

# ELLESBOROUGH

## HOUSING NEEDS SURVEY REPORT

September 2021



**Community First Oxfordshire**

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## About Community First Oxfordshire

CFO is a community development charity which helps communities and individuals to identify issues that affect them and find their own solutions. We support and advise volunteer-led actions in Oxfordshire and beyond, helping hundreds of volunteers fulfil many roles in their communities.

We support the principles of Asset-based Community Development. We think that stronger, more sustainable communities are built using the skills and gifts that people already have.

In late-2020, Hastoe Housing Association, with the support of Ellesborough Parish Council, commissioned CFO to undertake a parish-wide Housing Needs Survey.

## Survey Aims

The survey took place in July-August 2021 with the following aims:

- To ask households in the parish of Ellesborough if they had an affordable housing need.
- To find out levels of support for a small development of affordable homes to help meet those needs in the parish of Ellesborough.

CFO, liaising with Hastoe Housing Association and Buckinghamshire County Council, prepared the survey questions and structure.

## Distribution and Response

In July 2021, Hastoe Housing Association mailed a hard copy of the survey to **324 households** in the parish of Ellesborough. A distribution number (from 1-324) was printed on the front page of the survey. A *Freepost* return envelope for each household (addressed to Community First Oxfordshire) was included in the mailout.

Not all households responded. The views expressed are therefore those of respondents only.

Community First Oxfordshire analysed survey returns and prepared this report. The survey responses were analysed in two parts: all respondents were asked to complete Part One of the questionnaire; Part Two was for whole households (or individuals within a household) which have a housing need and want to live in the parish of Ellesborough.

- **121 surveys** were returned.
- The survey results set out below record **RESPONSE BY HOUSEHOLD DISTRIBUTION** to survey questions:
  - **5 additional surveys were requested/ returned** by 5 households which had received a survey from the original distribution in order to register a different opinion within the household. These were numbered (325, 326 etc.) and sent out.

These surveys were returned without the front page of the survey which contained the distribution number. Therefore, there was no way of knowing if these surveys were part of the original distribution. *These 5 returns are therefore included in the data tallies in the tables below.*

- **3 additional surveys were requested/ returned** by 3 households which had received a survey from the initial distribution in order to register a different opinion within the household.

These were emailed as Word copies without distribution numbers and printed/ returned complete and intact (i.e. there was no distribution number on the front page, making clear these surveys were NOT part of the original household distribution). *These 3 returns have not been included in the data tallies in the tables below.*

- **1 survey was also requested by a household on behalf of another** which had been overlooked in the original distribution of 324. *This 1 return has been included in the data tallies in the tables below.*
- **2 additional returns for Part 2 of the survey** were requested and received from those within existing households which wished to set up their own home. *These have been included in the data tallies regarding housing need in Part 2.*

## Summary of opinions regarding the principle of providing affordable housing

- 120 respondents answered the question '**Do you support the principle of providing housing for those in need who have local connections to the parish of Ellesborough?**'
  - **55% of respondents said YES**
  - 23% said NO
  - 22% said MAYBE

*Note: of the 3 survey returns identified as not being part of the original distribution, 1 answered 'yes', 1 answered 'no' and 1 answered 'maybe' to this question.*

- 120 respondents answered the question '**Do you support a small development of homes for those in affordable housing need with local connections to the parish of Ellesborough?**'
  - **51.5% of respondents said YES**
  - 27.5% said NO
  - 21% said MAYBE

*Note: of the 3 survey returns identified as not being part of the original distribution, 1 answered 'yes', 1 answered 'no' and 1 answered 'maybe' to this question.*

## Indicative numbers of local households in affordable housing need

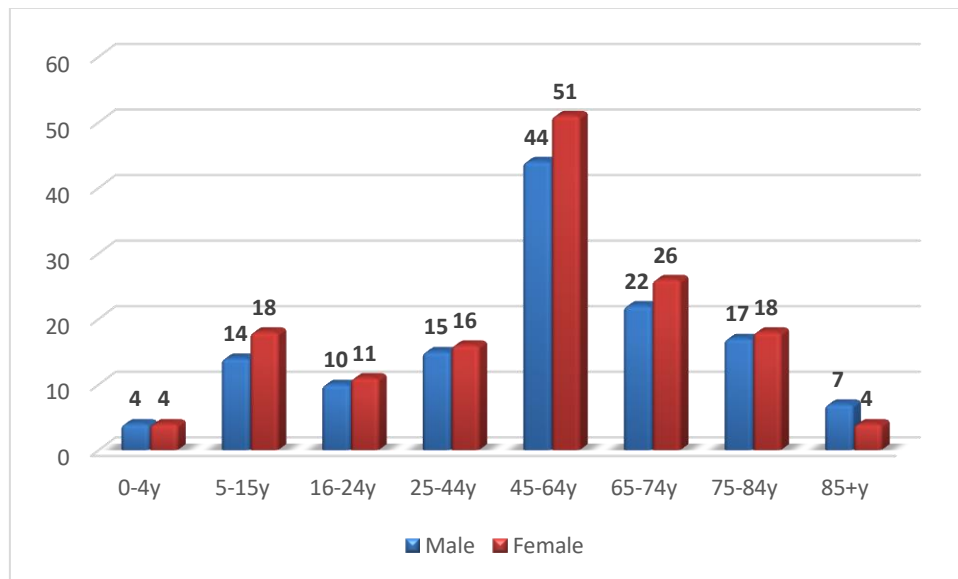
TENURE	NUMBER OF HOUSEHOLDS	SIZE OF HOME REQUIRED
Housing Association rented accommodation	7	5 X 1-BED 1 X 3-BED 1 X 4-BED
Shared-ownership accommodation	13	1 X 1-BED 12 X 2-BED

## Survey results part 1 – your household

- Total responses: 121
- Note: graphs are based on total responses. Where the total is less than 121, a respondent(s) declined to answer the question

