

EAST HANNEY



HOUSING NEEDS SURVEY REPORT

March 2012



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1. EAST HANNEY PARISH PROFILE

Population and Place

- The Parish of East Hanney is in The Vale of the White Horse 2 miles north of Wantage and 11 miles south of Oxford.
- According to the 2001 census, East Hanney has a total population of 746 comprising 313 households.

Churches

- Hanney Chapel is located half way along Main Street on the eastern side.

Social Life

- East Hanney has one public house, The Black Horse, an independent free house.
- The War Memorial hosts a variety of social activities, arts and crafts, and exercise classes.
- The Royal British Legion Club hosts social events.
- The Cricket Club and Hanney United Football Club use the playing fields.

Schools

- St James Primary School
- King Alfred's is the main secondary school, with a bus service from East Hanney.

Services

- There is a Community Shop and Post Office.
- There are doctors' surgeries in Grove and Wantage. There is a patient transport service run by the Independent Advice Centre in Wantage.
- A Mobile Library visits the Parish every fortnight.

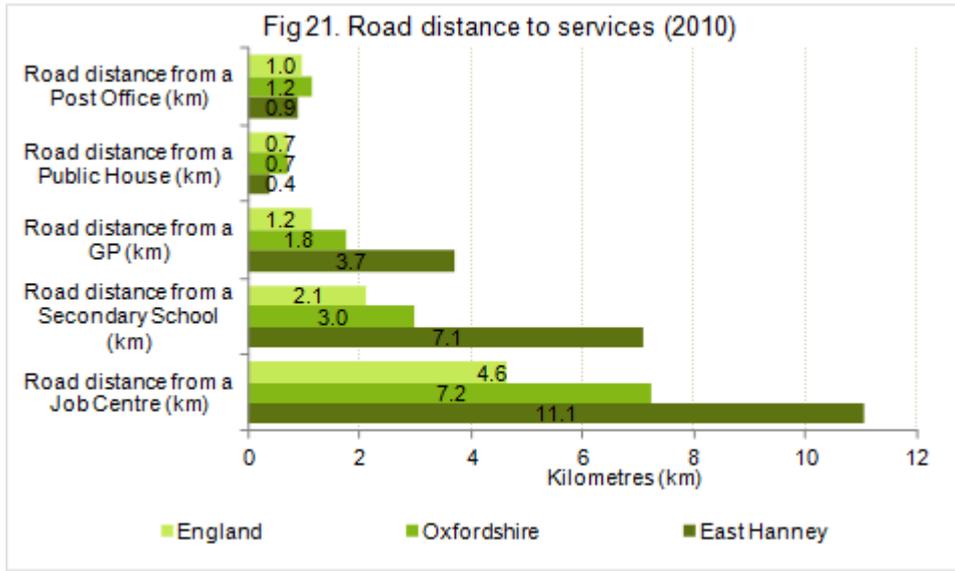
Transport

- The village is served by two bus routes; no 30 which runs from Wantage to Oxford and no 31 which runs from Wantage to Oxford via Abingdon

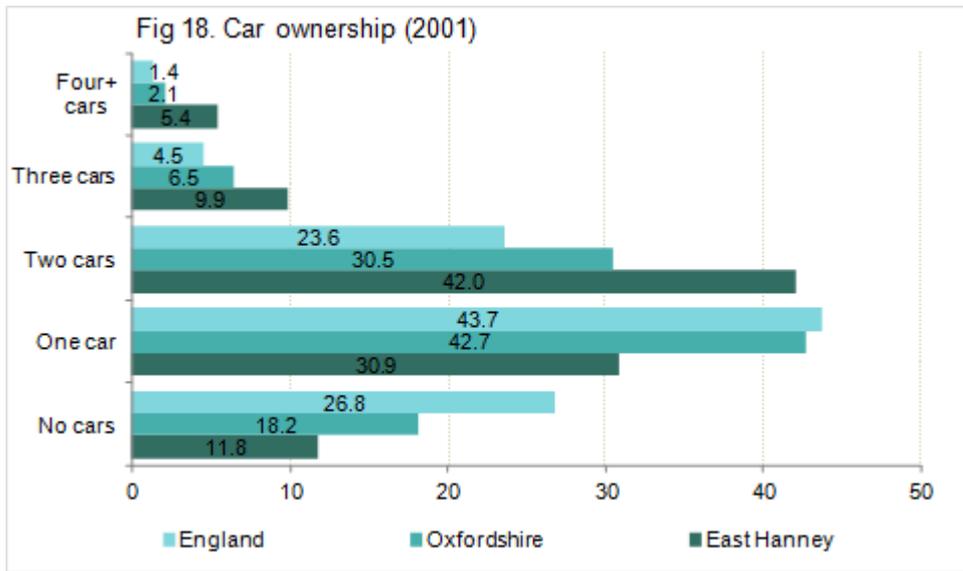
Access to Services

NOTE: this information is taken from 'East Hanney Parish Profile', in *Evidencing Rural Need, Action for Communities in Rural England (ACRE), 2012*. This project was commissioned by ACRE on behalf of the Rural Community Action Network to strengthen the evidence base on rural need across England. The full East Hanney report can be requested from the RHE.

Road Distance to Services:

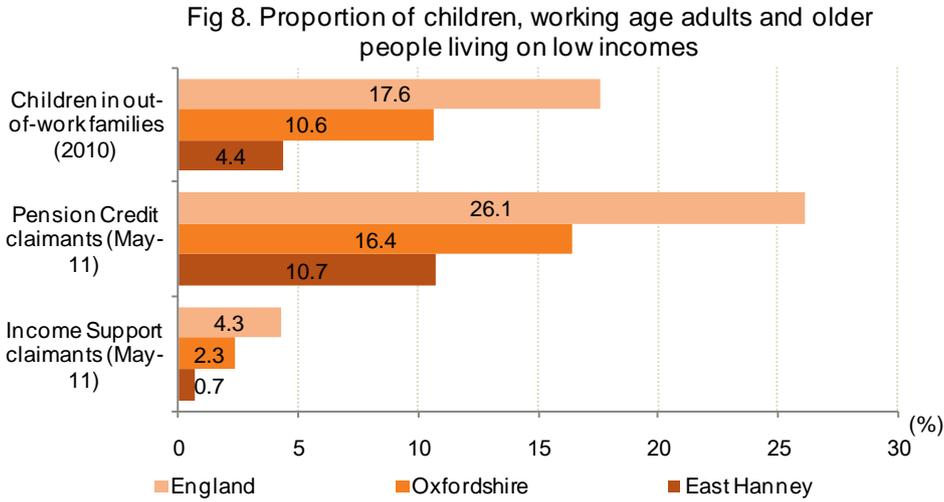


Car Ownership:

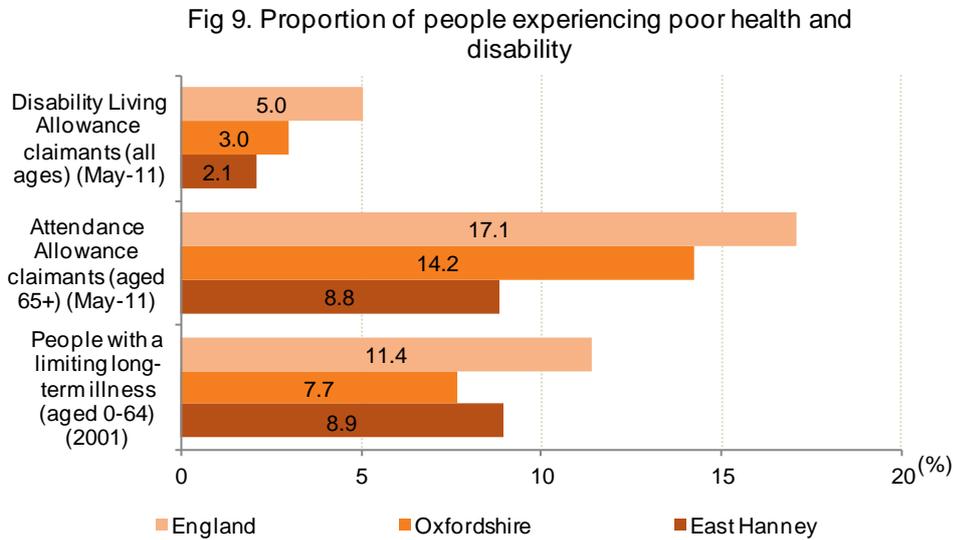


Deprivation and Low Income

Proportion of people living on low incomes:



Proportion of people experiencing poor health and disability:



NOTE: data source as above.

