



# **Evesham Town**

## **Housing Needs Survey**

### **Analysis of Survey Results**

**July 2019**

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## Introduction

Wychavon District Council has undertaken a housing needs survey of the Evesham Town during July 2019 on behalf of BFP Developments and Rooftop Housing Group.

12,344 surveys were sent via the postal service to households living within the town of Evesham. The survey was designed for every household within the Town to complete the survey to look at current and future housing need.

Out of these 103 were returned to sender for the following reasons: Inaccessible (47), no such address (28), refused (12), addressee gone away (9) and returned with no reason (7).

The survey provided the option for additional forms to be sent out to households who had more than one housing requirement or if households were aware of residents who had previously lived in the area and moved away, or may be looking to return to the Town.

All households were sent a paper copy of the survey and a pre paid envelope to return it to Wychavon District Council. Additional methods through an online website link and via the telephone were also offered.

The deadline for responses to this survey was Wednesday 17<sup>th</sup> July 2019. In total 1563 valid responses were received, showing a response rate of 13%.

*With a 99% reliability factor the data is to be true to a margin of error + / - 3.0%. This means the data is statistically reliable.*

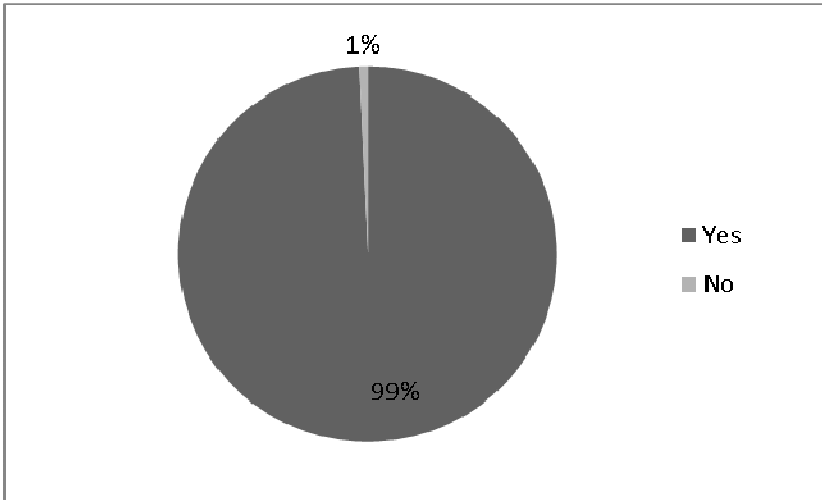
An additional eighty nine (89) surveys were returned but unfortunately classed as void. Forty two (42) had too many unanswered questions so could not be analysed, thirty one (31) had not completed the final page of the survey, thirteen (13) were returned blank and three (3) stated that they had a housing need but did not state their need. No contact details were provided in order to contact them to discuss.

A further one hundred and eight (108) surveys were received after the deadline, so the data from these surveys is unable to be included.

	<b>Postal</b>	<b>Online</b>	<b>Telephone</b>
<b>Total Surveys</b>	1271	253	39
<b>%</b>	81%	16%	3%

## Analysis

The first question on the survey asked whether this was the household's primary household to which they are registered as an elector.

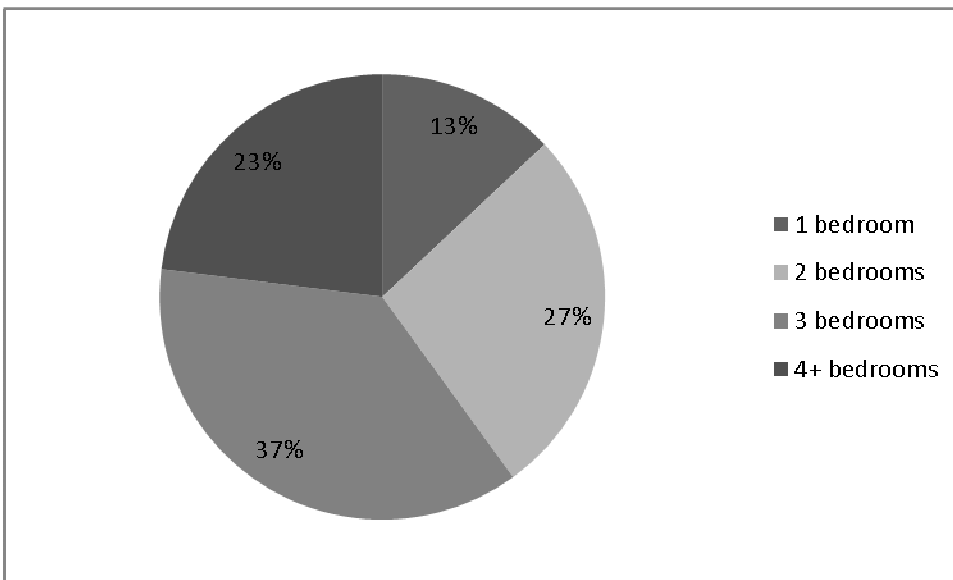


1551 respondents out of 1563 stated that this was the case (99%).

We then asked the following questions:

### **How many bedrooms does your current home have?**

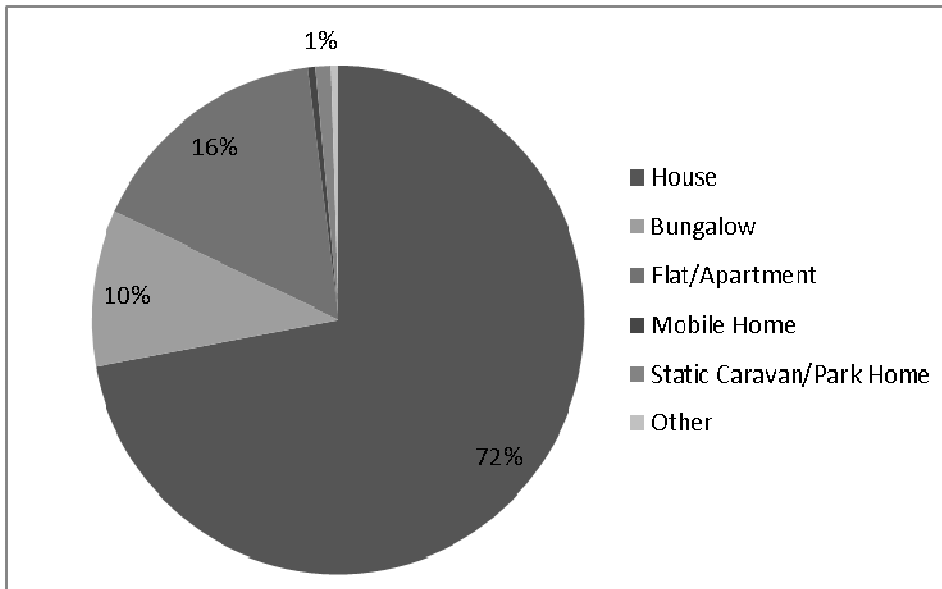
	<b>1 bedroom</b>	<b>2 bedrooms</b>	<b>3 bedrooms</b>	<b>4+ bedrooms</b>
<b>Number</b>	210	415	578	360
<b>Percentage</b>	13%	27%	37%	23%



The majority of households stated that they lived in a three bed property (37%) and 23% stated that they have 4 or more bedrooms. 40% of responses stated that they lived in a 1 or 2 bedroom property.

## What type of home do you live in?

	House	Bungalow	Flat/ Apartment	Mobile Home	Static Caravan/ Park Home	Other
<b>Number</b>	1122	159	254	9	11	8
<b>Percentage</b>	72%	10%	16%	0.5%	1%	0.5%

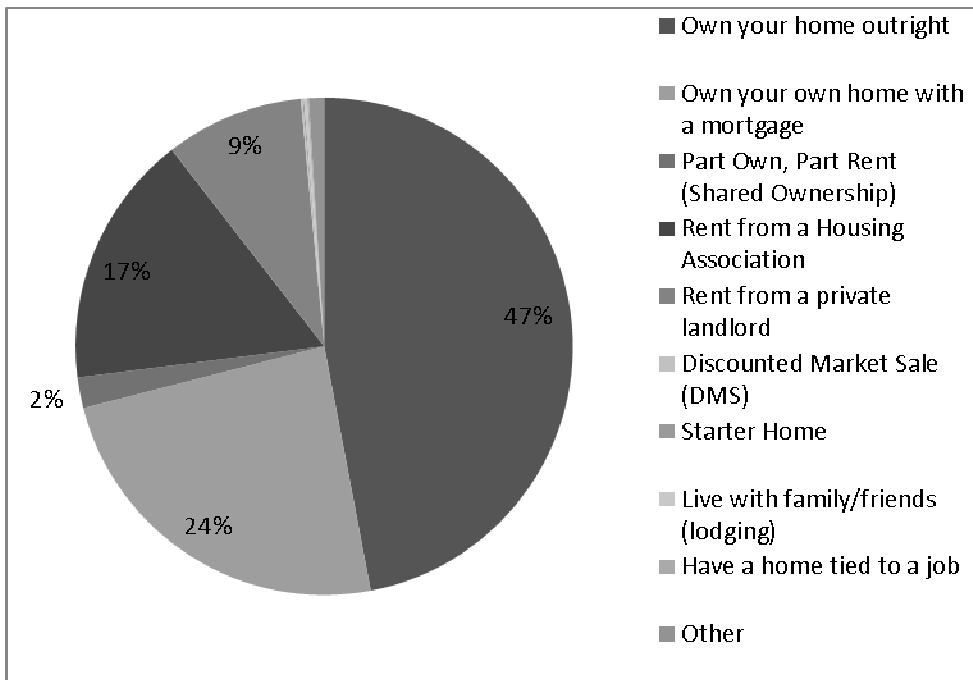


The largest proportion was made up of those living in a house (72%), flat / apartment (16%), bungalow (10%), static caravan / park home (1%) and mobile home (0.5%). Other options (0.5%) were given as the following: Bedsit (4), bedsit bungalow (1), converted barn (1), cottage (1) and holiday let (1).

## Do you....

	Number	Percentage
<b>Own your home outright</b>	727	47%
<b>Own your own home with a mortgage</b>	377	24%
<b>Part Own, Part Rent (Shared Ownership)</b>	27	2%
<b>Rent from a Housing Association</b>	263	16.5%
<b>Rent from a private landlord</b>	144	9%
<b>Discounted Market Sale (DMS)</b>	3	0.1%
<b>Starter Home</b>	1	0.1%
<b>Live with family/friends (lodging)</b>	6	0.2%
<b>Have a home tied to a job</b>	2	0.1%
<b>Other</b>	13	1%

Other options were stated as follows: owned by family (6), equity release (1), 25% shared ownership (no rent) (1), mortgage help to buy (1), supported living (1), market rental (1), leaseholder (1) and no reason provided for 1 response.



Those who own their own home outright were the largest respondents at 47%, with those with a mortgage was 24%, renting from either a housing association (16.5%) or private landlord (9%). A further 2% were part buying through a shared ownership scheme.

0.5% was made up with Discounted Market Sales (3), Starter Home (1), Lodging (6) and have a home tied to a job (2).

### Age breakdown of respondents

<b>Under 10</b> <b>Total – 191 households</b>	107 households had 1 under 10 69 households had 2 under 10 10 households had 3 under 10 5 households had 4 under 10
<b>10 – 15 years old</b> <b>Total – 134 households</b>	106 households had 1 child aged between 10 - 15 years old 27 households had 1 child aged between 10 - 15 years old 1 households had 1 child aged between 10 - 15 years old
<b>16 – 17 years old</b> <b>Total – 67 households</b>	63 households had 1 child aged between 16 – 17 years old 4 households had 2 children aged between 16 – 17 years old
<b>18 – 34 years old</b> <b>Total – 338 households</b>	206 households had 1 member aged 18 – 34 124 households had 2 members aged 18 – 34 5 households had 3 members aged 18 – 34 2 households had 4 members aged 18 – 34 1 households had 1 members aged 18 – 34
<b>35 – 54 years old</b> <b>Total – 487 households</b>	266 households had 1 member aged 35 – 54 219 households had 2 members aged 35 - 54 2 households had 2 members aged 35 – 54
<b>55 – 64 years old</b> <b>Total – 409 households</b>	290 households had 1 member aged 55 - 64 119 households had 2 members aged 55 – 64
<b>65 +</b> <b>Total – 753 households</b>	445 households had 1 member aged 65+ 303 households had 2 members aged 65+ 2 households had 3 members aged 65+ 1 households had 4 members aged 65+ 2 households had 5+ members aged 65+

**Do any of the following apply to any members of your household?  
(More than one option can apply per household)**

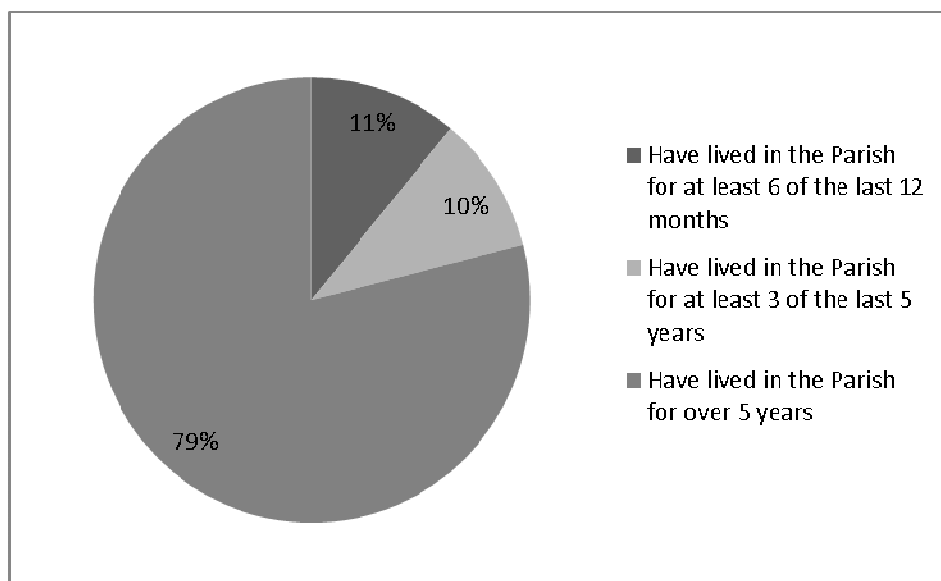
This question is determined to find a local connection or need to live in the Town due to immediate family or employment for example. This is in line with the Home Choice Plus Allocations Policy.

