



North Claines

Housing Needs Survey

Analysis of Survey Results

October 2020

Rachael Tooth
Housing Strategy and Projects Officer

Wychavon District Council
Civic Centre
Queen Elizabeth Drive
Persnore
WR10 1PT

Email: rachael.tooth@wychavon.gov.uk

Telephone: 01386 565511

1. Introduction

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

1859 paper surveys were sent to households within the Parish of North Claines. 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 Facebook and Twitter pages run through the Communications team at the council. Posts were also placed on Spotted North Claines on Facebook.

- 5 posts were placed on Facebook through the Wychavon District Council Page. This reached 618,318 people. There were 6 likes and 1 share of the post.
- 2 posts were placed on Twitter through the Wychavon District Council Page. This reached 1574 people. There was 1 like and 2 retweets.

The deadline for responses to this survey was Friday 11th September 2020. In total 415 valid responses were received, showing a response rate of 22%.

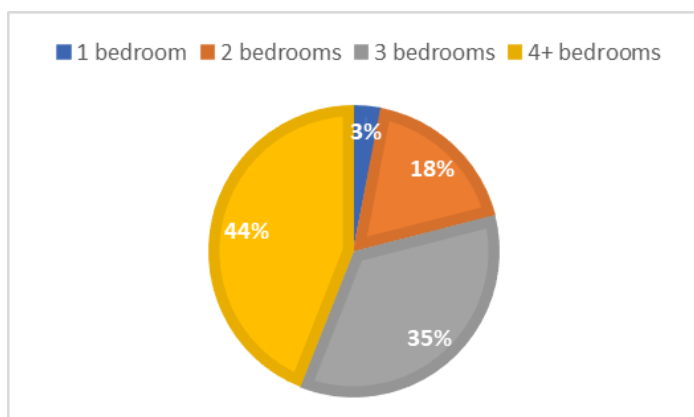
With a 95% reliability factor the data is to be true to a margin of error + / - 4.0%.

	Postal	Online	Telephone
Total Surveys	307	108	0
%	74%	26%	0%

2. Analysis

How many bedrooms does your current home have?

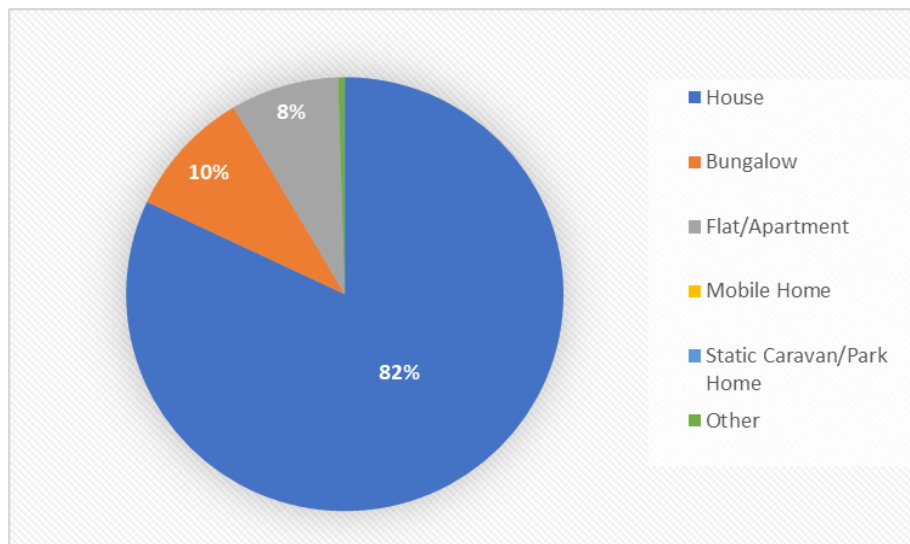
	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms
Number	12	75	147	181
Percentage	3%	18%	35%	44%



The majority of respondents stated that they were currently living in a property with 4 or more bedrooms (44%). Those with three bedrooms (35%), a further 18% stated 2 bedrooms, and 3% 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
Number	340	41	32	0	0	2
Percentage	82%	9.5%	8%	0%	0%	0.5%

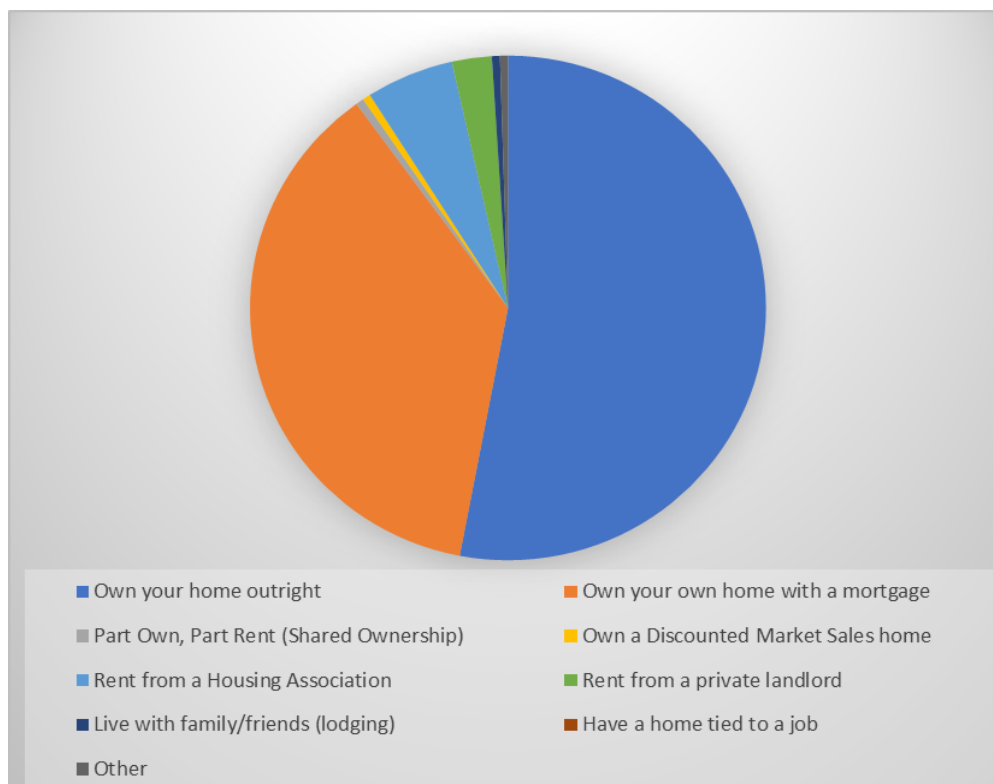


Three hundred and forty (82%) of respondents stated that they lived in a house, forty one (9.5%) stated they lived in a bungalow, thirty two (8%) stated a flat/apartment, and two respondents (0.5%) stated other and stated they lived in a cottage / annexe.

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

Do you....

	Number	Percentage
Own your home outright	222	53%
Own your own home with a mortgage	152	37%
Part Own, Part Rent (Shared Ownership)	2	0.5%
Own a Discounted Market Sales home	2	0.5%
Rent from a Housing Association	24	5.5%
Rent from a private landlord	10	2.5%
Live with family/friends (lodging)	1	0.5%
Have a home tied to a job	0	0%
Other (Two stated other, one gave the reason as "Family Trust" the second did not provide an answer).	2	0.5%



53% 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.

5.5% stated that they rent from a housing association, and 2.55% from a private landlord.

No respondents had accommodation tied to a job.

Ages of the people in your household

Under 10 years of age	56 households with 1, 2 or 3 members
10 – 15 years of age	37 households with 1 or 2 members
16 – 17 years of age	15 households with 1 or 2 members
18 – 34 years of age	80 households with 1, 2, 3 or 4 members
35 – 54 years of age	154 households with 1 or 2 members
55 – 64 years of age	102 households with 1, 2, 3 or 5 members
65 + years of age	196 households with 1, 2 or 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.

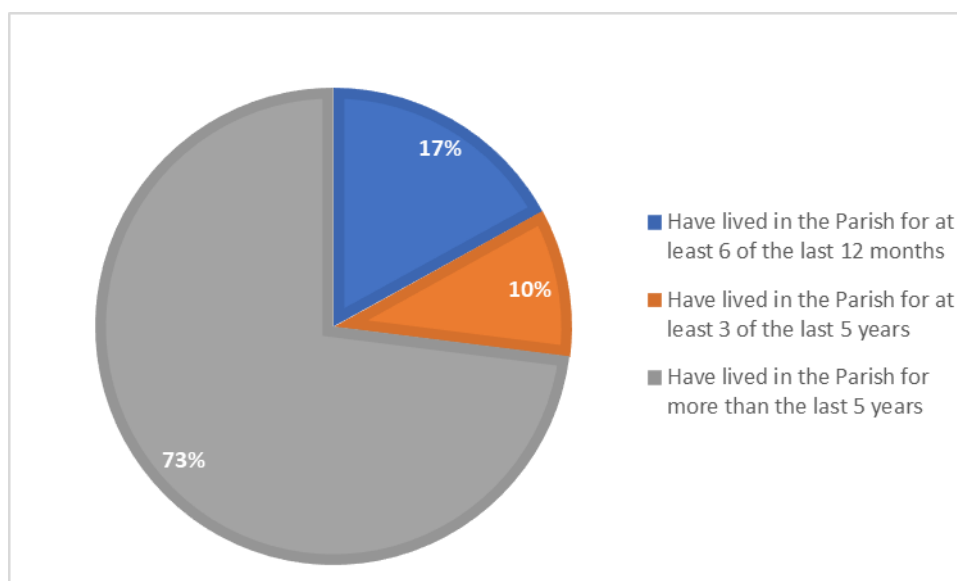
Three hundred and eighty-three (383) respondents stated that they currently lived in the Parish of North Claines (92% of respondents). A further 4% of respondents stated that they had employment within the parish, 1% stated that they cared for a family member in the parish and 9% of respondents stated that they also had immediate family living within the Parish. Two respondents stated other:

- Children attend nursery and school in the Parish, and I attend Church in the Parish
- I grew up living in the Parish until I was 15, and have tried to move back to the area ever since.