2. OXFORDSHIRE RURAL COMMUNITY COUNCIL

The ORCC aims to improve the quality of life for those who live or work in rural Oxfordshire. It supports programmes that are influenced by the needs of rural communities. The Rural Housing Enabler (RHE) promotes and assists Parish Councils and community groups to facilitate Housing Need Surveys in order to assess local needs for affordable housing.

- The RHE is employed by ORCC, part of the national network of Rural Community Councils.
- The RHE is a member of the Oxfordshire Rural Housing Partnership, which works closely with rural communities to meet their affordable housing needs.

3. AIM

The aim of the February 2012 Housing Needs Survey was to assess the affordable housing need for local people (or those who need to live in the parish or the locality) in East Hanney, and to gauge local opinion about a small development of affordable housing.

- Affordable housing is, in essence, for those who would be unable to rent or buy on the open market, or have significant financial difficulties in doing so.
- Housing need can be defined as the need for an individual or household to obtain housing which is suitable to their circumstances.
- Housing need implies that there are problems or limitations with the household's current housing arrangements and/ or that the household is unable to afford or to access suitable accommodation in the private sector.
- Housing problems may be concerned with costs, size, location, layout, state of repair or security of tenure.
- Housing need may be immediate or anticipated in the near future.

4. DISTRIBUTION AND RESPONSE

In order to carry out the Housing Needs Survey, questionnaires were posted to all dwellings in the East Hanney Parish in February 2012.

- The RHE, liaising with the Parish Council, prepared the structure of the survey.
- Respondents were asked to return their surveys to ORCC by 29th February, using a *Freepost* envelope.
- The RHE analysed the returned surveys and prepared this report.
- The survey does not claim to be representative of the entire population of the parish.

The survey responses were analysed in two parts. All respondents were asked to complete Part One of the questionnaire and respondents in need of affordable housing (and who wished to remain living in or move back to Stoke Row) were asked to complete Part Two.

- The 2001 census identifies East Hanney as having, in total, 313 households.
- 140 surveys were returned, a good response of **45%**
- **49%** (68 respondents in total) said yes, they 'would support a small development of affordable housing in East Hanney parish if there was a proven local need from individuals or families with a genuine local connection to the parish?' Including the 'maybe's' (40 respondents in total) this figure rises to **77%**.
- No information is known about the non-respondents, and no assumptions will be made about their needs or requirements.

5. Housing Profile and Affordability

Current Mortgage Affordability in Oxfordshire

An average terraced property in Oxfordshire cost £260,980 in September 2011 (**Source:** www.home.co.uk *House Prices Report for Oxfordshire – September 2010 to September 2011*). In the current financial climate, it is proving difficult for many to secure a mortgage. Mortgage lenders typically require a deposit of c. 20%. On the figures above, this would equate to £52 196. Even in the now unlikely scenario of a household being offered a mortgage of three-times salary, total annual income would have to be around £70 000. This is beyond the means of many first-time buyers and those with a low/ average or single income.

Current Sale and Rental Market Context in East Hanney

In order to contextualise survey responses with market housing conditions in East Hanney, a web search for properties for sale or rent was conducted on 7/02/2012. The results were as follows:

House Type	Price ¹	Totals for Sale and Rent ²
For Sale		
4 bed detached	675 665	1
3 bed detached	565 000	1
2 bed detached	n/a	n/a
1 bed flat	n/a	n/a
For Rent		
4 bed (*West hanney)	975	n/a
3 bed	850	1
2 bed house	765	1
1 bed	n/a	n/a

*Where properties of this size were not available for sale or rent in East Hanney the search radius was widened to 1 mile.

¹The lowest price for each size property has been recorded.

²Sale and rent totals are based properties available within East Hanney

Source: www.rightmove.co.uk

General Comments

- At the average prices of homes in East Hanney it would not be possible for a household to purchase a property without a large deposit, some equity in an existing property or a substantial income.
- First-time buyers would generally struggle to meet any of the criteria necessary for obtaining their own home.
- In some cases shared ownership housing would be a suitable option, whilst in other instances affordable rented would be advisable.

6. Survey Results

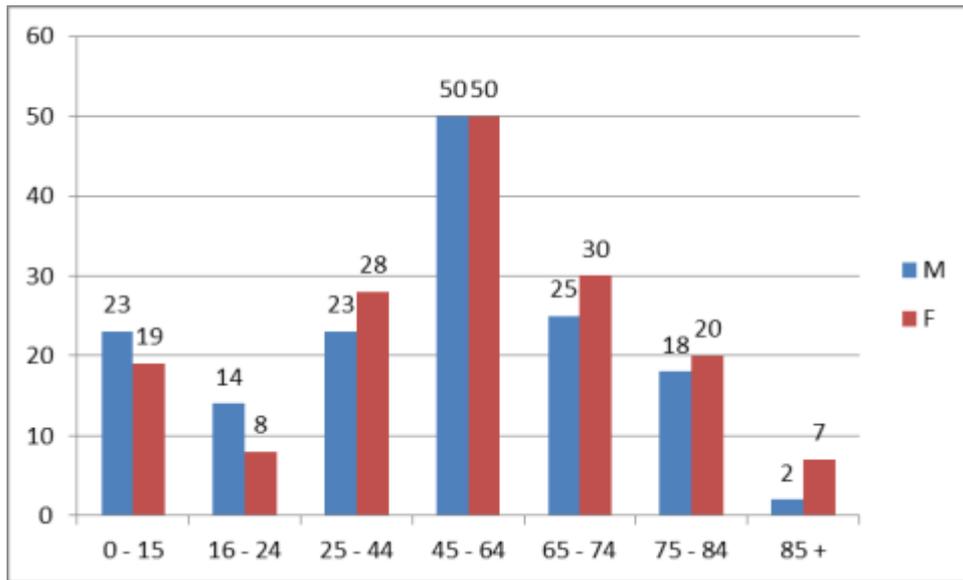
Part One – You and Your Household

Total responses: 140

Note: graphs are based on total responses. Where the total is less than 140 a respondent(s) declined to answer the question

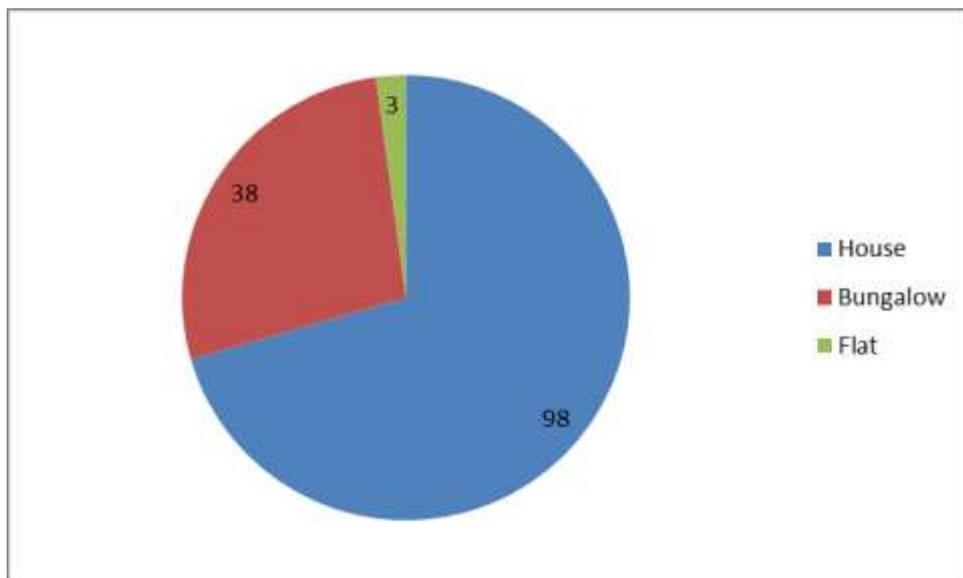
Q1

How many people of each age live in your home?



