



# Honeybourne

## Housing Needs Survey

## Analysis of Survey Results

December 2020

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## 1. Introduction

Wychavon District Council has undertaken a housing needs survey of the Parish of Honeybourne.

891 paper surveys were sent to households within the Parish of Honeybourne. Included was a prepaid envelope, to enable residents to complete and return the survey free of charge. It also provided an option to call and speak to a member of the Housing Services Team or complete online through a web link. Please see appendix one (at the end of this report) for a copy of the covering letter and survey document.

We also promoted the survey through the Wychavon Facebook page run through the Communications team at the council. Posts were also placed on Spotted Honeybourne on Facebook.

The message posted is as follows: *We are conducting a Housing Needs Survey in the Parish of Honeybourne. Paper surveys including an online link are being sent out to all residents living in this Parish. We are encouraging residents within this Parish to respond to show the true housing need for their area. Closing date for responses is Friday 9 October 2020.*

Three posts were made during the months of September:

- 2 Sep (8:21am): 499 people reached, 3 post clicks, 2 likes.
- 13 Sep (1:02pm): 552 people reached, 5 post clicks, 3 likes.
- 25 Sep (7pm): 588 people reached, 1 post clicks, 2 likes.

## Responses

The deadline for responses to this survey was Friday 9<sup>th</sup> October 2020. In total 240 valid responses were received, showing a response rate of 29%.

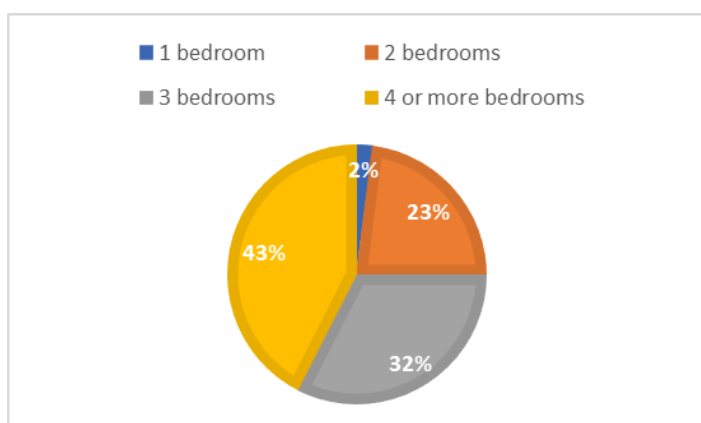
*With a 95% reliability factor the data is to be true to a margin of error + / - 5.0%.*

	Postal	Online	Telephone
<b>Total Surveys</b>	198	42	0
<b>%</b>	82.5%	17.5%	0%

## 2. Analysis

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

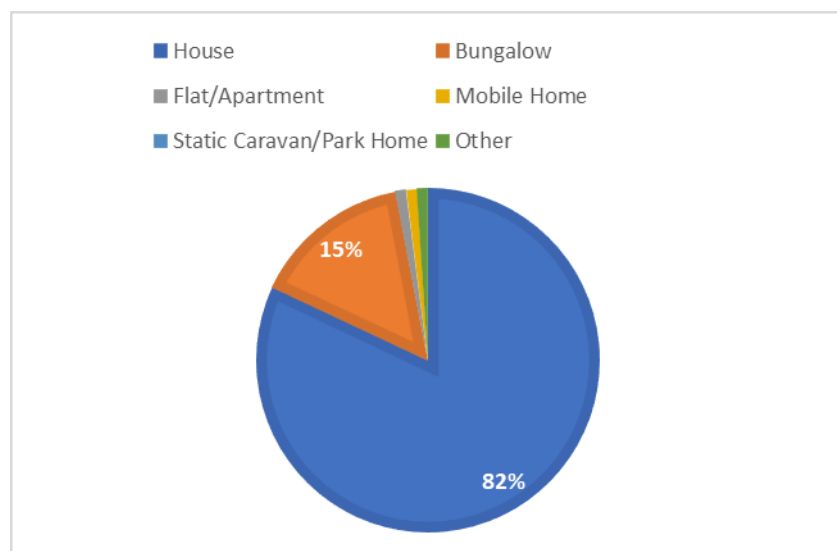
	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms
<b>Number</b>	4	56	78	102
<b>Percentage</b>	2%	23%	32.5%	42.5%



The majority of respondents stated that they were currently living in a property with 4 or more bedrooms (42.5%). Those with three bedrooms (32.5%), a further 23% stated 2 bedrooms, and 2% stated that they were living in a one bedroom property.

## What type of home do you live in?

	House	Bungalow	Flat/ Apartment	Mobile Home	Static Caravan/ Park Home	Other
<b>Number</b>	198	37	2	1	0	2
<b>Percentage</b>	82%	15%	1%	1%	0%	1%

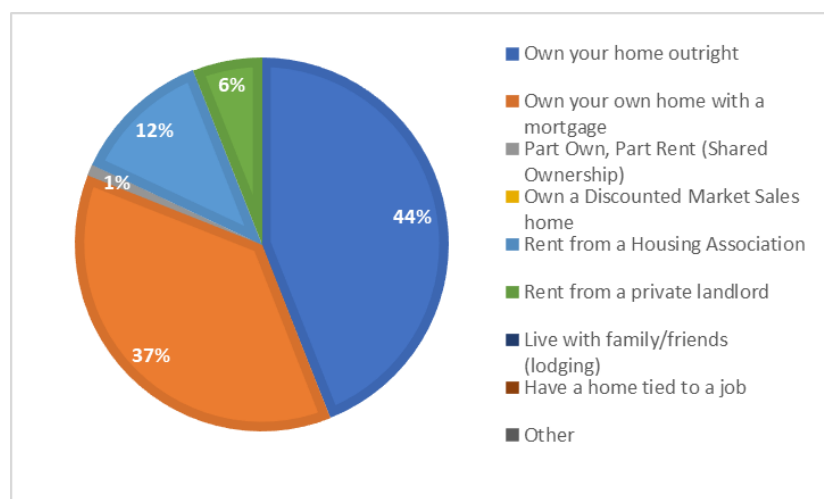


One hundred and ninety eight (82%) of respondents stated that they lived in a house, thirty seven (15%) stated they lived in a bungalow, two (1%) stated a flat/apartment, one (1%) stated a mobile home, and two people stated other (1%), they stated barn conversion and church conversion.

No responses were received from anyone living in a static caravan/park home.

## Do you....

	Number	Percentage
<b>Own your home outright</b>	107	44%
<b>Own your own home with a mortgage</b>	88	37%
<b>Part Own, Part Rent (Shared Ownership)</b>	2	1%
<b>Own a Discounted Market Sales home</b>	0	0%
<b>Rent from a Housing Association</b>	29	12%
<b>Rent from a private landlord</b>	14	6%
<b>Live with family/friends (lodging)</b>	0	0%
<b>Have a home tied to a job</b>	0	0%
<b>Other</b>	0	0%



44% of the respondents stated that they owned their home outright, with a further 37% stating that they owned their own home with a mortgage.

1% stated that they either owned a shared ownership or discounted market sale property.

12% stated that they rent from a housing association, and 6% from a private landlord.

No respondents had accommodation tied to a job, lodging with family / friends or a discounted market sales home.

## Ages of the people in your household

Under 10 years of age	28 households with 1 (11), 2 (14) or 3 (3) members
10 – 15 years of age	24 households with 1 (14), 2 (7) or 3 (3) members
16 – 17 years of age	14 households with 1 (13) or 2 (1) members
18 – 34 years of age	53 households with 1 (31) , 2 (21) or 3 (1) members
35 – 54 years of age	83 households with 1 (46) or 2 (37) members
55 – 64 years of age	75 households with 1 (53) or 2 (22) members
65 + years of age	106 households with 1 (48), 2 (55) or 3 (3) members

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

This question is determined to find a 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 for the allocation of affordable homes.

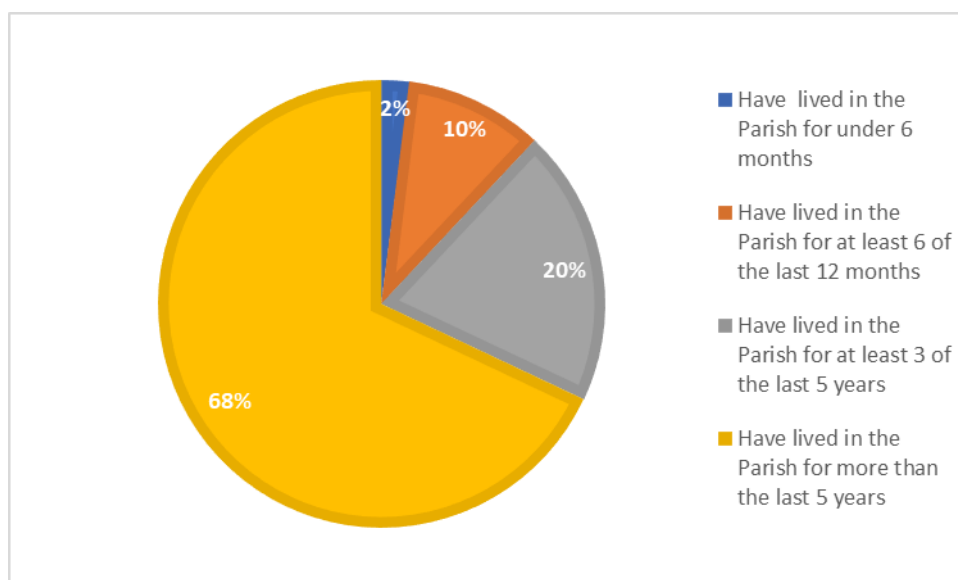
Two hundred and twenty-six (226) respondents stated that they currently lived in the Parish of Honeybourne (94% of respondents). A further 6% of respondents stated that they had employment within the parish, 3% stated that they cared for a family member in the parish and 9% of respondents stated that they also had immediate family living within the Parish. Four (4) respondents stated other:

- Childcare and education in the village
- Daughter attends school in Honeybourne
- My Son lives in Honeybourne

*Households were able to select one than more local connection to the Parish.*

## Have you:

	Number	Percentage
<b>Have lived in the Parish for under 6 months</b>	6	2%
<b>Have lived in the Parish for at least 6 of the last 12 months</b>	23	10%
<b>Have lived in the Parish for at least 3 of the last 5 years</b>	48	20%
<b>Have lived in the Parish for more than the last 5 years</b>	163	68%



## Your Future Need

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

Fifty (50) households stated that they were looking for alternative accommodation within the next five years (21% of respondents). The responses are detailed in the table below:

	<b>In the next twelve months</b>	<b>1 to 3 years</b>	<b>3 – 5 years</b>
<b>Number</b>	17	17	16
<b>Percentage of those requiring to move</b>	34%	34%	32%

### How many people will require this housing?

This question is asked to determine the reasons for the households requiring additional housing within the next 5 years. The below table lists those looking to move in the next 5 years:

