



Hartlebury

Housing Needs Survey

Analysis of Survey Results

January 2023

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1. Introduction

Background

The Parish of Hartlebury decided to carry out a housing needs survey to collect robust data on the level of current and future local housing need. Looking primarily at the need for affordable homes, they also wanted to establish if there are also other types of housing needed, such as people who need smaller more manageable homes that are easier to adapt to meet changing needs.

Wychavon District Council was selected to conduct this a housing needs survey of the Parish of Hartlebury. The housing needs survey process was carried out by Rachael Tooth, Housing Strategy and Projects Officer and report prepared by Kate Stevenson-Pugh, Rural Housing Enabler.

Aims

The aims of the housing needs survey were to:

- Investigate the housing need (over the next 5 years), tenure, house size needed for local people living or working in the parish and for those with a local connection wishing to return.
- Establish the views on future housing in the parish, gauge the level of support for new homes for local people if a need is identified and any suitable sites parishioners would consider suitable for development.
- Explore the level of interest in establishment of a local community led housing group.
- Assist the Parish Council and District Council with future planning for the parish.

Methodology

A total of 1,319 paper surveys were sent to every household on the electoral roll within the Parish of Hartlebury. A prepaid envelope was included, to enable residents to complete and return the survey free of charge. It also provided an option to complete the survey online through a web link (preferred method) and the option to speak to a member of the Housing Service to complete over the telephone. *Please see appendix one (at the end of this report) for a copy of the covering letter and survey document.*

The research was conducted between 17th January to 4th March 2022.

The survey was promoted through the District Council's Facebook and Twitter pages via the Communications team at Wychavon District Council.

Facebook

We are conducting a Housing Needs Survey in the Parish of Hartlebury, paper surveys including an online link are being sent out to all households within the Parish. We would encourage residents within the Parish to respond to show the true housing need for their area. Closing date for responses is 4 March 2022. Visit <https://www.smartsurvey.co.uk/s/Hartlebury/> to take part.

In total we had the following reach: 1 link clicked and 384 people reached.

Twitter

We are conducted a Housing Needs Survey in #Hartlebury, paper surveys with an online link are being sent out to all residents this week. We would encourage residents within the Parish to respond. Closing date is 4 Mar 2022. Visit <https://www.smartsurvey.co.uk/s/Hartlebury/> to take part [#survey](#)

In total we had the following reach: 336 impressions and 1 link clicked.

Response rate

In total 270 valid survey responses were received, giving a response rate of 20.5%. *With a 95% reliability factor the data is to be true to a margin of error + / - 5.0%.*

To be deemed accurate a plus / minus percentage figure should be between 4% and 8%, this survey has scored +/- 5%, so would be deemed statistically accurate. This means that if the survey was repeated again with the same methodology, the results would show within +/- 5% of those which are shown within the results of this survey. The smaller the margin of error, the more confidence you may have in your results. The bigger the margin of error, the farther they can stray from the views of the total population surveyed.

As shown in Table 1 below, a total of 38% of the responses were online and 62% replied by post.

Table 1: Percentage of surveys completed online, via the postal paper survey and telephone

| | Online | Postal | Telephone |
|----------------------|--------|--------|-----------|
| Total Surveys | 103 | 167 | 0 |
| % | 38% | 62% | 0% |

It is important to note the following when considering the results of this survey:

1. The results of a housing needs survey are an *indicator* of housing need – other indicators of housing need are the South Housing Market Area Assessment 2019, and information from the Council's housing register Housing For You.
2. The results are a snapshot in time, and housing need will change regularly for a variety of reasons, for examples as households move, family size changes, financial circumstances change etc
3. A total of 270 (20%) of the households on the electoral roll in Hartlebury completed the survey. The housing and community need for the remaining 80% are not known.
4. Not everyone in housing need will complete a survey, therefore true housing need may be underrepresented.

Principle Conclusions

Just under half of the survey respondents (49%) currently live in a property with 4 or more bedrooms and 87.4% of households own their own home, whether outright or with a mortgage.

A total of 19% (50) of the respondents identified a need for alternative housing in the next 5 years. The main two reasons for needing to move were for a smaller or a larger home.

Of those wishing to purchase their own home, through the open market, 50% stated they could afford a property of £400,000 or more.

The survey identified a need for 13 affordable homes within the next 5 years – this equates to 26% of those respondents who identified a need for alternative housing. Of those 6 households who stated they needed affordable housing rented from a Housing Association, their household incomes were all £20,000 or less per annum.

Just over half (53%) of respondents said they would be in favour of an affordable housing development. The respondents were more likely to support an affordable housing development of 10 or fewer houses.

The survey showed that 43% of respondents expressed support for Community Led Housing in Hartlebury.

A total of 3% of key workers stated that they had alternative key worker accommodation needs.

At the time of the survey, only 5 respondents (2%) had a live application on Housing For You (choice based lettings scheme operating across Wychavon as well as Malvern and Worcester districts).

2. Survey Findings

Your current home and household

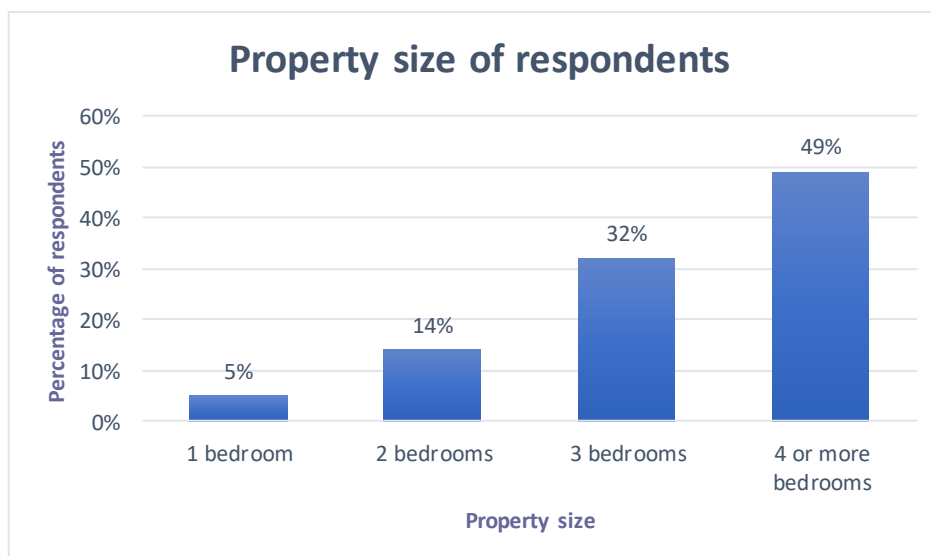
2.1 How many bedrooms does your home have?

Of the 20.5% of households who responded to the survey, the largest group of respondents stated that they live in a property with 4 or more bedrooms (49%). This was followed by 32% living in a property with 3 bedrooms, 14% living in a home with 2 bedrooms and 5% of respondents live in a home with 1 bedroom. These results are shown in Table 2 and Chart 1 below.

Table 2: Current property size of respondents (270 respondents)

| Property size | 1 bedroom | 2 bedrooms | 3 bedrooms | 4 or more bedrooms |
|-----------------------|-----------|------------|------------|--------------------|
| Number of respondents | 13 | 39 | 86 | 132 |
| Respondent percentage | 5% | 14% | 32% | 49% |

Chart 1: Current property size of respondents (270 respondents)



2.2 What type of home do you live in?

Of the 20.5% of households who responded to the survey, the majority stated that they live in a house (80%), then a bungalow (11%), then flat or apartment (7%). Five households stated that they live in other – this comprises of 4 households living in a barn/barn conversion and 1 household living in a bedsit. No households stated that they live in a mobile home or static caravan/park home.

The results are shown in Table 2 here.

Table 2: Current property type of respondents (270 respondents)

| Property type | House | Bungalow | Flat/ Apartment | Other |
|-----------------------|-------|----------|--------------------|-------|
| Number of respondents | 215 | 30 | 20 | 5 |
| Respondent percentage | 80% | 11% | 7% | 2% |

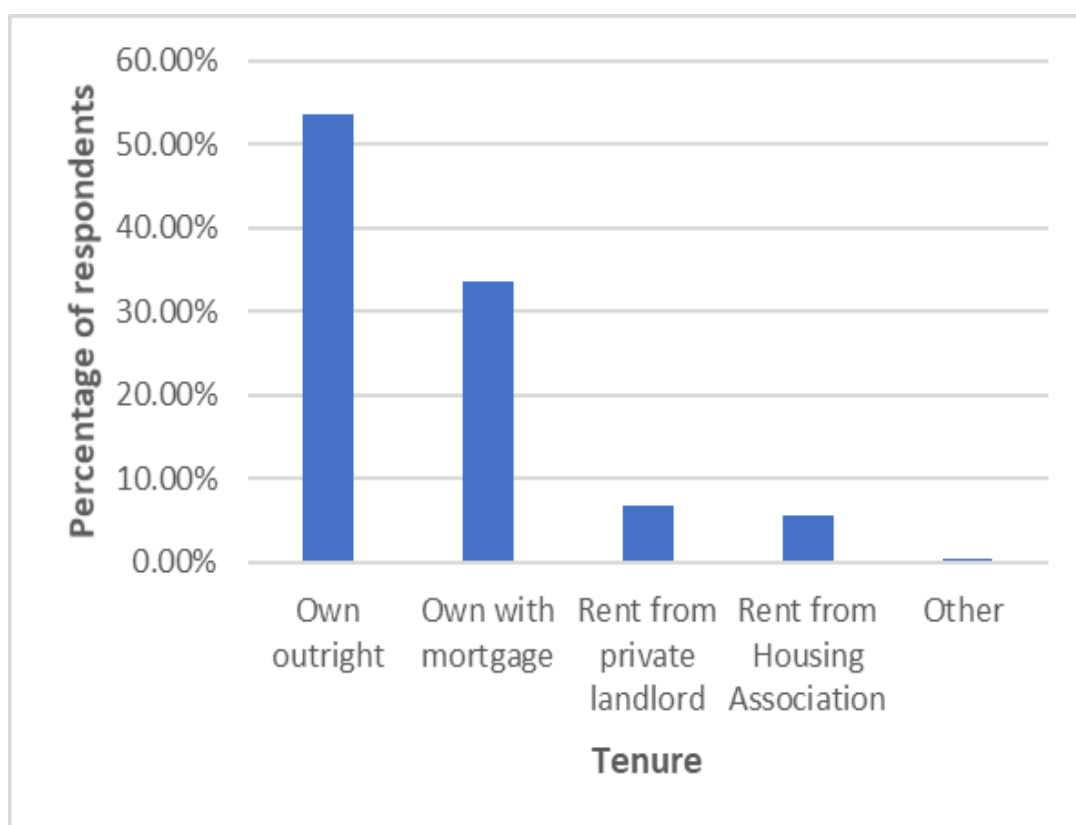
2.3 Current tenure

We asked respondents about the tenure of their current home. Of the 20.5% of households that responded to the survey, a large majority of respondents (87.4% of households – 236 respondents) own their own home, whether outright or with a mortgage. In terms of renting 6.7% (18 households) rent from a private landlord and 5.5% (15 respondents) rent from a housing association. One household stated Other (0.4%), equity release. These figures are shown in Table 3 and Chart 2 below.

Table 3: Current tenure of respondents (270 respondents)

| Tenure | Number of respondents | Respondent percentage |
|-----------------------------------|-----------------------|-----------------------|
| Own your home outright | 145 | 53.7% |
| Own your own home with a mortgage | 91 | 33.7% |
| Rent from a private landlord | 18 | 6.7% |
| Rent from a Housing Association | 15 | 5.5% |
| Other | 1 | 0.4% |

Chart 2: Current tenure of respondents (270 respondents)



2.4 Ages of family members

Table 4 illustrates the age of people in households. The results shows that the majority of respondents were from households with one or two people aged 65 and over.

Table 4: Ages of people in households (270 respondents)

| | |
|------------------------------|--|
| Under 10 years of age | 37 households with: Those with one member under 10: 24 Those with two members under 10: 11 Those with three members under 10: 2 |
| 10 – 15 years of age | 30 households with: Those with one member aged 10 - 15: 20 Those with two members aged 10 - 15: 9 Those with three members aged 10 – 15: 1 |
| 16 – 17 years of age | 13 households with: Those with one member aged 16 - 17: 13 |
| 18 – 34 years of age | 53 households with: Those with one member aged 18 - 34: 30 Those with two members aged 18 - 34: 20 Those with three members aged 18 - 34: 2 Those with four or more members aged 18 – 34: 1 |
| 35 – 54 years of age | 92 households with: Those with one member aged 35 - 54: 44 Those with two members aged 35 - 54: 48 |
| 55 – 64 years of age | 90 households with: Those with one member aged 55 - 64: 49 Those with two members aged 55 - 64: 41 |
| 65 + years of age | 113 households with: Those with one member aged 65+: 50 Those with two members aged 65+: 63 |

2.5 Do any of the following apply to any members of your household?

This question is asked to understand the local connection or need to live in the Parish due to immediate family or employment for example. This is line with the South Worcestershire Allocations Policy and Rural Lettings Policy for the allocation of affordable homes.

