

**Wellow Neighbourhood Plan
Housing Needs Survey
Final Report
April 2020
Completed by Action Hampshire**

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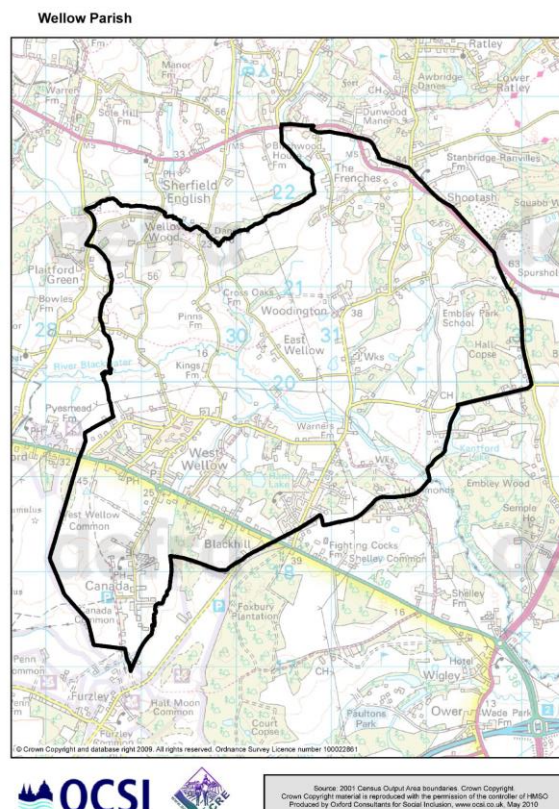
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1. INTRODUCTION

- The Parish Council of Wellow is preparing a Neighbourhood Plan laying out its own local planning policies, which will come into force provided that the Plan passes an independent examination and is approved at a local referendum.
- The Wellow Parish Neighbourhood Plan Steering Group requested a Housing Needs Survey to be carried out by Action Hampshire to identify the housing needs of local people over the next 5 or more years, as part of the preparation of the Neighbourhood Plan.
- The report is made up of the 550 responses received to the questionnaire.
- This report provides an independent assessment of the findings from the questionnaire sent to households in Wellow parish undertaken throughout December 2019. The original survey deadline was extended until 30th December 2019 to allow more time for residents to return responses.
- The questionnaire was sent to homes in Wellow Parish which is defined in the map below. The questionnaire used and accompanying introductory letter is provided at Appendices 3.
- A further questionnaire was received after the closing date. This survey response was not included in the main body report

Map of Wellow Parish



2. SURVEY PURPOSE & APPROACH

- A postal questionnaire was distributed to 1404 homes commencing 21st November 2019, accompanied by an explanatory letter and a pre-paid envelope (see Appendix 3). An option to complete the survey online was also provided.
- Members of the Neighbourhood Plan Steering Group and Parish Council were closely involved in planning the housing needs survey, raising awareness through meetings and their website.

The questionnaire was targeted at all parish households to gain their views on their current and future housing needs.

- The questionnaire was split into three sections as follows:
 - Section 1- Your Present Home (Questions 1-8) to provide an analysis of all respondents' current accommodation, and attitudes to future development in the parish.
 - Section 2 – Your Future Requirements (Questions 9-19) to obtain residents' views on their future housing needs and identify the scale of demand to move both within Wellow and to other areas.
 - Section 3 –Your Family Requirements (Questions 20-32) to identify potential demand for housing from family members living within the existing household.
- The deadline set for the return of questionnaires was 16th December 2019, which was extended until 30th December 2019. In all, 550 questionnaires have been returned, a response rate of 39%.

3. SUMMARY OF WELLOW HOUSING NEEDS SURVEY RESPONSES

The responses to the questions have been presented in table form. Respondents were able to select more than one option as specified in the questionnaire. The majority of questions were single responses; but in some cases people ticked more than one option on the questionnaire and details have been provided in the analysis. Please note that the percentages have been rounded to the nearest whole number, except where stated otherwise. Consequently, the table percentage columns below will not always total to 100%.

Section1: Your Present Home (Questions 1-8)

Question 1. Is your present home?

Table 1 - Present home	Number of respondents	Percentage
Owner occupied	506	92%
Private rent	18	3%
Housing association (rented)	18	3%
Tied to employment	1	0%.
Shared ownership(part buy/rent	0	0%
Shared equity (part buy/rent)	1	0%
Living rent free	0	0%
Other	4	1%
TOTAL	548	99%
RESPONDENTS ANSWERING QUESTION	548	

92% of responses from residents were from existing home owners. A smaller number of responses came from those renting properties with a private landlord (3%) and those renting from a housing association (3%).

Question 2. Is your present accommodation?

Table 2 - Present accommodation	Number of respondents	Percentage
A detached house	372	68%
A bungalow	83	15%
A semi-detached house	31	6%
A flat / apartment	26	5%
A terraced house	18	3%
Other	16	3%
TOTAL	546	100%
RESPONDENTS ANSWERING QUESTION	546	

Most respondents (68%) live in detached housing. (15%) live in bungalows. Only a small proportion of people completing the survey live in flats (5%) or terraced housing (3%) which tend

to be the smaller accommodation types. Of those that ticked other, this included Park Homes, chalet and annexe's.

Question 3. How many bedrooms does your present home have?

Table 3 - Bedrooms	Number of respondents	Percentage
1 bedroom	25	5%
2 bedrooms	49	9%
3 bedrooms	159	29%
4 bedrooms	264	48%
5 or more bedrooms	50	9%
TOTAL	547	100%
RESPONDENTS ANSWERING QUESTION	547	

(48%) of respondents live in 4 bedroom properties and (29%) live in three bedroom accommodation. Fewer people live in the smaller accommodation. Only (5%) live in 1 bedroomed accommodation and (9%) in two bedroomed accommodation, the smaller size homes in the parish.

This disproportionate level of large homes against smaller homes may be a factor affecting residents finding suitable accommodation to meet their needs within the parish.

Question 4. How long have you lived in your parish?

Table 4 – Years in parish	Number of respondents	Percentage
0-2 years	44	8%
3-5 years	56	10%
6-10 years	51	9%
11-20 years	104	19%
21-30 years	74	14%
30+ years	214	39%
TOTAL	543	99%
RESPONDENTS ANSWERING QUESTION	543	

72% of respondents have lived in the parish over 10 years, with 39% having lived in the parish for more than 30 years. 18% of respondents have lived in the parish for less than 5 years.