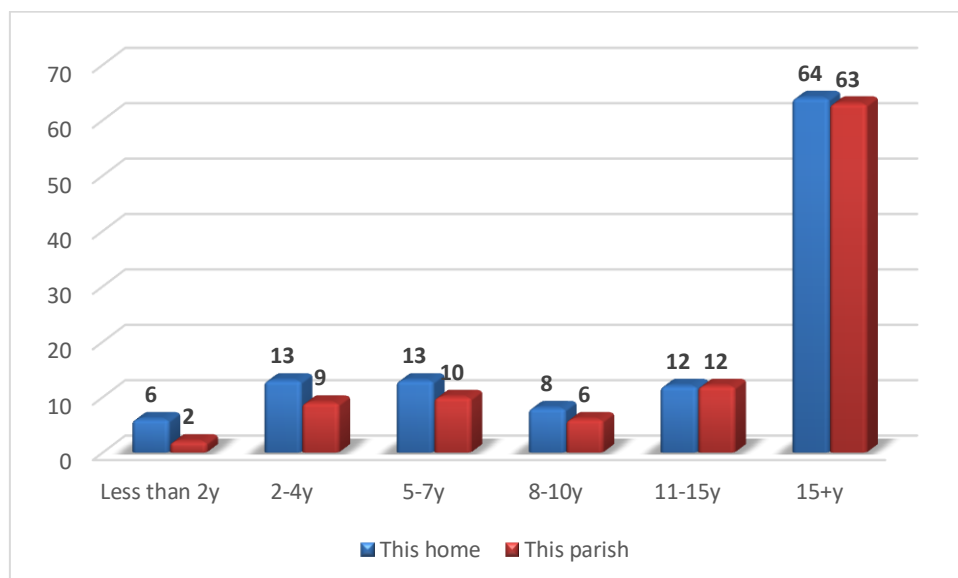
### 1. How many people of each age group live in your household?

**TOTAL RESPONDENTS = 115 (281 INDIVIDUALS)**



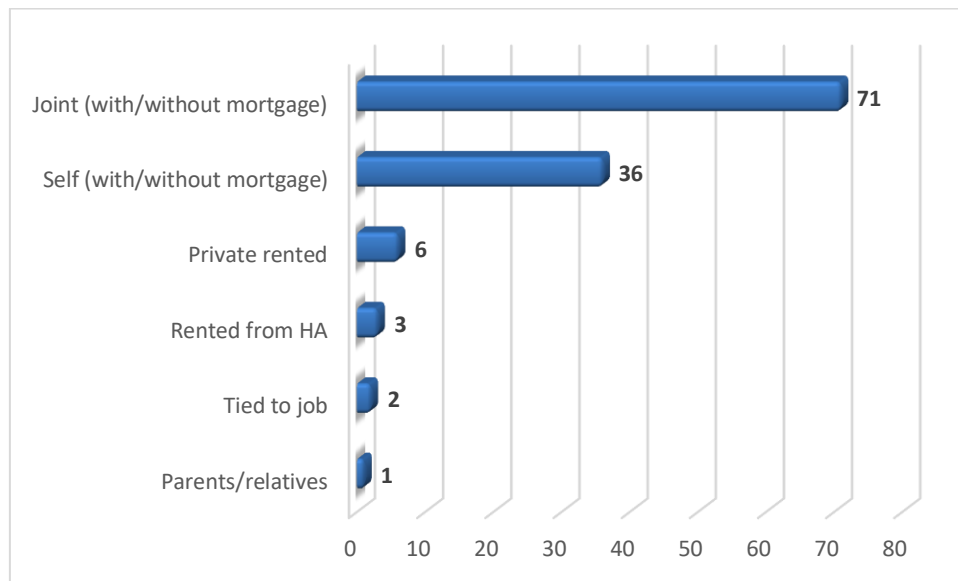
### 2. How long have you lived in the parish of Ellesborough?

**TOTAL RESPONDENTS = 117**



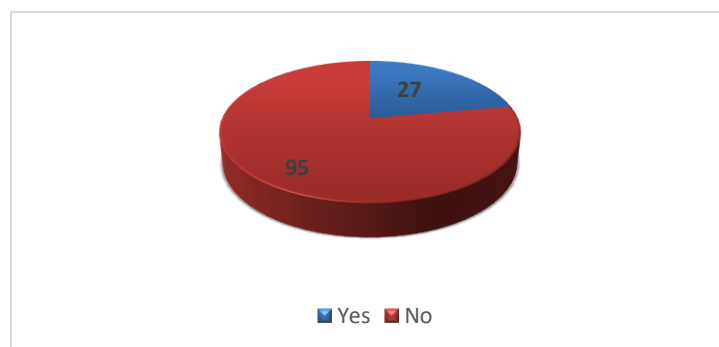
**3. Who owns the home you live in now?**

**TOTAL RESPONDENTS = 119**



**4. Have any members of your household left the parish of Ellesborough in the last 5 years?**

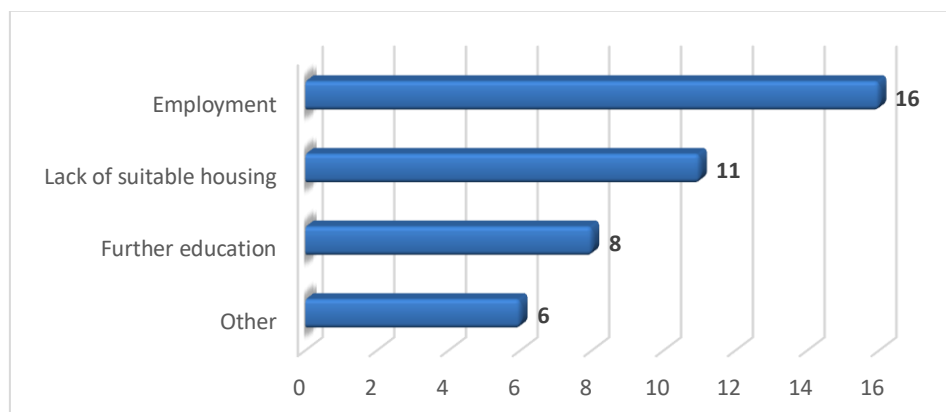
**TOTAL RESPONDENTS = 27**



*Of the 27 respondents that answered 'yes', 38 individuals were recorded as leaving.*