A total of 93% (251 of the 270 respondents) stated that they currently live in the Parish of Hartlebury. However, despite indicating that they do not currently live in the Parish of Hartlebury, the remaining 7% (9) respondents, do meet the local connection criteria through:

- Living in the parish either at least 3 out of the last 5 years or at least 6 out of the last 12 months
- Permanent employment in the parish
- Immediate family living within the parish

Households were able to select one than more local connection to the Parish. Of those living within the Parish of Hartlebury, the following had an additional local connection as listed below:

- 10 households have permanent employment within the Parish
- 3 households care for a family member who lives within the Parish
- 7 households have a close family member who lives within the Parish

2.6 Length of time households have lived in the Parish

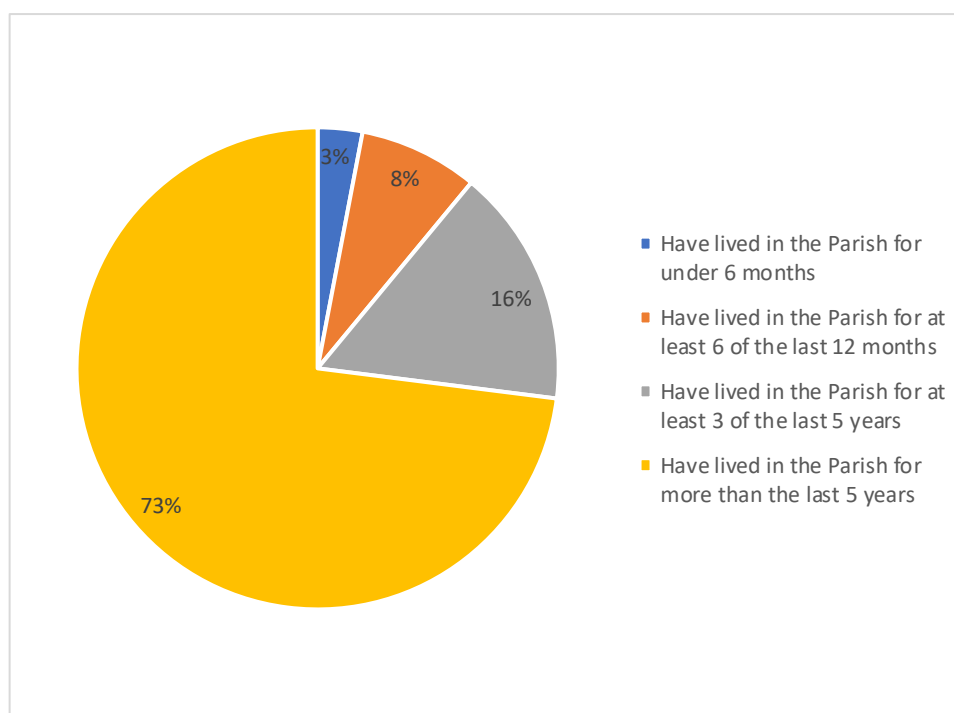
We asked respondents how long they have lived in the Parish. The results are shown in Table 5 and Chart 3 below. Of the 20.5% of households that responded to the survey, the majority 73% (198 respondents) have lived in the Parish for more than the last 5 years, followed by 8% (22 respondents) 6 out of the last 12 months, 16% (42 respondents) have lived in the Parish for at least 3 out of the last 5 years, and 3% (8 respondents) for under 6 months. Those 8 respondents

who had lived in the Parish for under 6 months, didn't meet the local connection criteria at the time of completing the survey.

Table 5: Length of time respondents have lived in the Parish of Hartlebury (270 respondents)

| Length of time living in the Parish of Hartlebury | Number of respondents | Respondent percentage |
|---|-----------------------|-----------------------|
| Have lived in the Parish for under 6 months | 8 | 3% |
| Have lived in the Parish for at least 6 of the last 12 months | 22 | 8% |
| Have lived in the Parish for at least 3 of the last 5 years | 42 | 16% |
| Have lived in the Parish for more than the last 5 years | 198 | 73% |

Chart 3: Length of time respondents have lived in the Parish of Hartlebury (270 respondents)



Your future need

2.7 Future need - how many people will require alternative housing?

We asked respondents whether they or anyone in their household are likely to need alternative housing in the next five years. Of the 20.5% of households that responded to the survey, 19% (50 respondents) stated that they are likely to need alternative accommodation within the next five years. The timeframe they are likely to require alternative housing is detailed in the table 6 below. It shows that the majority will require alternative housing in the next 1 to 3 years.

Table 6: Respondents seeking alternative accommodation within the next 5 years (50 respondents)

| Timescale for seeking alternative housing | In the next twelve months | 1 to 3 years | 3 to 5 years |
|---|---------------------------|--------------|--------------|
| Number of respondents | 13 | 22 | 15 |
| Respondent percentage | 26% | 44% | 30% |

2.8 What are the reasons that households want to move?

This question is asked to determine the reasons for households requiring alternative housing within the next 5 years. These reasons (for the 50 respondents) are listed in Table 7 below.

Table 7: Reasons for households requiring alternative housing (50 respondents)

| Reason for needing to move | In the next twelve months | 1 to 3 years | 3 to 5 years |
|----------------------------|------------------------------------|--|--|
| | Need a smaller home (5) | Need a smaller home (8) | Need a smaller home (7) |
| | To set up an independent home (3) | Need a larger home (6) | Need a larger home (4) |
| | Need a larger home (3) | Current home in poor state of repair (2) | Need a specially adapted home (1) |
| | Need a specially adapted home (1) | To set up an independent home / Buy own home (3) | Other (3): Retirement (1) Independent home but would need supported housing accommodation (1) Newer property with lower maintenance (1) |
| | Other - Disabled child* (1) | Need a more secure / long term tenancy (1) | |
| | *Reason provided by the respondent | | |
| | | Other (2): To move to a quieter road (1) Unpleasant neighbours (1) | |

2.9 What is the main reason for needing to move (including preferred area to move to):

Table 8 highlights the main reason for needing to move, of those 50 respondents, along with the timescale alternative housing is needed, their current tenure, household make up, the tenure they would like to move to and their preferred area to move to.

Table 8: Main reason for moving of respondents (50 respondents)

| | Timescale | Reason for moving | Current Tenure | Household Make Up | Tenure to move to | Parish of Preference |
|-----------|-----------------------|-----------------------------------|-----------------------------------|--------------------------|----------------------------------|---|
| 1 | In the next 12 months | Need a smaller home | Own your own home outright | 1 Adult (65+) | Shared Ownership | Outside of the district - Stourport |
| 2 | In the next 12 months | Need a smaller home | Own your own home outright | 2 Adults (65+) | Buy on the open market | Outside of the district – South coast |
| 3 | In the next 12 months | Need a smaller home | Own your own home outright | 1 Adult (65+) | Buy on the open market | Hartlebury, Kidderminster, Bewdley or Stourport |
| 4 | In the next 12 months | Need a smaller home | Own your own home outright | 1 Adult | Shared/Rent to Buy or Starter | Hartlebury |
| 5 | In the next 12 months | Need a smaller home | Own your own home outright | 2 Adults (65+) | Buy on the open market | Hartlebury |
| 6 | In the next 12 months | To set up an independent home | Rent from private landlord | 1 Adult and 1 Child | Buy on the open market | Within the district of Wychavon |
| 7 | In the next 12 months | To set up an independent home | Own your own home outright | 1 Adult | Buy on the open market | Within the district of Wychavon |
| 8 | In the next 12 months | To set up an independent home | Own your own home outright | 2 Adults and 2 Children | Self-build | Kidderminster |
| 9 | In the next 12 months | Need a larger home | Own your own home with a mortgage | 2 Adults | Buy on the open market | Hartlebury, Ombersley and within the district of Wychavon |
| 10 | In the next 12 months | Need a larger home | Own your own home with a mortgage | 1 Adult | Buy on the open market | Hartlebury and Elmley Lovett |
| 11 | In the next 12 months | Need a larger home | Rent from a housing association | 2 Adults and 2 Children | Rent from housing association | Hartlebury |
| 12 | In the next 12 months | Other - Disabled child | Renting from housing association | 2 Adults and 1 Child | Renting from housing association | Hartlebury |
| 13 | In the next 12 months | Need a specially adapted property | Renting from a private landlord | 1 Adult (65+) | Privately rented sector | Within the district of Wychavon |

| | Timescale | Reason for moving | Current Tenure | Household Make Up | Tenure to move to | Parish of Preference |
|-----------|------------------|--------------------------|-----------------------------------|--------------------------|---------------------------------|--|
| 14 | 1 to 3 years | Need a smaller home | Own your own home outright | 1 Adult | Buy on the open market | Hartlebury |
| 15 | 1 to 3 years | Need a smaller home | Own your own home outright | 1 Adult | Buy on the open market | Within the district of Wychavon |
| 16 | 1 to 3 years | Need a smaller home | Own your own home outright | 1 Adult (65+) | Buy on the open market | Hartlebury |
| 17 | 1 to 3 years | Need a smaller home | Own your own home outright | 1 Adult (65+) | Buy on the open market | No area selected |
| 18 | 1 to 3 years | Need a smaller home | Own your own home with a mortgage | 4 Adults | Buy on the open market | Hartlebury, Ombersley and Elmley Lovett |
| 19 | 1 to 3 years | Need a smaller home | Own your own home with a mortgage | 2 Adults (1 x 65+) | Buy on the open market | Hartlebury and Ombersley |
| 20 | 1 to 3 years | Need a smaller home | Own your own home with a mortgage | 3 Adults | Self-build | Hartlebury and Ombersley |
| 21 | 1 to 3 years | Need a smaller home | Rent from private landlord | 1 Adult (65+) | Rent from a housing association | Ombersley |
| 22 | 1 to 3 years | Need a larger home | Own your own home with a mortgage | 2 Adults and 1 Child | Buy on the open market | Hartlebury, Kidderminster |
| 23 | 1 to 3 years | Need a larger home | Own your own home with a mortgage | 2 Adults | Buy on the open market | Hartlebury, Ombersley, Elmley Lovett, Doverdale, within the district of Wychavon, out of area (Worcestershire or Dudley borough) |
| 24 | 1 to 3 years | Need a larger home | Own your own home with a mortgage | 2 Adults and 2 Children | Buy on the open market | Hartlebury |
| 25 | 1 to 3 years | Need a larger home | Own your own home with a mortgage | 2 Adults and 2 Children | Buy on the open market | Hartlebury or out of area (specified Wyre Forest or Hagley) |

| | Timescale | Reason for moving | Current Tenure | Household Make Up | Tenure to move to | Parish of Preference |
|-----------|------------------|---|-----------------------------------|----------------------------------|---------------------------------|---|
| 26 | 1 to 3 years | Need a larger home | Own your own home outright | 2 Adults (65+) | Buy on the open market | Hartlebury and Ombersley |
| 27 | 1 to 3 years | Need a larger home | Rent from a private landlord | 1 Adult | Buy on the open market | Hartlebury and Ombersley |
| 28 | 1 to 3 years | Current home in poor state of repair | Rent from housing association | 1 Adult (65+) | Rent from housing association | Hartlebury |
| 29 | 1 to 3 years | Current home in poor state of repair | Rent from private landlord | 2 Adults and 2 Children | Buy on the open market | Hartlebury |
| 30 | 1 to 3 years | To set up an independent home | Own your own home with a mortgage | 1 Adult | Rent from a housing association | Within the district of Wychavon |
| 31 | 1 to 3 years | To set up an independent home | Own your own home with a mortgage | 1 Adult | Shared Ownership | Hartlebury |
| 32 | 1 to 3 years | Buy own home | Rent from a private landlord | 2 Adults | Self-Build | Hartlebury, Ombersley, Elmley Lovett, Doverdale, |
| 33 | 1 to 3 years | Need to move to a more secure / long term tenancy | Rent from a private landlord | 2 Adults | Rent from a housing association | Hartlebury |
| 34 | 1 to 3 years | Other – to move to a quieter road | Own your own home with a mortgage | 3 Adults | Buy on the open market | Scotland |
| 35 | 1 to 3 years | Other - unpleasant neighbours | Own your own home outright | 1 Adult (65+) | Buy on the open market | Within the district of Wychavon |
| | | | | | | |
| 36 | 3 to 5 years | Need a smaller home | Own your own home outright | 2 Adults (65+) | Buy on the open market | Hartlebury, Ombersley and within the district of Wychavon |
| 37 | 3 to 5 years | Need a smaller home | Own your own home outright | 2 Adults | Buy on the open market | Hartlebury |
| 38 | 3 to 5 years | Need a smaller home | Own your own home outright | 3 Adults (including 1 Adult 65+) | Buy on the open market | No area selected |
| 39 | 3 to 5 years | Need a smaller home | Own your own home outright | 2 Adults (65+) | Buy on the open market | No area selected |

| | Timescale | Reason for moving | Current Tenure | Household Make Up | Tenure to move to | Parish of Preference |
|-----------|------------------|---|--|--------------------------|--|---|
| 40 | 3 to 5 years | Need a smaller home | Own your own home outright | 2 Adults | Buy on the open market | Within the district of Wychavon |
| 41 | 3 to 5 years | Need a smaller home | Own your own home outright | 2 Adults (65+) | Buy on the open market | Within the district of Wychavon |
| 42 | 3 to 5 years | Need a smaller home | Rent from a housing association | 2 Adults, 1 Child | Shared ownership | Within the district of Wychavon |
| 43 | 3 to 5 years | Need a larger home | Own your own home with a mortgage | 2 Adults, 2 Children | Buy on the open market | Hartlebury, Ombersley, Elmley Lovett, Doverdale and within the district of Wychavon |
| 44 | 3 to 5 years | Need a larger home | Own your own home with a mortgage | 2 Adults, 2 Children | Buy on the open market | Hartlebury, Ombersley and Elmley Lovett |
| 45 | 3 to 5 years | Need a larger home | Own your own home with a mortgage | 2 Adults | Buy on the open market | Ombersley and within the district of Wychavon |
| 46 | 3 to 5 years | Need a larger home | Rent from a housing association | 2 Adults, 2 Children | Rent from a housing association / Shared Ownership | Hartlebury |
| 47 | 3 to 5 years | Other-Independent home but would need supported housing accommodation | Own your own home outright (Living with parents) | 1 Adult | Buy/Rent from private landlord/ Shared Ownership/ Another government backed scheme | Hartlebury |
| 48 | 3 to 5 years | Other - Newer property lower maintenance | Own your own home outright | 3 Adults, 1 Child | Buy on the open market | Ombersley and Elmley Lovett |
| 49 | 3 to 5 years | Need a specially adapted home | Rent from housing association | 3 Adults, 1 Child | Rent to buy | Hartlebury, Ombersley, Elmley Lovett, Doverdale and within the district of Wychavon |
| 50 | 3 to 5 years | Other - Retirement | Own your own home outright | 2 Adults | Buy on the open market | Out of area (coastal) |

2.10 Would you prefer a new build property or existing dwelling?

Of the 50 households that stated that they needed alternative housing, 60% (30) of respondents would prefer a new build property and 40% (20) would prefer an existing dwelling.