	<b>Number</b>	<b>Percentage</b>
<b>Currently live in the Town</b>	1563	70%
<b>Care for a family member who lives in the Town</b>	41	2%
<b>Have immediate family (mother, father, son, daughter, siblings living in the Town for at least 5 years)</b>	358	16%
<b>Have permanent employment in the Town</b>	280	12%
<b>TOTAL</b>	<b>2242</b>	<b>100%</b>

**Have you.....?**

	<b>Number</b>	<b>Percentage</b>
<b>Have lived in the Town for at least 6 of the last 12 months</b>	176	11%
<b>Have lived in the Town for at least 3 of the last 5 years</b>	149	10%
<b>Have lived in the Town for over 5 years</b>	1238	79%
	<b>1563</b>	<b>100%</b>

All respondents stated that they currently live within the town, an additional 30% had additional connection through the town by caring for a family member, having immediate family in the area or were employed permanently in the town.



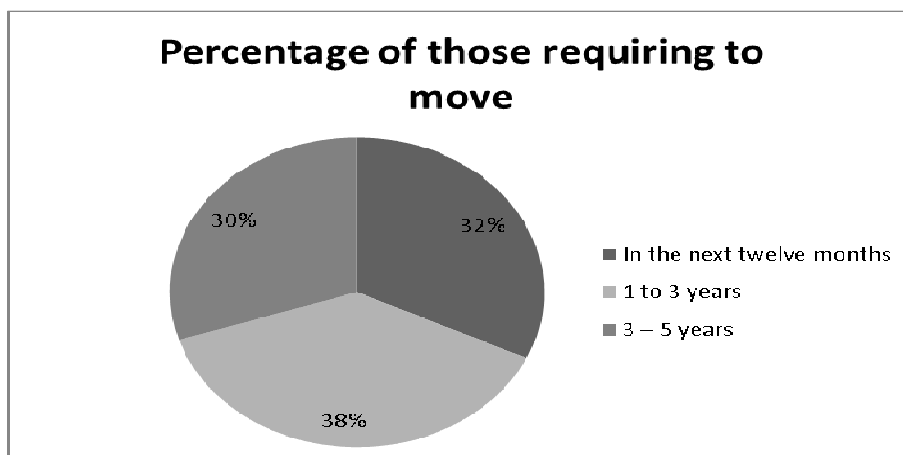
79% of respondents stated that they had lived in the town for over 5 years, with 10% stating 3 – 5 years and 11% stating for 6 out of the last 12 months.

**Your Future Need**

**Are you or anyone in your household likely to need alternative housing?**

1273 households stated that they were not looking for alternative accommodation within the next five years. 290 households answered said that they would have additional housing needs within the next 5 years. These answers are listed in the below table.

	<b>In the next twelve months</b>	<b>1 to 3 years</b>	<b>3 – 5 years</b>
<b>Number</b>	93	110	87
<b>Percentage of those requiring to move</b>	32%	38%	30%



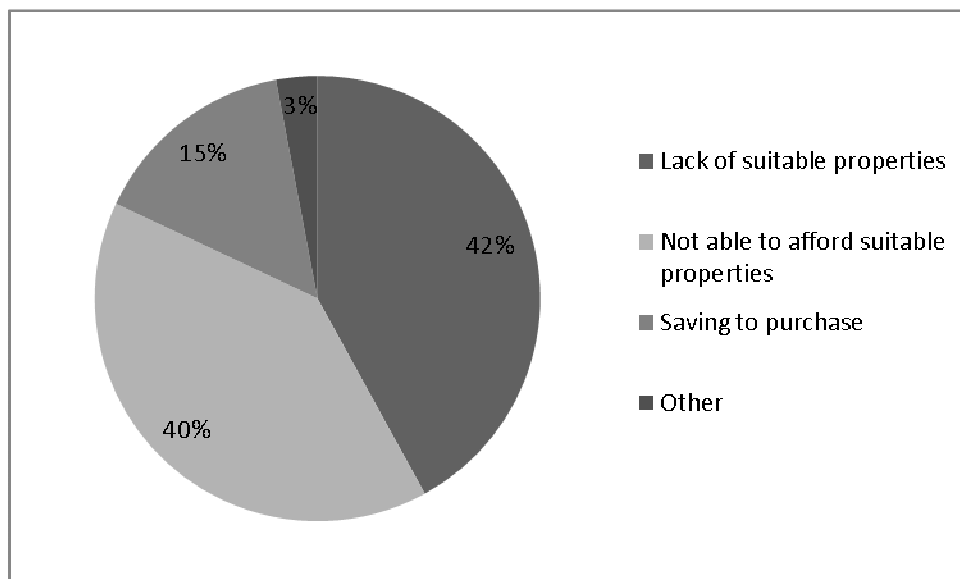
### What is the reason for needing to move?

Reason for needing to move	In the next twelve months		1 – 3 years		3 – 5 years	
	Reason	Number	Reason	Number	Reason	Number
Reason for needing to move	Family break up	8	Current home in poor state of repair	5	Need a cheaper home	9
	Need a cheaper home	6	Family break up	1	Need a larger home	6
	Need a larger home	30	Need a cheaper home	9	Need a secure tenancy	2
	Need a secure tenancy	4	Need a larger home	34	Need a smaller home	31
	Need a smaller home	9	Need a secure tenancy	4	Need an adapted home	10
	Need an adapted home	3	Need a smaller home	15	Need to set up an independent home	12
	Need to move closer to work	1	Need an adapted home	5	To receive or give support	4
	Need to set up an independent home	14	Need to move closer to work	1	Other	13
	To avoid harassment	4	Need to set up an independent home	23		
	To receive or give support	4	To avoid harassment	1		
	Other	10	Other	12		

### What might prevent you from fulfilling your future need? (more than one option can apply per household)

	<b>Lack of suitable properties</b>	<b>Not able to afford suitable properties</b>	<b>Saving to purchase</b>	<b>Other</b>
<b>Number</b>	137	131	50	10
<b>Percentage</b>	42%	40%	15%	3%

Other responses included: Cost of stamp duty, cost of moving, unlikely to find a location as convenient as this one, currently selling, traffic issues, rent arrears, caring for family member.



The main possible preventions for being able to fulfil the future housing need include lack of suitable properties (42%), not able to afford suitable properties (40%) and saving to purchase a property (15%).

**Would you prefer to?** (one respondent did not complete the question fully).

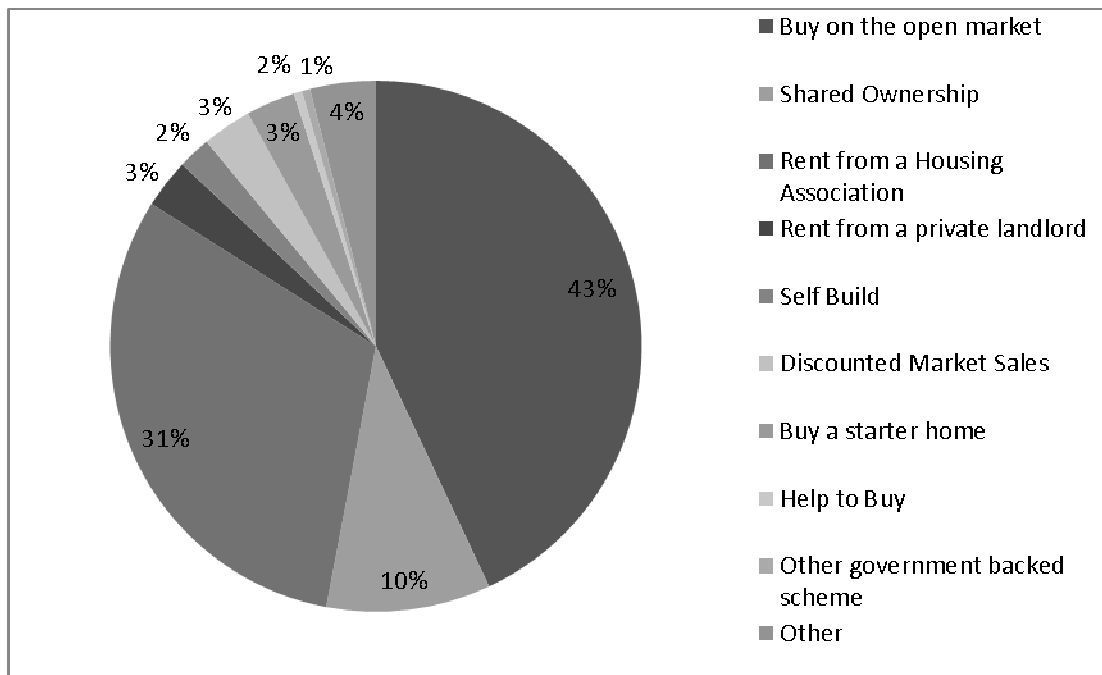
	Number	Percentage
<b>Buy on the open market</b>	125	43%
<b>Shared Ownership</b>	29	10%
<b>Rent from a Housing Association</b>	89	31%
<b>Rent from a private landlord</b>	10	3%
<b>Self Build</b>	6	2%
<b>Buy a Discounted Market Sales property</b>	7	3%
<b>Buy a starter home</b>	9	3%
<b>Help to Buy</b>	2	0.5%
<b>Other government backed scheme</b>	1	0.5%
<b>Other</b>	12	4%

Reasons provided for “other” included: first time buyer (1), LA funded Supported Living (1), waiting for a council house (1), shared ownership / rent from HA (2).

Of those respondents stating that they will need to move within the next 5 years, 43% stated that they would like to purchase on the open market, 47% would consider affordable housing options through renting from a housing association, shared ownership (part buy / part rent), a starter home or discounted market sale property.

One respondent stated “other government backed scheme” but did not state any specific type or tenure of property.





### What is your total gross annual household income?

This question received responses only from those wishing to buy on the open market or shared ownership.

	Less than £20,000	£20,000 - £39,999	£40,000 - £59,999	£60,000 - £79,999	£80,000 or over	Prefer not to say
<b>Number</b>	89	97	38	18	2	46
<b>Percentage</b>	36%	40%	16%	7%	1%	

### What deposit can you afford?

*(This does not apply if you wish to seek a rented property).* This question received responses only from those wishing to buy on the open market or shared ownership.

	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
<b>Number</b>	22	30	26	3	5	6	34	56
<b>%</b>	17%	24%	22%	2%	4%	4%	27%	

### If owner occupier accommodation including low cost home ownership at what price range can you afford to purchase?

This question received responses only from those wishing to buy on the open market or shared ownership.

	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
<b>Number</b>	75	35	19	8	3	4	38
<b>Percentage</b>	52%	24%	13%	6%	2%	3%	

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

This was completed by those seeking rented accommodation only.

	Less than £400	£400-£499	£500-£599	£600-£699	£700-£799	£800 +	Prefer not to say
<b>Number</b>	29	40	16	7	3	0	6
<b>Percentage</b>	30%	43%	17%	7%	3%	0%	

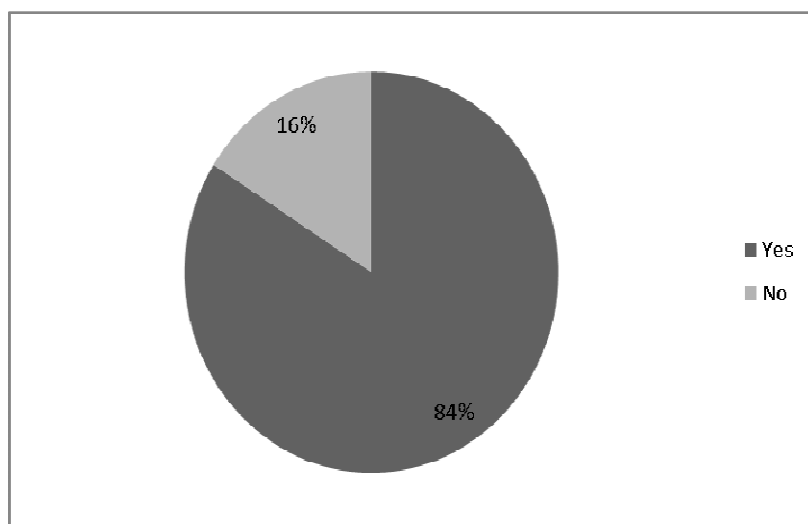
**Is there a member of your family or someone else you know about who would like to move to return to the Town to live?**

	Yes	No
<b>Number</b>	25	1538
<b>Percentage</b>	2%	98%

Of those 25, 10 provided contact details either through an email address or postal address for these to be sent out to, to capture further feedback.