	<b>In the next twelve months</b>	<b>1 – 3 years</b>	<b>3 – 5 years</b>
<b>Reason for needing to move</b>	Need a cheaper home (2)	Need a larger home (3)	Need a cheaper home (2)
	Need a larger home (3)	Need a specially adapted home (1)	Need a larger home (2)
	Need a smaller home (1)	Need a smaller home (3)	Need a smaller home (4)
	Need a specially adapted home (1)	Need a cheaper home (1)	Need to set up an independent home (1)
	Need to set up an independent home (3)	Need to set up an independent home (5)	To receive support from a relative (1)
	To avoid domestic abuse / harassment (1)	To give support to a relative (1)	
	To receive support from a relative (2)		
	Family break up (1)		
	Current property in poor state of repair (1)		
	Move closer to work (1)		
	Other (1) Move in with partner	Other (3) (1) Too much building, no longer a village (2) Moving due to age (3) Move to a property with less stairs	Other (6) (1) School catchment (2) Shared custody of children (3) Single storey accommodation (4) Care home (5) Children growing up and moving out (6) Moving to Scotland

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

Number	Timescale	Reason for moving	Current Tenure	Household Make Up	Tenure to move to	Parish of Preference
1	In the next 12 months	Need to set up independent home	Rent from a housing association	1 Adult	Part buy a shared ownership property (part own/part rent)	Honeybourne, Bretforton
2	In the next 12 months	To receive support from a relative	Rent from a housing association	2 Adults	Rent from a housing association	Honeybourne, Pebworth, North and Middle Littleton, South Littleton, Bretforton
3	In the next 12 months	Need a larger home	Rent from a housing association	2 Adults, 3 Children	Rent from a housing association	Honeybourne
4	In the next 12 months	Need a larger home	Rent from a housing association	2 Adults	Rent from a housing association	Honeybourne, Pebworth, North and Middle Littleton, South Littleton
5	In the next 12 months	Need to set up independent home	Own your own home with a mortgage	1 Adult	Buy on the open market	Outside of the District of Wychavon
6	In the next 12 months	Need a specially adapted home	Rent from a housing association	1 Adult, 3 Children	Rent from a housing association	Outside of the District of Wychavon
7	In the next 12 months	Need to set up independent home	Own your own home with a mortgage	1 Adult	Buy on the open market	Honeybourne
8	In the next 12 months	Need a smaller home	Own your own home with a mortgage	1 Adult	Buy on the open market	Outside of the District of Wychavon
9	In the next 12 months	Moving in with partner to a new house	Rent from a private landlord	1 Adult	Buy on the open market	Honeybourne
10	In the next 12 months	Need to be closer to work	Own your own home with a mortgage	1 Adult	Buy on the open market	Outside of the District of Wychavon

Number	Timescale	Reason for moving	Current Tenure	Household Make Up	Tenure to move to	Parish of Preference
11	In the next 12 months	To receive support from a relative	Own your own home with a mortgage	2 Adults	Buy on the open market	Outside of the District of Wychavon
12	In the next 12 months	Need a cheaper home	Rent from a private landlord	2 Adults	Part buy a shared ownership property (part own/part rent)	Honeybourne, North and Middle Littleton
13	In the next 12 months	Need a larger home	Rent from a private landlord	2 Adults, 1 Child	Rent from a housing association	Honeybourne, Pebworth, North and Middle Littleton, South Littleton, Bretforton
14	In the next 12 months	and current home is in a poor state of repair	Rent from a private landlord	1 Adult	Rent from a housing association	Honeybourne, North and Middle Littleton, South Littleton, Bretforton
15	In the next 12 months	Family break up	Own your own home with a mortgage	2 Adults, 1 Child	Buy on the open market	Within the District of Wychavon
16	In the next 12 months	Need a cheaper home	Own your own home outright	2 Adults, 1 Child	Buy on the open market	Outside of the District of Wychavon
17	In the next 12 months	To avoid harassment	Rent from a housing association	1 Adult	Rent from a housing association	Within the District of Wychavon
18	1 to 3 years	Need a larger home	Rent from a private landlord	2 Adults, 2 Children	Rent to buy	Honeybourne
19	1 to 3 years	Need a smaller home	Own your own home outright	2 Adults (65+)	Buy on the open market	Outside of the District
20	1 to 3 years	Need a smaller home	Own your own home outright	2 Adults (65+)	Buy on the open market	North and Middle Littleton
21	1 to 3 years	Need a cheaper home	Rent from a private landlord	2 Adults, 2 Children	Part buy a shared ownership property	Honeybourne, Bretforton

Number	Timescale	Reason for moving	Current Tenure	Household Make Up	Tenure to move to	Parish of Preference
					(part own/part rent)	
22	1 to 3 years	To receive support from a relative	Own your own home outright	2 Adults (65+)	Buy on the open market	Within the District of Wychavon
23	1 to 3 years	Need to set up independent home	Own your own home with a mortgage	1 Adult	Buy on the open market	Outside of the District of Wychavon
24	1 to 3 years	a house with fewer stairs	Own your own home outright	2 Adults (65+)	Buy on the open market	Honeybourne, Pebworth, North and Middle Littleton, South Littleton, Bretforton
25	1 to 3 years	Need a larger home	Rent from a housing association	1 Adult (65+)	Rent from a housing association	Within the District of Wychavon
26	1 to 3 years	due to age need different accommodation	Own your own home outright	2 Adults (65+)	/?	Did not state
27	1 to 3 years	Need a larger home	Rent from a housing association	2 Adults, 2 Children	Rent from a housing association	Honeybourne, Pebworth, North and Middle Littleton, South Littleton
28	1 to 3 years	Too much building and no longer a village - just a housing estate	Own your own home outright	2 Adults	Buy on the open market	Outside of the District of Wychavon
29	1 to 3 years	Need to set up independent home	Rent from a private landlord	2 Adults	Buy a starter home	Honeybourne

Number	Timescale	Reason for moving	Current Tenure	Household Make Up	Tenure to move to	Parish of Preference
30	1 to 3 years	Need to set up independent home	Own your own home outright	1 Adult	Buy on the open market	Did not state
31	1 to 3 years	Need to set up independent home	Own your own home with a mortgage	1 Adult	Rent from a housing association	Honeybourne
32	1 to 3 years	Need a smaller home	Own your own home outright	1 Adult	Buy a starter home	Honeybourne, Pebworth, North and Middle Littleton, South Littleton, Bretforton
33	1 to 3 years	Need to set up independent home	Own your own home with a mortgage	3 Adults	Buy on the open market	Honeybourne, Bretforton, Within the District of Wychavon
34	1 to 3 years	Need a specially adapted home	Rent from a housing association	1 Adult, 1 Child	Rent from a housing association	Within the District of Wychavon
35	3 to 5 years	Need a larger home	Own your own home with a mortgage	2 Adults, 1 Child	Buy on the open market	Honeybourne, Pebworth
36	3 to 5 years	looking to move to Scotland - children have all moved to University	Own your own home with a mortgage	2 Adults	Buy on the open market	Outside of the District of Wychavon
37	3 to 5 years	Need a smaller home	Own your own home with a mortgage	2 Adults	Buy on the open market	Outside of the District of Wychavon

Number	Timescale	Reason for moving	Current Tenure	Household Make Up	Tenure to move to	Parish of Preference
38	3 to 5 years	school catchment	Own your own home outright	2 Adults, 2 Children	Buy on the open market	Outside of the District of Wychavon
39	3 to 5 years	Need a cheaper home	Rent from a private landlord	2 Adults	Rent from a housing association	Honeybourne
40	3 to 5 years	Need a smaller home	Own your own home outright	2 Adults (65+)	Buy on the open market	Outside of the District of Wychavon
41	3 to 5 years	need a care home	Own your own home outright	2 Adults (65+)	Buy on the open market	Within the District of Wychavon
42	3 to 5 years	shared custody of children, so need a spare room	Rent from a housing association	1 Adult	Rent from a housing association	Honeybourne, Pebworth, North and Middle Littleton
43	3 to 5 years	Need a smaller home	Own your own home outright	1 Adult	Part buy a shared ownership property (part own/part rent)	Honeybourne
44	3 to 5 years	single storey accommodation	Rent from a private landlord	2 Adults (65+)	Rent from a private landlord	Honeybourne
45	3 to 5 years	Need a cheaper home	Rent from a private landlord	2 Adults	Buy on the open market	Honeybourne
46	3 to 5 years	Need to set up independent home	Own your own home with a mortgage	2 Adults	Buy on the open market	Outside of the District of Wychavon
47	3 to 5 years	To receive support from a relative	Own your own home outright	2 Adults (65+)	Buy on the open market	Outside of the District of Wychavon

Number	Timescale	Reason for moving	Current Tenure	Household Make Up	Tenure to move to	Parish of Preference
48	3 to 5 years	Need a larger home	Own your own home with a mortgage	1 Adult	Buy on the open market	Honeybourne
49	3 to 5 years	children growing up and moving on	Own your own home with a mortgage	1 Adult, 2 Children	Buy on the open market	Outside of the District of Wychavon
50	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

### What might prevent you from fulfilling your future need?

*Respondents were able to select all options that applied.*

	<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>	25	22	7	0
<b>Percentage</b>	46%	41%	13%	0%

- 46% stated that there is a lack of suitable properties
- 41% stated that they are not able to afford suitable properties
- 13% stated that they were saving to purchase a property

### Would you prefer to?

	<b>Buy on the open market</b>	<b>Shared Ownership / Discounted Market Sales</b>	<b>Rent from a Housing Association</b>	<b>Rent from a private landlord</b>	<b>Self-Build</b>	<b>Starter Home</b>	<b>Rent to Buy</b>
<b>Number</b>	28	4	13	1	0	2	1
<b>Percentage</b>	57%	8%	27%	2%	0%	4%	2%

One respondent did not state their preferred tenure.

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

	<b>Less than £20,000</b>	<b>£20,000 - £29,999</b>	<b>£30,000 - £39,999</b>	<b>£40,000 - £49,999</b>	<b>£50,000 - £59,999</b>	<b>£60,000 or over</b>
<b>Number</b>	10	8	6	4	3	10
<b>Percentage</b>	24%	20%	15%	10%	7%	24%

Nine respondents did not wish to state their household income.

### What deposit can you afford?

This question received responses only from those wishing to own their own home, through buying on the open market or affordable home ownership tenures.

	<b>Less than £3000</b>	<b>£3,000-£9,999</b>	<b>£10,000-£19,999</b>	<b>£20,000-£29,999</b>	<b>£30,000-£39,999</b>	<b>£40,000-£49,999</b>	<b>More than £50,000</b>
<b>Number</b>	3	4	5	4	1	1	8
<b>%</b>	12%	15%	19%	15%	4%	4%	31%

Nine (9) respondents stated that they did not wish to state the amount of deposit they had available to them as a deposit.

Seven (7) respondents stated that they have under £10,000 deposit, and these responses are based on respondents wanting to purchase on the open market. Currently most lenders are requiring a 10% deposit against the purchase price of any tenure of home ownership. It must be noted that these respondents may have to consider another form of home ownership due to affordability.

## 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 purchase their own home, through the open market, self-build or affordable home ownership tenures.

	<b>Up to £199,999</b>	<b>£200,000- £249,999</b>	<b>£250,000- £299,999</b>	<b>£300,000- £349,999</b>	<b>£350,000- £399,999</b>	<b>£400,000 plus</b>
<b>Number</b>	6	6	2	3	1	4
<b>Percentage</b>	27%	27%	9%	14%	5%	18%

Twelve (12) respondents stated that they did not wish to state the amount that they could afford.

