

# Woodchester

## Parish Housing Needs Survey Report June 2015



**Karen Phimister**  
**Rural Housing Enabler**

**Gloucestershire Rural Community Council**  
**Community House, 15 College Green,**  
**Gloucester GL1 2LZ**

**Tel: 01452 528491    Fax 01452 528493**

**Email: [karenp@grcc.org.uk](mailto:karenp@grcc.org.uk)**

<b>CONTENTS</b>	<b>page</b>
1. Introduction	3
2. Parish Summary	3
3. Aim	4
4. Survey distribution and response	4
5. Key findings	5
Part 1 – You and your household	5
Part 2 – Housing needs	11
6. Affordability	13
7. Existing Affordable Housing Stock	16
8. Home working	17
9. Summary	18
10. Conclusions	19
11. Recommendations	21

## 1. INTRODUCTION

1.1 In November 2014 Woodchester Parish Council agreed to engage the services of the Stroud Rural Housing Enabler to carry out a local Housing Needs Survey. The Parish Council agreed to distribute the questionnaires to all residential properties in Woodchester Parish in March 2015.

1.2 The Rural Housing Enabler (RHE):

- is employed by Gloucestershire Rural Community Council, which is part of the national network of Rural Community Councils (ACRE - Action with Communities in Rural England).
- Works closely with rural communities, housing associations, local authorities, other community organisations (including community land trusts) and landowners to meet the affordable housing needs of rural communities.
- is an independent advisor, although, the post is funded by Stroud District Council.

## 2. PARISH SUMMARY

- According to the 2011 Census, the current population of Woodchester is 1205, comprising 551 households which equates to an average of 2.19 persons per household – slightly lower than the average of 2.35 for Gloucestershire county as a whole (source: 2011 Census).
- By road Woodchester is 2.6 miles from Stroud, and 2 miles from Nailsworth.
- The nearest railway station on the national railway network is in Stroud, 2.6 miles away.
- Woodchester has the following facilities: a *Village hall, 2 churches, 2 primary schools, 3 pubs, a Post Office & a shop. There are daily bus services to Nailsworth, and Stroud and buses also stop in Woodchester en route between Gloucester and Bath.*
- The draft Local Plan for Stroud District categorises Woodchester as a 3<sup>rd</sup> tier settlement ie ‘an accessible settlement with limited facilities and services that, together with improved local employment, provide the best opportunities outside the Local Service Centres for greater self containment.’ The villages in this category ‘will provide for lesser levels of development in order to safeguard their role and to provide through any Neighbourhood Plans some opportunities for growth and **to deliver affordable housing.**’ (p31)

### 3. AIM

3.1 The purpose of the survey is to investigate and establish the affordable housing needs of people who live in or have close ties to Woodchester. By comparing the established needs with the existing supply of affordable housing and the number of re-lets, we can estimate the number of dwellings, house types and tenure of new units required to meet the Parish's needs.

3.2 **Housing needs** can be defined as the need for a household to obtain housing which is suitable to meet their requirements in terms of:

- House type and accessibility e.g. house, bungalow, flat etc
- Size and number of rooms
- Location e.g. in relation to employment, schools, family, shops and public services etc
- Affordability
- Tenure, including security

3.3 The aim of the survey is to provide an independent report of a robust nature based upon evidence from reliable sources. The report is designed to be used as evidence that may be used in support of a planning application for affordable housing.

### 4. SURVEY DISTRIBUTION AND RESPONSE

4.1 Woodchester Parish Council distributed questionnaires to 557 homes in the Parish in March 2015.

4.2 Householders were requested to return completed questionnaires in an enclosed freepost envelope. Part 1: You and your household provides anonymity with no reference to a household's name or address. Part 2: Housing needs is for people wishing to move to alternative housing who are requested to supply their name and contact details. Respondents' names or means of contact are not stated in this report, and nor will their contact details be passed to a third party. However, information may be sent to them if, for example, a new affordable housing scheme is proposed in Woodchester Parish or one of the surrounding villages. A third section of the survey questionnaire was entitled *home working*.

- A total of 557 questionnaires were distributed.
- Everyone was asked to complete Part 1 of the form and *Home working*.
- If a household considered themselves in need, or likely to be in need of re-housing within the next five years, they were invited to complete Part 2 of the form.
- Households were asked to forward the questionnaire to anyone they knew of who had moved away but might wish to return to live in Woodchester.

4.3 There was a response rate of 30% with 168 completed replies received by return freepost. The rate of response is comparable to other parishes in Stroud District: Coaley 24%; Uley 30%; Painswick 32% and North Nibley 38%. Whilst the survey provides no direct evidence of the needs of those who did not respond to the questionnaires there are other useful sources that inform of housing needs i.e. the District Council's housing register (Gloucestershire Homeseeker), District-wide Housing Needs Survey 2009 and Gloucestershire Strategic Housing Market Assessment.