**Is your Town....?**

**A nice place to live**



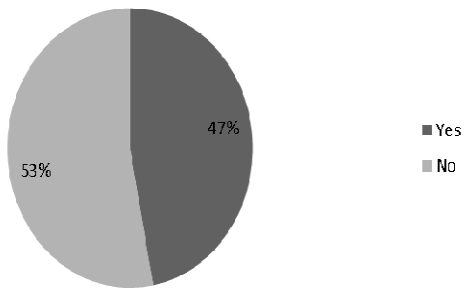
	Number	Percentage
<b>Yes</b>	1109	84%
<b>No</b>	212	16%
<b>No response</b>	242	

	Yes	No
<b>Friendly</b>	735 (47%)	828 (53%)
<b>Has good community spirit</b>	372 (24%)	1191 (76%)
<b>Crime is an issue</b>	545 (35%)	1018 (65%)
<b>Sought after location</b>	250 (16%)	1313 (84%)
<b>Balanced / Varied Population</b>	507 (32%)	1056 (68%)

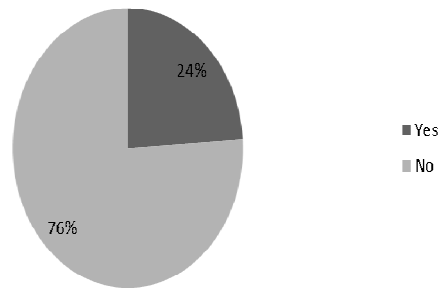
*Respondents were able to select all that applied to their household.*

- 47% of respondents stated it was a friendly Town to live within
- 24% of respondents stated that the Town had a good community spirit
- 35% of respondents stated that they felt crime was an issue in the Town.
- 16% of respondents stated that they felt the Town was a sought after location
- 32% of respondents stated that they felt the town had a varied and balance population

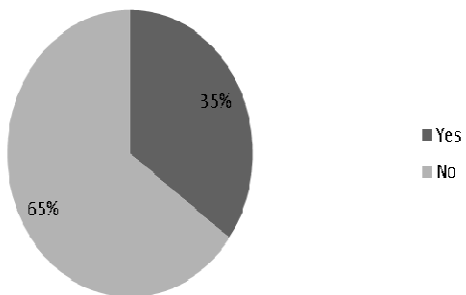
### Friendly



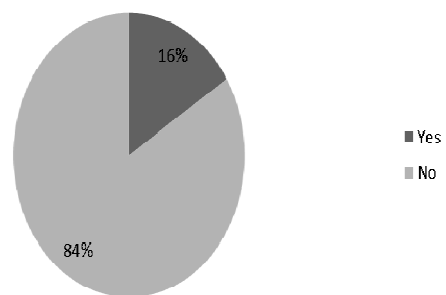
### Has good community spirit



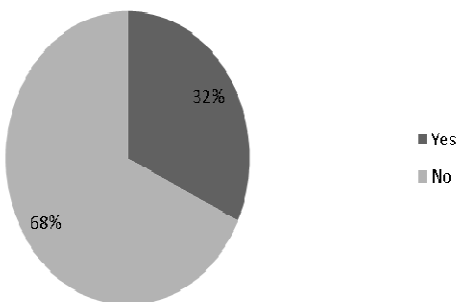
### Crime is an issue



### Sought after location

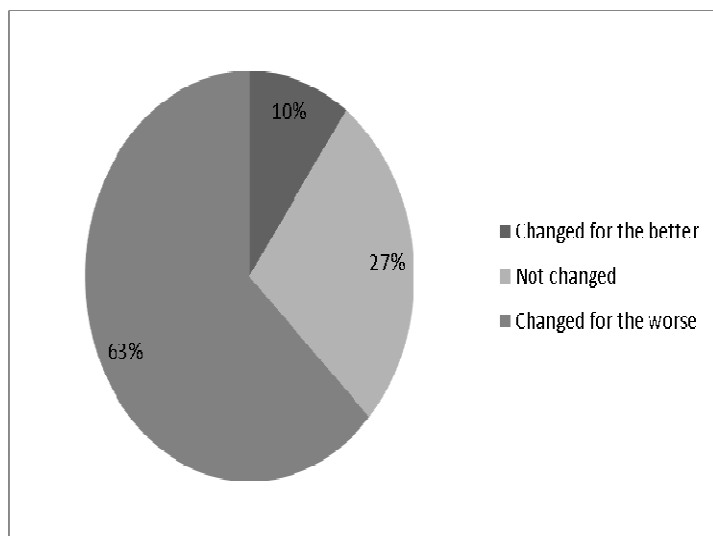


### Balanced / Varied Population



**Over the past three years, do you feel that your town has:**

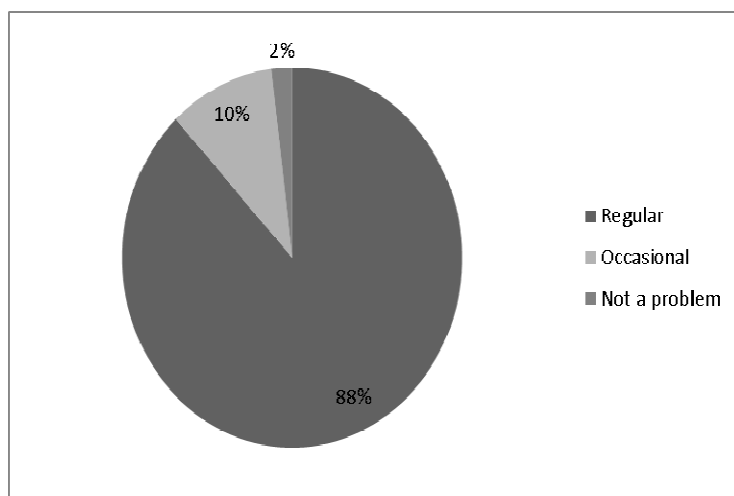
<b>Changed for the better</b>	<b>Not changed</b>	<b>Changed for the worse</b>
154 (10%)	427 (27%)	982 (63%)



- The majority of respondents 63% stated they believed that the Town had changed for the worse
- 27% stated that the Town had not changed in the last 3 years
- 10% felt that the Town had changed for the better.

**How much of a problem is traffic congestion?**

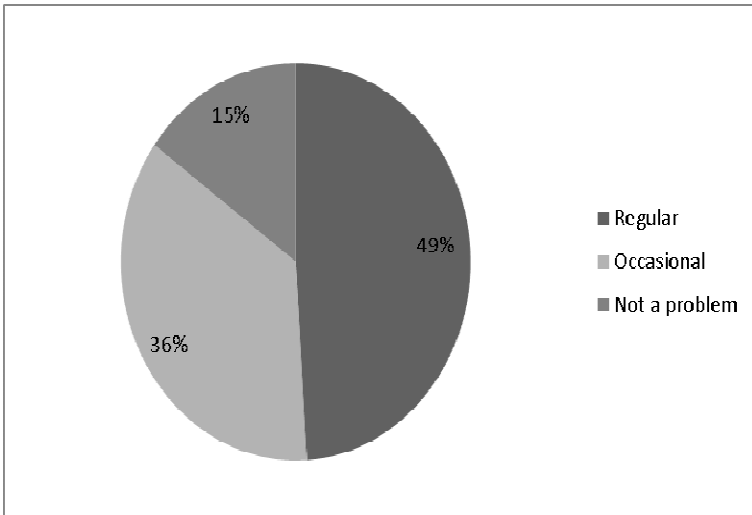
<b>Regular</b>	<b>Occasional</b>	<b>Not a problem</b>
1378 (88%)	151 (10%)	34 (2%)



- 2% of respondents did not feel that traffic caused a problem
- 10% stated it was an occasional problem
- 88% felt that it was a regular problem

**How much of a problem is parking?**

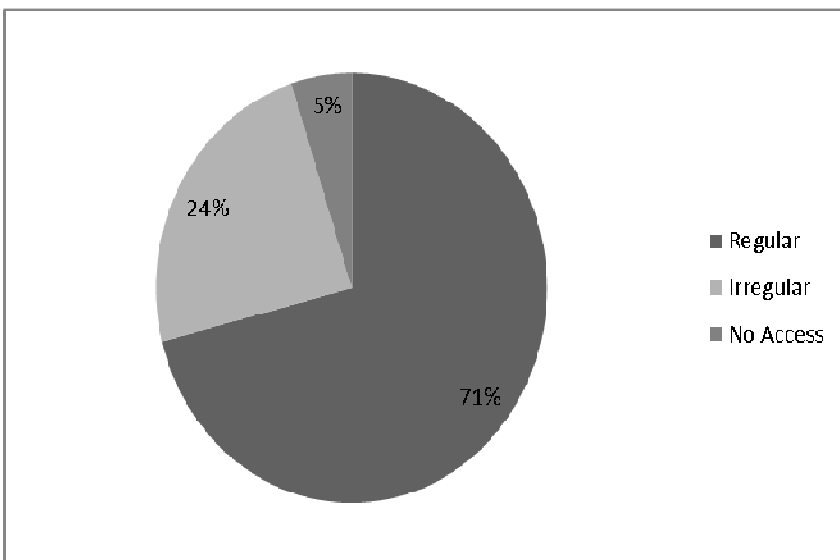
<b>Regular</b>	<b>Occasional</b>	<b>Not a problem</b>
760 (49%)	561 (36%)	242 (15%)



- The majority (49%) stated that they did feel that parking is a problem within Evesham.
- 36% felt parking was an occasional problem
- 15% felt that parking was not a problem.

**What is access to public transport like in your town?**

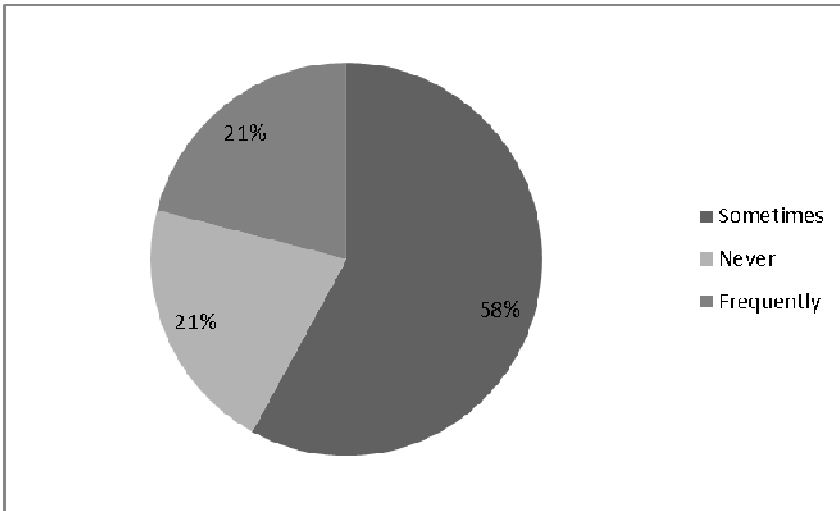
Regular	Irregular	No Access
1105 (71%)	378 (24%)	80 (5%)



- The majority (71%) felt that there was regular access to public transport
- 24% stated that they believed public transport was irregular
- 5% felt that there is no access to public transport.

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

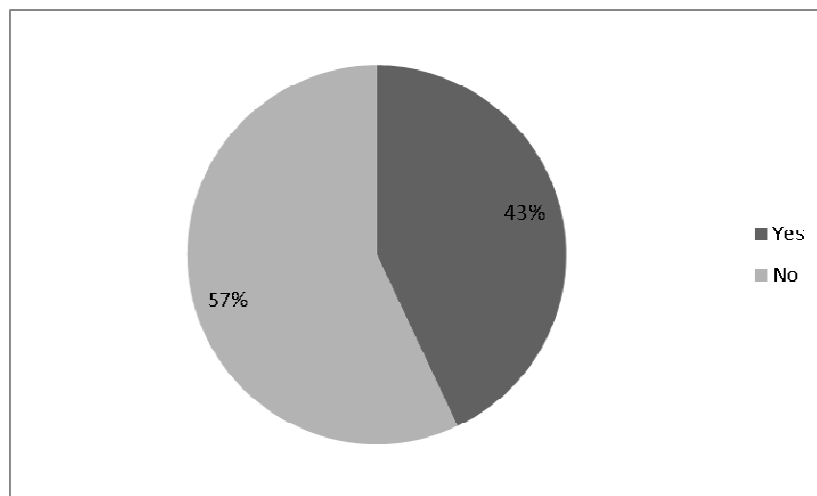
Sometimes	Never	Frequently
911 (58%)	333 (21%)	319 (21%)



- The majority (58%) stated that if public transport was available that they would sometimes use it
- 21% stated that if public transport was available they would use it frequently
- 21 % stated that they would never use public transport.

**Do you feel there are enough amenities in your town?**

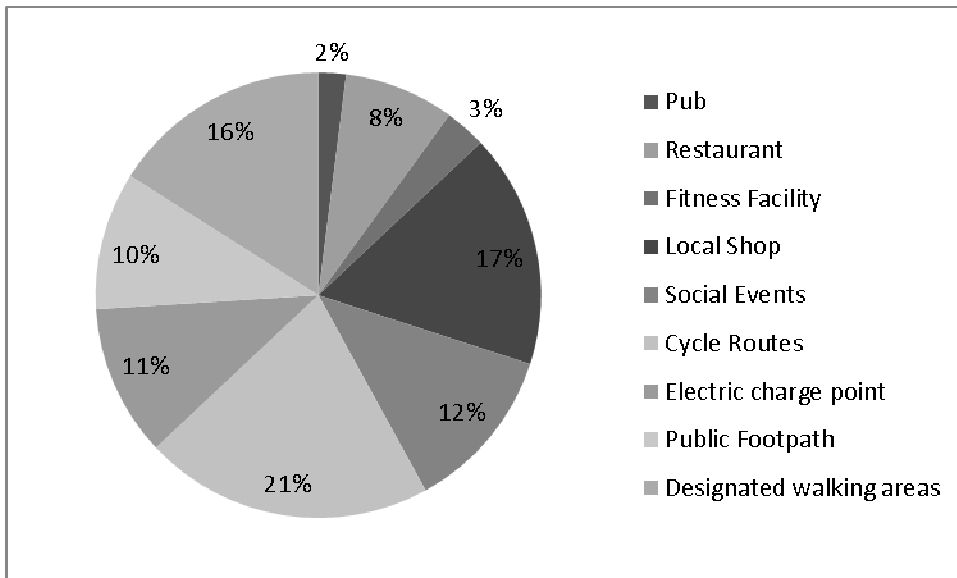
Yes	No
671 (43%)	892 (57%)



**Which of the following amenities would you like to see in your Town?**

Respondents were able to select all options that applied.

Pub	Restaurant	Fitness Facility	Local Shop	Social Events	Cycle Routes	Electric charge point	Public Footpath	Designated walking areas
48	135	53	304	205	369	195	173	288
2%	8%	3%	17%	12%	21%	11%	10%	16%

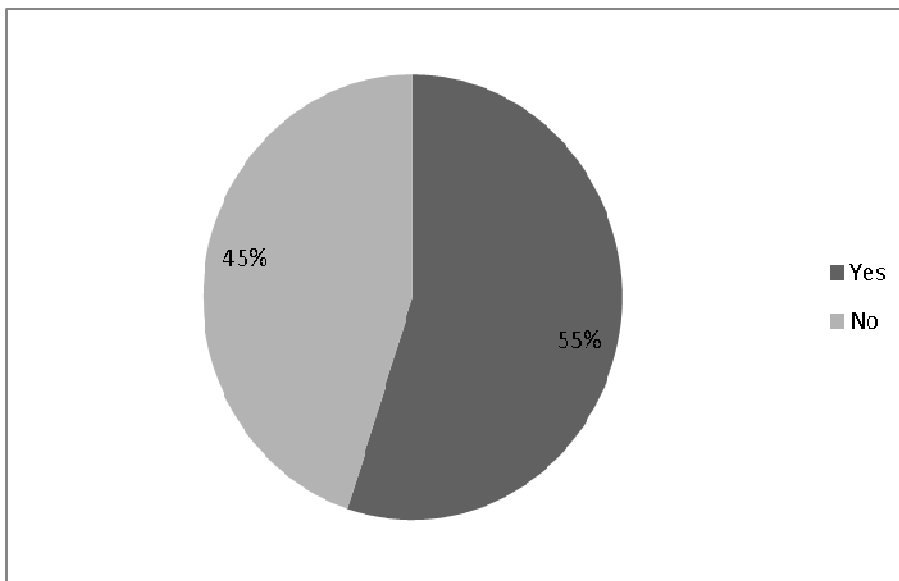


We had a further 306 responses stating the following ideas (some respondents stated more than one):

High End / High Streets Shops	87
Bowling alley	38
More doctors surgeries and improved hospital facilities	31
Update the Riverside Shopping Centre	20
More schools	18
Entertainment for teenagers	15
More public toilets	13
Childrens playground	10
Boutique / Independent Shops	10
Cinema	7
Crazy golf	6
Free Parking	6
Ice Skating	6
More parks and green spaces	6
Community meeting rooms	5
Leisure facilities	4
More police presence	4
More dentists	3
Nightclubs	3
Post offices	3
Footbridges	2
Recreational / sports grounds	2
More entertainment	2
Art Gallery	2
Theatre	2
Soft play	2
Bigger swimming pool	2
Youth clubs	1
Music venue	1
Shelter for the homeless	1
Family entertainment	1
Wildflower Meadows	1

Squash Court	1
Water Points (to fill bottles)	1
Dog poo bins	1
Childrens Centre	1
Post boxes	1
Better bus services	1
Affordable Fitness	1
Dancing Lessons	1
Allotments	1
Facilities on the river	1
Keep the library open and staffed	1
Cash machines	1
Trampoline Park	1
Skate Park	1
Food Market	1
Bingo	1
Ambulance Station	1
Hotel Conference Centre	1

**Do you feel your town is a good place for businesses to set up, grow and create jobs?**



Yes	No
690 (55%)	564 (45%)

This was not a mandatory question, and 309 respondents did not answer the question.