## Affordability Analysis

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

	<b>Less than £20,000</b>	<b>£20,000 - £29,999</b>	<b>£30,000 - £39,999</b>	<b>£40,000 - £49,999</b>	<b>£50,000 - £59,999</b>	<b>£60,000 or over</b>	<b>Prefer not to say</b>
<b>Buy on the open market</b>	3 (14%)	2 (9%)	3 (14%)	2 (9%)	3 (14%)	9 (41%)	6
<b>Buy a starter home</b>	1 (50%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1 (50%)	0
<b>Rent to Buy</b>	0 (0%)	1 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0
<b>Shared Ownership</b>	1 (33%)	0 (0%)	0 (0%)	2 (67%)	0 (0%)	0 (0%)	0
<b>Rent from housing association</b>	3 (27.5%)	5 (45%)	3 (27.5%)	0 (0%)	0 (0%)	0 (0%)	0
<b>Rent from private landlord</b>	1 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0

### What deposit can you afford?

(This question was only applicable to those stating they wished to buy a property).

	<b>Less than £3000</b>	<b>£3,000- £9,999</b>	<b>£10,000 - £19,999</b>	<b>£20,000 - £29,999</b>	<b>£30,000 - £39,999</b>	<b>£40,000 - £49,999</b>	<b>More than £50,000</b>	<b>Prefer not to say</b>
<b>Buy on the open market</b>	0 (0%)	3 (16%)	3 (16%)	3 (16%)	1 (5%)	1 (5%)	8 (42%)	9
<b>Buy a starter home</b>	0 (0%)	0 (0%)	1 (50%)	1 (50%)	0 (0%)	0 (0%)	0 (0%)	0
<b>Rent to Buy</b>	1 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0
<b>Shared Ownership</b>	2 (50%)	1 (25%)	1 (25%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0

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

	<b>Up to £199,999</b>	<b>£200,000- £249,999</b>	<b>£250,000- £299,999</b>	<b>£300,000- £349,999</b>	<b>£350,000- £399,999</b>	<b>£400,000 plus</b>	<b>Prefer not to say</b>
<b>Buy on the open market</b>	4 (22%)	4 (22%)	2 (12%)	3 (16%)	1 (6%)	4 (22%)	10
<b>Buy a starter home</b>	1 (50%)	1 (50%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0
<b>Rent to Buy</b>	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1
<b>Shared Ownership</b>	1 (50%)	1 (50%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2

It has to be noted that the average house price in Honeybourne is £354,454, and therefore for those households responding with household incomes of less than £20,000 and those with deposits of less than £20,000 may not be able to meet their needs by buying on the open market. To secure a mortgage with a High Street lender, a minimum 10% deposit is required. These respondents may need to consider affordable rent or affordable home ownership to meet their needs.

**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.

	<b>Less than £400</b>	<b>£401- £500</b>	<b>£501- £600</b>	<b>£601- £700</b>	<b>£701- £800</b>	<b>£801 +</b>	<b>Prefer not to say</b>
<b>Rent from a housing association</b>	3 (27%)	4 (36%)	1 (9%)	3 (27%)	0 (0%)	0 (0%)	2
<b>Rent from a private landlord</b>	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1

**Is your Parish....?** Respondents were able to select all that applied to their household.

Respondents were asked if the parish was a nice place to live, 225 out of the 236 respondents (95%) stated that it was. Four respondents did not respond to the question.

	<b>Friendly</b>	<b>Has good community spirit</b>	<b>Crime is an issue</b>	<b>Sought after location</b>	<b>Balanced/varied population</b>
<b>Yes</b>	181	125	45	80	114
<b>No</b>	59	115	195	160	126

- 75% of respondents stated it was a friendly Parish to live within
- 52% respondents stated that the Parish had a good community spirit
- 11% of respondents stated that they felt crime was an issue in the Parish
- 33% of respondents stated that they felt the Parish is a sought-after location
- 48% of respondents stated that they felt the Parish has a balanced and varied population

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

<b>Changed for the better</b>	<b>Not changed</b>	<b>Changed for the worse</b>
70	98	72

- The majority (41%) stated that the Parish had not changed in the last 3 years
- 30% stated they believed that the Parish had changed for the worse
- 29% felt that the Parish had changed for the better.

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

<b>Regular</b>	<b>Occasional</b>	<b>Not a problem</b>
55	102	83

One respondent did not provide an answer to the question.

- 43% stated it was an occasional problem
- 34% of respondents did not feel that traffic caused a problem
- 23% 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>
78	76	86

- 35.5% felt that parking was not a problem
- 32.5% felt that parking was a regular problem
- 32% stated that they felt parking was an occasional problem

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

<b>Regular</b>	<b>Irregular</b>	<b>No Access</b>
131	46	63

- The majority, 54.5% stated that they believed public transport was regular
- 26.5% felt that there is no access to public transport
- 19% felt that there was irregular access to public transport

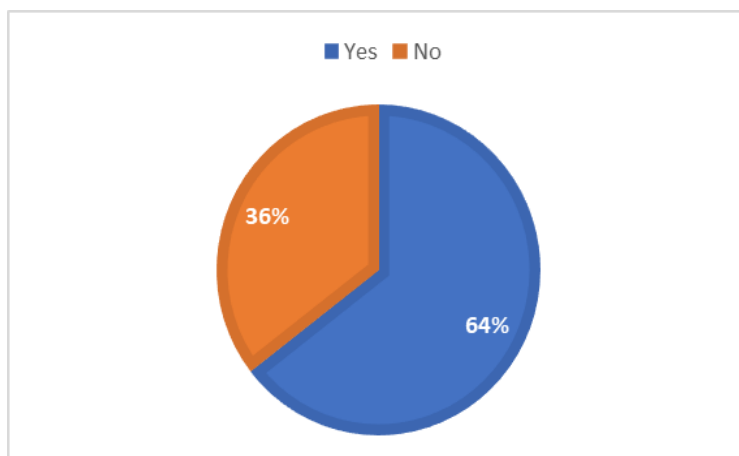
**If regular public transport was available how often would you use it?**

<b>Sometimes</b>	<b>Frequently</b>	<b>Never</b>
120	25	95

- The majority (50%) stated that if public transport was available that would sometimes use it
- 40% stated that they would never use public transport.
- 10% stated that if public transport was available they would use it frequently

## Do you feel there are enough amenities in your parish?

Yes	No
155	85
64.5%	35.5%



## Which of the following amenities would you like to see in your Parish?

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
4	23	24	9	21	29	24	20	31
2%	12%	13%	5%	11%	16%	13%	11%	17%

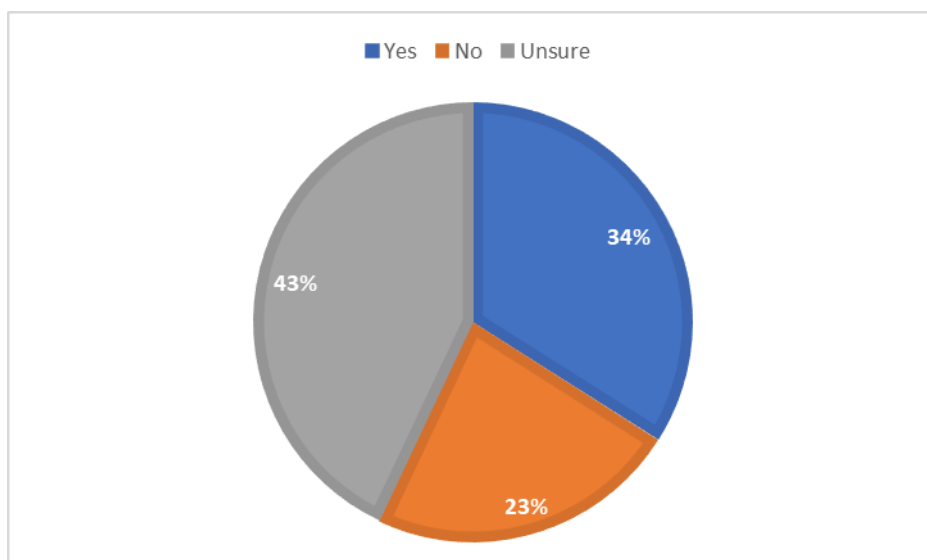
Forty six (46) households provided the following responses:

Bakery	Better Public Transport	Bigger School	Butcher	Chemist / Pharmacy
2	1	4	4	3
Children's Nursery	Children's Playground / Something for Teenagers	Coffee Shop / Café	Country Park / Wildlife Park	Cut back overgrown footpaths
1	4	7	2	1
Dentist	Doctors Surgery / Health Care Centre	Dog Walking Areas	Farm Shop	Fish Monger
6	16	2	1	1
Hardware Store	Library	Off Road Car Parking	Physio	Slimming World / Weight Watchers
1	2	1	1	1
Supermarket	Swimming Pool	Speed Limit Enforcement	Tennis Court	Traffic Calming
1	1	1	1	1

**Do you know of any opportunities for businesses to run from within the parish to create extra local employment?**

Yes	No	Unsure
81	55	103
34%	23%	43%

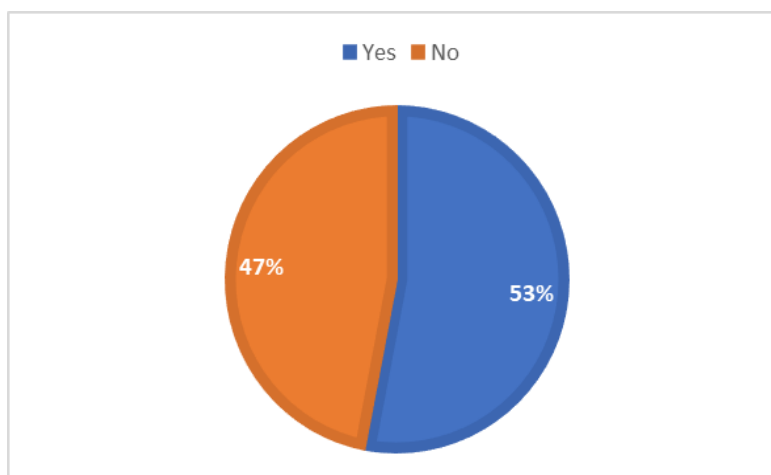
One respondent did not provide an answer to the question.



## Affordable Housing

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

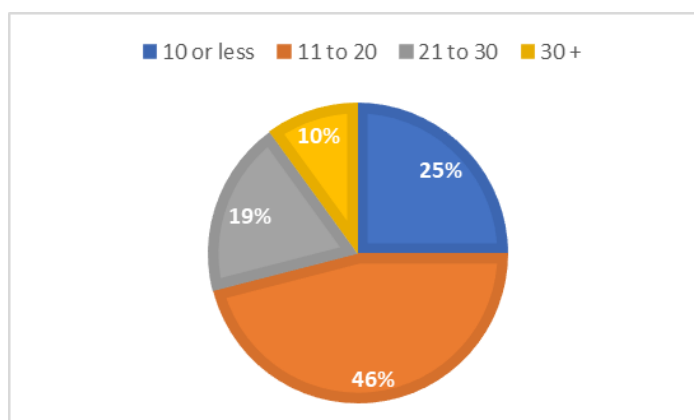
Yes	No
127	113
53%	47%



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

10 or less	31	25%
11 - 20	56	46%
21 - 30	23	19%
30 +	12	10%

Five further respondents did support affordable housing, but didn't state the development size that would class as a small affordable housing development.



### Would you like to receive further information about your local parish activities and volunteering opportunities?

Yes	No
22	218
9%	91%

All twenty-two respondents who stated that they wish to have more details about volunteering opportunities provided their contact details. These will be passed to the Parish Council to make them aware of the interested households within their Parish for them to follow up.