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

Have you:

	Number	Percentage
Have lived in the Parish for at least 6 of the last 12 months	69	17%
Have lived in the Parish for at least 3 of the last 5 years	42	10%
Have lived in the Parish for more than the last 5 years	304	73%



Your Future Need

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

Eighty-three (83) households stated that they were looking for alternative accommodation within the next five years (20% of respondents). The responses are detailed in the table below:

	In the next twelve months	1 to 3 years	3 – 5 years
Number	26	29	28
Percentage of those requiring to move	31%	35%	34%

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:

	In the next twelve months	1 – 3 years	3 – 5 years
Reason for needing to move	Need a cheaper home (2)	Need a larger home (11)	Need a cheaper home (1)
	Need a larger home (5)	Need a more secure tenancy (1)	Need a larger home (8)
	Need a smaller home (5)	Need a smaller home (4)	Need a smaller home (10)
	Need a specially adapted home (1)	Need to be closer to work (1)	Need a specially adapted home (1)
	Need to set up an	Need to set up an	Need to set up an

	independent home (5)	independent home (4)	independent home (2)
	To avoid domestic abuse / harassment (1)	To give support to a relative (1)	Other (6)
	To receive support from a relative (1)	To receive support from a relative (2)	
	Other (6)	Other (5)	

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

	Reason	Timescale	Current Tenure	Household Make Up	Property Tenure (to move to)	Location to move to *
1	Need a larger home	In the next 12 months	Own your own home with a mortgage	2 Adults 2 Children	Self-build	North Claines, Ombersley, Martin Husingtree, Salwarpe.
2	Would like ground floor, no stairs	In the next 12 months	Rent from a housing association	2 Adults (65+)	Rent from a housing association	Within Wychavon but not North Claines or surrounding parishes
3	Buy with a new partner	In the next 12 months	Own your own home with a mortgage	1 Adult (65+)	Buy on the open market	Outside of the district
4	Need a smaller home	In the next 12 months	Own your own home outright	1 Adult (65+)	Buy on the open market	Within Wychavon but not North Claines or surrounding parishes
5	To get away from all the green land becoming housing developments	In the next 12 months	Own your own home outright	1 Adult	Buy on the open market	Outside of the district
6	Want to live in a more rural area, less built up area.	In the next 12 months	Own your own home outright	2 Adults (65+)	Buy on the open market	Outside of the district
7	To receive support from a relative	In the next 12 months	Rent from a housing association	1 Adult (65+)	Rent from a housing association	Outside of the district
8	Did not state	In the next 12 months	Own your own home with a mortgage	2 Adults	Buy on the open market	North Claines
	Landlord	In the next	Rent from a	1 Adult (65+)	Rent from a	Within

	Reason	Timescale	Current Tenure	Household Make Up	Property Tenure (to move to)	Location to move to *
9	Eviction	12 months	private landlord		housing association	Wychavon but not North Claines or surrounding parishes
10	Need a smaller home	In the next 12 months	Own your own home with a mortgage	2 Adults 3 Children	Buy on the open market	Outside of the district
11	Need a cheaper home	In the next 12 months	Own your own home outright	2 Adults (65+)	Buy on the open market	Outside of the district
12	Need a specially adapted home	In the next 12 months	Rent from a housing association	1 Adult (65+)	Rent from a housing association	Wychavon but not North Claines or surrounding parishes
13	Need to set up independent home	In the next 12 months	Live with family/friends (lodging)	1 Adult	Buy a starter home	Ombersley, Martin Hussingtree, Salwarpe.
14	To avoid domestic abuse / harassment	In the next 12 months	Rent from a housing association	1 Adult 3 Children	Rent from a housing association	Outside of the district
15	Need a larger home	In the next 12 months	Own your own home with a mortgage	2 Adults 2 Children	Buy on the open market	Outside of the district
16	Need a larger home	In the next 12 months	Own your own home outright	2 Adults 1 Child	Self-build	Ombersley, Martin Hussingtree, Salwarpe.
17	Need a cheaper home	In the next 12 months	Own your own home with a mortgage	2 Adults 1 Child	Buy on the open market	Martin Hussingtree or within Wychavon but not North Claines
18	Need a larger home	In the next 12 months	Own your own home with a mortgage	2 Adults 1 Child	Buy on the open market	Ombersley
19	Need to set up independent home	In the next 12 months	Rent from a private landlord (living with parents)	1 Adult	Part buy a shared ownership property (part own/part rent)	Outside of the district
20	Need to set up independent home	In the next 12 months	Own your own home with a mortgage (living with parents)	1 Adult	Rent from a private landlord	North Claines

	Reason	Timescale	Current Tenure	Household Make Up	Property Tenure (to move to)	Location to move to *
21	Need to set up independent home	In the next 12 months	Own your own home with a mortgage (living with parents)	1 Adult	Rent from a private landlord	Outside of the district
22	Need a smaller home	In the next 12 months	Own your own home outright	2 Adults (65+)	Buy on the open market	Outside of the district
23	Need a smaller home	In the next 12 months	Own your own home outright	3 Adults	Buy on the open market	Wychavon but not North Claines or surrounding parishes
24	Need a larger home	In the next 12 months	Own your own home with a mortgage	1 Adults 1 Child	Buy on the open market	Ombersley, Martin Hussingtree, Salwarpe.
25	Need to set up independent home	In the next 12 months	Own your own home outright (living with parents)	1 Adult	Rent from a housing association	Martin Hussingtree
26	Need a smaller home	In the next 12 months	Own your own home with a mortgage	2 Adults	Buy on the open market	Ombersley
27	Need a larger home	1 to 3 years	Own your own home with a mortgage	2 Adults	Buy on the open market	Outside of the district
28	Need to set up independent home	1 to 3 years	Own your own home with a mortgage (living with parents)	1 Adult	Buy a starter home	Ombersley, Martin Hussingtree, Salwarpe.
29	Need to be closer to work	1 to 3 years	Own your own home with a mortgage	2 Adults	Buy on the open market	Outside of the district
30	Be closer to family and potentially child care	1 to 3 years	Own your own home with a mortgage	2 Adults	Buy on the open market	Outside of the district
31	Need a smaller home	1 to 3 years	Own your own home outright	1 Adult (65+)	Buy on the open market	Outside of the district
32	Need a smaller home	1 to 3 years	Own your own home outright	1 Adult (65+)	Buy on the open market	North Claines
33	Need to set up independent home	1 to 3 years	Own your own home with a mortgage (living with parents)	2 Adults (65+)	Buy a starter home	North Claines
34	Need a larger home	1 to 3 years	Part own, part rent (shared ownership)	1 Adult 2 Children	Buy on the open market	Outside of the district

	Reason	Timescale	Current Tenure	Household Make Up	Property Tenure (to move to)	Location to move to *
35	Need a smaller home	1 to 3 years	Own your own home outright	1 Adult 2 Children	Buy on the open market	North Claines
36	Need to set up independent home	1 to 3 years	Own your own home with a mortgage (living with parents)	1 Adult	Buy on the open market	North Claines
37	Need a larger home	1 to 3 years	Own your own home with a mortgage	1 Adult	Buy on the open market	North Claines
38	Age	1 to 3 years	Own your own home outright	1 Adult (65+)	Buy on the open market	Wychavon but not North Claines or surrounding parishes
39	Widower and family grown up	1 to 3 years	Own your own home outright	1 Adult (65+)	Buy on the open market	Wychavon but not North Claines or surrounding parishes
40	To receive support from a relative	1 to 3 years	Own your own home outright	2 Adults (65+)	Buy on the open market	Outside of the district
41	Need a more secure / long term tenancy	1 to 3 years	Rent from a private landlord	1 Adult	Rent to buy	Outside of the district
42	Need a larger home	1 to 3 years	Own your own home with a mortgage	2 Adults 3 Children	Buy on the open market	Outside of the district
43	Need a larger home	1 to 3 years	Rent from a housing association	2 Adults 2 Children	Rent from a housing association	Martin Hussingtree
44	Need a larger home	1 to 3 years	Own your own home with a mortgage	2 Adults	Buy on the open market	Outside of the district
45	Need a larger home	1 to 3 years	Rent from a private landlord	1 Adult 1 Child	Rent from a private landlord	Outside of the district
46	Need a smaller home	1 to 3 years	Own your own home outright	1 Adult (65+)	Buy on the open market	Outside of the district
47	Need a larger home	1 to 3 years	Own your own home with a mortgage	2 Adults 3 Children	Buy on the open market	Wychavon but not North Claines or surrounding parishes
48	Need to set up independent home	1 to 3 years	Own your own home with a mortgage (living with parents)	2 Adults	Buy a starter home	Outside of the district

	Reason	Timescale	Current Tenure	Household Make Up	Property Tenure (to move to)	Location to move to *
49	Need a larger home	1 to 3 years	Own your own home with a mortgage	2 Adults	Buy on the open market	Martin Hussingtree, Salwarpe
50	Need a larger home	1 to 3 years	Own your own home with a mortgage	1 Adult 2 Children	Buy on the open market	Ombersley, Martin Hussingtree, Salwarpe
51	Need a carer and end of life care	1 to 3 years	Own your own home outright	3 Adults (65+)	Did not state	Outside of the district
52	Been living with parents to save for own home	1 to 3 years	Own your own home outright (living with parents)	2 Adults 2 Children	Buy a starter home	Outside of the district
53	To receive support from a relative	1 to 3 years	Own your own home outright	1 Adult (65+)	Buy on the open market	North Claines
54	Need a larger home	1 to 3 years	Own your own home with a mortgage	2 Adults 2 Children	Buy on the open market	Wychavon but not North Claines or surrounding parishes
55	To give support to a relative	1 to 3 years	Own your own home with a mortgage	2 Adults	Buy on the open market	Outside of the district
56	Need a larger home	3 to 5 years	Own your own home outright	2 Adults 2 Children	Self-build	Ombersley, Martin Hussingtree, Salwarpe
57	Need a larger home	3 to 5 years	Own your own home with a mortgage	2 Adults	Buy on the open market	Martin Hussingtree, Salwarpe or outside of the district
58	Need a smaller home	3 to 5 years	Own your own home outright	1 Adult	Buy on the open market	North Claines
59	Need to set up independent home	3 to 5 years	Own your own home with a mortgage (living with parents)	1 Adult	Buy on the open market	Wychavon but not North Claines or surrounding parishes
60	Need a smaller home	3 to 5 years	Own your own home outright	2 Adults	Buy on the open market	Ombersley, Martin Hussingtree, Salwarpe
61	This area is becoming too built up.	3 to 5 years	Own your own home outright	3 Adults	Buy on the open market	Outside of the district
62	Need a larger home	3 to 5 years	Rent from a housing	2 Adults 2 Children	Buy on the open market	North Claines

	Reason	Timescale	Current Tenure	Household Make Up	Property Tenure (to move to)	Location to move to *
			association			
63	Need a cheaper home	3 to 5 years	Own your own home with a mortgage	2 Adults	Buy on the open market	Outside of the district
64	Need a smaller home	3 to 5 years	Own your own home outright	2 Adults	Buy on the open market	Martin Hussingtree
65	Need a larger home	3 to 5 years	Own your own home with a mortgage	2 Adults 2 Children	Buy on the open market	North Claines
66	Need a larger home	3 to 5 years	Own your own home with a mortgage	2 Adults 2 Children	Buy on the open market	Ombersley, Martin Hussingtree
67	Need a smaller home	3 to 5 years	Own your own home with a mortgage	2 Adults	Buy on the open market	Ombersley, Martin Hussingtree, Salwarpe
68	Need a smaller home	3 to 5 years	Own your own home with a mortgage	2 Adults	Buy on the open market	North Claines
69	Change of surroundings	3 to 5 years	Own your own home outright	2 Adults (65+)	Buy on the open market	Outside of the district
70	Need a larger home	3 to 5 years	Own your own home outright	2 Adults 2 Children	Buy on the open market	Ombersley, Martin Hussingtree
71	Sheltered accommodation	3 to 5 years	Own your own home outright	2 Adults (65+)	Buy on the open market	North Claines
72	Need a specially adapted home	3 to 5 years	Rent from a housing association	2 Adults 1 Child	Rent from a housing association	Martin Hussingtree, Salwarpe
73	Need a smaller home	3 to 5 years	Own your own home outright	2 Adults	Buy on the open market	Wychavon but not North Claines or surrounding parishes
74	Need a smaller home	3 to 5 years	Own your own home with a mortgage	2 Adults	Buy on the open market	Outside of the district
75	Need a larger home	3 to 5 years	Own a discounted market sales property	2 Adults	Buy on the open market	Outside of the district
76	Need a smaller home	3 to 5 years	Own your own home outright	1 Adult (65+)	Buy a discounted market sale / fixed equity	North Claines
77	Need a larger home	3 to 5 years	Own your own home with a mortgage	2 Adults 2 Children	Buy on the open market	Ombersley

	Reason	Timescale	Current Tenure	Household Make Up	Property Tenure (to move to)	Location to move to *
78	Need to set up independent home	3 to 5 years	Own your own home with a mortgage (living with parents)	1 Adult	Buy on the open market	Outside of the district
79	Plan to move to a bungalow	3 to 5 years	Own your own home with a mortgage	2 Adults 2 Children	Buy on the open market	Salwarpe
80	Need a smaller home	3 to 5 years	Own your own home outright	2 Adults (65+)	Buy on the open market	North Claines
81	Need a smaller home	3 to 5 years	Own your own home outright	2 Adults (65+)	Buy on the open market	Outside of the district
82	to be closer to family	3 to 5 years	Own your own home outright	2 Adults	Buy on the open market	Outside of the district
83	Double garage, more land and less neighbours	3 to 5 years	Own your own home with a mortgage	2 Adults	Buy on the open market	Outside of the district

*Multiple locations could be chosen

What might prevent you from fulfilling your future need?