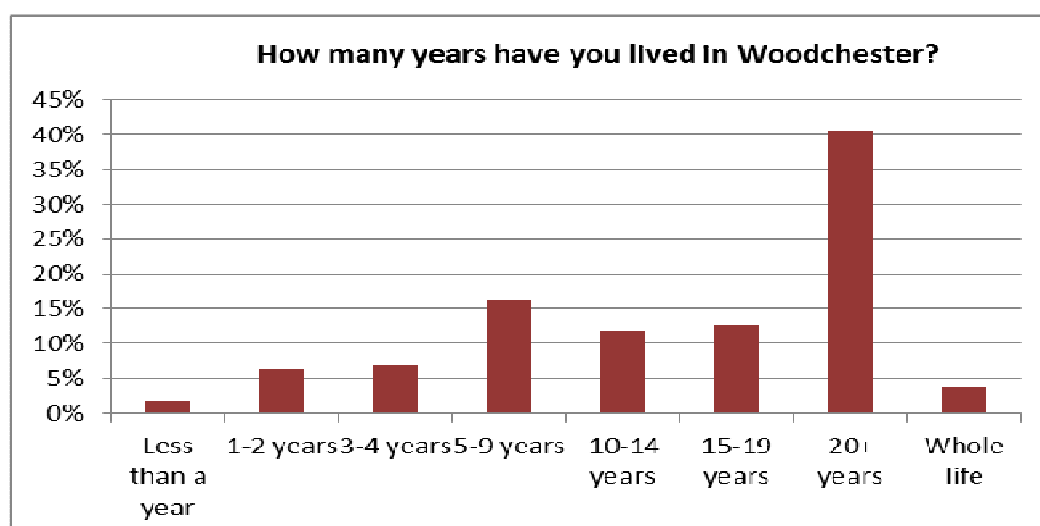
## 5. KEY FINDINGS

### Part One – You and your household

5.1 156 people reported that their home in Woodchester was their main home. 7 households reported it was their second home and 5 did not reply.

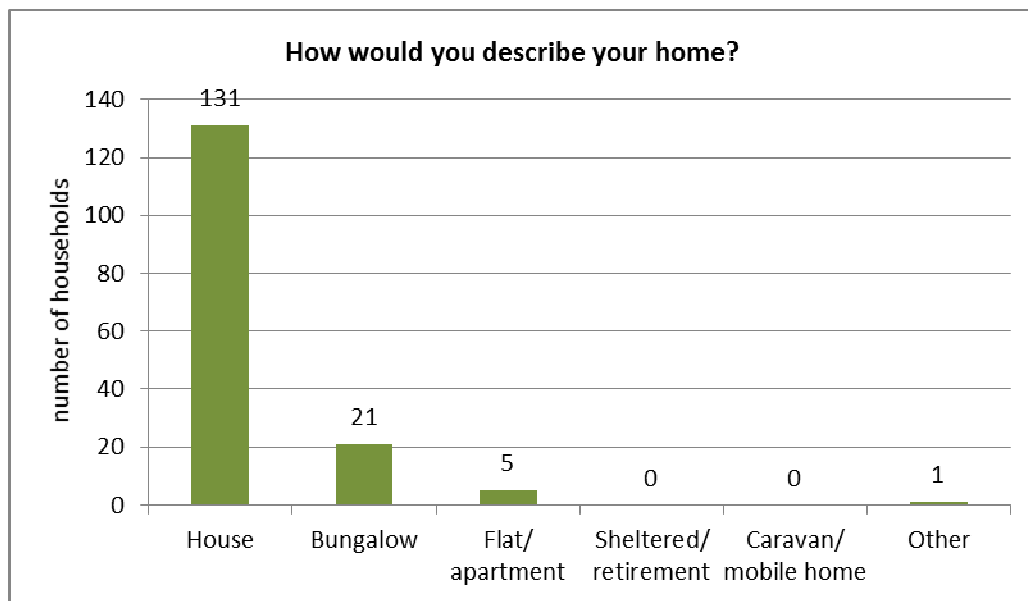
5.2 Table A below indicates the length of time respondents have lived in Woodchester. 71 or 45% of respondents have lived in the parish for 20 years or more or their whole life whilst 24 or 15% of residents have lived in Woodchester for 4 years or less.

Table A – How many years have you lived in Woodchester Parish?



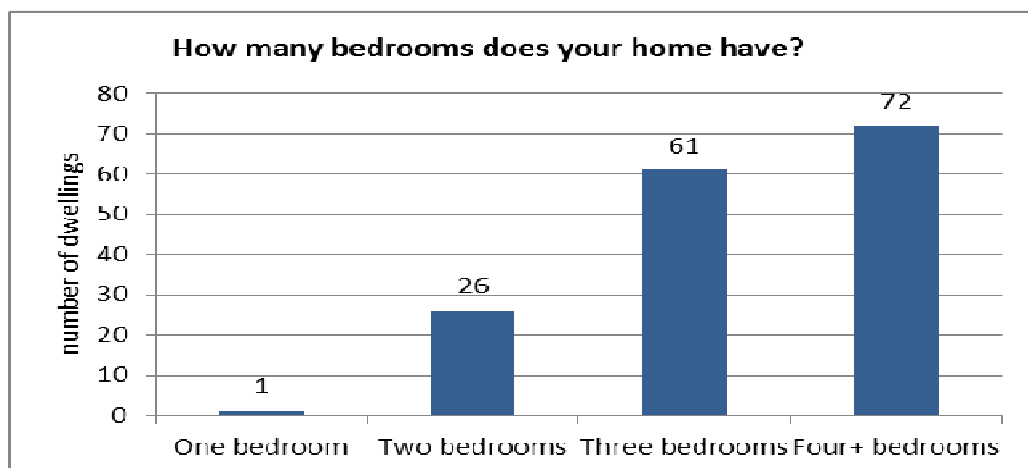
5.3 Question 3 asked people to describe their home in terms of house type. Table B below shows 81% of respondents live in a house, 13% live in a bungalow and 3% live in a flat.