**5. Why did they leave?**

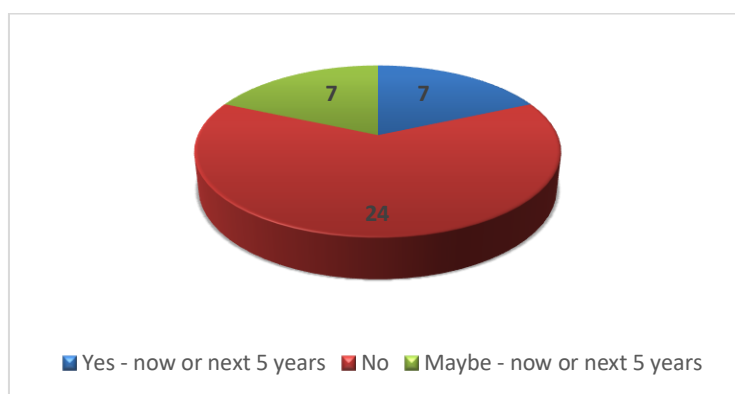
**TOTAL RESPONDENTS = 27 (41 TOTAL CHOICES)**



Other (5 comments):			
Moved in with partner	1	Chose to move elsewhere	1
For better amenities	1	To start first home	1
Divorce	1		

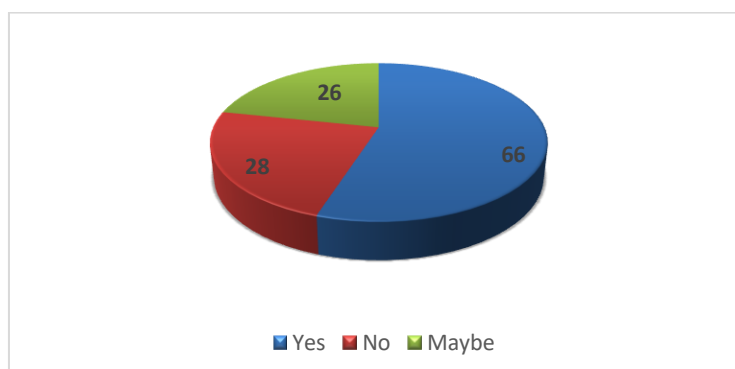
6. Would they return if their housing needs could be met in the parish of Ellesborough?

**TOTAL RESPONDENTS = 27 (38 TOTAL CHOICES)**



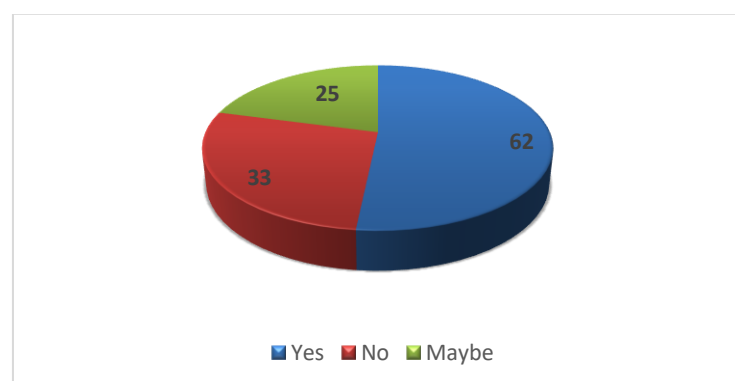
7. Do you support the principle of providing housing for those in need who have local connections to the parish of Ellesborough?

**TOTAL RESPONDENTS = 120**



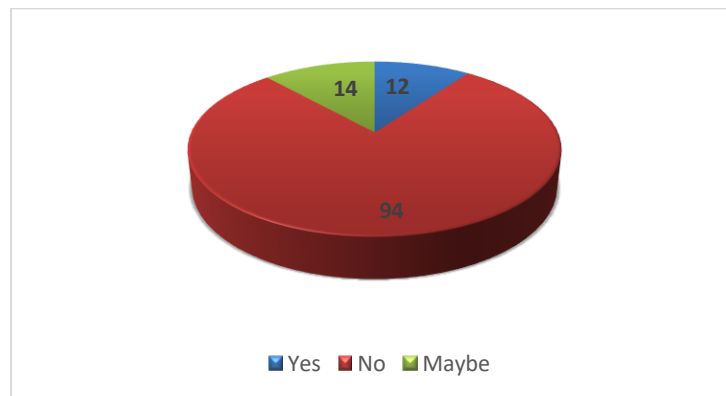
8. Do you support a small development of homes for those in affordable housing need with local connections to the parish of Ellesborough?

**TOTAL RESPONDENTS = 120**



9. If the opportunity could be provided in the parish of Ellesborough for self-build plots, would you be interested in taking on a project to build your own home?

**TOTAL RESPONDENTS = 120**



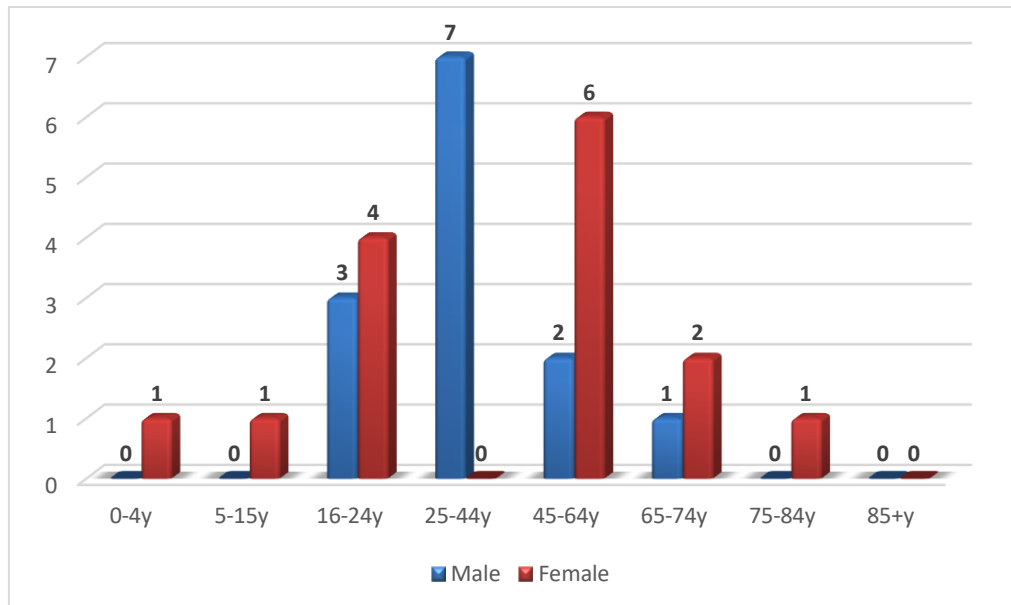


## Survey results part 2 – your housing needs

- Total responses: 21
- Note: graphs are based on total responses. Where the total is less than 21, a respondent(s) declined to answer the question

