households in the rural area.

Table 4-9 Tenure Essential/ Preferred
Question 28a / Question 28b

Tenure	Preferred		Essential		
	%	N ^{os} . implied	%	N ^{os} . implied	
MARKET	Owner occupation	50.5	369	32.2	235
	Private rent	8.1	59	14.8	108
	Tied to employment	0.4	3	0.9	7
AFFORDABLE	HA rent	29.5	215	37.0	270
	Shared Ownership	11.5	84	15.1	110
Total	100.0	730	100.0	730	

4.6.11 In terms of the needs of concealed households forming in the rural area, the largest proportion, (50.5%) would prefer owner occupation followed by HA rented (29.5%). The highest essential tenure choice amongst concealed households is HA rented (37.0%).

4.6.12 In total, **431** concealed households would prefer market housing, this group is analysed in detail in Section 5. A further **299** concealed households would prefer affordable housing, this group is analysed in detail in Section 6.

5 FUTURE MARKET HOUSING REQUIREMENTS

5.1 Key Findings

Existing Households

- 1,222 households are planning a move to owner occupied housing and 44 are planning a move to private rented housing.
- 48.1% of those who plan to move will do so within one year, 27.2% in 1 to 2 years.
- The main type of property required are houses (including detached, semi-detached and terraced) and the majority of movers require a 4 bedroom unit.

Concealed Households

- 431 households require market housing within the rural area in the next three years.
- 45.6% require flats / maisonettes and 51.7% require houses.
- 61.3% require a one bed unit and 26.6% require a 2-bed property.

All Households

- The main market housing demand from all households is for 3 and 4 bedroom properties.
- After taking account of turnover supply there is a shortfall of 2, 3 and 4+ with the highest shortfalls for 4+ bed properties.
- To balance the housing market, future delivery should be focused on market housing to address the impact of future demographic and household formation change, meeting the continuing need for small units and re-balance the high levels of 3 and 4 bedroom family housing.

5.2 Strategic Implications

- Owner occupation is clearly the tenure of choice for the majority of both existing moving and concealed households. The significant house price inflation locally and regionally over the last decade has created significant problems for lower income and new forming households trying to access the market. This problem is escalating as house prices continue to rise significantly in excess of local income growth.
- Households wishing to move but unable to do so represent a pent-up market demand, reflecting that the market is not operating effectively following a decade of high house price inflation.
- Both existing and concealed households whose demand is unable to be addressed increases the potential for a significant increase in intermediate housing.

5.3 Introduction

- 5.3.1 From the moving data found in section 5, this section analyses the needs of existing households and concealed households who are planning to move into market housing within the rural area within the next 3 years. This section is split for analysis of existing households at 5.4 and separately for concealed households at section 5.5.
- 5.3.2 It should be noted that the data on location preferences and reasons for location from both existing and concealed households requiring market housing can be found at Section 7.2.

5.4 Demand for Market Housing for Existing Moving Households

- 5.4.1 As seen in Table 4-4, **1,222** existing households are planning to move into owner occupied housing and **44** are planning to move into private rented housing, giving a total demand of **1,266 for market housing within the rural area within the next 3 years**. This is the control total used in the analysis for this section.
- 5.4.2 The number of responses by property type differs due to the number of respondents answering each question.
- 5.4.3 Some tables in this section include a column showing figures for “all tenures” i.e. including those existing households needing affordable housing, as a comparison.

Table 5-1 **When is the Accommodation Required**
Question 18

Time	Market Housing %	N ^{os} . implied	All Tenures %
Within 1 year	48.1	609	50.2
1 - 2 years	27.2	344	26.4
2 - 3 years	24.7	313	23.4
Total	100.0	1,266	100.0

- 5.4.4 The table above shows that 48.1% of potential movers to market housing sought to do so within one year. 27.2% want to move in 1 – 2 years time and the remaining 24.7% plan to move within the next 2-3 years.

Table 5-2 **Type of Accommodation Required**
Question 19

Type	Market Housing %	N ^{os} . implied	All Tenures %
Houses	81.9	1,035	78.9
Bungalows	12.5	158	12.8
Flat / maisonette	4.1	52	6.6
Caravan / mobile home	0.6	9	0.6
Supported Housing	0.9	12	1.1
Total	100.0	1,266	100.0

- 5.4.5 Table 5-2 indicates that 81.9% of these respondents required a house, above the proportion of all existing households moving (78.9%). Interest in flats was low at 4.1%, possibly a reflection of the low stock levels of this property type.

Table 5-3 **Number of Bedrooms Required**
Question 21a

Bedrooms	Market Housing %	N ^{os.} Implied	All Tenures %
One	1.6	20	3.8
Two	18.2	230	23.0
Three	33.6	425	32.2
Four	39.6	501	35.3
Five or more	7.0	90	5.7
Total	100.0	1,266	100.0

- 5.4.6 The highest demand of those moving to market housing was for 4-bed properties at 39.6%, the demand for all tenures for 4-bed was 35.3%. The need for one bed accommodation was only 1.6% for those moving to market housing but 3.8% for all tenures.
- 5.4.7 Cross-tabulation relating type of property required to size required for market housing **in the next three years within the rural area** showed the following results.

Table 5-4 **Type Required by Size Required**
Question 19 by Question 21

Type	One bed		Two bed		Three bed		Four beds		Five beds		Total
	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}
Houses	0	0	0	11.0	0	33.9	0	46.4	0	8.7	0
Flat / maisonette	20	39.4	32	60.6	0	0.0	0	0.0	0	0.0	52
Bungalow	0	0.0	70	43.7	75	47.1	15	9.2	0	0.0	160
Caravan / mobile home	0	0.0	8	100.0	0	0.0	0	0.0	0	0.0	8
Supported Housing	0	0.0	10	100.0	0	0.0	0	0.0	0	0.0	10
Total	20		120		75		15		0		230

- 5.4.8 46.4% of demand for houses was for 4-bed units and 33.9% was for 3 bed units. 60.6% of those who required flats / maisonettes and 43.7% of those who wanted a bungalow required 2-bed units. All of the demand for caravan / mobile home and supported housing was for 2-bed accommodation.

5.4.9 Comparison of the type of property required with tenure preferred showed the following results.

Table 5-5 Type Required by Preferred Tenure

Question 19 by Question 22

Type	Owner occupation		Private rented		Total
	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Houses	84.2	1,048	19.5	9	1,057
Bungalow	11.5	141	41.5	18	159
Flat / maisonette	2.8	35	39.0	17	52
Caravan / mobile home	0.6	7	0.0	0	7
Supported housing	0.9	11	0.0	0	11
Total	100.0	1,222	100.0	44	1,266

5.4.10 84.1% of demand in the owner occupied sector was for houses and 11.5% for bungalows.

5.4.11 Around 80% of the demand for the private rented sector was split between flats / maisonettes and bungalows.

5.5 Demand for Market Housing for Concealed Households

5.5.1 The majority of households answered the 'preferred' question rather than the 'essential' question with regards to the housing needs of concealed households therefore more emphasis has been put on the results for 'preferred' in this section.

5.5.2 However, the data for "essential" is included as a comparison, to show the gap between needs and aspirations for this group.

5.5.3 **369** concealed households expressed a preference for owner occupied housing, **59** for private rented housing and 3 prefer tied to employment, giving a total demand of **431 for market housing within the rural area within the next 3 years**. This is the control total used in the analysis for this section.

Table 5-6 Type of Accommodation Preferred / Essential

Question 30a / Question 30b

Type	Preferred		Essential	
	%	N ^{os.} implied	%	N ^{os.} implied
Houses	80.5	347	51.7	222
Flat / maisonette	19.5	84	45.6	197
Private Sheltered Housing	0.0	0	2.7	12
Total	100.0	431	100.0	431

No data for other types

5.5.4 The results from the survey showed a different profile from existing households moving, as might be expected for a generally younger group. 19.5% of concealed households moving preferred flats / maisonettes compared with 4.1% of existing households moving.

Table 5-7 Number of Bedrooms Preferred / Essential
Question 31a / Question 31b

Bedrooms	Preferred		Essential	
	%	N ^{os.} implied	%	N ^{os.} implied
One	5.0	22	61.3	264
Two	57.0	246	12.1	52
Three	33.7	145	26.6	115
Four	4.3	18	0.0	0
Total	100.0	431	100.0	431

- 5.5.5 Only 5.0% of households prefer a 1-bed property compared to 61.3% who said it would be essential. 57.0% of concealed households moving to market housing would prefer to have 2 bedrooms, compared with 12.1% who said that 2 bedrooms would be essential.
- 5.5.6 The 61.3% of respondents who said that having 1 bed accommodation would be essential fits with the results in Table 5-6, where 45.6% said flats / maisonette are essential. No households said that having four or more bedrooms was essential but 4.3% said they would prefer four or more bedrooms.
- 5.5.7 Analysis of the data regarding concealed households moving, relating to the type of property preferred by the size preferred over the next 3 years shows the following results.

Table 5-8 Type preferred by Size preferred
Question 30a by Question 31a

Type	1-bed		2-bed		3-bed		4+ bed		Total
	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Houses	0.6	2	51.9	180	42.1	146	5.4	19	347
Flat / maisonette	21.0	18	79.0	66	0.0	0	0.0	0	84
Total		20		246		146		19	431

- 5.5.8 51.9% of houses preference was for a 2-bed property and 42.1% of was for 3-bedrooms. 79.0% of preference for flat / maisonette was expressed for 2-bedrooms.
- 5.5.9 Type of property preferred by tenure preferred showed the following results.

Table 5-9 Type Preferred by Tenure Preferred
Question 30a by Question 28a

Type	Owner Occupation		Private rented		Total
	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Houses	88.2	305	11.8	41	346
Flat / maisonette	80.0	68	28.6	17	85
Total	100.0	373	100.0	58	431

No data for other types or tied to employment

5.5.10 88.2% of owner occupation demand was for houses. In the private rented sector, 28.6% of demand was for flat / maisonette accommodation.

5.5.11 Table 5-10 below shows total demand for market housing by property type and size.

Table 5-10 Total Demand for Market Housing in the Rural Area up to 2012

		DETACHED	SEMI- DETACHED	TERRACED	FLAT / MAISONETTE	BUNGALOW	CARAVAN / MOBILE HOME	SUPPORTED HOUSING	TOTAL
EXISTING H/HOLDS	1-BED	0	0	0	20	0	0	0	1,266
	2-BED	13	46	55	32	70	8	10	
	3-BED	191	126	34	0	75	0	0	
	4+ BED	541	19	11	0	15	0	0	
CONCEALED H/HOLDS	1-BED	2	0	0	18	0	0	0	431
	2-BED	25	101	54	66	0	0	0	
	3-BED	62	50	34	0	0	0	0	
	4+ BED	19	0	0	0	0	0	0	
IN-MIGRANT H/HOLDS	1-BED	6	16	4	63	22	4	0	2,231
	2-BED	29	196	143	68	22	14	0	
	3-BED	237	326	179	12	30	2	0	
	4+ BED	666	107	65	0	20	0	0	
TOTAL		1,791	987	579	279	254	28	10	3,928
%		45.6	25.1	14.7	7.1	6.5	0.6	0.4	100.0

Source: 2009 Housing Survey Data

5.5.12 The survey data incorporates existing household demand **over the next three years**, concealed household demand **over the next three years** and in-migrant household demand for market housing, based on the profile of recent in-migrants to the rural area over the last three years.

5.5.13 It is assumed that the in-migrant market demand will be similar over the next three year period to 2012. Further analysis of this market demand by location preference by the 10 sub-areas is also provided in **Appendix I**. Please note Appendix I only relates to demand and does not take account of the supply of turnover.

5.6 Balancing the Market Housing Stock

- 5.6.1 PPS3 identifies the core government objectives to provide a variety of high quality market housing including addressing any shortfalls that apply in market housing. Authorities are required to plan for a full range of market housing to meet the needs of the whole community, so that provision is made for family, single person, and multi-person households. PPS3 does not indicate a requirement for specific targets for different types or sizes of dwellings in the market sector.
- 5.6.2 Local Development Documents will however need to provide indications of the type or size of dwellings to be provided to meet household demand. Although Guidance has made it clear that it does not envisage prescriptive targets for different types of dwelling, since this would undermine the responsiveness of the market to demand, authorities should provide an indication of the relative priority for particular property size requirements which should be delivered in future developments to provide for a more balanced housing market.
- 5.6.3 The following table identifies the annual (those moving within 1 year) net shortfall of market properties in the rural area after allowing for the turnover of the existing stock created by out-migrants and existing households moving within and out of the rural area, to meet future demand from both existing, concealed households and in-migrating households. Existing household totals are not equal as 31 households moving plan to change to social tenure.

Table 5-11 Annual Market Housing Demand by Size

Households	Bed-sit / 1-bed		2-bed		3-bed		4+ bed		All Sizes	
	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand
Existing		3		98		288		224		613
Concealed		29		161		21		18		229
In-migration		51		106		142		218		517
Total Demand		83		365		451		460		1,359
Moving within	92		175		228		149		644	
Out-migration	25		75		159		164		423	
Total Supply	117		250		387		313		1,067	
Net Shortfall (Surplus)		(34)		115		64		147		292
% Shortfall				35.2%		19.6%		45.1%		

Source: 2009 Housing Survey Data

- 5.6.4 Overall there is a projected shortfall after stock turnover of 292 market units a year. This is primarily required to meet the demand created by new formation and in-migrating households. There is however a small projected surplus of one bedroom units and the total shortfall of two, three and four bedroom stock is 326 units.
- 5.6.5 This data is annualised, based on a combination of actual moves of households within and into the rural area over the last 3 years and future planned moves. Future moves may not however occur as planned. It is the only forecast we have of the intentions of households in relation to property type, size and location and their reasons for moving it is valuable information.
- 5.6.6 Additionally households have made this forecast in the midst of the most difficult economy and housing market conditions anyone has ever experienced and their expressed future intentions are more likely to be realistic than they might be in a boom economy.
- 5.6.7 Table 5-12 below shows the results of the highest responses to each question relating to moving within the rural area in the future for both existing and concealed households.

Table 5-12 Households moving within the rural area in the next year

	Type Preferred	Size Required	Location Required	Reason for Location
Existing Households	Detached	Four	North of the Borough and Tadley	Nearer family / friends
Concealed Households	Semi-detached	Two	South of the Borough and Overton	Nearer family / friends

6 FUTURE AFFORDABLE HOUSING REQUIREMENTS

6.1 Key Findings

- Demand for affordable housing from existing moving households was 311 units, 264 HA rented accommodation units and 47 shared ownership units.
- 299 concealed households are looking for affordable housing, 215 intend to move to HA rented accommodation and 84 to shared ownership accommodation.
- 59.1% of existing moving households and 48.6% of concealed households plan to move within 1 year.
- 31.3% of existing households who need HA rented accommodation require semi-detached accommodation.
- The main need for concealed households, in the HA rented sector was for flats / maisonettes.
- 82.3% of existing households and 96.8% of concealed households moving to affordable housing are registered on the Basingstoke and Deane Council housing list.

6.2 Introduction

6.2.1 This section examines the need for affordable housing and how this is broken down by size of property (i.e. number of bedrooms) and type of affordable housing (i.e. intermediate and social rented housing).

6.3 Affordable Housing Need of Existing Households

6.3.1 As seen in Table 4-4, **311** implied existing households are planning to move into affordable housing within the rural area **within the next 3 years**.

6.3.2 **264** needed HA rented accommodation and **47** needed shared ownership. A column showing “% all tenures” i.e. including market demand is shown as a comparison.

Table 6-1 When is the Accommodation Required
Question 18

Time	Affordable Housing %	N ^{os.} implied	% All Tenures	N ^{os.} implied
Within 1 year	59.1	184	50.2	793
1 - 2 years	22.5	70	26.4	417
2 - 3 years	18.4	57	23.4	369
Total	100.0	311	100.0	

6.3.3 The table shows that 59.1% of potential movers sought to do so within one year, above the level for all movers (50.2%).

6.3.4 Cross-tabulation relating type of property required to size required in terms of bedrooms showed the following results.

Table 6-2 Type Required by Size Required

Question 19 by Question 21

Type	One bed		Two bed		Three bed		Four+ beds		Total
	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Houses	0.0	0	38.1	80	35.2	74	27.1	57	210
Flat/ maisonette	66.6	34	33.4	17	0.0	0	0.0	0	51
Bungalow	0.0	0	75.4	31	24.6	10	0.0	0	42
Caravan / Mobile home	0.0	0	100.0	2	0.0	0	0.0	0	2
Supported Housing	100.0	6	0.0	0	0.0	0	0.0	0	6
Total		40		130		84		57	311

6.3.5 38.1% of house demand was for 2 bedrooms and 35.2% was for 3-bedrooms. 66.6% of flat / maisonette demand was for one bed units.

6.3.6 Cross-tabulation comparing type of property required with type of tenure preferred showed the following results.

Table 6-3 Type Required by Preferred Tenure

Question 19 by Question 22

	HA Rented		Shared Ownership		Total
	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Houses	77.6	163	22.4	47	210
Flat / maisonette	19.5	51	0.0	0	51
Bungalow	15.8	42	0.0	0	42
Caravan / Mobile home	0.7	2	0.0	0	2
Supported Housing	2.3	6	0.0	0	6
Total	100.0	264	100.0	47	311

6.3.7 The only demand for shared ownership was for houses. The main demand in the HA rented sector was also for houses.

6.3.8 82.3% of existing households moving to affordable housing (256 implied) indicated that they are registered on a housing waiting list. All respondents were registered on the Basingstoke and Deane Council waiting list and 4.1% (10 implied) were also registered with another Council.

6.4 Affordable Housing Needs of Concealed Households Forming

- 6.4.1 Table 4-9 showed that **215** concealed households would prefer to move to HA rented accommodation and **84** specifically to shared ownership accommodation. In future, **299** concealed households in total would prefer affordable housing in the rural area. This is the control total used in the analysis for this section.
- 6.4.2 A column is included in some tables for “all concealed households %”, i.e. including those needing market housing, as a comparison.
- 6.4.3 The results from the survey showed a different profile from existing households moving to affordable housing, as might be expected for a generally younger group. 48.1% (144 implied) of concealed households moving to affordable housing required flats / maisonettes as compared with 16.5% for existing households moving. The highest level of demand was for 2-bed accommodation.
- 6.4.4 The need for 1-bed accommodation was for flats / maisonettes.
- 6.4.5 A cross-tabulation for concealed households moving relating to the type of property needed by the size of property needed, showed the following results.

Table 6-4 Type Needed by Size Needed
Question 30a by Question 31a

Type	1-bed		2-bed		3-bed		Total
	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Houses	7.9	13	87.9	145	4.2	7	165
Flat / maisonette	37.5	45	62.5	76	0.0	0	121
Bungalow	0.0	0	100.0	13	0.0	0	13
Total		58		234		7	299

No data for other categories

- 6.4.6 87.9% of demand for houses was for 2-bed units. All the bungalow demand was for 2 bed accommodation. 62.5% of flat / maisonette demand was for 2 bed accommodation.

Table 6-5 Type Needed by Tenure Needed
Question 30a by Question 28a

	HA rented		Shared Ownership		Total
	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Houses	53.1	76	46.9	67	143
Flat / maisonette	58.8	127	21.7	18	145
Bungalow	5.3	11	0.0	0	11
Total	100.0	214	100.0	85	299

No data for other categories

- 6.4.7 The majority of interest in HA rented accommodation was for flats / maisonettes at 58.8%. The interest in shared ownership came from those needing a house at 46.9%.
- 6.4.8 96.8% of concealed households moving to affordable housing (149 implied) were registered on the Basingstoke & Deane Council housing list, 20.8% of households were registered on another council housing waiting list (32 implied).

7 HOUSING SURVEY SUB-AREA DEMAND ANALYSIS

7.1 Introduction

- 7.1.1 This section looks at the demand for properties expressed through the 2009 household survey by type and size at the sub-area level (Please refer to Table 3-7 for a detailed breakdown of the Parishes contained within each sub-area).
- 7.1.2 The first part of this section examines the location preference and reasons for location from both existing and concealed households planning a move within the rural location within the next 3 years. The second part of the section contains detailed demand analysis for each of the Parish areas.

7.2 Location Preference

- 7.2.1 From the data obtained in Section 5 (Future Market Housing Requirements) and Section 6 (Future Affordable Housing Requirements), respondents were asked to specify their location preferences and their reasons for choosing the location.
- 7.2.2 The responses from both existing and concealed households for market and affordable housing are outlined below.

Market Housing

- 7.2.3 Existing and Concealed households moving within the rural area and requiring market housing were asked where accommodation was required.

Table 7-1 Choice of Location for Market Housing
Question 24 + 34

Location	Concealed Households	Existing Households
	% Households	% Households
North of the Borough and Tadley	20.7	35.5
North East of the Borough	12.1	24.3
East of the Borough	16.9	18.9
South of the Borough and Overton	29.5	18.2
South West of the Borough	11.4	16.6
South East of the Borough	15.2	15.4
North of the Borough and Kingsclere	13.3	16.5
North West of the Borough	14.3	13.1
Oakley and Deane	17.8	14.8
North of Basingstoke town	15.9	12.0

- 7.2.4 North of the Borough and Tadley was the most popular location for existing households. In the case of concealed households, South of the Borough and Overton was the most popular followed by North of the Borough and Tadley.

7.2.5 The table below shows the reason for preferred location from both existing and concealed households.

Table 7-2 Reason for Preferred Location for Market Housing

Question 25 + 35

	Existing Households	Concealed Households
	%	%
Nearer family / friends	50.5	78.1
Always lived here	41.1	46.8
Closer / easier to commute	29.9	45.1
Quality of local schools	26.5	9.7
Greater availability of type housing sought	18.6	15.2
Accessibility to public transport	10.4	23.8
New job / Employment	6.5	16.9
Retirement	2.8	0.0
Nearer / better shopping facilities	3.3	12.8
Able to afford local housing	5.7	15.4
Health / personal care reasons	4.1	1.9
Move from rural to urban	2.6	2.6

7.2.6 For both existing and concealed households, the main reason for choice of location was to be near family and friends and 'always lived here'.

Affordable Housing

7.2.7 Existing and Concealed households moving within the rural area and requiring affordable housing were asked where accommodation was required.

Table 7-3 Total Demand for Choice of Location Moving to Affordable Housing to 2012

Question 24 + 34

Location	Existing Households	Concealed Households
	%	%
North of the Borough and Tadley	32.4	20.4
South East of the Borough	27.4	15.1
South West of the Borough	24.3	16.8
South of the Borough and Overton	19.2	19.5
North West of the Borough	19.1	15.6
East of the Borough	12.0	25.8
North of the Borough and Kingsclere	10.2	13.9
Oakley and Deane	9.4	22.9
North of Basingstoke town	8.8	1.8
North East of the Borough	6.9	8.0

7.2.8 North of the Borough and Tadley was the most popular location for existing households, followed by the South East of the Borough. The most popular location for concealed households was the East of the Borough, followed by Oakley and Deane.

7.2.9 The table below shows the demand regarding reasons for preferred location. The most popular reason given for moving for both existing and concealed households was being nearer to family / friends followed by always lived here.

Table 7-4 Total Demand of Reason for Preferred Location for Affordable Housing
Questions 25 + 34

	Existing Households	Concealed Households
	%	%
Nearer family / friends	60.1	86.3
Always lived here	50.0	82.6
Accessibility to public transport	46.5	25.1
Quality of local schools	31.7	12.6
Retirement	30.6	0.0
Health / personal care reasons	27.6	7.5
Closer / easier to commute	23.8	35.6
Able to afford local housing	16.6	24.4
Nearer / better shopping / facilities	12.6	12.4
New job / Employment	10.4	47.5
Greater availability of housing type sought	1.5	13.2
Move from Urban to Rural location	0.0	4.7

7.2.10 The major reasons for choice of location are those which are key elements of the creation of sustainable communities and to future sustainable development.

7.3 Sustainable Communities & Development

7.3.1 The following table highlights the proportion of existing and concealed households who intend to move or form within the area where they currently live.

7.3.2 When the preferences of movers for the current area where people live are examined, five sub-areas contain a level of self-containment (i.e. existing households planning a move within the sub-area in which they already live) of above 90%. In the North West of the Borough 100% chose their existing area, in the South West of the Borough (96.5%), South of the Borough (93.9%), North of the Borough (92.9%) and South East of the Borough (90.8%).

7.3.3 The lowest level of self-containment for existing households was found North of Basingstoke Town with 64.4% of households currently living in the area planning to remain there.

- 7.3.4 In terms of concealed households, high levels of self containment were found in the North of the Borough and Tadley (90.2%), North West of the Borough (97.5%) and South West of the Borough (100%). The lowest level of self-containment was in the East of the Borough.

Sub-Area Analysis

7.4 South East

Table 7-5 Private Sector Size Required for All Households Moving

Property Size	Owner Occupation	Private Rented	Tied to Employment	Total	
	Nos.	Nos.	Nos.	Nos.	%
1-bed	0	0	0	0	0
2-bed	23	3	0	26	18.4
3-bed	60	0	0	60	42.6
4-bed	55	0	0	55	39.0
Total	138	3	0	141	100.0
Total %	97.9	2.1	0.0		

- 7.4.1 90.8% of existing households and 76.4% of concealed households currently living in the South East wish to remain within the area.
- 7.4.2 The table above shows that the majority (97.9%), of demand in the South East of those moving to market housing required owner occupation.
- 7.4.3 The majority (42.6%) of those moving to market housing, required a 3-bed property.