Respondents were able to select all options that applied.

	Lack of suitable properties	Not able to afford suitable properties	Saving to purchase	Other
Number	53	22	14	5
Percentage	56%	23%	15%	5%

- 56% stated that there is a lack of suitable properties
- 23% stated that they are not able to afford suitable properties
- 15% stated that they were saving to purchase a property

Those stating “Other” gave the following reasons:

- Everywhere that should be semi rural is being swallowed up in Wychavon by the SWDP
- Would be interested in buying a plot to develop a house of our own requirements
- Too many new builds
- To be nearer shops and local amenities (such as a GP)
- Currently selling property

Would you prefer to?

	Buy on the open market	Shared Ownership / Discounted Market Sales	Rent from a Housing Association	Rent from a private landlord	Self-Build	Starter Home	Rent to Buy
Number	60	1 (DMS) 1 (SO)	8	3	3	5	1
Percentage	73%	2%	10%	4%	4%	6%	1%

One respondent did not state their preferred tenure.

What is your total gross annual household income?

	Less than £20,000	£20,000 - £29,999	£30,000 - £39,999	£40,000 - £49,999	£50,000 - £59,999	£60,000 or over
Number	12	8	8	9	3	22
Percentage	19%	13%	13%	15%	5%	35%

Twenty-one 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.

	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
Number	3	7	5	2	2	1	24
%	7%	15%	11%	5%	5%	2%	55%

Twenty-nine respondents stated that they did not wish to state the amount of deposit they had available to them as a deposit.

Ten (10) 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.

	Up to £199,999	£200,000- £249,999	£250,000- £299,999	£300,000- £349,999	£350,000- £399,999	£400,000 plus
Number	10	6	8	5	0	15
Percentage	23%	14%	18%	11%	0%	34%

Twenty seven 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?

	Less than £20,000	£20,000 - £29,999	£30,000 - £39,999	£40,000 - £49,999	£50,000 - £59,999	£60,000 or over	Prefer not to say
Buy on the open market	4 (9%)	6 (13%)	7 (16%)	7 (16%)	3 (7%)	18 (39%)	15
Buy a starter home	2 (67%)	1 (33%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2
Discounted Market Sales	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1

Rent to Buy	0 (0%)	1 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0
Shared Ownership	0 (0%)	0 (0%)	0 (0%)	1 (100%)	0 (0%)	0 (0%)	0
Rent from housing association	6 (86%)	0 (0%)	1 (14%)	0 (0%)	0 (0%)	0 (0%)	1
Rent from private landlord	0 (0%)	0 (0%)	0 (0%)	1 (33%)	0 (0%)	2 (67%)	0
Self Build	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2 (100%)	1

What deposit can you afford?

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

	Less than £3000	£3,000 - £9,999	£10,000 - £19,999	£20,000 - £29,999	£30,000 - £39,999	£40,000 - £49,999	More than £50,000	Prefer not to say
Buy on the open market	2 (6%)	3 (9%)	4 (12%)	1 (3%)	2 (6%)	1 (3%)	21 (61%)	26
Buy a starter home	0 (0%)	4 (80%)	1 (20%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0
Discounted Market Sales Property	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1
Rent to Buy	0 (0%)	0 (0%)	0 (0%)	1 (100%)	0 (0%)	0 (0%)	0 (0%)	0
Shared Ownership	1 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0
Self Build	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	3 (100%)	0

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

	Up to £199,999	£200,000- £249,999	£250,000- £299,999	£300,000- £349,999	£350,000- £399,999	£400,000 plus	Prefer not to say
Buy on the open market	4 (11%)	5 (13%)	8 (23%)	5 (13%)	0 (0%)	13 (40%)	25
Buy a starter home	4 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1
Discounted Market Sales Property	0 (0%)	1 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0
Rent to Buy	1 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0
Shared Ownership	1 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0
Self Build	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2 (100%)	1

It has to be noted that the average house price in North Claines is £312,353, and therefore for those households responding with household incomes of less than £20,000 and those with deposits of less than £10,000 may not be able to meet their needs by buying on the open market. 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.

	Less than £400	£401-£500	£501-£600	£601-£700	£701-£800	£801 +	Prefer not to say
Rent from a housing association	2 (25%)	4 (50%)	1 (12.5%)	1 (12.5%)	0 (0%)	0 (0%)	0
Rent from a private landlord	0 (0%)	1 (50%)	0 (0%)	0 (0%)	0 (0%)	1 (50%)	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, 403 out of the 412 respondents (98%) stated that it was. Three respondents did not respond to the question.

	Friendly	Has good community spirit	Crime is an issue	Sought after location	Balanced/varied population
Yes	334	221	26	286	155
No	81	194	389	129	260

- 80% of respondents stated it was a friendly Parish to live within
- 53% respondents stated that the Parish had a good community spirit
- 6% of respondents stated that they felt crime was an issue in the Parish
- 69% of respondents stated that they felt the Parish is a sought after location
- 37% 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:

Changed for the better	Not changed	Changed for the worse
43	252	120

- The majority (61%) stated that the Parish had not changed in the last 3 years
- 10% felt that the Parish had changed for the better.
- 29% stated they believed that the Parish had changed for the worse

How much of a problem is traffic congestion?

Regular	Occasional	Not a problem
111	232	72

One respondent did not provide an answer to the question.

- 27% felt that it was a regular problem
- 56% stated it was an occasional problem
- 17% of respondents did not feel that traffic caused a problem

How much of a problem is parking?

Regular	Occasional	Not a problem
85	135	195

- 33% stated that they felt parking was an occasional problem
- 20% felt that parking was a regular problem
- 47% felt that parking was not a problem

What is access to public transport like in your parish?

Regular	Irregular	No Access
265	62	88

- The majority, 63% stated that they believed public transport was regular
- 15% felt that there was irregular access to public transport
- 21% felt that there is no access to public transport.

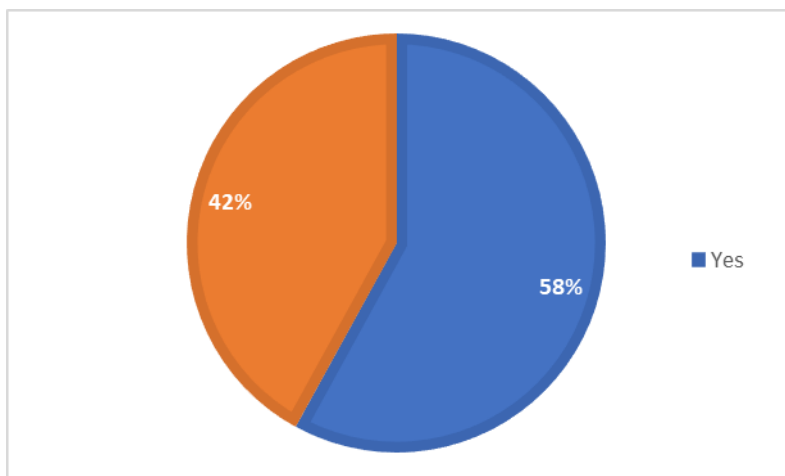
If regular public transport was available how often would you use it?

Sometimes	Frequently	Never
202	77	136

- The majority (49%) stated that if public transport was available that would sometimes use it
- 32% stated that they would never use public transport.
- 19% stated that if public transport was available they would use it frequently

Do you feel there are enough amenities in your parish?

Yes	No
242	173
58%	42%



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
13	35	36	17	27	55	31	17	45
5%	13%	13%	6%	10%	20%	11%	6%	16%

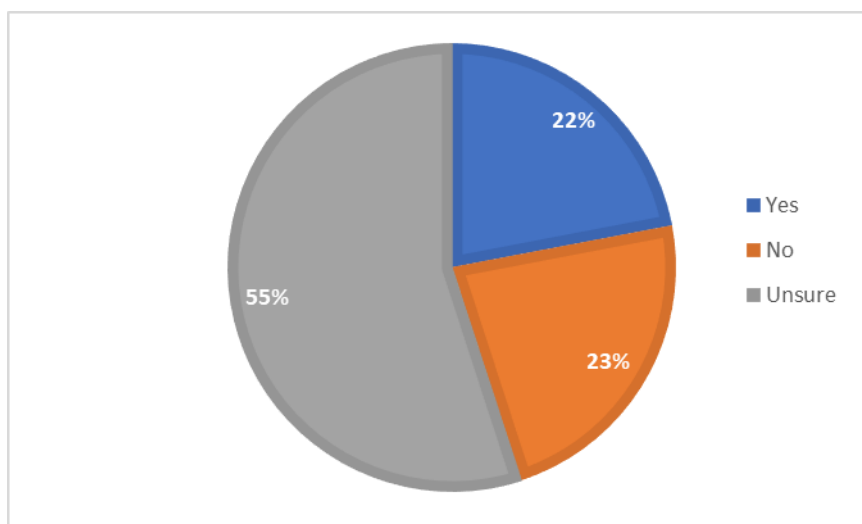
Eight four (84) households provided the following responses:

Allotments	Butcher	Chemist / Pharmacy	Children's Playground	Cut back overgrown footpaths
2	1	38	2	2
Coffee Shop	Dance Classes	Doctors Surgery / Health Care Centre	Dentist	Dog bins
3	1	47	10	2
Hardware Store	Litter picks	Maintained Green Spaces	Outdoor Exercise Space	Parish Hall / Community Centre
1	1	4	1	2
Parks	Playground for young children	Primary Care Facility	Primary School / Bigger School	Physio
1	1	1	5	1
Railway Station	Safe park for dogs	Skate Park	Sports Centre	Supermarket
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
92 22%	95 23%	225 55%

Three respondents did not provide an answer to the question.