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

Yes	No
14 (6%)	226 (94%)

A report was pulled from housing register on the 15<sup>th</sup> December 2020, which showed that 67 households were registered with an address within Honeybourne. These households have the following housing need:

- 1 bed – 36 (of these, 19 are registered as being pensioners and/or in receipt of disability benefits)
- 2 bed – 17
- 3 bed – 12
- 4 bed – 1
- 5 bed - 1

It must be noted that not all households who have a housing need for affordable accommodation will have completed this housing needs survey. The findings from this report have provided evidence for the following need for affordable housing within the Parish of Honeybourne, and the surrounding parishes of Pebworth, North and Middle Littleton, South Littleton and Bretforton.

### Hidden Households

We have tried to identify if there are any hidden households who may have a housing need, and may not have completed the housing needs survey sent to them. In order to identify those households, we must analyse those who have completed the housing needs survey, and those households with live applications on the housing register for affordable accommodation.

The survey results show that thirteen households stated that their housing need would be fulfilled by renting from a housing association. The following need was identified:

- 8 households with a 1 bed need
- 3 households with a 2-bed need
- 2 households with a 3-bed need

Only three of these households stated that they were currently registered on the housing register.

This would mean, that the housing need for affordable rented accommodation could rise to 44 households requiring 1-bedroom accommodation, 20 households requiring 2-bedroom accommodation, 14 households requiring 3 bedroomed accommodation, 1 household requiring 4 bedroomed accommodation and 1 household requiring 5 bedroomed accommodation.

### 3. About the Parish of Honeybourne

#### Ward Profile

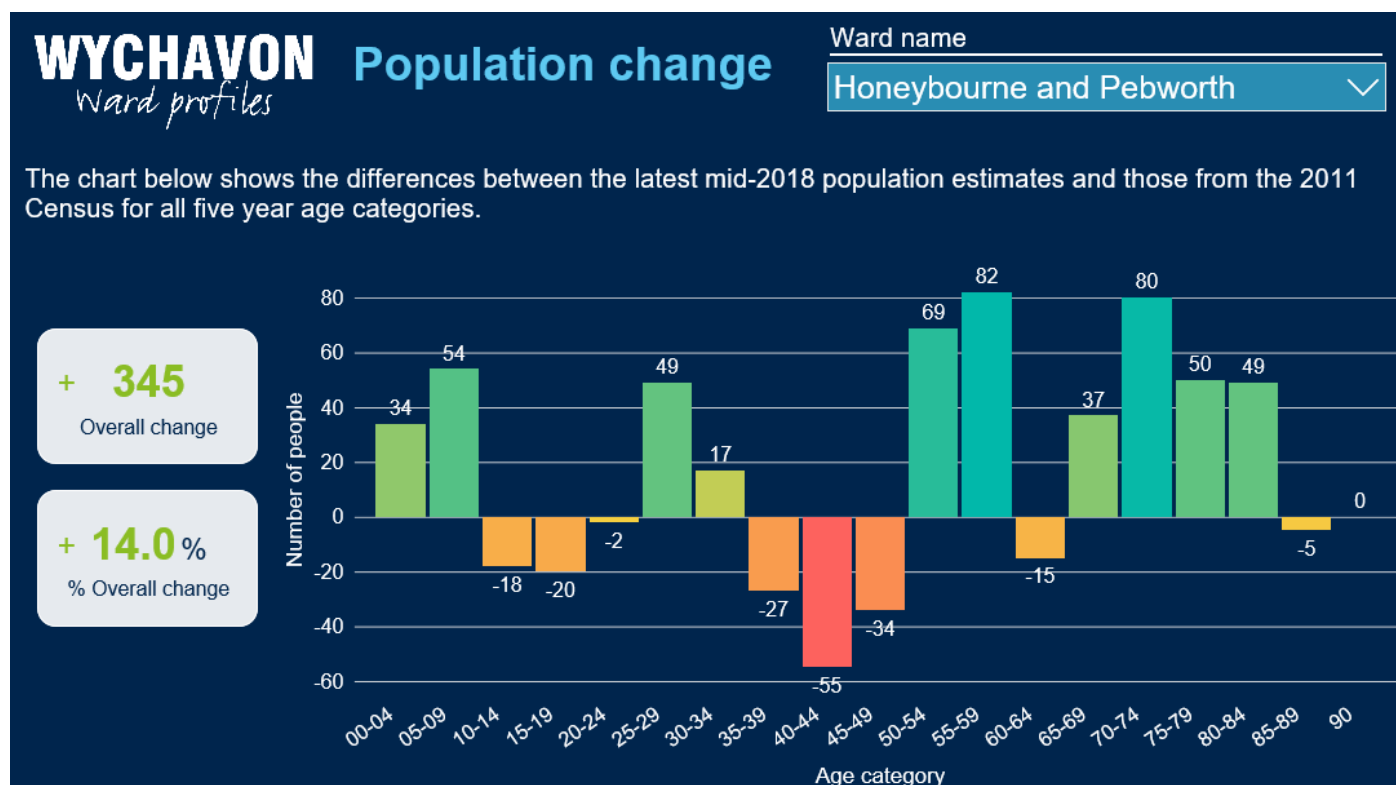
The Parish of Honeybourne falls into the joint ward of Honeybourne and Pebworth, this includes the following parishes:

- Bickmarsh
- Honeybourne
- Pebworth

Data for this ward can be seen below:

Honeybourne and Pebworth			
<b>Total Population</b>	2806		
<b>Male</b>	1366	<b>Female</b>	1440
<b>Under 20</b>	23.4%	<b>65 +</b>	22.7%
<b>20 – 64</b>	53.9%		

The below chart shows that the population of the Honeybourne and Pebworth ward has increased by 345 people, which shows a plus percentage increase of 14.0% between 2011 and 2018.



## Child poverty 2017/18

### Before housing costs

Honeybourne and Pebworth	18.2%
Wychavon	18.3%
UK	22.0%

### After housing costs

Honeybourne and Pebworth	29.1%
Wychavon	25.2%
UK	30.0%

Housing Tenure			Housing Type		
<b>Owned Outright</b>	343	35%	<b>Detached House</b>	401	39%
<b>Owned with a mortgage or home</b>	372	38%	<b>Semi Detached House</b>	433	42%
<b>Private Rent</b>	80	8%	<b>Terraced House</b>	171	16%
<b>Social Rent</b>	164	17%	<b>Flat / Maisonette</b>	25	2%
<b>Other</b>	23	2%	<b>Caravan/Mobile Home</b>	8	1%

- This data is relating to the 2011 Census

## Overcrowding (Census 2011)

4.3%  
Ward

4.0% Wychavon

4.8% Worcestershire

8.7% England

## Single person households aged 65+

9.4%  
Ward

13.7% Wychavon

13.1% Worcestershire

12.4% England

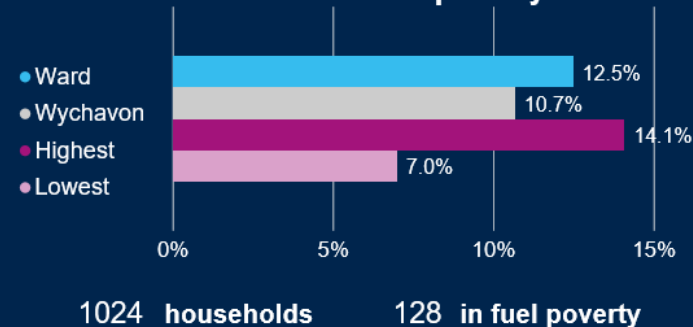
## Fuel Poverty

Fuel poverty in England is monitored using the Low Income High Cost Indicator (LIHC). Under the LIHC definition, a household is considered to be fuel poor if:

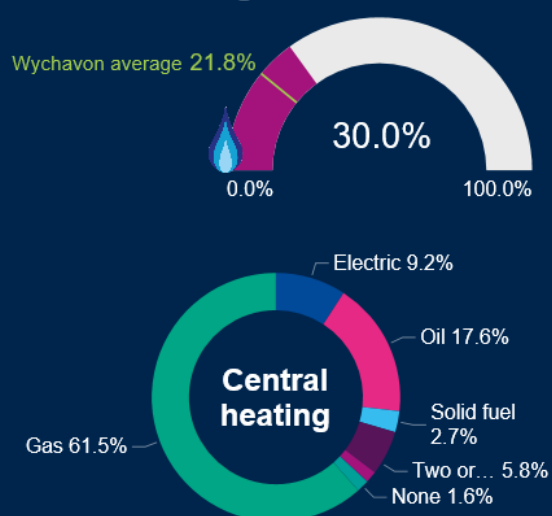
They have required fuel costs that are above average (the national median level).

Were they to spend that amount, they would be left with a residual income below the official poverty line.