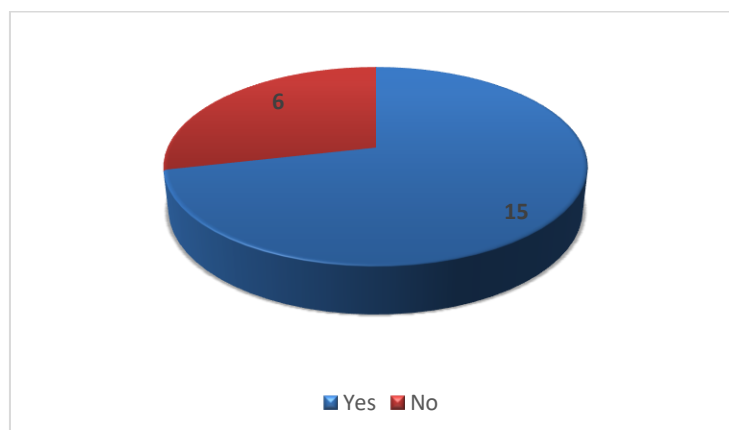
### 10. How many people of each age group would live in the new home (include carers if support needed to live independently)?

**TOTAL RESPONDENTS = 19 (28 INDIVIDUALS)**



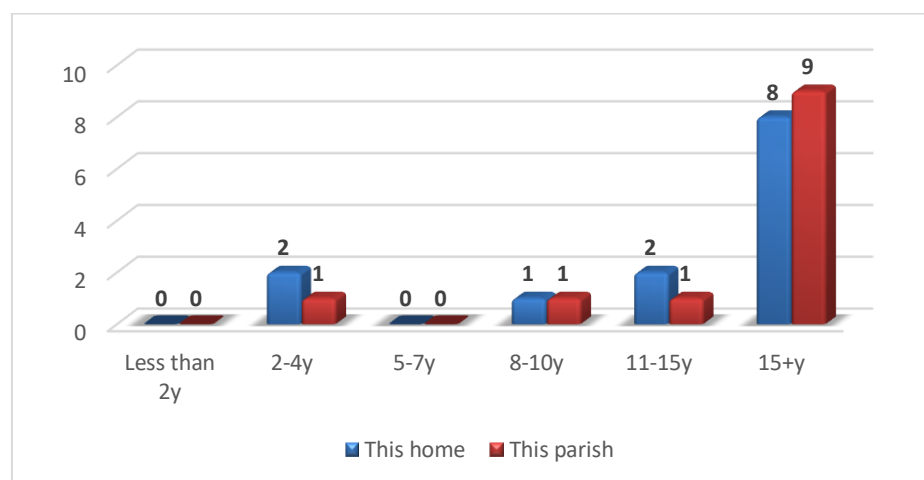
### 11. Do you live in the parish of Ellesborough?

**TOTAL RESPONDENTS = 21**



**12. How long have you lived in the parish of Ellesborough?**

**TOTAL RESPONDENTS = 14**



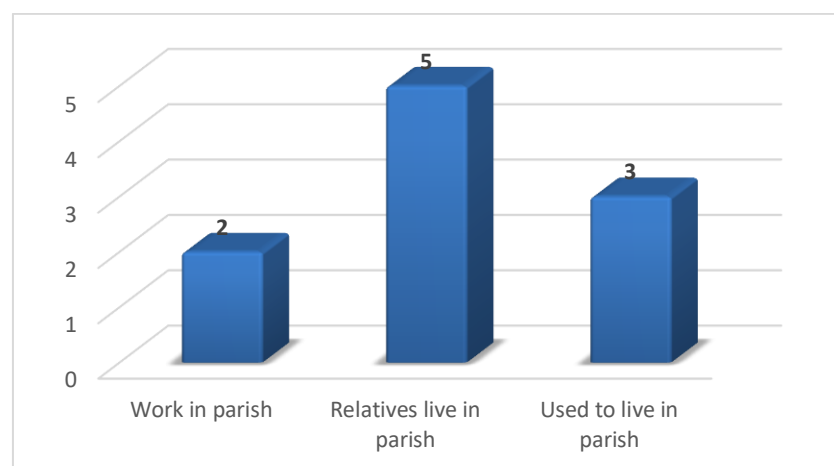
**13. If you DO NOT live in the parish of Ellesborough, where do you live?**

**TOTAL RESPONDENTS = 5**

Location			
London	1	Watford	1
Aston Rowant	1	Berkshire	1
Bedgrove, Aylesbury	1		

**14. If you DO NOT live in Ellesborough, tell us about your local connections.**

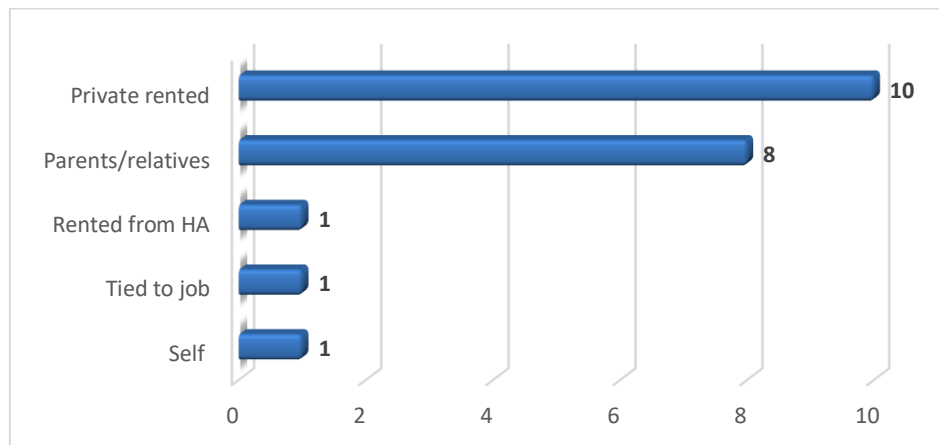
**TOTAL RESPONDENTS = 5 (10 TOTAL CHOICES)**