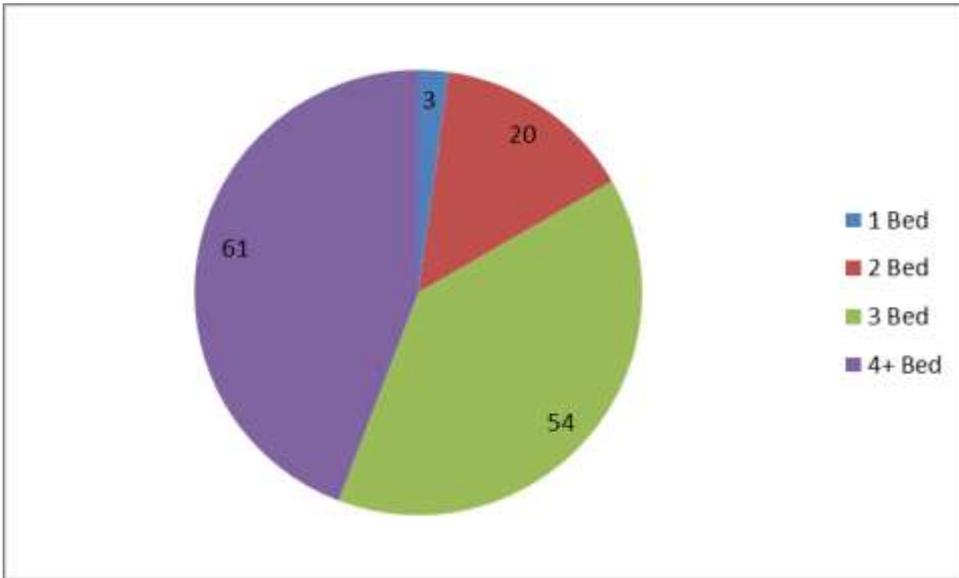
Q2

What type of home do you live in?



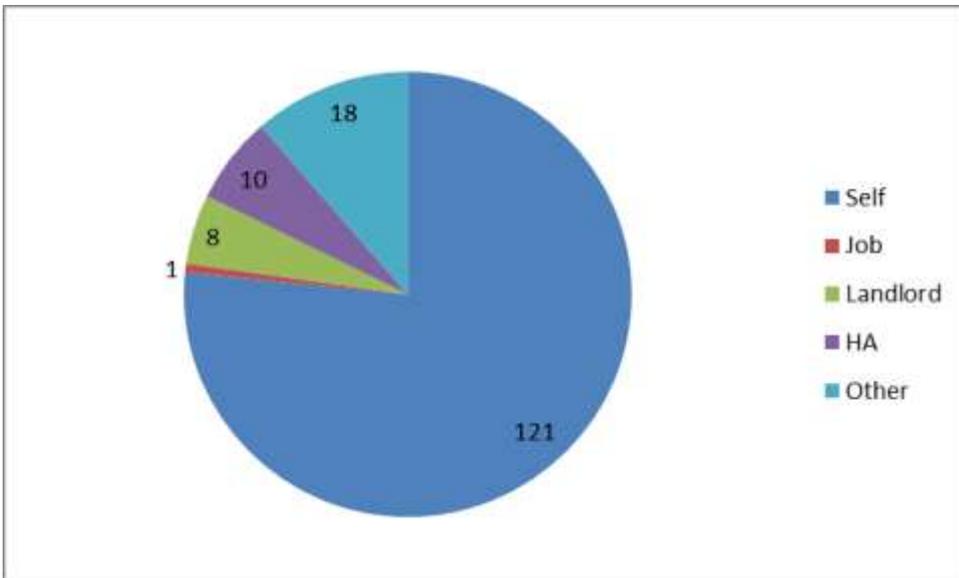
Q3

How many bedrooms does your home have?



Q4

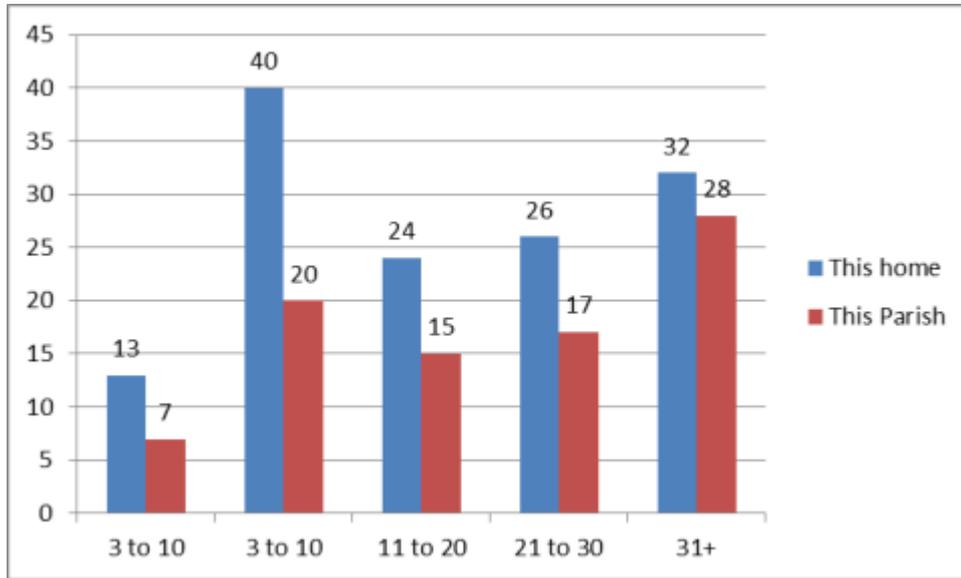
Who owns your home?



Q5

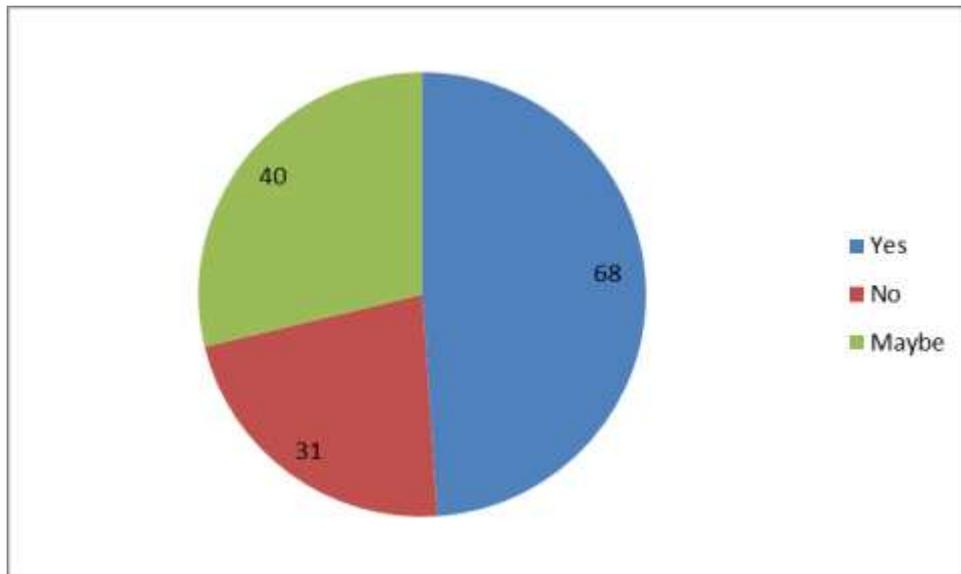
How long have you lived in your home/ parish of East Hanney?

Note: graphs are based on total responses. Where the total is less than 140 a respondent(s) declined to answer the question



Q6

Would you support a small development of affordable housing in East Hanney if there was a proven need from individuals or families with a genuine local connection to the parish?