### Households in fuel poverty



### Households not connected to the gas network

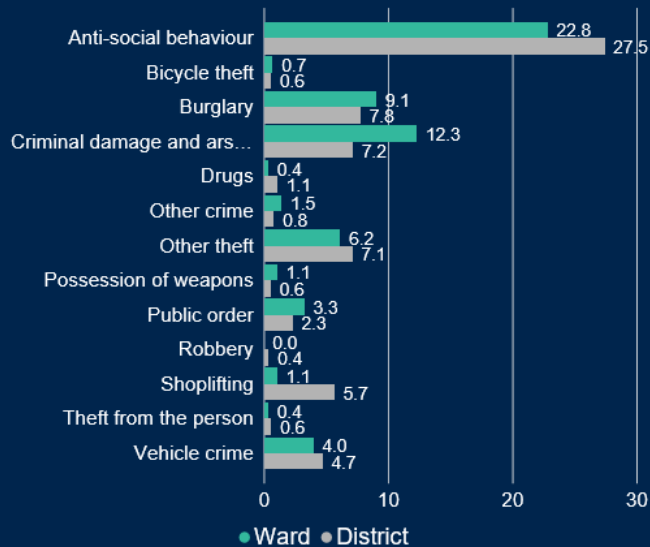


## Crime Levels (as at 2018)

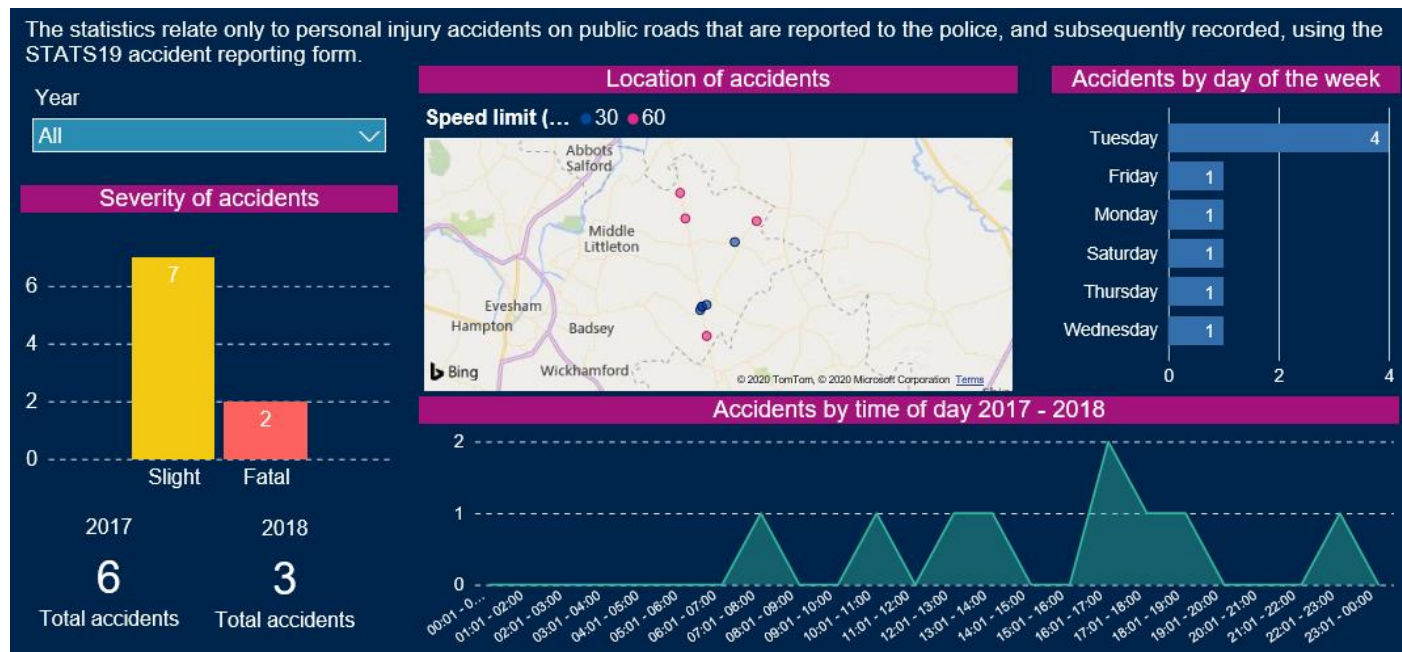
### Crime incidents by category (2018)

Crime type	Honeybourne and Pebworth
Anti-social behaviour	63
Bicycle theft	2
Burglary	25
Criminal damage and arson	34
Drugs	1
Other crime	4
Other theft	17
Possession of weapons	3
Public order	9
Shoplifting	3
Theft from the person	1
Vehicle crime	11
Violence and sexual offences	59
<b>Total</b>	<b>232</b>

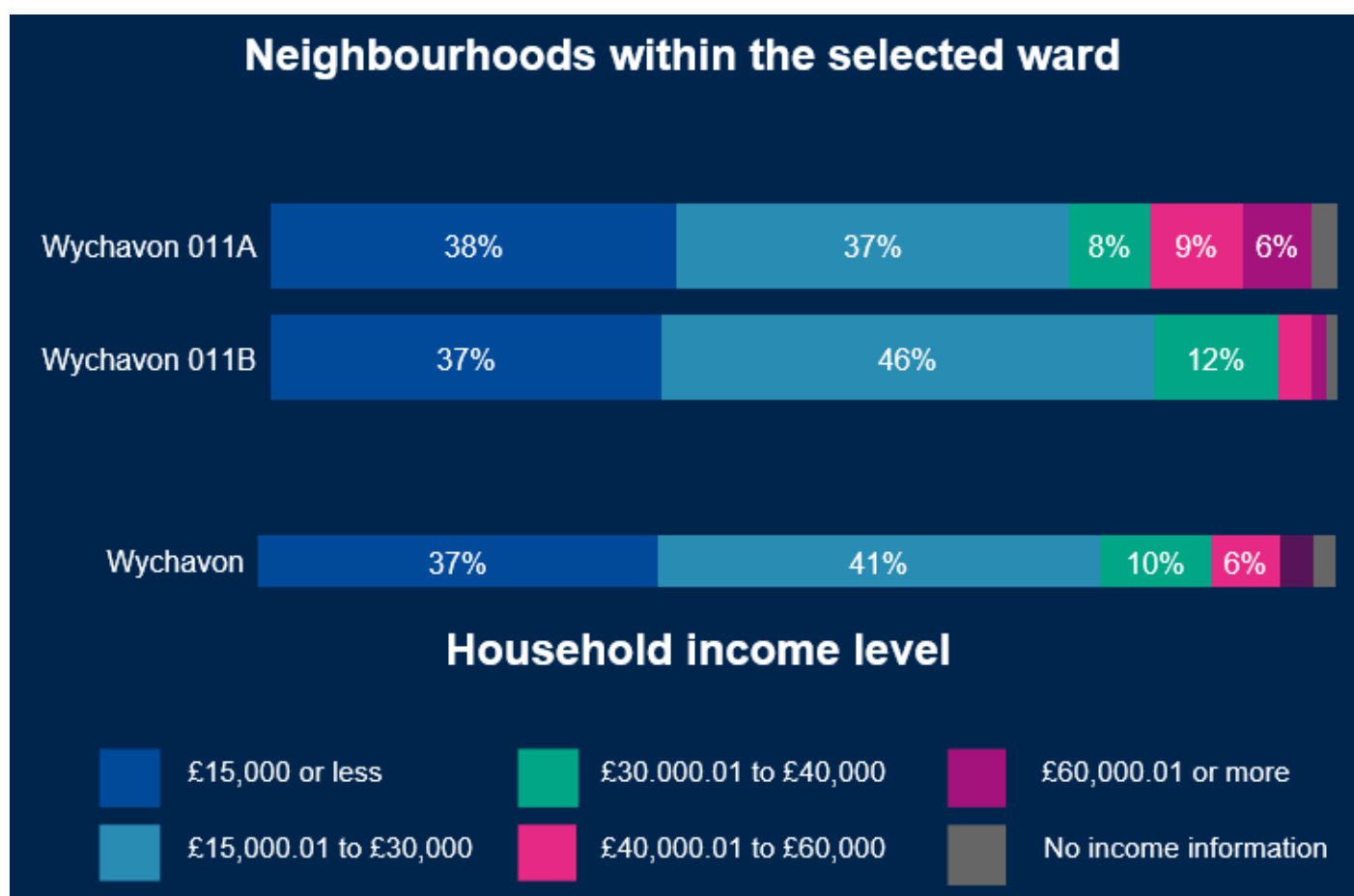
### Incidents per 1,000 residents (2018)



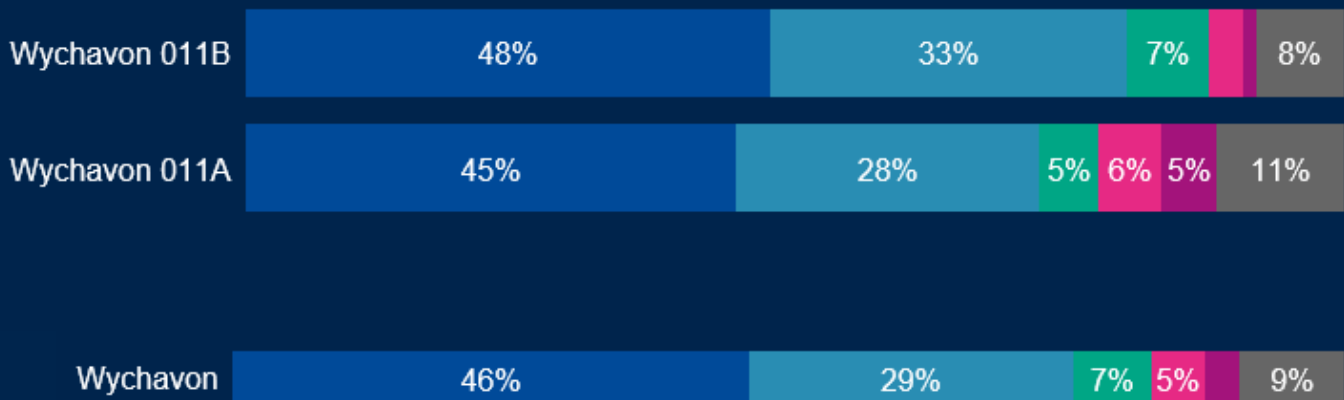
## Road Traffic Accidents (2017-18)