Question 5. How many people of each age group and gender currently live in your home?

Table 5 - Gender and Age		Number	Percentage
Male	0-15	67	6%
Male	16-24	28	3%
Male	25-34	24	2%
Male	35-44	38	3%
Male	45-54	61	5%
Male	55-64	100	9%
Male	65-74	139	12%
Male	75+	104	9%
Male total		561	49%
Female	0-15	58	5%
Female	16-24	29	3%
Female	25-34	22	2%
Female	35-44	44	3%
Female	45-54	65	5%
Female	55-64	115	10%
Female	65-74	148	13%
Female	75+	110	10%
Female total		591	51%
TOTAL		1152	100%
RESPONDENTS ANSWERING QUESTION		542	

63% of respondent households contain members over 55 years of age.

Of these, 44% are over 65 years of age.

The younger 16-34 working age group make up only 10% of respondent household members.

Question 6. What type of housing, if any, do you think is needed in the parish?

Table 6 – Types of new homes residents think is needed	Number of respondents	% of 489 respondents choosing option
Housing for first time buyers	292	60%
Housing for older people (e.g. downsizers)	287	59%
Affordable housing to buy (shared ownership/discount market sale)	236	48%
Housing for families	234	48%
Affordable housing to rent (from a housing association)	192	39%
Other	35	7%
TOTAL		100%
RESPONDENTS ANSWERING QUESTION	489	

Respondents could tick more than one answer. Housing for first time buyers and Housing for older people to downsize were most popular choices chosen by almost two thirds of respondents. Affordable homes to buy and family housing were chosen by 48% of respondents. Affordable rented housing was chosen by 39% of respondents. Of those ticking 'other' categories this included suggestions of no further housing, park homes, retirement homes, innovative designed homes.

Question 7. Notwithstanding the outcome of the housing evidence, how many homes do you think should be built in the parish each year?

Table 6 - Scale of development residents support	Number of respondents	Percentage
0-5 homes	155	31%
6-10 homes	133	26%
11-15 homes	65	12%
16-20 homes	79	16%
20-30 homes	44	9%
Over 30 homes	30	6%
TOTAL	506	100%
RESPONDENTS ANSWERING QUESTION	506	

31% of respondents felt that 0-5 homes per year and 26% of respondents felt that 6-10 homes per year were acceptable rates of development per year for the parish. Very few respondents were supportive of larger scale development levels.

Question 8. Is your current household planning to move within the next 10 years?

Table 8 - Current and future requirements for housing	Number of households	Percentage
Survey respondents planning to move	148	27%
Survey respondents' close family members in their household planning to move <i>(This could be a member of the respondent household e.g. an adult son/daughter living at home or a family member who has had to move out of the parish and would like to move back)</i>	37	7%
Neither the respondent or a close family member are planning to move now or in the future	365	66%
		100%
RESPONDENTS ANSWERING QUESTION	550	

The information above suggests that less than a third of households responding to the questionnaire are considering moving in the near future. Respondents also indicated that some close family members would also seek to move in the near future.

66% of respondents are not considering moving either now or in the near future.

27% of survey respondents are planning to move within the next 10 years and 7% of survey respondent family members.

Section 2: Your Future Requirements (Questions 9-19)

A total of 148 respondents completed this section stating their household was planning to move home in the near future.

Question 9. When are you planning to move?

Table 9 - Planning to move	Number of respondents	Percentage
Within the next 2 years	27	19%
2-5 years	60	42%
6-10 years	56	39%
		100%
RESPONDENTS ANSWERING QUESTION	143	

More than 60% of respondents were planning to move within the next 5 years.

Question 10. What are your reasons for seeking alternative accommodation?

Respondents were able to give more than one answer for this question.

Table 10 - Reasons	Number of survey respondents	Percentage
Need smaller home	72	50%
For access to shops and services	53	37%
For access to good transport links	44	30%
Retiring	22	15%
Other	17	18%
Financial reasons	16	11%
Need larger home	15	10%
To be near family/dependent/carer	15	10%
Home poorly adapted for disability needs	10	7%
Energy bills/bills too high	9	6%
Currently renting would like to buy	6	4%
Divorce/separation	5	3%
Family reasons	5	3%
Current tenure insecure	4	3%
Existing accommodation in poor state of repair	2	1%
To be near work	2	1%
Seeking a place suitable for home working	1	1%
For access to job opportunities	1	1%

RESPONDENTS ANSWERING QUESTION	145	
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Downsizing to a smaller home was given as the main reason for seeking a new home by half of all respondents. Other factors include being closer to shops and services and good transport links.

The housing needs of respondents completing Part 2 appear to be older existing homeowners who are looking to downsize to smaller accommodation in order to meet their needs as they grow older.

Other main reasons affecting the decision to move included retirement, affordability and finance.

17 respondents completed the 'other' option and gave a variety of reasons for why they wanted to move. The biggest group were motivated by changes to gardens such as larger or smaller gardens.

Question 11. Where would you prefer to live?

Table 11 - Locations	Number of respondents	Percentage
Within Wellow Parish	51	36%
Within immediate adjacent parishes	23	16%
Within Test Valley	47	33%
Outside Test Valley	21	15%
		100%
RESPONDENTS ANSWERING QUESTION	142	

142 respondents answered this question.

The table showed that 36% of respondents wish to remain living in Wellow parish and 33% of survey respondents are looking to move within Test Valley district. Only 15% are planning to move outside Test Valley

Appendix 1a provides a summary of the 51 wishing to move within Wellow Parish.

Question 12. What type of accommodation would you prefer?

Please note that respondents were able to give more than one answer to the question

Table 12 - Accommodation type	Frequency	Percentage
Bungalow	63	44%
Detached house	57	40%
Semi-detached house	20	14%
Terraced or town house	19	13%
Retirement housing	15	10%
Self-build	11	8%
Flat	8	6%
Other	3	2%

RESPONDENTS ANSWERING QUESTION	144	
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Bungalows were the most popular type of accommodation choice, chosen by 44% of respondents answering this question. Flats were the least favourite. Of the 'other' category this included mobile home and care home.

Question 13. What tenure of accommodation are you looking for?

Respondents were able to give more than one answer for this question.

Table 13 - Tenure	Number of respondents	Percentage
Owned with or without mortgage	136	94%
Private rent	9	6%
Affordable rent with housing association	8	6%
Affordable forms of home ownership eg.shared ownership	3	2%
RESPONDENTS ANSWERING QUESTION	145	

Owner occupation was chosen as the most popular tenure by 94% of households responding to this question. Only 6 % of respondents chose private rent or affordable rent options with only 2% interested in affordable forms of home ownership.