55% of respondents did feel that Evesham Town was a good place for businesses to grow and develop to enable employment opportunities.

Respondents were asked to provide any further comments, 594 respondents provided a response. Some comments received were not related to the question or could not be included in the report due to being identifiable.

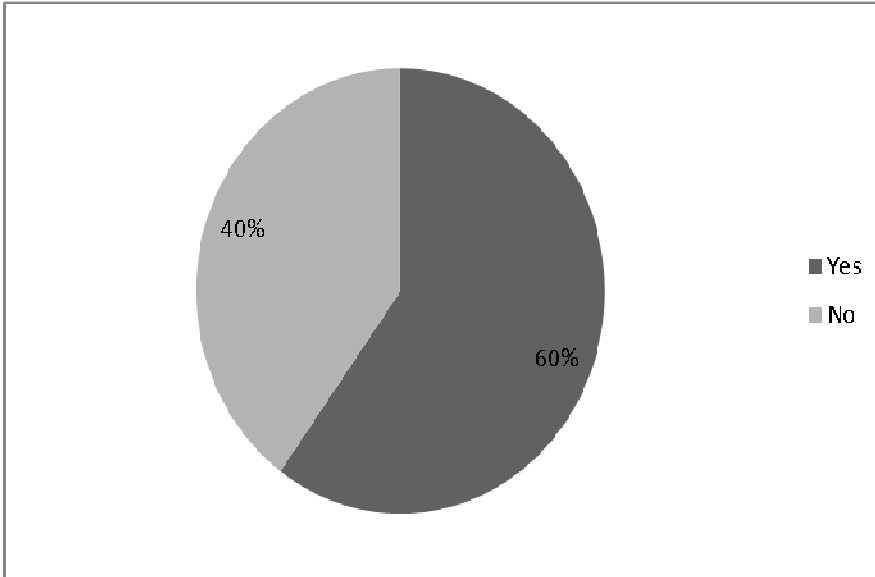
The main themes identified from the comments were as follows:

- Traffic/ Congestion – 198
- The need for more High Street shops – 130
- Business rates (being too high and unaffordable) – 58
- Parking (high charges, should be free parking, difficult to park) - 48
- Too many vacant shops – 28
- Too many charity shops / coffee shops / phone shops – 27
- Riverside Shopping Centre (needs investment, encourage shops to move into the centre, reduced rates for business start ups) - 18
- Transport – 16



- Improved infrastructure is required - 10
- More investment needed in the town – 6
- Economic development policies need to be revised - 1

**Would you support a small affordable housing development for local people in your town or surrounding towns?**

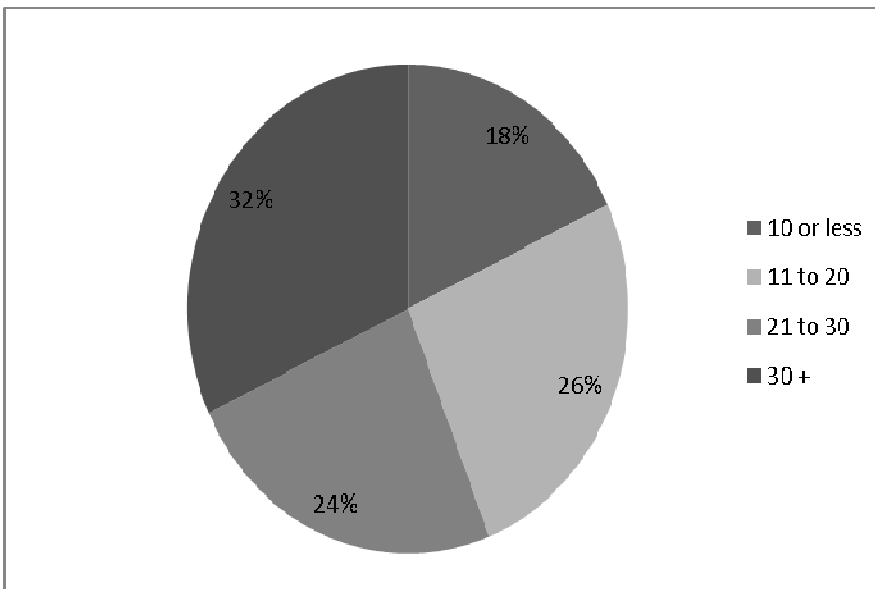


Yes	No
938 (60%)	625 (40%)

60% of respondents support affordable housing development for local people.

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

10 or less	11 - 20	21 – 30	30 +	No response
170	236	217	288	27
18%	26%	24%	32%	



Out of the 911 respondents who stated the size of development, the majority selected 30 or more units (32%).

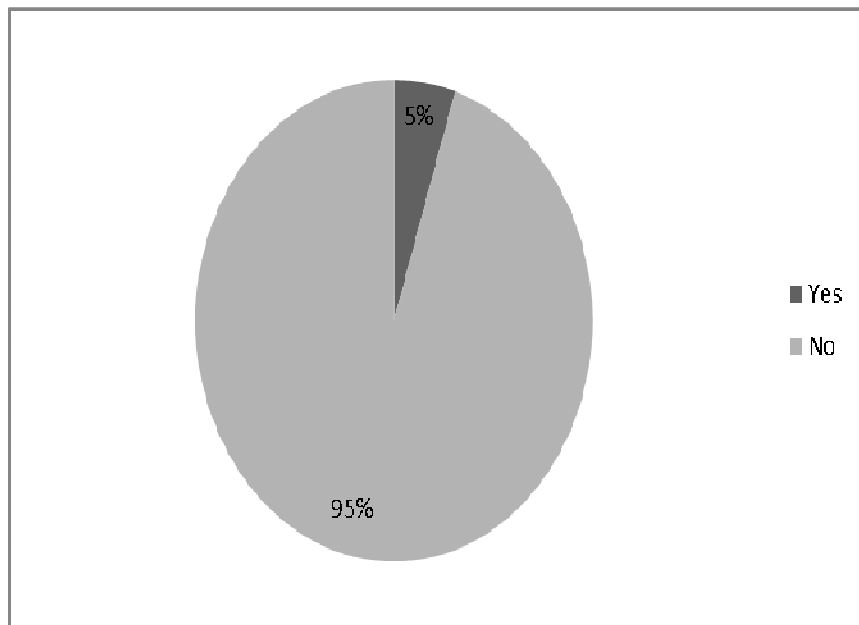
An affordable housing development within Evesham Town, would mean that surrounding Parishes and Towns would be eligible for the affordable properties.

**Would you like to receive further information about your local town activities and volunteering opportunities?**

Yes	No
155 (10%)	1408 (90%)

128 out of the 155 provided their contact details, so these details will be passed onto the Town Council for them to pursue, if volunteering opportunities are available in the future.

### Are you currently registered on the local housing register (Home Choice Plus)?



Yes	No
85 (5%)	1478 (95%)

85 respondents stated that they were currently listed on Home Choice Plus, of those 35 provided their reference number.

As at 25<sup>th</sup> July 2019, Home Choice Plus (the Council's Housing Register) data shows that there are a total of 2830 households registered with a banding which indicates that they have a local connection to the Wychavon district. These households have the following bedroom need:

- 1 bed – 1728 (of these, 714 are registered as pensioners and/or in receipt of disability benefits)
- 2 bed – 753 (of these, 70 are registered as pensioners and/or in receipt of disability benefits)
- 3 bed – 283 (of these, 4 are registered as pensioners and/or in receipt of disability benefits)
- 4 bed – 59
- 5 bed – 7

## About the Town of Evesham

### Population Statistics (Estimated at 2018)

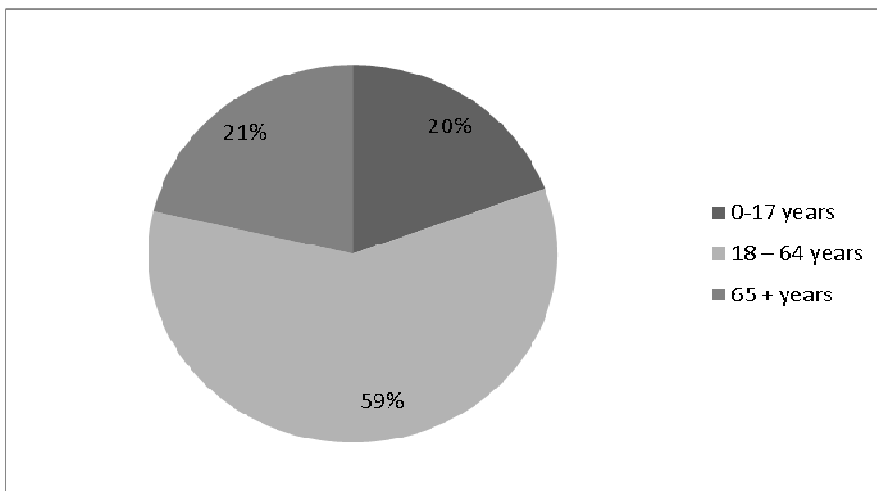
It is estimated that the population of Evesham in 2018 was 24,428.  
It is estimated that for every 100 females, there are 96.7 males.

### Age Groups (Estimated at 2018)

0-17 years	18 – 64 years	65 + years
19.4%	59.2%	21.4%

The median age is 45 and mean age is 43.5.

(Data from <https://www.ilivehere.co.uk/statistics-evesham-worcestershire-12768.html> - 24th July 2019)



### Immigration Status

	Wychavon	Worcestershire	UK
United Kingdom	94.4%	94.2%	86.2%
Republic of Ireland	0.4%	0.5%	0.7%
Other EU Countries	2.9%	2.4%	3.7%
Outside of the EU	2.3%	2.9%	9.4%

(Data from <https://www.ilivehere.co.uk/statistics-evesham-worcestershire-12768.html> - 24th July 2019)

### Property by Tenure

	Owned outright	Owned with mortgage	Shared Ownership	Social Rented	Private Rented	Rent Free	Other
Evesham	38.7%	34%	0.5%	14.5%	9.8%	1.4%	1.2%
Worcestershire	35.9%	35%	0.7%	14.8%	11.3%	1.2%	1.1%
UK	30.6%	32.8%	0.8%	17.7%	15.4%	1.3%	1.4%

(Data from <https://www.ilivehere.co.uk/statistics-evesham-worcestershire-12768.html> - 24th July 2019)

Home ownership within Wychavon is seen as much higher than against statistics across the UK. This suggests Evesham is an affluent area.

## Evesham - Current Housing Market

### Purchases on the open market

During the previous 12 months, up until July 2018, 340 properties have been sold within Evesham.

Most of the sales in Evesham over the past year were semi-detached properties which on average sold for £221,783. Detached properties had an average sold price of £304,393 and terraced properties averaged at £178,741.

Evesham, with an overall average price of £238,740, was similar in terms of sold prices to nearby Little Hampton (£248,893), but was cheaper than Badsey (£272,211) and Aston Somerville (£475,000).

In the past year house prices in Evesham were similar to the year before and 10% up on 2016 when they averaged at £216,204.

### Currently on the market

When looking at properties for sale available in Evesham, as of the 25<sup>th</sup> July 2019, 207 properties were for sale.

Bedrooms	How many properties	Lowest Price	Highest Price
1	14	£63,500	£140,000
2	56	£73,500	£179,000
3	73	£89,999	£645,000
4	44	£245,000	£735,000
5	12	£365,000	£750,000
6	3	£525,000	£650,000

No properties were for sale with more than 6 bedrooms.