Q7

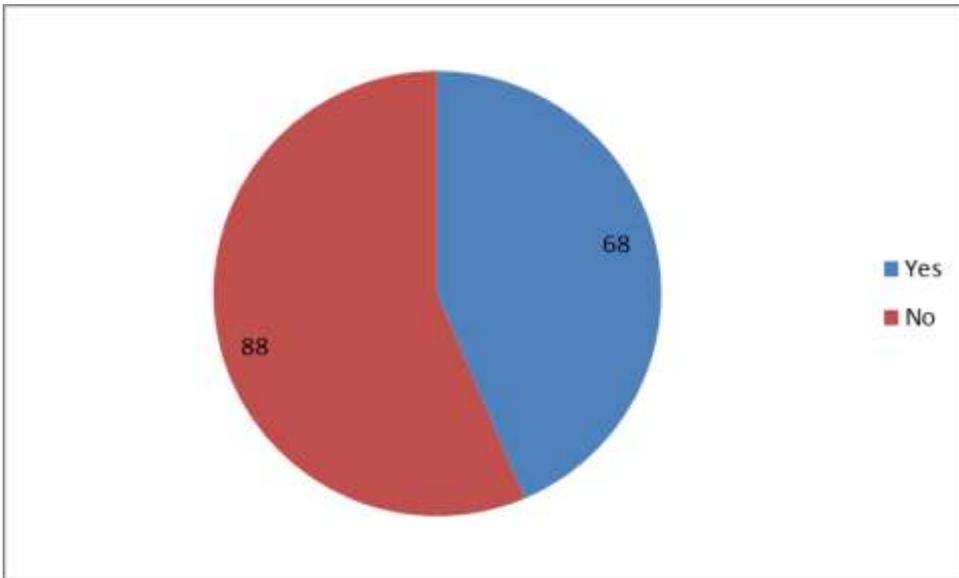
If you answered yes or maybe to question 6 can you suggest a suitable site?

- A338 next to those built on site of garage.
- Near village hall/shop.
- New Bowwell Farm Shop.
- Nigel Eady's farmyard.
- Away from flooding. Land opposite Alfred Place, west of A338, or other site well away from Letcombe Brook.
- By Dews Meadow Farm.
- Summertown, Ashfield Lane, A338 by commercial development.
- Away from flood area, maybe near the farm shop.
- Nigel Eadie Yard or Davies field.
- Derelict land between Lay House and A338. Formerly Davies Transport business.
- Lay House yard (previously Davies transport) is a rubbish dump and a disgrace to the village. A few years back a proposal was made to build 39 houses on this site, which some would be affordable, but it was rejected because access would be on the A338 road. Despite this, permission was given to build King Alfred's Court (?) which also exists on the A338. The proposal for Lay House should be revived.
- Commercial truck yard behind farm shop, was up for sale last year, not sold.
- Behind Medway houses.
- Ideally the yard to let by Marriott's Lane on the A338. A site outside the flood risk area, eg, the north corner of A338 and Ashfields Lane.
- Old transport yard at rear of Lay House.
- Between the Memorial Hall and the allotments.
- Next to Alfred's Place.
- Only on brown site, not green belt.
- Davies yard.
- By new houses A338? Eastfields?
- The vacant plot between Tanglin Cottage and the Medway on Main Street.
- Behind Lay House. Between East and West Hanney. End of Ebbs Lane. Behind the causeway.
- Transport yard off A338 or field adjacent to Vale Housing yard.
- Cannot name a specific site but a site is available on the A338 and is currently being advertised as a residential site with affordable housing.
- Davis Yard.
- Near bus routes. Davis transport site?
- Piece of land next to Dew's farm shop which has been derelict for years and for sale at some point.
- The yard to let, off A338, to let for years. Flood risk would need to be carefully assessed.
- The transport yard adjoining Dews Meadow Farm is the best.
- The disused/old properties around Dew's Meadow Farm, A338 access.
- Field at rear of the Medway.
- Opposite Dew's Farm on Steventon Road?

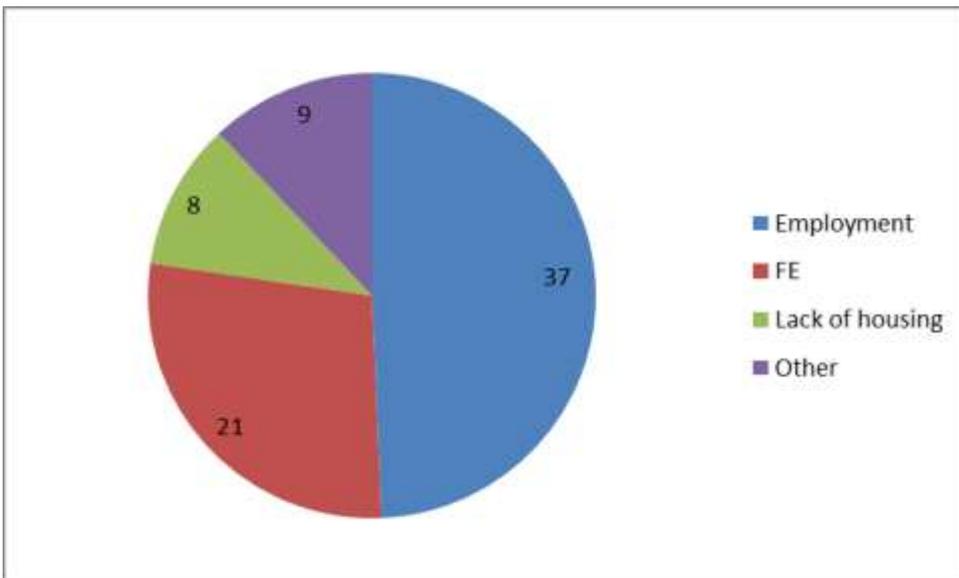
Q8

Have any members of your household left the parish in the last few years?

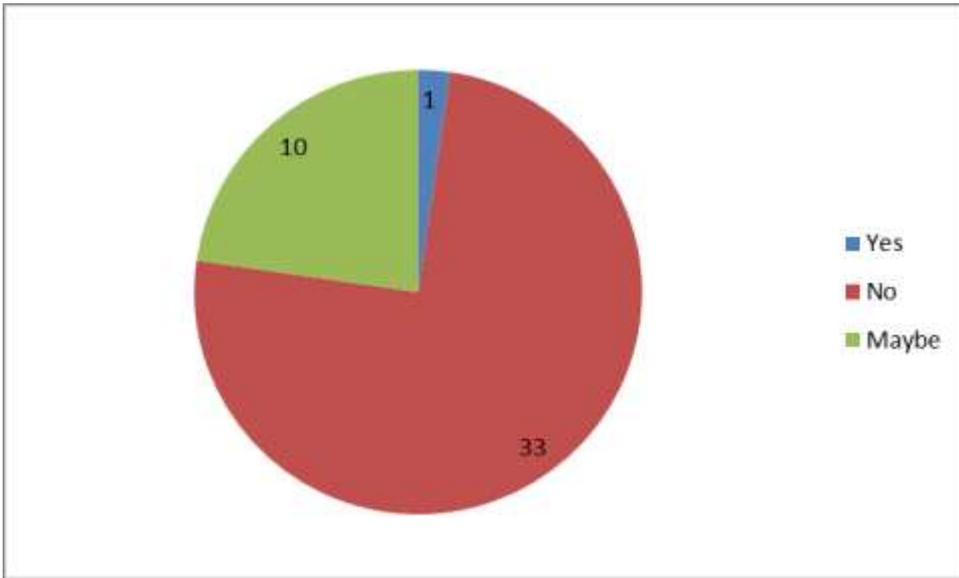
- Yes = total number of leavers from all household



Why did they leave?

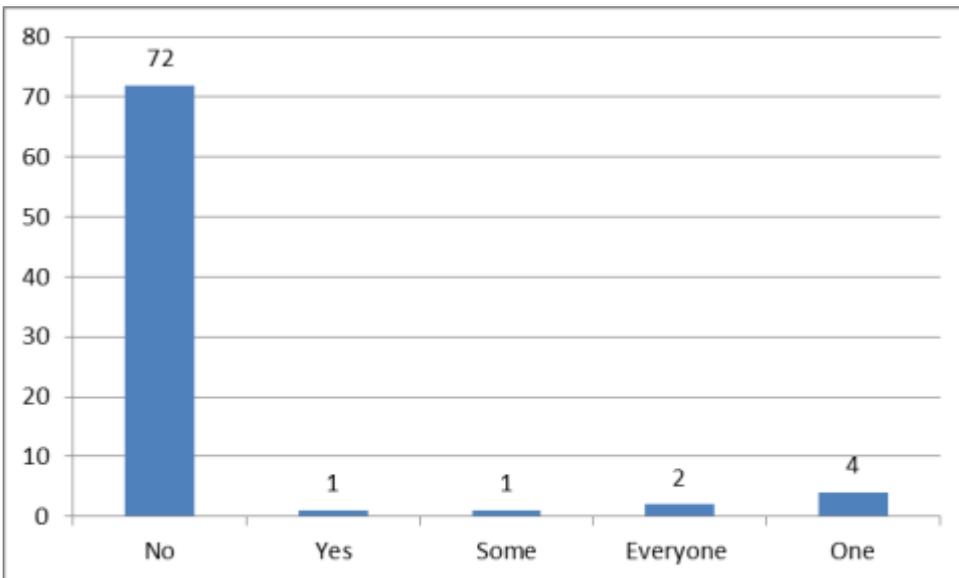


Would they return if there was affordable housing in the village?