Question 14. How many bedrooms would the new accommodation need to have?

Table 14 - Bedrooms	Number	Percentage
One bedroom	5	3%
Two bedrooms	56	39%
Three bedrooms	61	42%
Four bedrooms	22	15%
Five bedrooms	1	1%
RESPONDENTS ANSWERING QUESTION	145	100%

Three bedroom accommodation was the most popular choice, chosen by 42% of respondents. Two bedroom accommodation was also a popular choice, chosen by 39% of respondents.

Question 15. If you are looking to move into rented accommodation, what price range are you targeting?

Table 15 - Price range for rented accommodation	Number	Percentage
Up to £600 per month	4	3%
£601 - £800 per month	3	2%
£801 - £1,000 per month	6	4%
£1,001 - £1,500 per month	0	0%
£1,501 - £2000 per month	2	1%
Over £2000 per month	1	1%
Not applicable	126	89%
		100%
TOTAL RESPONDENTS ANSWERING QUESTION	142	

Only 16 of the 142 respondents were interested in the affordable rent or private rent option. The table illustrates what price levels those interested were prepared to pay. Of these most were prepared to pay between £600-£1000 per month.

Question 16. If interested in buying, what price range are you targeting?

Table 16 - Price range for owner occupied accommodation	Number	Percentage
£75,000 - £125,000	1	1%
£126,00 - £175,000	2	1%
£176,000 - £250,000	9	6%
£251,000 - £350,000	30	21%
£351,000 - £500,000	45	31%
£501,000 - £750,000	38	26%
£751,000 -£1million	8	6%
Over £1 million	3	2%
Not applicable	9	6%
TOTAL RESPONSES		100%
RESPONDENTS ANSWERING QUESTION	145	

57% of respondents (83) are targeting properties between £351,000 - £750,000 price range, with a further 14% of respondents (20) targeting above this level.

21% respondents (30) are targeting lower level price ranges of £251,000-£350,000 and a further 8% of respondents (12) are targeting between £75,000 and £250,000 price range which is more reflective of prices for shared ownership and affordable home ownership products or entry level products

The survey results have identified a number of different respondent groups looking to buy within Wellow.

Question 17. What factors may prevent you from moving? (Please tick all that apply)

Table 17 – Factors affecting moving	Number	Percentage
Lack of suitable properties in the area	106	76%
Lack of properties available with the number of bedrooms required	29	21%
Affordability	29	21%
Unable to afford accommodation with sufficient bedrooms to meet needs	20	14%
Health problems	17	12%
Other (please specify)	11	8%
Lack of properties with tenure required (e.g. rent, private rent, to buy)	8	6%
Location of employment	4	3%
TOTAL RESPONSES		
RESPONDENTS ANSWERING QUESTION	139	

Respondents gave more than 1 answer

76% of respondents felt the area suffered from a lack of supply of suitable properties to move into.

The issues around affordability and health was also raised as factors affecting the decision to move.

Few respondents mentioned the lack of choice of different tenures properties available. This may reflect the fact that most people completing part 2 are homeowners looking for owner occupation properties.

Few respondents also mentioned location of employment as a factor. This may reflect the older age groups interested in Part 2 have different needs to the mostly younger age groups looking for homes in Part 3 where location of employment was a major factor to moving.

11 respondents completed the 'other' option and gave reasons such as difficulty selling house, the lack of available well-designed homes and family reasons.

Question 18. Are you registered on any housing waiting lists?

Table 18 – numbers on survey registered on a waiting list	Number	Percentage
Local Authority Register (Affordable Rent) Hampshire Home Choice	2	1%
Help to Buy South (Shared ownership, other forms of affordable home ownership)	0	0%
No	143	99%
TOTAL		100%

RESPONDENTS ANSWERING QUESTION 18	145	
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Only 2 households are registered with Test Valley Borough Council for affordable rented housing.

Question 19. Do any members of your household require alternative separate accommodation?

Table 19 – Household members requiring separate accommodation	Number	Percentage
Yes	16	11%
No	132	89%
TOTAL		100%
RESPONDENTS ANSWERING QUESTION 18	148	

16 households confirmed that other members of their household required alternative accommodation and were directed to complete the Part 3 section of the questionnaire.

Section 3 Your family requirements.

This section was completed by households who had close family members of their existing household requiring a separate home in the near future. Some respondents completed Part 2 and Part 3 although did not indicate that this accommodation was required in Question 8

50 respondents answered some or all questions in Section 3.

20. What is their relationship to you?

49 households had family members requiring a new home.

Table 20 Type of family members	Responses	Percentage
Son	30	61%
Daughter	17	35%
Parent	1	2%
Grandparent	0	0%
Brother	0	0%
Sister	0	0%
Other	1	2%
Total number of family members	49	100%

96% of family members were sons and daughters needing a new home.

Question 21. When are they planning to move?

Table 21 – Family member planning to move	Number of respondents	Percentage
Less than 2 years	26	52%
2-5 years	18	36%
6-10 years	6	12%
TOTAL	50	100%
RESPONDENTS ANSWERING QUESTION	50	

52% of respondents answering this question were intending to move within the next 2 years.

Question 22. What are their reasons for seeking alternative accommodation?

Please note that respondents were able to give more than one answer for this question.

Table 22 - Reasons	Frequency	Percentage
Want to start first home	38	76%
To be near work	14	28%
Access to job opportunities	12	24%
Access to good transport links	5	10%
Access to shops and services	4	8%
To be near family dependant/carer	3	6%
Need smaller home	3	6%
Other	3	6%
Divorce/Separation	2	4%
Family reasons	1	2%
Retiring	1	2%
Financial reasons	1	2%
Need larger home	0	0%
Currently renting would like to buy	0	0%
Seeking a place suitable for home working	0	0%
Energy/fuel bills too high	0	0%
Home poorly adapted for disability needs	0	0%
Existing accommodation in poor state of repair	0	0%
Current tenure insecure	0	0%
RESPONDENTS ANSWERING QUESTION	50	

38 respondents completing Part 3 gave their reasons for seeking an alternative home as wanting to start a first home. Access to job opportunities and being closer to work were also identified as important reasons for seeking alternative accommodation.

The reasons given by family members in Part 3 are markedly different from the needs of the main householders answering Part 2 which was to downsize to a smaller home and better access to shops, services and transport links.

Question 23. Where would they prefer to live?