**Table B – House type**



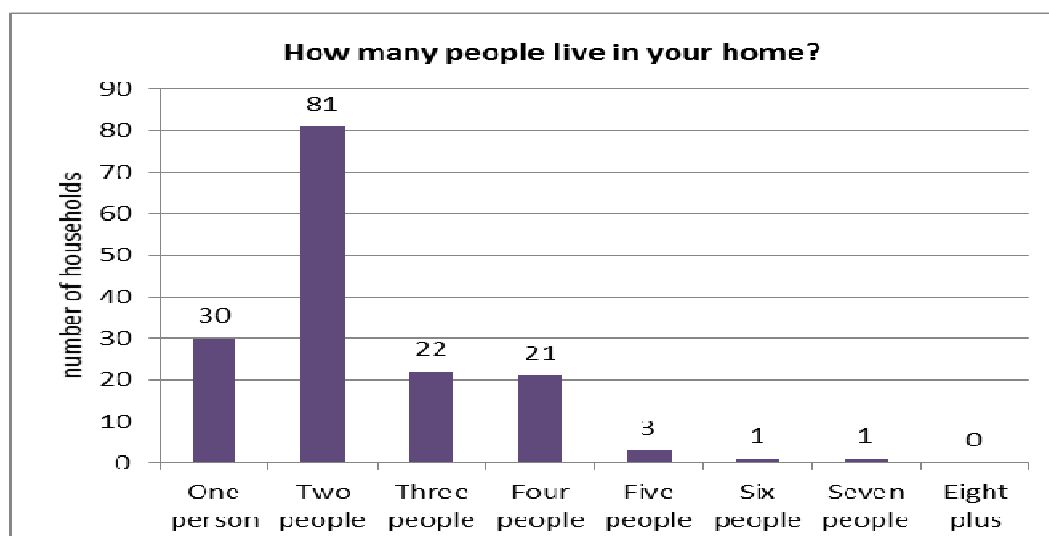
5.4 Table C below shows 84% of homes have three or more bedrooms, 16% of homes have 2 bedrooms, and 1% of homes have one bedroom according to the survey response.

**Table C – Number of bedrooms**



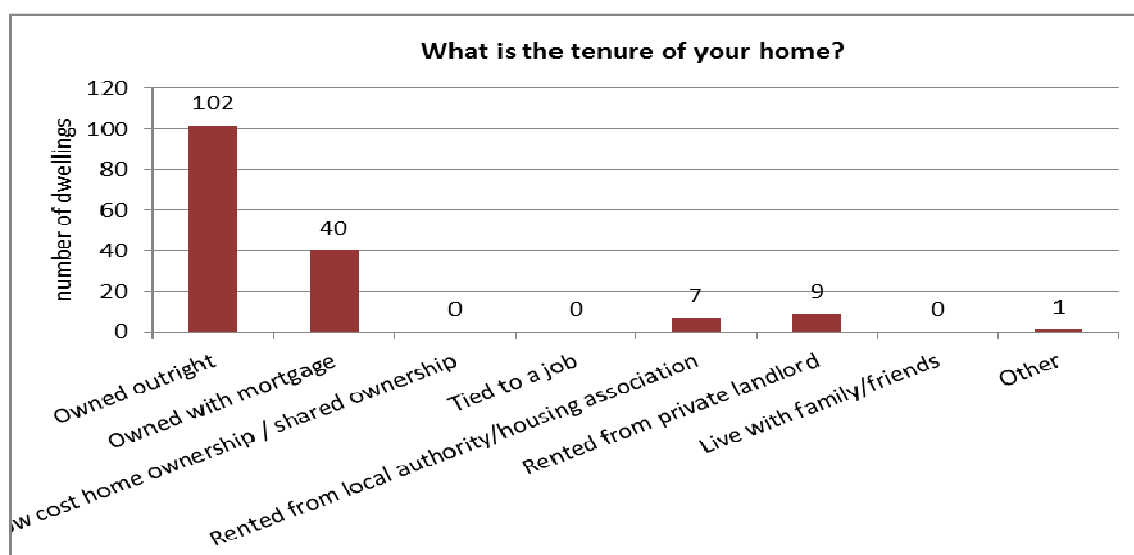
5.5 Question 5 asked how many people live in your home. Table D below shows 69% are one or two person households, 27% are 3 or 4 person households, and 3% are 5 person or more households.

**Table D – Number of people in household**



5.6 Table E below shows 88% of respondents in Woodchester are owner occupiers, 63% of whom have no mortgage, whilst the remainder own their home with a mortgage. 4% of respondents live in local authority rented home and 6% live in privately rented properties.

**Table E – Tenure**



5.7 9 respondents (6%) said their home had been adapted to increase physical accessibility.