2.11 What type of property would you prefer?

Of the 50 households that stated that they wanted to move, the majority of respondents wanted a house, 52% (26), or a bungalow 32% (15).

Table 9 illustrates the desired property type of those respondents who have identified a need for alternative housing.

Table 9: Type of property respondents would prefer (50 respondents)

| House | House or Bungalow | Bungalow | Flat/Apartment | Mobile Home | Static Caravan / Park Home | Other | Total |
|-------|-------------------|----------|----------------|-------------|----------------------------|-------|-------|
| 26 | 1 | 16 | 6 | 0 | 0 | 1 | 50 |
| 52% | 2% | 32% | 12% | 0% | 0% | 2% | 100% |

2.12 How many bedrooms will you require?

Of the 50 households that stated that they require alternative housing, the majority wanted 3 and 4 bed (or larger) homes as can be seen below in Table 10. Two (2) households did not provide a response.

Table 10: Number of bedrooms required by those needing alternative housing (48 respondents)

| 1 bed | 2 bed | 3 bed | 4 + bed | Total |
|-------|-------|-------|---------|-------|
| 6 | 10 | 21 | 11 | 48 |
| 12% | 21% | 44% | 23% | 100% |

2.13 What area are you looking for alternative accommodation in?

Of the 50 households that stated they required alternative housing, Table 11 shows the areas they would like to live in. Respondents could tick more than one answer.

Table 11: Areas that respondents who need alternative housing would like to live

| Area | Number of respondents | Respondent percentage |
|-------------------------------------|-----------------------|-----------------------|
| Parish of Hartlebury | 30 | 60% |
| Parish of Ombersley | 16 | 32% |
| Parish of Elmley Lovett | 8 | 16% |
| Parish of Doverdale | 5 | 10% |
| Within the district of Wychavon | 9 | 18% |
| Outside of the district of Wychavon | 15 | 30% |

2.14 What is the main reason for needing to move?

The 50 households stating they need alternative housing, gave the following main reasons for

wanting to move. The majority need either a smaller (26%) or a larger home (40%). Table 12 below illustrates the results of this question.

Table 12: Main reason for alternative housing of respondents

| Reason | Number of respondents | Respondent % |
|---|-----------------------|--------------|
| Need a larger home | 13 | 26% |
| Need a smaller home | 20 | 40% |
| Need a more secure / long term tenancy | 1 | 2% |
| Need a specially adapted home | 2 | 4% |
| Current home in poor state of repair | 2 | 4% |
| To set up an independent home / Buy own home | 6 | 12% |
| Other, please specify Retirement Disabled child Property with less maintenance Unpleasant neighbours Move away from road noise Independent but supported housing | 6 | 12% |
| Total | 50 | 100% |

2.15 What might prevent you from fulfilling your future need?

The 50 respondents were able to select all options that applied, and these are shown in Table 13 below.

Table 13: What prevents respondents fulfilling their future housing need (58 responses)

| Lack of suitable properties | Not able to afford suitable properties | Saving to purchase | Other |
|-----------------------------|--|--------------------|-------|
| 35 | 16 | 3 | 4 |
| 60% | 28% | 5% | 7% |

- 60% stated that there is a lack of suitable properties
- 28% stated that they are not able to afford suitable properties
- 5% stated that they were saving to purchase a property
- 4% specified Other and provided the following responses: Disability (1), looking for an older property (1), road noise (1) and there aren't any properties (1).

2.16 Would you prefer to?

Of the 50 households who wanted to move, the majority (66%) wanted to buy on the open market (33 households), 12% wanted rent from a Housing Association (6 households) and 6% (3

household) wanted Shared Ownership and a further 6% (3 households) wanted Self-Build. No respondents stated Discount Market Sales. These results are shown in Table 14 below.

Table 14: Tenure preference of those needing alternative housing (50 respondents)

| Tenure preference | Number of respondents | Respondent percentage |
|--|-----------------------|-----------------------|
| Buy on the open market | 33 | 66% |
| Shared Ownership | 3 | 6% |
| Rent from a housing association | 6 | 12% |
| Rent from housing association and Shared Ownership | 1 | 2% |
| Rent from a private landlord | 1 | 2% |
| Buy/Rent from Private Landlord/Shared Ownership/Another Government backed scheme | 1 | 2% |
| Self-Build | 3 | 6% |
| Shared Ownership/Rent to Buy/Starter Home | 1 | 2% |
| Rent to Buy | 1 | 2% |
| Total | 50 | 100% |

2.17 What is your total gross annual household income?

Of the 50 households who wanted to move, the following 36 households provided their income levels (including all benefits). Fourteen respondents did not wish to state their household income.

Table 15: Total gross annual income of respondents (36 respondents)

| Less than £20,000 | £20,000 - £29,999 | £30,000 - £39,999 | £40,000 - £49,999 | £50,000 - £59,999 | £60,000 or over | Total |
|-------------------|-------------------|-------------------|-------------------|-------------------|-----------------|-------|
| 8 | 4 | 4 | 5 | 3 | 12 | 36 |
| 22% | 11% | 11% | 14% | 8.5% | 33.5% | 100% |

2.17 What deposit can you afford?

This question received responses only from those wishing to own their own home, through buying on the open market, affordable home ownership tenures and self-build (27 respondents). Table 16 details the responds received.

Table 16: Deposit amount that can be afforded by respondents (27 respondents)

| Less than £3,000 | £3,000- £9,999 | £10,000- £19,999 | £20,000- £29,999 | £30,000- £39,999 | £40,000- £49,999 | More than £50,000 | Total |
|------------------|----------------|------------------|------------------|------------------|------------------|-------------------|-------|
| 3 | 3 | 1 | 1 | 1 | 2 | 16 | 27 |
| 11% | 11% | 4% | 4% | 4% | 7% | 59% | 100% |

Six respondents stated that they have under £10,000 deposit, and these responses are based on one (1) respondent wanting to purchase on the open market, one (1) wishing to buy/shared ownership/another govt backed scheme, one (1) seeking Rent to Buy/Starter Home, one (1) wanting Shared Ownership/Rent to Buy/Starter Home and two (2) looking for Shared Ownership.

It must be noted that these respondents may have to consider another form of tenure to meet their affordability based on income and deposit.

The remaining 21 respondents stated that they did not wish to state the amount of deposit they had available to them as a deposit.

2.18 If owner occupier accommodation including affordable home ownership at what price range can you afford to purchase?

This question received responses only from those wishing to purchase their own home, through the open market, affordable home ownership tenures or self-build, which equates to 43 responses. Two (2) respondents stated they didn't wish to buy although they had selected that they wanted to buy on the open market in a previous question. The remaining seven (7) respondents stated that they did not wish to state the price range that they would be considering.

Table 17: Property purchase price range selected as being able to afford by respondents wanting to move (34 respondents)

| Up to £199,999 | £200,000- £249,999 | £250,000- £299,999 | £300,000- £349,999 | £350,000- £399,999 | £400,000 plus | Total |
|-------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------|-------|
| 6 | 4 | 2 | 1 | 6 | 15 | 34 |
| 18% | 11% | 6% | 3% | 18% | 44% | 100% |

Affordability analysis

2.19 What is your total gross annual household income by tenure preference?

We analysed those who identified as in need of alternative housing in the next 5 years (50 respondents) by their preferred tenure and their annual gross income. Table 18 provides the breakdown these 50 respondents preferred tenure by their total gross annual household income (including all benefits).

Table 18: Gross annual household income by tenure preference of respondents needing alternative housing (50 respondents)

| Tenure | Less than £20,000 | £20,000 - £29,999 | £30,000 - £39,999 | £40,000 - £49,999 | £50,000 - £59,999 | £60,000 or over | Prefer not to say |
|--|----------------------|-------------------------|-------------------------|-------------------------|-------------------------|--------------------|-------------------------|
| Buy on the open market | 3 (12.5%) | 2 (8%) | 2 (8%) | 4 (17%) | 3 (12.5%) | 10 (42%) | 9 |
| Shared Ownership | 0 (0%) | 1 (50%) | 1 (50%) | 0 (0%) | 0 (0%) | 0 (0%) | 1 |
| Rent from housing association | 4 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 2 |
| Rent from housing association and Shared Ownership | 0 (0%) | 0 (0%) | 1 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 |
| Rent from a private landlord | 0 (0%) | 0 (0%) | 0 (0%) | 1 (100%) | 0 (0%) | 0 (0%) | 0 |
| Buy/Rent from Private Landlord/Shared Ownership/Another Government Backed Scheme | 1 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 |

| Tenure | Less than £20,000 | £20,000 - £29,999 | £30,000 - £39,999 | £40,000 - £49,999 | £50,000 - £59,999 | £60,000 or over | Prefer not to say |
|--|----------------------|-------------------------|-------------------------|-------------------------|-------------------------|--------------------|-------------------------|
| Self-Build | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 2 (100%) | 1 |
| Shared Ownership/Rent to Buy/Starter Home | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1 |
| Rent to Buy | 0 (0%) | 1 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 |

2.20 What deposit can you afford?

We asked what deposit could be afforded by those respondents wishing to buy a property, whether affordable or on the open market. Table 19 highlights the level of deposit that can be afforded cross referenced with the respondents' preferred tenure.

Table 19: Level of deposit afforded by tenure preference of respondents

| Tenure | Less than £3000 | £3,000- £9,999 | £10,000 - £19,999 | £20,000 - £29,999 | £30,000 - £39,999 | £40,000 - £49,999 | More than £50,000 | Prefer not to say |
|---|-----------------------|-------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Buy on the open market (19 respondents) | 1 (5%) | 0 (0%) | 0 (0%) | 1 (5%) | 1 (5%) | 2 (11%) | 14 (74%) | 14 |
| Shared Ownership (2 respondents) | 0 (0%) | 1 (50%) | 1 (50%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1 |
| Shared Ownership/Rent to Buy/Starter Home (1 respondent) | 0 (0%) | 1 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 |
| Rent to Buy (1 respondent) | 0 (0%) | 1 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 |
| Buy/Rent from Private Landlord/Shared Ownership/ Another Government Backed Scheme (1 respondent) | 0 (0%) | 1 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 |
| Self-Build (2 respondents) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 2 (100%) | 1 |

The average house price in the ward of Hartlebury is £436,191 and therefore those households responding with household incomes of less than £40,000 and those with deposits of less than £20,000-30,000 may not be able to meet their needs by buying on the open market. Dependent on the respondents' individual circumstances, they may need to consider affordable rented or affordable home ownership options to meet their needs.

2.21 We asked people who wanted to own their own home including affordable home ownership, what price range they could afford to purchase.

We analysed those who want owner occupier accommodation, including affordable home ownership, with the property purchase price range that they specified they can afford.

Table 20 below provides the breakdown of the respondents who want owner occupier accommodation with the purchase price they said they can afford.