Table 23 - Locations	Number of respondents	Percentage
Within Wellow Parish	9	18%
Within the immediate adjacent parishes	9	18%
Within Test Valley	16	32%
Outside Test Valley	16	32%
		100%
RESPONDENTS ANSWERING QUESTION	50	

Most respondents completing this section wished to move outside of the parish to either other areas of Test Valley or outside of Test Valley.

Only 18% (9) respondents wish to remain living in Wellow parish, the same number would prefer to move to adjacent parishes.

Appendix 1b provides a summary of the 9 family members wishing to move within Wellow Parish.

Question 24. What type of accommodation would they prefer?

Please note that respondents were able to give more than one answer to the question.

Table 24 - Accommodation type	Frequency	Percentage
Flat	23	48%
Terraced or town house	19	40%
Semi-detached house	13	27%
Detached house	9	18%
Bungalow	2	4%
Self-build	1	2%
Retirement housing	0	0%
RESPONDENTS ANSWERING QUESTION	48	

Flats and terraced housing were considered the most popular choices. With fewer respondents choosing detached or semi-detached housing. This choice is likely influenced by affordability factors. It is also a very different profile from those completing Part 2 of this survey where bungalows and detached housing was the most popular with fewer choosing the other options.

Question 25. What tenure of accommodation are they seeking?

Respondents were able to give more than one answer for this question.

Table 25 - Tenure	Number of respondents	Percentage
Owner with or without a mortgage	37	76%
Private rent	14	29%
Affordable Rent with housing association	11	22%
Affordable forms of home ownership e.g, shared ownership / shared equity	10	20%
Other	2	4%
RESPONDENTS ANSWERING QUESTION	49	

Of the 49 respondents answering this question most are looking to own their own home. 14 were interested in private renting, 11 in affordable rented properties and 10 in options for affordable forms of homeownership.

The 'other' 2 respondents chose first homes, one of which was an affordable one.

Question 26. How many bedrooms do they require?

Table 26 – Bedroom size	Number	Percentage
One bedroom	12	24%
Two bedrooms	30	60%
Three bedrooms	7	14%
Four bedrooms	1	2%
Five or more bedrooms	0	
TOTAL RESPONSES	50	
RESPONDENTS ANSWERING	50	100%

Two bedroomed accommodation was the most popular choice. Chosen by 60% of respondents, followed by 1 bedroomed accommodation chosen by 24%.

This preference for smaller properties and for a wider range of different property tenures is markedly different from the choices made by parents/household heads completing Part 2 of the survey.

This survey has indicated that Wellow Parish has a number of distinct groups looking to move within and outside the parish with differing housing needs.

Question 27. What factors may prevent them from moving?

Respondents were able to give more than one answer for this question.

Table 27 – Factors preventing them from moving	Number	Percentage
Affordability	28	61%
Lack of suitable properties in the area	23	50%
Location of employment	19	41%
Unable to afford accommodation with sufficient bedrooms to meet needs	16	35%
Lack of properties with tenure required (e.g. rent, private rent, to buy)	15	33%
Lack of properties available with the number of bedrooms required	10	22%
Health problems	2	4%
Other (please specify)	2	4%
TOTAL RESPONSES	46	
RESPONDENTS ANSWERING QUESTION	46	

61% felt that affordability was the biggest issue affecting a decision to move. This was followed by lack of suitable properties in the area. Other factors preventing moving included location of employment and a lack of available suitable properties of different tenures. This table demonstrates how different the needs of younger family members are from mainly parents completing Part 2 of the survey.

Of the 2 'other' respondents poor transport links in Wellow and fear of moving were mentioned.

Question 28. If they are looking to move into rented accommodation, what price range are they targeting?

Table 28 - Price range for rented accommodation	Number	Percentage
Up to £600 per month	14	29%
£601 - £800 per month	11	22%
£801 - £1,000 per month	1	2%
£1,001 - £1,500 per month	0	0%
£1,501 - £2000 per month	1	2%
Not applicable	22	45%
TOTAL RESPONSES	49	100%
RESPONDENTS ANSWERING QUESTION	49	

27 respondents were interested in the rent option, the majority (14) were targeting below £600 per month. 11 were targeting between £601-800 per month. Only 2 household targeted above this amount.

Question 29. If interested in buying, what price range are they targeting?

Table 29 - Price range for those wanting to buy a home	Number	Percentage
£75,000 - £125,000	8	16%
£126,00 - £175,000	18	37%
£176,000 - £250,000	10	20%
£251,000 - £350,000	2	4%
£351,000 - £500,000	4	8%
£501,000 - £750,000	0	0%
£751,000 -£1million	0	0%
Over £1 million	0	0%
Not applicable	7	14%
TOTAL RESPONSES		
RESPONDENTS ANSWERING QUESTION	49	

42 respondents were interested in buying. A number of different price options were chosen.

The most popular price range chosen was the entry level range between £126,000 and £175,000 chosen by 37% of those interested in buying.

73% of those answering this question were prepared to pay less than £250,000.

It is interesting to see that the family members answering Part 3 interested in the buying options are targeting properties in the parish at much lower market values than householders answering Part 2 of the survey. Some members targeting the lower values will find it difficult to access this tenure as average property prices in the parish tended to sell for much higher price ranges. Some family members may wish to consider other tenure options which may be more affordable, such as affordable rent or shared ownership.

This clearly demonstrates Wellow has a number of different housing needs within the income and age groups that make up the community.

Question 30. How many people of each age group and gender would live in the new home?

Table 30 - Gender and Age	Number	Percentage
Male 0-15	2	3%
Male 16-24	15	19%
Male 25-34	20	25%

Male	35-44	2	3%
Male	45-54	1	1%
Male	55-64	1	1%
Male	65-74	0	0%
Male	75+	0	0%
Male total		41	52%
Female	0-15	3	4%
Female	16-24	14	18%
Female	25-34	17	21%
Female	35-44	1	1%
Female	45-54	0	0%
Female	55-64	1	1%
Female	65-74	0	0%
Female	75+	2	3%
Female total		38	48%
TOTAL		79	100%
RESPONDENTS ANSWERING		47	

83% of those looking for a new home in part 3 are between the ages of 16-34 years.

This is markedly different from the group completing Part 2 of the survey who were mostly older age groups.

A small housing need within the older over 55 age group is also identified.

Question 31. Is the household registered on any housing waiting lists?