Data from <https://www.rightmove.co.uk/property-for-sale/find.html?locationIdentifier=REGION%5E493&maxBedrooms=10&sortType=1&propertyTypes=&includeSSTC=false&mustHave=&dontShow=&furnishTypes=&keywords=> (25<sup>th</sup> July 2019)

### Private Rental

When looking at private rental properties available in Evesham, as of the 25<sup>th</sup> July, twenty eight (28) properties were being advertised:

Road	Bedrooms	Type of property	Monthly Rental	Deposit	Other	Agent
Crump Way	4 bed	Detached House	£1250 pcm	£1400 deposit	Not furnished	Charles Carter
Rynal Place	2 bed	Semi Detached House	£765 pcm	£880 deposit		Belvoir
Abbotswood	6 bed	Detached House	£2150 pcm		Not furnished	Secure Lets
Homesmith House	1 bed	Flat	£600 pcm	£690	Furnished	Johnsons
Codling Road	3 bed	Semi	£900 pcm	£10000	Not	R A

Road	Bedrooms	Type of property	Monthly Rental	Deposit	Other	Agent
		Detached House			furnished	Bennett
Fountain Court	2 bed	Flat	£595 pcm	£686	Not furnished	Timothy Lea Griffiths
Tredwell Court	2 bed	Flat	£575 pcm	£663	Not Furnished	Timothy Lea Griffiths
Shepherds Pool	2 bed	Flat	£525 pcm	£625	Not Furnished	Reeds Rains
William House	2 bed	Flat	£525 pcm	£605	Not Furnished	Timothy Lea Griffiths
Shor Street	2 bed		£675 pcm	£778		Timothy Lea Griffiths
St Philips Drive	2 bed	Semi Detached House	£650 pcm	£750	Not Furnished	Johnsons
Elizabeth Road	2 bed	Semi Detached House	£750 pcm	£750	Not furnished	Gusterton Palmer and James
Lime Street	3 bed	Semi Detached House	£725 pcm	£836	Not furnished	Timothy Lea Griffiths
St Patricks Close	1 bed	Flat	£575 pcm	£663	Not furnished	Avon Estates
Viburnum Walk	2 bed	Terraced House	£715 pcm	£825	Not furnished	Johnsons
Cambria Road	2 bed	Semi Detached House	£675 pcm	£775	Not furnished	Johnsons
Larkspur Drive	3 bed	Semi Detached House	£775 pcm	No deposit		Leaders
Huxleys Way	2 bed	Terraced House	£665 pcm	£765	Not furnished	Avon Estates
Sunset Way	4 bed	Detached House	£1400 pcm	£1615	Not furnished	Reeds Rains
Larkspur Drive	3 bed	Semi Detached House	£750 pcm	£850	Not furnished	Gusterton, Palmer and James
High Street	2 bed	Flat	£600 pcm	£700	Not furnished	Gusterton, Palmer and James
Homesmiths House	1 bed	Retirement Flat	£675 pcm			Girlings

Road	Bedrooms	Type of property	Monthly Rental	Deposit	Other	Agent
Harvey Road	2 bed	Maisonette	£635 pcm	£735	Not furnished	R A Bennett
St Christophers Court	1 bed	Flat	£450 pcm	£510	Not furnished	Avon Estates
Crump Way	4 bed	Detached House	£1250 pcm	£1440 deposit	Not furnished	Belvoir
Port Street	1 bed	Flat	£475 pcm	£787	Not furnished	Reeds Rains
Greenhill Gardens	2 bed	Flat	£595 pcm	£695	Not furnished	Johnsons
Courtlands	2 bed	Terraced House	£625 pcm	£720	Not furnished	Avon Estates

Data from <https://www.rightmove.co.uk/property-to-rent/find.html?searchType=RENT&locationIdentifier=REGION%5E493&insId=1&radius=0.0&minPrice=&maxPrice=&minBedrooms=&maxBedrooms=&displayPropertyType=&maxDaysSinceAdded=&sortByPriceDescending=&includeLetAgreed=on&primaryDisplayPropertyType=&secondaryDisplayPropertyType=&oldDisplayPropertyType=&oldPrimaryDisplayPropertyType=&letType=&letFurnishType=&houseFlatShare=> (accessed 25th July 2019)

## Conclusion

The survey received a response rate of 13% (1563 / 12344) showing a margin of error to 99% as + / - 3.0%. This means the data we have collected is statistically reliable.

A further one hundred and eight (108) surveys were received after the deadline, so the data from these surveys is unable to be included within the report, and eighty nine (89) surveys were not fully completed so are classed as void, and could not be included in the data.

It is possible that not all residents with a housing need will have responded, although the covering letter sent to all households with the survey clearly stated the purpose of the survey.

The survey has identified that 290 households stated that they are likely to require additional housing within the next 5 years, which equates to 19% of the respondents for this survey. 93 (32%) stated that they would have a different housing need within the next 12 months, 110 (38%) in the next 1 – 3 years and 87 (30%) in the next 3 – 5 years.

	In the next twelve months	1 – 3 years	3 – 5 years
<b>Buy on the open market</b>	28 (30%)	50 (45%)	48 (56%)
<b>Discounted Market Sales</b>	2 (2%)	3 (3%)	2 (2%)
<b>Private Rented</b>	5 (5%)	5 (5%)	1 (1%)
<b>Social Rent</b>	40 (43%)	28 (25%)	25 (29%)
<b>Shared Ownership</b>	12 (13%)	13 (12%)	5 (6%)
<b>Self build</b>	1 (1%)	4 (4%)	1 (1%)
<b>Starter Home</b>	2 (2%)	4 (4%)	3 (3%)
<b>Help to Buy</b>	2 (2%)	0 (0%)	0 (0%)
<b>Other</b>	0 (0%)	3 (2%)	0 (0%)

<b>No response to tenure</b>	1 (1%)	0 (0%)	2 (2%)
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**Support for Affordable Housing**

With 60% of respondents stating that they would support the development of affordable housing, and 32% of those stating they would support developments of over 30 properties.

The tables below identify the housing need for Evesham Town within the next 5 years. They are broken down by the following categories:

- Buy on the open market (Market need)
- Affordable Housing
- Private Rented





## Market Housing Need Identified

128 respondents stated that they wished to buy a property on the open market, the table below shows the full responses.

\*Bedroom need identified via the Home Choice Plus calculation for bedroom need.

(Home Choice Plus is the Council's Housing Register, where a basic calculation is used to identify housing need based on family make up).

For properties to buy on the open market, the following need has been identified:

Within the next 12 months	Within the next 1 – 3 years	Within the next 3 – 5 years
30 properties have been identified: <ul style="list-style-type: none"> <li>• 19 x 1 bed properties</li> <li>• 6 x 2 bed properties</li> <li>• 4 x 2 or 3 bed properties</li> <li>• 1 x 3 or 4 bed roomed properties</li> </ul>	50 properties have been identified: <ul style="list-style-type: none"> <li>• 36 x 1 bed properties</li> <li>• 6 x 2 bed properties</li> <li>• 6 x 2 or 3 bed properties</li> <li>• 1 x 3 to 5 bed property</li> <li>• 1 x 4 to 5 bed property</li> </ul>	48 properties have been identified: <ul style="list-style-type: none"> <li>• 44 x 1 bed properties</li> <li>• 3 x 2 bed properties</li> <li>• 1 x 3 to 5 bed property</li> </ul>

The below table shows the full breakdown:

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase
In the next 12 months	Single Person	1	Family break up	Not able to afford suitable property	Buy on the open market	Less than £20,000	more than £50,000	Up to £199,999
In the next 12 months	Single Person	1	Need a smaller home	Lack of properties available	Buy on the open market	£20,000 - £39,999	Prefer not to say	Up to £199,999
In the next 12 months	Single Person	1	Need to set up independent home	Lack of properties available	Buy on the open market	£20,000 - £39,999	£3,000 to £9,999	Up to £199,999

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase
In the next 12 months	2 Adults	1	Need to set up independent home	Lack of properties available / Not able to afford suitable property	Buy on the open market	Less than £20,000	£3,000 to £9,999	Up to £199,999
In the next 12 months	2 Adults plus 1 child	2	Need a larger home	Lack of properties available / Not able to afford suitable property	Buy on the open market	£20,000 - £39,999	more than £50,000	Up to £199,999
In the next 12 months	2 Adults	2	Need a larger home	Lack of properties available	Buy on the open market	£40,000 - £59,999	£10,000 to £19,999	Up to £199,999
In the next 12 months	2 Adults	2	Need to live on one level, with slightly larger rooms, i.e. space for a walker/wheelchair.	Lack of properties available / Not able to afford suitable property	Buy on the open market	£40,000 - £59,999	more than £50,000	Up to £199,999
In the next 12 months	Single Person	1	Need to set up independent home	Lack of properties available	Buy on the open market	£20,000 - £39,999	£10,000 to £19,999	Up to £199,999
In the next 12 months	2 Adults	1	buying a property to rent out	Not able to afford suitable property	Buy on the open market	£40,000 - £59,999	£10,000 to £19,999	£200,000 to £249,999
In the next 12 months	2 Adults and 2 children	2 to 3	Need a larger home	Currently selling property	Help to buy	Prefer not to say	£10,000 to £19,999	£200,000 to £249,999
In the next 12 months	Single Person	1	Need a smaller home	Not able to afford suitable property	Buy on the open market	Less than £20,000	Prefer not to say	Up to £199,999
In the next 12 months	1 Adults	1	Easier to maintain may need care?	Lack of properties available	Buy on the open market	Prefer not to say	Prefer not to say	£300,000 to £349,999

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase
In the next 12 months	2 Adults	1	Need a larger home	Lack of properties available	Buy on the open market	£20,000 - £39,999	more than £50,000	£200,000 to £249,999
In the next 12 months	2 Adults	1	Need a larger home	Lack of properties available	Buy on the open market	£60,000 - £79,999	£10,000 to £19,999	£250,000 to £299,999
In the next 12 months	2 Adults	1	Need a smaller home	Lack of properties available	Buy on the open market	£20,000 - £39,999	£30,000 to £39,999	£350,000 to £399,999
In the next 12 months	2 Adults and 2 children	2 to 3	Need a larger home	Lack of properties available / Not able to afford suitable property / Saving to purchase	First time buyer	£20,000 - £39,999	less than £3,000	Up to £199,999
In the next 12 months	2 Adults	1	To avoid harassment	Lack of properties available	Buy on the open market	£20,000 - £39,999	Prefer not to say	£250,000 to £299,999
In the next 12 months	2 Adults and 1 child	2	Need a larger home	No Answer	Buy on the open market	£60,000 - £79,999	more than £50,000	£350,000 to £399,999
In the next 12 months	2 Adults	1	Need to set up independent home	Not able to afford suitable property	Buy on the open market	£20,000 - £39,999	£3,000 to £9,999	Up to £199,999
In the next 12 months	2 Adults	1	Need a larger home	Saving to purchase	Buy on the open market	£20,000 - £39,999	£3,000 to £9,999	£200,000 to £249,999
In the next 12 months	2 Adults and 2 children	2	Need a larger home	Lack of properties available	Help to buy new build	£40,000 - £59,999	£10,000 to £19,999	£250,000 to £299,999

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase
In the next 12 months	Single Person	1	Family break up	Lack of properties available	Buy on the open market	Less than £20,000	more than £50,000	Up to £199,999
In the next 12 months	2 Adults	1	Need a larger home	Lack of properties available	Buy on the open market	£20,000 - £39,999	£10,000 to £19,999	£200,000 to £249,999
In the next 12 months	2 Adults and 3 children	3 to 4	Need a larger home	Lack of properties available	Buy on the open market	£40,000 - £59,999	Prefer not to say	Prefer not to say
In the next 12 months	Single Person	1	Need to set up independent home	Saving to purchase	Buy on the open market	Prefer not to say	£3,000 to £9,999	Prefer not to say
In the next 12 months	2 Adults and 2 children	2 to 3	Need a larger home	Lack of properties available / Not able to afford suitable property	Buy on the open market	£40,000 - £59,999	£30,000 to £39,999	£250,000 to £299,999
In the next 12 months	2 Adults	1	Not stated	Not able to afford suitable property	Buy on the open market	Less than £20,000	Prefer not to say	Up to £199,999
In the next 12 months	Single Person	1	For myself probably move to a nursing home.	Not able to afford suitable property	Buy on the open market	Less than £20,000	less than £3,000	Up to £199,999
In the next 12 months	2 Adults and 1 child	2	Need a larger home	Lack of properties available	Buy on the open market	£40,000 - £59,999	£20,000 to £29,999	£200,000 to £249,999
In the next 12 months	2 Adults and 2 children	2 to 3	Need a larger home	Lack of properties available	Buy on the open market	£20,000 - £39,999	Prefer not to say	£250,000 to £299,999

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase
1 to 3 years	2 Adults	1	want to buy our own home	Saving to purchase	Buy on the open market	£20,000 - £39,999	£10,000 to £19,999	£200,000 to £249,999
1 to 3 years	Single Person	1	Need to set up independent home	Lack of properties available / Not able to afford suitable property	Buy on the open market	£40,000 - £59,999	less than £3,000	Up to £199,999
1 to 3 years	2 Adults	1	Need a specially adapted home	Lack of properties available / Not able to afford suitable property	Buy on the open market	Prefer not to say	Prefer not to say	£300,000 to £349,999
1 to 3 years	2 Adults plus 2 children	2 to 3	Need a larger home	Saving to purchase	Buy on the open market	£60,000 - £79,999	more than £50,000	£400,000 or more
1 to 3 years	2 Adults plus 1 child	2	Current home in poor state of repair	Not able to afford suitable property / Saving to purchase	Buy on the open market	£40,000 - £59,999	less than £3,000	Up to £199,999
1 to 3 years	Single Person	1	Need a larger home	Not able to afford suitable property	Buy on the open market	£20,000 - £39,999	Prefer not to say	Up to £199,999
1 to 3 years	2 Adults	1	not in Evesham	Lack of properties available	Buy on the open market	Prefer not to say	Prefer not to say	Prefer not to say
1 to 3 years	2 Adults plus 1 child	2	Need a smaller home	Lack of properties available	Buy on the open market	£20,000 - £39,999	Prefer not to say	Prefer not to say
1 to 3 years	Single Person	1	Need a larger home	Saving to purchase	Buy on the open market	Less than £20,000	£10,000 to £19,999	Up to £199,999
1 to 3 years	2 Adults	1	Need bungalow to live on one floor	Lack of properties available	Buy on the open market	Less than £20,000	Prefer not to say	£200,000 to £249,999
1 to 3 years	Single Person	1	Need a smaller home	Lack of properties available	Buy on the open market	Less than £20,000	Prefer not to say	£250,000 to £299,999
1 to 3 years	2 Adults	1	Need to set up independent home	Not able to afford suitable property	Buy on the open market	£60,000 - £79,999	more than £50,000	Prefer not to say