Q9

Does anyone living in your home need affordable housing?



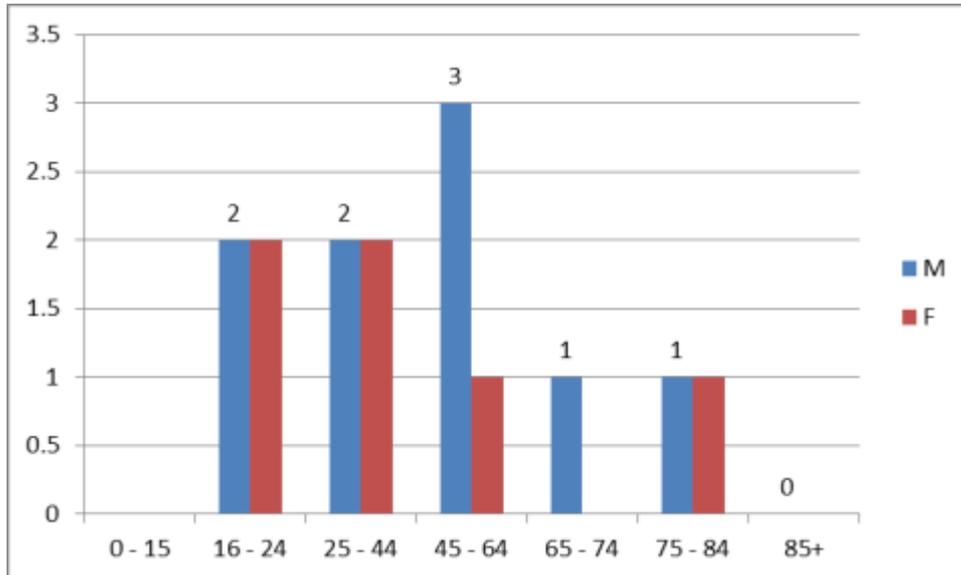
Part 2 - Affordable Housing Need

Total respondents: 9

Note: graphs are based on total responses. Where the total is less than 9 a respondent(s) declined to answer the question

Q10

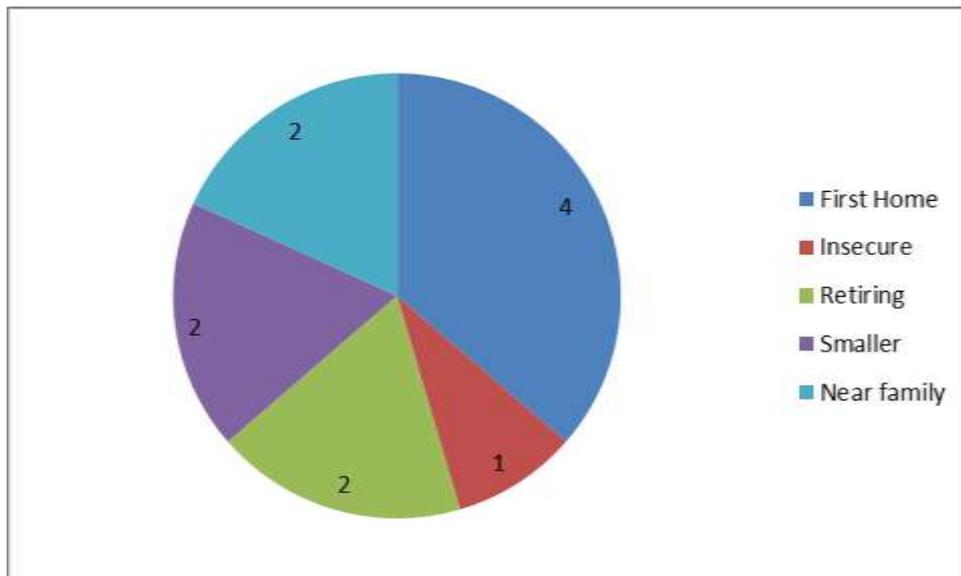
How many people in each age group would live in the new home?

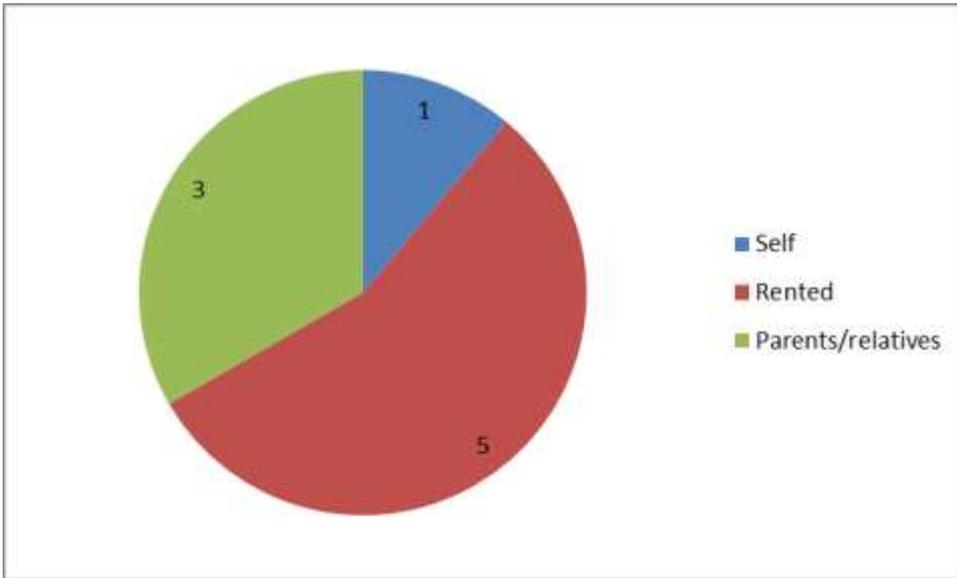
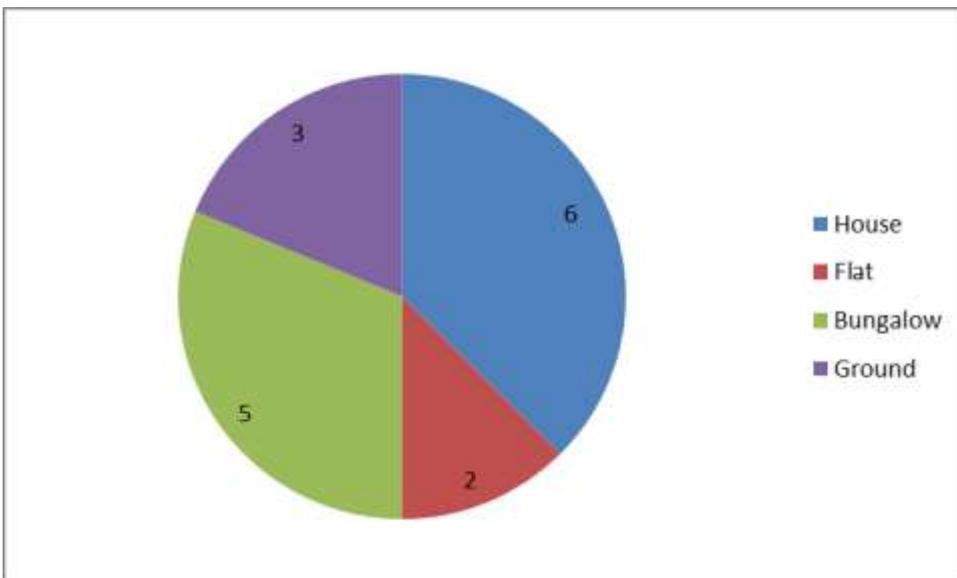


Q11

Why do you need a new home in this parish?