Table 31 – numbers on survey registered on a waiting list	Number	Percentage
Hampshire Home Choice (Local Authority Register for Affordable Rent)	2	4%
Help to Buy South (Register administered by Radian for intermediate options e.g. shared ownership)	0	0%
No	47	96%
TOTAL	49	100%
RESPONDENTS ANSWERING QUESTION	49	

Only 2 respondents are registered with Test Valley Borough Council for affordable rent housing.

Appendix 2 provides a summary of households stating a connection to Wellow Parish on Test Valley Borough Council's housing register Hampshire Home Choice.

Question 32. Do any other members of your household require alternative separate accommodation?

Table 32 – other members requiring accommodation	Number of respondents	Percentage
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Yes	2	4%
No	45	96%
		100%
RESPONDENTS ANSWERING QUESTION	47	

2 respondents chose this option, but no further questionnaires were requested.

APPENDIX 1A

SUMMARY PROFILE OF RESPONDENTS WANTING TO MOVE BUT STAY WITHIN WELLOW PARISH (PART 2 Q 11)

51 of the 148 respondents completed Part 2 of the survey stated they were looking to move within the next 10 years but wanted to stay within Wellow Parish.(Part 2 Q11)

Q1 Present home tenure?	44 (86%) owned their own home and 7 (14%) were in private rented accommodation		
Q2 Present accommodation type?	38 (75%) lived in a detached home;5 (10%) lived in semi-detached; 4 (8%) a bungalow; 2 (4%) terraced housing and 2 (4%) flat		
Q3 How many bedrooms in present accommodation?	31 (61%) lived in a 4 bedroom home and11 (21%) in a 3 bedroom home; 4 (8%) a 5 bedroom home, 4 (8%) a 2 bedroom home and 1 (2%) a 1 bedroom home. This shows how few households live in smaller homes, most live in the larger housing.		
Q4 Length of time living in the parish?	50% of these had lived in the parish more than 20 years.		
Q5 Number of people living in current accommodation	121 family members live in the 51 respondent households made up of age ranges :		
	0-15 ages = 25 (21%)	16-24 ages = 4 (3%)	
	25-34 ages = 11 (9%)	35-44 ages =12 (10%)	
	45-54 ages = 13 (11%)	55-64 ages = 21 (17%)	
	65-74 ages = 16 (13%)	75+ ages = 19 (16%)	
	This illustrates that in the Part 2 group that wish to move. 46% of the group is made up of people aged between (55-75+).		
The younger age groups between 16-44 years account for only 22% of respondents here. This age disparity between the different groups wanting to stay in the parish is reversed when we look at the group needing housing in Part 3, which identifies the needs mainly of the younger age groups.			
Q 6 What housing is needed in the parish?	Type of housing needed	No	%
	Housing for older people	38	79%
	Affordable housing to buy	27	56%
	Housing for families	24	50%
	Housing for first time buyers	24	50%
	Affordable housing to rent	21	44%
The answers to the question suggests that it is housing for older people which is perceived to be the most needed housing, and this is likely to be influenced by the age group completing the Part 2 survey, the older age groups.			

	Interestingly when we look at the needs of the younger age groups in Part 3 of the survey, the profile is different. Reflecting the needs of the younger age groups. This is likely to suggest that Wellow parish has a number of different groups that want to stay in the parish, age being just one indicator. The survey results suggest that the housing stock currently in the parish does not meet the needs of all these different groups.																																
Q 9 When are you planning to move?	<table><tr><td>Less than 2 years</td><td>7</td><td>14%</td></tr><tr><td>2-5 years</td><td>20</td><td>39%</td></tr><tr><td>6-10 years</td><td>24</td><td>47%</td></tr></table>	Less than 2 years	7	14%	2-5 years	20	39%	6-10 years	24	47%																							
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2-5 years	20	39%																															
6-10 years	24	47%																															
	The results from this question suggest that most of this group are looking to move in the long term rather than immediately. This is a different profile than that of the children of the Part 2 households shown in Part 3, the majority of whom want to move in the immediate short term.																																
Q 10 Reasons for moving? (Respondents could make more than 1 choice)	The main reasons given for seeking a move are shown in the table below. <table><tr><td>Reason</td><td>No</td><td>%</td></tr><tr><td>Need smaller home</td><td>26</td><td>51%</td></tr><tr><td>Need larger home</td><td>10</td><td>20%</td></tr><tr><td>Retiring</td><td>8</td><td>16%</td></tr><tr><td>Financial reasons</td><td>5</td><td>10%</td></tr><tr><td>Home poorly adapted for disability needs</td><td>5</td><td>10%</td></tr><tr><td>To be near family/dependent/carer</td><td>5</td><td>10%</td></tr><tr><td>For access to shops and services</td><td>5</td><td>10%</td></tr><tr><td>Currently renting would like to buy</td><td>4</td><td>8%</td></tr><tr><td>Divorce/Separation</td><td>3</td><td>6%</td></tr></table> The results show that the main reasons for seeking a move included seeking a smaller home, retiring, needing a home more suitable for disability needs and to have better access to shops and services and family. Interestingly there is also the group that wants a larger home. Interestingly when this is compared to the same question asked of the Part 3 group, the answer is very different.			Reason	No	%	Need smaller home	26	51%	Need larger home	10	20%	Retiring	8	16%	Financial reasons	5	10%	Home poorly adapted for disability needs	5	10%	To be near family/dependent/carer	5	10%	For access to shops and services	5	10%	Currently renting would like to buy	4	8%	Divorce/Separation	3	6%
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Divorce/Separation	3	6%																															
Q11 Where would you prefer to live	This summary profile is detailing the results of the 51 households who stated they wanted to live in Wellow parish.																																
Q12 What type of accommodation would you prefer?	<table><tr><td>Bungalow</td><td>24</td><td>47%</td></tr><tr><td>Detached House</td><td>21</td><td>41%</td></tr><tr><td>Semi- detached</td><td>6</td><td>12%</td></tr><tr><td>Retirement housing</td><td>6</td><td>12%</td></tr><tr><td>Self-build</td><td>6</td><td>12%</td></tr></table>	Bungalow	24	47%	Detached House	21	41%	Semi- detached	6	12%	Retirement housing	6	12%	Self-build	6	12%																	
Bungalow	24	47%																															
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Retirement housing	6	12%																															
Self-build	6	12%																															