The following comments regarding business growth in the parish of North Claines, are detailed below:

Transport	Links
Good connections to M5 and A-roads.	Fernhill Heath is almost halfway between Worcester and Droitwich, both of which would be more suitable for new business set-ups.
Dormitory suburb only; Industrial Estates close in Worcester - but no public transport to there!	Large trading estate just down the road at Blackpole.
Small businesses that do not have a big impact on traffic and noise.	Town centre is close by so would think this is more appropriate to set up a business
If too much business parking can become a problem.	Rural location, no need for industrial expansion. Suitable places for businesses to set up and

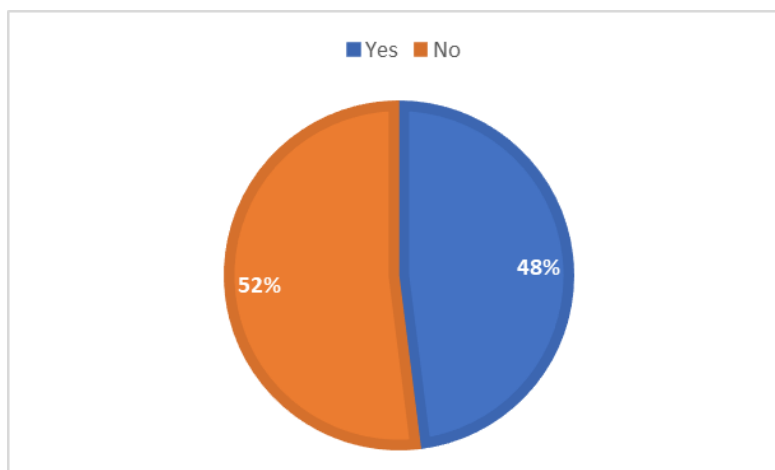
	expand nearby; Blackpole, Worcester six business park, Berry Hill etc.
Fernhill Heath is supposed to be a village, that's why I live here, but sadly its not as semi rural as it used to be. A lot of house have ben built which has not helped with the congestion of traffic and other things.	Limited opportunity to set up businesses, although there is much passing traffic on the A38.
There are too many unsuitable HGV's along our lane to the Industrial Units in lower town already.	A small area. Not sure businesses would survive
Good proximity to the M5 and Worcester City	Amenities
Good links to a38 and close to Hindlip	We already have 2 pub/restaurants, 3 shops selling groceries and newspapers and a post office but we do not have a GP surgery or pharmacy within walking distance.
Parish	Growing population but few amenities
Fernhill Heath is a place to live not work.	Recently completed a community broadband scheme and now have fibre to premises but before this internet was hopeless.
It is what it is - a village	Poor wifi
Rural area. Minimal office/shop space which isn't a bad thing in my opinion.	Other
Rural area and not suited for business purpose	Varied population.
The parish is too small for new business to be set up without building on green spaces and that would then ruin the parish.	Only if its run from a private residence
wrong place, the parish is too small and has already undergone too much housing development.	Very limited opportunity to establish a business
Area has always been residential, so having businesses would be a new venture.	It is a long stretched out village with no centre to focus a business
Too much pressure on a small lane	Middle class area, good income households, young population. Have to keep young people in the area.
Working from home	Lack of appropriate property and infrastructure
Online working/ working from home. Internet speeds are fast, parish is quiet and a wonderful environment to relax in after work	There are empty shops available on Fernhill Heath High Street
With the trend to remote working, good Internet is the key factor.	It creates more traffic congestion, air pollution, noise pollution and light pollution, and more rubbish blowing around.
Unless you are working from home, I can't see what business opportunities there are	Varied population that would support local business
Yes, good location to work from home, and business start ups	
Work from home due to Covid, good internet speed and peaceful surroundings.	

On the questions that asked for comments the Council has published the comments received, these are not the views of the council and are not endorsed and supported by the council in anyway, they are a reflection of what was actually submitted by respondents. Where the responses submitted contained potentially discriminatory, defamatory and or offensive language or any personal data they have not been reproduced.

Affordable Housing

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

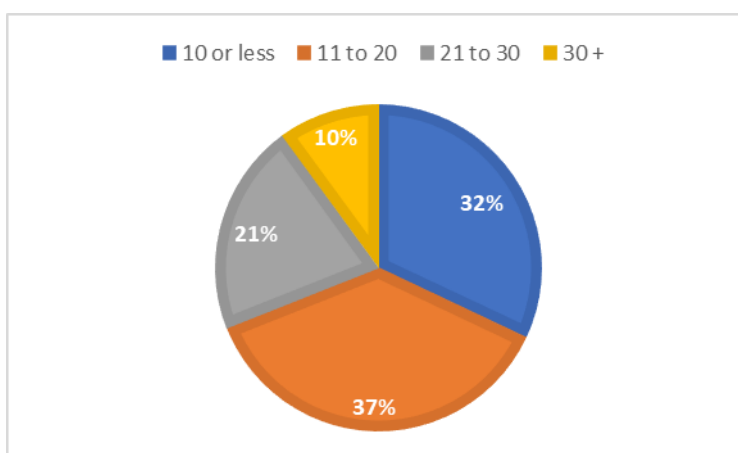
Yes	No
198	217
48%	52%



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

10 or less	11 - 20	21 - 30	30 +
63	73	40	19
32%	37%	21%	10%

Three 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
45 (11%)	370 (89%)

All forty five 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
16 (4%)	399 (96%)

A report was pulled from Home Choice Plus on the 29th October 2020, which showed that 27 households were registered with an address within North Claines. These households have the following housing need:

- 1 bed – 11 (of these, 5 are registered as being pensioners and/or in receipt of disability benefits)
- 2 bed – 13
- 3 bed - 3

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 North Claines, and the surrounding parishes of Ombersley, Martin Hustingtree and Salwarpe.

Currently eight respondents have stated a need for affordable rented accommodation. There are currently 12 available dwellings being delivered on site at the moment. The below table highlights in **orange** where need is met by current development. As this can be seen, the need should be met with the developments currently onsite.

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room need *	Price
In the next 12 months	2 Adults (65+)	Rent from a housing association	Lack of suitable properties available	Ground floor no stairs	Rent from a housing association	1	£400 - £499
In the next 12 months	1 Adult (65+)	Rent from a housing association	Lack of suitable properties available	To receive support from a relative	Rent from a housing association	1	£400 - £499
In the next 12 months	1 Adult (65+)	Rent from a private landlord	Not able to afford	Landlord is trying to evict me	Rent from a housing association	1	Less than £400
In the next 12 months	1 Adult (65+)	Rent from a housing association	Lack of suitable properties available	Need a specially adapted home	Rent from a housing association	1	£500 - £599
In the next 12 months	1 Adult 3 Children	Rent from a housing association	Lack of suitable properties available	To avoid domestic abuse and need a larger home.	Rent from a housing association	3 / 4	£600 - £699
In the next 12 months	1 Adult	Own your own home outright	Unable to afford	Need to set up independent home	Rent from a housing association	1	Less than £400

		(live with parents)					
1 to 3 years	2 Adults 2 Children	Rent from a housing association	Lack of suitable properties available Unable to afford	Need a larger home	Rent from a housing association	2 / 3	£400 - £499
3 to 5 years	2 Adults 1 Child	Rent from a housing association	Lack of suitable properties	Need a specially adapted home	Rent from a housing association	2	£400 - £499

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

Current Affordable Housing (Rented) Development

Currently there is a housing development under construction in North Claines which will provide the following social rented affordable housing:

Social rented – 12 dwellings

- 1 x 1 bed bungalow
- 1 x 2 bed bungalow
- x 2 bed house
- 4 x 3 bed house
- 4 x 1 bed maisonettes

Affordable Home Ownership Need Identified - (This includes shared ownership, starter home, rent to buy properties and discounted market sales properties)

Currently ten respondents have stated a need for affordable home ownership accommodation. There are currently four available dwellings being delivered on site at the moment. The below table highlights in orange where need is met by current development.

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room need *	Price
In the next 12 months	1 Adult	Live with family/friends (lodging)	Lack of suitable properties available Unable to afford	Need to set up independent home	Buy a starter home	1	Up to £199,999
In the next 12 months	1 Adult	Live with family/friends (lodging)	Lack of suitable properties available Unable to afford	Need to set up independent home	Buy a starter home	1	Up to £199,999

In the next 12 months	1 Adult	Rent from a private landlord	Unable to afford	Need to set up independent home	Part buy a shared ownership property (part own/part rent)	1	Up to £199,999
1 to 3 years	1 Adult	Own your own home with a mortgage	Lack of suitable properties Not able to afford Saving to purchase	Need to set up independent home	Buy a starter home	1	Up to £199,999
1 to 3 years	2 Adults (65+)	Own your own home with a mortgage	Saving to purchase	Need to set up independent home	Buy a starter home	1	Up to £199,999
1 to 3 years	1 Adult	Rent from a private landlord	Unable to afford	Need a more secure / long term tenancy	Rent to buy	1	Up to £199,999
1 to 3 years	2 Adults	Own your own home with a mortgage	Saving to purchase	Need to set up independent home	Buy a starter home	1	Up to £199,999
1 to 3 years	2 Adults 2 Children	Own your own home outright	Saving to purchase	been living with parents to save for own home	Buy a starter home	2 / 3	Prefer not to say
1 to 3 years	1 Adult	Own your own home with a mortgage	Lack of suitable properties Not able to afford Saving to purchase	Need to set up independent home	Buy a starter home	1	Up to £199,999
3 to 5 years	1 Adult	Own your own home outright	Lack of suitable properties	Need a smaller home	Buy a discounted market sale / fixed equity	1	£200,000 to £249,999

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

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

Current Affordable Housing (Affordable Home Ownership) Development

Currently there is a housing development under construction in North Claines which will provide the following affordable home ownership housing:

Shared Ownership – 4 dwellings

2 x 2 bed houses and 2 x 3 bed houses

3. About the Parish of North Claines

Ward Profile

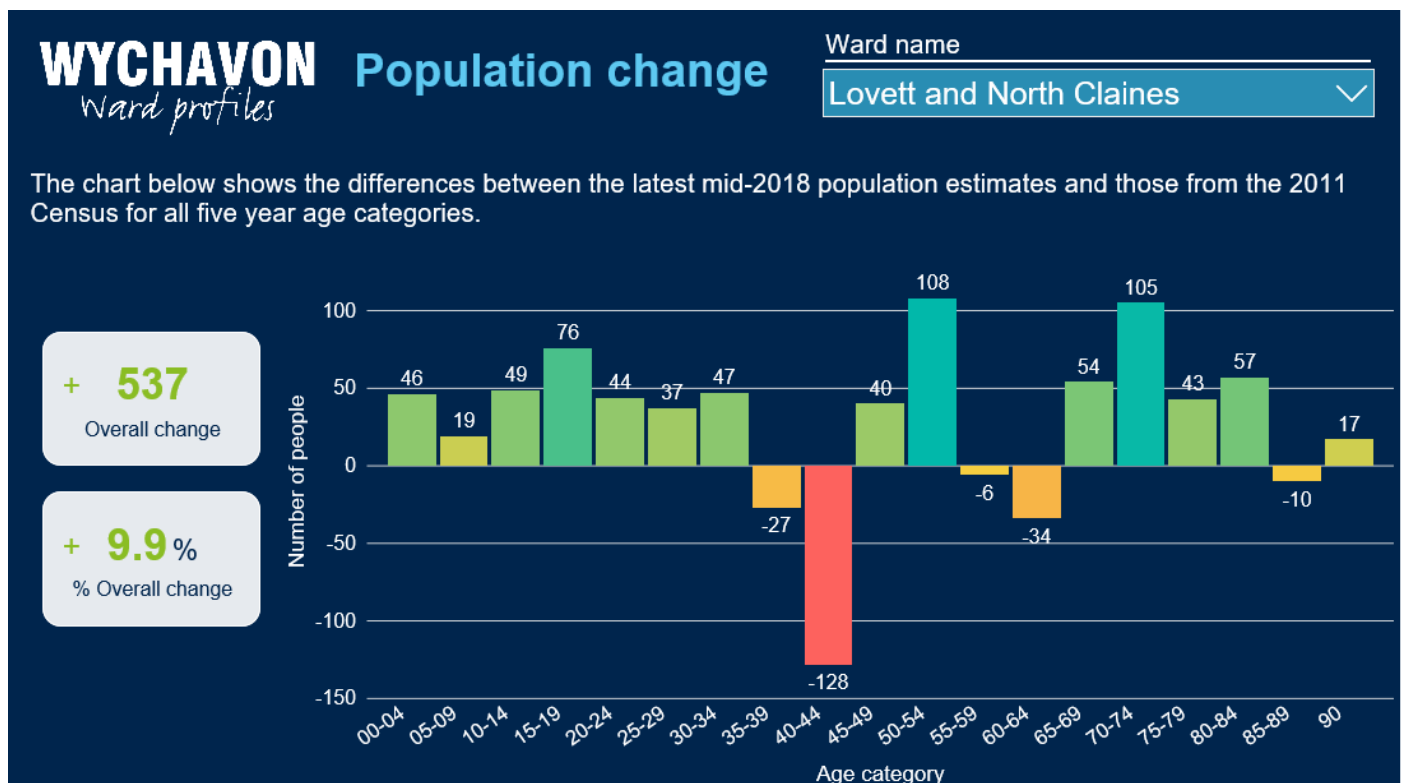
The Parish of North Claines falls into the joint ward of Lovett and North Claines, this includes the following parishes:

- Elmbridge
- Elmley Lovett
- Hampton Lovett
- Hindlip
- Martin Hussingtree
- North Claines
- Salwarpe
- Westwood

. Data for this ward can be seen below:

Lovett and North Claines			
Total Population	5974		
Male	2953	Female	3021
Under 16	23.4%	65 +	32.9%
16 – 64	43.7%		

The below chart shows that the population of the Lovett and North Claines Ward has increased by 537 people, which shows a plus percentage increase of 9.9% between 2011 and 2018.



Child poverty 2017/18

Before housing costs

Lovett and North Claines	16.7%
Wychavon	18.3%
UK	22.0%

After housing costs

Lovett and North Claines	25.4%
Wychavon	25.2%
UK	30.0%

Housing Tenure			Housing Type		
Owned Outright	1037	46%	Detached House	1295	55%
Owned with a mortgage or home	796	36%	Semi Detached House	618	26%
Private Rent	208	9%	Terraced House	132	6%
Social Rent	162	7%	Flat / Maisonette	202	9%
Other	36	2%	Caravan/Mobile Home	100	4%

- This data is relating to the 2011 Census

Overcrowding (Census 2011)

2.4%
Ward

4.0% Wychavon
4.8% Worcestershire
8.7% England

Single person households aged 65+

13.0%
Ward

13.7% Wychavon
13.1% Worcestershire
12.4% England

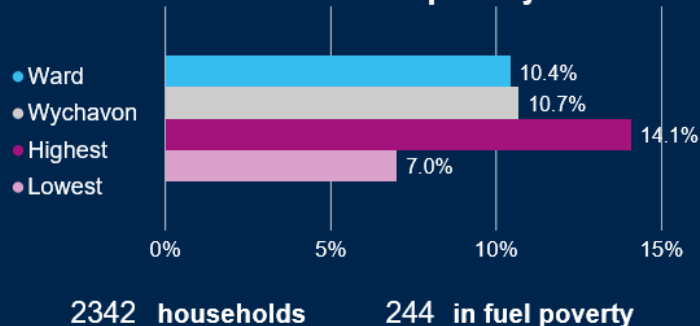
Fuel Poverty

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:

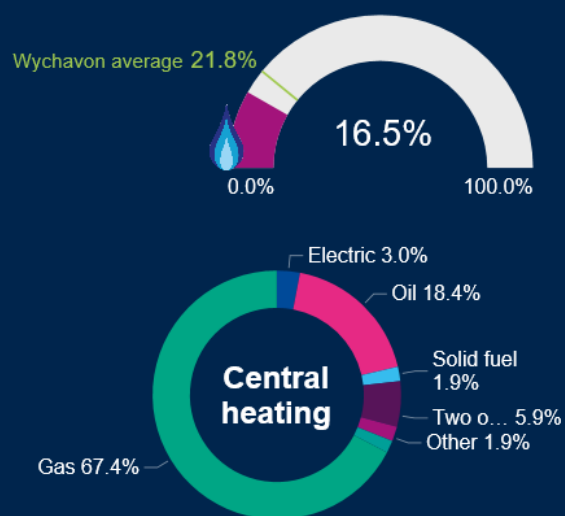
They have required fuel costs that are above average (the national median level).

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

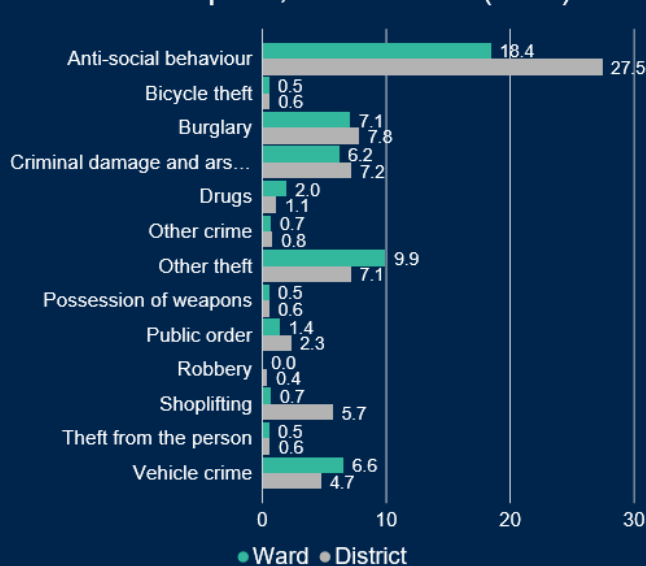


Crime Levels (as at 2018)

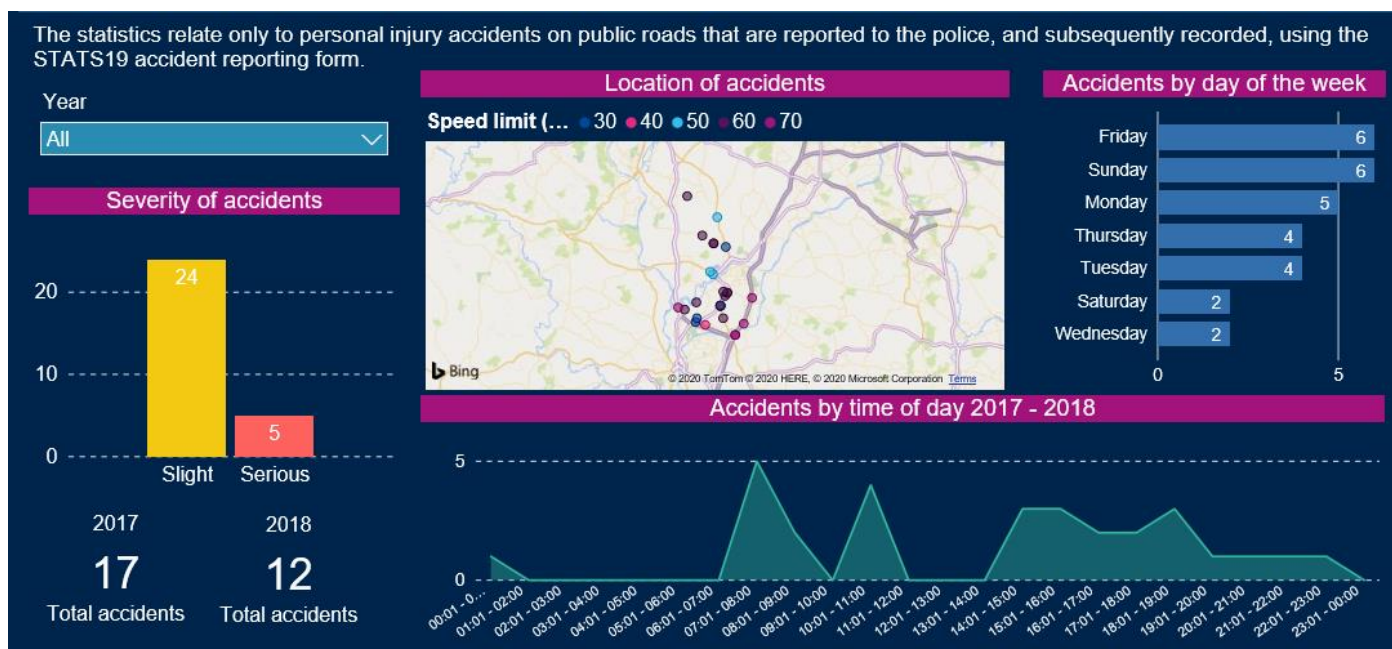
Crime incidents by category (2018)

Crime type	Lovett and North Claines
Anti-social behaviour	104
Bicycle theft	3
Burglary	40
Criminal damage and arson	35
Drugs	11
Other crime	4
Other theft	56
Possession of weapons	3
Public order	8
Shoplifting	4
Theft from the person	3
Vehicle crime	37
Violence and sexual offences	112
Total	420