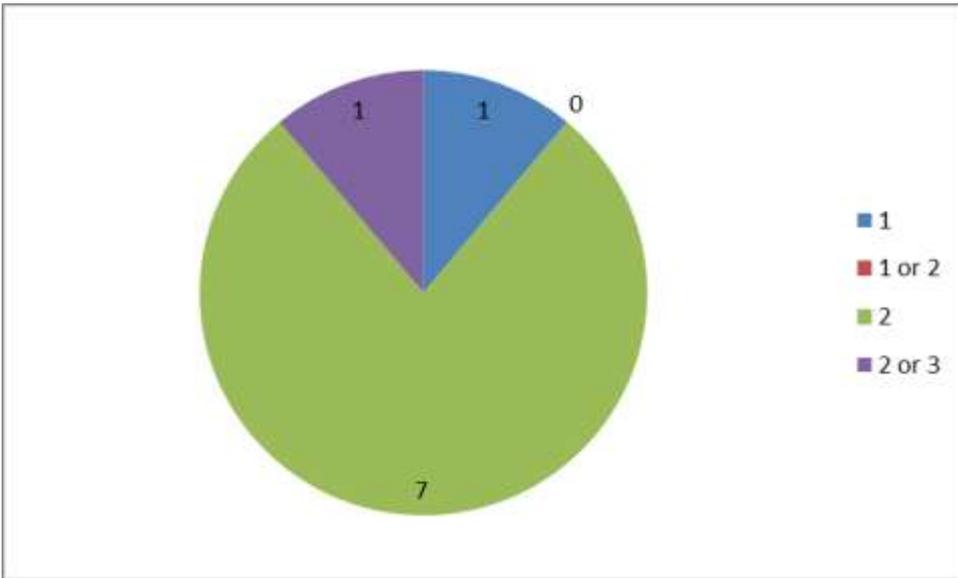
**some respondents gave more than one answer.*



Q12**Who owns the home you live in now?****Q13****What type of home would you like?****some respondents gave more than one answer.*

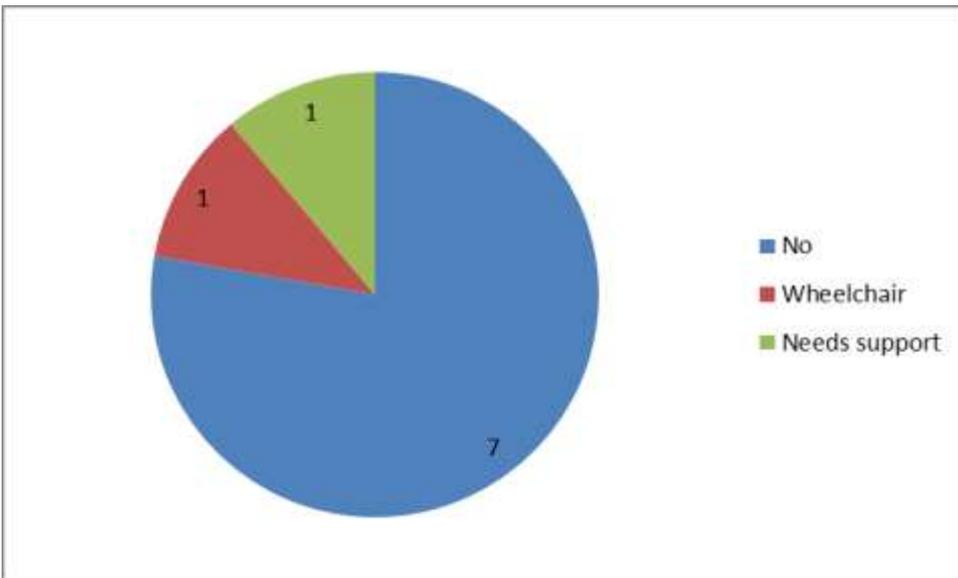
Q14

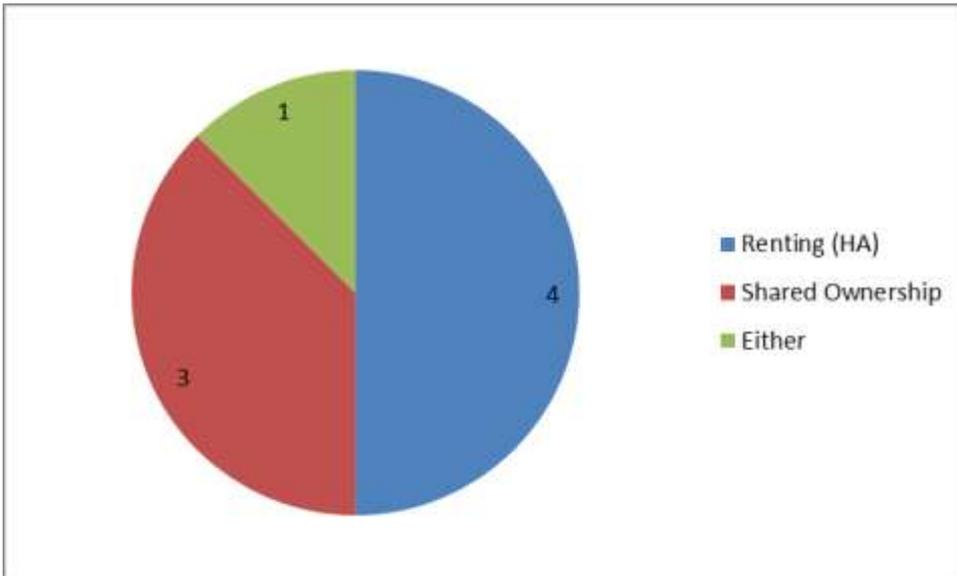
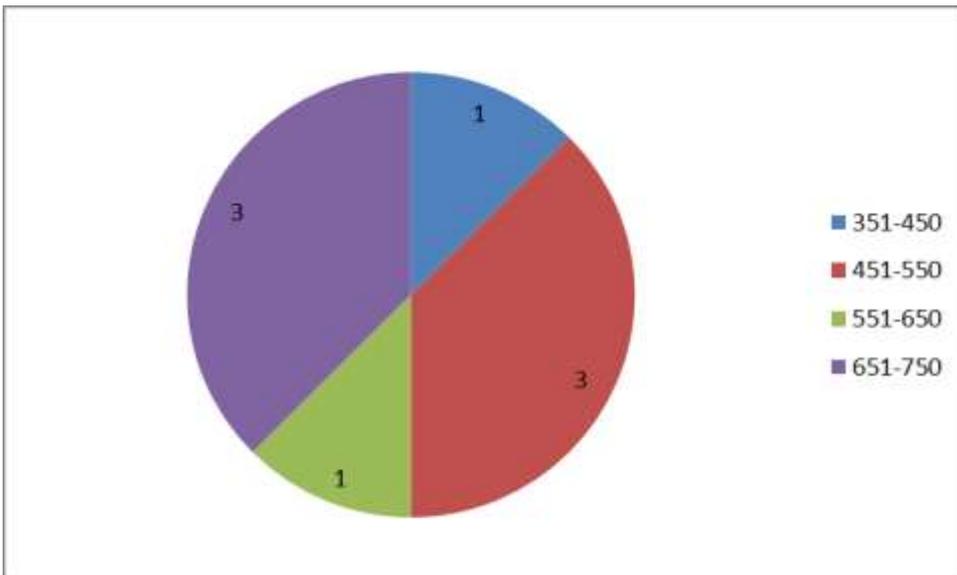
How many bedrooms will your new home need?