	Terraced	3	6%
	Flat	3	6%
Q13 What tenure of accommodation are you looking for?	Of the 51 responding and they could choose more than 1 option 49 or (96%) were looking to own with or without a mortgage 3 (6%) wanted affordable rented 2 (4%) wanted shared ownership 2 (4 %) wanted private rent		
Q14 How many bedrooms would the new accommodation need?	1 bedroom	1	2%
	2 bedroom	20	39%
	3 bedroom	17	33%
	4 bedroom	13	26%
	5 bedroom	0	0
	2 and 3 bedroom accommodation were the most popular, followed by those wanting 4 bedroom accommodation. Only 1 household wanted 1 bedroom accommodation. This information possibly reflects the answers given earlier in Q10,(reasons for moving) which picks up the needs of both those wanting to downsize to smaller and the needs of the upsizers to larger accommodation.		
Q 15 If you are looking to move into rented accommodation what price range are you targeting?	Only 5 people responding were interested in renting in the parish, the others skipped the question. 3 were prepared to pay up to £1000 a month for rent 1 was prepared to pay up to £800 a month for rent 1 was prepared to pay up to £2000 a month for rent This question illustrates that only a small minority in the Part 2 responders interested in the renting tenure. We see this tenure being more popular with the Part 3 responders. Home.co.uk on 3/4/20 provided information on average market rents levels in Wellow (SO51) area as follows: 1 bed £759 pcm 2 bed £915 pcm 3 bed £1337 pcm A typical 2 bedroom private rented property in the parish in the region of £915 per month would be able to be afforded by 4 of the 5 respondents interested in renting on this information.		
Q 16 If interested in buying what price range are you targeting?	50 people responded to this question.		
	£75,000-£125,000	1	2%
	£126,000 -£175,000	0	0%
	£176,000-£250,000	4	8%
	£251,000-£350,000	13	26%

	£351,000-£500,000	8	16%
	£501,000-£750,000	17	34%
	£751,000-£1million	5	10%
	Over 1 million	0	0%
	Not applicable	2	4%
Half (25) of respondents are targeting properties between £351,000 and £750,000. This price range is also closer to the average property prices for Wellow. www.rightmove.co.uk on 2/4/20 gives an average property price for the parish in the region of £505,000. Almost half of respondents answer suggests they could afford average prices. Only 5 (10%) of respondents are targeting the lower price ranges which is more reflective of shared ownership, entry-level or affordable home ownership options. It is likely one of the main reasons is that the majority own their own homes already. This profile is markedly different to the Part 3 profile who tend be family members of those completing Part 1 and/or Part 2 who are a younger and either at home or in private rented accommodation without substantial capital from an owned home, which affects affordability.			
Q 17 What factors may prevent you from moving?	Lack of suitable properties in the area	44	86%
	Affordability	14	27%
	Lack of properties available with the number of bedrooms required	12	24%
	Unable to afford accommodation with sufficient bedrooms to meet needs	10	20%
	Health problems	5	10%
	Location of employment	3	6%
	Lack of properties with tenure required e.g. affordable rent, private rent etc.	3	6%
	Other	2	4%
51 answered this question. The main reason is lack of suitable properties in the parish followed by affordability issues. Interestingly low down in priority for this group are issues to do with employment which comes out very high for those completing Part 3.			
Q18 Are you registered on any housing waiting list?	This question asked if anyone was registered for affordable housing either rented or shared ownership. All 51 answering this stated they were not registered.		

	This is a different profile from the one Test Valley Borough Council housing department have provided showing 37 households with a local connection to the parish registered for affordable rented housing. This information has been included in Appendix 2. Of these, most are the younger demographic with 25 of the 37 between 18-40 years of age, who either live with family or friends, private rented or existing social housing tenants.
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APPENDIX 1B

SUMMARY PROFILE OF HOUSEHOLD FAMILY MEMBERS RESPONDING TO PART 3 'YOUR FAMILY REQUIREMENTS' FAMILY MEMBERS WHO WANT TO MOVE BUT STAY WITHIN WELLOW PARISH (PART 3 Q 23)

9 respondents completed Part 3 Question 23 stating they had family members who would want housing within the next 10 years and wanted to stay within Wellow Parish.

Q19/20 Do any members of your household require alternative housing and what is their relationship to you?	Son	4	44%
	Daughter	5	56%
	The 9 households were made up of sons and daughters of those completing Part 2 of the survey		
Q 21 When are you planning to move?	Less than 2 years	4	44%
	2-5 years	3	33%
	6-10years	2	22%
	The largest group of respondents want to move within the next 2 years.		
Q 22 Reasons for moving?	The main reasons given for seeking a move are shown in the table below.		
	Reasons	No	%
	Want to start first home	8	89%
	To be near family/dependent/carer	3	33%
	To be near work	3	33%
	For access to job opportunities	2	22%
	For access to good transport links	2	22%
	Divorce/separation	1	11%
	The results show that of the 9 completing this question the main reasons for seeking a move within the parish are linked to wanting to start a first home and to be near work or family.		
	This is different from the profile of parents completing Part 2 which was about seeking a smaller home, retiring, needing a home more suitable for disability needs and to have better access to shops and services and family.		

	Interestingly there is also the group that wants a larger home. This illustrates that Wellow parish has a number of different groups looking for new housing.		
Q23 Where would you prefer to live	This summary profile is detailing the results of the 9 households who stated they wanted to stay within Wellow parish.		
Q24 What type of accommodation would you prefer?	Semi- detached	4	44%
	Terraced	4	44%
	Flat	4	44%
	Detached House	2	22%
	Bungalow	1	11%
	Self-build	1	11%
	Retirement housing	0	0%
	The results show that this group have chosen the cheaper housing types such as flats, terraced and semi-detached which may reflect what may be achievable for those on lower income levels when compared to the same answers in Part 2.		
Q25 What tenure of accommodation are you looking for?	Responders could choose more than 1 option. Of the 9 responses 6 were interested in owning with or without a mortgage 5 were interested in affordable rented 4 were interested in shared ownership 2 were interested in private rent To own with or without a mortgage was the most popular tenure chosen, followed by affordable renting or shared ownership options. The income levels of respondents will determine what type of housing is realistically affordable for those wanting a new home in the parish.		
Q26 How many bedrooms would the new accommodation need?	1 bedroom	4	44%
	2 bedroom	2	22%
	3 bedroom	2	22%
	4 bedroom	1	11%
	5 bedroom	0	0%
	Unlike those answering Part 2 of the survey, the Part 3 respondents favoured 1 bedroom accommodation as the most popular choice.		
Q 27 What factors may prevent you from moving?	Lack of suitable properties in the area	8	89%
	Lack of properties with tenure required e.g. affordable rent, private rent etc.	6	67%
	Affordability	5	56%
	Unable to afford accommodation with sufficient bedrooms to meet needs	5	56%