Table 7-6 Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total	
	Nos.	Nos.	Nos.	%
1-bed	2	0	2	2.5
2-bed	49	13	62	78.5
3-bed	2	13	15	19.0
Total	53	26	79	100.0
Total %	67.1	32.9	100.0	

- 7.4.4 35.9% of demand in South East is for affordable housing, 64.1% for market housing. Of those requiring affordable housing, 67.1% of demand was for HA rented property and 32.9% was for HA Shared Ownership property.
- 7.4.5 Demand for type and size of property was greatest for 2-bed houses, with over half of the overall demand (60.8%) being for this type.

7.5 East

Table 7-7 Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total	
	Nos.	Nos.	Nos.	Nos.	%
1-bed	1	10	0	11	7.2
2-bed	36	0	0	36	23.5
3-bed	24	1	0	25	16.4
4-bed	81	0	0	81	52.9
Total	142	11	0	153	100.0
Total %	92.8	7.2	0.0	100.0	

7.5.1 69.2% of existing households and 56.0% of concealed households currently living in the East sub-area wish to remain within the area.

7.5.2 92.8 of those moving to market housing in East required owner occupation and 7.2% required private rented housing.

7.5.3 52.9% of those moving to market housing in East required a 4+ bed property, 23.5% required 2-bedrooms and 16.4% required a 3-bed property.

Table 7-8 Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total	
	Nos.	Nos.	Nos.	%
1-bed	10	7	17	27.0
2-bed	18	16	34	54.0
3-bed	2	10	12	19.0
Total	30	33	63	100.0
Total %	47.6	52.4	100.0	

7.5.4 70.8% of demand in East is for market housing with 29.2% demand for affordable housing. 47.6% of those requiring affordable housing in East required HA rented accommodation and 52.4% required HA Shared Ownership.

7.5.5 Nearly half of the demand (54.0%) for affordable housing was for 2-bedrooms and 19% was for 3+ bedroom properties.

7.6 North East

Table 7-9 Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total	
	Nos.	Nos.	Nos.	Nos.	%
1-bed	0	0	0	0	0.0
2-bed	30	5	0	35	17.7
3-bed	59	4	0	63	31.8
4-Bed	100	0	0	100	50.5
Total	189	9	0	198	100.0
Total %	95.5	4.5	0.0	100.0	

7.6.1 70.6% of existing households and 66.6% of concealed households currently living in the North East sub-area wish to remain within the area.

7.6.2 Nearly all the demand for those moving to market housing in North East required owner occupation (95.5%) with the remaining 4.5% requiring private rented accommodation.

7.6.3 50.5% of those moving to market housing required 4+ properties, 31.8% required 3-bed and 17.7% require 2-beds.

Table 7-10 Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total	
	Nos.	Nos.	Nos.	%
1-bed	2	0	2	7.1
2-bed	5	8	13	46.5
3-bed	4	9	13	46.4
Total	11	17	28	100.0
Total %	39.3	60.7	100.0	

7.6.4 87.6% of demand in North East is for market housing with 12.4% being for affordable housing.

7.6.5 The majority (60.7%) of those requiring affordable housing required HA Shared Ownership accommodation and 39.9% required HA rented accommodation.

7.6.6 46.5% of demand in North East for affordable housing was for 2-bedroom properties and 46.4% of demand was for 3+ bedroom houses.

7.7 North and Tadley

Table 7-11 Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total	
	Nos.	Nos.	Nos.	Nos.	%
1-bed	0	3	0	3	1.0
2-bed	44	17	0	61	20.6
3-bed	139	1	0	140	47.3
4+ Bed	91	1	0	92	31.1
Total	274	22	0	296	100.0
Total %	92.6	7.4	0.0	100.0	

7.7.1 87.0% of existing households and 87.0% of concealed households currently living in the North and Tadley sub-area wish to remain within the area.

7.7.2 The majority of the demand for households moving to market housing was for owner occupation (92.6%) and there was no demand for tied to employment accommodation.

7.7.3 The majority of the overall demand in North and Tadley was for 3-bed properties (47.3%) followed by 4+ bed units at 31.1%.

Table 7-12 Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total	
	Nos.	Nos.	Nos.	%
1-bed	10	0	10	13.7
2-bed	12	8	20	27.4
3+ Bed	34	9	43	58.9
Total	56	17	73	100.0
Total %	76.7	23.3	100.0	

7.7.4 80.2% of demand in North and Tadley is for market housing with 19.8% for affordable.

7.7.5 76.7% of the demand for affordable housing was for HA rented property and 23.3% of the demand was for HA Shared Ownership.

7.7.6 Over half of the demand for affordable accommodation is for 3+ bed properties (58.9%), followed by 2-bed houses at 27.4%.

7.8 North and Kingsclere

Table 7-13 Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total	
	Nos.	Nos.	Nos.	Nos.	%
1-bed	0	0	0	0	0.0
2-bed	24	9	0	33	23.1
3-bed	33	1	0	34	23.8
4-bed	75	1	0	76	53.1
Total	132	11	0	143	100.0
Total %	92.3	7.7	0.0	100.0	

- 7.8.1 92.9% of existing households and 79.3% of concealed households currently living in the North and Kingsclere sub-area wish to remain within the area.
- 7.8.2 In North and Kingsclere the demand for owner occupation was greatest for those moving to market housing (92.3%).
- 7.8.3 The most preferred type and size of market housing was 4+ bed properties (53.1%). There was no demand for 1-bed units.

Table 7-14 Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total	
	Nos.	Nos.	Nos.	%
1 Bed	17	0	17	40.5
2-bed	3	7	10	23.8
3-bed	10	5	15	35.7
Total	30	12	42	100.0
Total %	71.4	28.6	100.0	

- 7.8.4 77.3% of demand in North and Kingsclere is for market housing and 22.7% is for affordable housing.
- 7.8.5 71.4% of the need for affordable housing was for HA rented properties.
- 7.8.6 The majority of affordable need in North and Kingsclere was for 1-bed properties at 40.5%.

7.9 North West

Table 7-15 Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total	
	Nos.	Nos.	Nos.	Nos.	%
1 Bed	3	0	0	3	2.5
2-bed	25	0	2	27	22.2
3-bed	38	0	0	38	31.1
4-bed	52	2	0	54	44.2
Total	118	2	2	122	100.0
Total %	96.8	1.6	1.6	100.0	

- 7.9.1 All existing households and 95.8% of concealed households currently living in the North West sub-area wish to remain within the area.
- 7.9.2 Owner occupation is the tenure most preferred by those moving to market properties in North West at 96.8%.
- 7.9.3 Houses are generally the most popular type of market accommodation with 4+ bedrooms being the most in demand at 44.2% and 3-bedrooms at 31.1%.

Table 7-16 Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total	
	Nos.	Nos.	Nos.	%
1 Bed	4	0	4	6.2
2-bed	38	18	56	86.1
3+ Bed	0	5	5	7.7
Total	42	23	65	100.0
Total %	64.6	35.4	100.0	

- 7.9.4 65.2% of demand in North West is for market housing where as 34.8% is for affordable housing.
- 7.9.5 The majority of those moving to affordable accommodation required HA rented properties (64.6%).
- 7.9.6 86.1% of the demand was for 2-bedroom houses.

7.10 South West

Table 7-17 Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total	
	Nos.	Nos.	Nos.	Nos.	%
1 Bed	2	0	0	2	1.4
2-bed	41	3	2	46	32.4
3-bed	43	1	0	44	31.0
4+ Bed	50	0	0	50	35.2
Total	136	4	2	142	100.0
Total %	95.8	2.8	1.4	100.0	

- 7.10.1 96.5% of existing households and all concealed households currently living in the South West sub-area wish to remain within the area.
- 7.10.2 The majority of the demand regarding tenure in South West is for owner occupation at 95.8% for those moving to market housing where as tied to employment is the least favoured at just 1.4%.
- 7.10.3 4+ bed and 3-bed properties are the most popular choices for type and size at 35.2% and 31.0% respectively. As with the other areas, smaller market properties consist of small proportions of the demand.

Table 7-18 Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total	
	Nos.	Nos.	Nos.	%
1 Bed	13	0	13	18.1
2-bed	38	14	52	72.2
3-bed	2	5	7	9.7
Total	53	19	72	100.0
Total %	73.6	26.4	100.0	

- 7.10.4 66.4% of the demand in South West was for market accommodation with 33.6% being for affordable.
- 7.10.5 The tenure most preferred for affordable housing was HA rented at 73.6% whilst the preferred type and size of accommodation was 2-bed properties at 72.2%.

7.11 South & Overton

Table 7-19 Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total	
	Nos.	Nos.	Nos.	Nos.	%
1 Bed	0	0	0	0	0.0
2-bed	78	0	0	78	40.2
3-bed	47	4	0	51	26.3
4+ Bed	65	0	0	65	33.5
Total	190	4	0	194	100.0
Total %	97.9	2.1	0.0	100.0	

- 7.11.1 93.5% of existing households and 79.6% of concealed households currently living in the South and Overton sub-area wish to remain within the area.
- 7.11.2 As with the other areas, in South and Overton the tenure preferred for those moving to market housing was for owner occupation at 97.9%.
- 7.11.3 The majority of demand in regards to type and size was 2, 3 and 4+ bedroom properties.

Table 7-20 Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total	
	Nos.	Nos.	Nos.	%
1 Bed	9	0	9	11.5
2-bed	44	8	52	66.7
3-bed	13	4	17	21.8
Total	66	12	78	100.0
Total %	84.6	15.4	100.0	

- 7.11.4 71.3% of demand in South and Overton was for market housing and the remaining 28.7% was for affordable housing.
- 7.11.5 The preferred size of affordable property in South and Overton was for 2-bedroom houses (66.7%) followed by 3-bedroom properties at 21.8%.

7.12 Oakley & Deane

Table 7-21 Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total	
	Nos.	Nos.	Nos.	Nos.	%
1 Bed	0	0	0	0	0.0
2-bed	60	2	0	62	41.9
3-bed	48	1	0	49	33.1
4+ Bed	37	0	0	37	25.0
Total	145	3	0	148	100.0
Total %	98.0	2.0	0.0	100.0	

- 7.12.1 70.5% of existing households and 68.8% of concealed households currently living in the Oakley and Deane sub-area wish to remain within the area.
- 7.12.2 The majority of those moving to market housing in Oakley and Deane required owner occupation (98.0%).
- 7.12.3 The demand for size of market housing was 41.9% for 2-bed properties and 33.1% for 3- bed properties.

Table 7-22 Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total	
	Nos.	Nos.	Nos.	%
1 Bed	2	0	2	3.6
2-bed	44	5	49	87.5
3-bed	2	3	5	8.9
Total	48	8	56	100.0
Total %	85.7	14.3	100.0	

- 7.12.4 72.5% of demand in Oakley and Deane was for market housing and 27.5% for affordable. The majority of those moving to affordable housing in Oakley and Deane required HA rented properties (85.7%) where as the most preferred size was 2-bed units at 87.5%.

7.13 North of Basingstoke Town

Table 7-23 Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total	
	Nos.	Nos.	Nos.	Nos.	%
1 Bed	4	0	0	4	3.5
2-bed	36	0	0	36	31.4
3-bed	26	1	0	27	23.8
4+ Bed	47	0	0	47	41.3
Total	113	1	0	114	100.0
Total %	99.1	0.9	0.0	100.0	

- 7.13.1 64.4% of existing households currently living North of Basingstoke Town wish to remain within the area.
- 7.13.2 The majority of demand for market housing in North of Basingstoke Town was for owner occupation at 99.1%.
- 7.13.3 In terms of size of market housing, the majority of demand was for 4+ bed units at 41.3%.

Table 7-24 Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total	
	Nos.	Nos.	Nos.	%
1 Bed	2	0	2	9.0
2-bed	14	3	17	77.3
3+ Bed	0	3	3	13.7
Total	16	6	22	100.0
Total %	72.7	27.3	100.0	

- 7.13.4 83.8% of demand in North of Basingstoke Town was for market housing with 16.2% being for affordable housing.
- 7.13.5 The majority of need in terms of affordable tenure was for HA rented properties at 72.7%, with demand for size mainly for 2-bed properties at 77.3%.

7.14 Total Rural Area

Table 7-25 Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total	
	Nos.	Nos.	Nos.	Nos.	%
1-bed	10	13	0	23	1.4
2-bed	397	39	3	439	26.5
3-bed	515	15	0	530	32.2
4-bed	653	4	0	657	39.9
Total	1575	71	3	1649	100.0
Total %	95.5	4.3	0.2	100.0	

- 7.14.1 In terms of the whole rural area, demand for market housing was heavily concentrated on owner occupation at 95.5% with only 4.3% (71 households) preferring private rented accommodation.
- 7.14.2 In terms of size, the majority of demand was for 4+ bed properties at 39.9% and 3-bed properties at 32.2%.

Table 7-26 Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total	
	Nos.	Nos.	Nos.	%
1-bed	73	7	80	13.7
2-bed	268	100	368	62.8
3-bed	71	67	138	23.5
Total	412	174	586	100.0
Total %	70.3	29.7	100.0	

- 7.14.3 Overall, 73.8% of demand in the rural area was for market housing and 26.2% was for affordable housing.
- 7.14.4 HA rented was the tenure of choice in the affordable sector at 70.3% with HA Shared Ownership at 29.7%.
- 7.14.5 In terms of property size in the affordable sector, the highest need was for 2-bed properties at 62.8%.

8 FUTURE MARKET & SOCIAL DELIVERY

8.1 Introduction

- 8.1.1 This section provides an understanding of the scale of future market demand and affordable housing need in the rural area of Basingstoke & Deane.
- 8.1.2 The key aims of this section are to build upon the understanding of the current housing situation and consider how the current drivers of housing markets shape future delivery to meet housing need and demand in the rural area.

8.2 The Future Housing Requirement Model Structure

8.2.1 The Rural Area Model - Market Housing Requirements

- 8.2.2 The Model incorporates the data for market housing which would not be included within a Borough-wide assessment but is included to show the full picture for the rural area.
- 8.2.3 The net annual market housing requirements in the rural area are assessed after allowing for the supply created by turnover of the existing stock created by out-migrants and existing households moving within and out of the rural area, to meet the level of future demand from both local existing and concealed households and in-migrating households. This data is found in Table 5-11 of this report.

Table 8-1 Annual Market Housing Requirements

Housing Requirements	Market
Existing Demand / need within the study area	613
New Household formation within the area	229
FUTURE NEED	
In-migration	517
Total Demand	1,359
SUPPLY	
Market Stock Turnover	1,067
Annual Total Net Demand / Need	292

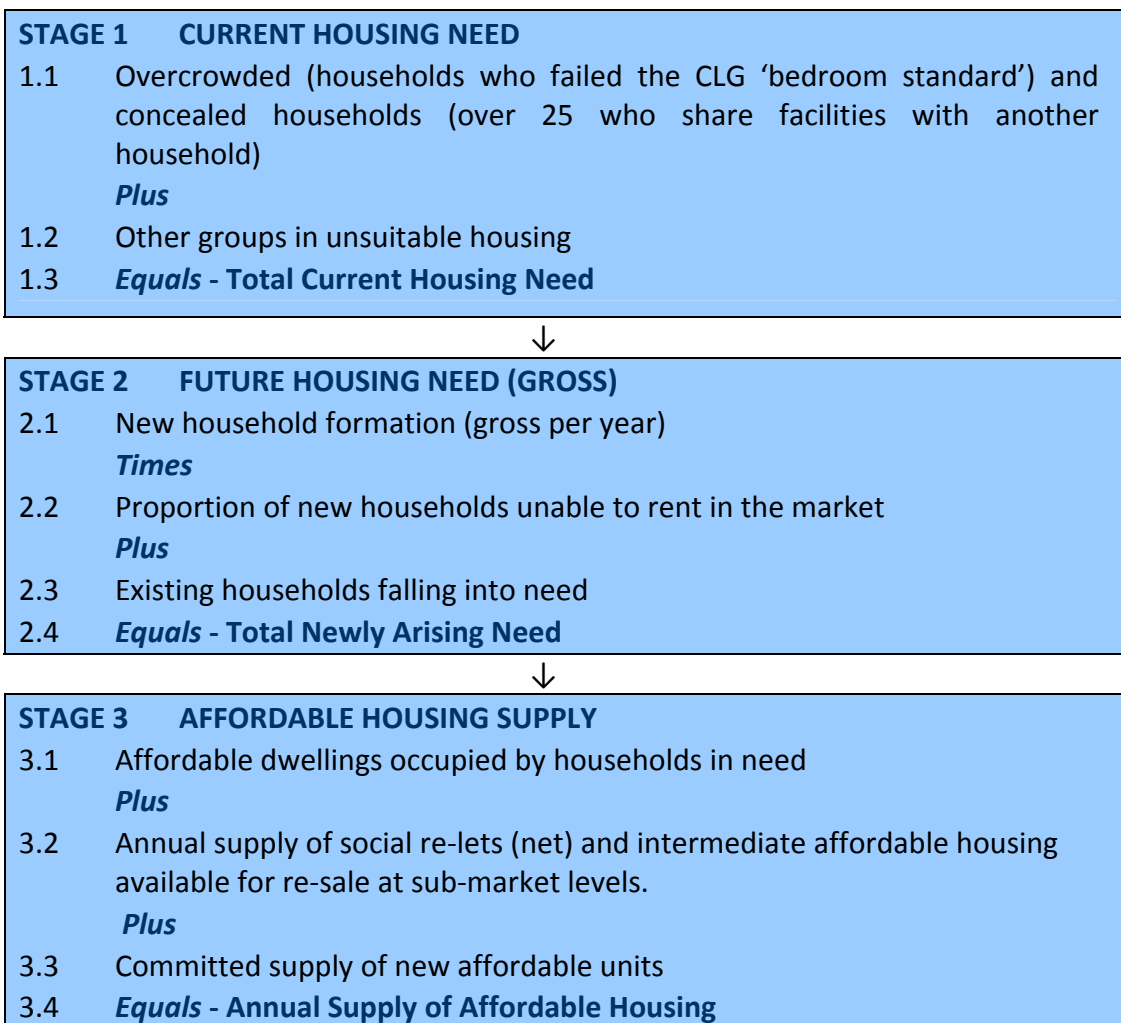
- 8.2.4 It is an accepted norm that 90% of all housing requirements should be expected to be met by the turnover of the existing stock in normal market conditions.
- 8.2.5 In theory therefore only 10% of all sales would come from new development. This will not however apply in the current major growth areas nationally.
- 8.2.6 As existing stock turnover has been taken into account, there is forecast to be a net annual shortfall of 292 dwellings in the market sector in the rural area to be addressed by new delivery.

8.3 Overall Level of Demand

- 8.3.1 The alternative method of projecting housing shortfall is to utilise the forecasts of the number of additional households expected to be formed based on housing allocation levels. There has to be a caveat on either means of calculating the shortfall.
- 8.3.2 Housing survey data is a guide to individual household plans and intentions which may not be able to be realised, whilst the individual authority allocation is still to be agreed.
- 8.3.3 However, it is reasonable to assume that the future intentions by households are likely to be realistic as they have been expressed in the worst economic and housing market conditions ever experienced.
- 8.3.4 Equally the household forecasts are also potentially likely to vary from those currently drafted and all of these factors will therefore need to be closely monitored.

Affordable Housing Requirements

- 8.3.5 The assessment of affordable housing need has been conducted using primary data from the 2009 Housing Survey and secondary data from local authority records.
- 8.3.6 DCA have utilised the CLG Affordable Needs Assessment Model which we use in borough-wide assessments and which has been tested and found robust in all twelve Core Strategy Examinations to date.
- 8.3.7 Data is not however available for all elements of the model for the rural area alone we have included the key elements from both the survey and the authority secondary data.
- 8.3.8 The model is structured on a 'flows' basis, taking account of recent experience over the previous three years and examining future projections.
- 8.3.9 It is 'annualised' and it is assumed that this data will be broadly representative of future data each year to 2014. The primary survey data has a five year 'life' and will need to be gathered again in 2014.
- 8.3.10 Major changes in house prices and incomes could cause significant variation in the overall situation and the Council should maintain this data up to date, at least annually.
- 8.3.11 The Model is designed to estimate the number of households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the private market, to buy or rent.
- 8.3.12 There are three 'Stages' in the CLG Affordable Needs Assessment model, combined into three distinct sections assessing current and future housing need and supply. This Assessment would normally be required at Borough level,



Affordable Need

- 8.3.13 **Stage 1.1 – Current Need;** There are 466 households who are over-crowded by the ‘bedroom standard’ (para.10.5.9). There are no concealed households in the over-crowded group, however 146 of these will be resolved by a newly forming household or by these households leaving the area, leaving a net group of 320 households.
- 8.3.14 A test of affordability for these households shows that 45.9% of them, 147 households cannot afford to resolve their housing difficulties through market housing in the area and this level has been applied in the model.
- 8.3.15 **Stage 1.2;** SHMA Practice Guidance also identifies that households who are overcrowded, were suffering harassment, those whose rent / mortgage was too expensive, housing was affecting their health, whose tenancy was insecure or whose home was too large are all assessed to need to move home.
- 8.3.16 In addition to the over-crowded households, the survey data identified 918 households with one or more of these inadequacies and we have tested their ability to resolve their housing difficulties through market housing in the area. 61.1% of those in the unsuitable housing categories are unable to afford to do so, leaving a net 561 households to be applied in the model.

- 8.3.17 **Stage 2.1 – Future Need;** Although the concealed households identified in Table 4-8 is 730 over three years, because it is difficult to accurately predict further into the future we would average the first two years data as being the most reliable. The table shows that 585 new households sought to do so, an average of 292 each year and 292 households is used as the annual average level of households forming a year.
- 8.3.18 The income of concealed households has been analysed to test their ability' to purchase or rent in the lower quartile stock, accessing one and two bedroom units suitable for their requirements in the market.
- 8.3.19 On this basis 86% of new forming households are considered to be unable to buy in the private market with 81.8% unable to rent on average across the whole rural area. (para.3.17.10). The market rental proportion is used at **Stage 2.2** of the model.
- 8.3.20 The final element of Stage 2 of the model estimates the number of households who fall into priority housing need. Households in priority need are those whose circumstances need to be addressed quickly. The major groups are homeless households, those with high medical needs, suffering harassment, living in accommodation which is unfit or in high levels of disrepair, are over-crowded or have insecure tenancies.
- 8.3.21 The calculation of existing households falling into priority need used P1(E) returns for the last year. There were only 3 households identified as homeless and in priority need in the rural area.
- 8.3.22 Data is unfortunately not able to be retrieved from the 680 households who came on to the waiting list in the last year to determine the number who fall into the priority need categories. What ever that total number of households is, it would have a direct increase in the scale of net annual need.

Affordable Supply

- 8.3.23 **Stage 3.1;** The first element of the supply stage of the model determines the number of households analysed in Stages 1.2 and 1.3 who currently occupy social rented or shared ownership dwellings. It is assumed that any move by these households would release a unit of affordable housing, and it is therefore assumed that there would be no overall net effect on the annual flow model.
- 8.3.24 The survey data shows that 407 of the households at Stages 1.1 and 1.2 of the model live in affordable units, and this total is applied at **Stage 3.1**.
- 8.3.25 **Stage 3.2;** The average annual re-let supply of affordable units is used in the model as a prediction for the future annual affordable housing supply from turnover which is likely to arise (i.e. excluding transfers and new unit delivery).
- 8.3.26 The analysis of the stock turnover of the four largest social landlords shows an average re-let rate of 4.4%. This is a level which is common to rural social housing and as they manage almost 80% of the stock, we have applied the re-let percentage to the total social stock.
- 8.3.27 There are 3,306 units in the stock and at 4.4% turnover would provide 145 units of supply a year. If there is a consistent level of recent and immediate future new delivery it is normal practice to take account of the average annual level.

- 8.3.28 Council records show that the average annual new supply total is 40 units per annum, and 10 units are projected each year from exception sites making a total of 50 units in the rural area.
- 8.3.29 It is recommended that annual delivery of 50 units is used at **Stage 3.3**.

Table 8-2 Annual Affordable Housing Requirements

Housing Requirements		
Stage 1- CURRENT NEED		
1.1 Overcrowding and concealed households	147	
1.2 Other groups in unsuitable housing	<u>561</u>	
1.3 Total Current Need	708	708
Stage 2 - FUTURE NEED		
2.1 New Household formation within the area	292	
2.2 Proportion unable to rent in the market	81.8%	239
2.3 Existing households falling into need		3
2.4 Total Annual Newly Arising Need		242
Total Need		950
Stage 3 - SUPPLY		
3.1 Affordable dwellings occupied by households in need	407	
3.2 Social and shared ownership stock re-lets	145	
3.3 Committed supply of new affordable housing	<u>50</u>	
3.4 Annual Affordable Housing Supply	602	602
Annual Total Net Demand / Need		348

- 8.3.30 Retaining younger people creating a new household is a key element of creating sustainable communities in rural areas. Survey data (para.14.5.9) shows there are around 92 households a year in total leaving the local area because of the lack of affordable market and social housing. The calculation does not take account of these households or those who previously left the area for this reason.

8.4 Affordable Needs Delivery

- 8.4.1 When considering delivery a decision has to be made in relation to the period over which the backlog of current need only should be addressed. Elimination of the backlog, i.e. Total Current Need at 1.3, over a five year period is recommended in the current SHMA Guidance for model purposes.
- 8.4.2 The Council can make a policy decision to do so over a longer period (e.g. 10 years or years to the end of the Local Development Framework period).
- 8.4.3 The 5 and 10 year periods are used for further analysis in Table 8-3 below. The 10 year calculation uses 10% as the quota to address need, instead of 20% which is the quota for 5 years.
- 8.4.4 The total affordable housing need annually is for 384 units on a 5 years basis and 313 units on a 10 year basis.