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase
1 to 3 years	Single Person	1	Need a larger home	Saving to purchase	Buy on the open market	Less than £20,000	less than £3,000	Up to £199,999
1 to 3 years	2 Adults and 2 children	2 to 3	Need a larger home	Not able to afford suitable property	Buy on the open market	£40,000 - £59,999	more than £50,000	Do not wish to buy
1 to 3 years	2 Adults	1	Need a smaller home	Lack of properties available	Buy on the open market	£20,000 - £39,999	more than £50,000	£250,000 to £299,999
1 to 3 years	2 Adults and 2 children	2 to 3	Purchase a property	Saving to purchase	Buy on the open market	£60,000 - £79,999	£40,000 to £50,000	£250,000 to £299,999
1 to 3 years	Single Person	1	Need to set up independent home	Not able to afford suitable property	Buy on the open market	Prefer not to say	less than £3,000	Up to £199,999
1 to 3 years	Single Person	1	Need to set up independent home	Saving to purchase	Buy on the open market	Prefer not to say	Prefer not to say	Prefer not to say
1 to 3 years	Single Person	1	Need a smaller home	Not able to afford suitable property	Buy on the open market	Less than £20,000	Prefer not to say	Up to £199,999
1 to 3 years	2 Adults and 2 children	2 to 3	Need a larger home	Lack of properties available	Buy on the open market	£60,000 - £79,999	more than £50,000	Prefer not to say
1 to 3 years	2 Adults	1	Need a larger home	Lack of properties available	Buy on the open market	£40,000 - £59,999	£10,000 to £19,999	Up to £199,999
1 to 3 years	2 Adults and 4 children	3 to 5	Need a larger home	Not able to afford suitable property	Buy on the open market	£40,000 - £59,999	£10,000 to £19,999	£200,000 to £249,999
1 to 3 years	2 Adults and 2 children	2 to 3	Need a larger home	Saving to purchase	Buy on the open market	£40,000 - £59,999	£10,000 to £19,999	Up to £199,999
1 to 3 years	2 Adults	1	Need a larger home	Traffic and new developments	Buy on the open market	£20,000 - £39,999	Prefer not to say	£300,000 to £349,999
1 to 3 years	Single Person	1	Need to set up independent home	Lack of properties available / Not able to afford suitable	Buy on the open market	£60,000 - £79,999	£10,000 to £19,999	Up to £199,999

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase
				property / Saving to purchase				
1 to 3 years	2 Adults and 1 child	2	Need a larger home	Lack of properties available / Not able to afford suitable property / Saving to purchase	Buy on the open market	£20,000 - £39,999	£3,000 to £9,999	Up to £199,999
1 to 3 years	3 Adults and 3 children	4 to 5	Need a larger home	Not able to afford suitable property	Buy on the open market	£60,000 - £79,999	£40,000 to £50,000	£200,000 to £249,999
1 to 3 years	Single Person	1	Need a smaller home	Lack of properties available	Buy on the open market	Prefer not to say	Prefer not to say	Do not wish to buy
1 to 3 years	2 Adults and 1 child	2	Need a larger home	Lack of properties available / Not able to afford suitable property	Buy on the open market	£20,000 - £39,999	£3,000 to £9,999	Up to £199,999
1 to 3 years	2 Adults	1	Need to set up independent home	Not able to afford suitable property	Buy on the open market	£40,000 - £59,999	£3,000 to £9,999	Up to £199,999
1 to 3 years	2 Adults	1	Need to set up independent home	Saving to purchase	Buy on the open market	£40,000 - £59,999	£3,000 to £9,999	Up to £199,999
1 to 3 years	Single Person	1	Need a smaller home	Lack of properties available	Buy on the open market	£20,000 - £39,999	Prefer not to say	Prefer not to say
1 to 3 years	Single Person	1	Need a specially adapted home	Lack of properties available	Buy on the open market	Less than £20,000	more than £50,000	Up to £199,999
1 to 3 years	Single Person	1	Need to set up independent home	Saving to purchase	Buy on the open market	£20,000 - £39,999	£10,000 to £19,999	Up to £199,999
1 to 3 years	Single Person	1	Hate the town I live in	Not able to afford suitable property	Buy on the open market	Less than £20,000	Prefer not to say	Prefer not to say
1 to 3 years	2 Adults	1	Need a larger home	Lack of properties available	Buy on the open market	Prefer not to say	Prefer not to say	Prefer not to say

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase
1 to 3 years	Single Person	1	Need a larger home	Lack of properties available	Buy on the open market	Prefer not to say	Prefer not to say	Prefer not to say
1 to 3 years	Single Person	1	Need a smaller home	Not able to afford suitable property	Buy on the open market	Prefer not to say	Prefer not to say	£200,000 to £249,999
1 to 3 years	2 Adults and 1 child	2	Family break up	Saving to purchase	Buy on the open market	£40,000 - £59,999	more than £50,000	£200,000 to £249,999
1 to 3 years	2 Adults and 1 child	2	Need a larger home	Not able to afford suitable property	Buy on the open market	£40,000 - £59,999	£3,000 to £9,999	£200,000 to £249,999
1 to 3 years	2 Adults	1	"Too many eastern Europeans"	Lack of properties available	Buy on the open market	£20,000 - £39,999	£20,000 to £29,999	£250,000 to £299,999
1 to 3 years	Single Person	1	Need to set up independent home	Saving to purchase	Buy on the open market	£40,000 - £59,999	£10,000 to £19,999	Up to £199,999
1 to 3 years	2 Adults and 2 children	2 to 3	Need a larger home	No Answer	Buy on the open market	£40,000 - £59,999	Prefer not to say	Do not wish to buy
1 to 3 years	Single Person	1	Need a smaller home	No Answer	Buy on the open market	Less than £20,000	Prefer not to say	Prefer not to say
1 to 3 years	2 Adults	1	Need a larger home	Lack of properties available	Buy on the open market	£40,000 - £59,999	more than £50,000	£400,000 or more
1 to 3 years	2 Adults	1	Need a smaller home	Lack of properties available	Buy on the open market	£60,000 - £79,999	more than £50,000	£350,000 to £399,999
1 to 3 years	Single Person	1	Need a specially adapted home	Lack of properties available	Buy on the open market	Less than £20,000	less than £3,000	Up to £199,999
1 to 3 years	2 Adults	1	Need to set up independent home	Saving to purchase	Buy on the open market	Less than £20,000	Prefer not to say	Prefer not to say
1 to 3 years	Single Person	1	Need a smaller home	Lack of properties available / Not able	Buy on the open market	£20,000 - £39,999	Prefer not to say	£250,000 to



	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase
				to afford suitable property				£299,999
1 to 3 years	Single Person	1	Need a smaller home	Lack of properties available	Buy on the open market	Less than £20,000	Prefer not to say	£200,000 to £249,999
3 to 5 years	2 Adults	1	Need a smaller home	Lack of properties available	Buy on the open market	Less than £20,000	Prefer not to say	£250,000 to £299,999
3 to 5 years	2 Adults	1	Need a smaller home	Cost of Stamp Duty	Buy on the open market	Prefer not to say	Prefer not to say	Prefer not to say
3 to 5 years	Single Person	1	Need to set up independent home	Not able to afford suitable property	Buy on the open market	Prefer not to say	Prefer not to say	Up to £199,999
3 to 5 years	2 Adults	1	Need a smaller home	Lack of properties available	Buy on the open market	£20,000 - £39,999	Prefer not to say	£300,000 to £349,999
3 to 5 years	Single Person	1	May need ground floor apartment	Lack of properties available	Buy on the open market	£20,000 - £39,999	£40,000 to £50,000	Up to £199,999
3 to 5 years	2 Adults and 4 children	3 to 5	Need a larger home	Lack of properties available / Not able to afford suitable property	Buy on the open market	£80,000 or more	more than £50,000	£400,000 or more
3 to 5 years	2 Adults	1	Need a smaller home	No Answer	Buy on the open market	£20,000 - £39,999	more than £50,000	£300,000 to £349,999
3 to 5 years	2 Adults	1	Need a smaller home	Not able to afford suitable property	Buy on the open market	£60,000 - £79,999	£30,000 to £39,999	£250,000 to £299,999
3 to 5 years	2 Adults	1	Need to set up independent home	Saving to purchase	Buy on the open market	£40,000 - £59,999	£10,000 to £19,999	Up to £199,999
3 to 5 years	2 Adults	1	Need a smaller home	No Answer	Buy on the open market	£20,000 - £39,999	more than £50,000	£400,000 or more

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase
3 to 5 years	2 Adults	1	Need a smaller home	Lack of properties available	Buy on the open market	£20,000 - £39,999	more than £50,000	£200,000 to £249,999
3 to 5 years	Single Person	1	Need a cheaper home	Not able to afford suitable property	Buy on the open market	Less than £20,000	£3,000 to £9,999	Up to £199,999
3 to 5 years	2 Adults	1	Need a smaller home	Lack of properties available	Buy on the open market	£20,000 - £39,999	£30,000 to £39,999	£300,000 to £349,999
3 to 5 years	2 Adults	1	Sheltered/retirement home.	Lack of properties available	Buy on the open market	Less than £20,000	Prefer not to say	£200,000 to £249,999
3 to 5 years	2 Adults and 1 child	2	To receive support from a relative	Not able to afford suitable property	Buy on the open market	£40,000 - £59,999	£40,000 to £50,000	Up to £199,999
3 to 5 years	Single Person	1	Need a smaller home	Lack of properties available	Buy on the open market	£40,000 - £59,999	more than £50,000	£200,000 to £249,999
3 to 5 years	2 Adults	1	Need a smaller home	Lack of properties available	Buy on the open market	£20,000 - £39,999	£10,000 to £19,999	£250,000 to £299,999
3 to 5 years	2 Adults	1	Need a cheaper home	Lack of properties available	Buy on the open market	Less than £20,000	Prefer not to say	£250,000 to £299,999
3 to 5 years	2 Adults	1	Need a specially adapted home	Not able to afford suitable property	Buy on the open market	£20,000 - £39,999	Prefer not to say	£200,000 to £249,999
3 to 5 years	Single Person	1	Need a specially adapted home	Not able to afford suitable property	Buy on the open market	Less than £20,000	£3,000 to £9,999	Up to £199,999
3 to 5 years	2 Adults	1	No Answer	No Answer	Buy on the open market	£60,000 - £79,999	Prefer not to say	Prefer not to say
3 to 5 years	Single Person	1	Want a bungalow	Lack of properties available	Buy on the open market	Less than £20,000	more than £50,000	£200,000 to £249,999

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase
3 to 5 years	Single Person	1	Need to set up independent home	Saving to purchase	Buy on the open market	Prefer not to say	Prefer not to say	Prefer not to say
3 to 5 years	Single Person	1	Need a smaller home	Not able to afford suitable property	Buy on the open market	Less than £20,000	Prefer not to say	£200,000 to £249,999
3 to 5 years	2 Adults	1	Need a larger home	Saving to purchase	Buy on the open market	£20,000 - £39,999	£20,000 to £29,999	£200,000 to £249,999
3 to 5 years	Single Person	1	Need to set up independent home	Not able to afford suitable property	Buy on the open market	£20,000 - £39,999	£3,000 to £9,999	Up to £199,999
3 to 5 years	2 Adults	1	To receive support from a relative	Not able to afford suitable property	Buy on the open market	Prefer not to say	Prefer not to say	£200,000 to £249,999
3 to 5 years	2 Adults	1	Need a smaller home	Lack of properties available	Buy on the open market	£20,000 - £39,999	Prefer not to say	£250,000 to £299,999
3 to 5 years	2 Adults	1	Need a smaller home	Lack of properties available	Buy on the open market	£40,000 - £59,999	more than £50,000	£250,000 to £299,999
3 to 5 years	2 Adults	1	Need a smaller home	Lack of properties available	Buy on the open market	£60,000 - £79,999	more than £50,000	£200,000 to £249,999
3 to 5 years	2 Adults and 1 child	2	Need a smaller home	Lack of properties available	Buy on the open market	Prefer not to say	more than £50,000	£200,000 to £249,999
3 to 5 years	Single Person	1	Need a specially adapted home	Lack of properties available	Buy on the open market	£20,000 - £39,999	less than £3,000	£200,000 to £249,999
3 to 5 years	2 Adults	1	Need a smaller home	Lack of properties available	Buy on the open market	Prefer not to say	Prefer not to say	£250,000 to £299,999
3 to 5 years	2 Adults	1	Need a smaller home	Lack of properties available	Buy on the open market	£20,000 - £39,999	Prefer not to say	£200,000 to £249,999

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase
3 to 5 years	2 Adults and 2 children	2	Need a larger home	Not able to afford suitable property	Buy on the open market	£20,000 - £39,999	more than £50,000	£200,000 to £249,999
3 to 5 years	Single Person	1	Need to set up independent home	Not able to afford suitable property	Buy on the open market	Prefer not to say	Prefer not to say	Prefer not to say
3 to 5 years	2 Adults	1	Need a smaller home	Lack of properties available	Buy on the open market	Prefer not to say	Prefer not to say	£300,000 to £349,999
3 to 5 years	Single Person	1	Need a smaller home	Not able to afford suitable property	Buy on the open market	£20,000 - £39,999	£10,000 to £19,999	Up to £199,999
3 to 5 years	Single Person	1	Need a cheaper home	Not able to afford suitable property	Buy on the open market	Prefer not to say	Prefer not to say	Prefer not to say
3 to 5 years	Single Person	1	To receive support from a relative	Poor Health	Buy on the open market	Less than £20,000	Prefer not to say	£200,000 to £249,999
3 to 5 years	Single Person	1	Need to set up independent home	Care for parents	Buy on the open market	£20,000 - £39,999	Prefer not to say	Prefer not to say
3 to 5 years	2 Adults	1	Need a smaller home	Lack of properties available	Buy on the open market	£20,000 - £39,999	£10,000 to £19,999	Prefer not to say
3 to 5 years	2 Adults	1	Need a smaller home	Not able to afford suitable property	Buy on the open market	£20,000 - £39,999	Prefer not to say	£200,000 to £249,999
3 to 5 years	2 Adults	1	Need a smaller home	Lack of properties available / Not able to afford suitable property	Buy on the open market	£20,000 - £39,999	more than £50,000	£250,000 to £299,999
3 to 5 years	Single Person	1	Need a smaller home	Not able to afford suitable property	Buy on the open market	£40,000 - £59,999	£3,000 to £9,999	Prefer not to say
3 to 5 years	2 Adults	1	Need a smaller home	Not able to afford suitable property	Buy on the open market	£20,000 - £39,999	more than £50,000	Up to £199,999
3 to 5 years	Single Person	1	Need a specially adapted home	Lack of properties available	Buy on the open market	Less than £20,000	£10,000 to £19,999	Up to £199,999

	<b>Household Type</b>	<b>Bedroom Need *</b>	<b>Reason for needing to move</b>	<b>What might stop you fulfilling housing need</b>	<b>Type of purchase</b>	<b>Income</b>	<b>Deposit</b>	<b>Value of purchase</b>
3 to 5 years	Single Person	1	Need a smaller home	Lack of properties available	Buy on the open market	£20,000 - £39,999	Prefer not to say	Up to £199,999

**Affordable Housing Need Identified**

**111 respondents stated that they wished to either rent from a social landlord, or consider property purchase through discounted market sales or shared ownership.**

\*Bedroom need identified via the Home Choice Plus calculation for bedroom need.  
 (Home Choice Plus is the Council’s Housing Register, where a basic calculation is used to identify housing need based on family make up).