*Of the five respondents that used to live in Ellesborough, one lived there for 11-15 years, and two lived there for 15+ years.*

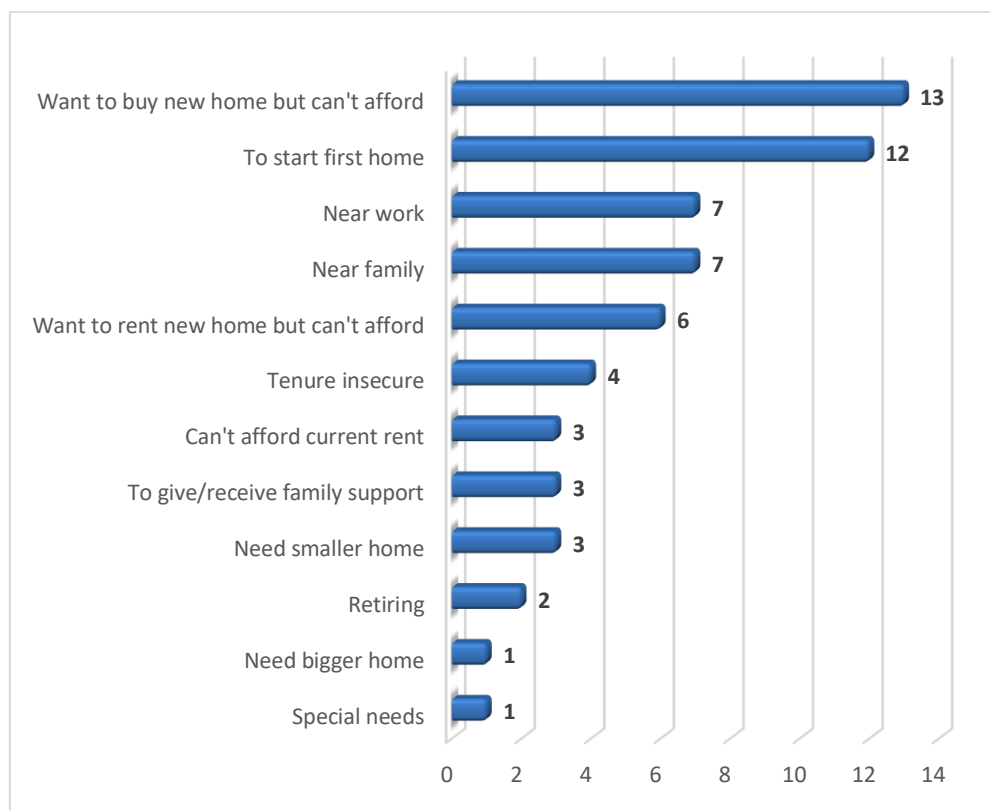
**15. Who owns the home you live in now?**

**TOTAL RESPONDENTS = 21**



**16. Why does your household need a new home?**

**TOTAL RESPONDENTS = 21 (62 TOTAL CHOICES)**



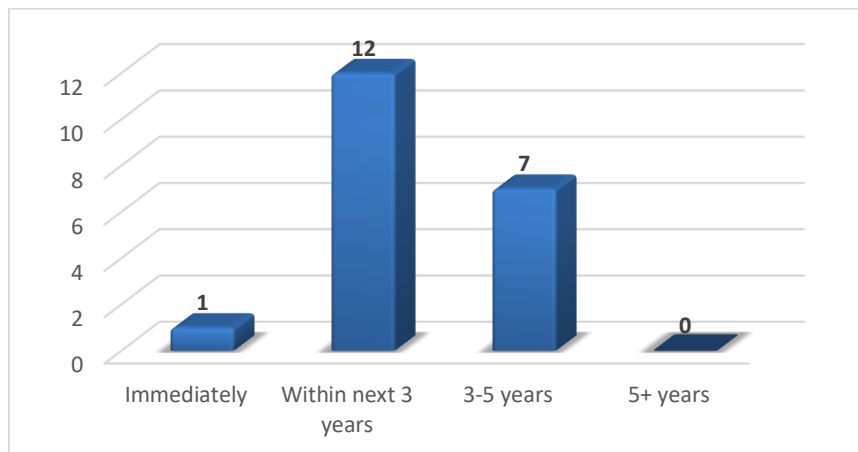
**17. What is the occupation of all those aged 16+ who would live in the new home?**