- 8.4.5 Net re-lets of the existing social stock and shared ownership re-sales average 145 units and are the major means of addressing the scale of need identified.
- 8.4.6 After allowing for this level of existing stock supply of 145 units, there will still be a total annual affordable housing shortfall of 239 or 168 units.
- 8.4.7 However, in arriving at the net shortfall, the Model already incorporates the projected future delivery of 50 additional new units and the total net annual need, prior to any new delivery, is therefore either 289 or 218 units,. The table below outlines the calculation.

Table 8-3 Annual Affordable Need and Supply

		5 Years		10 Years	
Total Net Current Need		708		708	
Backlog rate	20%	142	10%	71	
Newly arising Need		242		242	
Annual Affordable Need		384		313	
Less Social Stock re-lets and Share ownership re-sales		145		145	
Net annual need		239		168	
Plus Assumed new units of supply		50		50	
Total Need after existing stock supply		289		218	

8.5 Affordable Housing Targets

- 8.5.1 The scale of affordable need of 218 units a year is over four times planned supply. This does not include all need and as it will not be able to be met, we would not count exceptions site delivery in the supply figures when determining targets.
- 8.5.2 The overall target will be part of the Borough total, but our recommendation for the rural area would be for 40% of all units to be affordable, subject to the critical issue of viability assessment.
- 8.5.3 In view of the scale of need, subsidised affordable units should be negotiated on all suitable sites. Each site will need to be assessed individually, targets being subject to wider planning, economic viability and sustainability considerations and may require a flexible approach to specific site negotiation.

Current and Future Demand for Market Housing

- 8.5.4 PPS3 identifies the core government objectives to provide a variety of high quality market housing including addressing any shortfalls that apply in market housing. It also requires that there is proper annual monitoring of delivery, both in scale and by type and size and it is important that this is conducted for both sectors.
- 8.5.5 Authorities are required to plan for a full range of market housing to meet the needs of the whole community, so that provision is made for family, single person, and multi-person households.

- 8.5.6 It is important to bear in mind that the longer term impact of reductions in household size through demographic change will create a need for a better balance than is provided in the current stock.
- 8.5.7 Local Development Documents will therefore need to provide indications of the type or size of dwellings to be provided to meet household demand. Authorities should provide an indication of the relative priority for particular property size requirements which should be delivered in future developments to provide for a more balanced housing market.
- 8.5.8 Any variance from the broad recommendations for market housing should bias towards smaller units.
- 8.5.9 Survey data showed that households forming and moving had a strong desire to be near their family, near work and where they have always lived and it would be beneficial to attempt to influence future delivery to address local demand and fill gaps in stock types to provide a better balance in the housing stock, create more sustainable communities and undertake sustainable development.
- 8.5.10 The Table 5-11 identifies the annual net shortfall of market properties after allowing for the flow of the existing stock, to meet the level of demand from both local existing and concealed households intending to move within the next year.
- 8.5.11 The data for in-migrating households is based on demand at the levels of those who previously in-migrated and supply from those intending to out-migrate in the immediate future. Overall there is a net demand over supply shortfall after stock turnover of 292 households.
- 8.5.12 Although the existing stock has high proportions three and four bedroom units, the data indicates that there is still a need for more large units with a shortfall of 2, 3 and 4+ bed property sizes in the rural area.
- 8.5.13 Although current demand is very low and may be met from turnover, it is not realistic to deliver no one bedroom units for which there is likely to be more demand in the long term particularly to improve the balance of the stock and address demographic change. Demand for 2 bedrooms is however high.
- 8.5.14 It is recommended that as a guideline for future development, proportions should be rounded with a broad 40% : 60% split between smaller units and family sized accommodation.
- 8.5.15 Specific property sizes in the market sector could be:-

Table 8-3 Market Sector Delivery by Size

	Bedroom Size (%)			
	1-Bed	2-Bed	3- Bed	4- Bed +
Market	5	35	20	40

8.6 Affordable Housing Need

- 8.6.1 Analysis of demand for shared ownership and of income levels of new forming households preferring to buy suggests that the overall **tenure mix balance** within affordable housing should be **75% social rent and 25% intermediate**.



8.6.2 The highest demand is for the owner occupied sector (64.3%) and private rented sector (13.4%). Interest in Shared Ownership (15.5%) is high in view of the small local supply and therefore awareness of the product.

8.7 Future Size of Affordable Housing

8.7.1 Local Development Documents need to provide targets on the size of future affordable housing units required. Stock balance, turnover and waiting list demand analysis are vital to identify the gaps in the stock and the proportions by type and size required to address current and future need.

8.7.2 The following tables provide a detailed analysis of the social stock by bedroom size in the rural area and the levels of registered need and actual supply from turnover.

8.7.3 A number of different ratios have been calculated to attempt to provide a clear justification for the balance of property sizes in the Local Development Documents.

Social Rent

8.7.4 The ratio of waiting list demand to supply is the number of years it would take for the waiting list for individual property sizes to be met through the turnover of the existing stock. This also makes the extreme assumption that there was no future need other than the current backlog, which clearly will not be the case.

Table 8-4 Social Stock, Waiting List Need and Social Turnover

Stock Size	Waiting List *		Social Stock Turnover *		Demand vs. Supply
1-bedroom	222	49.2%	70	30.4%	3.2 : 1
2-bedrooms	148	32.8%	123	53.5%	1.2 : 1
3-bedrooms	68	15.1%	34	14.8%	2.0 : 1
4+ bedrooms	13	2.9%	3	1.3%	4.3 : 1
Total	451	100.0	230	100.0	2.0 : 1

* Council data 2009 (includes transfers)

8.7.5 In the rural area, even if no new need arose, it would take:-

- Just over 3 years to meet the requirements for 1-bed properties;
- Just over 1 year to address the 2-bedroom requirement;
- Around 2 years to address the 3-bedroom stock requirement;
- Just over 4 years to meet the need for larger 4+ bedroom family units.

8.7.6 Generally, 83.9% of stock turnover is from 1 and 2 bedroom units, slightly higher than the waiting list need of 82.0% for these units.

8.7.7 Although these are significantly the highest need in terms of unit numbers, a number of factors need to be considered in determining targets by size which clearly also influence property type. Small units turn over significantly more regularly in the existing stock than family units.

- 8.7.8 The waiting list, in particular for one bedroom properties, contains a large number of households who have very low priority or are older households registering for sheltered housing as insurance for a future potential need.
- 8.7.9 These factors are important in judging future delivery to meet priorities rather than arithmetic scale of recorded need. The important factor is to meet priority needs but there is still a need for 1-bedroom units for young single, homeless households.
- 8.7.10 There is a smaller stock of 3 bedroom family units providing almost around 15% of all re-let supply. Four bedroom unit needs are the smallest in terms of numbers, but they are the most difficult to resolve due to extremely low turnover levels with only 3 units a year becoming available. This small scale need could be met in a relatively short timescale and resolving under-occupation could also potentially address it and will need to be closely monitored.
- 8.7.11 In view of the current stock balance, the scale of likely annual new provision and the requirement to address priority household needs, a level of 60% of future delivery in the affordable sector should be of one and two bedroom units, lower than current need levels of 82%.
- 8.7.12 The 2009 Housing Survey data of the rural area estimated that there are around 400 HA rented properties which are under-occupied, by two or more bedrooms. Tackling under-occupation to make best use of the existing stock would make a positive contribution to meeting family housing need through better re-let supply.
- 8.7.13 Although it is recognised that in practice this is difficult to achieve, addressing the under-occupation within the existing 3 and 4 bedroom social stock should be a strategic housing priority.

Intermediate Housing

- 8.7.14 Within affordable supply there is a need for further intermediate stock, primarily to assist young households who previously would have been first time buyers. The major requirement of stock provided in this sector is therefore 1 and 2 bedroom properties and delivered usually through flats or terraced properties.
- 8.7.15 However, it is important to recognise that intermediate products both to buy and rent are increasingly required for existing households with young families needing to move to larger accommodation and address the impact of relationship breakdown.
- 8.7.16 At the other end of the household scale there is a potentially significant demand for shared equity for older people both in sheltered and extra care housing who need to “trade up” from lower value housing into specialist accommodation.

- 8.7.17 The future affordable housing size targets to address the needs of single / couple and small family households and larger families are detailed below.

Table 8-5 Future Affordable Sector Delivery by Size

	Bedroom Size (%)			
	1-Bed	2-Bed	3- Bed	4- Bed +
Social Rented	15	45	30	10
Intermediate	10	60	30	-

9 HOUSEHOLD MOVES TO BASINGSTOKE TOWN

9.1.1 One of the options in the questionnaire relating to location was a move to Basingstoke Town (including the parished areas of Chineham and Rooksdown). Below are the key findings for both existing and concealed households who plan to move to Basingstoke Town within the next 3 years.

9.2 Existing Households Moving to Basingstoke Town

Key Findings

- 9.2.1 178 existing households said that they planned a move to Basingstoke Town (10.8%) within the next 3 years.
- 9.2.2 53.7% of existing households were moving to Basingstoke Town to be nearer family / friends. 49.5% said it was due to the accessibility to public transport and 49.50% said it was closer / easier to commute.
- 9.2.3 The main tenure preferred was owner occupation at 57.1% followed by shared ownership at 17.3%.
- 9.2.4 54 households were on the Basingstoke & Deane Council housing waiting list (30.3%), no households were on another council's waiting list.
- 9.2.5 The main type of property required was semi-detached at 33.7%, followed by detached at 25.7%.
- 9.2.6 37.6% require a 2 bedroom property, 32.5% require a 3 bed property and 14.9% require 5+ bedrooms.
- 9.2.7 The highest proportions of existing households choosing to move to Basingstoke Town are currently living in the South East sub-area (25.8%), East of the Borough (27.5%) and North of Basingstoke Town (28.7%).

9.3 Concealed Households Moving to Basingstoke Town

Key Findings

- 9.3.1 415 concealed households planned a move to Basingstoke Town within the next 3 years (48.3%).
- 9.3.2 61.0% of concealed households were moving to Basingstoke Town to be nearer family / friends and 61.0% said it was because it was closer / easier to commute.
- 9.3.3 The main tenure required by concealed households was owner occupation at 46.0%, followed by Housing Association rent at 35.0%.
- 9.3.4 95.4% of concealed households were registered on the Basingstoke & Deane Council housing waiting list. 14.7% were registered with another Council.
- 9.3.5 The main type of property required by concealed households was flat / maisonette at 53.6%. 27.2% required terraced accommodation, 10.9% semi-detached and 8.4% required detached accommodation.

- 9.3.6 74.9% of concealed households require a 2 bed property and 13.6% require a 3 bed property. 9.4% required a 1 bed unit and 2.1% a 4+ bed property.
- 9.3.7 Demand for Basingstoke Town was much higher from concealed than for existing households, as would be expected of a younger age group.
- 9.3.8 Overall, only 10.3% of existing households intend to move into the town whereas 43.4% of concealed households forming gave the town as one of their choices.
- 9.3.9 The highest proportions of concealed households choosing to move to Basingstoke Town detailed in the table below. The percentage figure relates to the proportion of movers from that rural sub-area giving Basingstoke as one of their choices of location.

Rural Sub-area	% Choosing Basingstoke
Oakley and Deane	77.4
East of the Borough	65.9
North East of the Borough	65.9
North of the Borough and Kingsclere	61.8
South East	51.0
South of the Borough and Overton	42.8
North of Basingstoke Town	39.4

10 THE CURRENT HOUSING STOCK

10.1 Key Findings

- The data revealed that the property type profile in the rural area shows some variance from the Borough-wide levels with 76.9% of properties either detached or semi-detached (Borough 57.9%), 16% terraced houses (Borough 29.9%) and flats 6.5% (Borough 11.8%).
- The overall under-occupation figure of 52.2% is high, but in line with the property size profile. There are around 400 social rented properties which are under-occupied by two or more bedrooms.
- Over-occupation was generally low (1.7%) compared to the UK level, but is 4.2% in the HA rented stock.
- 89.3% of respondents to the household survey said their home was adequate for their needs; 10.7% considered their home inadequate.

10.2 Strategic Implications

- 10.2.1 In view of changing demographic and household formation patterns and the increase in need for smaller units there may be a longer term need to address this stock imbalance to meet the requirements of the future population.
- 10.2.2 Flats / maisonettes to represent a lower than average proportion in the current housing stock at 6.5%, but 49.7% of concealed households moving and seeking affordable housing require flats / maisonettes. In the case of concealed households moving and seeking market housing, the proportion is 35.8 %.
- 10.2.3 10.7% of households felt their home was inadequate and problems with repairs and improvements should be addressed through the Private Sector Renewal Strategy. Home Improvement Agency Services should be encouraged to give extra support to older and vulnerable households.
- 10.2.4 Addressing the under-occupation within the existing 3 and 4 bedroom social stock to make best use of the existing stock should be a strategic housing priority.
- 10.2.5 Tackling under-occupation of family houses would make a positive contribution to meeting need through better re-let supply although in practice it is recognised that this is difficult to achieve.

10.3 Current Housing in the Rural Area

10.3.1 This section sets the scene for later examination of the housing market, outlining current housing circumstances in the rural area. The household survey asked a range of questions about the current housing circumstances of people living in the rural area.

10.3.2 Table 10-1 below indicates the type of accommodation occupied by existing households responding to the question.

Table 10-1 Type of Accommodation
Question 2

Type	2009 Survey %	N ⁹⁵ implied	Borough Census 2001 *
Detached House / Bungalow	46.7	12,566	33.0
Semi-detached House / Bungalow	30.2	8,104	24.9
Terraced House / Bungalow	16.0	4,288	29.9
Flat / maisonette	6.5	1,755	11.8
Caravan / Mobile home	0.6	153	0.4
Total	100.0	26,866	100.0

© Crown Copyright (Census)

10.3.3 The proportion of detached houses / bungalows at 46.7% was far higher than the 2001 Borough-wide Census figure of 33.0%. Semi-detached houses / bungalows represent 30.2% and terraced houses / bungalows represent 16.0% of the existing stock.

10.3.4 The proportion of flats and maisonettes was quite low at only 6.5%, as would be expected in a rural area.

Table 10-2 Property Type by Tenure (%)
Question 2 by Question 1

Tenure	Detached	Semi-Detached	Terraced	Flat / Maisonette	Caravan / Mobile Home	Total
Owner Occupied (with Mortgage)	47.7	30.1	18.8	3.4	0.0	100.0
Owner Occupied (no Mortgage)	65.4	21.4	9.3	2.0	1.9	100.0
Private rented	27.0	40.9	16.3	15.6	0.2	100.0
HA rented	3.7	44.5	26.7	25.1	0.0	100.0
Shared Ownership *	1.4	34.3	12.9	51.4	0.0	100.0
Tied to employment	63.8	33.7	1.6	0.9	0.0	100.0
Living rent free *	34.6	39.7	4.4	21.3	0.0	100.0

* Low volume of data.

10.3.5 A cross-tabulation relating property type to form of tenure shows the main property type in each tenure was detached and semi-detached properties, particularly in the owner-occupied sector with combined levels of 77.8% of those with a mortgage to 86.8% of households with no mortgage.

10.3.6 There was a fairly high number of terraced properties and flats / maisonettes within the HA rented sector but the main property type was semi-detached houses.

Table 10-3 Number of Bedrooms

Question 3

Bedrooms	%	N ^{OS} . implied
Bedsit	0.3	80
One	5.4	1,434
Two	17.4	4,666
Three	40.1	10,737
Four	27.4	7,354
Five or more	9.4	2,523
Total	100.0	26,794

The average number of bedrooms across the stock in the rural area was 3.0, slightly higher than the average found in other recent DCA surveys (2.8) reflecting the nature of stock types.

10.3.7 The breakdown of size by number of bedrooms in percentage terms between the ownership and rental sectors was assessed by cross-tabulation with the following results.

Table 10-4 Number of Bedrooms by Tenure

Question 3 by Question 1

Tenure	Bed-sit	One	Two	Three	Four	Five+	Total
Owner occupied	0.0	1.7	12.5	40.2	33.9	11.7	100.0
Private rented	1.2	14.8	34.6	36.5	9.2	3.8	100.0
HA rented	1.8	22.9	39.2	35.0	0.9	0.2	100.0

10.3.8 The proportion of small units (1 and 2-bed properties) is higher in the rented sector than the owner occupied sector. 49.4% of the small units in the private rented sector and 62.1% in the HA rented sector are small units compared to only 14.2% in the owner-occupied sector.

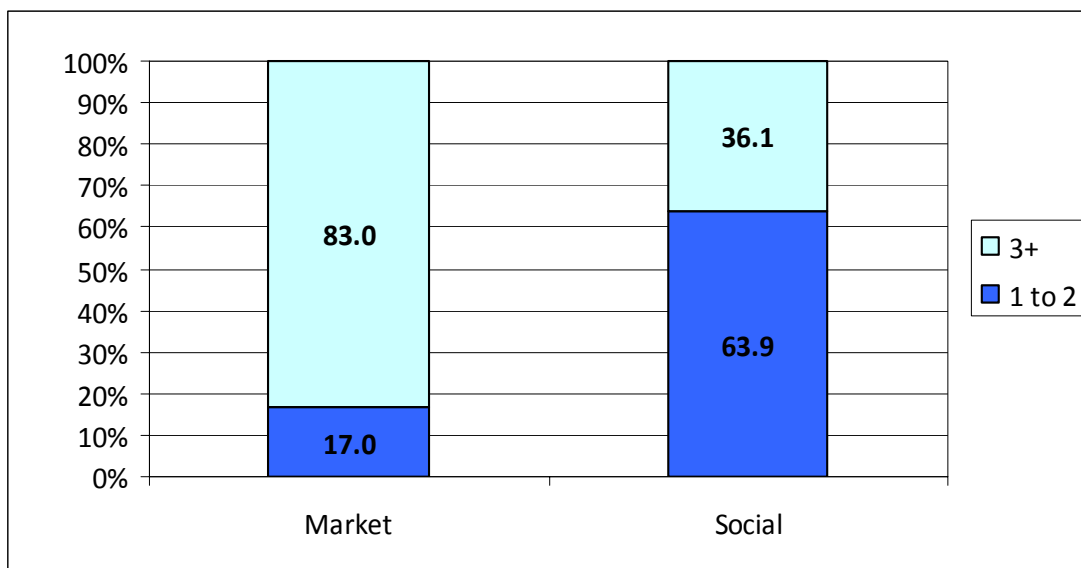
10.3.9 40.2% of the properties owned have three bedrooms, 33.9% four-bedrooms and 11.7% five or more bedrooms, 85.8% in total.

10.3.10 Figure 10-1 below shows the market and social sector stock broken down by 1 to 2 and 3 or more bedrooms.

10.3.11 The data shows that the vast majority, 83% of stock in the market sector has 3+ bedrooms compared to 36.1% in the social sector.

10.3.12 Only 17% of all market properties are small one or two bedroom units but in the social sector 63.9% of properties have 1 or 2 bedrooms.

Figure 10-1 Market and Social Stock by Number of Bedrooms



10.3.13 Creating a more balanced housing market may require different targets by tenure for future delivery.

10.4 Over / Under-Occupation

10.4.1 A broad assessment of ‘under-occupation’ and ‘over-occupation’ was conducted based on a detailed analysis of the family composition data. The number of bedrooms required in each household was established allowing for age and gender of occupants as defined by the ‘bedroom standard’.

10.4.2 In the case of over-occupation any dwelling without sufficient bedrooms to meet that requirement has been categorised as over-occupied. Under-occupation is a dwelling with more than two ‘spare’ bedrooms above a household’s requirement.

10.4.3 The assessment of under / over-occupation by tenure revealed some significant variation between tenures as indicated at Table 5-5 below.

Table 10-5 Under / Over-Occupation by Tenure
Question 15a by Question 3 & Question 1

Tenure	% under-occupied	% over-occupied
Owner occupied with mortgage	51.7	1.6
Owner occupied no mortgage	74.5	0.4
Private rented	28.6	3.0
HA rented	12.1	4.2
Shared Ownership*	10.1	16.7
Tied to employment*	57.0	2.5
Living rent free*	30.8	0.0
All tenures	52.2	1.7

* Low volume of data

Over-occupation

- 10.4.4 The overall over-occupation level of 1.7% (466 implied households), was lower than the average UK level of 2.7% in the Survey of English Housing 2007/8; this is in line with the high proportion of larger properties referred to at 10.3.3 above.
- 10.4.5 The levels of over-occupation were on average quite low, being highest in shared ownership at 16.7% (but based on a small sample) and 4.2% in the HA rented stock.
- 10.4.6 The overall under-occupation figure of 52.2% was higher than the average found in recent DCA surveys (around 40%), again in line with the property size profile.

Under-occupation

- 10.4.7 Under-occupation within the owner occupied no mortgage sector (74.5%), which will include a higher proportion of elderly households, was above the level of around 61% found in recent DCA surveys. Under-occupation in the shared ownership and HA rented sectors (10.1% and 12.1% respectively) was much lower as might be expected.
- 10.4.8 The Housing Survey data estimated however that there are around 403 social rented properties which are under-occupied by two or more bedrooms. Generally this is either a single person or a couple living in a three bedroom property. The growth in older households to 2015 is likely to increase the scale of under-occupation.

10.5 Adequacy of Present Dwelling / Improvement Required

- 10.5.1 Respondents were asked if their current accommodation was adequate for their needs. 89.3% indicated that their accommodation was adequate, the level which has been a typical result in recent DCA surveys.
- 10.5.2 10.7% of households in the rural area (2,847 implied) stated that their accommodation was inadequate. The Guidance test of inadequacy causing a housing need is based on those households in this situation actually needing to move to another dwelling. Some households may technically need to move but decide not to do so.
- 10.5.3 Some variation was evident in satisfaction by tenure. The satisfaction level of 80.5% for HA rented accommodation was slightly lower than the average found for socially rented accommodation in recent DCA surveys (Around 82%).
- 10.5.4 Satisfaction in the private rented sector (76.4%) was below the all tenure average and the lowest satisfaction level seen across the whole rural area.

Table 10-6 Adequacy by Tenure
Question 8a by Question 1

Tenure	% adequate
Owner occupied with mortgage	89.3
Owner occupied no mortgage	96.0
Private rented	76.4
HA rented	80.5
Shared ownership *	91.6
Tied to employment *	86.7
Living rent free *	86.7

* Low volume of data



- 10.5.5 Responses on the reasons for inadequacy were also invited. 2,990 implied households actually responded.
- 10.5.6 The results in response to a multiple choice question are shown in Table 10-7 below with respondents making two choices each on average.

Table 10-7 Reason For Inadequacy
Question 8b

Reasons	% responses	% households
Too small	25.4	50.8
Insufficient number of bedrooms	21.2	42.4
Needs repair / improvement	14.5	28.9
Rent / Mortgage too expensive	7.4	14.9
Too costly to heat	7.2	14.6
Unsuitable for a disabled resident	6.8	13.7
Lack of local amenities	5.4	10.9
No heating	3.7	7.5
Inadequate facilities	3.0	6.0
Tenancy insecure	2.5	5.1
Too large	2.1	4.3
Suffering harassment	0.8	1.6
Total	100.0	

- 10.5.7 28.4% of all responses identified an 'in house' solution relating to repairs, improvements, inadequate facilities and heating. 28.9% of households selected the need for improvement or repairs as one of their choices.
- 10.5.8 71.6% of responses indicated a solution requiring a move. The largest single issue in this group was that the home was 'too small', referred to by 50.8% of households as one of their choices; 42.4% had an insufficient number of bedrooms.
- 10.5.9 These households were tested on whether they are actually over-occupied by the national bedroom standard. There are around 466 households in this situation, 30.7% of those stated their home was too small.
- 10.5.10 It may well be that households are expecting additional children or perhaps have an elderly parent coming to live with them which would make their house too small in their view, but equally it could be a desire for more space in general.
- 10.5.11 Arguably, the main finding from the basic question on adequacy is the high degree of satisfaction expressed but some caveat has to be drawn in relation to the degree to what respondents may want and actually need.

11 SUPPORTED AND ADAPTED HOUSING

11.1 Key Findings

- 14.6% (3,845 implied) households included a member with a disability.
- 50.9% (2,120 implied) stated they had a support need.
- 55.1% of all disabled households were over the age of 60.
- The largest disability amongst the residents of the rural area was walking difficulty.
- 15.6% (62 implied) stated they had outstanding support needs.
- 9.5% of properties (2,496 implied) had been adapted. The survey found some mismatch between wheelchair adaptations and the properties where people with wheelchair actually live.
- 24.6% of households had wheelchair adaptations higher than the average in recent DCA surveys (15%).
- Demand for supported accommodation is predominantly for independent accommodation with external support.
- 735 sheltered accommodation units required in total, 352 in the affordable sector, 383 in the private sector.

11.2 Strategic Recommendations

- 11.2.1 With the retired population (65+ age group) forecast to rise by 3,011 people and the 85+ population by 436 people by 2015 (Hampshire County Council SAPF 2008 Population Projections) the housing and support needs of elderly and disabled households both now and the future is important to consider at a strategic level.
- 11.2.2 The 2009 HNS survey demand from existing households is 28 for HA sheltered housing and independent accommodation with external support is the most popular choice in the supported sector. In line with the strategic priorities already established resources should focus on the provision of home-based support services and adaptations for older people living at home in both social rented and owner occupied housing.
- 11.2.3 Support services rely heavily on help provided by family and friends. Carer support networks should be recognised and used to complement rather than replace statutory provision.
- 11.2.4 The population profile would suggest an increasing future need for extra care provision, in line with strategic priorities already established by Basingstoke & Deane. Although a high proportion of older people may have their own resources to meet their accommodation and care needs, provision should not be exclusively in the social rented housing sector, others will need financial support to enable them to access housing support services.