5.8 4 respondents (2%) said a member of their family had moved away from home due to difficulty finding an affordable home within the last 5 years.

5.9 75 or 47% of respondents said they are in favour of a small development of affordable homes. 13% indicated they were not in favour. And 36% were unsure (4% no reply).

5.10 Tables F and G below compare age profiles between those who responded to the survey questionnaire Part 1 and the 2011 Census.

Table F – Age distribution of Woodchester according to survey

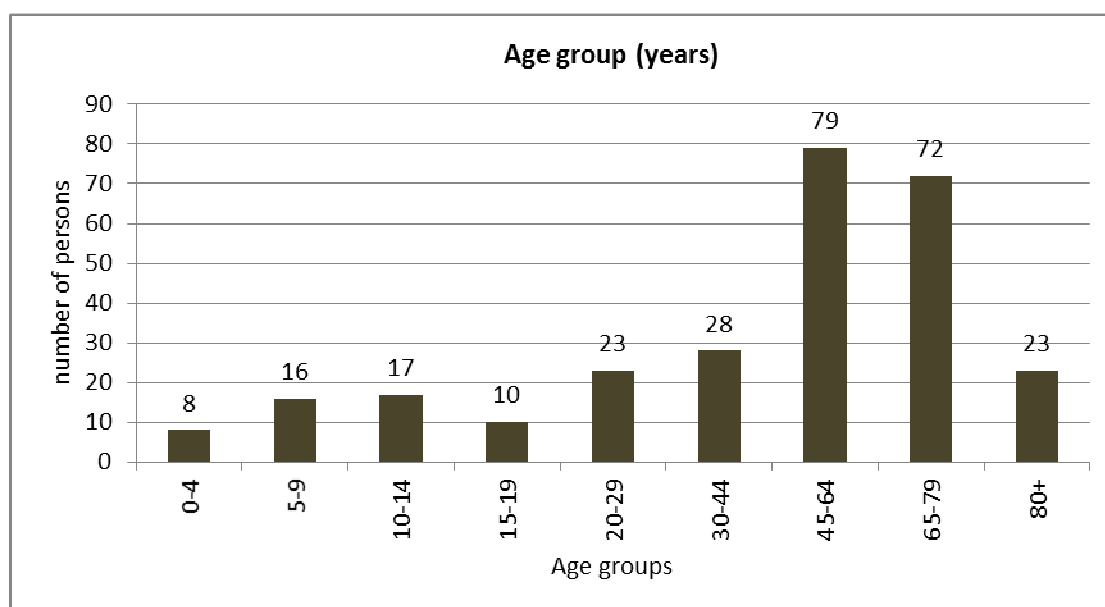
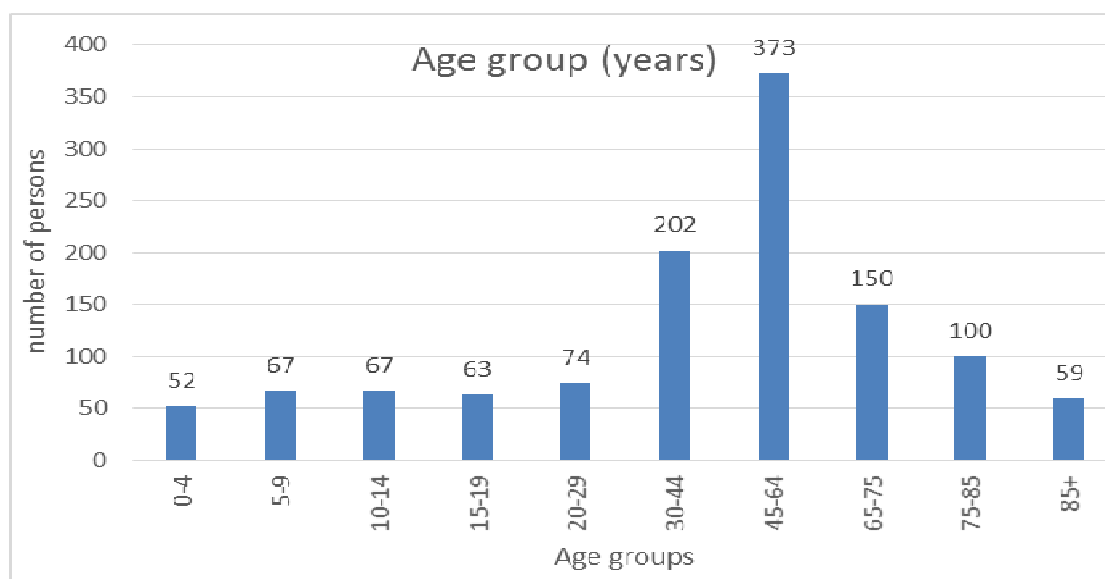


Table G - Age distribution of Woodchester according to 2011 Census



5.11 The figures shown in Tables F and G demonstrate that while the 65+ age group is overrepresented within this survey, the 30-44 year group is relatively under represented. This correlates to some extent with other parish housing needs surveys undertaken by GRCC.