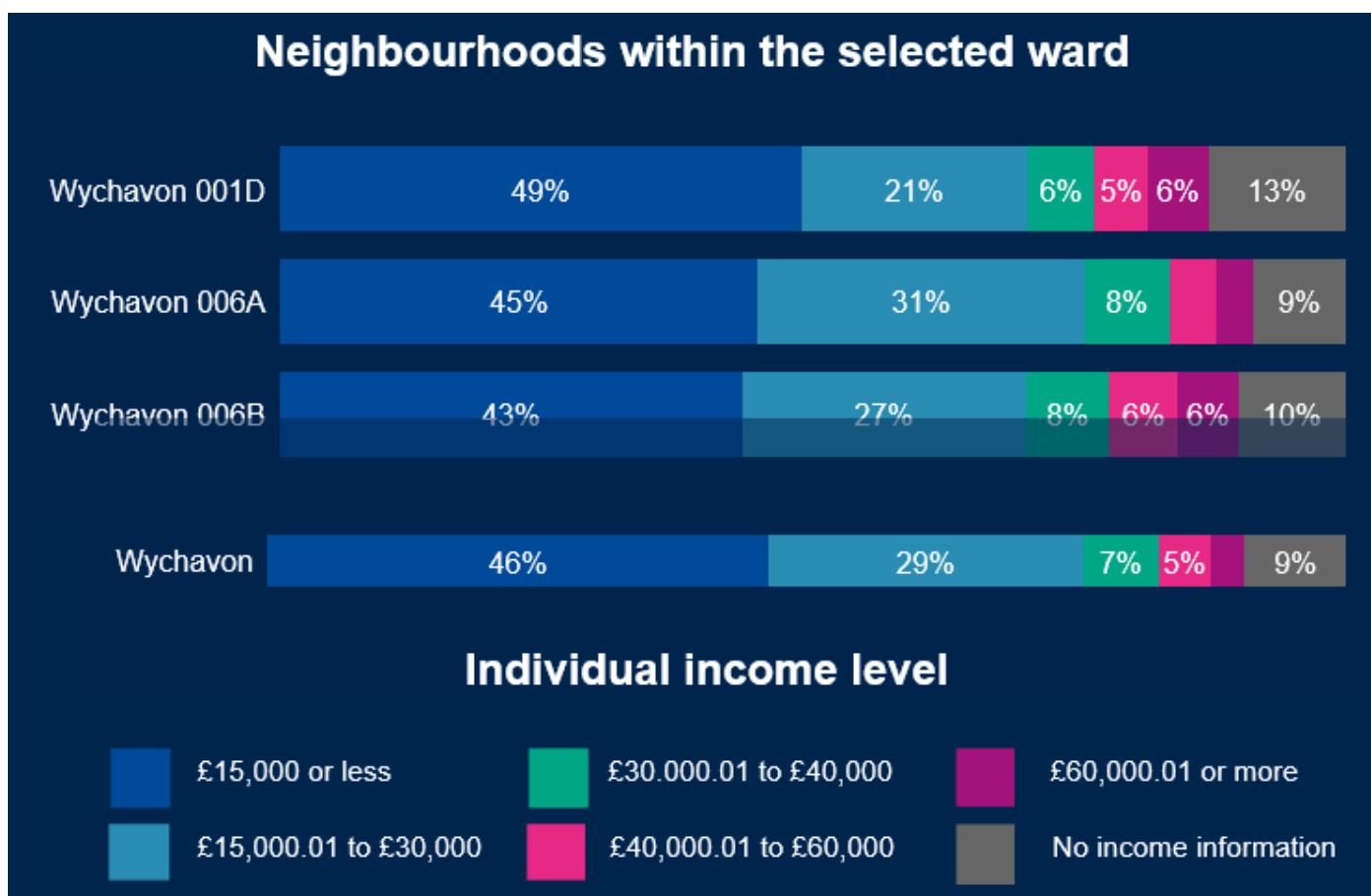
Incidents per 1,000 residents (2018)



Road Traffic Accidents (2017-18)

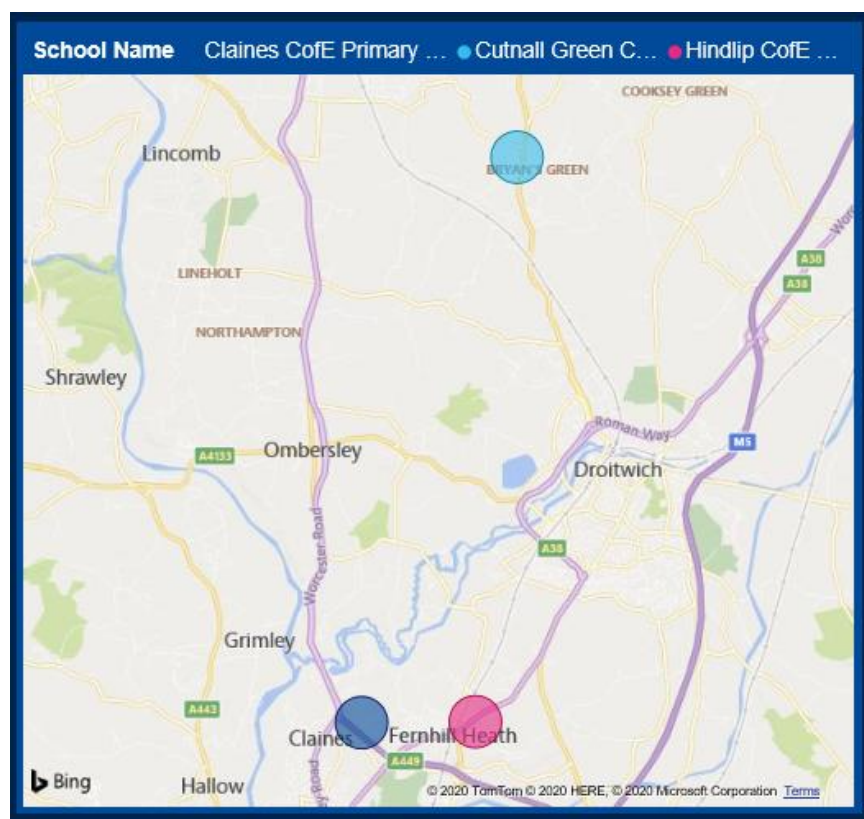


Average Household Income



Schools /Education

Within the ward of Lovett and North Claines, there are currently three schools.



Schools within the ward

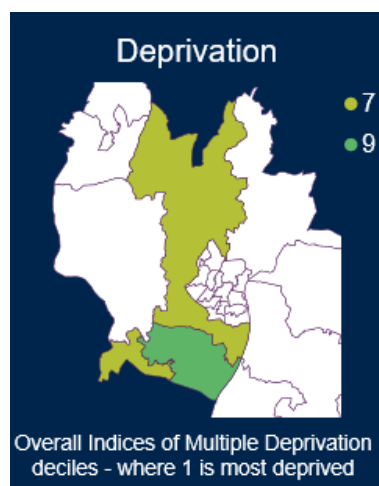
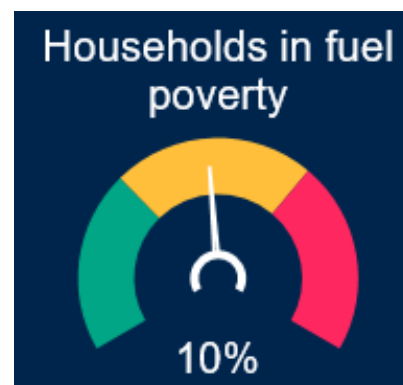
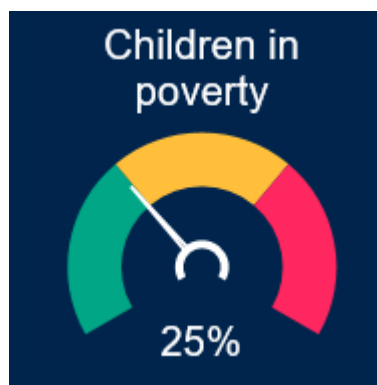
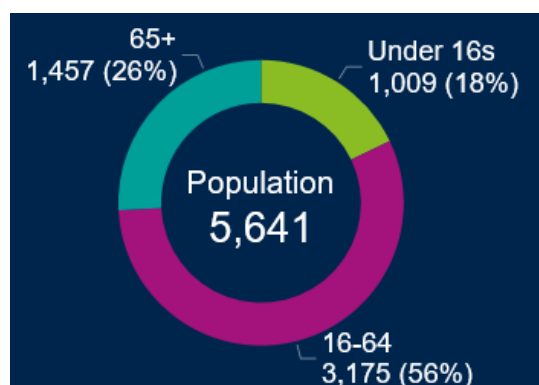
School Name

Claines CofE Primary School

Hindlip CofE First School

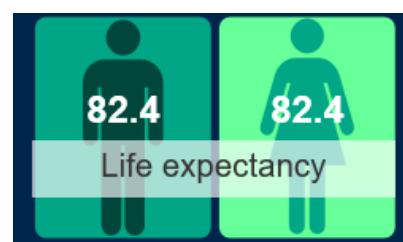
Cutnall Green CofE Primary School

Overall Profile



£312,353

Average house price



4. Housing Market

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

Findings can be seen below:

4.1 Purchases on the open market

Within the last 12 months, ninety seven (97) properties have been sold, as detailed in the table below:

	Road	Number of bedrooms	Type of Property	Date Sold	Value
1	Seymour Avenue	4	Detached House	July 2020	£420,000
2	Ferndale Close	2	Detached House	July 2020	£260,000
3	Bevere Drive	5	Detached House	July 2020	£473,500
4	Northwick Road	4	Semi Detached House	July 2020	£290,000
5	Pinewood House	1	Apartment	July 2020	£115,000
6	Bevere Court	-	Flat	July 2020	£167,000
7	Ombersley Road	3	Semi Detached House	July 2020	£387,000
8	Meadow Road	4	Detached House	July 2020	£297,500
9	Ombersley Road	-	Semi Detached House	July 2020	£120,000
10	Ombersley Road	3	Semi Detached House	June 2020	£320,000
11	Dilmore Avenue	3	Semi Detached House	June 2020	£210,000
12	Northwick Road	4	Semi Detached House	May 2020	£293,500
13	Constance Road	4	Semi Detached House	May 2020	£258,000
14	Leslie Avenue	3	Semi Detached House	May 2020	£257,500
15	Leabank Avenue	-	Semi Detached House	May 2020	£220,000
16	Cope Road	3	Semi Detached House	May 2020	£230,000
17	Perrins Way	-	Detached House	May 2020	£374,500
18	Penbury Street	3	Terraced House	April 2020	£235,000
19	Fairbairn Avenue	2	Semi Detached House	April 2020	£211,500
20	The Drive	-	Detached House	April 2020	£230,000
21	Eastbank Court	-	Flat	April 2020	£160,000
22	Lucerne Close	3	Detached House	April 2020	£375,000
23	Morrin Close	3	Semi Detached House	April 2020	£245,000
24	Northwick Road	3	Semi Detached House	April 2020	£270,000
25	Victoria Street	3	Terraced House	March 2020	£195,000
26	Zermatt Close	4	Semi Detached House	March 2020	£245,000

	Road	Number of bedrooms	Type of Property	Date Sold	Value
27	Northwick Road	5	Detached House	March 2020	£532,000
28	Thistle Close	4	Detached House	March 2020	£457,500
29	Dilmore Lane	5	Detached House	March 2020	£415,000
30	Meadow View, Green Lane	-	Detached House	March 2020	£315,940
31	Ombersley Road	4	Semi Detached House	March 2020	£351,000
32	Dilmore Lane	3	Semi Detached House	March 2020	£250,000
33	Tansy Close	5	Detached House	March 2020	£360,000
34	Telford Close	-	Detached House	February 2020	£349,995
35	Northwick Road	2	Detached House	February 2020	£225,000
36	Oak Apple Close	5	Detached House	February 2020	£355,000
37	Gilmour Crescent	3	Semi Detached House	February 2020	£210,000
38	Ombersley Road	2	Semi Detached House	February 2020	£218,000
39	Perrins Way	-	Detached House	February 2020	£355,955
40	Gilmour Crescent	3	Semi Detached House	February 2020	£210,000
41	Perrins Way	-	Detached House	February 2020	£383,500
42	Sky Court	2	Flat	February 2020	£129,000
43	Northwick Road	2	Terraced House	February 2020	£194,000
44	Park Avenue	3	Terraced House	February 2020	£395,000
45	Meadow Road	3	Semi Detached House	February 2020	£250,000
46	Ombersley Road	1	Semi Detached House	January 2020	£140,000
47	Beckett Close	2	Semi Detached House	January 2020	£170,000
48	Marion Close	2	Semi Detached House	January 2020	£217,000
49	Droitwich Road	4	Terraced House	January 2020	£320,000
50	Telford Close	-	Detached House	January 2020	£394,995
51	Eltric Close	4	Detached House	January 2020	£350,500
52	Tamarisk Close	4	Detached House	January 2020	£325,000
53	Pinewood House	2	Flat	January 2020	£130,000
54	Sheldon Park Road	4	Detached House	January 2020	£310,000
55	Eltric Close	-	Detached House	January 2020	£310,000
56	Pinewood House	1	Flat	January 2020	£115,000
57	Eastbank Court	1	Flat	December 2019	£140,000
58	Chalfont Close	2	Terraced House	December 2019	£190,000
59	Ombersley Road	3	Semi Detached House	December 2019	£260,000
60	St Stephens Court	-	Flat	December 2019	£109,000
61	Perrins Way	-	Detached House	December 2019	£293,995