Q15

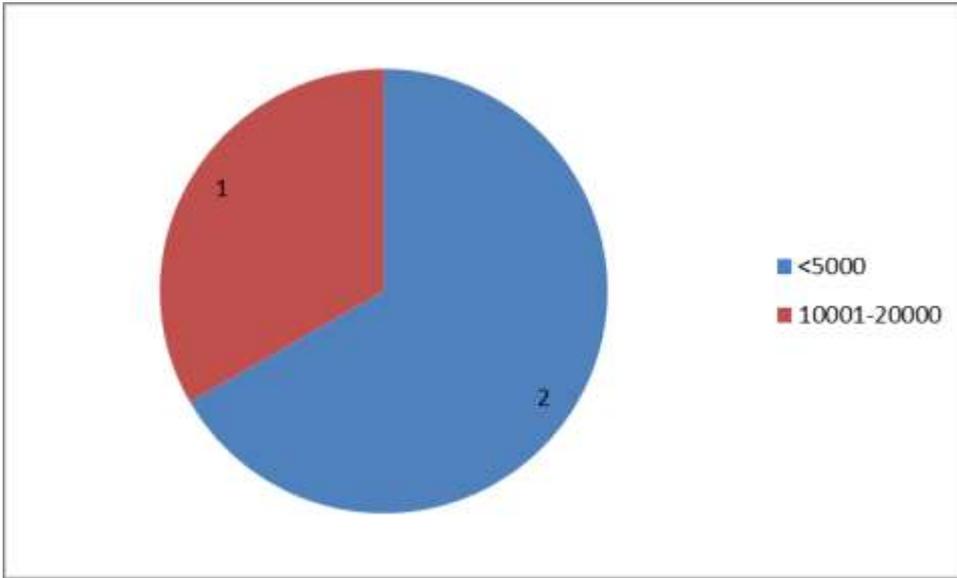
Does anyone in your household have a supported housing need?



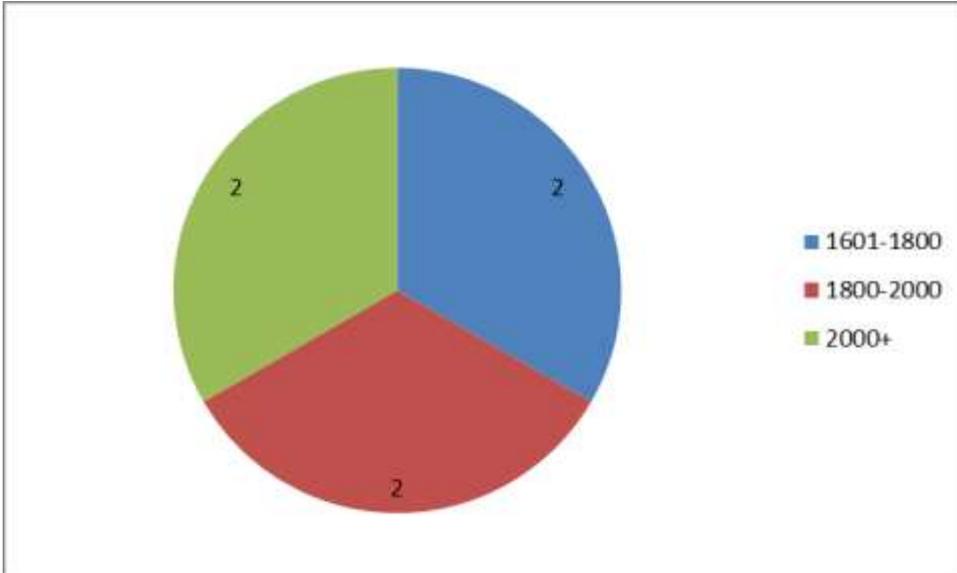
Q16**Which of the following would be best for you?****Q17****Can you give us some idea of how much rent/ mortgage you can afford to pay?**

Q18

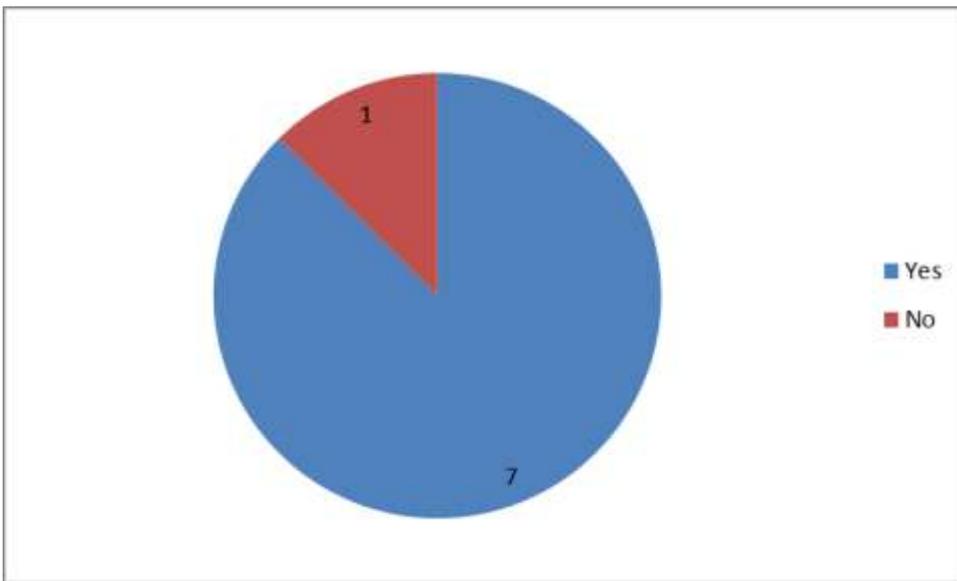
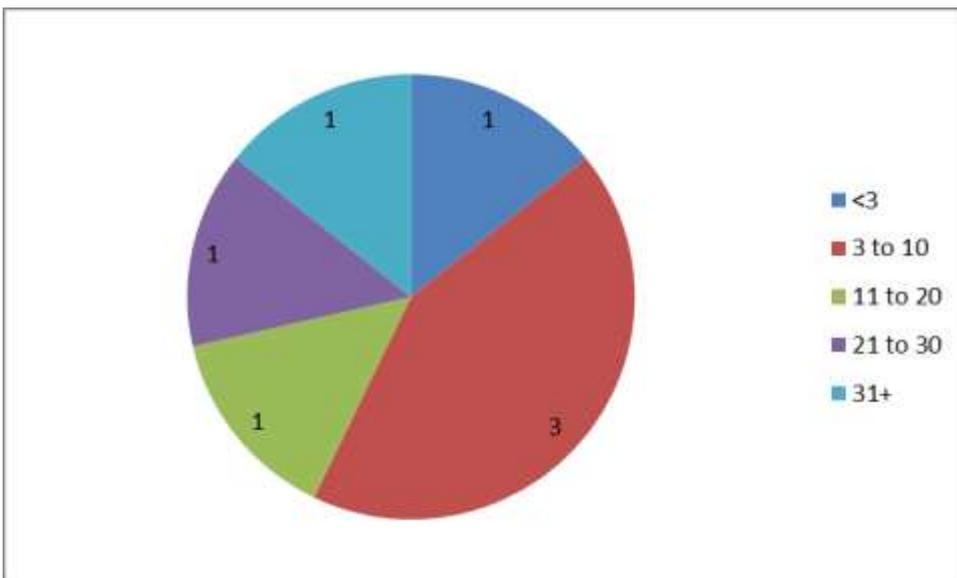
If you are interested in shared-ownership, how much do you think you would be able to put down as a deposit?

**Q19**

Can you give us some idea of your household's monthly income?