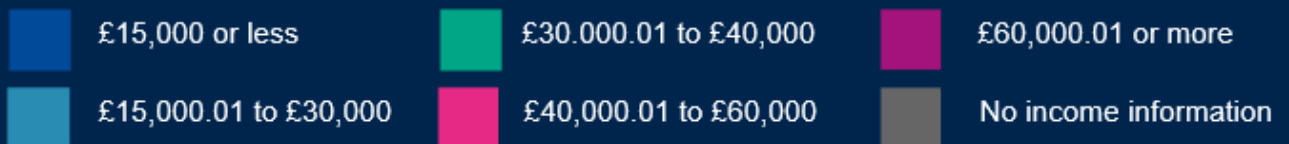
## Average Household Income



## Neighbourhoods within the selected ward

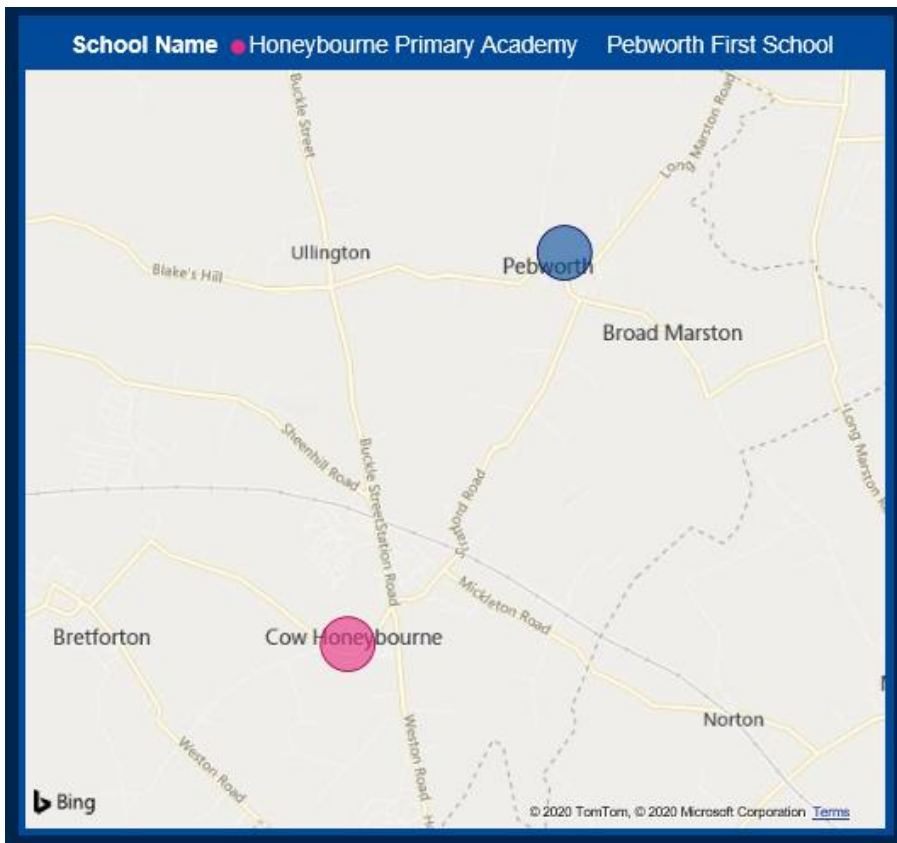


## Individual income level



## Schools / Education

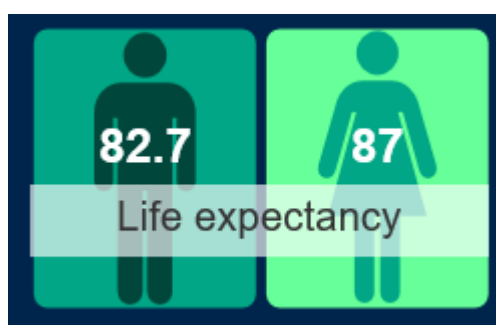
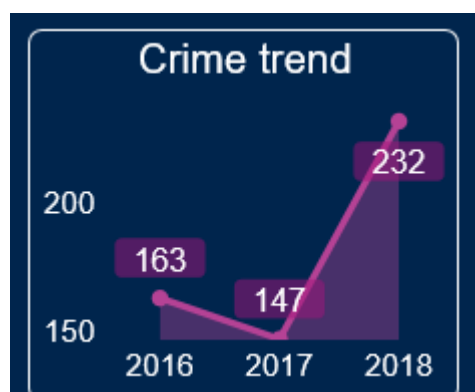
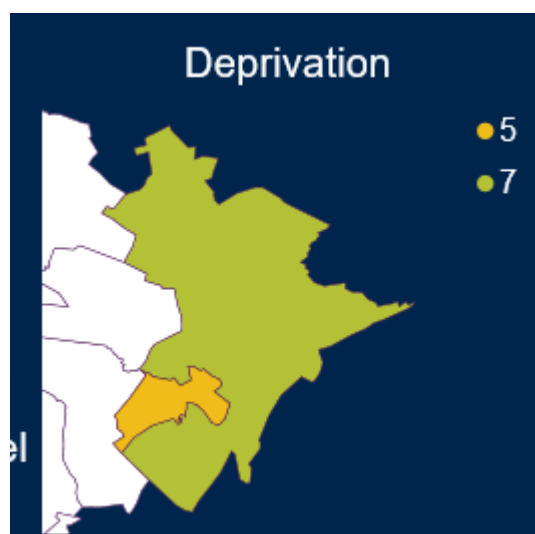
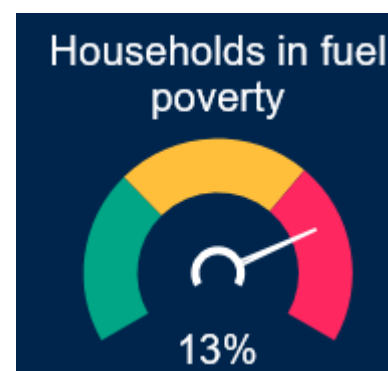
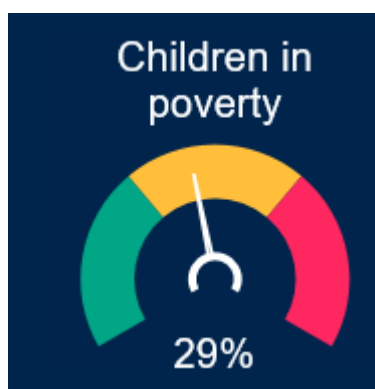
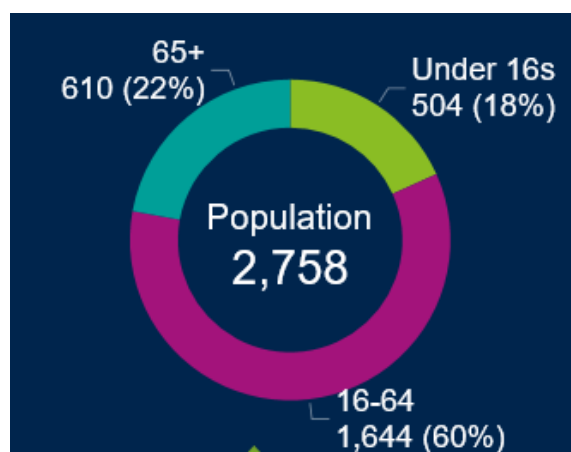
Within the ward of Honeybourne and Pebworth, there are currently three schools.



### Schools within the ward

School Name
Pebworth First School
Honeybourne Primary Academy

## Overall Profile



## 4. Housing Market

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

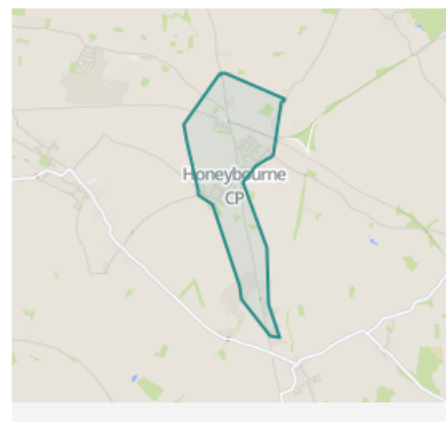
Findings can be seen below:

### House Prices in Honeybourne

Properties in Honeybourne had an overall average price of £341,486 over the last year.

The majority of sales in Honeybourne during the last year were detached properties, selling for an average price of £376,977. Terraced properties sold for an average of £345,000, with semi-detached properties fetching £206,667.

Overall, sold prices in Honeybourne over the last year were 16% up on the previous year and 5% up on the 2017 peak of £325,846.



#### 4.1 Purchases on the open market

Within the last 12 months, fifteen (15) properties have been sold, as detailed in the table below:

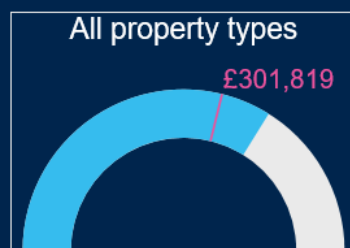
	Road	Number of bedrooms	Type of Property	Date Sold	Value
1	Stratford Road	2	Semi Detached	August 2020	£192,500
2	Grange Farm Drive	-	Terraced	August 2020	£160,000
3	Birch Grove	4	Detached	July 2020	£318,750
4	Sycamore Drive	3	Detached	July 2020	£314,995
5	Bretforton Road	-	Detached	June 2020	£435,000
6	Westbourne	3	Detached	June 2020	£233,500
7	Shepherds Walk	5	Detached	June 2020	£495,000
8	Buckle Street	5	Terraced	June 2020	£625,000
9	School Street	3	Terraced	May 2020	£280,000
10	Westbourne	3	Detached	May 2020	£265,000
11	Buckle Street	2	Detached	February 2020	£470,000
12	School Street	4	Terraced	February 2020	£315,000
13	Stephenson Way	4	Detached	February 2020	£317,500
14	Shepherds Walk	-	Detached	February 2020	£471,000
15	Harvard Avenue	2	Semi Detached	December 2019	£175,000

Data Source: <https://www.rightmove.co.uk/house-prices/honeybourne.html?soldIn=1&page=1> (15<sup>th</sup> December 2020)

The average price of these properties sold within the previous 12-month period is £337,883. The property prices ranged from £160,000 to £625,000.

**4.1.1** As part of the ward profiles we hold, we have the following data on average house prices, for the ward of Honeybourne and Pebworth:

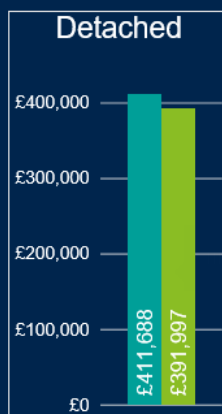
The indicator below shows the overall mean sold price for all house sales between February 2018 and January 2019 for the selected ward compared with the average figure for Wychavon shown by the pink line.



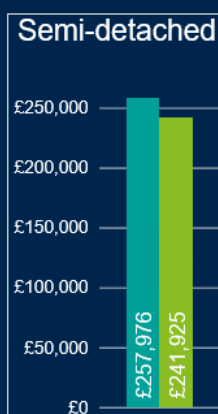
Total sales:

55

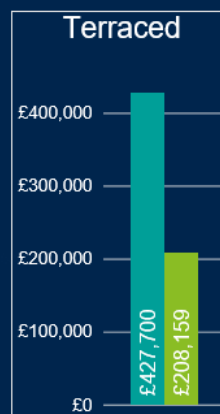
### Mean sold house prices by property type



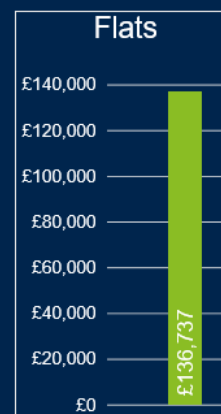
Total sales:  
29



Total sales:  
21



Total sales:  
5



Total sales:  
(Blank)

Ward Wychavon

## 4.2 Currently on the market

When looking at properties for sale in Honeybourne (within 1 mile of the Parish), as of the 16<sup>th</sup> December 2020, the following property was available:

	Road / Area (if given on advert)	Beds	Type of property	Cost	Agent
1	School Street	4	Detached	£850,000	Savills
2	Clun Forest Way	5	Detached	£525,000	Peter Clarke
3	Shepherds Walk	5	Detached	£515,000	Peter Clarke
4	Bretforton Road	4	Detached	£495,000	Reeds Rains
5	Stratford Road	3	Semi Detached	£475,000	Stuart Franklin
6	The Green	4	Detached	£475,000	Purple Bricks
7	Sycamore Drive	5	Detached	£450,000	Peter Clarke
8	Mickleton Road	4	Semi Detached	£425,000	Chatterton
9	Hawthorn Close	5	Detached	£425,000	Leaders
10	High Street	4	Detached	£375,000	Peter Clarke
11	Sycamore Drive	4	Detached	£345,000	Peter Clarke
12	High Street	3	Detached	£325,000	Reeds Rains
13	Stratford Road	3	Detached	£325,000	Chatterton
14	Brunel Way	4	Detached	£300,000	Peter Clarke
15	Birch Grove	3	Detached	£290,000	Hayman Joyce
16	Hawthorn Close	4	Detached	£280,000	Peter Clarke
17	Hawthorn Close	4	Detached	£270,000	Peter Clarke
18	Clun Forest Way	3	Semi Detached	£269,950	Stuart Franklin
19	Stratford Road	3	Semi Detached	£265,000	Sheldon Bosley Knight
20	Fallow Field	3	Semi Detached	£260,000	Chatterton
21	School Street	2	Terraced	£245,000	Chatterton
22	Dudley Road	3	Semi Detached	£225,000	Purple Bricks
23	Brickwalk	2	Terraced	£220,000	Chatterton

	Road / Area (if given on advert)	Beds	Type of property	Cost	Agent
24	Stratford Road	2	Semi Detached	£210,000	Sheldon Bosley Knight
25	School Street	2	Terraced	£205,000	Gusterton, Palmer and James
26	Station Road	2	Semi Detached	£197,500	Reeds Rains
27	Harvard Avenue	3	Semi Detached	£195,000	Stuart Franklin
28	China Corner	3	Semi Detached	£190,000	Leaders
29	Harvard Avenue	2	Terraced	£170,000	R A Bennett
30	China Corner	2	Semi Detached	£160,000	Leaders
31	The Green	2	Terraced	£159,950	Chatterton

Data Source: <https://www.rightmove.co.uk/property-for-sale/find.html?locationIdentifier=REGION%5E12998&index=24&propertyTypes=&includeSSTC=true&mustHave=&dontShow=&furnishTypes=&keywords=> (16<sup>th</sup> December 2020)

In total, 31 properties were listed for sale within one mile of Honeybourne, with a maximum value of £850,000 and minimum value of £159,950. This provides an average house price of: £326,367.74. This is in line with the average ward sales price of £354,454.00. Properties available ranged from 5-bedroom detached houses, to 2-bedroom properties.