11.3 Needs of Disabled People

- 11.3.1 Issues relating to households with one or more member affected by a disability or long-term illness were addressed through a series of questions. This section draws together the findings from these questions.
- 11.3.2 97.0% of all respondents answered the question on disability in the household. 14.6% of households in the rural area contain somebody with a disability, suggesting around 3,845 households in the rural area were affected in some way; this is lower than the average in our general survey experience (20%).
- 11.3.3 50.9% of households stated that they had a support need (2,120 implied households).
- 11.3.4 Assessment of the UK average for the proportion of households affected is difficult, both because of the impact of multiple disability and the tendency to express statistics in terms of population rather than households. The Department of Social Security report of 1998 (based on a 1996 / 97 survey) suggested as many as 8.6 million disabled adults in private households - around 14 - 15% of the population. However, DCA survey results have indicated a consistently higher level in the region of 20%.
- 11.3.5 The incidence of disability by tenure is shown in Table 11-1 below. The highest level of disability was in the HA rented sector (30.2%), significantly higher than the stock proportion represented by HA rented accommodation (11.7%).

Table 11-1 Incidence of Disability by Tenure
Question 1 by Question 9

Tenure	Tenure in Sample %	Tenure of those with disability %	N ^{os} . implied
Owner occupied with mortgage	47.0	27.8	1,067
Owner occupied without mortgage	29.7	34.6	1,331
Private rented	6.7	4.8	184
HA rented	11.7	30.2	1,162
Shared ownership*	0.3	0.0	1
Tied to employment*	4.2	1.7	65
Living rent free	0.4	0.9	34
Total	100.0	100.0	3,844

Low level of data

- 11.3.6 In 73.5% of cases only one household member had a disability; in 26.5% of cases two members had a disability. On this basis around 4,072 individuals in the rural area with a disability were identified. However, the age profile and nature of disability data suggest slightly higher totals.
- 11.3.7 Data for the age groups of all disabled household members showed 55.1% of all disabled household members were over the age of 60 including 26.1% over 75; 24.4% were under 45 years.

- 11.3.8 The next table shows the nature of the disability of members in the household. Responses were received to a multiple response question, giving an average of 1.6 responses.

Table 11-2 Nature of Disability
Question 10c

Disability	% responses	% households	N ^{os} . implied (all choices)
Walking Difficulty	30.5	47.6	2,115
Limiting long-term illness	16.4	25.6	1,138
Learning disability / Mental health problem	12.2	19.1	847
Other physical disability	11.9	18.6	827
Visual / hearing impairment	11.2	17.5	778
Asthmatic / respiratory problem	9.8	15.3	679
Wheelchair user	7.9	12.3	548
Drug & Alcohol misuse	0.1	0.2	7
Total	100.0		6,939

- 11.3.9 By far the largest group of people were those with a walking difficulty (30.5%), followed by 16.4% who had a limiting long term illness. 7.9% of households contained a wheelchair user and 11.9% had other physical disabilities.
- 11.3.10 27.6% (183 of the 664 at Table 11-4 below) of properties, in which people using a wheelchair lived, had been adapted, suggesting some mismatch between houses adapted and those where wheelchair users lived. By extension, it would appear that 365 households with a wheelchair user did not live in suitably adapted premises.

11.4 Support Needs

- 11.4.1 4,167 implied household members responded to the question on their need for care or support. 50.9% indicated a need for care or support (2,120 implied).
- 11.4.2 84.4% of those with a care or support need felt they were getting enough support, implying 15.6% (62 implied) with outstanding support needs.
- 11.4.3 Those with an outstanding care or support need were asked what types of support they felt they needed. A wide range of care and support needs were identified. 45.0% needed help with looking after their home; 39.0% of respondents needed help with personal care and 30.6% needed help claiming welfare benefit / managing finances.
- 11.4.4 Those who currently receive sufficient care and support services were asked who (formal or informal) provided their support. In around 75.3% of cases (1,295 implied) support was provided informally by family / neighbour / friend. In 32.8% of cases (564 implied cases), support was provided formally by social services / a voluntary body.

11.5 Adaptation

11.5.1 Three questions sought information from all households in the rural area on the degree to which the home had been built or adapted to meet the needs of disabled persons.

11.5.2 9.5% of properties (2,496 implied) had been adapted, lower than the average level found in other recent DCA surveys (around 11%). The variation by tenure is set out in the table below.

Table 11-3 Adaptations by Tenure
Question 11a by Question 1

Tenure	%	N ^{os} implied
HA rented	33.6	842
Owner occupied no mortgage	27.2	678
Owner occupied with mortgage	30.3	756
Private rented / living rent free	6.6	165
Shared Ownership	0.4	9
Tied to employment	1.9	46
Total	100.0	2,496

11.5.3 Adaptation in the HA rented sector was higher than that in the owner occupied sector and had the highest proportion of properties adapted overall.

11.5.4 2,699 implied households responded to the question on which adaptations had been provided, suggesting an adaptation level of around 10.3% (rather than 9.5% in 1.5.2). The following adaptations were identified based on responses to a multiple-choice question, respondents making around 2.2 choices on average.

Table 11-4 Types of Adaptations Provided / Needed
Question 12 and Question 13

Adaptations	Provided		Needed	
	% households	N ^{os} implied (all choices)	% households	N ^{os} implied (all choices)
Wheelchair adaptations	24.6	664	16.1	912
Access to property	51.3	1,385	15.5	880
Vertical lift / stair lift	13.1	353	23.0	1,305
Bathroom adaptations	35.8	967	32.6	1,849
Extension	6.1	165	21.6	1,227
Ground floor toilet	44.0	1,187	10.7	608
Handrails / grabrails	42.1	1,137	23.9	1,358
Other	6.9	188	22.3	1,267
Total		6,046		9,406

- 11.5.5 Wheelchair adaptations at 24.6% (664 implied) were higher than the average level found in recent DCA surveys (around 15%). The data taken in conjunction with 11.3.10 above suggests that 481 adapted premises are potentially no longer occupied by wheelchair users.
- 11.5.6 51.3% had access to property adaptations, 44.0% had bathroom adaptations and 42.1% had handrails / grabrails fitted, usually the most common type of adaptation in DCA survey experience.
- 11.5.7 5,675 implied households responded to a further question on what facilities still needed to be provided to ensure current members of the household can remain in the property now or for the next 3 years. Respondents made 1.7 choices on average.
- 11.5.8 Most of the main adaptations referred to as provided, featured less prominently in the list of adaptations still needed. Vertical lift / stair lift had a more significant need than provided. Interest in bathroom adaptations was still a relatively high demand at 32.6%.

11.6 Supported Accommodation

- 11.6.1 Existing households moving were asked if they were interested in supported housing and what type of supported housing they required, in the future.

Table 11-5 **Type of Supported Accommodation Required**
Question 20

Type	% responses	N ⁰⁵ . Implied
Independent accommodation with external support	53.8	65
Housing Association sheltered housing	23.1	28
Independent accommodation with a live-in carer	6.6	8
Private sheltered housing	16.5	20
Total	100.0	121

No data for residential nursing home or extra care sheltered housing

- 11.6.2 Over the next three years, demand for supported accommodation (other than sheltered accommodation) is predominantly for independent accommodation (with external support) with cross-tabulation showing that that most people requiring this type of supported accommodation had a walking difficulty and a learning disability / mental health problem.
- 11.6.3 The balance of bedroom requirements for all types of supported housing was for 2-bed accommodation, independent accommodation (with external support) (47.7%), HA sheltered housing (51.2%), private sheltered (58.1%) and independent accommodation (with live-in carer) 100%.

11.7 Housing Needs of Older People

- 11.7.1 1,452 implied households indicated that they had older relatives (over 60) who may need or would like to move to the rural area in the next three years. A further multiple-choice question was asked on the type of accommodation required, each respondent making 1.7 choices on average.

Table 11-6 Accommodation Required by Older Relatives in Next 3 Years
Question 14b

	% responses	N ^{os} . implied
Live with respondent (existing home adequate)	6.6	160
Live with respondent (need extension / adaptation)	16.5	399
Private sheltered housing	15.0	363
HA sheltered housing	13.4	324
Extra Care housing	11.2	271
Residential care / nursing home	6.2	149
Own private property	20.7	501
HA property	10.4	252
Total	100.0	2,419

- 11.7.2 Demand for this group was predicted by the children of older people and, as would be expected, it shows a different pattern to that normally seen among older respondents in DCA surveys.
- 11.7.3 DCA experience shows that older people seek to remain in their own homes and prefer to receive support at home. In contrast, the children of older parents tend to predict more need for supported housing. The greatest demand from this group was for own private property (20.7%) followed by private sheltered housing (15.0%). There was also a relatively significant level of demand for extra care housing, 11.2%.
- 11.7.4 6.6% (160 households implied) indicated that their relative could live with them and their home was adequate. 16.5% said the home would need adaptation or extension to accommodate an older relative.
- 11.7.5 The sheltered housing needs of older people were captured within the question for all movers within the rural area on supported housing. The combined requirement for sheltered housing in both sectors from existing households living in the rural area and in-migrating parents / relatives is shown below in Table 11-7.

Table 11-7 Sheltered Housing Demand (3 years)

	Private Market	Affordable Sector	All Sectors
Existing Households	20	28	48
In-migrant Households	363	324	687
Total	383	352	735

N.B. Figures taken from Table 11-5 and Table 11-6

- 11.7.6 The higher level of demand for accommodation for older people moving into the rural area is common to other DCA Surveys, in many cases a higher level of in-migrant need was found than that arising from existing households. As discussed in Section 11.7.2 above, generally the forecast is being made by their children who assist in the moving process. Conversely, the indigenous older population prefer to continue in the rural area / surroundings they know and within their own home as long as possible.
- 11.7.7 In total, the data suggests a combined requirement for sheltered accommodation of **735** units, 48 units from older people currently living in the rural area and 687 units from those who may in-migrate to be beside their family. 352 of these are in the affordable sector and 383 in the private sector.
- 11.7.8 Some of this requirement will be addressed by the flow of the existing sheltered stock, but acceptability of the existing stock to meet today's standards will need to be assessed in calculating the scale of new delivery.

11.8 Extra Care Accommodation

- 11.8.1 Extra Care accommodation is housing which offers self-contained accommodation together with communal facilities and where care, as well as support, services are provided from a team of staff based on a site.
- 11.8.2 The survey data revealed that the level of need expressed for accommodation with extra care is 271 units over the next three years to 2012, to meet the needs of in-migrating relatives of local households.
- 11.8.3 The demand for extra care is likely to increase due to the ageing population over the next 10 year period and should be assessed and monitored as part of the on-going Older Persons Strategy.
- 11.8.4 This sector of the older persons housing market is relatively new and the growth forecast in the population projections over the next decade to 2021 of those aged 75+ years may well increase the need for this type of accommodation. Demand may also increase as understanding of this sector of supported housing increases.

12 BLACK AND MINORITY ETHNIC NEEDS

12.1 Key Findings

- 137 Black and Minority Ethnic (BME) respondents provide statistical validity of $\pm 8.54\%$. This sample represents 977 implied households which have been drawn from the survey and analysed separately to give an insight into the specific housing needs of BME households in the rural area.
- Over-occupation affects 4.2% of households in this community, higher than the 1.7% in the whole population but the same level as exists in the HA rented sector.
- 13.9% of BME households had a member with a disability, a slightly lower level to that found for the whole population (14.6%). Of those with a disability, the majority (51.9%) had a walking difficulty.
- Overall the BME community have similar income levels compared to those of the whole population in work, excluding retired households;

12.2 Strategic Recommendations

- 12.2.1 Housing transfers and the housing exchange policy should be sensitive to the needs of BME households living in over-crowded homes;
- 12.2.2 In general, the BME population have similar incomes and housing requirements which should be met through initiatives to address the needs of the whole population.

12.3 Introduction

- 12.3.1 This section looks at the specific housing needs of BME households living in the rural area. As well data on future housing needs and preferences this section also includes an overview of the current housing circumstances of the group.
- 12.3.2 In the case of ethnic origin, the breakdown provided in Table 12-1 below refers to the ethnicity of the household in which the respondent lives.
- 12.3.3 Table 12-1 shows that 25,832 (96.4%) of households ethnic origin were White British. 977 (3.8%) household's are in the other ethnic origin categories. The survey profile of ethnicity showed a similar finding to the 2001 Census Borough-wide ethnicity profile.

Table 12-1 Ethnic Origin
Question 15b

Ethnic Origin		%	N ^{os.} implied
White	British	96.2	25,832
	Irish	0.3	71
	Other White	1.8	472
	EU Accession	0.6	164
Mixed	White & Black Caribbean	0.3	72
	White & Black African	0.0	6
	White & Asian	0.2	49
	Other Mixed Background	0.2	43
Asian or Asian British	Indian	0.1	20
	Pakistani	0	0
	Bangladeshi	0	0
	Chinese	0.1	18
	Other Asian Background	0.1	17
Black or Black British	Caribbean	0.0	1
	African	0.0	12
	Other Black Background	0	0
Gypsy and Traveller*	Gypsy and Traveller	0	0
Any other	Any other	0.1	32
Total		100.0	26,809

Source: © Crown Copyright (Census) * Census does not differentiate by this category

- 12.3.4 137 Black and Minority Ethnic (BME) respondents provide statistical validity of $\pm 8.54\%$. This sample represents 977 implied households which have been drawn from the survey and analysed separately to give an insight into the specific housing needs of BME households in the rural area. The BME responders include categories of 'White Irish' and 'White Other' (in line with the Census definition) which represents 543 (2.1%) of BME implied households across the rural area.

12.4 Current Housing

12.4.1 It should be noted that in all cross-tabulations, data is included only where the respondent has answered each element (question) involved; hence there may be some small discrepancies when compared with the tables relating to a single data source.

Table 12-2 Property Type by Number of Bedrooms
Question 2 by Question 3

Type	Bedsit /1-bed		2-bed		3-bed		4-bed		5+ bed		Total
	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Detached	0.0	0	4.5	15	34.5	115	35.8	119	25.2	84	333
Semi-detached	15.6	55	25.2	89	43.0	155	14.2	50	1.1	4	352
Terraced	0.0	0	32.6	43	67.4	88	0.0	0	0.0	0	131
Flat / maisonette	81.8	90	12.7	14	5.5	6	0.0	0	0.0	0	109
Caravan / Mobile home	0.0	0	100.0	2	0.0	0	0.0	0	0.0	0	2
Total		145		163		364		169		88	927

12.4.2 Almost three quarters of BME households live in semi-detached (38.1%) and detached properties (35.9%).

12.4.3 43.0% of those in semi-detached accommodation had 3-bedrooms and 67.4% of terraced households had 3-bedrooms.

12.4.4 Over 60% of those in detached properties had 4 or 5+ bedrooms.

12.4.5 81.8% of those in flats / maisonettes had a bedsit / 1 bedroom accommodation.

12.4.6 27.6% of BME households (262 implied) indicated their home was inadequate, a high percentage in DCA survey experience (typically below 20%).

12.4.7 Respondents were asked to indicate the reasons why the accommodation was not suitable, and these are outlined in Table 12-3 below. A total of 262 BME households answered the question with a total of 587 responses, giving an average of 2.2 choices per respondent.

Table 12-3 Inadequacy of Present Accommodation
Question 8b

Reasons	BME (%)	N ^{os.}	All households (%)
Too small	55.3	145	50.8
Insufficient number of bedrooms	35.5	93	42.4
Needs repairs / improvements	44.1	116	28.9
Inadequate facilities	2.3	6	6.0
Too costly to heat	21.5	56	14.6
Rent / Mortgage too expensive	17.1	45	14.9
Suffering harassment	4.4	12	1.6
Tenancy insecure	2.4	6	5.1
Too large	2.5	7	4.3
No heating	17.3	45	7.5
Unsuitable for disabled resident	13.0	34	13.7
Lack of local amenities	8.3	22	10.9
Total		587	

- 12.4.8 The largest issues for BME households were that the property was too small (55.3%) and needs repairs / improvements, mentioned by 44.1% of BME households.
- 12.4.9 35.5% of BME respondents mentioned 'insufficient number of bedrooms', similar to the whole population at 42.4%. Only 2.3% opted for inadequate facilities.
- 12.4.10 Over-occupation affects 4.2% of households in this community (41 implied), according to the 'Bedroom standard', far lower than the level of respondents who selected 'insufficient number of bedrooms' from in the table above (35.5% implied).
- 12.4.11 Over-occupation is however higher than the level of 1.7% in the whole population.

12.5 Disability / Limiting Long Term Illness

- 12.5.1 Respondents were asked to indicate if any member of the household had a disability or long term limiting illness. 13.9% of the BME sample (131 implied households) had a member of their household with a disability or long-term illness (14.6% in the whole population).
- 12.5.2 BME households were asked about the nature of their disability. The majority of respondents (51.9%; 68 implied) specified walking difficulty, as was the case in the general population with 47.6%. 24 implied BME respondents (18.3%) had visual / hearing impairment and 16.8% had a learning disability / mental health problem.
- 12.5.3 16.0% had 'other' physical disabilities and 14.5% (19 implied) had a limiting long-term illness.

12.6 Moving Plans of BME Households

- 12.6.1 BME respondents were asked a question regarding their moving intentions in the future. 268 implied BME households indicated that they are expecting to move or a member of their household is likely to require their own accommodation in the future.
- 12.6.2 10.6% (104 implied) BME households stated that they wished to move but were not able to. Respondents were asked the reasons that prevented them moving and the results are shown in Table 12-4 below. The majority of the BME households said they were unable to move because they were unable to afford (77.7%), similar to the level of 80.8% in the whole population. 5.9% were unable to move due to negative equity.

Table 12-4 **Reasons Preventing a Move**
Question 17e

	N ^{os} .	BME %	All households %
Unable to afford	81	77.7	80.8
In negative equity	6	5.9	4.9
Family reasons	5	4.8	9.3
Location of employment	27	26.0	17.2
Lack of affordable rented housing	47	45.1	26.0
Total	166		

- 12.6.3 100 implied existing and 18 implied new forming BME households stated that they would be moving out of the rural area in the future. Respondents reasons for moving out of the rural area are shown in the table below.

Table 12-5 **Reasons for Moving Out of the rural area**
Question 17d

	N ^{os} .	BME %	All households %
Employment / access to work	51	41.4	43.7
Family reasons	41	33.1	24.2
Education	20	15.9	15.6
Unable to buy a home locally	12	9.8	11.3
Financial reasons	20	16.0	9.1
Retirement	9	7.4	18.6
Total	153		

- 12.6.4 The most significant reason for BME households leaving the rural area was employment / access to work mentioned by 41.4%, compared to 43.7% for the whole population. The second most significant reason was family reasons mentioned by 33.1% of BME households responding with 7.4% moving out on retirement.

12.7 Existing BME Households Moving

- 12.7.1 137 existing BME households indicated they would be moving within the rural area in the future. These households were asked a series of questions regarding the type, size and tenure required.
- 12.7.2 The majority of existing BME households who answered the question on type of accommodation required a detached property (51.1%). The second most popular choice was for a bungalow at 18.4%. 13.3% required a flat / maisonette and 17.2 % required a semi-detached property.
- 12.7.3 41.6% required a four bedroom property and 6.0% required five or more bedrooms. 29.1% required two bedrooms.
- 12.7.4 The majority, 63.7% of existing BME households required owner occupation and 25.6% private rent. 10.7% required shared ownership and there was no demand for social rent

12.8 Concealed BME Households Moving

- 12.8.1 14 implied concealed BME households intend to set up a home of their own in the rural area in the future.
- 12.8.2 61.8% (8 implied) of new forming BME households specified that they would prefer a semi-detached property and 38.2% a flat / maisonette. There was no preference for any other type.
- 12.8.3 As far as the size of accommodation preferred, 61.8% expressed a preference for 3-bed accommodation. 38.2% would prefer a 1-bed property.
- 12.8.4 All of the new forming BME households would prefer to own their property.

13 DEMOGRAPHIC CHANGE

13.1 Key Findings

- 13.1.1 The population of the rural area is projected to increase by 3.4% between 2008 and 2015, a lower rate than the 4.4% in the urban area;
- 13.1.2 The key features of population change impacting on the housing market are:-
- Fall in the numbers of younger economically active households;
 - An ageing population with increasing care and support needs;
- 13.1.3 There is forecast to be 4.7% more dwellings in the rural area in 2015 than in 2008, much lower than the +10.1% growth in the urban area.

13.2 Strategic Implications

- 13.2.1 Changes in the population structure may impact on demand for different house types and tenures. Falling numbers of individuals in the 30 – 44 age range, the main household forming and moving group, may impact on demand for market housing.
- 13.2.2 The significant growth in the number of people in the 65+ age group and in particular the 85+ age group may impact on demand for supported housing, support services and adaptations. Strategic housing and planning policies will need to take account of the changing population profile.
- 13.2.3 There is a potentially growing demand for accommodation for smaller, older person households. Smaller households tend to be concentrated in social housing and the owner occupier with no mortgage sectors. Development Plans will need to take account of the projected growth in demand in these sectors.

13.3 Existing Population Profile

13.3.1 Data on existing household profiles was collected through the household survey. The tables below provide a summary of the findings. The table is based on the categories used by the ONS to construct their 'Social Trends' statistical series but is not exactly similar due to the manner in which the different data sets are collected. The table also shows comparisons to the 2001 Census for the whole of Basingstoke & Deane Borough.

Table 13-1 Family Composition
Question 15c & d

Family Composition	%	Group %	Borough Wide Census 2001 *
1 adult over 60	11.6		
1 adult under 60	9.4	21.2	33.1
1 adult + other	0.2		
Couple no child	37.1		
Couple with children	35.6	74.0	58.9
Couple + others	1.3		
Single parent	4.8	4.8	8.0
Total	100.0	100.0	100.0

* © Crown Copyright (Census)

13.3.2 The family composition data shows that the majority of households are couple / family households (74.0%). 21.2% are single households and 4.8% are lone parent households.

Table 13-2 Population Age Groups
Question 15

Age Group	Sample %	Borough Wide Census 2001 *
0 – 10	12.9	
11 – 15	5.9	21.2
16 – 24	9.2	9.8
25 – 44	23.2	31.9
45 – 59	24.5	20.1
60 – 74	17.3	11.5
75+	7.0	5.5
Total	100.0	100.0

* © Crown Copyright (Census)

13.3.3 Table 13-2 shows the ages of all household members in the sample. Nearly a quarter of household members (24%) are over 60. The highest proportions of households are in the 25-44 and 45-59 age groups.

Table 13-3 Number in Household

Question 15a

Number in household	%	N ^{os.} implied
One	20.9	5,597
Two	40.3	10,789
Three	15.9	4,254
Four	16.2	4,327
Five	4.7	1,265
Six	1.5	388
Seven	0.2	67
Eight	0.3	78
Nine	0.0	2
Ten	0.0	4
Total	100.0	26,771

13.3.4 The profile emerging from the survey equated to 2.5 persons per household on average, slightly above the UK average of 2.4.

13.3.5 In the case of ethnic origin the breakdown at Table 13-4 below refers to the ethnicity of the household. 98.7% of respondents answered the ethnic origin question. The results were largely not too dissimilar to the Census 2001 data for Basingstoke and Deane Borough as a whole with only slight variations between the ethnic groups.

Table 13-4 Ethnic Origin of Households

Question 15b

Ethnic Origin		%	N ^{os.} implied	Borough Wide Census 2001 *
White	British	96.4	25,832	93.5
	Irish	0.3	71	1.1
	EU Accession	0.6	164	2.0
	Other White	1.8	472	
Mixed	White & Black Caribbean	0.3	72	0.3
	White & Black African	0.0	5	0.1
	White & Asian	0.2	49	0.3
	Other Mixed	0.2	43	0.3
Asian or Asian	Indian	0.1	20	0.8
	Pakistani	0.0	0	0.1
British	Bangladeshi	0.0	0	0.2
	Other Asian	0.1	17	0.1
Black or Black British	Caribbean	0.0	1	0.3
	African	0.0	12	0.2
	Other Black	0.0	0	0.0
Chinese	Chinese	0.1	18	0.4
Any other	Gypsy / Traveller	0.0	0	0.3
	Any Other	0.1	32	
Total		100.0	26,808	100.0

* © Crown Copyright (Census)

13.4 Demographic Analysis

- 13.4.1 There are four basic components to changes in the number and composition of households. The aim of this section of the report is to highlight the issues which are relevant to the evaluation of housing needs in the rural area, particularly the changes in:-
- the age distribution of the population arising from births, deaths and ageing of the indigenous population;
 - family units such as marriage, divorce and child bearing patterns;
 - the number and composition of households arising from migration, particularly due to employment opportunities in the rural area;
 - the probabilities that family units form a separate household, particularly in response to changes in incomes in the labour market rural area.
- 13.4.2 In local rural area forecasting, new household formation is mainly due to responses to income and employment opportunities. New household formation is also affected by life cycle patterns. This purely demographic influence on the number of households contributes to about 40% of the growth in the number of new households at any one time (Dicks, 1988; Ermisch, 1985).
- 13.4.3 The factors which combine to produce the population and household forecasts are:- population age-sex structures, headship rates, survival factors, infant mortality, fertility rates, base numbers of dwellings, vacancy rates, building / demolition programmes and the age-sex structure of migrants.
- 13.4.4 Future housing developments will depend on future changes in the size of households and the population in the rural area.