Table 20: Property purchase price of those seeking owner occupier accommodation tenures

| Tenure | Up to £199,999 | £200,000- £249,999 | £250,000- £299,999 | £300,000- £349,999 | £350,000- £399,999 | £400,000 plus | Prefer not to say |
|---|-------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------|-------------------------|
| Buy on the open market | 1 (3.85%) | 3 (11.5%) | 2 (7.7%) | 1 (3.85%) | 6 (23.1%) | 13 (50%) | 5 |
| Shared Ownership | 1 (50%) | 1 (50%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1 |
| Shared Ownership/Rent to Buy/Starter Home | 1 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 |
| Rent to Buy | 1 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 |
| Buy/rent from private landlord/Shared Ownership/ another govt backed scheme | 1 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 |
| Self-Build | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 2 (100%) | 1 |

2.22 If rented accommodation is required, what amount can you afford to pay on a monthly basis?

This question was completed by those seeking rented accommodation only, through a Housing Association or private rented sector landlord.

Table 21: Level of rent that can be afforded (per calendar month) by those seeking rented accommodation (7 respondents)

| Rent per calendar month | Less than £400 | £401- £500 | £501- £600 | £601- £700 | £701- £800 | £801 + | Prefer not to say |
|---------------------------------|-------------------|---------------|---------------|---------------|---------------|-----------|-------------------|
| Rent from a Housing Association | 1 (16.7%) | 2 (33.3%) | 2 (33.3%) | 1 (16.7%) | 0 (0%) | 0 (0%) | 0 (0%) |
| Rent from a private landlord | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1 (100%) | 0 (0%) | 0 (0%) |

2.23 Is there a member of your family or someone else you know about who would like to move or return to the parish to live?

Of the 270 respondents, 4 stated that there is a family member or someone else who would like to move or return to the parish to live.

Housing Officers could have followed this up but contact details were not provided.

2.24 Is your Parish....?

Of the 20.5% of respondents who completed the survey, the majority (97% - 261 respondents) stated that it was a nice place to live.

Respondents were asked various questions about their parish and were able to select all that applied to their household. Table 22 below shows the responses received.

Table 22: How respondents feel about their parish

| Do you feel the following applies to your parish? | Friendly | Has good community spirit | Crime is an issue | Sought after location | Balanced/varied population |
|---|-----------|---------------------------|-------------------|-----------------------|----------------------------|
| Yes | 206 (76%) | 132 (49%) | 14 (5%) | 158 (59%) | 87 (32%) |
| No | 64 (24%) | 138 (51%) | 256 (95%) | 112 (41%) | 183 (68%) |

- Most respondents (76%) stated it is a friendly Parish to live within
- Just under half of the respondents (49%) stated that the Parish has a good community spirit
- Only a small percentage of respondents (5%) stated that they felt crime is an issue in the Parish
- Slightly over half (59%) stated that they felt the Parish is a sought-after location
- The majority (68%) of respondents do not consider the Parish to have a balanced/varied population

2.25 Over the past three years, do you feel that your parish has:

The respondents were asked about how they feel about the parish over the last 3 years and whether it has changed for the better, changed for the worse or not changed. The results are highlighted in Table 23 below.

Table 23: How respondents feel about the parish over the past 3 years (270 respondents)

| Changed for the better | Not changed | Changed for the worse |
|------------------------|-------------|-----------------------|
| 10% | 68% | 22% |

- The majority (68%) stated that the Parish had not changed in the last 3 years
- 22% stated they believed that the Parish had changed for the worse
- 10% felt that the Parish had changed for the better.

2.25 How much of a problem is traffic congestion, parking and speeding?

Respondents were asked how frequently they considered traffic congestion, parking and speeding to be issues in their parish. Table 24 below provides the responses received.

Most respondents do not feel that traffic causes a problem or is an occasional issue.

A total of 41% states that parking is not a problem, with 34.5% considering it an occasional issue and 17% deeming it to be a regular problem.

The results show that 44% of respondents consider speeding to be a regular issue, 46% an occasional issue and only 9% feel it is not a problem.

Table 24: How frequently respondents consider traffic congestion, parking and speeding to be an issue (270 respondents)

| Problem | Regular | Occasional | Not a problem | Not Applicable |
|--------------------|-----------|------------|---------------|----------------|
| Traffic congestion | 46 (17%) | 112 (42%) | 100 (37%) | 10 (4%) |
| Parking | 46 (17%) | 93 (34.5%) | 111 (41%) | 20 (7.5%) |
| Speeding | 120 (44%) | 123 (46%) | 25 (9%) | 2 (1%) |

2.26 What is access to public transport like in your parish?

We asked people what is access to public transport like in your parish and the responses are shown in Table 25 below.

Table 25: How accessible respondents consider public transport in the Parish (270 respondents)

| Regular | Irregular | No Access | Not applicable |
|-----------|-----------|-----------|----------------|
| 140 (52%) | 59 (22%) | 11 (4%) | 60 (22%) |

- The majority, 52% stated that they believed public transport was regular.
- 4% felt that there is no access to public transport.
- 22% felt that there was irregular access to public transport.

2.27 If regular public transport was available how often would you use it?

The survey asked people to comment on how often they would use public transport if it was regularly available. Table 26 shows the results of this question.

Table 26: How frequently regular public transport would be used (270 respondents)

| Frequently | Sometimes | Never | Not applicable |
|------------|-----------|----------|----------------|
| 29 (11%) | 136 (50%) | 67 (25%) | 38 (14%) |

- 11% stated that if public transport was available they would use it frequently.
- Half of the respondents (50%) stated that if public transport was available that would sometimes use it.
- 25% stated that they would never use public transport.

Key Worker Accommodation

2.28 Key workers, their job roles, work location and annual household income

As part of the survey, we asked whether people met the definition of a key worker. The survey stated, "The development of Key Worker Accommodation, is aimed at providing accommodation for employees of the following: NHS, Police, Education, Fire Service, MOD and any other professionals classed as a key worker under the Covid 19 Outbreak."

A total of 64 (24%) responded that they met the definition of a key worker and the majority (76% - 206) said that they did not. These results are illustrated below in Table 27.

The majority of key workers either work in education and schools or healthcare, a medical profession and the NHS. Table 28 below provides the various job roles specified by those identifying as key workers.

Table 27: Do you meet the definition of a key worker (270 respondents)

| Yes | No |
|-----|-----|
| 64 | 206 |
| 24% | 76% |

Table 28: Job roles of key workers (64 respondents)

| Bank Manager/ Manager | Care/ Support Worker or Manager | Delivery/ Food delivery | Doctor/ GP | Electrician/ Maintenance | Farmer | Fire Service |
|-----------------------|---------------------------------|-------------------------|-----------------------|--------------------------|------------|--------------|
| 3 | 5 | 1 | 4 | 2 | 1 | 1 |
| Forestry Worker | Imaging Worker | IT | Local Government | NHS Worker/ Healthcare | Nurse | Police |
| 1 | 1 | 1 | 1 | 9 | 7 | 2 |
| Sales Assistant | Science Technician | Sub-contractor to MOD | Teacher/TA/ Education | Telephone Investigator | Vaccinator | VDU Operator |
| 1 | 1 | 1 | 19 | 1 | 1 | 1 |

In terms of the location of key worker's place of work, the results are provided in Table 29 below. Two out of the respondents preferred not to provide the information.

Table 29: Key workers location of place of work (64 respondents)

| Birmingham | Black Country & Birmingham | Bromsgrove | Chaddesley Corbett /Wyre Forest | Cirencester | Cutnell Green / Droitwich |
|---------------------------|----------------------------|-------------------------|---------------------------------|-------------|---------------------------|
| 6 | 1 | 4 | 3 | 1 | 4 |
| Dudley | Great Witley | Hagley | Halesowen | Hartlebury | Hindlip |
| 2 | 1 | 1 | 1 | 3 | 1 |
| From Home / Self-employed | Kidderminster | Kinver | Shropshire | Solihull | Stourbridge |
| 2 | 9 | 1 | 1 | 1 | 1 |
| Stourport-on-Severn | Stroud | West Bromwich/ Sandwell | Wolverhampton | Worcester | Worcestershire |
| 3 | 1 | 2 | 1 | 9 | 3 |
| Prefer not to say | | | | | |
| 2 | | | | | |

We asked key workers to provide details of their total gross annual household income (including all benefits). The results are shown in Table 30.

Table 30: Key works gross annual household income (54 respondents)

| Gross Annual Household Income | Less than £20,000 | £20,000 - £29,999 | £30,000 - £39,999 | £40,000 - £49,999 | £50,000 - £59,999 | £60,000 or over |
|-------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-----------------|
| Number | 8 | 7 | 8 | 5 | 4 | 22 |
| Percentage | 15% | 13% | 15% | 9% | 7% | 41% |

Ten respondents did not state their annual household income.

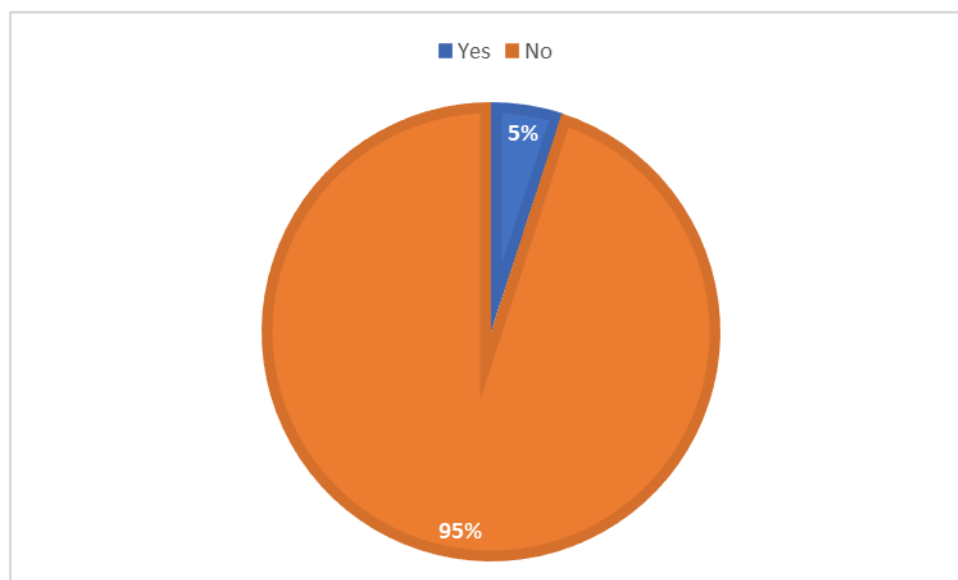
2.29 Do you require alternative key worker accommodation in the future?

We asked key workers whether they required alternative key worker accommodation in the future. The vast majority of key workers (95%) did not state that they have a need for alternative key worker accommodation in the future. Three key worker respondents stated that they did have future accommodation needs. Table 31 and Chart 4 depict these results.

Table 31: Do you require alternative key worker accommodation in the future? (64 respondents)

| Yes | No |
|--------|----------|
| 3 (5%) | 61 (95%) |

Chart 4: Percentage of key workers requiring alternative key worker accommodation in the future (64 respondents)



2.30 Key worker – what type and size of accommodation would you require? When would you need this accommodation?

Those who identified as key workers were asked what type of property they would require, how many bedrooms would be needed, what tenure they would prefer and when they would need this accommodation. The results of these questions are summarised in Table 32 below.

Table 32: Key workers future accommodation requirements (3 respondents)

| Type of Property | Bedrooms needed | Tenure | Household | Income | When might you want to move? | Rent (pcm) | Deposit amount & Purchase Price |
|------------------|-----------------|---------------------------------|---------------------|-------------------|------------------------------|-------------------|---------------------------------|
| House | 3 | Rent from a housing association | 2 Adults 1 Child | Less than £20,000 | Within the next 12 months | £400-499 | Don't wish to buy |
| House | 3 | Rent from a housing association | 2 Adult 2 Child | Less than £20,000 | Within the next 12 months | £500-599 | Don't wish to buy |
| House | 2 | Self-build | 3 Adults | Prefer not to say | 1-3 years | Prefer not to say | Prefer not to say |

The two households which would like to rent from a Housing Association would like this accommodation to be in Hartlebury and have a local connection to the Parish.

The respondent who wants a Self-Build property also has a local connection to the Parish of Hartlebury and would like their future accommodation to be in Crossway Green.

Affordable Housing

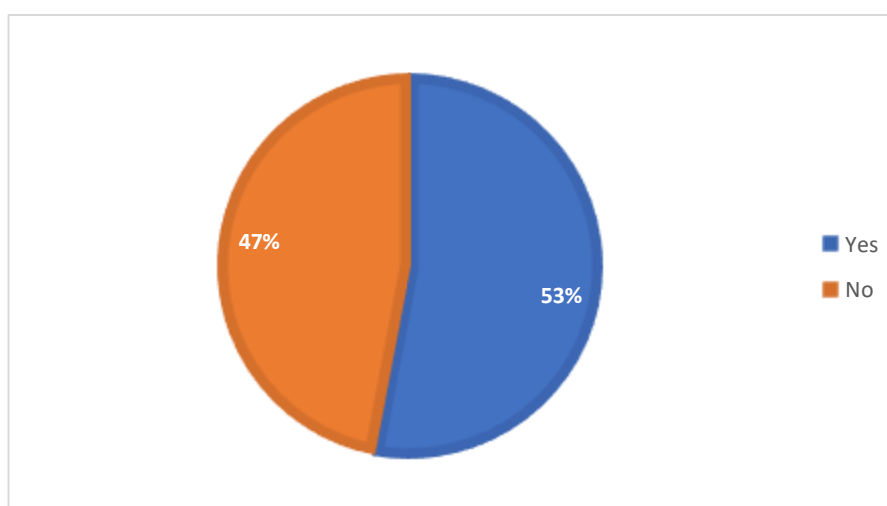
2.31 Support for an affordable housing development for local people in your parish or surrounding parishes

Of the 20.5% of households (270) who responded to the survey, a slight majority (53% of respondents) would support an affordable housing development. The split of those who answered 'Yes' or 'No' to supporting an affordable housing development for local people in Hartlebury is shown in Table 33 and Chart 5 below.