## 5.12 Respondents' comments on the issue of affordable housing:

### Positive: (16 comments)

Strongly support social housing or affordable homes in Woodchester. If younger or less, affluent people are excluded, the village will atrophy.
An affordable housing scheme enabled me to get on to the housing ladder a decade ago. I think they are incredibly valuable
Affordable housing should be provided by the whole community, rather than targeting new housing developments with the result that newcomers to the property market have to support others, when they can ill afford to.
I think smaller houses/bungalows should be built for when older people may want to downsize. This will free up more family houses.
What about small affordable houses for older people?
I believe we should be prepared to share our beautiful surroundings with those who otherwise couldn't afford to live here. I dislike NIMBYism! Let's all share this village, it's not our private possession.
My sons are finding it difficult to find affordable housing anywhere, let alone Woodchester!
Social housing would be preferable to affordable housing as rents would be 30% lower.
We desperately need affordable housing everywhere – rural and urban. We would support this on green and brownfield (sites). Too much NIMBY/local politics – young people have got to live somewhere.
Definitely a need for affordable housing to allow first time buyers to enter the market
Plenty of room to expand outside the village envelope
Affordable housing is essential to maintain a balance of people and ages in the village and to provide housing opportunities for those in most need.
There isn't enough
My daughter wants a house in Woodchester but cannot afford it. And the council wont give her a house around here, which I think is wrong as she comes from Woodchester.
We very much support the provision of genuinely affordable housing for those who work in the area
If Rooksmoor Mills is ever allowed to go ahead, it must include affordable housing

### Conditional/ambiguous (15 comments)

I object most strongly to the Conservative government's watering down of planning rules which will affect the green belt and put that at risk. Brown land first!
Planning permission must comply with present rules, including no building outside the village boundary or on greenfield sites. There are suitable brown field sites.
We agree brownfield sites should be used before greenfield sites
Should only be built on brownfield sites not greenfield
Would prefer any affordable housing to be built on brownfield-waste land
All new housing, affordable or otherwise, needs off-road parking for vehicles
It would depend very much on location and the finish of the properties – should be in keeping with the local surrounding.
Are they genuinely for local people or do they have to be advertised more widely? le district or county need. Old Common at Minchinhampton is not for local people, it is open market.
Affordable is a bad choice of words. Property in villages are more expensive than Stroud which is more expensive than Stonehouse. You can only artificially alter that fact.
It would depend on the quality and positioning.
If affordable housing is built will it be only for Woodchester people or open market? Also where

will it be built and how will it fit in with the rest of the village houses?
Definition of affordable housing is an issue – doesn't mean people can afford it!
Whether buying or renting, prices must take into account local and the minimum pay rates
Whilst it would be nice for affordable housing to be built in Woodchester parish there are few suitable sites. Rooksmoor development should be the location as it is adjacent to A46 and cycle track
Clearly if a need exists for affordable housing than that need must be embraced. My only objection would be if that was done on a large scale in an AONB. So often such developments are hideous and completely out of character with the surrounding landscape or townscape

**Negative: (9 comments)**

Already sufficient affordable housing here – small village – no need for more
Affordable housing needs to be within easy access to bus routes, school and shops, not at the top of a hill with no pavement. Needs to be sensitive to the environment.
Any more housing, of any type, will increase the intolerable traffic situation
There is already enough traffic using Selsley Road without adding any more by additional housing
The Paul's Rise development provided a considerable number of extra houses in the parish. I am VERY CONCERNED that your question about 'affordable housing' makes no mention of rented accommodation in existing properties. It implies cheap housing for sale. I would regard such development as the 'tip of the iceberg'. If people are unable to buy they generally rent, do they not? If building on agricultural land or AONB starts who is to stop it? There is much housing association property in Stroud – 10min by bus. This is a much more suitable environment for small affordable properties with daycare, hospital facilities, employment prospects only a few steps away. Any building on AONB (not mentioned in your survey) of any form will provide a precedent for further destruction of the valleys.
There does not appear to be sufficient space in the parish for any new building development
There has been plenty of development already in Woodchester
Land in Woodchester is too costly for affordable housing and even if there was affordable land where is it?
Doesn't usually work in our experience

## Part Two – Housing needs

5.14 33 households completed *Part 2: Housing Needs* of the survey questionnaire indicating they wished to move to a home in Woodchester, all of whom already live in Woodchester. One respondent has also lived there in the past and another also had a close relative living in Woodchester.

5.15 Every household's income and savings have been assessed to establish if they can afford home ownership or private rented housing:

**Home ownership** - purchase price based on multiplier of 3.5 times gross annual income plus available deposit (minimum of 15% of purchase price).

**Private rented** - maximum rent afforded is based upon 25% of gross income. Level of private rents applied see paragraph 6.17 below.

The 33 respondents were divided into 2 groups:

Group 1 includes those who are regarded as having the financial means to afford suitable housing in the private sector in Woodchester. Some of those included in this group had not given sufficient information on their finances to make a judgement but as they had indicated a preference to buy, it was assumed they were in a position to do so. Group 2 includes those who either indicated a wish for affordable rented or shared ownership housing and/or who seemed eligible for affordable housing from the financial information provided. Group 2 included 12 households and they are the focus of this report.

5.16 Of the 12 households in need of affordable housing 10 respondents indicated a need to move within 2 years and 2 respondents indicated a need to move between 2 to 5 years.