13.5 Population Projections

- 13.5.1 The rural area demographic forecasts in the tables in this section have been provided by Hampshire County Council and they are Hampshire County Environment Departments 2008 based Small Rural area Population Forecasts.
- 13.5.2 Small Area Population Forecasts (SAPF) currently run from 2008-2015. These forecasts are produced by rolling forward 2001 Census data, adding in births and deaths and using 2001 migration propensities. The dwellings that are put into these forecasts are all large and small sites with planning permission as at 1st April 2008. Therefore these forecasts are not based on the South East Plan.
- 13.5.3 They differ to the Long Term Population Projections produced by Hampshire County Council. The long term projections make use of the housing figures in the South East Plan which were published in May 2009.
- 13.5.4 The forecasts are based on future dwellings supply. The dwelling supply information for the period 2008 to 2015 includes all large and small sites with planning permission, or allocated in local plans as at April 1st 2008. The assumptions on phasing are agreed with the district councils and unitary authorities

- 13.5.5 Users should be aware that in the current economic climate forecasting future dwelling supply has been particularly difficult. The figures are the best projections available as at the 1st April 2008 on a site by site basis taking account of the current market conditions. Developers were still optimistic about future development rates at that time.
- 13.5.6 However, market conditions have since worsened and it is now less likely that the projected rates for the early part of the period will be achieved. However, there is no reason why these dwellings will not be completed within the latter part of the 7 year period, assuming that market conditions improve
- 13.5.7 The summary of this data is provided in the following tables with the population changes disaggregate from 2008 – 2015 for the rural area of Basingstoke and Deane.
- 13.5.8 The figures in Table 13-5 below show the population change in the rural area between 2008 and 2015.

Table 13-5 Population Change, 2008 – 2015

	2008	2009	2010	2011	2012	2013	2014	2015	Change
Total Population	65,330	65,888	66,434	67,004	67,317	67,488	67,497	67,548	
Change		+558	+546	+570	+313	+171	+9	+51	+2,218
% Change		+0.9	+0.8	+0.9	+0.5	+0.3	+0.0	+0.0	+3.4

Source: Hampshire County Environment Departments 2008 based Small Rural area Population Forecasts

- 13.5.9 There is projected to be around 2,218 more people in the rural area in 2015 than in 2008, a rise of 3.4%. This is lower than the population in the urban area of the Borough which is forecast to rise by 4,055 people, +4.4% by 2015.

13.6 Age Structure Forecast 2008 - 2015

- 13.6.1 The next stage in the forecast is to disaggregate the population data in the rural area into age bands because there may be changes in the population structure with significant housing implications. Table 13-6 is based on the net migration model and for this purpose best represents the position.

Table 13-6 Population Age Band Forecast in the Rural area, 2008 – 2015

Age	2008	2009	2010	2011	2012	2013	2014	2015	Change
0 -19	15,609	15,645	15,765	15,891	15,915	15,888	15,857	15,807	+198
20 – 29	5,998	6,140	6,347	6,429	6,497	6,572	6,574	6,571	+573
30 - 44	14,021	13,798	13,696	13,532	13,378	13,170	12,968	12,856	-1,165
45 - 64	19,304	19,383	19,566	19,761	19,659	19,537	19,509	19,446	+142
65 +	10,392	10,703	11,042	11,378	11,848	12,296	12,578	12,847	+2,455
Total	65,330	65,888	66,434	67,004	67,317	67,488	67,497	67,548	+2,218

Source: Hampshire County Environment Departments 2008 based Small Rural area Population Forecasts

- 13.6.2 Numbers in the 0-19 age rise steadily to 2012 and then decline steadily to 2015. Overall this age group shows an increase over the forecast period of 1.3%; (+198).

- 13.6.3 The 20-29 age range comprises new households forming and will have implications for future affordable housing need both in the short and longer term. There is predicted to be an increase of 573 people (9.6%) by 2015.
- 13.6.4 The 30-44 age group, the main economically active and young family group, is predicted to decrease in numbers over the forecast period. Numbers fall steadily throughout the forecast period with an expected reduction over the period of -1,165 people (-8.3%).
- 13.6.5 The 45-64 age group is expected to rise by 142 people by 2015 (+0.7%).
- 13.6.6 The most significant feature in the population projections is the projected growth of 23.6% in the 65+ age group, an increase of 2,455 people.
- 13.6.7 Within the retired population, the 85+ age group shows an increase overall of 370 people, a similar 24.5% increase from 2008 to 2015. The increase in this group in the urban area is 48% over this period.

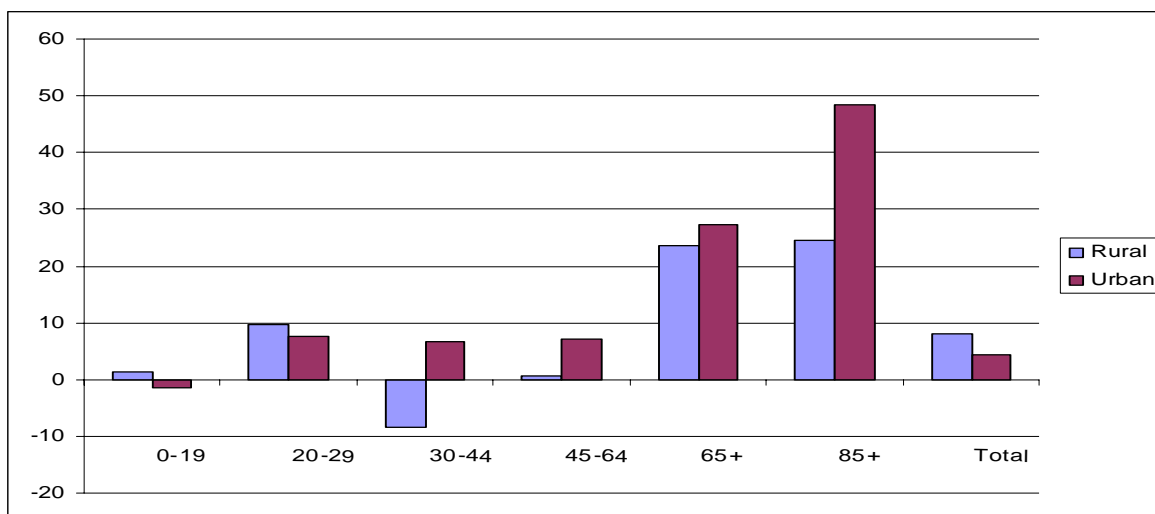
Table 13-7 Numbers of 85+, 2008 – 2015

Age	2008	2009	2010	2011	2012	2013	2014	2015	Change
85+	1,512	1,559	1,620	1,660	1,722	1,770	1,924	1,882	
Change		+47	+68	+49	+73	+62	+66	+67	+370
% Change		+3.1	+4.4	+3.0	+4.4	+3.6	+3.7	+3.5	+24.5

Source: Hampshire County Environment Departments 2008 based Small Rural area Population Forecasts

- 13.6.8 Given the resource demands for adaptations, care and support services and specialist accommodation often associated with very elderly people, these are significant figures.
- 13.6.9 The chart below shows the population increase by age band in the rural area in the period 2008-2015 and compared with the age band change in the urban area of the Borough.

Figure 13-1 Population Age Band Change Forecast %, 2008 – 2015



Source: Hampshire County Environment Departments 2008 based Small Rural area Population Forecasts

- 13.6.10 The rural area of the Borough shows higher rises in the 0-19, 20-29 and 65+ age groups compared with the urban area, but a fall in the 30 to 44 year old group. The 85+ age group is forecast to rise by 48% in the urban area compared to 24% in the rural area reflecting the historic development of the town.

13.7 Dwelling Change

- 13.7.1 Table 13-8 outlines the County dwelling forecasts for the Borough from 2008 to 2015.

Table 13-8 Forecast Change in Dwellings, 2008 – 2015

	2008	2009	2010	2011	2012	2013	2014	2015	Change
Dwellings	27,423	27,606	27,957	28,247	28,425	28,533	28,622	28,716	
Change		+183	+351	+290	+178	+108	+89	+94	+1,293
% Change		+0.7	+1.3	+1.0	+0.6	+0.4	+0.3	+0.3	+4.7

Source: Hampshire County Environment Departments 2008 based Small Rural area Population Forecasts

- 13.7.2 There is forecast to be 1,293 (4.7%) more dwellings in the rural area in 2015 than in 2008. This is lower than the dwelling forecast change in the urban area of Basingstoke and Deane which is forecast to increase by +10.1% (+4,031 dwellings).
- 13.7.3 Future housing developments will depend on future changes in the size of households and the population in the rural area.

14 MIGRATION

14.1 Key Findings

- 51.1% of households who had moved into the Borough in the last 3 years had moved from within the Borough, 8.9% had in-migrated from Basingstoke Town and 42.2% had moved within the rural areas.
- 2,582 households had in-migrated to the rural area from outside the Borough, 12.6% from elsewhere in the South East, 12.5% from elsewhere in the UK and 6.6% from Newbury.
- The main reasons for the moves from elsewhere inside the Borough and from outside the Borough were the same; employment, wanted to move to a rural location and to be near a relative.
- Over the next three years 45.1% of existing households and 44.2% of concealed households are expected to move out of the District.
- In the case of existing households and concealed households moving, the main single interest was in moving to elsewhere in the UK. Moving to the South East also feature quite highly for existing households and Greater London was quite a popular choice for concealed households.
- The main reasons for the out-migration for existing households were employment / access to work and family reasons. The main reasons for concealed households moving out of the Borough were employment and education.
- There was an overall positive net in-migration to the Borough of 1,261 households. The main in-migration was from elsewhere in the South East region and Newbury.
- The level of self-containment, where people were moving within the rural area that they currently live in was high in the North West, North & Kingsclere, North & Tadley, South West and South & Overton.
- The majority of households who live in the rural areas travel to Basingstoke Town or elsewhere within Basingstoke & Deane Borough for work.
- However, around 92 households a year are planning to leave the area because of the affordability of housing.

14.2 Strategic Implications

- In considering the future provision of market and affordable housing, consideration should be given to the level of in-migration into the Borough and on the demand for different house types and tenures.

14.3 Introduction

14.3.1 This section looks at the patterns of migration for the rural area. In the first part of the section, the 5,405 implied households (19.9% of the sample) who had moved in the last 3 years were asked where they had moved from. 97.7% of households who had moved in the last 3 years (5,280 implied) responded to the question. The results can be seen in Table 14-1 and Table 14-2 below.

14.4 Moves to and within the Rural Area

14.4.1 Of the 5,280 households who had moved within the last 3 years, 2,698 households had moved within the Borough; 8.9% had in-migrated from Basingstoke Town and 42.2% had moved within the rural areas.

14.4.2 Of the 2,582 households which had in-migrated to the rural area **from outside the Borough** over the last three years, 12.6% had moved from elsewhere in the South East; 12.5% from elsewhere in the UK; 6.6% from Newbury.

Table 14-1 Location of Previous Dwelling (In-migrants)
Question 5

Location	%	N ^{os.} implied
Basingstoke Town	8.9	468
Elsewhere in Basingstoke & Deane Borough	42.2	2,230
Elsewhere in the South East	12.6	663
Elsewhere in the UK	12.4	662
Newbury	6.6	350
Greater London	5.2	276
Reading	4.2	220
Fleet / Farnborough	1.8	93
Abroad	1.7	88
Winchester	1.4	73
Andover	1.2	61
Wokingham	0.8	43
Camberley	0.7	36
Swindon	0.3	17
Total	100.0	5,280

- 14.4.3 Those households who had moved into the rural area from **outside the Borough** were then asked what the most important reason was for moving home. The results can be seen in Table 14-2 below.

Table 14-2 Reason for Moving for in-migrants from Outside the Borough
Question 7

Reason	% (households)	N ^{OS} implied
Move to a rural location	37.7	960
New job	34.7	883
To be near a relative	24.2	616
Closer / easier to commute	22.4	571
Quality of local schools	9.5	242
Cost of local housing	9.5	242
Relationship / family break down	6.6	168
Retirement	4.3	108
Health reasons	0.9	22
Total		3,812

- 14.4.4 57.1% of households had moved into the rural area from outside the Borough due to employment reasons. 37.7% moved as they wanted to move to a rural location. Only 4.3% had moved due to retirement.

- 14.4.5 97.3% of households who had moved from elsewhere within the Borough responded to the question on the reason for their choice of location. The results can be seen in Table 14-3 below.

Table 14-3 Reason for Moving within the rural area or from Basingstoke
Question 7

Reason	% (households)	N ^{OS} implied
Move to a rural location	42.4	1,112
New job	27.0	708
To be near a relative	24.2	634
Closer / easier to commute	16.3	427
Cost of local housing	11.1	291
Quality of local schools	10.8	282
Relationship / family break down	6.0	158
Retirement	5.9	154
Health reasons	5.8	152
Total		3,918

- 14.4.6 The main reason for the move from households originally living in the urban areas was due to employment reasons (43.3%). 42.4% moved because they wanted to live in a rural location and 24.2% moved to be near a relative.

- 14.4.7 18.7% of all those households who had moved said that it was their first independent home as an adult.

14.5 Out - Migration from the Borough

- 14.5.1 Out-migration from Basingstoke & Deane Borough is expected to account for 45.1% of all moves for existing moving households (1,732 implied) and 44.2% of concealed households over the next 3 years (923 moves implied).
- 14.5.2 Those planning to move out of the Borough were asked where they were thinking of relocating. In this case 1,711 implied existing households (98.8%) and 886 implied concealed households (95.1%) responded to this question.

Table 14-4 Location of Move for those Moving Outside the Borough
Question 17c

Location	Existing households		Concealed households	
	%	N ^{os.} implied	%	N ^{os.} implied
Camberley	0.0	0	0.9	8
Fleet / Farnborough	0.7	12	2.7	24
Swindon	0.0	0	0.0	0
Reading	2.5	43	3.8	33
Andover	1.3	22	1.2	11
Winchester	4.6	79	1.2	10
Wokingham	0.9	16	0.2	1
Newbury	3.3	56	5.9	53
Greater London	0.9	15	20.0	177
Elsewhere in the South East	19.5	334	20.5	182
Elsewhere in the UK	58.9	1,008	40.4	358
Abroad	7.4	127	3.2	28
Total	100.0	1,712	100.0	885

- 14.5.3 In the case of existing households moving away, the main single interest was in moving elsewhere in the UK at 58.9% with the second most popular choice being elsewhere in the South East at 19.5%.
- 14.5.4 In the case of concealed households moving, 40.4% were interested in moving to elsewhere in the UK and 20.0% to Greater London.

14.5.5 Those moving out of the Borough were asked their reasons for moving away. 1,595 implied existing households (92.1% of those intending to move out of the Borough) and 852 implied concealed households (92.3% of those intending to move outside the Borough) responded to a multiple choice question.

14.5.6 Existing households offered around 1.2 choices on average where as concealed households offered around 1.3 choices on average.

Table 14-5 Reason for Moving Out of the Borough
Question 17d

Reason	Existing Households		Concealed households	
	% households	N ^{os.} implied	% households	N ^{os.} implied
Family reasons	31.6	504	12.4	106
Employment / access to work	31.7	506	62.5	532
Education	6.7	107	33.6	286
Retirement	27.4	438	3.6	31
Financial reasons	12.0	192	5.7	49
Unable to afford to buy a home locally	12.7	202	8.9	76
Lack of affordable rented housing	1.4	22	3.3	28
Need specialist housing	1.0	17	0.6	5
Total		1,988		1,113

14.5.7 Existing households' reasons were focused primarily on employment / access to work (31.7%), family reasons (31.6%) and retirement (27.4%). In the case of concealed households moving, choices were much more focused on employment issues (62.5%) and education (33.6%), as might be expected from a group likely to have a younger profile.

14.5.8 Table 14-5 above shows that 14.1% of existing households stated as one of their choices that they were leaving the Borough due to lack of affordable rented housing or because they were unable to afford to buy a home locally. The percentage dropped to 12.2% for concealed households, with 8.9% unable to buy.

14.5.9 After removing duplication in these categories there are 278 households planning to leave the area because of affordability, around 92 a year.

14.6 Migration Summary

14.6.1 This table reflects the net migration patterns identified from the survey data for existing households over the past three years.

Table 14-6 Net Migration Patterns

Migration Rural areas	Camberley	Fleet / Farnborough	Swindon	Reading	Andover	Winchester
Moving into the rural area from outside the Borough	36	93	17	220	61	73
Moving out of the Borough	0	12	0	43	22	79
Net Migration	+36	+81	+17	+177	+39	-6

Migration Rural areas	Wokingham	Newbury	Greater London	Elsewhere in the South East	Elsewhere in the UK	Abroad
Moving into the rural area from outside the borough	43	350	276	663	662	88
Moving out of the Borough	16	56	15	334	1,008	127
Net Migration	+27	+294	+261	+329	-346	-39

14.6.2 There is net in-migration to the rural area of 1,261 households. The main in-migration was from elsewhere in the South East (+329) followed by Newbury (+294).

14.6.3 The main area of out-migration was to elsewhere in the UK i.e. beyond the South East (-346).

14.6.4 The total out-migration from was 391 households from three areas.

14.7 Internal Housing Market Area Movement

14.7.1 Utilising data from the 2009 Housing Survey, internal household movement between rural areas revealed patterns of internal moves. The current rural area of households planning a move in the future was cross tabulated by the rural area they are planning to move to. Households made an average of 1.7 choices each. These findings are presented below.

Table 14-7 Internal Household Movement (Existing Households)

Current Location	Location Accommodation Required										Household Numbers	Self - containment %
	South East	East	North East	North & Tadley	North & Kingsclere	North West	South West	South & Overton	Oakley & Deane	North of Basingstoke Town		
South East	103	34	11	20	9	9	24	31	8	21	114	90.4
East	69	236	84	28	2	0	26	2	0	28	340	69.4
North East	36	26	141	59	22	8	8	22	6	33	199	70.9
North & Tadley	17	44	89	440	50	20	10	7	44	30	506	87.0
North & Kingsclere	6	0	0	36	135	33	9	11	0	8	145	93.1
North West	47	0	0	3	14	136	0	0	0	3	136	100.0
South West	17	8	6	12	43	58	261	49	27	12	271	96.3
South & Overton	19	1	1	1	0	0	23	128	14	0	136	94.1
Oakley & Deane	18	0	10	0	10	0	58	106	134	20	190	70.5
North of Basingstoke Town	27	26	43	44	10	14	7	7	8	72	111	64.9
Total Sub-area(%)	28.7	62.9	36.6	68.2	45.8	48.9	61.1	35.3	55.6	31.7		
Total Sub-area(N ^{os})	359	375	385	645	295	278	427	363	241	227	2,149	

Source: 2009 Rural Housing Study

14.7.2 The data revealed that the level of self containment where people were planning to move within the rural area that they currently live was high in the North West, North & Kingsclere, North & Tadley, South West and South & Overton. The lowest level of self-containment was found to be in North of Basingstoke Town and the Oakley & Deane.

14.8 Travel to Work Patterns

14.8.1 In defining the spatial extent of housing markets, patterns of household migration are augmented by the analysis of travel to work patterns. The data in Table 14-8 below is taken from the 2009 Rural Housing and shows the area of residence and where they travel to work.

Table 14-8 Travel to Work Patterns

	Basingstoke & Deane Borough	Camberley	Fleet / Farnborough	Swindon	Reading	Andover
South East	495	16	18	1	27	8
East	1,339	28	28	0	112	7
North East	820	46	63	15	269	27
North & Tadley	2,285	15	73	8	1,022	16
North & Kingsclere	526	8	21	13	147	16
North West	233	3	16	16	115	3
South West	696	4	21	25	64	204
South & Overton	705	3	48	1	36	44
Oakley & Deane	934	49	28	0	48	8
North of Basingstoke Town	700	0	40	0	50	3

Area of Residence	Winchester	Wokingham	Newbury	Greater London	Elsewhere in the South East	Elsewhere in the UK	Abroad
South East	36	8	11	121	121	50	6
East	42	53	2	220	271	104	26
North East	17	20	13	114	166	93	14
North & Tadley	67	21	218	129	566	126	8
North & Kingsclere	24	2	410	52	102	50	0
North West	18	4	692	55	111	75	8
South West	76	7	43	100	120	125	0
South & Overton	51	0	34	105	138	70	0
Oakley & Deane	0	28	58	38	40	25	20
North of Basingstoke Town	8	13	44	76	54	46	4

Source: Rural Housing Study 2009

14.8.2 The data shows that the majority of households who live within the rural areas travel to Basingstoke town or elsewhere within Basingstoke & Deane Borough for work.

14.8.3 There are quite a high number of households in the North of the Borough & Kingsclere and the North West of the Borough that travel to Newbury for work. There is also quite a number who travel to Reading for work from the North of the Borough and Tadley.

15 ECONOMIC ANALYSIS

15.1 Key Points

- 64.4% head of household indicated that they were in employment;
- 25.4% of the population are retired;
- The income and savings data in relation to concealed households showed as expected and that many will have difficulty accessing the local housing market;
- BME household incomes were generally similar to the population as a whole.

15.2 Strategic Implications

- Migration outflows are heavily influenced by employment choices and education and new forming households are likely to remain mobile.
- Although future economic growth will involve high levels of in-migration, it is also important to ensure that the skills of the local population are upgraded to be able to improve the incomes of local households and prevent out-migration for employment reasons where possible.

15.3 Introduction

- 15.3.1 This section draws together findings from the survey to present an overview of the current economic climate and the impact on housing need and demand in the rural area of Basingstoke & Deane.
- 15.3.2 The local economic climate and changes in national and regional economic policy, alongside labour market trends and local income trends sets the context in which households make decisions about their housing needs and preferences.

15.4 Education, Employment, and Work Place Data

15.4.1 The survey had focused questions on employment status, work place of households and mode of transport used to travel to work.

Table 15-1 Employment Status of Head of Household
Question 15e

Status	%	N ^{os} . implied
Full time employee (> 30 hours)	43.0	11,138
Wholly retired from work	25.4	6,590
Part time employee (< 30 hours)	12.6	3,275
Self-employed	8.8	2,276
Looking after the home	5.7	1,445
Permanently sick/ disabled	2.6	683
Unemployed & available for work	1.4	363
On Government Training Scheme	0.3	75
Full time education (age 16+)	0.2	60
Total	100.0	25,905

15.4.2 95.3% of heads of households responded to the question on employment. 64.4% (16,689) indicated that they were in employment (including full-time, part-time and self-employed).

15.4.3 25.4% were retired. This suggests a need for a strategic approach to the accommodation needs of older people in the rural area of Basingstoke & Deane.

15.4.4 1.4% indicated that they were unemployed and available for work, similar to recent DCA survey experience in which the average has been between 1% and 2%.

Table 15-2 Workplace of Head of Household
Question 15f

Workplace	%	N ^{os} . implied
Basingstoke Town	16.9	2,902
Elsewhere in South East England	9.8	1,688
Newbury	8.9	1,524
Greater London	5.9	1,012
Elsewhere in the UK	4.5	764
Elsewhere in Basingstoke & Deane Borough	34.0	5,832
Fleet / Farnborough	2.1	356
Andover	2.0	336
Winchester	2.0	338
Reading	11.0	1,888
Camberley	1.0	173
Wokingham	0.9	156
Swindon	0.5	81
Abroad	0.5	87
Total	100.0	17,137

- 15.4.5 16.9% heads of household worked within Basingstoke Town and 34.0% worked elsewhere in Basingstoke & Deane Borough, a total of 50.9% who worked within the Borough. The highest level of commuting out of the Borough was to Reading (11.0%).
- 15.4.6 The following question asked heads of household how they travel to work. Based on a response from 99.0% of those indicating their occupation in Table 15-2 above, 75.3% travel to work by car.

Table 15-3 **Travel to Work of Head of Household**
Question 15g

Travel to Work	%	N ^{os.} implied
Car	75.3	12,772
Bus	1.5	250
Train	6.0	1,019
Cycle	2.4	414
Walk	8.3	1,407
Other	6.5	1,105
Total	100.0	16,967

15.5 Incomes and Housing Costs

- 15.5.1 Income is a core factor in the assessment of the scale of housing need and in determining affordability in the local housing market. The DETR 2000 Good Practice Guidance states:-

“An accurate estimate of household income is one of the most important pieces of information that has to be obtained from a housing needs survey, but it is often the topic that causes the most controversy. Experience from Government surveys (e.g. SEH) has shown that by asking the right questions and using good interviewing technique it is possible to get a high response rate and reasonably accurate answers. The decision of the Government not to include an income question in the 2001 Census is one reason why HN surveys, including income questions, will continue to be valuable.”

- 15.5.2 The availability of good secondary data has not improved and the Guidance on Housing Market Assessments 2007 states:-

“Ideally, income data should be linked to house price data to assess affordability but data on household incomes is poor. Consequently, information on household incomes obtained from a robust household survey with a high response rate can be better than secondary income data.”

- 15.5.3 The survey data was gathered through 4,004 questionnaires. The response rate on the income question was 82.5% from existing households (3,331) and 87.0% (167) from all new forming households. This results in 3,498 household income responses.

- 15.5.4 The 2000 Good Practice Guidance (page 62) presents a conflict in that having said it is important for surveys to gather income data it then suggests “*it is difficult to estimate the incomes of future concealed households*”. New households at this point may have circumstances which change quickly. It suggests therefore that the incomes of households who recently formed should be examined, although even this is not without difficulty.
- 15.5.5 Particularly in rural areas where there are shortages of affordable housing and with high house prices, households who accessed the market are only those with adequate income or financial support from parents or family.
- 15.5.6 As the guide states (page 25) “these are likely to be more reliable, although even here care is needed. Some potential households may not have been able to form owing to lack of suitable, affordable accommodation.”

15.6 Existing Households

- 15.6.1 The following group of tables relate to savings, equity and income of existing households, beginning with a question on savings held which was answered by 86.8% of households (23,592 implied).