**TOTAL RESPONDENTS = 17 (22 TOTAL OCCUPATIONS)**

*A separate, confidential list has been compiled.*

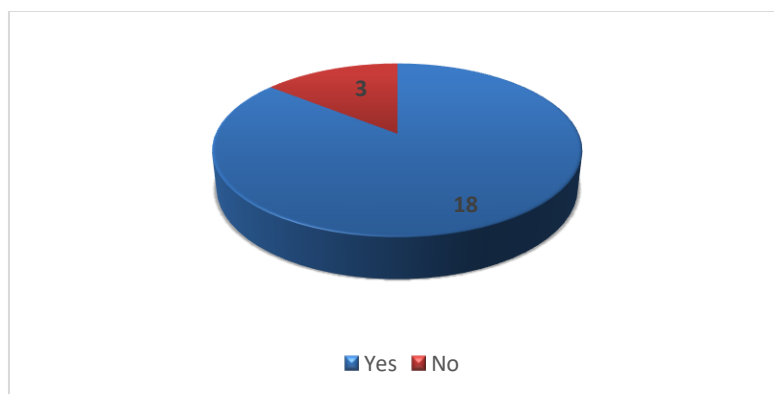
**18. When are you planning to move?**

**TOTAL RESPONDENTS = 20**



**19. Does anything affect the type of home you need?**

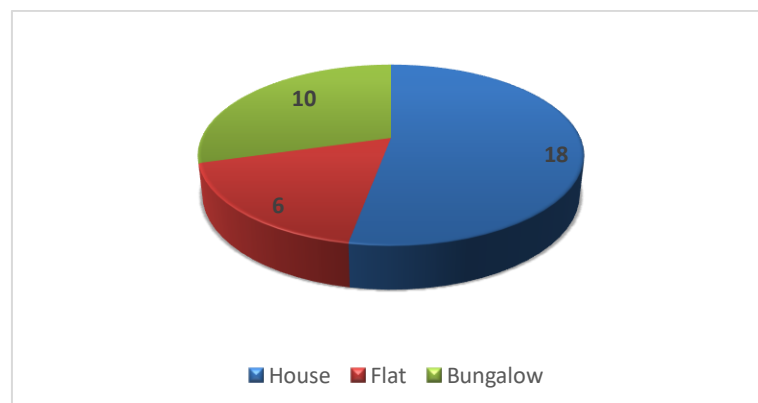
**TOTAL RESPONDENTS = 21**



*The 3 respondents who said 'yes' all selected limited mobility.*

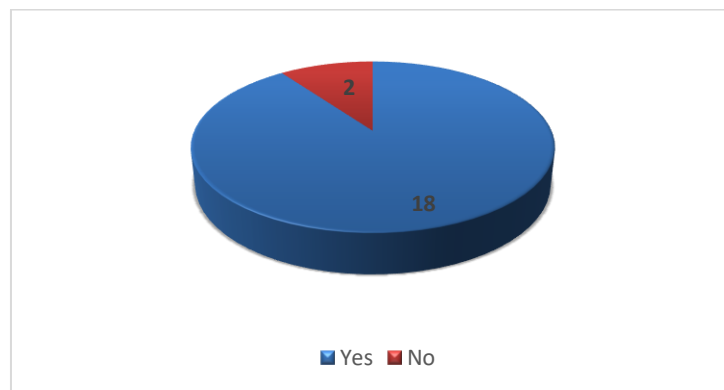
**20. What type of home would best meet your needs?**

**TOTAL RESPONDENTS = 21 (34 TOTAL CHOICES)**



21. Does anyone in your household have a specialist housing need? If so, what type do they require?

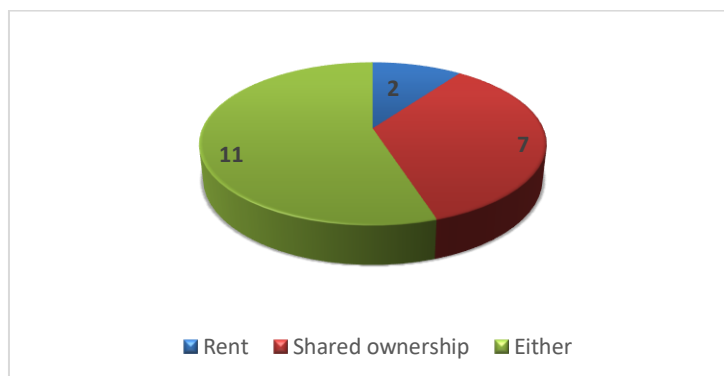
**TOTAL RESPONDENTS = 20**



*The 2 respondents who said 'yes' both selected ground floor accommodation.*

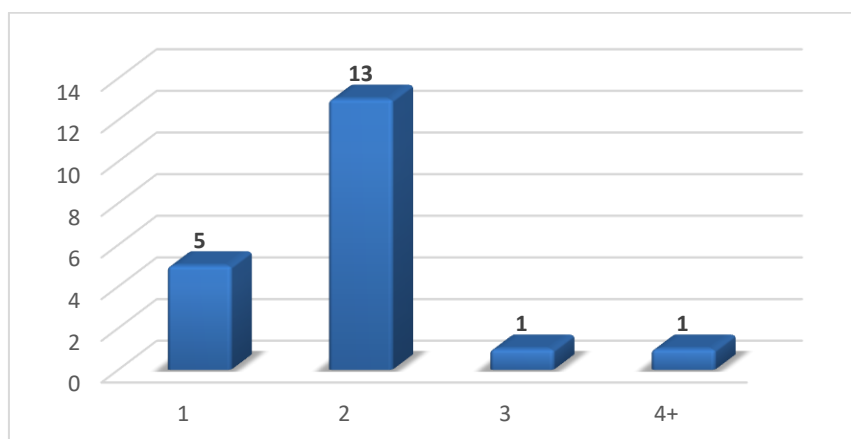
22. Which of the following affordable housing options would be best for you?

**TOTAL RESPONDENTS = 20**



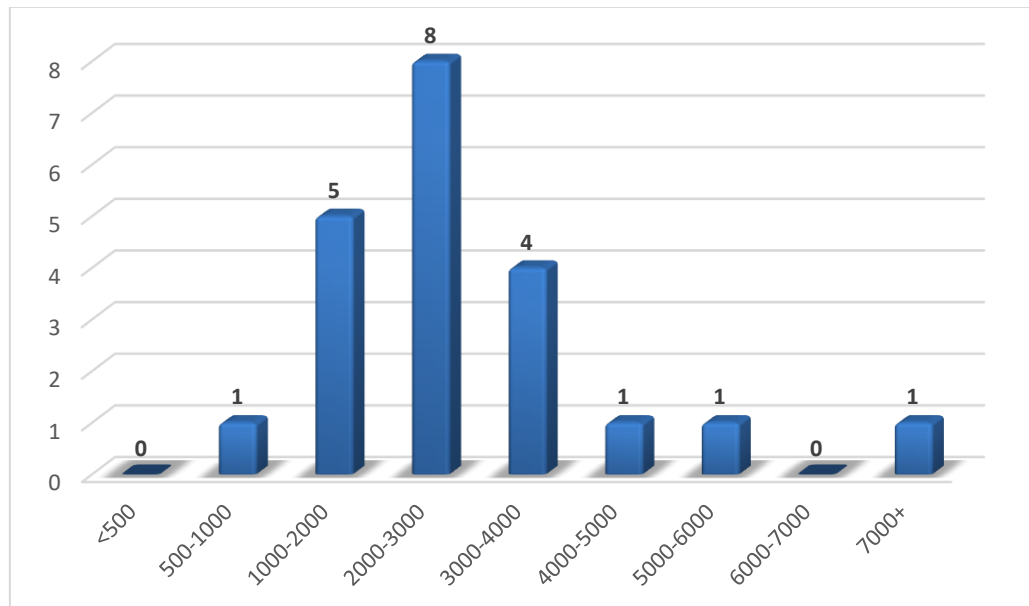
23. How many bedrooms would your new home need?