Table 33: Level of support for affordable housing for local people (270 respondents)

| Yes | No |
|-----|-----|
| 143 | 127 |
| 53% | 47% |

Chart 5: Support for affordable housing development



2.32 How many houses do you feel would class as a small affordable housing development?

Of those 53% of respondents who would support an affordable housing development in Hartlebury, we asked what size of affordable housing development they would support. The respondents were more likely to support an affordable housing development of 10 or fewer houses. The results are shown in Table 34 below.

Table 34: Size of affordable housing development respondents would support (139 respondents)

| 10 or less | 11 - 20 | 21 - 30 | More than 30 |
|------------|---------|---------|--------------|
| 53 | 49 | 23 | 14 |
| 38% | 35% | 17% | 10% |

Four respondents did not provide a response.

Community Led Housing

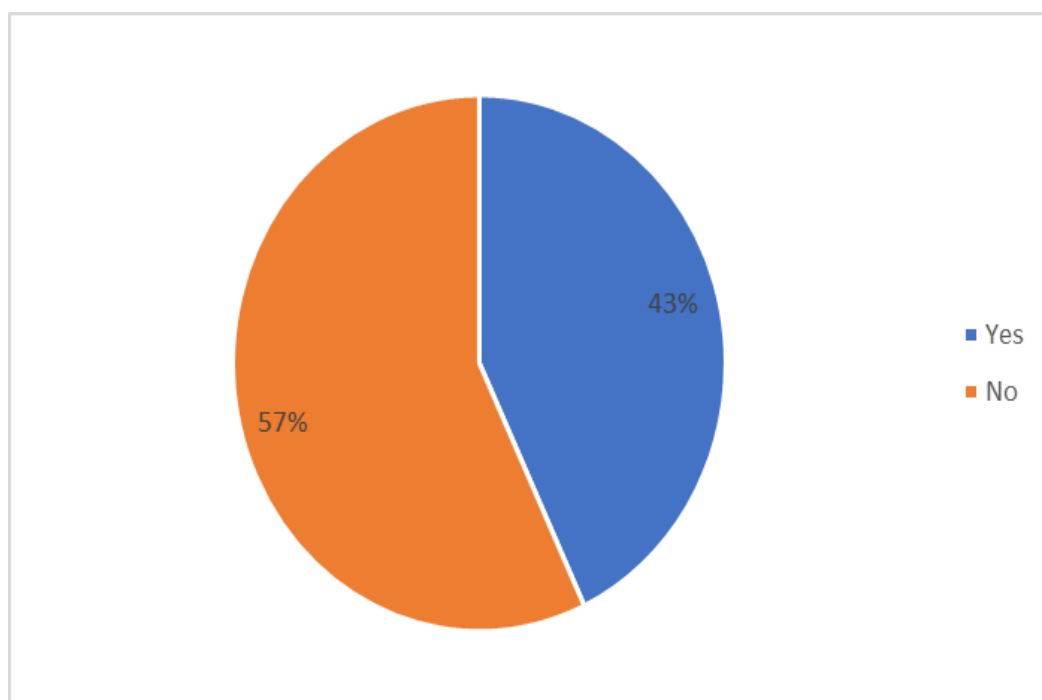
2.33 Support for a Community Led Housing (CLH) development for local people in the parish

We asked respondents whether they would support a CLH development for local people in the Parish. The majority of respondents (57%) stated they would not be supportive of such a development. Table 35 shows the findings.

Table 35: Level of support for CLH development in Hartlebury (270 respondents)

| Yes | No | Total responses |
|-----|-----|-----------------|
| 116 | 154 | 270 |
| 43% | 57% | 100% |

Chart 6: Level of support for CLH development in Hartlebury (270 respondents)



2.34 What communal facilities would you like to see included in a development?

Respondents were able to select all the options that applied when considering what communal facilities they would like to see included in a development. Table 36 below illustrates the facilities which would receive support from the community.

Table 36: Communal facilities supported by respondents

| Facility | Support (Responses Received) |
|-----------------------------------|---|
| Garden | 100 |
| Car Parking | 99 |
| Guest Flat | 16 |
| Office / Computer | 32 |
| Washing / Drying Facilities | 54 |
| Cooking Facilities | 48 |
| Indoor Area for Social Activities | 44 |
| WiFi | 67 |
| Other | <ul style="list-style-type: none"> • Car share • Doctor • Not really required • Public transport, easy access to schools/shopping, improve road network • Renewable energy supply • Residents able to have a dog or cat |

2.35 What involvement would like you like to have in the project?

We asked respondents what involvement they would like to have in a CLH project and the replies of those who would like to be involved are shown in Table 37.

Table 37: Number of respondents who would like to be involved in CLH project

| Project Development | Design | Construction | Project Management | Legal | Financial Advice / Guidance |
|-------------------------|----------------------|---------------------|--------------------|------------|-----------------------------|
| 8 | 10 | 3 | 8 | 1 | 3 |
| Marketing and Publicity | Property Maintenance | Ongoing Maintenance | None | Don't know | Other |
| 3 | 6 | 10 | 51 | 34 | 0 |

2.36 Are you aware of any land or unused buildings that are available locally that might be suitable for Community Led development?

Eleven respondents indicated that they were aware of potential sites that might be suitable for Community Led Development and seven of these households provided site locations to five potential sites. These responses to this question have been passed to our Rural Housing Enabler to investigate any potential opportunities.

2.37 Would you like to receive further information or receive notification about future Community Led Housing within your parish?

Table 38: Interest in receiving information about CLH (270 respondents)

| Yes | No | Total |
|-----|-----|-------|
| 57 | 211 | 270 |
| 21% | 79% | 100% |

2.38 Do you have any additional comments about CLH development?

A total of 35 additional comments were received. Several comments have been redacted due to lack of relevance to community-led housing however, all remaining comments are listed below:

- Far too many houses at the moment.
- I moved here because there are very few community led housing developments. Sadly the estate is new build and has included a number of social housing tenants. We are burdened with domestic disputes in the street, loud exhausts on poorly maintained vehicles, uninsured vehicles and speeding vehicles. I have even witnessed regular drug dealing with social housing tenants. My neighbour was a victim of antisocial behaviour due to her employment as a teacher.
- It should only run if it is wholly separate from and wholly independent of the parish council and is not capable of being unduly influenced by councillors.
- Hartlebury is already over populated with just one shop! Does not need any more housing.
- We do not want any more houses in our part of the parish.
- WDC should pick a location where there is availability of adequate facilities/amenities
- They can be a good idea but are often more difficult to administer and satisfactorily achieve. They are only likely to work well if carefully planned and in carefully selected locations with adequate infrastructure and support. I do not believe this area would meet those criteria.
- In sufficient local infrastructure to support additional accommodation.
- Stop building houses on green land. Sick of seeing rubbish houses thrown up.
- Hartlebury does not need any further housing developments being built within in it, it is saturated as it is.
- I think any developments ie. housing should be for the benefit of the community and should be always part of any village or town life.
- There were a significant amount of affordable houses and community houses built by Taylor Wimpey a few years ago
- I consider that there is already enough "social" housing as a proportion of the size of the village
- Don't need anymore housing estates!
- At present we have too many without any quality shops and entertainment, Public Houses, Doctors etc. The village is no longer a village and we will begin to see lawless actions from an increasing number of newcomers.
- Unsuitable for this area.
- Build away from nice expensive houses. We have trouble here with the type of people living in community housing – constant.
- We have already a lot of affordable homes - no more. We need more homes for out right sale.
- There is no such thing, housing is based on developer profit and nothing else.
- maybe street lighting
- Don't mind local people having houses made available but the last housing development is housing people from out of the area
- Hartlebury is now fully developed. Two recent housing estates, incinerator. Ever expanding industrial estate. Please no more.
- Not needed.
- Too rural.
- We have been subject to lots of anti social behaviour issues (vandalism, drug dealing) since the last lot of social housing was built.
- Stop building houses and ruining the countryside.

- We don't have available land/schooling/road structure to support the community getting any larger.
- There have been two large estates and several extra properties and it alters the village feel and many who grew up here still don't get to live here.
- Individuals living in Hartlebury who require accommodation should be prioritised for housing over people without a local connection.
- I am not in favour of any additional housing being created in the parish.
- They and affordable housing should be small (not ghetto estates) and several. Integration should be a key component of any plan. Must have neighbourhood buy-in.
- If you are considering building cheap housing on rural land, we want easier planning processes for listed buildings to allow ease to maintain integrity of building whilst modernising.
- Parish currently has a nice balance of people. More housing would cause resource issues.
- Careful management arrangements to exclude residents who have anti-social habits.

Housing Register

2.39 Do you currently have a live application on Housing For You?

Of the respondents, 5 stated that they have a live application on Housing For You. This is shown in Table 39 below. Housing For You is the housing register – the choice-based lettings scheme allows people to register, search and bid for affordable housing options across Wychavon (Housing For You operates across South Worcestershire).

Table 39: Number on the housing register, Housing For You (270 respondents)

| Yes | No | Total |
|------------|-----------|--------------|
| 5 | 260 | 265 |
| 2% | 98% | 100% |

Five respondents did not answer the question.

Housing For You data shows that there are 8 households registered with a current address in Hartlebury (as at 25th August 2022). These households have the following bedroom need:

- 1 bed – 5
- 2 bed – 1
- 3 bed – 2
- 4 bed – 0

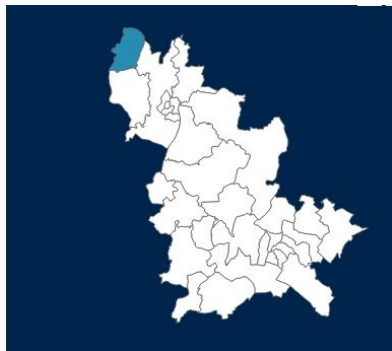
There are a further 9 households registered with a current address in one of the surrounding parishes (Ombersley and Elmley Lovett). All 9 of these households are registered with a current address in Ombersley. There are zero households registered with a current address in Elmley Lovett. These 9 households have the following bedroom need:

- 1 bed – 4
- 2 bed – 4
- 3 bed – 1
- 4 bed – 0

3. About the Parish of Hartlebury

Ward Profile

The Parish of Hartlebury falls into the ward of Hartlebury and is the only parish in the ward.



Hartlebury is the most northerly parish in the district of Wychavon. It borders Kidderminster and Stourport in the Wyre Forest as well as the parishes of Elmley Lovett and Ombersley to the south. There are 15 hamlets in Hartlebury and is served by a parish council.

The parish has good transport links, a railway station and easy access to the motorway network. There is a post office, three public houses, two churches, a general store and two schools as well as the village hall.

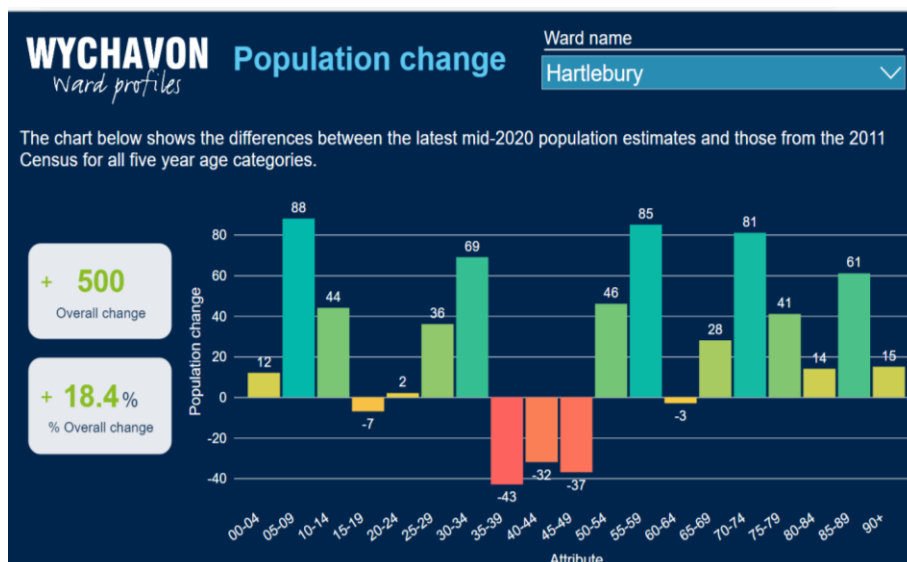
Data for this ward can be seen below.