5.17 Only 2 out of the 12 respondents in need of affordable housing indicated they were on the District Council's housing register (Gloucestershire Homeseeker). The following comments were given by those persons who answered 'no' and who were asked to explain why they were not on the housing register:

- 'I have been self-sufficient in the private sector until now'
- 'Currently living at home'
- 'Never got around to it'
- 'Did not know about it'
- 'Will register in 12-24 months when move is anticipated'
- 'Wasn't aware of how to do it or if I qualify for social housing'
- 'Not yet required'
- 'Unsure as to employment location until now'

5.18 Reasons given for the need to move home (some gave more than one reason:

Reason	Number
Cheaper home	4
Smaller home	9
Retirement	1
Physically adapted home	1
Larger home	2
Independence	11
Closer to family/carers	3
Closer to work	1
More rural/elsewhere	2
Other (unspecified)	1

5.19 Analysing the results of those in need of/eligible for social rented accommodation shows:

- 3 single persons (79 yrs, 57 yrs, 75 yrs)
- 2 pairs of friends (60 & 76 yrs, 79 & 80 yrs)
- 2 couples (37 yrs & 63 yrs)
- 1 family (aged 25, 24, 4 & 2)

5.20 Financial information provided on the respondents questionnaires suggest that the following four households might be able to afford intermediate housing i.e. e.g. shared ownership (part buy/ part rent):

- 2 single persons (18, 24)
- 2 couples (31 yrs, 33 & 35 yrs)

5.21 Of the 21 households who expressed a wish to move but were able to meet their needs on the open market, 9 (43%) were aged 60+ and/or wanted to move into a smaller/physically adapted/sheltered housing property. Of these 9 households, one was planning to move out of the parish in order to be closer to family.

## **6. AFFORDABILITY**

6.1 A household's income, savings and the state of the housing market are key factors for assessing a person's need for affordable housing.

6.2 In simplistic terms the assessment of affordability requires household incomes and savings to be measured against prices of property of a suitable size, type and location, whether rented or home ownership. However, depending upon tenure there will be additional factors that will impact upon costs of acquiring the right to occupy the property.

6.3 For home ownership, these costs include: mortgage interest rates, mortgage indemnity premium, mortgage application fee, legal fees, stamp duty tax, legal fees and search fees etc.

6.4 For rented, these costs may include: rent deposit and rent paid in advance.

### **Home ownership**

6.5 In order to investigate affordability, further research has been carried out on house prices in the area.

6.6 Using information gained from HM Land Registry it is possible to obtain the average property prices in Woodchester.

6.7 The average price of properties sold in Woodchester in the 2 years to February 2015 are shown in Table H below.

**Table H:** Average Prices of residential in Woodchester sold in the 2 year period to February 2015 (according to HM Land Registry)

<b>Average House Prices in Woodchester Parish (£)</b>		
<b>House Type</b>	<b>Price</b>	<b>Number of Sales</b>
Detached	£402,464	14
Semi-detached	£274,786	7
Terraced	£233,083	6
Flats		none
<b>All</b>	<b>£334,249</b>	<b>27</b>

6.8 The number of house sales are for new and existing properties where the sale details registered with the Land Registry are for the postcodes defining Woodchester Parish.

- Figures were obtained from “www.rightmove.co.uk” with data supplied by HM Land Registry.
- There are sometimes delays in registrations of sales and this may result in under counting of property sales.

6.9 Unfortunately, the number of bedrooms in each property is not specified.

6.10 The average price of properties sold does not necessarily reflect the average value of all properties in the parish.

6.11 HM Land Registry tells us that the average price of residential properties sold in Gloucestershire in March 2015 was £185,696.

6.12 House prices in Gloucestershire rose steadily during 2013 and 2014, increasing by 5% overall in the year since September 2013.

6.13 House sales volumes fell considerably following the credit crunch in 2008. However since the winter of 2013/14 Gloucestershire sales volumes have remained extremely buoyant, generally over 1000 per month and being on average 36% higher than the same month in the previous year. Although house sales were down again to 641 in January 2015 this dip reflects the usual pattern for sales during the winter months.

## EXAMPLE CALCULATION FOR A MORTGAGE

6.14 Typically, a household can obtain a mortgage of 3.5 times their gross annual income, and in today's financial market would expect to pay a deposit of at least 15% towards the total purchase price.

6.15 To afford the price of the **least** expensive house (£154,000) sold during the past 2 years in Woodchester a household would require at least £23,100 as a deposit, and their annual gross income for mortgage purposes would have to be at least £37,400.

6.16 At the time this report is published mortgage lenders currently offer first time buyers standard variable annual rate interest rates from 4.5% APR. Applying a 4.5% interest rate to a mortgage of £130,900 equates to £736 per month for a repayment mortgage (repayment of capital and interest) over a 25 year period.