**TOTAL RESPONDENTS = 20**



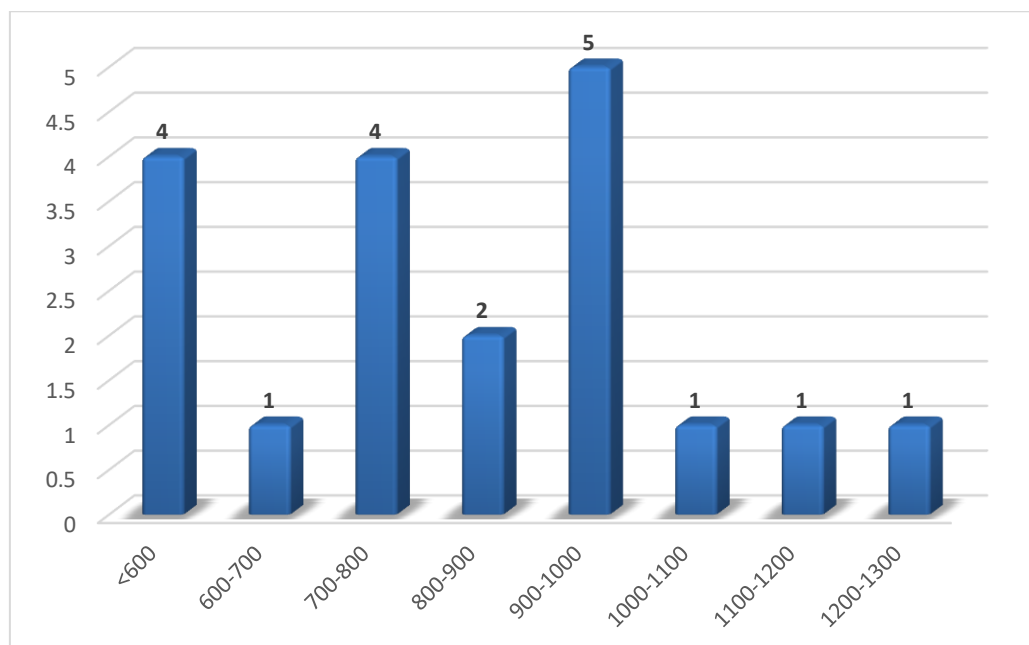
24. What is your household's total monthly income before tax (approx. gross income)?

**TOTAL RESPONDENTS = 21**



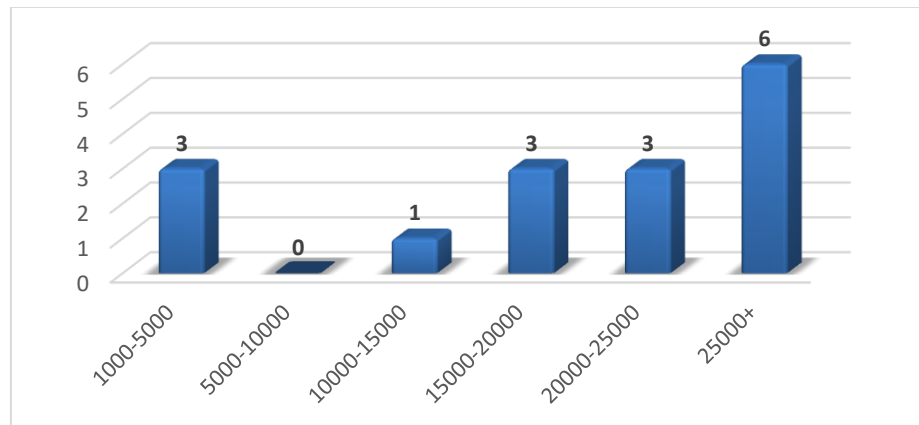
25. If interested in renting or buying a property, can you give us some idea of how much rent/mortgage you would be prepared to pay per month?

**TOTAL RESPONDENTS = 19**



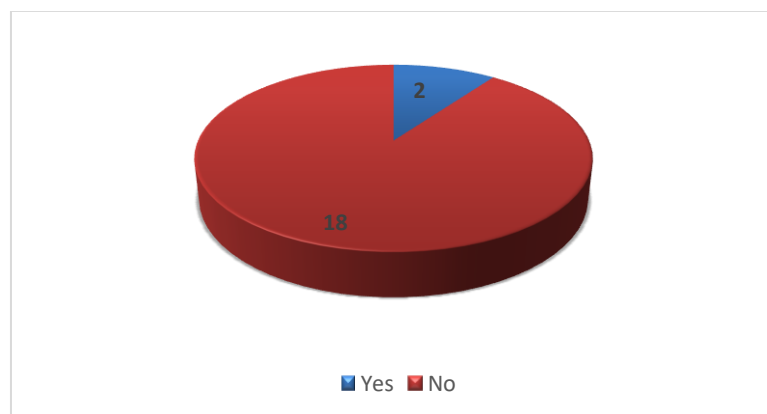
26. If you are interested in owning a house, how much do you think you would be able to put down as a deposit?