	Lack of properties available with the number of bedrooms required	3	33%																											
	Location of employment	3	33%																											
	Health problems	0	0%																											
	Other	0	0%																											
	9 respondents answered this question. The main reasons preventing moving included a lack of suitable properties in the area available, followed by a lack of properties available in the tenure and bedroom size required as well as affordability issues. Location of employment was also important.																													
Q 28 If you are looking to move into rented accommodation what price range are you targeting?	5 of the 9 respondents were interested in renting in the parish, the 4 others skipped this question. 4 were prepared to pay up to £600 a month for rent 1 was prepared to pay up to £800 a month for rent Home.co.uk on 3/4/20 provided information on average market rents levels in Wellow (SO51) area as follows: 1 bed £759 pcm 2 bed £915 pcm 3 bed £1337 pcm These rent levels are outside of the affordability of almost all the respondents and only 1 is able to afford a one bedroom private rented home from the information provided. The rent levels targeted by respondents are closer to rent levels charged for affordable housing which are less than the rents detailed above as market rents for the area. Test Valley Borough Council Housing Department has provided information which is included in Appendix 2 showing a housing need from 37 households stating a local connection to Wellow requiring affordable housing to rent. The Neighbourhood Plan group may wish to consider making some provision for the groups requiring this type of housing within its plan.																													
Q 29 If interested in buying what price range are you targeting?	Of the 9 responding only 8 were interested in buying. <table><tr><td>£75,000-£125,000</td><td>2</td><td>22%</td></tr><tr><td>£126,000 -£175,000</td><td>3</td><td>33%</td></tr><tr><td>£176,000-£250,000</td><td>2</td><td>22%</td></tr><tr><td>£251,000-£350,000</td><td>1</td><td>11%</td></tr><tr><td>£351,000-£500,000</td><td>0</td><td>0%</td></tr><tr><td>£501,000-£750,000</td><td>0</td><td>0%</td></tr><tr><td>£751,000-£1million</td><td>0</td><td>0%</td></tr><tr><td>Over 1 million</td><td>0</td><td>0%</td></tr><tr><td>Not applicable</td><td>1</td><td>11%</td></tr></table>			£75,000-£125,000	2	22%	£126,000 -£175,000	3	33%	£176,000-£250,000	2	22%	£251,000-£350,000	1	11%	£351,000-£500,000	0	0%	£501,000-£750,000	0	0%	£751,000-£1million	0	0%	Over 1 million	0	0%	Not applicable	1	11%
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Not applicable	1	11%																												

	5 respondents were prepared to pay less than £175,000. 3 were prepared to pay less than £250,000 and 1 less than £350,000 www.rightmove.co.uk showed average property prices in Wellow reaching an overall price of £505,104 over the last year.(Right Move 2-4-20) The majority of sales in West Wellow during the last year were detached properties, selling for an average price of £595,625. Semi-detached properties sold for an average of £497,500, with flats fetching £132,500. The information showed that very few smaller, cheaper properties are sold very often in the parish. The price range that most respondents are targeting is closer to the price ranges for entry level properties such as shared ownership, starter homes and affordable homeownership products. The Neighbourhood Plan group may wish to consider making some provision for the groups requiring this type of housing within its plan.								
Q 30 How many people of each age and gender would live in the new home?	19 family members were identified in the 9 respondent households made up of age ranges : <table border="1"> <tr> <td>0-15 ages = 5 (26%)</td><td>16-24 ages = 3 (16%)</td></tr> <tr> <td>25-34 ages = 9 (47%)</td><td>35-44 ages =2 (11%)</td></tr> <tr> <td>45-54 ages = 0 (0%)</td><td>55-64 ages = 0 (0%)</td></tr> <tr> <td>65-74 ages = 0 (0%)</td><td>75+ ages = 0 (0%)</td></tr> </table> This result illustrates that it is the younger age groups who are represented here which were largely absent in Part 2 of the survey. All are below 44 years of age. The largest group is represented by the 25-34 year age group.	0-15 ages = 5 (26%)	16-24 ages = 3 (16%)	25-34 ages = 9 (47%)	35-44 ages =2 (11%)	45-54 ages = 0 (0%)	55-64 ages = 0 (0%)	65-74 ages = 0 (0%)	75+ ages = 0 (0%)
0-15 ages = 5 (26%)	16-24 ages = 3 (16%)								
25-34 ages = 9 (47%)	35-44 ages =2 (11%)								
45-54 ages = 0 (0%)	55-64 ages = 0 (0%)								
65-74 ages = 0 (0%)	75+ ages = 0 (0%)								
Q31 Are you registered on any housing waiting list?	This question asked if anyone was registered for affordable with the Test Valley Borough Council for rented housing and Help to Buy South for shared ownership or other forms of affordable home ownership. Only 1 of the 9 respondents stated that they were registered on a waiting list. Test Valley Borough Council housing have provided information in Appendix 2 showing 37 households with a local connection to the parish registered for affordable rented housing. The majority are not identified within this survey. The Neighbourhood Plan group may wish to consider this in more detail.								

Appendix 2 Test Valley Borough Council Housing Need Statistics Wellow Parish

As of 24 March 2020 there are 37 households with a local connection to Wellow.

Housing Need in Wellow as of 24 March 2020 by Age Group and Assessed Bedroom Need:

	1 Bed	2 Bed	3 Bed	4 Bed	Total by Age Group of Main Household Member
18-29	8	7	0	0	15
30-39	2	6	0	2	10
40-49	1	3	1	1	6
50-59	4	0	0	0	4
60+	2	0	0	0	2
Total by Assessed Bedroom Need	17	16	1	3	37

Housing Need in Wellow as of 24 March 2020 by current Tenure Type:

	Total by current Tenure Type
Existing Social Housing Tenant	7
Family/Friends	16
Private Rented	13
Other	1
Total	37

4. Key Survey Findings Wellow

Section 1a- Your Present Home (Questions 1-5)

- 1404 survey forms were sent out to all households in Wellow Parish in November 2019.
- 550 responses were returned. This equates to a 39% response rate.
- The majority of survey respondents are owner occupiers living in detached houses four bedroom properties.
- 63% of respondent households contain members over 55 years of age. Only 10% of respondent households contain members between 16-34 years of age.
- 39% of respondents have lived in the parish more than 30 years. 72% have lived in the parish more than 10 years.