### ***Gross annual earnings for employees (full and part-time) in local authority areas***

Area	Median gross annual earnings (residents in local authority area) (£)	Median gross annual earnings (place of work in local authority area) (£)
Cotswold	18,099	18,224
Forest of Dean	21,151	19,178
Gloucester	20,456	19,880
<b>Stroud</b>	<b>22,239</b>	<b>21,921</b>
Cheltenham	24,208	21,530
Tewkesbury	23,468	24,264
Gloucestershire	21,727	20,778
South West	20,095	19,934
Great Britain	21,965	21,965

*Source: Annual Survey of Hours and Earnings 2013, Office of National Statistics – revised and released 19<sup>th</sup> November 2014*

- As shown by the above table, the median (50<sup>th</sup> percentile) gross annual earnings of employees in Stroud District (£21,921) is higher than the

regional median (£19,934) but comparable to the national average (£21,965).

- Considering the average prices of homes sold in Woodchester Parish during the 24 months up to February 2015 a household on a median income in Stroud District (£21,921) would be unable to purchase a property without a substantial deposit (by using savings or by using monies from the sale of current home).
- Many potential first time buyers struggle to meet the costs of buying their own home.
- In some cases intermediate housing (shared ownership, low cost market housing and rented housing at prices between rented social housing and market rented prices) would be a suitable option, whilst in other instances traditional housing association rents known as target rents would be appropriate.

### **Private rented**

6.17 No properties were available to rent within Woodchester parish at the time of writing this report. Information gained from 'Rightmove.com' tells us these are the current starting prices for rents for the following property types within 3 miles of Woodchester:

One bedroom flat (Nailsworth).....	£435 per calendar month
Two bedroom semi (Thrupp, Stroud).....	£725 pcm
Three bedroom terraced house (Nailsworth).....	£895 pcm
Four bedroom house (Stroud).....	£1500 pcm

6.18 Although there is currently no official definition of housing affordability, it is widely accepted that a household's housing costs should not exceed 25% of a household's gross income. Based upon this presumption, a minimum gross annual income required to afford the above properties would be £20,880 for a one bedroom flat, £34,800 for a two bedroom house, and £42,960 for a three bedroom house. Of course, the rent does not include running costs e.g. council tax, fuel bills etc.

6.19 Comparisons of monthly rental costs with monthly mortgage costs for a similar sized property reveal that it is usually cheaper to rent.

### **What is affordable rented housing?**

Affordable rented housing is housing owned either by a local authority or a registered provider (usually ie a housing association) and made available to people who cannot meet their needs on the open market. Stroud District Council is relatively unusual in that it continues to own and manage its original

council housing stock of approximately 5,200 homes. A further 1500+ homes in Stroud District are managed by housing associations.

6.20 Historically the levels of rent that local authorities and Registered Providers have been able to charge have been controlled by the *Homes and Communities Agency*. These rents are known as *target rents* and are subject to the national Housing Benefit scheme. They are calculated according to a formula based on relative property values and relative local earnings.

6.21 A household's entitlement to housing benefit takes into account a household's size, income, savings and other circumstances, and may entitle a household to a financial contribution of a sum up to the entire rental charge.

6.22 In 2011 the Coalition Government introduced *affordable* rents for council and some housing association rented properties. The *affordable* rents are up to 80 per cent of market rents. For many areas of rural Gloucestershire that means *affordable* rents are significantly higher than traditional *target* rent levels.

## 7. EXISTING AFFORDABLE HOUSING STOCK

7.1 Woodchester parish currently has a total of 48 affordable dwellings, all of which are available for rent from Stroud District Council. As a proportion social housing makes up 8.5% of the total housing stock within the parish which is considerably lower than the proportion for Stroud District where social housing is currently 15.5% of the 43,840 total homes.

### Affordable housing stock in Woodchester

Landlord	Tenure	1 bed bungalow	2 bed bungalow	3 bed bungalow	2 bed house	3 bed house	4 bed house	Total
Stroud District Council	rented	6	15	1	8	17	1	48

In addition Stroud District Council is currently in the process of providing 5 further homes (1 x 4-bed, 1 x 3-bed, 3 x 2-bed) on one of its sites within the village which should be completed by November 2015.

7.2 According to information provided by SDC, 124 households currently registered with Gloucestershire Homeseeker (Housing register) expressed a preference to live in Woodchester, 23 of them putting it as their 1<sup>st</sup> choice parish. However this does not automatically imply that they have a local connection.

7.3 Re-lets: When these properties become available they are allocated via Gloucestershire Homeseeker, on a district wide basis. In the last 4 years to 31/3/2015 there have been 9 re-lets of the above properties. (3 x 1-bed bungalows, 4 x 2-bed bungalows, 1 x 2-bed house, 1 x 3-bed house).



## 8. HOME WORKING

8.1 Question 1. *Do you or does any member of your household carry out paid work from home?*

<b>Yes</b>	51
<b>No</b>	106
<b>No reply</b>	11

62% of the 62 (51 Yes + 11 No reply) were self-employed whilst 31% worked for an employer. People working from home are engaged in a wide range of areas including Consultancy (13), arts, crafts & design (13), IT/knowledge based (11), Accountancy/admin (3), agriculture &/or gardening (3 responses), Bed & Breakfast (2), engineering (2), camerawork (2), house renting, building, music tuition, car repairs and retail.