Population

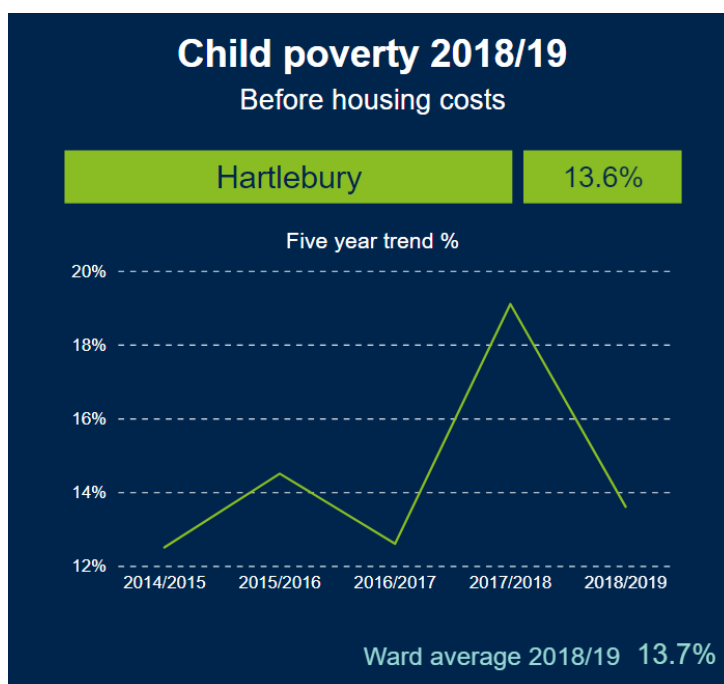
Table 40: Population of Hartlebury Ward (Mid-2020 population estimate)

| Hartlebury Ward | | | |
|-----------------------------------|--------------|---------------|-------------|
| Total Estimated Population | 3,214 | | |
| Male | 1,557 (48%) | Female | 1,657 (52%) |
| | | | |
| Under 16 | 18% | 65 + | 25% |
| 17 – 64 | 57% | | |

The below chart shows that the population of the Hartlebury Ward has increased by 500 people, which shows a plus percentage increase of + 18.4% between 2011 and 2018.



Child Poverty



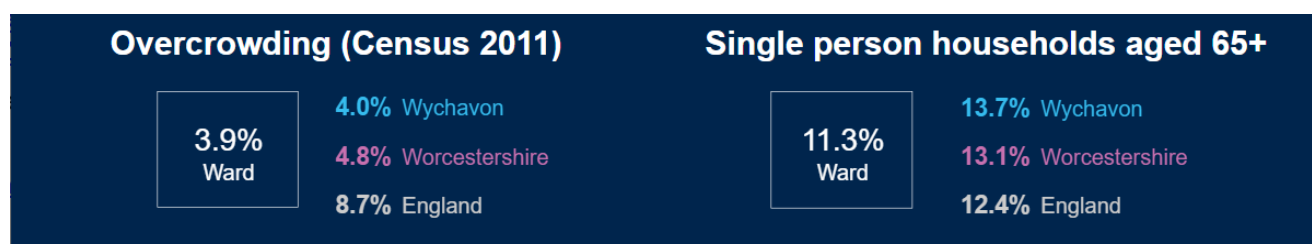
Housing tenure and type

Table 41: Housing tenure and housing type of Hartlebury Ward

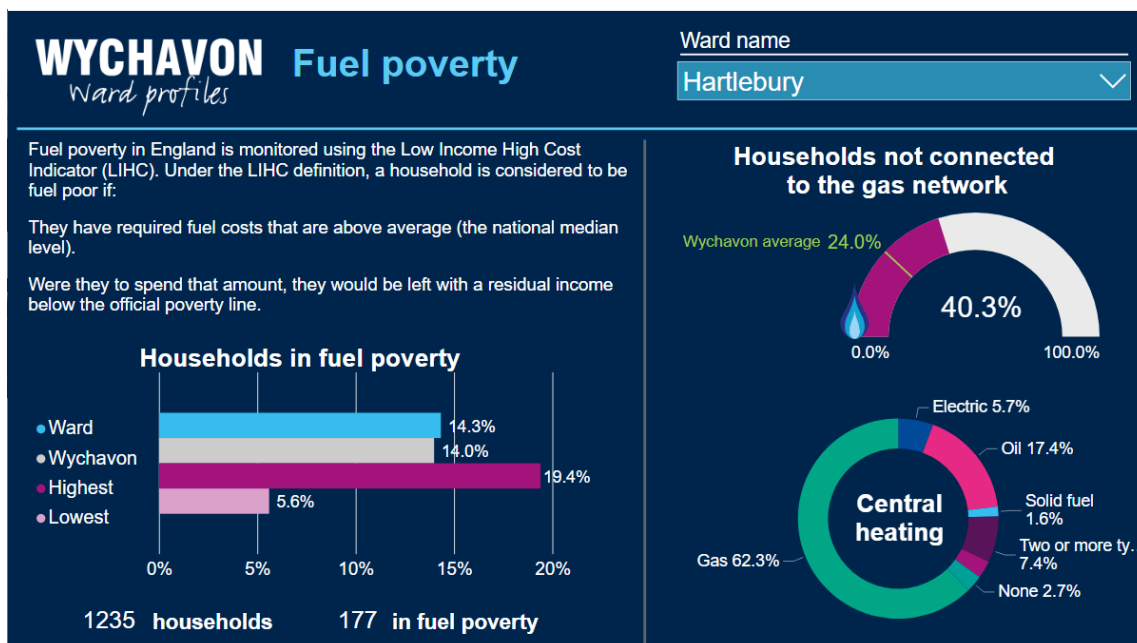
| Housing Tenure* | | | Housing Type* | | |
|-------------------------------|-----|-----|------------------------|-----|-----|
| Owned Outright | 494 | 44% | Detached Property | 654 | 54% |
| Owned with a mortgage or loan | 394 | 35% | Semi Detached Property | 263 | 22% |
| Private Rent | 112 | 10% | Terraced Property | 106 | 8% |
| Social Rent | 116 | 10% | Flat / Maisonette | 143 | 12% |
| Other | 15 | 1% | Caravan/Mobile Home | 46 | 4% |

*This data is relating to the 2011 Census

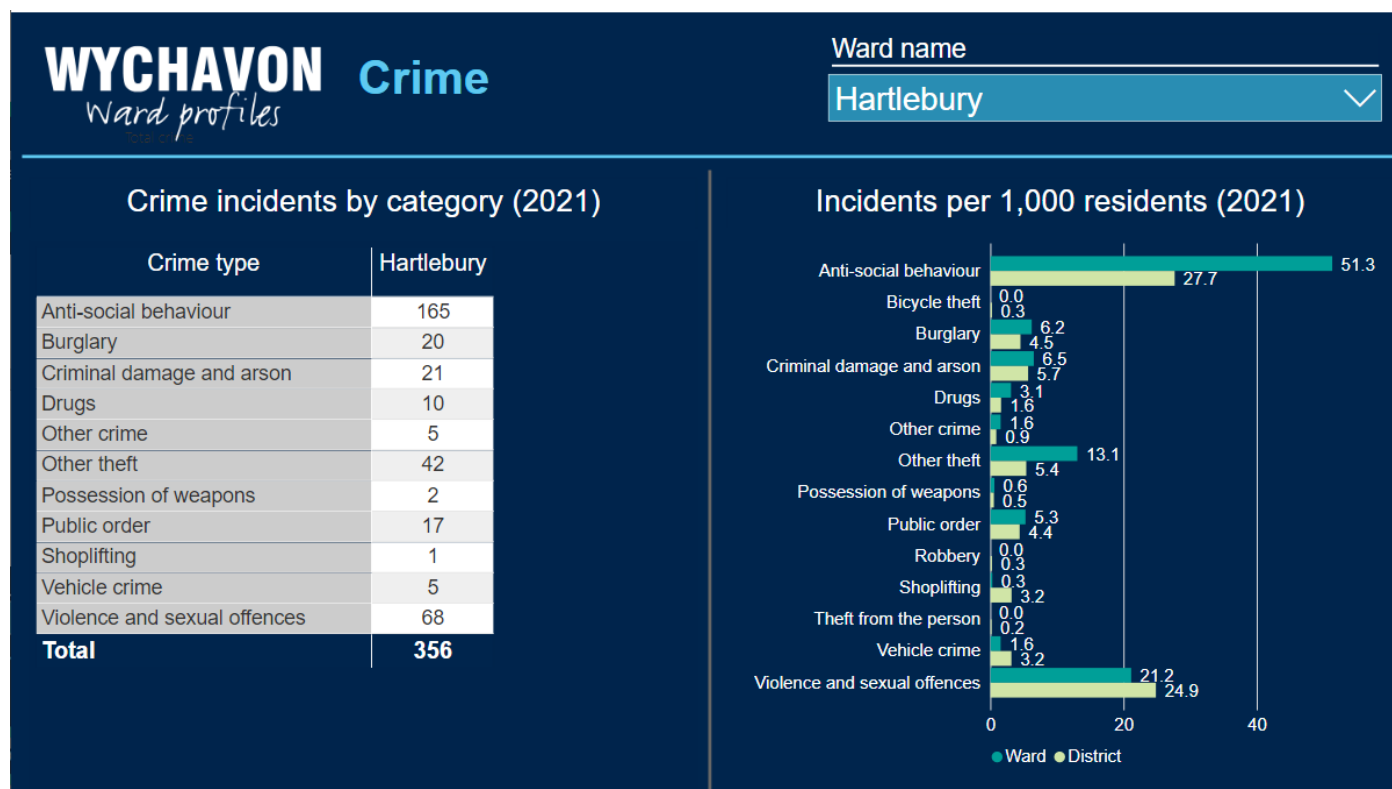
Overcrowding and single person households aged 65+



Fuel Poverty



Crime Levels (as at 2018)



WYCHAVON Crime

Ward profiles

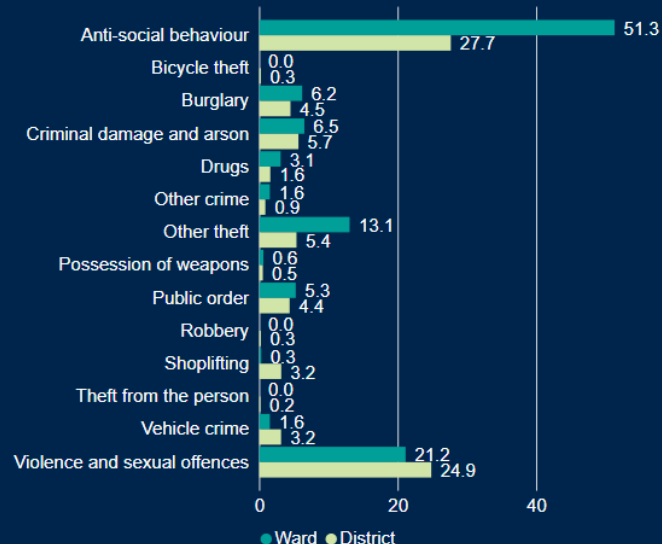
Ward name

Hartlebury

Crime incidents by category (2021)

| Crime type | Hartlebury |
|------------------------------|------------|
| Anti-social behaviour | 165 |
| Burglary | 20 |
| Criminal damage and arson | 21 |
| Drugs | 10 |
| Other crime | 5 |
| Other theft | 42 |
| Possession of weapons | 2 |
| Public order | 17 |
| Shoplifting | 1 |
| Vehicle crime | 5 |
| Violence and sexual offences | 68 |
| Total | 356 |

Incidents per 1,000 residents (2021)



Road Traffic Accidents (2017-18)

WYCHAVON Road traffic accidents

Ward profiles

Ward name

Hartlebury

The statistics relate only to personal injury accidents on public roads that are reported to the police, and subsequently recorded, using the STATS19 accident reporting form.

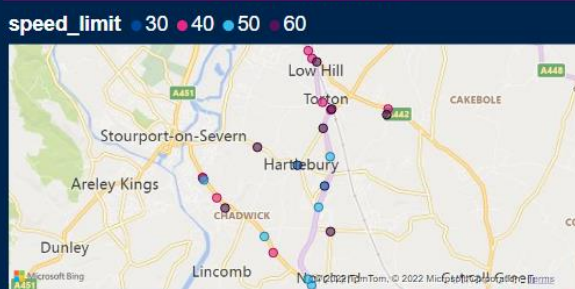
Year

All

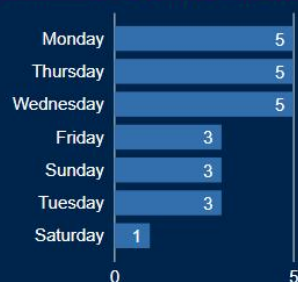
Severity of accidents



Location of accidents



Accidents by day of the week



Accidents by time of day 2018 - 2020



Schools / Education

Within the ward of Hartlebury, there are currently two schools: Hartlebury C of E Primary School and Cambian New Elizabethan School.