For affordable housing properties, the following need has been identified:

<b>Within the next 12 months</b>	<b>Within the next 1 – 3 years</b>	<b>Within the next 3 – 5 years</b>
<p>44 properties have been identified:</p> <ul style="list-style-type: none"> <li>• 2 x 1 bed Discounted Market Sales</li> <li>• 1 x 1 bed - Shared Ownership</li> <li>• 1 x 3 to 4 bed - Shared Ownership</li> <li>• 2 x 1 bed Starter Home</li> <li>• 25 x 1 bed (Social Rent) – including 1 bungalow and 2 adapted properties</li> <li>• 6 x 2 bed (Social Rent)</li> <li>• 1 x 3 bed (Social Rent)</li> <li>• 5 x 2 to 3 bed (Social Rent)</li> <li>• 1 x 3 to 4 bed (Social Rent)</li> </ul>	<p>37 properties have been identified:</p> <ul style="list-style-type: none"> <li>• 3 x 1 bed Discounted Market Sales</li> <li>• 2 x 1 bed Starter Home</li> <li>• 2 x 2 to 3 bed Shared Ownership</li> <li>• 18 x 1 bed (Social Rent) – including 1 bungalow and 2 adapted properties</li> <li>• 5 x 2 bed (Social Rent)</li> <li>• 1 x 2 bed Starter Home</li> <li>• 4 x 2 to 3 bed (Social Rent)</li> <li>• 1 x 3 to 4 bed (Social Rent)</li> <li>• 1 x 3 bed Starter Home</li> </ul>	<p>30 properties have been identified:</p> <ul style="list-style-type: none"> <li>• 2 x 1 bed Discounted Market Sales</li> <li>• 3 x 1 bed Starter Home</li> <li>• 1 x 2 bed Shared Ownership</li> <li>• 17 x 1 bed (Social Rent) including 1 bungalow and 4 adapted properties.</li> <li>• 3 x 2 bed (Social Rent)</li> <li>• 3 x 2 to 3 bed (Social Rent)</li> <li>• 1 x 4 to 6 bed (Social Rent) – needs adaptations</li> </ul>
<p>The above shows a requirement for 6 (14%) for affordable purchase and 38 (86%) for social rent.</p>	<p>The above shows a requirement for 9 (23%) for affordable purchase and 28 (77%) for social rent.</p>	<p>The above shows a requirement for 6 (20%) for affordable purchase and 24 (80%) for social rent.</p>

The following table shows the full breakdown:

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase	Cost of Rent
In the next 12 months	Single Person	1	Need a smaller home	Lack of suitable properties available / Not able to afford suitable property	Rent from a housing association	Less than £20,000	Prefer not to say	Prefer not to say	£400 - £499
In the next 12 months	Single Person	1	Need to set up independent home	Saving to purchase	Buy a starter home	£20,000 - £39,999	£3,000 to £9,999	Up to £199,999	
In the next 12 months	Single Person	1	Need to set up independent home	Not able to afford suitable property / Saving to purchase	Buy a starter home	£20,000 - £39,999	£3,000 to £9,999	Up to £199,999	
In the next 12 months	1 Adult 1 Child	2	Need a larger home	Lack of suitable properties available / Not able to afford suitable property / Saving to purchase property	Rent from a housing association	Less than £20,000	£3,000 to £9,999	Up to £199,999	£400 - £499
In the next 12 months	2 Adults 2 Children	2 to 3	Need a specially adapted home	Not able to afford suitable property	Rent from a housing association	£20,000 - £39,999	less than £3,000	Up to £199,999	£400 - £499
In the next 12 months	2 Adults	1	Need to set up independent home	Not able to afford suitable property	Rent from a housing association	Less than £20,000	Prefer not to say	Prefer not to say	Less than £400
In the next 12 months	Single Person	1	To avoid harassment	Lack of suitable properties available	Rent from a housing association	Less than £20,000	less than £3,000	Prefer not to say	Less than £400
In the next 12 months	Single Person	1	Need a specially adapted home	Not able to afford suitable property	Rent from a housing association	Prefer not to say	Do not wish to buy	Do not wish to buy	Less than £400

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase	Cost of Rent
In the next 12 months	2 Adults	1	Need a specially adapted home	Not able to afford suitable property	Rent from a housing association	£20,000 - £39,999	Do not wish to buy	Do not wish to buy	Less than £400
In the next 12 months	2 Adults	1	Need to set up independent home	Not able to afford suitable property	Rent from a housing association	£20,000 - £39,999	less than £3,000	Up to £199,999	£500 - £599
In the next 12 months	Single Person	1	Need a larger home	No Answer	Rent from a housing association	£20,000 - £39,999	Do not wish to buy	Do not wish to buy	£400 - £499
In the next 12 months	1 Adult 1 Child	2	Need a larger home	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	Less than £400
In the next 12 months	Single Person	1	Need a more secure / long term tenancy	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	£400 - £499
In the next 12 months	2 Adults	1	Need a cheaper home	Lack of suitable properties available	Rent from a housing association	£20,000 - £39,999	Do not wish to buy	Do not wish to buy	£600 - £699
In the next 12 months	Single Person	1	Need a larger home	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	Less than £400
In the next 12 months	Single Person	1	Need a larger home	Not able to afford suitable property	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	Less than £400
In the next 12 months	2 Adults 2 Children	2 to 3	To receive support from a relative	Not able to afford suitable property	Rent from a housing association	£20,000 - £39,999	Do not wish to buy	Do not wish to buy	£400 - £499



	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase	Cost of Rent
In the next 12 months	1 Adult 1 Child	2	Need a larger home	Not able to afford suitable property	Rent from a housing association	Less than £20,000	less than £3,000	Do not wish to buy	£400 - £499
In the next 12 months	1 Adult 3 children	3 to 4	Need a larger home	Lack of suitable properties available	Rent from a housing association	Less than £20,000	less than £3,000	Do not wish to buy	£500 - £599
In the next 12 months	1 Adult 2 children	2 to 3	To avoid harassment	Lack of suitable properties available	Rent from a housing association	Less than £20,000	less than £3,000	Do not wish to buy	£400 - £499
In the next 12 months	Single Person	1	Need a cheaper home	Saving to purchase	Buy a discounted market sale / fixed equity	Prefer not to say	£10,000 to £19,999	£200,000 to £249,999	Do not wish to rent
In the next 12 months	2 Adults 2 Children	2 to 3	Need a larger home	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	£400 - £499
In the next 12 months	Single Person	1	To give support to a relative	Lack of suitable properties available / Not able to afford suitable property	Rent from a HA or part own/part rent	Less than £20,000	Do not wish to buy	Do not wish to buy	£400 - £499
In the next 12 months	2 Adults	1	Need a larger home	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	£400 - £499
In the next 12 months	Single Person	1	Need to be closer to work	Saving to purchase	Buy a discounted market sale / fixed equity	£20,000 - £39,999	Prefer not to say	Prefer not to say	Do not wish to rent
In the next 12 months	Single Person	1	Need to set up independent home	Not able to afford suitable property	Rent from a housing association	£20,000 - £39,999	Do not wish to buy	Do not wish to buy	£400 - £499

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase	Cost of Rent
In the next 12 months	1 Adult 2 children	2 to 3	Need a more secure / long term tenancy	Lack of suitable properties available / Saving to purchase	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	£700 - £799
In the next 12 months	2 Adults	1	Need a smaller home	Saving to purchase	Rent from a housing association	Less than £20,000	less than £3,000	Prefer not to say	Less than £400
In the next 12 months	2 Adults	1	Need a more secure / long term tenancy	Not able to afford suitable property	Rent from a housing association	Prefer not to say	Do not wish to buy	Do not wish to buy	Less than £400
In the next 12 months	Single Person	1	Need a cheaper home	Not able to afford suitable property	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	Less than £400
In the next 12 months	2 Adults	1	To receive support from a relative	Lack of suitable properties available / Not able to afford suitable property	Rent from a housing association	Less than £20,000	Prefer not to say	Prefer not to say	Do not wish to rent
In the next 12 months	2 Adults	1	Need a cheaper home	Not able to afford suitable property	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	Less than £400
In the next 12 months	2 Adults	1	PLANNING A FAMILY	Not able to afford suitable property	Rent from a housing association	Prefer not to say	Do not wish to buy	Do not wish to buy	Less than £400
In the next 12 months	Single Person	1	Single storey accommodation required due to disability	Not able to afford suitable property	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	£500 - £599
In the next 12 months	2 Adults	1	Need a larger home	Not able to afford suitable property	Rent from a housing association	£20,000 - £39,999	Do not wish to buy	Do not wish to buy	Less than £400

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase	Cost of Rent
In the next 12 months	2 Adults 1 Child	2	Family break up	Lack of suitable properties available	Rent from a housing association	£20,000 - £39,999	Do not wish to buy	Do not wish to buy	£400 - £499
In the next 12 months	2 Adults 3 children	3 to 4	Need a larger home	Saving to purchase	Rent from a HA or buy a shared ownership property	£20,000 - £39,999	less than £3,000	Prefer not to say	£500 - £599
In the next 12 months	2 Adults	1	Need a smaller home	Not able to afford suitable property	Rent from a housing association	£20,000 - £39,999	Do not wish to buy	Do not wish to buy	£500 - £599
In the next 12 months	3 Adults 1 Child	3	Need a larger home	Lack of suitable properties available / Not able to afford suitable property	Rent from a housing association	Less than £20,000	Prefer not to say	£200,000 to £249,999	£400 - £499
In the next 12 months	1 Adult 1 Child	2	Family break up	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	£400 - £499
In the next 12 months	2 Adults	1	Need a smaller home	Lack of suitable properties available	Rent from a housing association	£20,000 - £39,999	less than £3,000	Prefer not to say	£500 - £599
In the next 12 months	2 Adults	1	Bungalow ref medical needs	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	£400 - £499
In the next 12 months	Single Person	1	Need a more secure / long term tenancy	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	£400 - £499
In the next 12 months	2 Adults 1 Child	2	Due to ill health, need 2 bed bungalow	Lack of suitable properties available	Rent from a housing association	Prefer not to say	Do not wish to buy	Do not wish to buy	£400 - £499

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase	Cost of Rent
1 to 3 years	2 Adults 2 Children	2 to 3	Mortgage due to end and endowment won't cover it.	Not able to afford suitable property	Shared Ownership Or rent from a Housing Association	£60,000 - £79,999	more than £50,000	Up to £199,999	Do not wish to rent
1 to 3 years	2 Adults plus 1 child	2	Need a larger home	Lack of properties available / Saving to purchase a property	Buy a starter home	£40,000 - £59,999	£3,000 to £9,999		
1 to 3 years	2 Adults	1	Need to set up independent home	Not able to afford suitable property	Buy a starter home	£80,000 or more	less than £3,000	Up to £199,999	
1 to 3 years	Single Person	1	Need to set up independent home	Not able to afford suitable property	Buy a starter home	£60,000 - £79,999	£3,000 to £9,999	Up to £199,999	
1 to 3 years	3 Adults and 1 child	3	Need a larger home	Saving to purchase	Buy a starter home	Prefer not to say	£3,000 to £9,999	£200,000 to £249,999	
1 to 3 years	2 Adults	1	Need a specially adapted home	Not able to afford suitable property	Rent from a housing association	Prefer not to say	Prefer not to say	Prefer not to say	£600 - £699
1 to 3 years	1 Adult 1 Child	2	Need a cheaper home	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Prefer not to say	Prefer not to say	Less than £400
1 to 3 years	Single Person	1	Need to set up independent home	Not able to afford suitable property	Rent from a housing association	Less than £20,000	less than £3,000	Prefer not to say	Less than £400
1 to 3 years	2 Adults	1	Current home in poor state of repair	Not able to afford suitable property	Buy a discounted market sale / fixed equity	£40,000 - £59,999	less than £3,000	Prefer not to say	£500 - £599

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase	Cost of Rent
1 to 3 years	Single Person	1	Need a smaller home		Rent from a housing association	£60,000 - £79,999	Prefer not to say	Prefer not to say	Prefer not to say
1 to 3 years	Single Person	1	Need a cheaper home	Lack of suitable properties available / Not able to afford suitable property / Saving to purchase property	Rent from a housing association	Less than £20,000	less than £3,000	Prefer not to say	Less than £400
1 to 3 years	2 Adults	1	Need a larger home	Lack of suitable properties available	Rent from a housing association	£20,000 - £39,999	Prefer not to say	Prefer not to say	£400 - £499
1 to 3 years	2 Adults	1	Tied Housing / Tenancy to Employment	Saving to purchase	Rent from a housing association	£20,000 - £39,999	Prefer not to say	Prefer not to say	£400 - £499
1 to 3 years	2 Adults	1	Need a more secure / long term tenancy	Lack of suitable properties available / Not able to afford suitable property	Rent from a housing association	Less than £20,000	less than £3,000	Prefer not to say	£600 - £699
1 to 3 years	Single Person	1	Need a more secure / long term tenancy	Not able to afford suitable property	Rent from a housing association	£20,000 - £39,999	Prefer not to say	Prefer not to say	£400 - £499
1 to 3 years	Single Person	1	Need a cheaper home	Not able to afford suitable property	Buy a discounted market sale / fixed equity	Less than £20,000	more than £50,000	Up to £199,999	Do not wish to rent
1 to 3 years	2 Adults and 2 Children	2 to 3	Need a larger home	Not able to afford suitable property	Rent from a housing association	£20,000 - £39,999	Prefer not to say	Up to £199,999	£400 - £499

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase	Cost of Rent
1 to 3 years	2 Adults and 2 Children	2 to 3	Need a cheaper home	Not able to afford suitable property	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	£500 - £599
1 to 3 years	Single Person	1	Need a more secure / long term tenancy	Lack of suitable properties available	Rent from a housing association	£20,000 - £39,999	Do not wish to buy	Do not wish to buy	£400 - £499
1 to 3 years	2 Adults 3 children	3 to 4	Need a cheaper home	Not able to afford suitable property	Rent from a housing association	£20,000 - £39,999	less than £3,000	Up to £199,999	£600 - £699
1 to 3 years	2 Adults 1 Child	2	Need a larger home	Lack of suitable properties available / Saving to purchase	Shared Ownership Or rent from a Housing Association	£20,000 - £39,999	less than £3,000	Up to £199,999	£600 - £699
1 to 3 years	2 Adults	1	Need a larger home	Not able to afford suitable property	Rent from a housing association	Less than £20,000	£3,000 to £9,999	Up to £199,999	Do not wish to rent
1 to 3 years	2 Adults 2 Children	2 to 3	Current home in poor state of repair	Lack of suitable properties available	Rent from a housing association	Prefer not to say	Prefer not to say	Do not wish to buy	£400 - £499
1 to 3 years	Single Person	1	Need to set up independent home	Not able to afford suitable property	Rent from a housing association	£20,000 - £39,999	less than £3,000	Do not wish to buy	£500 - £599
1 to 3 years	2 Adults	1	Need a cheaper home	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	£400 - £499
1 to 3 years	2 Adults 2 Children	2 to 3	Need a cheaper home	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	Less than £400