Section 1b – Attitudes to future development levels and type of housing required in the parish (Question 6-7)

- Homes for first time buyers and housing for older people to downsize were considered the most needed new housing in the parish, followed by affordable housing to buy and houses for families.
- The building of between 0-5 homes per year was the preferred acceptable rate of development for the parish. This was chosen by 31% of respondents.

Section 2 - Future housing requirements – I am planning to move (Question 8-19)

- 66% of respondents (365) have no plans to move.
- 27% of respondents (148) are planning to move. The majority wish to move within the next two-five years.
- The main reason for wanting to move for 50% of respondents was the desire to downsize to a smaller property. Access to shops and services and good transport links were also important factors
- More than a third (36%) want to stay living in Wellow with 33% wanting to move within Test Valley.
- 94% are looking to own the home with or without a mortgage.
- The main requirement is for three bed accommodation (42%), though (39%) of respondents want two bed accommodation.
- Bungalows (44%) and Detached (40%) properties are the most preferred type of housing wanted by respondents.

- 78% of respondents are prepared to pay in the region of £350,000-£750,000 for a new home.
- 16 respondents are interested in the renting options, both affordable renting from a housing association and private rent. The majority are looking to pay in the region of £600-£1000 per month.
- The lack of suitable properties in the area was considered the main factor preventing moving. 76% of those answering gave this as the main reason.
- 2 survey respondents planning to move are registered on local housing waiting lists for affordable rented accommodation.

Section 3 – Family Members in Housing Need (Section 3 Questions 20-32)

- 50 survey respondents completed questions in Section 3 stating that close family members would need a separate home in the near future. Most want to move within the next 2 years.
- 96% of family members identified were sons or daughters.
- 76% identified the need to start a first home as the main reason for needing alternative accommodation, followed by the need to be near work.
- Most respondents want to move outside of Wellow parish. Only 18% wanted to remain living in the parish.
- Owner occupation is chosen as the preferred tenure by 76% of respondents.
- 73% were prepared to pay between £75,000 - £250,000 for a property. These are levels closer to affordable homeownership products or entry level starter property prices.
- Some respondents / family members seeking open market accommodation may however be more suited to affordable housing both rented and homeownership options due to high house prices in the parish. There are many benefits to providing affordable homes for local people. Affordable housing enables local people on more modest incomes, across all age ranges to remain within the local area and thus help to retain a healthier mixed community.
- Flats were the most popular type of accommodation to move to chosen by 48% of respondents. This choice is likely to be influenced by affordability factors
- 25 respondents are interested in the renting options. Many family members looking for this option are unable to pay more than £800 a month in rent.
- The main requirement in size was 2 bedroom accommodation.
- Affordability and lack of suitable properties in the area were the main factors preventing them from moving.
- Most family members in this section are represented by the younger age groups. 83% are

between 16 and 34 years of age.

- Only 2 family member planning to move has registered on local housing waiting lists for affordable rented accommodation.

Appendix 1A – Summary profile of respondents wanting to move but stay in Wellow Parish. (Part 2 Question 11)

- 51 of 148 respondents completed Part 2 of the survey stating they wanted to move but stay within Wellow parish
- 44 of the 51 owned their own home. 7 were in private rented accommodation.
- The majority lived in (61%) lived in 4 bedroom accommodation.
- Of these, almost half (46%) are aged over 55 years of age.
- This group felt that the most type of housing most needed in Wellow Parish was housing for older people, followed by affordable housing to buy and rent, homes for families and first time buyers.
- The majority were looking to move in the long term in around 6-10 years.
- The main reason for seeking a move was needing a smaller home (downsizing) chosen by 51% of respondents. A smaller group was also looking to upsize to larger accommodation. (20%)
- Bungalows were the most preferred type of accommodation.
- The majority, (39%) wanted 2 bedroom accommodation, followed by (33%) wanting 3 bedroom accommodation
- Buying was the preferred tenure choice chosen by (96%).
- 50% of respondents were prepared to pay between £351,000-£750,000
- Average property prices in Wellow Parish are in the region of £505,000
- Only 5 households were interested in renting in the parish. 3 of the 5 were prepared to pay up to £1000 per month as rent.
- Average private rent levels covering Wellow Parish are in the region of £915 per month for a 2 bedroom property.
- The main factor preventing moving was the lack of suitable properties in the area, followed by affordability.

Appendix 1B – Summary profile of household family members responding to Part 3 ‘Your Family Requirements’ Family members who want to move but stay in Wellow Parish. (Part 3 Question 23)

- 9 respondents completed Part 3 of the survey stating family members needed alternative housing but wanted to stay within Wellow parish
- 5 were daughters and 4 were sons of those completing Part 1 and/or Part 2 of the survey.
- Of these, 4 wanted to move within the next 2 years and 3 within 2-5 years.
- The main reason for seeking a move was to start a first home chosen by 8 of the 9 respondents.
- 1 bedroom accommodation was the most popular sized accommodation.
- Buying a home was the most preferred tenure choice followed by affordable renting.
- Main factors preventing a move was the lack of suitable properties in the area followed by the lack of tenure required e.g. affordable rent or shared ownership.
- Of the 5 interested in renting. The majority were prepared to pay up to £600 per month for rented accommodation.
- Average private rent levels in the Wellow Parish area are in the region of £759 per month for a 1 bedroom property. Most respondents would not be able to afford a typical 1 bedroom market rent in the parish area.
- Of those interested in buying a property in the parish. More than half were not prepared to pay more than £175,000 for a property. These price ranges are more reflective of entry level properties such as shared ownership or affordable homeownership options such as starter homes. With average property prices in the parish in the region of £505,000. Buying a property in the parish is outside of the affordability of almost all the respondents to Part 3 of this survey.
- 1 household is currently registered with Test Valley Borough Council housing register for affordable housing.

Appendix 2 – Households stating a connection to Wellow Parish registered for affordable housing with Hampshire Home Choice, the Test Valley Borough Council Housing Register.

- 37 households are registered for affordable housing stating a connection to Wellow Parish
- This is made up of :17 require 1 bedroom accommodation; 16 require 2 bedroom accommodation; 1 requires 3 bedroom accommodation; 3 require 4 bedroom accommodation

5. Recommendations

- That the Neighbourhood Plan group consider and accept the findings of the report.
- Consider developing policies which will enable the provision of homes suitable for local people to downsize.
- Consider developing policies which will enable the provision of homes suitable for local people to upsize.
- Consider supporting development of a rural affordable housing scheme which prioritises local people for a mix of affordable homes to buy and rent within the parish.