8.2 Question 3. *How many hours per week do you usually work from home?*

<b>Less than 10 hours per week</b>	18 (33%)
<b>10 to 24 hours per week</b>	13 (24%)
<b>More than 24 hours per week</b>	20 (37%)

8.3 Question 3. *Would you like to work from home if you had proper facilities to do so?*

<b>Yes</b>	10 (6%)
<b>No</b>	93 (56%)
<b>No reply</b>	64 (38%)

8.4 Question 6. Whether or not you currently work from home, what working space do you/would you require to enable you to undertake your work?

	<b>Need &amp; already have</b>	<b>Need but do not have</b>	<b>Do not need</b>
<b>Desk only</b>	29 (55%)	1 (2%)	3 (6%)
<b>Room with space shared living</b>	15 (28%)	1 (2%)	14 (26%)

<b>Dedicated room for working use only</b>	31 (58%)	12 (23%)	4 (8%)
<b>External storage space eg shed</b>	17 (32%)	7 (13%)	11 (21%)

8.5 Question 7. *What communications services do you/would you require to undertake your work?*

	<b>Need &amp; already have</b>	<b>Need but do not have</b>	<b>Do not need</b>
<b>Telephone landline</b>	54 (100%)	0	0
<b>Mobile telephone</b>	46 (82%)	8 (14%)	2 (4%)
<b>Broadband</b>	52 (90%)	4 (7%)	2 (3%)

## 9. SUMMARY

9.1 *Part 2* of this survey is aimed at persons who are seeking affordable housing (rented or shared ownership), and cannot afford suitable housing in the open market.

9.2 The information gained from this survey is a key element in assessing local housing needs. Other useful sources of information available to us include Stroud District Council's Housing Register (known as Gloucestershire Homeseeker) and the advice from allocation staff within SDC Housing Team who manage the register.

- It is notoriously difficult to gather accurate data on the housing needs of young single people who tend to be less likely to participate in such surveys than older residents. For this reason their numbers tend to be underestimated.
- Those recommendations are primarily concerned with those who have expressed a genuine need for affordable housing rather than those who are considered to be able to afford appropriate market housing.
- Housing development in Woodchester parish should take account of future anticipated housing need as well as the number of households in immediate need.

- There is a shortage of affordable properties in Woodchester for rent and none available for shared ownership. This survey has shown 83% of properties in the parish have 3 or more bedrooms.
- Of those 33 respondents to the questionnaire who are in need to move to suitable accommodation, 12 households require affordable housing. In the current financial market some potential purchasers, particularly first time buyers, are experiencing difficulties obtaining a mortgage. The Bank of England Base Rate has remained at an all time low of 0.5% since March 2009 (last reviewed on 9<sup>th</sup> May 2014). However, mortgage lenders often charge high rates of interest to first time buyers and require substantial deposits, sometimes 15% or more of the purchase price as well as charging arrangement/administrative fees.

## 10. CONCLUSION

10.1 This survey has determined that there are **12 households with a local connection who have either self-identified themselves in need of affordable housing in the parish** or are deemed to be in need of affordable housing based on the financial information provided.

10.2 In addition to local households in need, consideration should be given to turnover of the existing social housing stock in the parish when determining the number, type and tenure of additional affordable dwellings required to meet the parish's need. The 48 affordable homes currently available in Woodchester will be allocated to persons in greatest need throughout Stroud District. Also, consideration may be given to forecasted changes in the demographics and the impact of Government policies e.g. housing benefit regulations.

10.3 The survey does not attempt to identify residents seeking to move to affordable housing outside of the parish.

10.4 Any new development should be constructed of a design and materials that are in keeping with the rest of the village and in accordance with Stroud Local Plan policies.

**Table I - Households in need of affordable housing**

	Single persons	couples	families	Affordable rent	Shared ownership	Totals
1 bed ground floor flat or bungalow	1 aged 57 1 aged 79			YES YES		
2 bed sheltered		1 aged 79 & 80		YES		
2 bed house, flat or bungalow	1 aged 18 1 aged 24	1 aged 60 & 76 1 aged 63 1 aged 36 1 aged 33 & 35 1 aged 31 1 aged 60 & 76		YES YES YES	YES YES YES	
3 bed house or larger			1 ages 25, 24, 4, 2	YES		
Totals	4	7	1	7	5	

**Table K - Households in need of market housing (dwelling type in accordance with their stated preference )**

	Singles	Couples	families	<b>Total</b>
1, 2 or 3 bed sheltered accom	1	2		<b>3</b>
1 bed house/bungalow	2	1		<b>3</b>
2 bed house/bungalow	3	3	1	<b>7</b>
3 bed		2	3	<b>5</b>

house/bungalow				
4 bed house		1	1	2
Sheltered housing				
<b>Total</b>	<b>6</b>	<b>9</b>	<b>5</b>	<b>20</b>

## 11. RECOMMENDATIONS

It is recommended that:

- a) Woodchester Parish Council places this report on their web site and the Rural Housing Enabler produces an executive summary of the survey report for publication in the parish news letter for all to read.
- b) The Housing Needs Survey Report is sent to Stroud District Council.
- c) Anyone who is in need of affordable housing is encouraged to apply on the District Council's Housing Register (Gloucestershire Homeseeker).
- d) Woodchester Parish Council and the Rural Housing Enabler jointly seek to identify potential exception sites in Woodchester suitable for the provision of affordable housing for local people.