Overall Profile

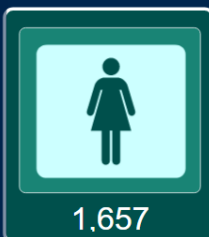
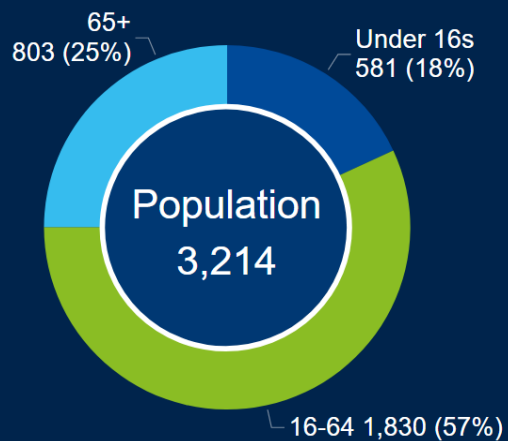
WYCHAVON
Ward profiles

Population

Ward name

Hartlebury

Mid-2020 population estimates



| Age category | Ward | Wychavon |
|--------------|------|----------|
| 00-04 | 4.1% | 4.8% |
| 05-09 | 6.8% | 5.6% |
| 10-14 | 6.2% | 5.5% |
| 15-19 | 4.5% | 4.9% |
| 20-24 | 4.2% | 4.3% |
| 25-29 | 4.2% | 4.8% |
| 30-34 | 5.3% | 5.2% |
| 35-39 | 3.7% | 5.4% |
| 40-44 | 5.7% | 5.4% |
| 45-49 | 6.6% | 6.5% |
| 50-54 | 7.7% | 7.7% |
| 55-59 | 8.8% | 7.8% |
| 60-64 | 7.3% | 6.8% |
| 65-69 | 6.7% | 6.6% |
| 70-74 | 6.9% | 6.9% |
| 75-79 | 4.8% | 5.0% |
| 80-84 | 2.8% | 3.4% |
| 85-89 | 2.8% | 2.1% |
| 90+ | 1.0% | 1.4% |

4. Housing Market

We assessed the properties purchased on the open market within the Parish of Hartlebury.



House Prices in Hartlebury

Properties in Hartlebury had an overall average price of £508,427 over the last year.

The majority of sales in Hartlebury during the last year were detached properties, selling for an average price of £547,718. Semi-detached properties sold for an average of £379,750, with terraced properties fetching £255,000.

Overall, sold prices in Hartlebury over the last year were 22% up on the previous year and 40% up on the 2018 peak of £362,050.



Source: [Properties For Sale in Hartlebury | Rightmove](#) (7th September 2022)

4.1 Purchases on the open market

Within the last 12 months, 16 properties have been sold in Hartlebury, as detailed in the Table 42 below.

Table 42: Properties sold in Hartlebury (September 2021-September 2022)

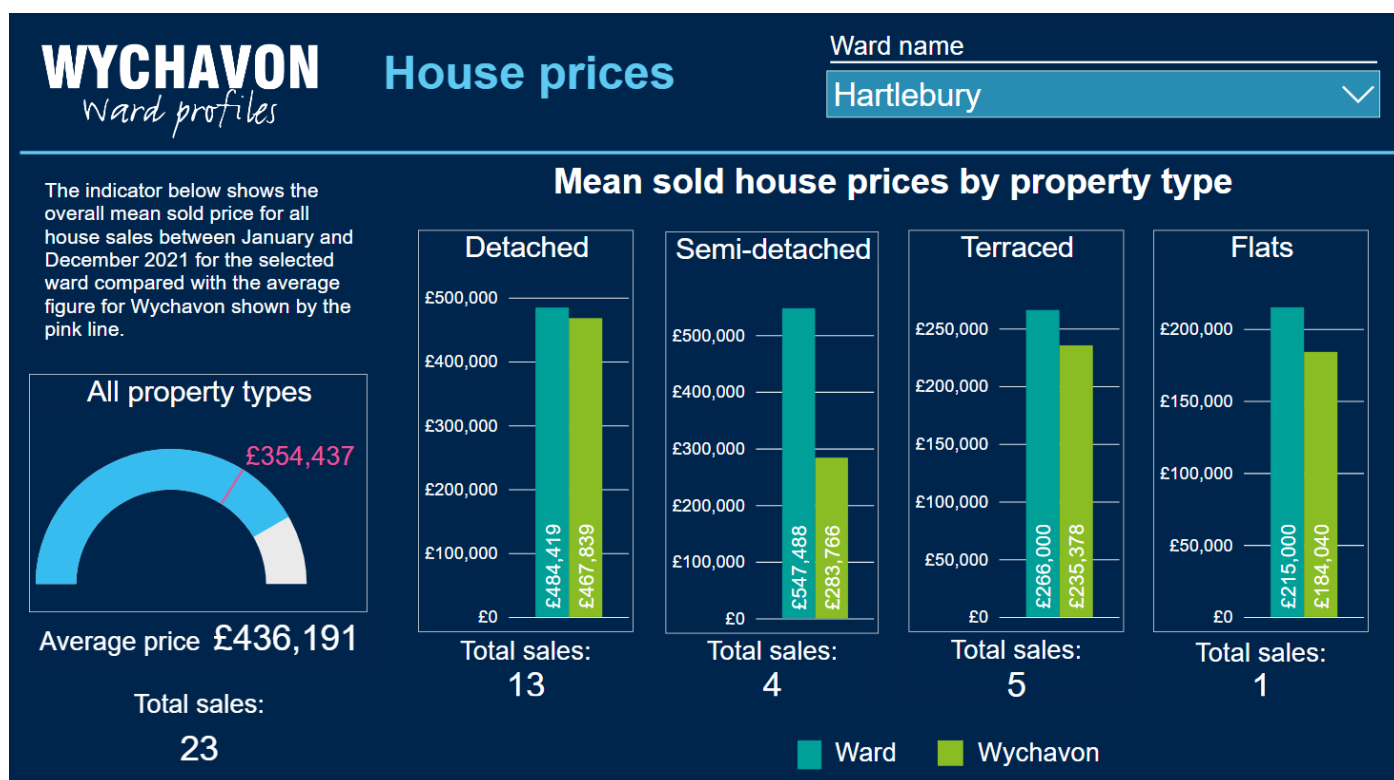
| | Road | Number of bedrooms | Type Property | of | Date Sold | Value |
|---|--------------------|--------------------|---------------|----|---------------|------------|
| 1 | Old Worcester Road | 2 | Detached | | May 2022 | £370,000 |
| 2 | Ashdene Close | 3 | Detached | | May 2022 | £335,000 |
| 3 | Groves Way | - | Detached | | May 2022 | £522,000 |
| 4 | The Village | 5 | Detached | | April 2022 | £660,000 |
| 5 | Walton Road | - | Semi-Detached | | March 2022 | £450,000 |
| 6 | Rectory Gardens | 4 | Detached | | March 2022 | £530,000 |
| 7 | Walton Road | 3 | Terraced | | March 2022 | £255,000 |
| 8 | The Village | 5 | Detached | | February 2022 | £1,130,575 |

| | Road | Number of bedrooms | Type of Property | Date Sold | Value |
|----|-----------------|--------------------|------------------|----------------|------------|
| 9 | Waterlaide Road | 4 | Detached | February 2022 | £380,000 |
| 10 | Manor Lane | 6 | Detached | November 2021 | £1,000,000 |
| 11 | Groves Way | - | Detached | November 2021 | £552,500 |
| 12 | Chadwick Lane | 3 | Detached | September 2021 | £325,000 |
| 13 | Waresley Park | 4 | Detached | September 2021 | £400,000 |
| 14 | Elmfield Road | 4 | Detached | September 2021 | £470,255 |
| 15 | Station Road | 4 | Semi-detached | September 2021 | £309,500 |
| 16 | Waresley Park | 4 | Detached | September 2021 | £445,000 |

Data Source: [House Prices in Hartlebury | Rightmove \(7th September 2022\)](#)

The average price of these properties sold within the previous 12-month period is £508,427. This is higher than the ward average house price of £436,191. The property prices ranged from £255,000 to £1,130,575.

4.1.1 As part of the ward profiles we hold, we have the following data on average house prices, for the Hartlebury ward:



4.2 Currently on the market

When looking at properties for sale in Hartlebury, as of the 7th September 2022, the following 7 properties were available as shown in Table 43.

Table 43: Properties available for sale via Rightmove

| | Road / Area (if given on advert) | Beds | Type of property | Cost | Agent |
|---|----------------------------------|------|--|----------|--------------------|
| 1 | Charlton Lane | 2 | Detached cottage (currently semi derelict) | £225,000 | Phipps & Pritchard |

| | Road / Area (if given on advert) | Beds | Type of property | Cost | Agent |
|---|-------------------------------------|------|--------------------|----------|--------------------|
| | | | and uninhabitable) | | |
| 2 | Ashdene Close | 3 | Detached house | £335,000 | Phipps & Pritchard |
| 3 | Waresley Road | 3 | Detached bungalow | £385,000 | Dixons |
| 4 | Waresley Park | 4 | Detached house | £425,000 | Connells |
| 5 | Whitley Close | 4 | Detached house | £485,000 | Eden Midcalf |
| 6 | The Village | 4 | Detached house | £500,000 | RJ Country Homes |
| 7 | The Village | 3 | Detached cottage | £600,000 | Fine & Country |

Data Source: [Properties For Sale in Hartlebury | Rightmove](#) (7th September 2022)

In total, 7 properties were listed for sale within Hartlebury, with a maximum guide price of £600,000 and minimum of £225,000. This provides an average house price of £455,000*. This is slightly higher than the average ward sales price of 436,191.

*We have included the uninhabitable cottage on the market for £225,000 in Table 43 for completeness but have excluded this from the average house price calculation as the property is in such a poor state of repair and requires total renovation or re-development.

4.3 Private Rental

On the 7th September 2022, there were no properties available for private rent in Hartlebury. Data Source: [Properties to Rent in Hartlebury | Rightmove](#) (7th September 2022)

5. Conclusion

The survey received a response rate of 20.5% showing a margin of error to 95% as + / - 5.0%.

It is possible that residents with a housing need did not respond, although a paper survey was sent to all households within the Parish. A copy of this can be seen in Appendix One.

The survey has identified fifty (50) households that stated they have a different housing need within the next 5 years. Of these:

- Thirty-three (33) households stated that they would buy on the open market (this can be seen in 5.1 below)
- Six (6) households would want to rent from a housing association (this can be seen in 5.2)
- Seven (7) households would like a form of Affordable Home Ownership as follows:
 - Three (3) households would like a Shared Ownership property (this can be seen in 5.3 Affordable Home Ownership Need Identified)
 - One (1) household wants to rent from a housing association or purchase Shared Ownership (this can be seen in 5.3 Affordable Home Ownership Need Identified)
 - One (1) household would like the options to either buy on the open market, rent from a private landlord, Shared Ownership or from another government backed scheme (this can be seen in 5.3 Affordable Home Ownership Need Identified)
 - One (1) household would like to either purchase Shared Ownership, Rent to Buy or a Started Home (this can be seen in 5.3 Affordable Home Ownership Need Identified)
 - One (1) household wants to Rent to Buy (this can be seen in 5.3 Affordable Home Ownership Need Identified)
- Three (3) households wanted to self-build their own property (this can be seen in 5.4)
- One (1) household would like to rent from a private landlord (this can be seen in 5.5)

Most of these households (33) would like to buy a property on the open market. A total of 13 (households) stated they would need affordable housing

Of those stating that their housing need would change in the next 5 years, 98% (49 households) had a local connection to the Parish, and all currently lived in the Parish.

Below lists the breakdown and affordability given by the respondents for their housing need:

5.1 Market Housing Need Identified

| | Time scale | Household Make Up | Current Tenure | Reason to move | Preferred tenure to move to | Area to move to | Bedroom want | Price |
|----------|-----------------------|---------------------|---------------------------------|---------------------------------|-----------------------------|--|--------------|----------------------|
| 1 | In the next 12 months | 2 Adults (65+) | Own your own home outright | Need a smaller home | Buy on the open market | Out of area (South coast) | 3 | £400,000 or more |
| 2 | In the next 12 months | 1 Adult (65+) | Own your own home outright | Need a smaller home | Buy on the open market | Hartlebury, out of area (Kidderminster) | 2 | £350,000 to £399,999 |
| 3 | In the next 12 months | 1 Adult | Own your own home outright | Set up independent home | Buy on the open market | The district of Wychavon | 4+ | £400,000 or more |
| 4 | In the next 12 months | 2 Adults (65+) | Own your own home outright | Need a smaller home | Buy on the open market | Hartlebury | 2 | Prefer not to say |
| 5 | In the next 12 months | 2 Adults | Own your own home with mortgage | Need a larger home | Buy on the open market | Hartlebury, Ombersley, within the district of Wychavon | 3 | £350,000 to £399,999 |
| 6 | In the next 12 months | 1 Adult | Own your own home with mortgage | Need a larger home | Buy on the open market | Hartlebury, Elmley Lovett | 3 | £350,000 to £399,999 |
| 7 | In the next 12 months | 1 Adult and 1 Child | Rent from a private landlord | Need to set up independent home | Buy on the open market | Within the district of Wychavon | 3 | £350,000 to £399,999 |

| | Time scale | Household Make Up | Current Tenure | Reason to move | Preferred tenure to move to | Area to move to | Bedroom want | Price |
|-----------|--------------|----------------------|-----------------------------------|-----------------------|-----------------------------|---|--------------|----------------------|
| 8 | 1 to 3 years | 1 Adult | Own your own home outright | Need a smaller home | Buy on the open market | Hartlebury | 3 | £200,000 to £249,000 |
| 9 | 1 to 3 years | 2 Adults (65+) | Own your own home outright | Need a larger home | Buy on the open market | Hartlebury, Ombersley | 3 | £400,000 or more |
| 10 | 1 to 3 years | 1 Adult (65+) | Own your own home outright | Unpleasant neighbours | Buy on the open market | Within the district of Wychavon | 2 | £300,000 to £349,999 |
| 11 | 1 to 3 years | 1 Adult | Own your own home outright | Need a smaller home | Buy on the open market | Within the district of Wychavon | 2 | £200,000 to £249,000 |
| 12 | 1 to 3 years | 1 Adult (65+) | Own your own home outright | Need a smaller home | Buy on the open market | Hartlebury | 3 | £400,000+ |
| 13 | 1 to 3 years | 1 Adult (65+) | Own your own home outright | Need a smaller home | Buy on the open market | No area selected | 1 | £250,000 to £299,999 |
| 14 | 1 to 3 years | 4 Adults | Own your own home with mortgage | Need a smaller home | Buy on the open market | Hartlebury, Ombersley and Elmley Lovett | 4+ | £400,000 or more |
| 15 | 1 to 3 years | 2 Adults and 1 Child | Own your own home with a mortgage | Need a larger home | Buy on the open market | Hartlebury, out of area (Kidderminster) | 3 | Up to £199,999 |

| | Time scale | Household Make Up | Current Tenure | Reason to move | Preferred tenure to move to | Area to move to | Bedroom want | Price |
|----|--------------|-------------------------|---------------------------------|---|-----------------------------|--|--------------|----------------------|
| 16 | 1 to 3 years | 2 Adults | Own your own home with mortgage | Need a larger home | Buy on the open market | Hartlebury, Ombersley, Elmley Lovett, Doverdale, within the district of Wychavon, out of area (Worcestershire or Dudley borough) | 4+ | £400,000 or more |
| 17 | 1 to 3 years | 2 Adults and 2 Children | Own your own home with mortgage | Need a larger home | Buy on the open market | Hartlebury, out of area (or Wyre Forest or Hagley) | 4+ | Do not wish to buy |
| 18 | 1 to 3 years | 2 Adults and 2 Children | Own your own home with mortgage | Need a larger home | Buy on the open market | Hartlebury | 4+ | £400,000 or more |
| 19 | 1 to 3 years | 3 Adults | Own your own home with mortgage | Come from Scotland, want to move away from road noise | Buy on the open market | Out of area (Scotland) | 4+ | £400,000 or more |
| 20 | 1 to 3 years | 2 Adults | Own your own home with mortgage | Need a smaller home | Buy on the open market | Hartlebury, Ombersley | 3 | £400,000 or more |
| 21 | 1 to 3 years | 1 Adult | Rent from a private landlord | Larger home | Buy on the open market | Hartlebury, Ombersley | 3 | £250,000 to £299,999 |

| | Time scale | Household Make Up | Current Tenure | Reason to move | Preferred tenure to move to | Area to move to | Bedroom want | Price |
|----|--------------|-------------------------|------------------------------|--|-----------------------------|--|----------------------------|----------------------|
| 22 | 1 to 3 years | 2 Adults and 2 Children | Rent from a private landlord | Current home in poor state of repair | Buy on the open market | Hartlebury, Ombersley | 4+ | £200,000 to £249,999 |
| 23 | 3 to 5 years | 2 Adults (65+) | Own your own home outright | Need a smaller home | Buy on the open market | Hartlebury, Ombersley, within Wychavon | 3 | Prefer not to say |
| 24 | 3 to 5 years | 2 Adults | Own your own home outright | Need a smaller home | Buy on the open market | Hartlebury | 4+ | £400,000 or more |
| 25 | 3 to 5 years | 3 Adults | Own your own home outright | Need a smaller home | Buy on the open market | No area provided | 3 | Prefer not to say |
| 26 | 3 to 5 years | 2 Adults | Own your own home outright | Retirement | Buy on the open market | Out of area (coastal) | 3 | £400,000 or more |
| 27 | 3 to 5 years | 2 Adults (65+) | Own your own home outright | Need a smaller home | Buy on the open market | No area provided | Didn't provide information | £350,000 to £399,999 |
| 28 | 3 to 5 years | 2 Adults | Own your own home outright | Need a smaller home | Buy on the open market | Within the district of Wychavon | 2 | £350,000 to £399,999 |
| 29 | 3 to 5 years | 3 Adults and 1 Child | Own your own home outright | Live in a newer home with less maintenance | Buy on the open market | Ombersley, Elmley Lovett | 3 | Prefer not to say |
| 30 | 3 to 5 years | 2 Adults | Own your own home outright | Need a smaller home | Buy on the open market | Within the district of Wychavon | 3 | Prefer not to say |

| | Time scale | Household Make Up | Current Tenure | Reason to move | Preferred tenure to move to | Area to move to | Bedroom want | Price |
|----|--------------|-------------------------|---------------------------------|--------------------|-----------------------------|--|--------------|--------------------|
| 31 | 3 to 5 years | 2 Adults and 2 Children | Own your own home with mortgage | Need a larger home | Buy on the open market | Hartlebury, Ombersley, Elmley Lovett, Doverdale, within Wychavon | 4+ | £400,000 or more |
| 32 | 3 to 5 years | 2 Adults and 2 Children | Own your own home with mortgage | Need a larger home | Buy on the open market | Hartlebury, Ombersley, Elmley Lovett, Doverdale, | 4+ | Do not wish to say |
| 33 | 3 to 5 years | 2 Adults and 1 Child | Own your own home with mortgage | Need a larger home | Buy on the open market | Ombersley, within the district of Wychavon | 4+ | £400,000 or more |

Current Open Market Development and Commitments

- Hartlebury – Two notifications of Prior Approval for the proposed change of use of an Agricultural Building to a Dwelling House, 1 dwelling, Open Market, not yet started
- Hartlebury – Full planning application, 3 dwellings, Open Market, not yet started

5.2 Affordable Rented Housing Need Identified

| | Time scale | Household Make Up | Current Tenure | Reason to move | Preferred tenure to move to | Area to move to | Bedroom need * | Rent per month |
|---|-----------------------|-------------------------|---------------------------------|--|---------------------------------|---------------------------------|---|----------------|
| 1 | In the next 12 months | 2 adults and 1 child | Rent from a housing association | To meet the needs of a disabled child | Rent from a housing association | Hartlebury | 2/3 bedrooms | £400-£499 |
| 2 | In the next 12 months | 2 adults and 2 children | Rent from a housing association | Need a larger home | Rent from a housing association | Hartlebury | 2/3 bedrooms | £500-£599 |
| 3 | 1 to 3 years | 1 Adult (65+) | Rent from a housing association | Current home in poor state of repair | Rent from a housing association | Hartlebury | 1 bedroom | £400 to £499 |
| 4 | 1 to 3 years | 1 Adult | Own your own home with mortgage | Need to set up independent home | Rent from a housing association | Within the district of Wychavon | 1 bedroom | Less than £400 |
| 5 | 1 to 3 years | 2 Adults | Rent from a private landlord | Need a more secure / long term tenancy | Rent from a housing association | Hartlebury | 1 bedroom | £500 to £599 |
| 6 | 1 to 3 years | 1 Adult (65+) | Rent from a private landlord | Need a smaller home | Rent from a housing association | Ombersley | 1 bedroom (please note respondent stated need for 2 bedrooms) | £600 to £699 |

*Bedroom need identified via the Housing For You calculation for bedroom need.

Current Affordable Rented Development and Commitments

No commitments to report.

5.3 Affordable Home Ownership Need Identified

(This includes shared ownership, starter home, rent to buy properties and discounted market sales properties)

| | Time scale | Household Make Up | Current Tenure | Reason to move | Preferred tenure to move to | Area to move to | Bedroom need * | Price |
|---|-----------------------|-------------------------|-----------------------------------|---------------------------------|--|--|----------------|----------------------|
| 1 | In the next 12 months | 1 Adult (65+) | Own your own home outright | Need a smaller home | Shared Ownership | Stourport (supported living) | 2 | £200,000 to £249,999 |
| 2 | In the next 12 months | 1 Adult | Own your own home outright | Need a smaller home | Shared Ownership/Rent to Buy or Starter Home | Hartlebury | 2 | Up to £199,999 |
| 3 | 1 to 3 years | 1 Adult | Own your own home with a mortgage | Need to set up independent home | Shared Ownership | Hartlebury | 1/2 | Prefer not to say |
| 4 | 3 to 5 years | 3 Adults and 1 Child | Rent from a housing association | Need a specially adapted home | Rent to Buy | Hartlebury, Ombersley, Elmley Lovett, Doverdale, within the district of Wychavon | 3 | Up to £199,999 |
| 5 | 3 to 5 years | 2 Adults and 1 Child | Rent from a housing association | Need a smaller home | Shared Ownership | Within the district of Wychavon | 1 | Up to £199,999 |
| 6 | 3 to 5 years | 2 Adults and 2 Children | Rent from a housing association | Need a larger home | Shared Ownership (and rent from a housing association) | Hartlebury | 3 | Up to £199,999 |

| | Time scale | Household Make Up | Current Tenure | Reason to move | Preferred tenure to move to | Area to move to | Bedroom need * | Price |
|---|--------------|-------------------|----------------------------|--|--|-----------------|----------------|----------------|
| 7 | 3 to 5 years | 1 Adult | Own your own home outright | Independent home but supported housing accommodation | Buy/Rent from a private landlord/Shared Ownership/Another government backed scheme | Hartlebury | 1 | Up to £199,999 |

Current Affordable Housing Development and Commitments

No commitments to report.

5.4 Self-Build Housing Need Identified

| | Time scale | Household Make Up | Current Tenure | Reason to move | Preferred tenure to move to | Area to move to | Bedroom need | Price |
|---|-----------------------|-------------------------|-----------------------------------|---------------------------------|-----------------------------|--|--------------|-------------------|
| 1 | In the next 12 months | 2 Adults and 2 Children | Own your own home outright | Need to set up independent home | Open Market | Kidderminster | 3 | £400,000 or more |
| 2 | 1 to 3 years | 2 Adults | Rent from a private landlord | To buy own home | Open Market | Hartlebury, Ombersley, Elmley Lovett and Doverdale | 3 | £400,000 or more |
| 3 | 1 to 3 years | 3 Adults | Own your own home with a mortgage | Need a smaller home | Open Market | Hartlebury and Ombersley | 2 | Prefer not to say |

5.5 Private Rented Accommodation Need

| | Time scale | Household Make Up | Current Tenure | Reason to move | Preferred tenure to move to | Area to move to | Bedroom need | Rent per month |
|---|-----------------------|-------------------|------------------------------|-------------------------------|------------------------------|---------------------------------|--------------|----------------|
| 1 | In the next 12 months | 1 Adult (65+) | Rent from a private landlord | Need a specially adapted home | Rent from a private landlord | Within the district of Wychavon | 2 | £700 to £799 |

Housing Needs Survey

Key Worker Accommodation

Community Led Housing

| | |
|----------------------------------|--|
| Name | |
| Address | |
| Telephone Number / Email Address | |

Affordable Housing:

32. Would you support an affirmative action program?

☐ Yes ☐ Do not support

Housing Register

For further detail about Wychavon District Councils Privacy Notice, please visit:
<https://www.wychavon.gov.uk/legal-and-privacy>

Covering Letter

Pre-Paid Return Envelope

January 2022

The Occupier
«Line_1»
«Line_2»
«Line_3»
«Line_4»
«Line_5»

Dear Resident

IMPORTANT - Housing Needs Survey – Hartlebury. Deadline: 4 March 2022

Wychavon District Council have commissioned a Housing Needs Survey for the Parish of Hartlebury. This survey is to find out if and where in the area there may be a need for some additional housing and if so what type of housing is required.

If there are other members of your household with a different housing need, they can complete the survey on the below online link, or telephone to request an additional form to be sent out.

Where questions state (please select one option only), please only select one, otherwise your survey form will be recorded as void.

Our preferred method is online using the following link: <https://www.smartsurvey.co.uk/s/Hartlebury/>

By post in the pre-paid envelope provided

By phone if you are unable to use the above options please call us on 01386 565000 and select option 5 and then option 4 - Monday – Friday between 10am and 4pm to complete the survey over the telephone.

The closing date for receipt of completed surveys is the 4 March 2022. Any incomplete surveys or ones received after this date will not be taken into account.

Wychavon District Council will own the data collected which will be held in confidence according to The Data Protection Act. Wychavon District Council will analyse the data and produce a report in which all data will be anonymous. The report will be made available to the public. If you would like to know more or have any questions about the survey, please contact the Housing Strategy and Enabling Team on 01386 565000 and select option 5 and then option 4 or email housingstrategyandenabling@wychavon.gov.uk

If you would like to find out more about adaptations to your current home, please go to: <https://www.millbrook-healthcare.co.uk/>. Alternatively, you can contact Millbrook Healthcare by calling 0330 124 8205 or by emailing plscontactus@millbrookhealthcare.co.uk

Yours faithfully

Strategic and Enabling Team
Housing Services