Table 15-4 Household Savings
Question 16a

Savings	%	Cum %
Below £5,000	36.5	36.5
£ 5,000 - £10,000	12.9	49.4
£10,001 - £15,000	7.8	57.2
£15,001 - £20,000	4.6	61.8
£20,001 - £30,000	6.3	68.1
Above £30,000	31.9	100.0

- 15.6.2 The table indicates that almost half (49.4% of the sample) had less than £10,000 in savings. However, almost a third (31.9%) had savings in excess of £30,000.
- 15.6.3 The percentage breakdown of savings for the five main tenures was as follows:-

Table 15-5 Savings Level / Tenure
Question 16a by Question 1

Savings	Owner Occupied with Mortgage	Owner Occupied with No Mortgage	Private Rented	HA Rented	Shared Ownership
Below £5,000	37.9	9.7	56.3	75.3	93.5
£ 5,000 - £10,000	15.9	9.0	11.2	12.0	1.5
£10,001 - £15,000	10.1	6.0	3.5	7.5	1.5
£15,001 - £20,000	5.1	5.2	7.6	0.7	1.5
£20,001 - £30,000	6.6	7.8	3.8	2.6	0.0
Above £30,000	24.4	62.3	17.6	1.9	2.0
Total	100.0	100.0	100.0	100.0	100.0

15.6.4 Generally, the breakdown produced the results which might be expected with the majority of social sector tenures and the private rented sector having savings below £10,000. Those with higher savings levels were concentrated in the owner occupied sectors.

15.6.5 The next table relates to the level of equity ownership in the home.

Table 15-6 Level of Equity in Present Accommodation
Question 16b

Level of Equity	%	Cum %
Negative Equity	2.7	2.7
Below - £10,000	3.0	5.7
£10,000 - £30,000	6.0	11.7
£30,001 - £50,000	4.6	16.3
£50,001 - £100,000	12.4	28.7
£100,001 - £200,000	24.0	52.7
Above £200,000	47.3	100.0

15.6.6 47.3% of respondents indicated equity ownership of over £200,000. Cross-tabulation indicated that 56.8% of owner occupiers without a mortgage had an equity holding of over £200,000 as compared with 42.4% of owner occupiers with a mortgage.

Table 15-7 Gross Annual Income of all Existing Households
Question 16c

Annual income	All Existing Households		Excluding Retired Households	
	%	Cum %	%	Cum %
Below £10,000	8.6	8.6	4.6	4.6
£10,000 - £20,000	12.8	21.4	8.4	13.0
£20,001 - £27,500	11.8	33.2	10.4	23.4
£27,501 - £45,000	23.9	57.1	25.1	48.5
£45,001 - £60,000	14.4	71.5	17.2	65.7
£60,001 - £75,000	9.6	81.1	11.4	77.1
£75,001 - £100,000	7.9	89.0	9.6	86.7
Above £100,000	11.0	100.0	13.3	100.0

Note: Excluding benefits / allowances

15.6.7 The response rate to the income question from existing households was 82.5% (22,418 implied). This gives a very good indication of the income levels in the rural area of Basingstoke & Deane. The table shows that 8.6% of households had incomes below £10,000. The total proportion earning below £27,500 per annum was 57.1%. 11.0% of existing households had incomes above £100,000 per annum.

- 15.6.8 Cross-tabulation produced the following split of income levels by tenure for the five main tenure types.

Table 15-8 Annual Income by Tenure

Question 16c by Question 1

Annual income	Owner Occ. with Mort.	Owner Occ. no Mort.	Private Rented	HA Rented	Shared Ownership
Below £10,000	2.1	10.8	11.9	41.1	0.0
£10,000 - £20,000	4.7	21.9	14.3	27.8	8.9
£20,001 - £27,500	6.5	16.4	12.6	12.4	8.7
£27,501 - £45,000	23.7	23.6	32.8	16.0	76.9
£45,001 - £60,000	20.9	8.9	9.7	2.7	5.5
£60,001 - £75,000	14.4	6.0	7.9	0.0	0.0
£75,001 - £100,000	11.9	4.1	5.6	0.0	0.0
Above £100,000	15.8	8.3	5.2	0.0	0.0
Total:	100.0	100.0	100.0	100.0	100.0

Note: Excluding benefits / allowances

- 15.6.9 The profiles were largely as expected as between owner-occupiers and renters, especially bearing in mind that a significant proportion of owner-occupiers without a mortgage would be people with limited pension income.
- 15.6.10 The incomes of people living in the HA rented sector were concentrated (81.3%), below £27,500 with 41.1% having household incomes below £10,000 per annum.
- 15.6.11 Private rented sector incomes were higher than the HA rented sector incomes, with 38.8% having incomes below £10,000 and 38.8% earning below £27,500.
- 15.6.12 23.5% of households were in receipt of financial support (6,384 implied), slightly lower than the average found in recent DCA surveys (around 26%). The results from those responding to a multiple-choice question are set out in Table 15-9 below. On average, each respondent indicated 1.8 forms of financial support.

Table 15-9 Financial Support

Question 16d

Support	Responses %	Households %	N ^{os} . Implied (all choices)
Council Tax Benefit	22.1	40.2	2,568
Tax Credit	20.2	36.8	2,349
Housing Benefit	18.1	32.9	2,103
Disability Allowance	14.0	25.5	1,627
Pension Credits	11.7	21.3	1,359
Incapacity Benefit	6.4	11.4	730
Income Support	4.6	8.4	534
Job Seekers Allowance	2.9	5.4	342
Total	100.0		11,612

- 15.6.13 40.2% of households were in receipt of Council Tax Benefit, followed by tax credit (36.8%). 32.9% of households responding were in receipt of housing benefit.

15.7 BME Households

- 15.7.1 3.6% of households in the survey were from BME communities. The incomes of these households are compared with the whole population below.

Table 15-10 Gross Annual Income of BME Households
Question 16c

Annual income	BME Households		Excluding Retired Households	
	%	Cum %	%	Cum %
Below £10,000	4.1	4.1	4.6	4.6
£10,000 - £20,000	10.9	15.0	10.7	15.3
£20,001 - £27,500	14.0	29.0	10.2	25.5
£27,501 - £45,000	27.6	56.6	28.4	53.8
£45,001 - £60,000	7.4	64.0	8.4	62.2
£60,001 - £75,000	9.4	73.4	9.8	72.0
£75,001 - £100,000	11.8	85.2	11.8	83.8
Above £100,000	14.8	100.0	16.2	100.0

- 15.7.2 The response rate to the income question from BME households was 91.2% (891 implied households). The table shows that there are fewer BME households earning less than £10,000 (4.1%) than the whole population in work (4.6%), however both are lower than the corresponding UK average figure (20.3%).
- 15.7.3 The data also shows that more BME households earn above £60,000 (36.0%) when compared to all households in work (37.8%).
- 15.7.4 Overall the BME community have similar income levels than those of the whole population in work, excluding retired households.

15.8 Existing Moving Households

Table 15-11 Gross Annual Income of Existing Households Moving Within the Rural area
Question 16c

Annual income	%	Cumulative %	All households cumulative %
Below £10,000	8.2	8.2	8.6
£10,000 - £20,000	11.2	19.4	21.4
£20,001 - £27,500	13.4	32.8	33.2
£27,501 - £45,000	20.3	53.1	57.1
£45,001 - £60,000	13.1	66.2	71.5
£60,001 - £75,000	15.7	81.9	81.1
£75,001 - £100,000	8.0	89.9	89.0
Above £100,000	10.1	100.0	100.0
Total	100.0		

- 15.8.1 The incomes of existing moving households were tested and based on a response rate of 88.5%; moving households were found to have similar incomes to the population as a whole. 8.2% had incomes below £10,000 compared to 8.6% in the whole population and 32.8% had incomes below £27,500 compared to 33.2% in the whole population.

15.9 Concealed Households

- 15.9.1 81.0% of the concealed households forming in the next three years had incomes lower than £27,500. Low incomes, coupled with a low level of savings will hinder access to the market for new forming households.

Table 15-12 Annual Income of Concealed Households
Question 36c

Annual Income	All concealed households– 2009 - 2012		
	%	Cum %	N ^{OS} . implied
Below £10,000	22.1	22.1	269
£10,000 - £20,000	38.5	60.6	469
£20,001 - £27,500	20.4	81.0	248
£27,501 - £35,000	11.1	92.1	134
£35,001 - £45,000	6.8	98.9	83
£45,001 - £60,000	1.1	100.0	15
Total	100.0		1,218

Note. No incomes in excess of £60,000

- 15.9.2 A response was received from 87.0% of concealed households moving within the rural area. No concealed household had an income of more than £60,000. The proportion below the £10,000 band was 22.1%.
- 15.9.3 Access to the owner-occupied market through the cheapest properties in area 7, requires an income of £26,700 for a 1-bedroom flat and based on this evidence, approx 78.8% of concealed households cannot afford to owner occupy and 86% across the whole rural area. Based on an average of one bedroom rental costs, at an income of £23,200 69.3% cannot rent in the private market.

Table 15-13 Annual Income of Recently Formed Households
Question 16c

Annual Income	New households formed – 2006 - 2009		
	%	Cum %	N ^{OS} . implied
Below £10,000	4.4	4.4	40
£10,000 - £20,000	11.7	16.1	107
£20,001 - £27,500	9.4	25.5	86
£27,501 - £45,000	21.0	46.5	190
£45,001 - £60,000	24.4	70.9	221
£60,001 - £75,000	16.0	86.9	145
£75,001 - £100,000	6.9	93.8	63
Above £100,000	6.2	100.0	55
Total	100.0		907

- 15.9.4 74.5% of households who have formed their first home in the past three years have incomes above £27,500, much higher than the corresponding figure for all concealed households (19.0%). The proportion of recently formed households who earned less than £10,000 was 4.4%, lower than the proportion of concealed households earning below £10,000 (22.1%).
- 15.9.5 97.1% of concealed households moving responded to a question asking about the level of savings available to meet deposit, stamp duty and legal costs on their new home. Almost half (47.9%) had savings of less than £1,000.

Table 15-14 Savings of 'Concealed' Households
Question 36c

Savings		All concealed households	
		%	Cum %
Below	£1,000	47.9	47.9
	£ 1,000 - £5,000	16.5	64.4
	£5,001 - £10,000	18.5	82.9
	£10,001 - £20,000	9.8	92.7
	£20,001 - £30,000	3.0	95.7
Above	£30,000	4.3	100.0

16 SURVEY METHODOLOGY

16.1 Purpose, Aims and Objectives

- 16.1.1 Basingstoke & Deane Borough Council, formally commissioned DCA in April 2009 to carry out a Rural Housing Study. The purpose of the study was to undertake a comprehensive and robust housing assessment of the rural area of the Borough to obtain high quality information about current and future housing needs at the rural level, to inform the development of policies and underpin local housing strategies.
- 16.1.2 The objective of the study was to provide a robust and comprehensive analysis to:-
- Identify tenure preferences;
 - Develop the housing policy within the Council's Local Development Framework, particularly in respect of projecting the scale of need and reasons for affordable housing and appropriate tenure mixes to achieve sustainable communities;
 - Provide an indication of need and demand in the rural parts of the Borough;
 - Identifies and defines housing market areas by Parish, or multiple Parishes where the population numbers are particularly low;
 - Assesses the overall surplus or shortfall of housing relative to need and demand and how this breaks down by area/tenure, etc, and identify options to intervene to address any imbalances.
- 16.1.3 The brief does not cover the urban area of Basingstoke Town and the study cannot therefore provide a Borough-wide assessment of the requirements of the market and affordable sectors.

16.2 The Local Rural area

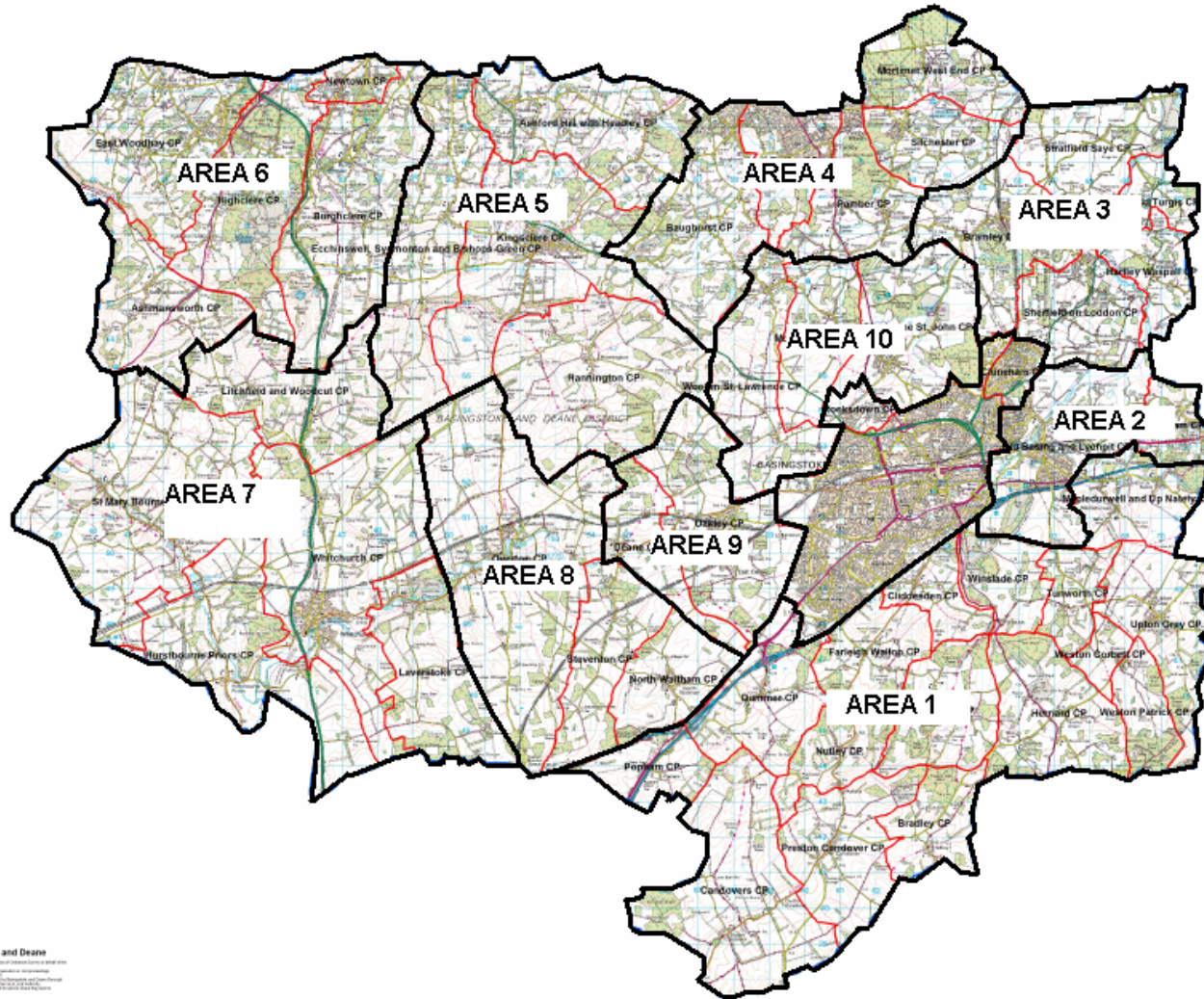
- 16.2.1 A rural area structure was agreed with Officers from the Council grouping parishes into 10 recognised rural sub-areas. The rural area structure and the rural parishes contained in each rural area are detailed in the table below and the map overleaf.

Table 16-1 Parishes within Rural areas

Rural areas – including Parishes	
1	Popham / Dummer / Candovers / Preston Candover / Nutley / Bradley / Ellisfield / Farleigh Wallop / Cliddesden / Winslade / Herring / Tunworth / Weston Corbett / Weston Patrick / Upton Grey / Maplewell & Up Nately
2	Old Basing & Lynchpit / Newnham
3	Sherfield on Loddon / Hartley Wespall / Stratfield Turgis / Stratfield Saye / Bramley
4	Mortimer West End / Silchester / Pamber / Tadley / Baughurst
5	Ashford Hill & Headley / Kingsclere / Hannington / Eccinswell, Sydmonton & Bishops Green
6	Burghclere / Newtown / Highclere / East Woodhay / Ashmansworth
7	Litchfield & Woodcut / St Mary Bourne / Hurstbourne Priors / Whitchurch / Laverstoke
8	Overton / Steventon / North Waltham
9	Oakley / Deane
10	Wootton St Lawrence / Monk Sherbourne / Sherbourne St John

16.2.2 The map below also illustrates the local rural area by parish using the numbers from the table overleaf.

Figure 16-1 Map of the Rural area



16.3 Methodology

16.3.1 The study consisted of the following elements:-

- A postal survey of 12,154 households in 48 rural parishes across the Borough;
- A housing market survey utilising the Land Registry and Halifax databases and an internet survey of estate agents on the cost of access level properties and on the supply and cost of private rented housing;
- Secondary data analysis drawing upon Housing Strategy Statistical Appendix (HSSA) and Housing Register data on the flow of social stock and need, 2001 Census, household and population projections and other national research.
- Balancing Housing Market Stock Analysis by 10 rural sub-areas, detailing demand and supply for all stock by type and size for both general market and the affordable sectors.

16.3.2 The questionnaire was designed in consultation with council officers and based upon tried and tested questionnaires used in previous comparable assessments.

16.3.3 The questionnaire was designed to gather a comprehensive range of information on existing and concealed households and was structured in three parts.

16.3.4 Part One sought information about the existing housing situation including:-

- household composition by gender and age;
- house type and number of bedrooms;
- adequacy of current housing to meet the households needs;
- property repair and improvement requirements;
- forms of heating and energy efficiency facilities;
- housing costs and income;
- employment and travel to work;
- support and adaptation needs.

16.3.5 Part Two of the questionnaire collected information on the existing household's future moving intentions and Part Three on the moving intentions of concealed households. Questions in these two sections included:-

- when people expect to move;
- who is forming new households;
- how much they can afford, the household savings and income;
- preferred tenure, type, size and location of the housing they require;
- supported housing and support service requirements.

16.3.6 The survey questionnaire is provided as an Appendix to this report (**Appendix II**).

16.4 Sampling

- 16.4.1 Sample size depends on two key factors: the degree of accuracy required for the sample and the extent to which there is variation in the population with regard to key characteristics. The most important points to note about these issues are:-
- Beyond a certain sample size, there is no benefit in a bigger sample in terms of accuracy;
 - The size of the population is largely irrelevant for the accuracy of the sample. It is the absolute size of the sample that is important.
- 16.4.2 The Survey was structured to achieve a 95% confidence rate and to ensure that the results reflect the population. Using simple random sampling, the confidence interval with a sample size of 2,000 households is in the region of 2%.
- 16.4.3 This means, for example, that if 53% of respondents in a survey do not have central heating then we can be 95% confident that 53% of households plus or minus 2% do not have central heating (i.e. 51% - 55%).
- 16.4.4 The postal sample was stratified into 48 rural parishes in the Borough and selected from the Council Tax Register. A 100% sample of the parishes with below 500 households was undertaken, although some parishes have population levels too small to achieve a statistically valid response. In parishes with above 500 households, a minimum sample of 500 was taken, selected on a random probability basis.
- 16.4.5 The total sample was 12,154, 45% of resident households across the rural parishes, as shown in Table 16-4.

16.5 Promotion

- 16.5.1 The Council organised a comprehensive promotion campaign of posters, local press coverage and an article for community magazines. An e-mail was sent to all councillors in the Borough to inform them of the survey and enlist their assistance in publicising the survey and maximising the response rate.
- 16.5.2 A ward councillor's workshop was also held and this will be followed by a briefing on the results at a later date.
- 16.5.3 All Parish Council Clerks were sent a copy of a letter from Councillor Osselton along with an invitation to the stakeholder sessions. A covering letter from Councillor Osselton was also sent out with each postal survey.

16.6 Survey Process and Response

- 16.6.1 The sample of questionnaires was dispatched for delivery on the 3rd June 2009. The return deadline was the 24th June 2009 allowing respondents a period of twenty-one days including three weekends for completion and return. The final postal response of 4,004 questionnaires (32.9%) returned provides a robust sample for analysis.
- 16.6.2 14.7% of all households in rural parishes across the Borough took part in the Survey. The response rate analysis by sub-area is detailed in Table 16-2 below.
- 16.6.3 Due to the small household populations in some rural parishes, the data was structured into 10 rural sub-areas to be adequate in sample size to ensure statistical validity at the confidence level of 95%.
- 16.6.4 These levels, both at rural sub-area and Borough level have resulted in a total sample adequate in size to ensure that the findings of the survey are representative of the population and sufficiently large to overcome bias.
- 16.6.5 All rural areas reached response levels based on household numbers adequate to ensure statistical validity at a confidence level of 95%. The confidence interval ranged from $\pm 3.83\%$ to $\pm 7.69\%$ at sub-area level and was $\pm 1.58\%$ at for the whole rural area of the Borough.

Table 16-2 Response Rate at Sub-Area Level

Sub-Area	Resident Households	Sample	Response	% Response Rate	Confidence Interval \pm %
South East	1,599	1,539	523	34.0	4.37
East	3,209	715	256	35.8	6.25
North East	2,586	1,207	400	33.1	5.00
North & Tadley	7,040	2,005	682	34.0	3.83
North & Kingsclere	2,341	1,387	401	28.9	4.99
North West	2,296	1,625	536	33.0	4.32
South West	2,487	1,374	444	32.3	4.75
South & Overton	2,138	908	333	36.7	5.48
Oakley & Deane	2,158	500	169	33.8	7.69
North of Basingstoke Town	1,411	894	260	29.1	6.20
Total	27,232	12,154	4,004	32.9	1.58

- 16.6.6 The responses at parish level are detailed in Table 16-3 and the confidence interval for those parishes capable of achieving in excess of 100 responses ranged from $\pm 7.39\%$ to $\pm 8.64\%$.

Table 16-3 Response Rate at Parish Level

Parish	Resident Households	Sample	Response	% Response Rate	Confidence Interval \pm %
Old Basing	2,994	500	165	33.0	7.78
Bradley	41	41	20	48.8	---
Bramley	1,375	500	181	36.2	7.43
Candovers	81	81	24	29.6	---
Cliddesden	197	197	75	38.1	---
Dummer	168	168	61	36.3	---
Ellisfield	118	118	47	39.8	---
Farleigh	36	36	12	33.3	---
Hartley Wespoll	57	57	16	28.1	---
Herriard	105	105	29	27.6	---
Mapledurwell & Up Nately	251	251	75	29.9	---
Monk Sherborne	148	148	48	32.4	---
Mortimer West End	153	153	46	30.1	---
Newnham	215	215	91	42.3	---
North Waltham	330	330	135	40.9	8.61
Oakley & Deane	2,185	500	169	33.8	7.69
Pamber	1,080	498	181	36.3	7.43
Popham	20	20	8	40.0	---
Preston Candover & Nutley	187	187	57	30.5	---
Sherborne St John	1,017	500	134	26.8	8.64
Sherfield-on-Loddon	1,004	500	160	32.0	7.91
Silchester	355	355	142	40.0	8.39
Steventon	78	78	29	37.2	---
Stratfield Saye	115	115	33	28.7	---
Stratfield Turgis	35	35	10	28.6	---
Tunworth	32	32	9	28.1	---
Upton Grey	245	245	92	37.6	---
Weston Corbett	8	8	2	25.0	---
Weston Patrick	27	27	7	25.9	---
Winslade	23	23	5	21.7	---
Wootton St Lawrence	246	246	78	31.7	---
Ashmansworth	79	79	26	32.9	---
Baughurst	984	500	160	32.0	7.91
Burghclere	438	438	154	35.2	8.06
East Woodhay	1,062	499	160	32.1	7.91
Ecchinswell, Sydmonton & Bishops Green	379	379	95	25.1	---
Highclere	608	500	157	31.4	7.98
Hurstbourne Priors	129	129	37	28.7	---
Kingsclere	1,454	500	154	30.8	8.06
Ashford Hill & Headley	467	467	142	30.4	8.39
Laverstoke	155	155	45	29.0	---
Litchfield	57	57	18	31.6	---
Newtown	109	109	39	35.8	---
Overton	1,730	500	169	33.8	7.69
St Mary Bourne	533	533	183	34.3	7.39
Tadley	4,468	499	153	30.7	8.08
Whitchurch	1,613	500	161	32.2	7.88
Hannington	41	41	10	24.4	---
Total	27,232	12,154	4,004	32.9	1.58

16.7 Data Validity

- 16.7.1 The data file was checked against the 2001 Census Tenure data and the Council's 2009 Housing Strategy Statistical Appendix for bias and re-weighted where necessary. A copy of the weighting carried out in this survey is provided with the survey data tables.
- 16.7.2 Given the nature of the random sample of households within the agreed rural areas, tenure type is expected to provide the main validation that the sample is representative of the whole population.
- 16.7.3 The data set out below on household population and tenure is based on the Council Tax Register number of resident households. Private sector tenure has been re-weighted to be in line with the 2001 Census data at Parish level, with allowance for eight years further development and the social sector by the known 2009 stock at sub-area level.
- 16.7.4 The overall data set is representative of the household population and is the basis for the calculation of all the subsequent tables i.e. all responses are given the weight appropriate to the actual tenure balance.

Table 16-4 **Tenure of Existing Households**
Question 1

Tenure	2009 Survey %	N ^{OS.} implied	Borough Census 2001 *
Owner occupier (paying mortgage)	46.6	12,678	48.7
Owner occupier (no mortgage)	29.7	8,065	24.2
Private rented	6.7	1,823	6.5
Social rented	12.0	3,273	17.4
Shared Ownership	0.3	70	0.6
Tied to employment	4.2	1,129	2.6
Living rent free	0.5	136	
Total	100.0	27,174	100.0

*© Crown Copyright (Census)

- 16.7.5 The survey identified a total of 76.3% owner occupied households, 46.6% of with a mortgage and 29.7% outright owners. The private rented sector constitutes 6.7% of households, lower than the national level of 10%. This group includes those renting from a private landlord or from a friend or relative. Borough-wide data reflects the lower social rented stock and higher outright owner-occupier proportions in the rural area.