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase	Cost of Rent
1 to 3 years	Single Person	1	Need a more secure / long term tenancy		Rent from a housing association	£20,000 - £39,999	Do not wish to buy	Do not wish to buy	£500 - £599
1 to 3 years	Single Person	1	Bungalow no stairs (flat currently on first floor.	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	Prefer not to say
1 to 3 years	1 Adult 1 Child	2	Need a cheaper home	Lack of suitable properties available	Rent from a housing association	Prefer not to say	Prefer not to say	Prefer not to say	Prefer not to say
1 to 3 years	1 Adult 1 Child	2	Need a smaller home	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	Less than £400
1 to 3 years	2 Adults 1 Child	2	Need a smaller home	No Answer	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	Less than £400
1 to 3 years	Single Person	1	Need a smaller home	Not able to afford suitable property	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	Less than £400
1 to 3 years	2 Adults 1 Child	2	My mother cannot walk up Wilmot's Bank and I am Blind we would love a new house.	No Answer	Rent from a housing association	£20,000 - £39,999	Do not wish to buy	Do not wish to buy	£400 - £499
1 to 3 years	Single Person	1	Current home in poor state of repair	No Answer	Rent from a housing association	Prefer not to say	Do not wish to buy	Do not wish to buy	Less than £400
1 to 3 years	2 Adults	1	Need a specially adapted home	Lack of suitable properties available	Rent from a housing association	£20,000 - £39,999	Prefer not to say	Prefer not to say	Do not wish to rent

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase	Cost of Rent
1 to 3 years	Single Person	1	Current home in poor state of repair	Not able to afford suitable property	Rent from a housing association	Less than £20,000	less than £3,000	Do not wish to buy	£400 - £499
1 to 3 years	Single Person	1	Need to set up independent home	Not able to afford suitable property	Buy a discounted market sale / fixed equity	£20,000 - £39,999	£3,000 to £9,999	Up to £199,999	£400 - £499
3 to 5 years	Single Person	1	Need a specially adapted home	Lack of suitable properties available	Rent from a housing association	Prefer not to say	Prefer not to say	Prefer not to say	£400 - £499
3 to 5 years	Single Person	1	Need a cheaper home	Not able to afford suitable property	Rent from a housing association	£20,000 - £39,999	Prefer not to say	Prefer not to say	Less than £400
3 to 5 years	2 Adults 5 children	4 to 6	Need a specially adapted home	Lack of suitable properties available	Rent from a housing association	£20,000 - £39,999	less than £3,000	Prefer not to say	£700 - £799
3 to 5 years	2 Adults 1 Child	2	Need a larger home	Not able to afford suitable property	Waiting for council house.	£40,000 - £59,999	Prefer not to say	Prefer not to say	£500 - £599
3 to 5 years	2 Adults	1	Need a smaller home	Not able to afford suitable property	Buy a discounted market sale / fixed equity	Less than £20,000	more than £50,000	Up to £199,999	Do not wish to rent
3 to 5 years	Single Person	1	Need a smaller home	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Prefer not to say	Prefer not to say	Less than £400
3 to 5 years	1 Adult 1 Child	2	Need a cheaper home	Not able to afford suitable property	Rent from a housing association	Prefer not to say	Prefer not to say	Prefer not to say	Less than £400



	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase	Cost of Rent
3 to 5 years	2 Adults	1	Need a smaller home	Not able to afford suitable property	Rent from a housing association	Less than £20,000	£3,000 to £9,999	Prefer not to say	£500 - £599
3 to 5 years	2 Adults	1	Need a specially adapted home	Lack of suitable properties available / Not able to afford suitable property	Rent from a housing association	Prefer not to say	Do not wish to buy	Do not wish to buy	£400 - £499
3 to 5 years	Single Person	1	Need to set up independent home	Saving to purchase	Rent from a housing association	£40,000 - £59,999	Prefer not to say	Do not wish to buy	Prefer not to say
3 to 5 years	Single Person	1	Need a smaller home	Lack of suitable properties available	Rent from a housing association	£20,000 - £39,999	less than £3,000	Up to £199,999	Less than £400
3 to 5 years	Single Person	1	Need a specially adapted home	Not able to afford suitable property	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	Less than £400
3 to 5 years	2 Adults 2 Children	2 to 3	A 3 bedroom house is needed	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	£500 - £599
3 to 5 years	1 Adult 2 children	2 to 3	Need a larger home	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	£400 - £499
3 to 5 years	Single Person	1	Need a smaller home	Not able to afford suitable property	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	Prefer not to say
3 to 5 years	1 Adult 1 Child	2	Need a cheaper home	Lack of suitable properties available	Rent from a HA or part own/part rent	£20,000 - £39,999	£3,000 to £9,999	Up to £199,999	£400 - £499

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase	Cost of Rent
3 to 5 years	Single Person	1	Need a more secure / long term tenancy	Not able to afford suitable property	Rent from a housing association	Less than £20,000	less than £3,000	Do not wish to buy	£400 - £499
3 to 5 years	2 Adults	1	need to sell our interest only home	Not able to afford suitable property	Rent from a housing association	£20,000 - £39,999	Do not wish to buy	Do not wish to buy	Less than £400
3 to 5 years	2 Adults 1 Child	2	Longer term secure tenancy required and an adapted home	Lack of suitable properties available / Not able to afford suitable property	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	£400 - £499
3 to 5 years	2 Adults 2 Children	2 to 3	Need a larger home	Lack of suitable properties available / Not able to afford suitable property	Rent from a housing association	Less than £20,000	less than £3,000	Up to £199,999	£400 - £499
3 to 5 years	2 Adults	1	Need a smaller home	Lack of suitable properties available	Rent from a housing association	Prefer not to say	Prefer not to say	Do not wish to buy	Less than £400
3 to 5 years	2 Adults	1	Need a more suitable home i.e. ground floor or a bungalow	Lack of suitable properties available	Rent from a housing association	£20,000 - £39,999	Do not wish to buy	Do not wish to buy	£500 - £599
3 to 5 years	Single Person	1	Need a cheaper home	Not able to afford suitable property	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	£400 - £499
3 to 5 years	2 Adults	1	Ground Floor or bungalow	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	£400 - £499
3 to 5 years	Single Person	1	May need sheltered housing due to Asperger's	Not able to afford suitable property	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	£400 - £499

	Household Type	Bedroom Need *	Reason for needing to move	What might stop you fulfilling housing need	Type of purchase	Income	Deposit	Value of purchase	Cost of Rent
3 to 5 years	2 Adults	1	supported accommodation	Lack of suitable properties available / Not able to afford suitable property	Buy a discounted market sale / fixed equity	£20,000 - £39,999	Prefer not to say	Prefer not to say	Do not wish to rent
3 to 5 years	Single Person	1	Need to set up independent home	Not able to afford suitable property	Buy a starter home	£20,000 - £39,999	less than £3,000	Up to £199,999	
3 to 5 years	Single Person	1	Need to set up independent home	Saving to purchase	Buy a starter home	Prefer not to say	Prefer not to say	Prefer not to say	
3 to 5 years	Single Person	1	Need to set up independent home	Not able to afford suitable property	Buy a starter home	Prefer not to say	Prefer not to say	Prefer not to say	
3 to 5 years	2 Adults	1	Need a specially adapted home	Lack of suitable properties available	Rent from a housing association	Less than £20,000	Do not wish to buy	Do not wish to buy	£400 - £499

### Private Rental Housing Need Identified

11 households stated that they would be looking for accommodation within the private rented sector.

For private rented properties, the following need has been identified:

Within the next 12 months	Within the next 1 – 3 years	Within the next 3 – 5 years
5 properties have been identified: <ul style="list-style-type: none"> <li>• 3 x 1 bed</li> <li>• 1 x 2 bed</li> <li>• 1 x 2 to 3 bed</li> </ul>	5 properties have been identified: <ul style="list-style-type: none"> <li>• 2 x 1 bed</li> <li>• 2 x 2 bed</li> <li>• 1 x 3 to 4 bed</li> </ul>	1 property was identified: <ul style="list-style-type: none"> <li>• 1 x 1 bed</li> </ul>

Wychavon District Council have a private rented sector officer who coordinates a scheme called Wychmove. This has highlighted the potential need for additional private rented properties to be sourced, to help meet the demand for private rented properties within Evesham Town.

The table below shows this:

	Household Type	Room Need	Reason for needing to move	What might stop you fulfilling housing need	Type of property	Income	Cost of Rent
In the next 12 months	2 Adults 1 Child	2	Need a smaller home	Lack of suitable properties available	Rent from a private landlord	Prefer not to say	£400 - £499
In the next 12 months	Single Person	1	Need to set up independent home	Lack of suitable properties available	Rent from a private landlord	Less than £20,000	£600 - £699
In the next 12 months	Single Person	1	Family break up	Not able to afford a suitable property	Rent from a private landlord	Prefer not to say	Less than £400
In the next 12 months	2 Adults 2 Children	2 to 3	Need a larger home	No Answer	Or from a private landlord if permanent	Less than £20,000	£400 - £499
In the next 12 months	2 Adults	1	To avoid harassment	Lack of suitable properties available	Rent from a private landlord	Less than £20,000	£500 - £599
1 to 3 years	2 Adults	1	Need to set up independent home	Not able to afford a suitable property	Rent from a private landlord	Prefer not to say	£400 - £499
1 to 3 years	1 Adult 3 Children	3 to 4	Need a larger home	Lack of suitable properties available	Rent from a private landlord	£20,000 - £39,999	£600 - £699
1 to 3 years	2 Adults 1 Child	2	Need to be closer to work	Lack of suitable properties available	Rent from a private landlord	£20,000 - £39,999	£500 - £599
1 to 3 years	Single Person	1	Need to set up independent home	Not able to afford a suitable property / Saving to purchase	Rent from a private landlord	£40,000 - £59,999	
1 to 3 years	1 Adult 1 Child	2	Need a cheaper home	Lack of suitable properties available	Rent from a private landlord	£20,000 - £39,999	£700 - £799
3 to 5 years	2 Adults	1	landlord selling property	No Answer	Rent from a private landlord	£60,000 - £79,999	£500 - £599

## Main Findings

The tables below show a summary of the housing need identified within Evesham Town for market needs, affordable homes and private rented properties.

### Market Need

Within the next 12 months	Within the next 1 – 3 years	Within the next 3 – 5 years
30 properties have been identified: <ul style="list-style-type: none"> <li>• 19 x 1 bed properties</li> <li>• 6 x 2 bed properties</li> <li>• 4 x 2 or 3 bed properties</li> <li>• 1 x 3 or 4 bed roomed properties</li> </ul>	50 properties have been identified: <ul style="list-style-type: none"> <li>• 36 x 1 bed properties</li> <li>• 6 x 2 bed properties</li> <li>• 6 x 2 or 3 bed properties</li> <li>• 1 x 3 to 5 bed property</li> <li>• 1 x 4 to 5 bed property</li> </ul>	48 properties have been identified: <ul style="list-style-type: none"> <li>• 44 x 1 bed properties</li> <li>• 3 x 2 bed properties</li> <li>• 1 x 3 to 5 bed property</li> </ul>

### Affordable Housing Need

Within the next 12 months	Within the next 1 – 3 years	Within the next 3 – 5 years
44 properties have been identified: <ul style="list-style-type: none"> <li>• 2 x 1 bed Discounted Market Sales</li> <li>• 1 x 1 bed - Shared Ownership</li> <li>• 1 x 3 to 4 bed - Shared Ownership</li> <li>• 2 x 1 bed Starter Home</li> <li>• 25 x 1 bed (Social Rent) – including 1 bungalow and 2 adapted properties</li> <li>• 6 x 2 bed (Social Rent)</li> <li>• 1 x 3 bed (Social Rent)</li> <li>• 5 x 2 to 3 bed (Social Rent)</li> <li>• 1 x 3 to 4 bed (Social Rent)</li> </ul>	37 properties have been identified: <ul style="list-style-type: none"> <li>• 3 x 1 bed Discounted Market Sales</li> <li>• 2 x 1 bed Starter Home</li> <li>• 2 x 2 to 3 bed Shared Ownership</li> <li>• 18 x 1 bed (Social Rent) – including 1 bungalow and 2 adapted properties</li> <li>• 5 x 2 bed (Social Rent)</li> <li>• 1 x 2 bed Starter Home</li> <li>• 4 x 2 to 3 bed (Social Rent)</li> <li>• 1 x 3 to 4 bed (Social Rent)</li> <li>• 1 x 3 bed Starter Home</li> </ul>	30 properties have been identified: <ul style="list-style-type: none"> <li>• 2 x 1 bed Discounted Market Sales</li> <li>• 3 x 1 bed Starter Home</li> <li>• 1 x 2 bed Shared Ownership</li> <li>• 17 x 1 bed (Social Rent) including 1 bungalow and 4 adapted properties.</li> <li>• 3 x 2 bed (Social Rent)</li> <li>• 3 x 2 to 3 bed (Social Rent)</li> <li>• 1 x 4 to 6 bed (Social Rent) – needs adaptations</li> </ul>
The above shows a requirement for 6 (14%)	The above shows a requirement for 9 (23%)	The above shows a requirement for 6 (20%)

for affordable purchase and 38 (86%) for social rent.	for affordable purchase and 28 (77%) for social rent.	for affordable purchase and 24 (80%) for social rent.
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***Private Rented Property – Housing Need***

<b>Within the next 12 months</b>	<b>Within the next 1 – 3 years</b>	<b>Within the next 3 – 5 years</b>
5 properties have been identified: <ul style="list-style-type: none"> <li>• 3 x 1 bed</li> <li>• 1 x 2 bed</li> <li>• 1 x 2 to 3 bed</li> </ul>	5 properties have been identified: <ul style="list-style-type: none"> <li>• 2 x 1 bed</li> <li>• 2 x 2 bed</li> <li>• 1 x 3 to 4 bed</li> </ul>	1 property was identified: <ul style="list-style-type: none"> <li>• 1 x 1 bed</li> </ul>