#### 4.3 Private Rental

On the 16<sup>th</sup> December, there were no properties available for rent.

Data Source Search through Rightmove: <https://www.rightmove.co.uk/property-to-rent/find.html?searchType=RENT&locationIdentifier=REGION%5E12998&insId=1&radius=0.0&minPrice=&maxPrice=&minBedrooms=&maxBedrooms=&displayPropertyType=&maxDaysSinceAdded=&sortByPriceDescending=&includeLetAgreed=on&primaryDisplayPropertyType=&secondaryDisplayPropertyType=&oldDisplayPropertyType=&oldPrimaryDisplayPropertyType=&letType=&letFurnishType=&houseFlatShare=> (16<sup>th</sup> December 2020).

### 5. Conclusion

The survey received a response rate of 29% showing a margin of error to 95% as + / - 5.0%.

It is possible that not all residents with a housing need will have responded, 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 stated that they were looking for alternative accommodation within the next five years (21% of respondents). Of these:

- Twenty-eight (28) stated that they would buy on the open market (this can be seen in 5.1)
- Thirteen (13) would rent from a housing association (this can be seen in 5.2)
- Two (2) stated they would buy a starter home (this can be seen in 5.3)
- Four (4) would buy a shared ownership property (this can be seen in 5.3)
- One (1) is interested in rent to buy (this can be seen in 5.3)
- One (1) would rent from a private landlord (this can be seen in 5.4)
- One (1) respondent did not state their preferred tenure.

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

### 5.1 Market Housing Need Identified

Number	Timescale	Reason for moving	Current Tenure	Household Make Up	Tenure to move to	Parish of Preference	Bedroom Need
1	In the next 12 months	Need to set up independent home	Own your own home with a mortgage	1 Adult	Buy on the open market	Outside of the District of Wychavon	1
2	In the next 12 months	Need to set up independent home	Own your own home with a mortgage	1 Adult	Buy on the open market	Honeybourne	1
3	In the next 12 months	Need a smaller home	Own your own home with a mortgage	1 Adult	Buy on the open market	Outside of the District of Wychavon	1
4	In the next 12 months	Moving in with partner to a new house	Rent from a private landlord	1 Adult	Buy on the open market	Honeybourne	1
5	In the next 12 months	Need to be closer to work	Own your own home with a mortgage	1 Adult	Buy on the open market	Outside of the District of Wychavon	1
6	In the next 12 months	To receive support from a relative	Own your own home with a mortgage	2 Adults	Buy on the open market	Outside of the District of Wychavon	1
7	In the next 12 months	Family break up	Own your own home with a mortgage	2 Adults, 1 Child	Buy on the open market	Within the District of Wychavon	2
8	In the next 12 months	Need a cheaper home	Own your own home outright	2 Adults, 1 Child	Buy on the open market	Outside of the District of Wychavon	2
9	1 to 3 years	Need a smaller home	Own your own home outright	2 Adults (65+)	Buy on the open market	Outside of the District	1
10	1 to 3	Need a smaller	Own your own	2 Adults	Buy on the open	North and Middle Littleton	

Number	Timescale	Reason for moving	Current Tenure	Household Make Up	Tenure to move to	Parish of Preference	Bedroom Need
	years	home	home outright	(65+)	market		1
11	1 to 3 years	To receive support from a relative	Own your own home outright	2 Adults (65+)	Buy on the open market	Within the District of Wychavon	1
12	1 to 3 years	Need to set up independent home	Own your own home with a mortgage	1 Adult	Buy on the open market	Outside of the District of Wychavon	1
13	1 to 3 years	a house with fewer stairs	Own your own home outright	2 Adults (65+)	Buy on the open market	Honeybourne, Pebworth, North and Middle Littleton, South Littleton, Bretforton	2
14	1 to 3 years	Too much building and no longer a village - just a housing estate	Own your own home outright	2 Adults	Buy on the open market	Outside of the District of Wychavon	1
15	1 to 3 years	Need to set up independent home	Own your own home outright	1 Adult	Buy on the open market	Did not state	1
16	1 to 3 years	Need to set up independent home	Own your own home with a mortgage	3 Adults	Buy on the open market	Honeybourne, Bretforton, Within the District of Wychavon	2 / 3
17	3 to 5 years	Need a larger home	Own your own home with a mortgage	2 Adults, 1 Child	Buy on the open market	Honeybourne, Pebworth	2
18	3 to 5 years	looking to move to Scotland - children	Own your own home with a	2 Adults	Buy on the open market	Outside of the District of Wychavon	

Number	Timescale	Reason for moving	Current Tenure	Household Make Up	Tenure to move to	Parish of Preference	Bedroom Need
		have all moved to University	mortgage				1
19	3 to 5 years	Need a smaller home	Own your own home with a mortgage	2 Adults	Buy on the open market	Outside of the District of Wychavon	1
20	3 to 5 years	school catchment	Own your own home outright	2 Adults, 2 Children	Buy on the open market	Outside of the District of Wychavon	2/3
21	3 to 5 years	Need a smaller home	Own your own home outright	2 Adults (65+)	Buy on the open market	Outside of the District of Wychavon	1
22	3 to 5 years	need a care home	Own your own home outright	2 Adults (65+)	Buy on the open market	Within the District of Wychavon	1
23	3 to 5 years	Need a cheaper home	Rent from a private landlord	2 Adults	Buy on the open market	Honeybourne	1
24	3 to 5 years	Need to set up independent home	Own your own home with a mortgage	2 Adults	Buy on the open market	Outside of the District of Wychavon	1
25	3 to 5 years	To receive support from a relative	Own your own home outright	2 Adults (65+)	Buy on the open market	Outside of the District of Wychavon	1
26	3 to 5 years	Need a larger home	Own your own home with a mortgage	1 Adult	Buy on the open market	Honeybourne	1

Number	Timescale	Reason for moving	Current Tenure	Household Make Up	Tenure to move to	Parish of Preference	Bedroom Need
27	3 to 5 years	children growing up and moving on	Own your own home with a mortgage	1 Adult, 2 Children	Buy on the open market	Outside of the District of Wychavon	2/3
28	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	1

\*Bedroom need identified via the housing register calculation for bedroom need.

However, those purchasing on the open market may choose to purchase a larger home.

### Current Market Development and Commitments

A site with one open market dwelling is currently under construction in Honeybourne delivering 1 x 5+ bed detached house.

There are three further developments which have been granted planning permission but are not yet under construction, as follows:

1. This site has been granted permission for 2 x 3 bed detached open market dwellings.
2. This site has been granted permission for 8 x open market dwellings. The mix of housing is 2 x 4 bed houses, 3 x 3 bed houses and 3 x 2 bed bungalows.
3. This site has been granted permission for 6 x open market dwellings. The mix of housing is 3 x 2 bed houses, 2 x 3 bed houses and 1 x 4 bed house.

Additionally, outline Planning permission has been granted for a further site of up to 65 dwellings. Of the total number of dwellings on this site, 40% would be provided as affordable housing and the remaining as open market. However, there is no guarantee that this will be delivered and the price range.

## 5.2 Affordable Rented Housing Need Identified

Number	Timescale	Reason for moving	Current Tenure	Household Make Up	Tenure to move to	Parish of Preference	Bedroom Need
1	In the next 12 months	To receive support from a relative	Rent from a housing association	2 Adults	Rent from a housing association	Honeybourne, Pebworth, North and Middle Littleton, South Littleton, Bretforton	1
2	In the next 12 months	Need a larger home	Rent from a housing association	2 Adults, 3 Children	Rent from a housing association	Honeybourne	3
3	In the next 12 months	Need a larger home	Rent from a housing association	2 Adults	Rent from a housing association	Honeybourne, Pebworth, North and Middle Littleton, South Littleton	1
4	In the next 12 months	Need a specially adapted home	Rent from a housing association	1 Adult, 3 Children	Rent from a housing association	Outside of the District of Wychavon	3
5	In the next 12 months	Need a larger home	Rent from a private landlord	2 Adults, 1 Child	Rent from a housing association	Honeybourne, Pebworth, North and Middle Littleton, South Littleton, Bretforton	2
6	In the next 12 months	and current home is in a poor state of repair	Rent from a private landlord	1 Adult	Rent from a housing association	Honeybourne, North and Middle Littleton, South Littleton, Bretforton	1
7	In the next 12 months	To avoid harassment	Rent from a housing association	1 Adult	Rent from a housing association	Within the District of Wychavon	1
8	1 to 3 years	Need a larger home	Rent from a housing association	1 Adult (65+)	Rent from a housing association	Within the District of Wychavon	1
9	1 to 3 years	Need a larger home	Rent from a housing association	2 Adults, 2 Children	Rent from a housing association	Honeybourne, Pebworth, North and Middle Littleton, South Littleton	2 / 3
10	1 to 3	Need to set up	Own your own home with a	1 Adult	Rent from a housing	Honeybourne	

Number	Timescale	Reason for moving	Current Tenure	Household Make Up	Tenure to move to	Parish of Preference	Bedroom Need
	years	independent home	mortgage		association		1
11	1 to 3 years	Need a specially adapted home	Rent from a housing association	1 Adult, 1 Child	Rent from a housing association	Within the District of Wychavon	2
12	3 to 5 years	Need a cheaper home	Rent from a private landlord	2 Adults	Rent from a housing association	Honeybourne	1
13	3 to 5 years	shared custody of children, so need a spare room	Rent from a housing association	1 Adult	Rent from a housing association	Honeybourne, Pebworth, North and Middle Littleton	1

\*Bedroom need identified via the housing register calculation for bedroom need.

### Current Affordable Housing Development

Currently there are no housing developments under construction in Honeybourne which will provide affordable housing.

As mentioned above, outline Planning permission has been granted for a further site of up to 65 dwellings. Of the total number of dwellings on this site, 40% would be provided as affordable housing. On the basis of 65 dwellings, this equates to 26 affordable housing dwellings. However, there is no guarantee that this will be delivered and the price range. The property types and tenures would not be agreed until Reserved Matters stage.

### 5.3 Affordable Home Ownership Need Identified

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

Number	Timescale	Reason for moving	Current Tenure	Household Make Up	Tenure to move to	Parish of Preference	Bedroom Need
1	In the next 12 months	Need to set up independent home	Rent from a housing association	1 Adult	Part buy a shared ownership property (part own/part rent)	Honeybourne, Bretforton	1
2	In the next 12 months	Need a cheaper home	Rent from a private landlord	2 Adults	Part buy a shared ownership property (part own/part rent)	Honeybourne, North and Middle Littleton	1
3	1 to 3 years	Need a larger home	Rent from a private landlord	2 Adults, 2 Children	Rent to buy	Honeybourne	2 / 3
4	1 to 3 years	Need a cheaper home	Rent from a private landlord	2 Adults, 2 Children	Part buy a shared ownership property (part own/part rent)	Honeybourne, Bretforton	2 / 3
5	1 to 3 years	Need to set up independent home	Rent from a private landlord	2 Adults	Buy a starter home	Honeybourne	1
6	1 to 3 years	Need a smaller home	Own your own home outright	1 Adult	Buy a starter home	Honeybourne, Pebworth, North and Middle Littleton, South Littleton, Bretforton	1
7	3 to 5 years	Need a smaller home	Own your own home outright	1 Adult	Part buy a shared ownership property (part own/part rent)	Honeybourne	1

\*Bedroom need identified via the housing register calculation for bedroom need.