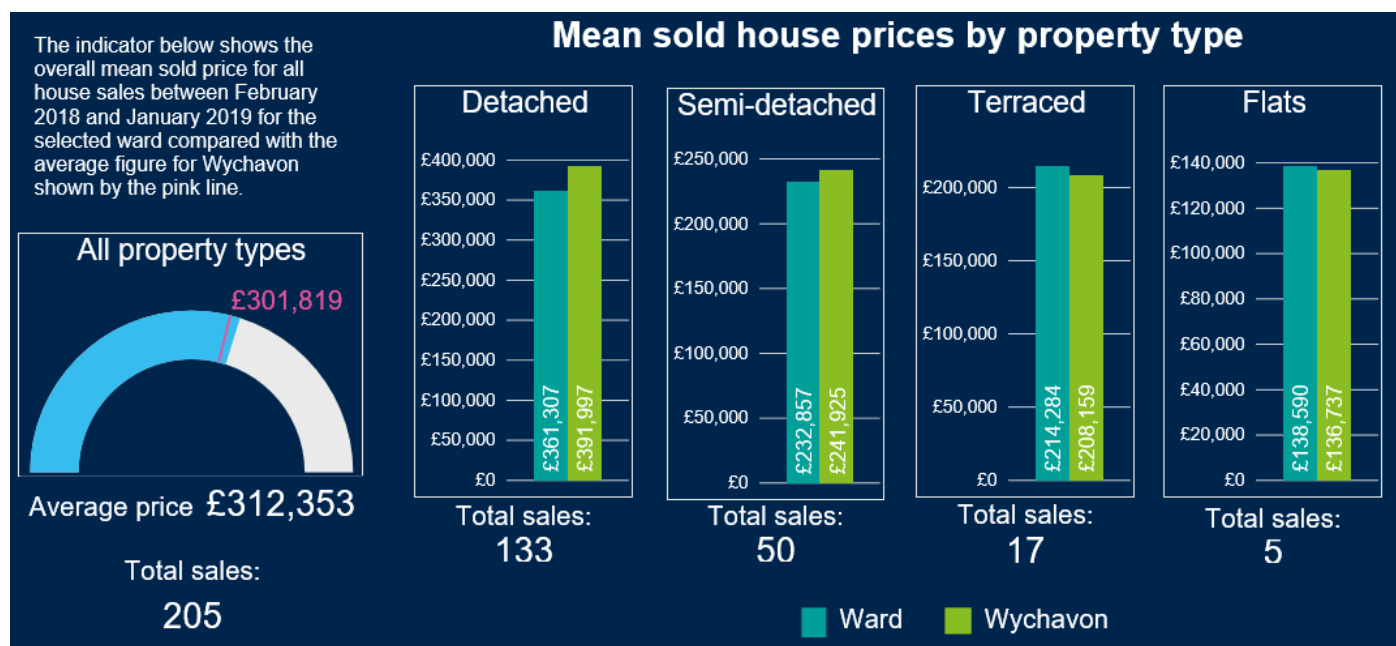
	Road	Number of bedrooms	Type of Property	Date Sold	Value
62	Neweys Hill	-	Detached House	December 2019	£222,000
63	Suffolk Way	-	Detached House	December 2019	£525,000
64	Ombersley Road	3	Semi Detached House	December 2019	£237,000
65	Suffolk Way	-	Detached House	December 2019	£392,950
66	Ombersley Road	-	Detached House	December 2019	£170,000
67	Perrins Way	-	Detached House	December 2019	£420,995
68	Lavender Road	4	Terraced House	December 2019	£265,000
69	Suffolk Way	-	Detached House	December 2019	£285,000
70	Bevere Court	-	Flat	December 2019	£175,000
71	Westfield Road	3	Detached House	December 2019	£274,000
72	Bevere House	1	Flat	December 2019	£115,000
73	Hillcrest Rise	3	Semi Detached House	November 2019	£345,000
74	Cornmeadow Green	2	Semi Detached House	November 2019	£280,000
75	Holly Grove	-	Detached House	November 2019	£460,000
76	St Annes Road	3	Semi Detached House	November 2019	£174,050
77	Lucerne Close	2	Semi Detached House	November 2019	£260,000
78	Pinkett Street	2	Terraced House	November 2019	£196,000
79	Barbourne Works	2	Flat	November 2019	£148,000
80	Grange Avenue	5	Detached House	November 2019	£360,000
81	Sabrina Avenue	3	Semi Detached House	November 2019	£205,000
82	St Annes Road	3	Semi Detached House	November 2019	£222,000
83	Suffolk Way	-	Detached House	November 2019	£395,000
84	Whinfield Road	2	Terraced House	November 2019	£167,000
85	Perrins Way	-	Detached House	November 2019	£374,500
86	Suffolk Way	-	Detached House	November 2019	£386,500
87	Suffolk Way	-	Terraced House	November	£189,950

	Road	Number of bedrooms	Type of Property	Date Sold	Value
				2019	
88	Grange Avenue	3	Detached House	November 2019	£330,000
89	Eastbank Court	-	Flat	November 2019	£188,000
90	Suffolk Way	-	Terraced House	November 2019	£191,950
91	Ogilvy Square	4	Detached House	November 2019	£320,000
92	Leabank Drive	2	Semi Detached House	November 2019	£180,000
93	Suffolk Way	-	Terraced House	November 2019	£190,050
94	Perrins Way	-	Detached House	November 2019	£373,500
95	Suffolk Way	-	Detached House	November 2019	£384,950
96	Balmoral Close	4	Detached House	November 2019	£360,000
97	Leabank Drive	3	Semi Detached House	November 2019	£217,500

Data Source: <https://www.rightmove.co.uk/house-prices/north-claines.html?country=england&searchLocation=North+Claines> (29th October 2020)

The average price of these properties sold within the previous 12 month period is £273,951.29
The property prices ranged from £109,000 to £532,000.

4.1.1 As part of the ward profiles we hold, we have the following data on average house prices, for the Lovett and North Claines:



4.2 Currently on the market

When looking at properties for sale in North Claines (within 1 mile of the Parish), as of the 29th October 2020, the following property was available:

	Road / Area (if given on advert)	Beds	Type of property	Cost	Agent
1	Ombersley Road	-	Block of 8 x 1 bed flats and 4 bed sits	£950,000	Online Property Agency
2	Claines	5	Detached Housed	£895,000	Knight Frank
3	Fernhill Heath	6	Detached Housed	£835,000	Fisher German
4	Fernhill Heath	5	Detached Housed	£595,000	Fisher German
5	Eltric Road, Claines	5	Detached Housed	£550,000	Allan Morris
6	Droitwich Road	5	Semi Detached House	£525,000	Nicol and Co
7	Waterford Close	4	Detached House	£525,000	Nicol and Co
8	Ombersley Road	5	Detached House	£507,519	Bellway Homes
9	Cherry Orchard	5	Detached House	£507,519	Philip Laney and Jolly
10	Ombersley Road	4	Detached House	£500,000	Yopa
11	Sheldon Park Road	5	Detached House	£495,000	Platinum Property Agents
12	Fernhill Heath	4	Detached House	£495,000	Fisher German
13	Teasel Way, Claines	5	Detached House	£450,000	Nicol and o
14	The Lodge	4	Detached House	£425,000	Free Agent 247
15	Leslie Avenue, Claines	4	Detached House	£400,000	Allan Morris
16	Penbury Street	4	Semi Detached House	£400,000	Andrew Grant
17	Park Avenue	3	End of Terrace	£375,000	Shelton and Lines
18	Eltric Road, Claines	4	Detached House	£375,000	Andrew Grant
19	Westfield Road, Fernhill Heath	4	Detached House	£365,700	Allan Morris
20	Westfield Road, Fernhill Heath	4	Detached House	£367,500	Connells
21	Ombersley Road	3	Semi Detached House	£350,000	Shelton and Lines
22	Morris Avenue, Claines	2	Detached Bungalow	£350,000	Quality Solicitors

	Road / Area (if given on advert)	Beds	Type of property	Cost	Agent
					Parkinson Wright
23	Meadow Road	4	Detached House	£340,000	Nicol and Co
24	St Stephens Street	4	Semi Detached House	£340,000	Shelton and Lines
25	Ombersley Road	4	Semi Detached House	£325,000	Allan Morris
26	Ivy Crescent	3	Detached House	£317,950	Alan Metcalfe
27	Meadow Road	4	Detached House	£315,000	Quality Solicitors Parkinson Wright
28	Zermatt Close	2	Detached Bungalow	£310,000	Shelton and Lines
29	Fernhill Heath	3	Semi Detached House	£310,000	Fisher German
30	Droitwich Road, Fernhill Heath	2	Bungalow	£310,000	Leaders
31	Marion Close	3	Detached Bungalow	£308,500	Allan Morris
32	Droitwich Road	3	Terraced House	£305,000	Purple Bricks
33	Wesfield Close, Fernhill Heath	3	Detached House	£300,000	Nicol and Co
34	Leabank Drive	3	Detached House	£300,000	Jessava Estates
35	Ombersley Road	4	Semi Detached House	£300,000	CJ Cole
36	Lucerne Close	3	Bungalow	£295,000	Nicol and Co
37	Bevere Drive	2	Detached Bungalow	£295,000	Allan Morris
38	Northwick Road	3	Semi Detached House	£290,000	Andrew Grant
39	Ombersley Road	3	Semi Detached House	£289,950	Allan Morris
40	Droitwich Road	3	Semi Detached House	£280,000	The Property centre
41	Morrin Close, Claines	3	Semi Detached House	£280,000	Shelton and Lines
42	Eastbank Court	2	Apartment	£275,000	Kingsdale Group Limited
43	Cornmeadow Lane, Claines	3	Semi Detached House	£275,000	Nicol and Co
44	Saunders Street	3	Semi Detached House	£275,000	Arden
45	Droitwich Road	3	Semi Detached House	£270,000	Connells
46	Eastbank Court	2	Apartment	£265,000	Kingsdale Group Limited