16.8 Guidance

- 16.8.1 The Rural Housing Needs Study has been undertaken in line with the 2000 DETR (now CLG) research *Local Housing Needs Assessment: - A Guide to Good Practice* in assessing people's preferences as well as their needs, and the relevant requirements of the Strategic Housing Market Assessment Practice Guidance, 2007.

16.9 Definitions

- 16.9.1 DCA work to a definition of housing requirements encompassing demand, need and preferences. Households that can enter the general market without intervention of any sort can be defined as demand, whereas those unable to enter the general market without some form of intervention can be defined as having a housing need.
- 16.9.2 Our methodology enables us to identify this distinction by asking for both a household's characteristics in terms of size, current property condition, suitability of current housing and preferences for moving or modification and household income.
- 16.9.3 The PPS3 definition of affordable housing is:-
"Affordable housing includes social rented housing and intermediate housing, provided to specified eligible households whose needs are not met by the market"
- 16.9.4 Basically all affordable housing is subsidised in some way and it is important to clarify what subsidy is because it has been wrongly attributed to public sector grant only in the past. Subsidy includes not only public funding but also the provision of serviced land by developers either free or at a substantial discount.
- 16.9.5 The types of affordable housing comply with the definition and which DCA have used for over 5 years are as follows:-

Social Rent

- RSL (or other body approved under the Housing Act 2004) units for rent; and

Intermediate housing

- Shared ownership (now new build homebuy);
- Shared equity where land value is retained to provide housing for sale at below market levels and where control of the 'equity discount' can be retained as long as needed;
- Discounted market housing for rent.

- 16.9.6 The issue of affordability is central to DCA's approach. Within this study a range of data on actual incomes and costs of housing and the likely level of incomes and the accessible cost of housing is captured for moving or newly forming households.
- 16.9.7 DCA also examine secondary data on incomes, house prices and rent levels. Thus a reliable indicator of affordability is derived that leads towards the identification of real options for meeting housing need.

16.10 Survey Household Data

- 16.10.1 It should be noted that the "numbers implied" column inserted in some of the tables is the assessment of the total numbers to be derived after applying the appropriate weighting factor based on parish location and tenure responses to that parish's household numbers.
- 16.10.2 In a single choice question this will generally equate to the household population of the rural area as a whole, but some individual questions may not be answered by all respondents, giving a marginally lower total.

- 16.10.3 Where multiple choice questions are involved, two percentage columns are shown. The first percentage column relates each heading to the total number of actual responses. Those responses are set out at rural area level in the accompanying data tables and are the basis of the 'numbers implied' column in the report.
- 16.10.4 The second percentage column relates to the number of households, but because of multiple choices is likely to give a total in excess of 100%, depending on the number of choices made.
- 16.10.5 All tables included in this report are extracted from the DCA Survey data for the rural parishes of the Borough, unless otherwise indicated.

APPENDIX I

TYPE, SIZE & TENURE REQUIREMENTS FOR MOVING HOUSEHOLDS BY SUB-AREA

SOUTH EAST

Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to Employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	0	0	0	0
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	2	0	0	2
2 Bed Bungalows	1	1	0	2
2 Bed Houses	22	4	0	26
3 Bed Flats	0	0	0	0
3 Bed Bungalows	5	0	0	5
3 Bed Houses	73	4	7	84
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	2	0	0	2
4+ Bed Houses	66	0	0	66
Total	171	9	7	187

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	2	0	2
1 Bed Bungalows	0	0	0
1 Bed Houses	0	0	0
2 Bed Flats	8	6	14
2 Bed Bungalows	4	0	4
2 Bed Houses	46	9	55
3+ Bed Flats	0	0	0
3+ Bed Bungalows	1	0	1
3+ Bed Houses	2	13	15
Total	63	28	91

EAST

Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	1	10	0	11
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	26	0	0	26
2 Bed Bungalows	2	1	0	3
2 Bed Houses	43	0	0	43
3 Bed Flats	0	0	0	0
3 Bed Bungalows	4	0	0	4
3 Bed Houses	36	16	0	52
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	2	0	0	2
4+ Bed Houses	99	0	0	99
Total	213	27	0	240

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	9	0	9
1 Bed Bungalows	0	0	0
1 Bed Houses	0	6	6
2 Bed Flats	2	5	7
2 Bed Bungalows	0	0	0
2 Bed Houses	34	12	46
3+ Bed Flats	0	0	0
3+ Bed Bungalows	0	0	0
3+ Bed Houses	2	10	12
Total	33	33	80

NORTH EAST

Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	0	0	0	0
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	15	5	0	20
2 Bed Bungalows	5	1	0	6
2 Bed Houses	28	0	0	28
3 Bed Flats	0	0	0	0
3 Bed Bungalows	4	0	0	4
3 Bed Houses	55	4	0	59
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	125	0	0	125
Total	232	10	0	242

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	2	0	2
1 Bed Bungalows	0	0	0
1 Bed Houses	0	0	0
2 Bed Flats	0	1	1
2 Bed Bungalows	0	0	0
2 Bed Houses	9	6	15
3+ Bed Flats	0	0	0
3+ Bed Bungalows	4	0	4
3+ Bed Houses	7	9	16
Total	22	16	38

NORTH AND TADLEY

Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	0	2	0	2
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	1	0	1
2 Bed Flats	39	5	0	44
2 Bed Bungalows	14	9	0	23
2 Bed Houses	40	3	0	43
3 Bed Flats	0	0	0	0
3 Bed Bungalows	40	0	0	40
3 Bed Houses	114	1	0	115
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	134	1	0	135
Total	381	22	0	403

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	9	0	9
1 Bed Bungalows	0	0	0
1 Bed Houses	0	0	0
2 Bed Flats	0	1	1
2 Bed Bungalows	4	0	4
2 Bed Houses	12	11	23
3+ Bed Flats	0	0	0
3+ Bed Bungalows	0	0	0
3+ Bed Houses	33	9	42
Total	58	21	79

NORTH AND KINGSCLERE

Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	0	0	0	0
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	5	0	0	5
2 Bed Bungalows	10	9	0	19
2 Bed Houses	21	0	0	21
3 Bed Flats	0	0	0	0
3 Bed Bungalows	4	0	0	4
3 Bed Houses	31	1	0	32
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	1	0	1
4+ Bed Houses	94	0	0	94
Total	165	11	0	176

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	17	0	17
1 Bed Bungalows	0	0	0
1 Bed Houses	0	0	0
2 Bed Flats	10	1	11
2 Bed Bungalows	0	0	0
2 Bed Houses	6	6	12
3+ Bed Flats	0	0	0
3+ Bed Bungalows	0	0	0
3+ Bed Houses	14	5	19
Total	47	12	59

NORTH WEST

Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	3	0	0	3
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	9	0	2	11
2 Bed Bungalows	0	0	0	0
2 Bed Houses	19	0	0	19
3 Bed Flats	0	0	0	0
3 Bed Bungalows	6	0	0	6
3 Bed Houses	34	1	0	35
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	5	1	0	6
4+ Bed Houses	69	0	0	69
Total	145	2	2	149

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	4	0	4
1 Bed Bungalows	0	0	0
1 Bed Houses	0	0	0
2 Bed Flats	0	1	1
2 Bed Bungalows	2	0	2
2 Bed Houses	41	18	59
3+ Bed Flats	0	0	0
3+ Bed Bungalows	0	0	0
3+ Bed Houses	4	5	9
Total	51	24	75

SOUTH WEST

Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	2	0	0	2
1 Bed Bungalows	0	0	0	0
1 Bed Houses	3	0	0	3
2 Bed Flats	9	2	2	13
2 Bed Bungalows	19	0	0	19
2 Bed Houses	32	1	0	33
3 Bed Flats	0	0	0	0
3 Bed Bungalows	9	0	0	9
3 Bed Houses	46	1	7	54
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	72	0	0	72
Total	192	4	9	205

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	13	0	13
1 Bed Bungalows	11	0	11
1 Bed Houses	0	0	0
2 Bed Flats	14	5	19
2 Bed Bungalows	6	0	6
2 Bed Houses	22	9	31
3+ Bed Flats	0	0	0
3+ Bed Bungalows	2	0	2
3+ Bed Houses	20	5	25
Total	88	19	107

SOUTH AND OVERTON

Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	0	0	0	0
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	25	0	0	25
2 Bed Bungalows	16	1	0	17
2 Bed Houses	59	1	0	60
3 Bed Flats	0	0	0	0
3 Bed Bungalows	4	0	0	4
3 Bed Houses	55	4	7	66
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	68	0	0	68
Total	227	6	7	240

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	9	0	9
1 Bed Bungalows	0	0	0
1 Bed Houses	0	0	0
2 Bed Flats	20	1	21
2 Bed Bungalows	6	0	6
2 Bed Houses	20	7	27
3+ Bed Flats	0	0	0
3+ Bed Bungalows	2	0	2
3+ Bed Houses	11	4	15
Total	68	12	80

OAKLEY AND DEANE

Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	0	0	0	0
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	18	2	0	20
2 Bed Bungalows	22	0	0	22
2 Bed Houses	31	0	0	31
3 Bed Flats	0	0	0	0
3 Bed Bungalows	4	0	0	4
3 Bed Houses	46	1	0	47
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	39	0	0	39
Total	160	3	0	163

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	2	0	2
1 Bed Bungalows	0	0	0
1 Bed Houses	0	0	0
2 Bed Flats	25	5	30
2 Bed Bungalows	0	0	0
2 Bed Houses	21	0	21
3+ Bed Flats	0	0	0
3+ Bed Bungalows	2	0	2
3+ Bed Houses	0	3	3
Total	50	8	58

NORTH OF BASINGSTOKE TOWN

Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	4	0	0	4
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	24	0	0	24
2 Bed Bungalows	12	1	0	13
2 Bed Houses	27	0	0	27
3 Bed Flats	0	0	0	0
3 Bed Bungalows	4	0	0	4
3 Bed Houses	33	1	0	34
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	55	0	0	55
Total	159	2	0	161

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	2	0	2
1 Bed Bungalows	0	0	0
1 Bed Houses	0	0	0
2 Bed Flats	0	1	1
2 Bed Bungalows	11	0	11
2 Bed Houses	6	2	8
3+ Bed Flats	0	0	0
3+ Bed Bungalows	0	0	0
3+ Bed Houses	7	3	10
Total	26	6	32

TOTAL RURAL AREA

Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	10	12	0	22
1 Bed Bungalows	0	0	0	0
1 Bed Houses	3	1	0	4
2 Bed Flats	172	14	3	189
2 Bed Bungalows	100	24	0	124
2 Bed Houses	321	9	0	330
3 Bed Flats	0	0	0	0
3 Bed Bungalows	85	0	0	85
3 Bed Houses	523	35	21	579
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	9	2	0	11
4+ Bed Houses	821	1	0	822
Total	2,044	98	24	2,166

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	HA Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	71	0	71
1 Bed Bungalows	11	0	11
1 Bed Houses	0	6	6
2 Bed Flats	80	29	109
2 Bed Bungalows	33	0	33
2 Bed Houses	216	81	297
3 Bed Flats	0	0	0
3 Bed Bungalows	12	0	12
3 Bed Houses	101	65	166
Total	524	181	705

APPENDIX II

POSTAL SURVEY QUESTIONNAIRE

BASINGSTOKE AND DEANE RURAL SURVEY



*Basingstoke
and Deane*

Dear householder

I am writing to ask for your help with an important survey that is being carried out in the borough in the areas outside Basingstoke town centre. I urge you to take part in this survey to help the council understand housing needs in our parishes and more rural areas so we can develop housing and planning policies for the coming years.

The council has appointed **DCA**, independent consultants, to carry out the study. This survey is being sent to **13,000** randomly selected residents and we would be grateful if you could spare a few moments to fill it in. Whether you own or rent your home, live in a large or a small property, **we need your views**. Even if you are not planning to move or change your personal circumstances, **please reply**.

We want to hear from people who do not need to move as well as those that do, as this will give us a more complete picture.

I would like to assure you that the survey **is confidential** and no name or address is required, although the form is coded to identify the area where you live. None of the completed questionnaires will be seen by the council. The data will be seen by the council only in generalised statistical form and will be used for research and planning purposes on a parish basis.

If you have any queries or need help or advice in completing the form, please contact the **DCA Research Team free on 0800 169 7865** or email **research@dcauk.com**. Alternatively, please call the council's contact centre on 01256 844844.

We would be most grateful for your assistance and a pre-paid envelope is provided for your reply.
PLEASE RETURN THE COMPLETED FORM BY WEDNESDAY 24 JUNE 2009.

Best wishes

Cllr Cathy Osselton
Cabinet Member for Housing and Health
Basingstoke and Deane Borough Council

	DATA PROTECTION The information you provide on this form will be kept strictly confidential and will not be used to identify you or your household. DCA are independent consultants, registered as a Data Controller with the Information Commissioner's Office (Registration Number Z4683342). For more information please visit www.dcauk.com/dataprotection , or contact us free on 0800 169 7865
--	--



8458224025

TO BE COMPLETED BY THE HOUSEHOLDER

8855224026

Please answer the questionnaire on behalf of everyone in the household - that is everyone for whom this is their main residence (including any children away at college and lodgers).

Cross one box only for each question unless instructed otherwise, using a black pen.

e.g.

A: ABOUT YOUR EXISTING HOUSING**1 Is your present home :-**

Owner occupied (paying mortgage) ¹ Owner occupied (no mortgage) ² Private rented ³ Housing Association rented ⁴
 Shared Ownership (part rent / part buy) ⁵ Tied to your employment ⁶ Living rent free ⁷




2 What type of property is your home?

Detached house ¹ Semi - Detached house ² Terraced house ³ Detached bungalow ⁴
 Semi - Detached bungalow ⁵ Terraced bungalow ⁶ Flat / Maisonette / Bedsit ⁷ Caravan / Mobile home ⁸

3 How many bedrooms are in your current home?

Bed-sit ¹ One ² Two ³ Three ⁴ Four ⁵ Five or more ⁶

4 How long have you lived at your present address?

Less than 1 year ¹ Between 1 and 2 years ² Between 2 and 3 years ³ Between 3 and 5 years ⁴ Between 5 and 10 years ⁵ Over 10 years ⁶
 **GO TO 8a**  **GO TO 8a**  **GO TO 8a**

5 If you have moved in the last three years, where did you previously live?

Basingstoke Town ¹ Elsewhere in Basingstoke & Deane Borough ² Camberley ³ Fleet / Farnborough ⁴ Swindon ⁵
 Reading ⁶ Andover ⁷ Winchester ⁸ Wokingham ⁹ Newbury ¹⁰
 Greater London ¹¹ Elsewhere in the South East ¹² Elsewhere in the UK ¹³ Abroad ¹⁴

6a What was your previous home?

Owner occupied ¹ Private rented ² Council / Housing Association rented ³ Shared Ownership (part rent / part buy) ⁴ Tied to your employment ⁵ Lived with family ⁶

6b Was this your first home of your own as an adult?

Yes ¹ No ²

7 What are the main factors that affected your choice of location? (please cross all that apply)

New job / employment ¹ Closer / easier to commute ² To be near family / relative ³ Relationship / family break down ⁴ Quality of local schools ⁵
 Retirement ⁶ Health reasons / personal care ⁷ Move to a rural location ⁸ Cost of the local housing ⁹

8a In your opinion, is your accommodation adequate for your household's needs? (i.e. everyone for whom this is their main residence - including children away at college and lodgers)

Yes ¹ No ²

 **GO TO 9**

 **GO TO 8b**

8b If in your opinion, your present accommodation is not adequate for your needs, what are the reasons?

Please cross **all** that apply

Needs improvements / repairs ¹ Too costly to heat ² Too large ³ Too small ⁴ Not enough bedrooms ⁵ Health reasons ⁶
 Rent / mortgage too expensive ⁷ Tenancy insecure ⁸ Suffering harassment ⁹ Inadequate facilities ¹⁰ No heating / insufficient heating ¹¹ Lack of local services ¹²

8c If you have a problem with your present accommodation, do you need to move house to resolve the difficulty?

Yes 1 No 2
Hand icon GO TO 8d Hand icon GO TO 9

8d If yes, could you afford a suitable alternative home in the Borough?

Yes 1 No 2

9 Does any member of your existing household have a disability or a limiting long term illness?

Yes 1 No 2
Hand icon GO TO 10a Hand icon GO TO 11

The shaded boxes are provided for a second household member, if required

10a If yes, how many members of your household have a disability or have a limiting long-term illness?

One 1 Two 2

10b What age groups are they?

Member 1	0 - 15	<input type="checkbox"/> 1	16 - 24	<input type="checkbox"/> 2	25 - 44	<input type="checkbox"/> 3	45 - 59	<input type="checkbox"/> 4	60 - 74	<input type="checkbox"/> 5	75+	<input type="checkbox"/> 6
Member 2	0 - 15	<input type="checkbox"/> 1	16 - 24	<input type="checkbox"/> 2	25 - 44	<input type="checkbox"/> 3	45 - 59	<input type="checkbox"/> 4	60 - 74	<input type="checkbox"/> 5	75+	<input type="checkbox"/> 6

10c What is the nature of the disability or limiting long-term illness? Please cross **all** that apply

Member 1		Member 2		Member 1		Member 2		Member 1		Member 2		Member 1		Member 2	
Wheelchair User	<input type="checkbox"/> 1	<input type="checkbox"/> 2	Walking difficulty (not in wheelchair)	<input type="checkbox"/> 3	<input type="checkbox"/> 4	Learning Disability / Mental health problem	<input type="checkbox"/> 5	<input type="checkbox"/> 6	Drug & Alcohol abuse	<input type="checkbox"/> 7	<input type="checkbox"/> 8	Limiting long-term illness	<input type="checkbox"/> 15	<input type="checkbox"/> 16	
Visual / hearing impairment	<input type="checkbox"/> 9	<input type="checkbox"/> 10	Asthmatic / respiratory problem	<input type="checkbox"/> 11	<input type="checkbox"/> 12	Other physical disability	<input type="checkbox"/> 13	<input type="checkbox"/> 14							

10d Do any members of the household require care / support?

Yes 1 2 No 3 4
Hand icon GO TO 11

10e If yes, are they currently receiving sufficient care / support?

Yes 1 2 No 3 4
Hand icon GO TO 10g

10f If they are currently receiving care / support, who provides it?

Registered care agency / voluntary body 1 2 Family / neighbour / friend 3 4

10g If they are not receiving care / support, which of the following do you / they require help with:

Please cross **all** that apply

Member 1		Member 2		Member 1		Member 2		Member 1		Member 2		Member 1		Member 2	
Claiming welfare benefit / managing finances	<input type="checkbox"/> 1	<input type="checkbox"/> 2	Someone to act for you	<input type="checkbox"/> 3	<input type="checkbox"/> 4	Establishing social contact / activities	<input type="checkbox"/> 5	<input type="checkbox"/> 6	Personal care	<input type="checkbox"/> 7	<input type="checkbox"/> 8	Help with memory loss / dementia	<input type="checkbox"/> 15	<input type="checkbox"/> 16	
Establishing personal safety / security	<input type="checkbox"/> 9	<input type="checkbox"/> 10	Looking after your home	<input type="checkbox"/> 11	<input type="checkbox"/> 12	Accessing training / employment	<input type="checkbox"/> 13	<input type="checkbox"/> 14							

11 Has your home, or the access to it, been built or adapted to meet the needs of a disabled resident?

Yes 1 No 2
Hand icon GO TO 12 Hand icon GO TO 13

12 If yes, what facilities have been provided? Please cross **all** that apply

Wheelchair adaptations	<input type="checkbox"/> 1	Access to property	<input type="checkbox"/> 2	Vertical lift /stair lift	<input type="checkbox"/> 3	Bathroom adaptations	<input type="checkbox"/> 4
Extension	<input type="checkbox"/> 5	Ground floor toilet	<input type="checkbox"/> 6	Handrails / grabrails	<input type="checkbox"/> 7	Other	<input type="checkbox"/> 8

13 What facilities, if any, would be needed to ensure **current** members of your household could remain in your property, now or in the next three years?

Please cross **all** that apply

Wheelchair adaptations	<input type="checkbox"/> 1	Access to property	<input type="checkbox"/> 2	Vertical lift /stair lift	<input type="checkbox"/> 3	Bathroom adaptations	<input type="checkbox"/> 4
Extension	<input type="checkbox"/> 5	Ground floor toilet	<input type="checkbox"/> 6	Handrails / grabrails	<input type="checkbox"/> 7	Other	<input type="checkbox"/> 8

14a Do you have elderly relatives who would like or need to move to the Basingstoke and Deane Borough within the next three years?

Need to move 1 Like to move 2 No 3
Hand icon GO TO 14b Hand icon GO TO 14b Hand icon GO TO 15a

14b If yes, what kind of accommodation might they need? Please cross **all** that apply

Live with you (existing home adequate)	<input type="checkbox"/> 1	Live with you (need extension / adaptation)	<input type="checkbox"/> 2	Private sheltered housing	<input type="checkbox"/> 3	Housing Association sheltered housing	<input type="checkbox"/> 4
Extra care sheltered housing (for frail elderly people)	<input type="checkbox"/> 5	Residential care / nursing home	<input type="checkbox"/> 6	Own private property	<input type="checkbox"/> 7	Housing Association property	<input type="checkbox"/> 8

15a How many people live in your home (including yourself)? Please put the number.

e.g. **03**

15b Which of these categories best describes the ethnic origin of your household? Please **cross** the appropriate box

- | | | | | |
|--|---|---|---|--|
| White | Mixed | Asian or Asian British | Black or Black British | Other Ethnic |
| British <input type="checkbox"/> ¹ | White & Black Caribbean <input type="checkbox"/> ⁵ | Indian <input type="checkbox"/> ⁹ | Caribbean <input type="checkbox"/> ¹³ | Chinese <input type="checkbox"/> ¹⁶ |
| Irish <input type="checkbox"/> ² | White & Black African <input type="checkbox"/> ⁶ | Pakistani <input type="checkbox"/> ¹⁰ | African <input type="checkbox"/> ¹⁴ | Gypsy / Traveller <input type="checkbox"/> ¹⁷ |
| Other White <input type="checkbox"/> ³ | White & Asian <input type="checkbox"/> ⁷ | Bangladeshi <input type="checkbox"/> ¹¹ | Other Black Background <input type="checkbox"/> ¹⁵ | Any other <input type="checkbox"/> ¹⁸ |
| EU Accession <input type="checkbox"/> ⁴ | Other Mixed Background <input type="checkbox"/> ⁸ | Other Asian Background <input type="checkbox"/> ¹² | | |

PLEASE COMPLETE ONE LINE PER PERSON IN THE TABLE BELOW FOR EACH PERSON LIVING IN YOUR HOME, WHETHER MEMBERS OF YOUR FAMILY OR NOT (E.G. INCLUDE LODGERS). INSTRUCTIONS ARE BELOW.

Household Member	C Gender		D Age						E Employment	F Work Place	G Travel to Work	
	M	F	0-10	11-15	16-24	25-44	45-59	60-74				75+
EXAMPLE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	01	3
Self	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spouse/Partner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Partner of Child	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grandchild 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grandchild 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parent 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parent 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lodger 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lodger 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Column C (Gender) Please **cross** the appropriate box

Column D (Age) Please **cross** the appropriate box

Column E (Employment) Please write the number which best describes each member's employment type from the following list

- | | | |
|---|--|--|
| Full time employee (30+ hours) 1 | Part time employee (up to 30 hours) 2 | Self - employed 3 |
| On Government Training Scheme 4 | Full time education (age 16+) 5 | Unemployed & available for work 6 |
| Permanently sick / disabled 7 | Wholly retired from work 8 | Looking after the home 9 |

Column F (Work Place) Please write the number which best describes each member's place of work from the following list

- | | | | |
|-------------------------------|--|--------------------------|---------------------------------------|
| Basingstoke Town 01 | Elsewhere in Basingstoke & Deane Borough 02 | Camberley 03 | Fleet / Farnborough 04 |
| Swindon 05 | Reading 06 | Andover 07 | Winchester 08 |
| Wokingham 09 | Newbury 10 | Greater London 11 | Elsewhere in the South East 12 |
| Elsewhere in the UK 13 | Abroad 14 | | |

Column G (Travel to Work) Please write the number which best describes how each member of the household travels to work / college from the following list

- | | | | | | |
|--------------|--------------|----------------|----------------|---------------|----------------|
| Car 1 | Bus 2 | Train 3 | Cycle 4 | Walk 5 | Other 6 |
|--------------|--------------|----------------|----------------|---------------|----------------|

HOUSE PRICES ARE A RECOGNISED ISSUE IN BASINGSTOKE AND DEANE AND WE WOULD BE GRATEFUL IF YOU WOULD COMPLETE THE FOLLOWING QUESTION(S) ON SAVINGS AND INCOME. THE INFORMATION PROVIDED IS CONFIDENTIAL AND CANNOT BE LINKED TO ANY INDIVIDUAL HOUSEHOLD.