However, purchasing an affordable tenure home, allows you to purchase a home larger than your housing need.

#### 5.4 Private Rental Housing Need Identified

Number	Timescale	Reason for moving	Current Tenure	Household Make Up	Tenure to move to	Parish of Preference	
1	3 to 5 years	single storey accommodation	Rent from a private landlord	2 Adults (65+)	Rent from a private landlord	Honeybourne	1

\*Bedroom need identified via the housing register calculation for bedroom need.

However, privately renting may choose to rent a larger home than their housing need.

## Appendix One

### Copy of Housing Needs Survey (Paper Format), Covering Letter and Reply Paid Envelope

#### Housing Needs Survey (4 pages)

**WYCHAVON**  
Honeybourne - Local Housing Needs Survey

Wychavon District Council, One Clarke, One Blackish Drive,  
Pangloss, Worcs. WR13 1PT www.wychavon.gov.uk

**WYCHAVON**  
DISTRICT COUNCIL  
good services, good value

This survey is also available to complete online: <https://www.smartsurvey.co.uk/s/Honeybourne/>

Your current home and household

1. How many bedrooms does your current home have? ☐ 1 ☐ 2 ☐ 3 ☐ 4+

2. What type of home do you live in?  
☐ House ☐ Bungalow ☐ Flat/apartment ☐ Mobile home ☐ Static caravan / park home  
☐ Other, Please specify \_\_\_\_\_

3. Do you?  
☐ Own your own home outright ☐ Own your own home with a mortgage  
☐ Part own, part rent (Shared ownership) ☐ Own a starter home  
☐ Rent from a housing association ☐ Own a Discounted Market Sales property  
☐ Rent from a private landlord ☐ Live with family / friends (lodging)  
☐ Have a home tied to a job ☐ Other, please specify \_\_\_\_\_

4. How many people live in your home in each age group:

Ages	Under 10	10 - 15	16 - 17	18 - 34	35 - 54	55 - 64	65 or above
Number of people in household							

5. Do any of the following apply to any members of your household?  
Please select one option only.  
☐ Currently live in the Parish ☐ Have permanent employment in the parish  
☐ Have immediate family in the parish (mother, father, son, daughter, siblings) for at least 5 years.  
☐ Care for a family member who lives in the Parish  
☐ Other, please specify: \_\_\_\_\_

5a. Have you:  
☐ Lived in the parish for under 6 months  
☐ Lived in the parish for at least 6 of the last 12 months  
☐ Lived in the parish for at least 3 of the last 5 years  
☐ Lived in the parish for over 5 years

Your future need

6. Are you or anyone in your household likely to need alternative housing? i.e.: move to a smaller / larger home. Please select one option only.  
☐ In the next 12 months ☐ 1 to 3 years ☐ 3 – 5 years ☐ No (Proceed to Q16)

If more than one household member is likely to require alternative housing in separate properties, please request another form by calling 01386 565000 (option 5 then option 4) or email [housingstrategy@wychavon.gov.uk](mailto:housingstrategy@wychavon.gov.uk)

7. How many people will require this housing? (Please state the number of household members per age category).

Ages	Under 10	10 - 15	16 - 17	18 - 34	35 - 54	55 - 64	65 or above
Number of people in household							

8. What area are you looking for alternative accommodation?

- ☐ Within the Parish of Honeybourne    ☐ Surrounding Parish of Pebworth  
☐ Surrounding Parish of North and Middle Littleton    ☐ Surrounding Parish of South Littleton  
☐ Surrounding Parish of Bretforton    ☐ Out of the area to (please specify) \_\_\_\_\_

9. What is the main reason for needing to move?

- ☐ Need a larger home    ☐ Need a smaller home    ☐ Need a cheaper home  
☐ Family break up    ☐ Need to be closer to work    ☐ Current home in poor state of repair  
☐ To avoid harassment    ☐ To avoid domestic abuse    ☐ To give support to a relative  
☐ To receive support from a relative    ☐ Need a more secure / long term tenancy  
☐ Need to set up an independent home    ☐ Need a specially adapted home  
☐ Other, please specify: \_\_\_\_\_

10. What would be a barrier to you accessing suitable housing for your needs?

- ☐ Lack of suitable properties available    ☐ Not able to afford a suitable property  
☐ Saving to purchase a property    ☐ Other (please specify) \_\_\_\_\_

11. Would you prefer to (definitions for each can be seen on page 4).....

- ☐ Buy on the open market    ☐ Shared ownership (part own / part rent)    ☐ Self build  
☐ Rent from a Housing Association    ☐ Rent from a private landlord    ☐ Starter Home  
☐ Rent to Buy    ☐ Discounted Market Sale / Fixed Equity    ☐ Another Government backed schemes  
 (please specify) \_\_\_\_\_

12. What is your total gross annual household income (including all benefits)?

- ☐ Less than £20,000    ☐ £20,000 - £29,999    ☐ £30,000 - £39,999    ☐ £40,000 - £49,999  
☐ £50,000 - £59,999    ☐ More than £60,000    ☐ Prefer not to say

13. What deposit can you afford? (This does not apply to rented properties)

- ☐ Less than £3,000    ☐ £3,000 to £9,999    ☐ £10,000 to £19,999    ☐ £20,000 to £29,999  
☐ £30,000 to £39,999    ☐ £40,000 to £49,999    ☐ More than £50,000    ☐ Prefer not to say  
☐ Do not wish to buy

14. If owner occupier accommodation including low cost home ownership is required at what price range can you afford to purchase?

- ☐ Up to £199,999    ☐ £200,000 - £249,999    ☐ £250,000 - £299,999    ☐ £300,000 to £349,999  
☐ £350,000 to £399,999    ☐ £400,000 or more    ☐ Prefer not to say    ☐ Do not wish to buy

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

- ☐ Do not wish to rent    ☐ Less than £400 pcm    ☐ £400 - £499 pcm    ☐ £500 - £599 pcm  
☐ £600 - £699 pcm    ☐ £700 - £799 pcm    ☐ £800 + pcm

16. 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?

☐ YES    ☐ NO

If yes, please enter their contact details below so that we can ask them to complete a survey:

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17. Is your Parish a nice place to live?

☐ YES    ☐ NO

18. Do you feel any of the following apply to your Parish? Please tick all that apply.

- ☐ Friendly    ☐ Good community spirit    ☐ Sought after location  
☐ Balanced / varied population    ☐ Crime is an issue

A. Over the past 3 years has your Parish:

☐ Changed for the better    ☐ Become worse    ☐ Not changed    ☐ N/A

B. How much of a problem is traffic congestion?    ☐ Regular    ☐ Occasional    ☐ Never    ☐ N/A

C. How much of a problem is parking?    ☐ Regular    ☐ Occasional    ☐ Never    ☐ N/A

D. What is access to public transport like in your Parish?    ☐ Regular    ☐ Irregular    ☐ None    ☐ N/A

E. If regular public transport was available how often would you use it?    ☐ Frequently    ☐ Sometimes    ☐ Never    ☐ N/A

19. Do you feel there are enough amenities in your Parish?

☐ Yes    ☐ No

If no, what would you like to see (please tick all that apply):

- ☐ Pub    ☐ Restaurant    ☐ Fitness facility / classes    ☐ Local shop    ☐ Social events  
☐ Cycle routes    ☐ Electric vehicle charging    ☐ Public footpath    ☐ Designated walking area/s  
☐ Other, please specify: \_\_\_\_\_

20. Do you feel your Parish is a good place for businesses to set up, grow and create jobs?

☐ Yes    ☐ No    ☐ Not Sure    Please provide basic details below: \_\_\_\_\_

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### Affordable housing:

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- Affordable housing for rent
- Starter homes – if you're a first-time buyer, the Starter Homes scheme could help you buy a new-build home with a 20% discount. You must be between 23 and 40 years old.
- Build to Rent (also known as Affordable Private Rent) – properties available to rent under the private rented sector. The rent levels are at least 20% below local market rents (inclusive of service charges if applicable) for the same or equivalent property. Usually, tenancy agreements of three years or more are offered.
- Discounted market sales housing - where you purchase a home at a discounted rate which is usually at least 20% less than the market value, and when you come to sell, the property will be sold at the same discounted percentage. So if you bought at 80% of the full market value, when you sell you'd get 80% of the full value of the property at the time of sale.
- Other affordable routes to home ownership such as shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent)

21. Would you support an affordable housing development for local people in your Parish?

☐ Yes ☐ Do not support

If yes, what size of affordable housing development would you support?

☐ 0 – 10 ☐ 11 – 20 ☐ 21 – 30 ☐ 30 +

22. Would you be interested in receiving information about any possible volunteering opportunities within your local Parish?

If you answer yes to Q22, your contact details will be passed to your local Parish council to make contact about volunteering opportunities in your area.

☐ YES ☐ NO

Are you happy for us to contact you if we need any more information, if so please complete contact details below.

Name

Phone / Mobile email

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

☐ YES ☐ NO

If yes, please provide your Home Choice Plus Registration Number:

N.B: if you have not accessed your account for sometime, you may need to re-register. If you are not registered, please visit [www.homechoiceplus.org.uk](http://www.homechoiceplus.org.uk)

Thank you for completing this survey. Any information you provide us with will be treated as private and confidential and will only be used to help us plan for future housing provision. If any of the answers you have given us are incorrect or you have made any false declarations it may affect our assessment of your housing needs.

For further detail about Wychavon District Councils Privacy Notice, please visit:  
[www.wychavon.gov.uk/privacy-policy](http://www.wychavon.gov.uk/privacy-policy)

Please check you have answered all questions as incomplete surveys can not be included.

## Covering Letter

# WYCHAVON

Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore, Wors. WR10 1PT  
T: 01386 565000 DX25934 Pershore www.wychavon.gov.uk

September 2020



000027

The Occupier  
Meadow View  
Dudley Road  
Honeybourne  
Evesham  
Worce  
WR11 7XR

B345 G27/M

Dear Resident

### IMPORTANT - Housing Needs Survey – Honeybourne Deadline: Friday 9<sup>th</sup> October 2020

Wychavon District Council have commissioned a Housing Needs Survey for the Parish of Honeybourne. 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 or if you are aware of anyone who has left the area and wishes to return, 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. The survey can be completed (by current residents of Honeybourne and any former residents wishing to return to the area), and returned in one of the following ways:

- Our preferred method is online using the following link: <https://www.smartsurvey.co.uk/s/Honeybourne/>
- 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 Friday 9<sup>th</sup> October 2020. 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](mailto:housingstrategyandenabling@wychavon.gov.uk)

If you would like to find out more about adaptations to your current home, please go to: <https://www.milbrookhealthcare.co.uk/>. Alternatively, you can contact Milbrook Healthcare by calling 0330 124 8205 or by emailing [infocontactus@milbrookhealthcare.co.uk](mailto:infocontactus@milbrookhealthcare.co.uk)

Yours faithfully

Hannah Hunter - Housing Development Officer

Hannah Hunter  
Housing Development Officer



## Pre-Paid Return Envelope

Business Reply Plus  
Licence Number  
RTXX-SJYH-CERT



WYCHAVON  
DISTRICT COUNCIL  
good services, good value

2  
||| |||

Housing Services  
Wychavon District Council  
Civic Centre  
Queen Elizabeth Drive  
PERSHORE  
WR10 1PT