**TOTAL RESPONDENTS = 16**



27. Are you registered on the Bucks Home Choice scheme?

**TOTAL RESPONDENTS = 20**



28. Have you previously applied for affordable housing in Ellesborough via Bucks Home Choice but without success?

**TOTAL RESPONDENTS = 21**

*All 21 respondents ticked 'no'.*

## Survey findings

The findings of this report are exclusively based on the **July 2021 Ellesborough Housing Needs Survey**. No information is known about the non-respondents, and no assumptions have been made about their needs or requirements

### Support the principle of providing affordable housing

- **55%** of respondents answered **YES** to the question '**do you support the principle of providing housing for those in need who have local connections** to the parish of Ellesborough?'
- 23% said NO
- 22% said MAYBE
- **51.5%** of respondents answered **YES** to the question '**do you support a small development of homes for those in affordable housing need with local connections** to the parish of Ellesborough?'
- 27.5% said NO
- 21% said MAYBE

### Affordable housing needs findings

Part 2 of the Survey asked households to state if they had a need for the following affordable housing options:

- Rent (e.g. from a Housing Association)
- Shared Ownership (e.g. part-rent/ part-buy)
- Either of the above

### Numbers in affordable housing need

1. **21 households** expressed a housing need by completing Part 2 of the survey.
2. **1 household currently owns their home:**
  - Households which own their own home do not ordinarily meet the qualifying criteria for affordable housing.
3. **Local connections have been provisionally assessed** against [Bucks Home Choice Allocation Policy](#) November 2019, section 2.3.3.

The local connections of 6 households would require further investigation via a Home Choice application. However, for the purposes of this report, they have been INCLUDED in the final total of households in need.



Taking into account 1-3 above, it is estimated – indicatively- that there are **20 LOCAL HOUSEHOLDS** in affordable housing need.

TENURE	NUMBER OF HOUSEHOLDS	SIZE OF HOME
Housing Association rented accommodation	7	5 X 1-BED 1 X 3-BED 1 X 4-BED
Shared-ownership accommodation	13	1 X 1-BED 12 X 2-BED

Detailed breakdown of identified need – Housing Association rented accommodation

HOUSEHOLDS REQUIRING <u>HOUSING ASSOCIATION RENTED ACCOMMODATION</u>									
OVERALL NUMBERS = 7									
TENURE CHOICE	1-bed		2-bed		3-bed		4+ bed		
Housing Association Rent	2		-		-		-		
Either HA rent or shared-ownership	3		-		1		1		
	5		n/a		1		1		
	TYPE		TYPE		TYPE		TYPE		
	House	-			House	1	House	1	
	Flat	1			Flat	-	Flat	-	
	House/ Flat	1			House/ Flat	-	House/ Flat	-	
	Bungalow	1			Bungalow	-	Bungalow	-	
	House/ bung	2 <sup>1</sup>			House/ bung		House/ bung		
ON HOUSING REGISTER		0		n/a		1		n/a	

- 2 households chose 'rent from a Housing Association' exclusively in their tenure choices.
- 5 households which chose either 'rent from a Housing Association' or 'shared-ownership' and are potentially **UNLIKELY** to afford a mortgage deposit (based on estimates from the financial information provided) have been included in the tally for rented accommodation.
- Depending on circumstances, there may be restrictions on the number of bedrooms a household requiring RENTED accommodation is eligible for. Therefore, the likely eligible number of bedrooms based on information supplied has been estimated.

<sup>1</sup> 1 respondent stated that they had a specialist housing need for ground floor accommodation.

BREAKDOWN OF NEED BY TIMESCALE					
	1-bed	2-bed	3-bed	4+ bed	TOTAL
IMMEDIATELY	-	-	-	-	-
WITHIN 3 YEARS	3	-	1	1	5
3 – 5 YEARS	2	-	-	-	2
5+ YEARS	-	-	-	-	-

#### Detailed breakdown of identified need – shared-ownership accommodation

HOUSEHOLDS REQUIRING <u>SHARED-OWNERSHIP ACCOMMODATION</u>				
OVERALL NUMBERS = 13				
TENURE CHOICE	1-bed		2-bed	
Shared ownership	1		8 (2)	
Either HA rent or shared-ownership	-		4	
	1		12	
	TYPE		TYPE	
	House	1	House	6
	Flat	-	Flat	-
	House/ Flat	-	House/ Flat	-
	Bungalow	-	Bungalow	-
	House/ bung	-	House/ bung	3
	Any	-	Any	3
	0		1	
ON HOUSING REGISTER	0		1	
	n/a		n/a	

- 9 households chose 'shared-ownership' exclusively in their tenure choices. 2 of these households are **UNLIKELY** (see number in red in brackets above) to afford a mortgage deposit (based on estimates from the financial information provided).
- 4 households which chose either 'rent from a Housing Association' or 'shared-ownership' and are **LIKELY** to afford a mortgage deposit (based on estimates from the financial information provided) have been included in the tally for shared-ownership accommodation.

BREAKDOWN OF NEED BY TIMESCALE					
	1-bed	2-bed	3-bed	4+ bed	TOTAL <sup>2</sup>
IMMEDIATELY	1	-	-	-	1
WITHIN 3 YEARS	-	5	-	-	5
3-5 YEARS	-	6	-	-	6
5+ YEARS	-	-	-	-	-

<sup>2</sup> 1 respondent did not state when a new home was needed.

## Suggested next steps

The findings of this report are exclusively based on the July 2021 Ellesborough Housing Needs Survey. A level of affordable housing need has been identified from households responding to the survey.

**IMPORTANT NOTE: the affordable housing needs breakdown set out in this report is indicative.** It is a requirement that the needs of every household which wants to be considered for affordable housing (of whichever tenure) are comprehensively assessed via an application to [Bucks Home Choice](#).

In addition, applicants for shared ownership would have to be registered with a Help to Buy Agent (visit: <https://www.helptobuyagent3.org.uk/>) and eligible under the Help to Buy criteria.

18 of the 20 households assessed as being in need in this report stated they are **NOT** registered on Bucks Home Choice. Community First Oxfordshire will contact respondents (where details have been provided and permission given) and advise the household to register with Bucks Home Choice.

In addition, those who did not respond to this Housing Needs Survey can still be considered for future affordable housing by registering with Bucks Home Choice. Even if a household is not included in this report, it does NOT mean the household cannot be considered for properties in the future, as long as it is registered.

Local housing needs are subject to change. A Housing Needs Survey can only provide a snapshot of need at a given time. It is therefore recommended that a new survey be undertaken 2-3 years from now to update local needs information.