16 Please advise what savings and equity your household has by completing columns A, B and C



<p>a) How much does your household have in savings? (please estimate)</p> <p>Under £5,000 <input type="checkbox"/> ¹</p> <p>£5,000 - £10,000 <input type="checkbox"/> ²</p> <p>£10,001 - £15,000 <input type="checkbox"/> ³</p> <p>£15,001 - £20,000 <input type="checkbox"/> ⁴</p> <p>£20,001 - £30,000 <input type="checkbox"/> ⁵</p> <p>Above £30,000 <input type="checkbox"/> ⁶</p>	<p>b) If you are a home owner, roughly how much equity value do you own? (i.e. estimated current value minus mortgage owed)</p> <p>Negative Equity <input type="checkbox"/> ¹</p> <p>Under £10,000 <input type="checkbox"/> ²</p> <p>£10,000 - £30,000 <input type="checkbox"/> ³</p> <p>£30,001 - £50,000 <input type="checkbox"/> ⁴</p> <p>£50,001 - £100,000 <input type="checkbox"/> ⁵</p> <p>£100,001 - £200,000 <input type="checkbox"/> ⁶</p> <p>Above £200,000 <input type="checkbox"/> ⁷</p>	<p>c) Please give <u>total annual</u> income of combined self & partner <u>only</u> (before tax and deductions, but not including benefits / allowances).</p> <p>Under £10,000 <input type="checkbox"/> ¹</p> <p>£10,000 - £20,000 <input type="checkbox"/> ²</p> <p>£20,001 - £27,500 <input type="checkbox"/> ³</p> <p>£27,501 - £45,000 <input type="checkbox"/> ⁴</p> <p>£45,001 - £60,000 <input type="checkbox"/> ⁵</p> <p>£60,001 - £75,000 <input type="checkbox"/> ⁶</p> <p>£75,001 - £100,000 <input type="checkbox"/> ⁷</p> <p>Above £100,000 <input type="checkbox"/> ⁸</p>
--	---	--


16d If your household receives regular financial support, please indicate what type:- Please cross all that apply

Housing Benefit <input type="checkbox"/> ¹	Income Support <input type="checkbox"/> ²	Job Seekers Allowance <input type="checkbox"/> ³	Tax Credit <input type="checkbox"/> ⁴
Pension Credits <input type="checkbox"/> ⁵	Disability Allowance <input type="checkbox"/> ⁶	Council Tax Benefit <input type="checkbox"/> ⁷	Incapacity Benefit <input type="checkbox"/> ⁸

WE WOULD NOW LIKE TO ASK ABOUT THE FUTURE HOUSING REQUIREMENTS OF YOU AND THE OTHER MEMBERS OF YOUR HOUSEHOLD



17a Are you intending to move, or is any member of your household currently, or likely to require their own accommodation in the future?

Yes ¹  **GO TO 17b** Wish to move but unable to ²  **GO TO 17e**



No ³  **THANK YOU FOR COMPLETING THE QUESTIONNAIRE PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED**

17b If YES, please cross the appropriate box(es) below:-

Moving within Basingstoke and Deane Borough

The existing household is moving ¹  **GO TO SECTION B ON PAGE 5** Of those currently living with you a member is forming a new home ²  **GO TO SECTION C ON PAGE 6**

Moving outside Basingstoke and Deane Borough

The existing household is moving ³  **GO TO 17 c+d** Of those currently living with you a member is forming a new home ⁴  **GO TO 17 c+d**

17c If moving outside the Borough, where are you thinking of moving to?

Camberley <input type="checkbox"/> ¹	Fleet / Farnborough <input type="checkbox"/> ²	Swindon <input type="checkbox"/> ³	Reading <input type="checkbox"/> ⁴	Andover <input type="checkbox"/> ⁵	Winchester <input type="checkbox"/> ⁶
Wokingham <input type="checkbox"/> ⁷	Newbury <input type="checkbox"/> ⁸	Greater London <input type="checkbox"/> ⁹	Elsewhere in the South East <input type="checkbox"/> ¹⁰	Elsewhere in the UK <input type="checkbox"/> ¹¹	Abroad <input type="checkbox"/> ¹²

17d If moving outside the Borough, please indicate your reasons for moving away:- Please cross all that apply

Family reasons <input type="checkbox"/> ¹	Employment / access to work <input type="checkbox"/> ²	Education <input type="checkbox"/> ³	Retirement <input type="checkbox"/> ⁴
Financial reasons <input type="checkbox"/> ⁵	Unable to afford to buy a home locally <input type="checkbox"/> ⁶	Lack of affordable rented housing <input type="checkbox"/> ⁷	Need specialist housing <input type="checkbox"/> ⁸

 **THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED**

17e If you wish to move but are not able to, which of the following reasons are preventing you? Please cross all that apply

Unable to afford to buy a home <input type="checkbox"/> ¹	In negative equity <input type="checkbox"/> ²	Do not wish to move from school catchment area <input type="checkbox"/> ³	Family reasons <input type="checkbox"/> ⁴	Location of employment <input type="checkbox"/> ⁵	Lack of affordable rented housing <input type="checkbox"/> ⁶
--	--	--	--	--	---

 **THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED**

B: EXISTING HOUSEHOLD MOVING

Complete this section ONLY if your existing household intends or needs to move WITHIN the Borough in the future. Please tell us more about your plans or need to move.

18 When do you plan to move?

Within 1 year ¹ Between 1 and 2 years ² Between 2 and 3 years ³ Between 3 and 5 years ⁴ Between 5 and 10 years ⁵

19 What type of accommodation will you be looking for?

Detached house ¹ Semi - Detached house ² Terraced house ³ Flat / Maisonette / Bedsit ⁴
 Bungalow ⁵ Caravan / mobile home (permanently sited) ⁶ Supported housing (including sheltered) ⁷

20 If you require supported housing, which of the following types do you require? Please cross all that apply

Independent accommodation with external support ¹ Independent accommodation with live-in carer ² Private sheltered housing ³
 Housing Association sheltered housing ⁴ Extra care sheltered housing (self contained units with facilities and 24hr support) ⁵ Residential / nursing home ⁶

21 How many bedrooms will you be looking for?

One ¹ Two ² Three ³ Four ⁴ Five or more ⁵

22 What housing is preferred?

Owner occupation ¹ Shared ownership (part rent / part buy) ² Private rent ³ Housing Association Rent ⁴ Tied to employment ⁵

23 Are you registered on any of the following housing waiting lists? Please cross all that apply

Basingstoke and Deane Council ¹ Another Council ²

24 Where will accommodation be required? Please cross all that apply

South East of the borough (including Popham, Dummer, The Candovers, Nutley, Bradley, Ellisfield, Farleigh Wallop, Cliddesden, Winslade, Herriard, Tunworth, Weston Corbett, Weston Patrick, Upton Grey, Mapledurwell and Up Nately) ¹ East of the borough (including Old Basing and Lychpit and Newnham) ² North East of the borough (including Sherfield on Loddon, Hartley, Wespall, Stratfield Turgis, Stratfield Saye and Bramley) ³
 North of the borough and Tadley (including Mortimer West End, Silchester, Pamber and Baughurst) ⁴ North of the borough and Kingsclere (including Ashford Hill, Headley, Kingsclere, Hannington, Ecchinswell, Sydmonton and Bishops Green) ⁵ North West of the borough (including Burghclere, Penwood, Newtown, Highclere, Woolton Hill, Ball Hill and Ashmansworth) ⁶
 South West of the borough (including Litchfield, Woodcott, St Mary Bourne, Tufton, Stoke, Binley, Hurstbourne Priors, Whitchurch and Laverstoke) ⁷ South of the borough and Overton (including Steventon and North Waltham) ⁸ Oakley and Deane ⁹
 North of Basingstoke town (including Wootton St Lawrence, Monk Sherborne, Sherborne St John, Ramsdell, Charter Alley and West Heath) ¹⁰ Basingstoke town (including the parished areas of Chineham and Rooksdown) ¹¹

25 Why are the above locations preferred? Please cross all that apply

Always lived here ¹ To be near family / friends ² New job / employment ³ Closer / easier to commute ⁴ Accessibility to public transport ⁵ Nearer / better shopping / leisure / entertainment facilities ⁶
 Quality of local schools ⁷ Retirement ⁸ Health / personal care reasons ⁹ Move from rural to urban location ¹⁰ Able to afford local housing ¹¹ Greater availability of type of housing sought ¹²

IF A NEW HOUSEHOLD IS ALSO FORMING, GO TO SECTION C ON PAGE 6

OTHERWISE THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED

9339224024

C: NEW FORMING HOUSEHOLDS

If a household member is moving, please tell us more about your plans or need to move. Please provide details for up to two "new" households likely to form.

The shaded boxes are provided for a second household forming, if required.

26 Who is looking / likely to look for accommodation in the next three years?

	Household	
	1	2
Parent / Grandparent.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Child (16+).....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Partner / Spouse.....	3 <input type="checkbox"/>	3 <input type="checkbox"/>
Lodger.....	4 <input type="checkbox"/>	4 <input type="checkbox"/>
Friend.....	5 <input type="checkbox"/>	5 <input type="checkbox"/>
Other Relative.....	6 <input type="checkbox"/>	6 <input type="checkbox"/>

27a Is the "new" household being formed as a single person or with a partner?

	Household	
	1	2
Single.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Couple.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>

27b If a couple household is being formed, is the partner currently living :-

	Household	
	1	2
In your existing household.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Elsewhere within the Borough.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Outside the Borough.....	3 <input type="checkbox"/>	3 <input type="checkbox"/>

27c What is the age of each adult in each "new" household

	Household 1		Household 2	
	Adult 1	Adult 2	Adult 1	Adult 2
16 - 19.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
20 - 24.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
25 - 44.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
45 - 59.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>
60 - 74.....	5 <input type="checkbox"/>	2 <input type="checkbox"/>	5 <input type="checkbox"/>	2 <input type="checkbox"/>
75+.....	6 <input type="checkbox"/>	2 <input type="checkbox"/>	6 <input type="checkbox"/>	2 <input type="checkbox"/>

27d How many children under 16 will be in each "new" household?

	Household	
	1	2
Child due.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
One.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Two or more.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>
None.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>

28 What housing is a) preferred, and b) essential for each "new" household?

	Preferred		Essential	
	1	2	1	2
Owner occupation.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Private Rent.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Housing Association Rent.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Shared ownership (part rent / part buy).....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>
Tied to employment.....	5 <input type="checkbox"/>	2 <input type="checkbox"/>	5 <input type="checkbox"/>	2 <input type="checkbox"/>

29 When will each "new" household need their home?

	Household	
	1	2
Within 1 year.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Between 1 and 2 years.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Between 2 and 3 years.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Between 3 and 5 years.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>
Between 5 and 10 years.....	5 <input type="checkbox"/>	2 <input type="checkbox"/>

30 What type of accommodation is a) preferred, and b) essential for each "new" household?

	Preferred		Essential	
	1	2	1	2
Detached house.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Semi - Detached house.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Terraced house.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Flat / Maisonette / Bedsit.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>
Bungalow.....	5 <input type="checkbox"/>	2 <input type="checkbox"/>	5 <input type="checkbox"/>	2 <input type="checkbox"/>
Supported housing (including sheltered).....	6 <input type="checkbox"/>	2 <input type="checkbox"/>	6 <input type="checkbox"/>	2 <input type="checkbox"/>
Private Sheltered Housing.....	7 <input type="checkbox"/>	2 <input type="checkbox"/>	7 <input type="checkbox"/>	2 <input type="checkbox"/>

31 How many bedrooms are a) preferred, and b) essential for each "new" household?

	Preferred		Essential	
	1	2	1	2
One.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Two.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Three.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Four or more.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>

32a Is the "new" household registered on any housing waiting lists? Please cross all that apply

	Household	
	1	2
Basingstoke and Deane Council.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Another Council.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>

32b Is the "new" household likely to be claiming Housing Benefit?

	Household	
	1	2
Yes.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
No.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>

33 Will each "new" household get help with a deposit from parents / relatives?

	Household	
	1	2
Yes, by a loan.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Yes, by a gift.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
No need for help.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Help not available.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>

34 Where is accommodation required?

Please cross all that apply

	Household	
	1	2
South East of the borough (including Popham, Dummer, The Candovers, Nutley, Bradley, Ellisfield, Farleigh Wallop, Cliddesden, Winslade, Herriard, Tunworth, Weston Corbett, Weston Patrick, Upton Grey, Mapledurwell and Up Nately)	<input type="checkbox"/>	<input type="checkbox"/>
East of the borough (including Old Basing and Lychpit and Newnham)	<input type="checkbox"/>	<input type="checkbox"/>
North East of the borough (including Sherfield on Loddon, Hartley Wespall, Stratfield Turgis, Stratfield Saye and Bramley)	<input type="checkbox"/>	<input type="checkbox"/>
North of the borough and Tadley (including Mortimer West End, Silchester, Pamber and Baughurst)	<input type="checkbox"/>	<input type="checkbox"/>
North of the borough and Kingsclere (including Ashford Hill, Headley, Kingsclere, Hannington, Ecchinswell, Sydmonton and Bishops Green)	<input type="checkbox"/>	<input type="checkbox"/>
North West of the borough (including Burghclere, Penwood, Newtown, Highclere, Woolton Hill, Ball Hill and Ashmansworth)	<input type="checkbox"/>	<input type="checkbox"/>
South West of the borough (including Litchfield, Woodcott, St Mary Bourne, Tufton, Stoke, Binley, Hurstbourne Priors, Whitchurch and Laverstoke)	<input type="checkbox"/>	<input type="checkbox"/>
South of the borough and Overton (including Steventon and North Waltham)	<input type="checkbox"/>	<input type="checkbox"/>
Oakley and Deane.....	<input type="checkbox"/>	<input type="checkbox"/>
North of Basingstoke town (including Wootton St Lawrence, Monk Sherborne, Sherborne St John, Ramsdell, Charter Alley, West Heath)	<input type="checkbox"/>	<input type="checkbox"/>
Basingstoke town (including the parished areas of Chineham and Rooksdown)	<input type="checkbox"/>	<input type="checkbox"/>

35 Why are the locations above preferred?

Please cross all that apply

	Household	
	1	2
Always lived here.....	<input type="checkbox"/>	<input type="checkbox"/>
To be near family / friends.....	<input type="checkbox"/>	<input type="checkbox"/>
New job / employment.....	<input type="checkbox"/>	<input type="checkbox"/>
Closer / easier to commute.....	<input type="checkbox"/>	<input type="checkbox"/>
Accessibility to public transport.....	<input type="checkbox"/>	<input type="checkbox"/>
Nearer / better shopping / leisure / entertainment facilities.....	<input type="checkbox"/>	<input type="checkbox"/>
Quality of local schools.....	<input type="checkbox"/>	<input type="checkbox"/>
Retirement.....	<input type="checkbox"/>	<input type="checkbox"/>
Health / personal care reasons.....	<input type="checkbox"/>	<input type="checkbox"/>
Move from rural to urban location.....	<input type="checkbox"/>	<input type="checkbox"/>
Able to afford local housing.....	<input type="checkbox"/>	<input type="checkbox"/>
Greater availability of type of housing sought.....	<input type="checkbox"/>	<input type="checkbox"/>

36a How much would each "new" household be able and willing to pay in rent and mortgage costs per month?

	Household	
	1	2
Below £50 pw / £215 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£50 - £60 pw / £215 - £260 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£61 - £70 pw / £261 - £300 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£71 - £80 pw / £301 - £350 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£81 - £100 pw / £351 - £430 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£101 - £150 pw / £431 - £650 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£151 - £200 pw / £651 - £865 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
Above £200 pw / £865 pm.....	<input type="checkbox"/>	<input type="checkbox"/>

36b What savings does each household have to meet a deposit and legal costs?


	Household	
	1	2
Under £1,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£1,000 - £5,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£5,001 - £10,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£10,001 - £20,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£20,001 - £30,000.....	<input type="checkbox"/>	<input type="checkbox"/>
Over £30,000.....	<input type="checkbox"/>	<input type="checkbox"/>

36c Please give total annual HOUSEHOLD income for the person or couple in each new household (including benefits & allowances but before tax and deductions)

	Household	
	1	2
Under £10,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£10,000 - £20,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£20,001 - £27,500.....	<input type="checkbox"/>	<input type="checkbox"/>
£27,501 - £35,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£35,001 - £45,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£45,001 - £60,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£60,001 - £75,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£75,001 - £100,000.....	<input type="checkbox"/>	<input type="checkbox"/>
Above £100,000.....	<input type="checkbox"/>	<input type="checkbox"/>

THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED TO:

DAVID COUTTIE ASSOCIATES
 FREEPOST HF2416
 HUDDERSFIELD
 HD1 2XY



APPENDIX II

GLOSSARY OF TERMS

GLOSSARY

Affordability	<p>A measure of whether households can access and sustain the costs of private sector housing. DCA use two types of affordability: mortgage and rental.</p> <p><u>Mortgage affordability</u> measures whether households can afford a deposit and a mortgage; <u>rental affordability</u> measures whether a household can afford a private rental.</p> <p>Mortgage affordability is based on conditions set by mortgage lenders - a minimum level of household income and savings. We use a 3 times multiple of gross income. Rental affordability is defined as the rent being less than a proportion of a household's gross income. We use a 25% level of rental affordability.</p>
Affordable Housing	<p>Affordable housing is that provided, with subsidy¹, for people who are unable to resolve their housing requirements, in the general housing market because of the relationship between local housing costs and incomes. This definition covers housing for social rent and intermediate housing through shared ownership, shared equity and sub-market rent.</p>
Bedroom Standard²	<p>The standard number of bedrooms allocated to each household in accordance with its age/sex/marital status composition and the relationship of the members to one another.</p> <p>A separate bedroom is allocated to each married couple, any person aged 21 or over, each pair of adolescents aged 10 – 20 of the same sex, and each pair of children under 10. Any unpaired person aged 10 – 20 is paired, if possible with a child under 10 of the same sex, or, if that is not possible, he or she is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms available for the sole use of the household and the differences are tabulated.</p>
CBL	<p>Choice Based Lettings allows applicants for social housing (and tenants who want to transfer) to apply for vacancies which are advertised widely in the neighbourhood. Applicants can see the full range of available properties and can apply for any home to which they are matched.</p>
CLG	<p>Communities and Local Government. CLG has responsibility for local and regional government, housing, planning, fire, regeneration, social exclusion and neighbourhood renewal with the ambition to create sustainable communities for all. Previously known as DETR, DTLR and ODPM.</p>
Concealed Household	<p>A Concealed Household is someone living within a household wanting to move to their own accommodation and form a separate household (e.g. adult children living with their parents).</p>

¹ This subsidy is not always public subsidy.

² This definition is taken from the Survey of English Housing, DCLG.

Control Total	A control total is put in place to give the optimum result for a variety of questions. The control total is calculated by totalling the questions answered in a section of the survey and then working out the average responses. Not all households sampled will answer every question; therefore instead of having in-complete data in the section, a control total is used to show the results as if all households answered the question.
Confidence Level / Interval	A confidence level is used to indicate the reliability of a sample and tells you how sure you can be. It is expressed as a percentage and represents how often the percentage of the population who would pick an answer lies within the confidence level. The confidence interval is the plus or minus figure usually reported. i.e. in using a confidence interval of +/- 4, if 47% of a sample answered a question, then you can be sure that if you asked the question to the entire population, between 43% (47%-4) and 51% (47%+4) would have picked that answer. When the confidence level and the confidence interval are used together, you can say that you are 95% sure that the true percentage of the population is between 43% and 51%.
Core sustainability factors	Measures of everyday concerns. To help understand and review progress in sustainable development.
Cost rented housing	Housing let at rents which are set to cover development and management costs only, i.e. not for profit. Cost rents are above the Housing Corporation's rent caps but below market rents.
Data Entry Checks	Checks on errors in keying survey data into computer systems.
Data Processing and Analysis	The process by which the responses on a questionnaire are converted into numbers or categories. These are then used to produce outputs such as tables and charts.
Decent Homes Standard	A Government Policy which aims to have 95% of social housing meeting a decent standard by 2010. For a home to be of a decent standard it should be warm, weatherproof and have reasonably modern facilities.
Discounted Market Rented Housing	New Units utilising the equity from the discounted or free land from the planning process where Housing Associations could build at only development cost and provide, without grant, units which would be available at lower than private rented market cost but above Housing Corporation rent caps.
Existing Household	An existing household encompasses the household in its entirety.
Existing Household In Unsuitable Accommodation	Refers to all circumstances where households are living in housing which is in some way unsuitable, whether because of its size, type, design, location, condition, security or cost.
Focus Group	A type of qualitative research in which the views of respondents are sought and recorded in a group setting. Also known as a 'group discussion'.

General Needs Waiting List	A Local Authority or Housing Association Register for those who require general needs accommodation.
Home Improvement Agency	Home Improvement Agencies help homeowners and private sector tenants who are older or disabled to remain in their own home. The Agencies are usually small, locally based non-for-profit organisations and they help to identify local contractors, apply for Local Authority grants and advise on improvements and adaptations in the client's home. Many of them also run a handypersons scheme.
Homeless Household	A household is accepted as statutorily homeless by the authority if it meets the criteria set out in the Housing Act 1996.
Household	The Census definition of a household is:- <i>“A household comprises either one person living alone or a group of people (not necessarily related) living at the same address with common housekeeping - that is, sharing at least one meal a day or sharing a living room or sitting room.”</i>
Households In Unregistered Need	Households in unregistered need are those households that are in need but not registered on the Council's Waiting or Transfer List.
Housing Demand	Is the quantity and type / quality of housing which households wish to buy or rent and are able to afford. It therefore takes account of preferences and ability to pay.
Housing Need	Refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the local housing market without some assistance.
Housing Register	A register of people waiting for affordable housing. It may have two components: a list for those not currently occupying affordable housing (more properly known as the Housing Register) and a Transfer List for those tenants who wish to move to another affordable home within the same District.
Inadequate Housing	Housing which is inadequate or unsuitable in meeting the needs of the household, comprising a range of criteria on house condition, size, cost and security of tenure. These criteria are used to assess whether the unsuitability can be resolved by improvements to the dwelling, or whether the household has to move to another home.
Intermediate Housing	Housing at prices or rents above those of social rented but below market prices or rents. This includes shared ownership, shared equity and sub-market renting.

Key Worker ³	A Key Worker is someone:- <ul style="list-style-type: none"> ➤ employed by the public sector ➤ in a frontline role delivering an essential public service ➤ in a sector where there are serious recruitment and retention problems.
LDF	Local Development Framework. This is a folder of local development documents that outlines how planning will be managed in your area.
Over Occupation	Over occupation occurs when, using the bedroom standard , there are insufficient bedrooms in the property based on the number of residents and their age/sex/marital status composition. Over occupation is more common in the public sector than the private sector.
P1e	A P1e return is an overview of homelessness data completed by a Local Authority. Data includes decisions on homelessness applications, key characteristics of households found to be statutorily homeless and estimates of rough sleepers. The data is used to measure progress against specific homelessness-related Communities and Local Government targets.
PPS	Planning Policy Statement. PPSs are prepared by the government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system.
Qualitative Research	A type of research designed to reveal a full range of views and circumstances of the population under study, giving an in-depth picture. Examples of this approach are depth interviews and focus groups . It differs from quantitative research in not providing statistically reliable numerical data.
Quantitative Research	Research designed to provide numerical information about a topic which is statistically reliable. If carried out using adequate methodology, quantitative data from a sample of the population can be extrapolated to assume that the results apply to the population as a whole, to greater or lesser degrees of reliability. Data is usually collected by post, telephone or by face-to face interview.
Random Sample	A sample where no member of the target population has a greater chance of being of being chosen than any other. Also known as Simple Random Sampling .
Relets	Local Authority or RSL rented accommodation that becomes vacant due to the departure of a previous tenant; therefore the accommodation can be re-let to another tenant or new applicant on the Housing Register.

³ Source: DCLG

RSL – Registered Social Landlords	A Housing Association or a not-for-profit company, registered by the Housing Corporation, providing social housing.
RSS	The objective of the Regional Spatial Strategy is to add to the achievement of sustainable development. The RSS provides a broad development strategy for a period of fifteen to twenty years. The strategy also informs regional and sub-regional strategies and programmes that have a bearing on land use activities.
RTB	Right To Buy. The Right To Buy Scheme gives eligible council tenants the right to buy their property from their council at a discount.
SDS – Scheme Development Standards	A set of standards published by the Housing Corporation setting out the essential and desirable standards for SHG-funded property acquired or developed as affordable housing.
SEH	The Survey of English Housing is a continuous household survey that collects information from nearly 20,000 households about the characteristics of their housing and their attitudes to housing and related issues.
Section 106 sites (S106 of the Town and County Planning Act 1990)	A general term to describe a housing site which is large enough to require a developer to contribute affordable housing as part of a development scheme. S106 of the Act allows Planning Authorities to negotiate planning obligations as part of a development and could include, among other things, a proportion of affordable housing.
SHG – Social Housing Grant	Capital provided by the Housing Corporation, or Local Authority, to fully or partially fund RSLs when developing social housing. SHG is paid under s18 of the Housing Act 1996.
SHMA – Strategic Housing Market Assessment	An assessment of data (both primary and secondary) on all aspects of a housing market in a defined geographical area.
SO – Shared Ownership	Either newly built or existing properties purchased by a housing provider, which are then sold on a part rent / part buy basis under a shared ownership lease. The shared owner buys a percentage of the property, funded by mortgage and / or savings. The remaining percentage is still owned by the housing provider who charges a rent on it.
Supporting People	Central Government defines the Supporting People programme as, “a grant programme which enables the provision of housing related support services to help vulnerable people maintain or improve their ability to live independently”.
Tenure	The property tenure refers to the conditions under which a property is held e.g. owner occupation, private rent.
Transfer List	A list of Local Authority and RSL tenants that have applied for alternative Local Authority housing. Housing Associations may keep their own Transfer Lists.

TTWA

Travel To Work Area. There are 243 TTWAs which were defined in 2007 from 2001 Census data using home and work addresses.

Under Occupation

A household is under-occupying if more than one spare bedroom is available, using the **bedroom standard** as a test.

Under-occupation is common in the private sector.