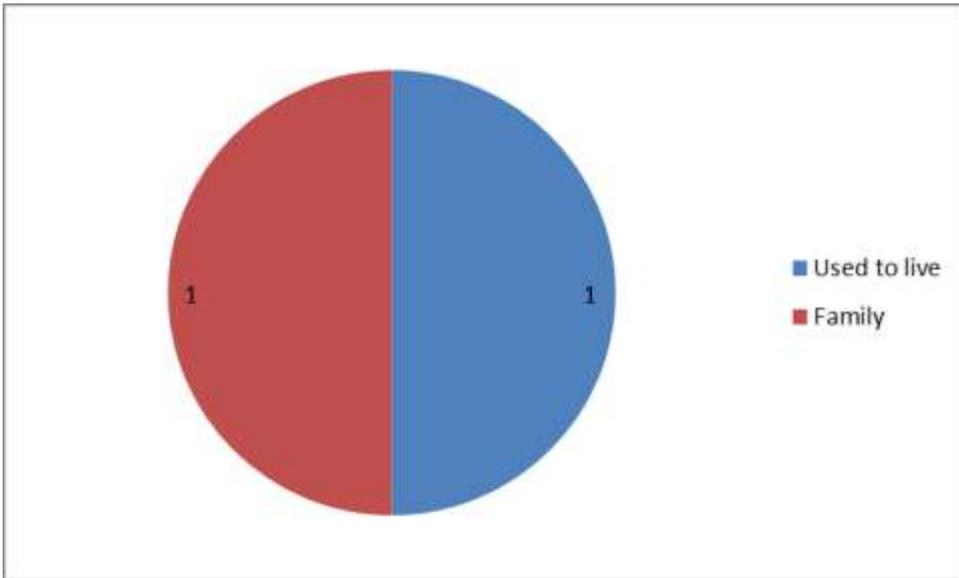


NOTE: one respondents income will decrease to £1300 when retires

Q20**Do you live in the Parish at the moment?****If you live in the Parish, how many years have you lived in East Hanney?**

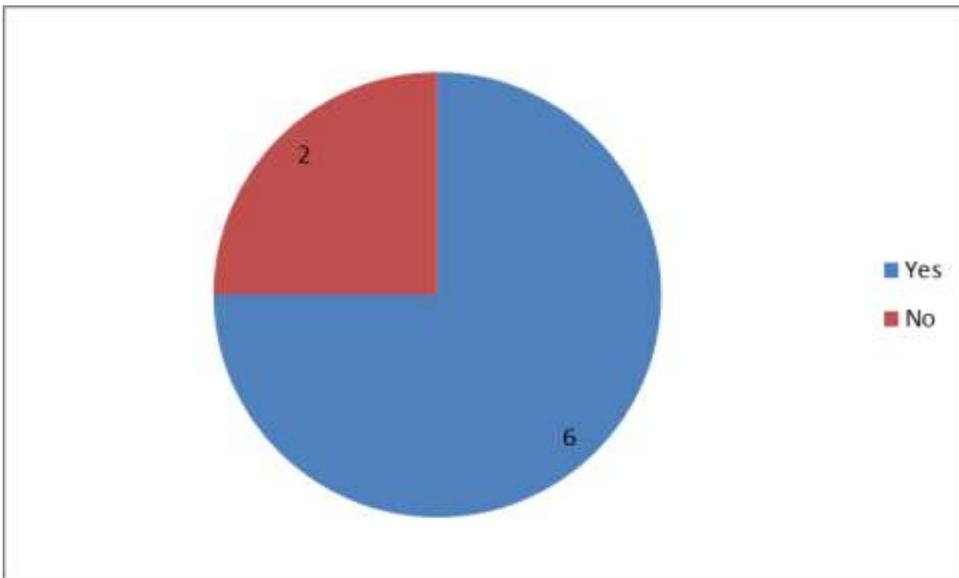
Q21

If you do not live in the Parish now, what is your connection to it?



Q22

Are you on The Vale of the White Horse District Council Register?



Do you agree to share this information with The Vale of the White Horse District Council Housing Department?

All respondents said yes

7. Findings

49% of those who responded answered 'yes' to the question: 'would you support a small development of affordable housing in East Hanney parish if there was a proven local need from individuals or families with a genuine local connection to the parish?'. **28%** replied 'Maybe' and **22%** 'No', 1% didn't respond.

From an analysis of Part Two of the Housing Needs Survey responses it is assumed there is an affordable housing need from **9** respondents. All respondents have stated that they have a local connection to East Hanney. All would be unable to afford to rent or buy on the open market or have significant financial difficulties in doing so.

Housing Needs Breakdown

Rental

4 of the 9 respondents expressed an interest in an affordable rented property. These households would require:

- 1 x 1 bedroom house
- 3 x 2 bedroom house

Shared Ownership

3 of the 9 respondents expressed an interest in a shared ownership property. These 3 households would require:

- 3 x 2 bedroom house (two less likely to be able to afford deposit)

Rental or Shared Ownership

1 of the 9 respondents expressed an interest in either a rental or shared ownership property. This household would require:

- 1 x 2 or 3 bedroom house

Unknown

1 respondent did not express a preference for rental or shared ownership but would require:

- 1 x 2 bed

The respondents unlikely to be able to afford the deposit on a shared-ownership property may wish to consider the affordable rental alternative. The rental calculation would have to be amended accordingly.

Total units = 9

1 x 1 bedroom house
 7 x 2 bedroom house
 1 x 2/3 bedroom house

Summary

2 of the 9 potential applicants are *not* on the Vale of the White Horse District Council Housing Register. 1 did not respond. The RHE shall write/ phone households and direct them to the website www.homechoice.org.uk where they can register.

The findings of this report are exclusively based on the February 2012 Housing Needs Survey. Support for an affordable housing development in the parish and a level of affordable housing need has been identified.

The report is intended as a guide for future discussion on the potential development of an affordable housing scheme in East Hanney. These discussions shall also be informed by, for example, additional housing need as evidenced from The Vale of the White Horse DC Housing Register.

Comments

There is a need for affordable housing for the elderly, i.e., bungalows or retirement apartments, thus freeing other accommodation. I have answered section 2 as I have rheumatoid arthritis and should either myself or my husband be widowed the need will arise. There are also others in similar positions.

Please don't spoil our village. Houses are needed but not to be given away to one parent family's or for the likes of us pay for them. Affordable first step on the ladder homes is what is needed or rent to those who work not handouts.

Yes, but only if all existing council houses are occupied by people with a local connection which they are not at the moment.

ORCC works in partnership with ORHP to enable affordable rural housing on Rural Exception Sites.

A Rural Exception Site is for 100% affordable homes with local connections. The local connections need to meet one of the criteria below specified by VWH & SODC:

- the applicant must have lived in the parish for 5 out of the last 8 years.
- the applicant's parent or child must be currently resident in the parish and have at least 10 years continuous residence.
- the applicant must have worked full time for 2 years in the parish or equivalent part time (this may include voluntary work), and there is evidence of continuing commitment to work in the parish.

In comparison, a private development with more than 5 units must allocate 40% of units to affordable housing. These homes will be allocated to those in need on the housing register in the district.

Whilst such surveys may inform parish councils, they do not prove need. There is substantial scope for double-counting, unqualified interest and strategic responses. Such surveys may also invite unwanted interest in developing land that would otherwise be heavily resisted by the same respondents who support any such small developments more generally. It is hoped that in properly and responsibly carrying out its duties, the parish council is not inadvertently exposing sensitive land to risk and laying itself open to being played by as yet unidentified developers.

The second part of the survey enables those in housing need to express an interest in affordable housing with targeted questions to confirm eligibility for affordable housing in order to qualify interest.

The sites put forward are for Rural Exception Sites. These sites would not usually get planning permission for private development, but must still comply with planning policies (access, drainage, highway safety etc.) The homes are legally protected from being bought outright or sold on the open market so that they remain affordable for local people.

We would support the need for a small development of homes for the elderly who are at present living in Hanney and wish to move to a smaller house with perhaps a support warden on site.

Many years of experience in working with the local authority housing department leads me to believe they will move people from outside the village into new affordable housing stock. This can often be the more difficult to manage families in the hope of respite from dealing with the problems they cause. Builders use the requirement to provide affordable housing to sucker local authorities into agreeing developments against the wishes of existing residents. I have no faith in the planning process because local people are not properly listened to.

Affordable Housing on a Rural Exception Site is a community led process. If necessary, ORCC can facilitate a public consultation to support the process. As above, A Rural Exception Site is for local connections as specified by the VWH & SODC.

In contrast a private site with more than 5 units allocates 40% affordable housing to those in need on the housing register. However, the housing register is now choice based, so applicants can bid for the properties that they would like to move into thus ensuring their needs are met, and housing is appropriate.

We moved to East Hanney because it was a small, quiet, friendly village and not an urban sprawl. Let's not destroy it with back garden development and taking up agricultural land.

There is a poor supply of affordable housing in this area for people who have moved to the area for work. There is a massive gap between affordability and house prices in Oxfordshire. Releasing more land for building private homes would help this.

Affordable homes are for people who cannot afford to rent or buy on the open market in the area in which they want to stay or return to. A recent report by the National Housing Federation "Home Truths 2011" highlighted that an average property now costs 12.4 times the average income in the South East and 13.8 times the average salary in Oxfordshire.

**For further details about this report please contact:
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