	Road / Area (if given on advert)	Beds	Type of property	Cost	Agent
47	Eastbank Drive	2	Retirement Apartment	£265,000	Connells
48	Eastbank Drive	2	Retirement Apartment	£259,950	Shelton and Lines
49	Eastbank Drive	2	Retirement Apartment	£255,000	Connells
50	The Drive	3	Semi Detached House	£255,000	Allan Morris
51	Checketts Lane	3	Semi Detached House	£250,000	Shelton and Lines
52	The Drive	3	Semi Detached House	£250,000	Allan Morris
53	Ferndale Close	2	Bungalow	£250,000	Nicol and Co
54	Eastbank Drive	2	Retirement Apartment	£245,000	Kingsdale Group Limited
55	Cope Road	4	Semi Detached House	£245,000	Hills Estate Agents
56	Eastbank Drive	2	Retirement Apartment	£245,000	Connells
57	Waterworks Road	2	Terraced House	£245,000	Yopa
58	Northwick Road	3	End of Terrace House	£240,000	Nicol and Co
59	Leabank Drive	2	Bungalow	£240,000	The Property Centre
60	Westfield Close	3	Detached House	£240,000	Yopa
61	St Annes Road	3	Semi Detached House	£235,000	Alan Metcalfe
62	Fairbairn Avenue	3	Semi Detached House	£230,000	Alan Metcalfe
63	Eastbank Drive	2	Retirement Apartment	£209,000	Express Estate Agency
64	Eastbank Court	1	Apartment	£195,000	Kingsdale Group Limited
65	Eastbank Court	1	Apartment	£192,500	Kingsdale Group Limited
66	Eastbank Drive	1	Retirement Apartment	£192,000	Shelton and Lines
67	Eastbank Drive	1	Retirement Apartment	£190,000	Connells
68	Eastbank Court	1	Apartment	£190,000	Kingsdale Group Limited
69	Bevere Green	2	Apartment	£190,000	Philip Laney and Jolley
70	Eastbank Drive	1	Retirement Apartment	£187,500	Allan Morris
71	Eastbank Court	1	Apartment	£187,500	Kingsdale Group Limited
72	St Annes Road, Claines	3	Semi Detached House	£185,000	Nicol and Co

	Road / Area (if given on advert)	Beds	Type of property	Cost	Agent
73	Eastbank Drive	1	Retirement Apartment	£185,000	Bomford and Coffey
74	Eastbank Drive	1	Retirement Apartment	£185,000	Allan Morris
75	Eastbank Court	1	Apartment	£175,000	Kingsdale Group Limited
76	Eastbank Drive	1	Retirement Apartment	£175,000	Connells
77	Eastbank Drive	1	Retirement Apartment	£170,000	Connells
78	Coombs Road	2	Flat	£157,950	Purple Bricks
79	Perdiswell Street	2	Terraced House	£150,000	Quality Solicitors Parkinson Wright
80	Northwick Avenue	2	Apartment	£140,000	The Property Centre
81	Pinewood House, Coombs Road	2	Apartment	£140,000	Leaders
82	Barbourne Works	2	Apartment	£140,000	Arden
83	Droitwich Road	1	Apartment	£130,000	Nicol and Co

Those properties highlighted in blue are new build.

In total, 83 properties were listed for sale within one mile of North Claines, with a maximum value of £950,000 and minimum value of £130,000. This provides an average house price of: £313,566,72. This is in line with the average ward sales price of £312,353.00. Properties available ranged from 5 bedroom detached houses, to 1 bedroom apartments.

4.3 Private Rental

	Road / Area (if given on advert)	Beds	Type of property	Cost	Agent
1	The Drive	4	House	£925 pcm	Farefields Estates
2	Barbourne Works	2	Apartment	£700 pcm	Philip Laney and Jolley
3	Barbourne Grange	2	Flat	£675 pcm	Belvoir
4	Dilmore Avenue	2	Apartment	£650 pcm	Farefields Estates
5	St Stephens Court	2	Apartment	£595 pcm	Andrew Grant
6	Pinewood House	1	Apartment	£575 pcm	Leaders
7	Droitwich Road	House Share	House Share	£450 pcm	Platinum Property Agents
8	Droitwich Road	1	House Share	£380 pcm	Charles Carter Lettings

5. Conclusion

The survey received a response rate of 22% showing a margin of error to 95% as + / - 4.0%.

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 that eighty three (83) households stated they would have a different housing need within the next 5 years. Of these:

- Sixty (60) stated that they would buy on the open market (this can be seen in 5.1)
- Five (5) stated they would buy a starter home (this can be seen in 5.3)
- One (1) stated that they would buy a discounted market sales property (this can be seen in 5.3)
- One (1) would buy a shared ownership property (this can be seen in 5.3)
- Eight (8) would rent from a housing association (this can be seen in 5.2)
- Three (3) would rent from a private landlord (this can be seen in 5.4)
- One (1) is interested in rent to buy (this can be seen in 5.3)
- Three (3) would like to self build (this can be seen in 5.5)
- One (1) respondent did not state their preferred tenure.

It must be noted that the housing need identified was not just for the Parish of North Claines, but also included Ombersley, Martin Hussingtree, Salwarpe, the wider Wychavon district and outside of the district. *Full detail can be seen on the tables, starting on page 5.*

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

5.1 Market Housing Need Identified

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room need *	Price
In the next 12 months	1 Adult (65+)	Own your own home with a mortgage	Lack of suitable properties available	Buy with a new partner	Buy on the open market	1	£400,000 or more
In the next 12 months	1 Adult (65+)	Own your own home outright	Lack of suitable properties available	Need a smaller home	Buy on the open market	1	£200,000 to £249,999
In the next 12 months	1 Adult	Own your own home outright		to get away from all the green land becoming housing developments	Buy on the open market	1	Up to £199,999
In the next 12 months	2 Adults	Own your own home outright	Lack of suitable properties available	Want to live in a more rural area, less built up area. Worcestershire is totally over developed. Looking at the Cotswolds.	Buy on the open market	1	£400,000 or more

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room need *	Price
In the next 12 months	2 Adults	Own your own home with a mortgage		Other (please specify):	Buy on the open market	1	Prefer not to say
In the next 12 months	2 Adults 3 Children	Own your own home with a mortgage		Need a smaller home	Buy on the open market	3/4	Prefer not to say
In the next 12 months	2 Adults (65+)	Own your own home outright	Lack of suitable properties available	Need a cheaper home	Buy on the open market	2	Prefer not to say
In the next 12 months	2 Adults 2 Children	Own your own home with a mortgage	Lack of suitable properties available	Need a larger home	Buy on the open market	2/3	£400,000 or more
In the next 12 months	2 Adults 1 Child	Own your own home with a mortgage	Lack of suitable properties available	Need a cheaper home	Buy on the open market	2	£200,000 to £249,999
In the next 12 months	2 Adults 1 Child	Own your own home with a mortgage		Need a larger home	Buy on the open market	2	£400,000 or more
In the next 12 months	2 Adults (65+)	Own your own home outright	Lack of suitable properties	Need a smaller home	Buy on the open market	1	£400,000 or more
In the next 12 months	2 Adults 1 Child	Own your own home outright	Unable to afford	Need a smaller home	Buy on the open market	2	Prefer not to say
In the next 12 months	2 Adults 1 Child	Own your own home with a mortgage	Lack of suitable properties	Need a larger home	Buy on the open market	2	Prefer not to say
In the next 12 months	2 Adults	Own your own home with a mortgage	Lack of suitable properties Unable to afford	Need a smaller home	Buy on the open market	1	Prefer not to say
1 to 3 years	2 Adults	Own your own home with a mortgage	Lack of suitable properties	Need a larger home	Buy on the open market	1	Do not wish to buy
1 to 3 years	2 Adults	Own your own home with a mortgage	Saving to purchase	Need to be closer to work	Buy on the open market	1	£300,000 to £349,999
1 to 3 years	2 Adults	Own your own home	Lack of suitable	Be closer to family and	Buy on the open	1	£400,000 or more

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room need *	Price
		with a mortgage	properties available	potentially child care	market		
1 to 3 years	1 Adult (65+)	Own your own home outright	Lack of suitable properties available	Need a smaller home	Buy on the open market	1	Prefer not to say
1 to 3 years	1 Adult (65+)	Own your own home outright	Lack of suitable properties available	Need a smaller home	Buy on the open market	1	£200,000 to £249,999
1 to 3 years	1 Adult 2 Children	Part own, part rent (shared ownership)	Saving to purchase	Need a larger home	Buy on the open market	2/3	£250,000 to £299,999
1 to 3 years	1 Adult 2 Children	Own your own home outright		Need a smaller home	Buy on the open market	2/3	Prefer not to say
1 to 3 years	1 Adult	Own your own home with a mortgage (living with parents)	Unable to afford	Need to set up independent home	Buy on the open market	1	Prefer not to say
1 to 3 years	1 Adult	Own your own home with a mortgage	Unable to afford	Need a larger home	Buy on the open market	1	Prefer not to say
1 to 3 years	1 Adult (65+)	Own your own home outright	Lack of suitable properties available	age	Buy on the open market	1	Prefer not to say
1 to 3 years	1 Adult	Own your own home outright	Lack of suitable properties available	Widower and family grown up	Buy on the open market	1	£250,000 to £299,999
1 to 3 years	2 Adults (65+)	Own your own home outright	Lack of suitable properties available	To receive support from a relative	Buy on the open market	1	£400,000 or more
1 to 3 years	2 Adults 3 Children	Own your own home with a mortgage	Lack of suitable properties	Need a larger home	Buy on the open market	3/4	£250,000 to £299,999
1 to 3 years	2 Adults	Own your own home with a mortgage	Saving to purchase	Need a larger home	Buy on the open market	1	£200,000 to £249,999
1 to 3 years	1 Adult (65+)	Own your own home		Need a smaller home	Buy on the open	1	Prefer not to say

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room need *	Price
		outright			market		
1 to 3 years	2 Adults 3 Children	Own your own home with a mortgage	Unable to afford	Need a larger home	Buy on the open market	3/4	Prefer not to say
1 to 3 years	2 Adults	Own your own home with a mortgage	Lack of suitable properties Not able to afford Saving to purchase	Need a larger home	Buy on the open market	1	£250,000 to £299,999
1 to 3 years	1 Adult 1 Child	Own your own home with a mortgage	Lack of suitable properties	Need a larger home	Buy on the open market	2	Prefer not to say
1 to 3 years	1 Adult	Own your own home outright	Lack of suitable properties	To receive support from a relative	Buy on the open market	1	£300,000 to £349,999
1 to 3 years	2 Adults 2 Children	Own your own home with a mortgage	Lack of suitable properties	Need a larger home	Buy on the open market	2/3	£400,000 or more
1 to 3 years	2 Adults	Own your own home with a mortgage		To give support to a relative	Buy on the open market	1	Prefer not to say
3 to 5 years	2 Adults	Own your own home with a mortgage	Lack of suitable properties Not able to afford Saving to purchase	Need a larger home	Buy on the open market	1	£250,000 to £299,999
3 to 5 years	1 Adult (65+)	Own your own home outright	Lack of suitable properties available	Need a smaller home	Buy on the open market	1	£200,000 to £249,999
3 to 5 years	1 Adult	Own your own home with a mortgage (living with parents)	Saving to purchase	Need to set up independent home	Buy on the open market	1	Up to £199,999
3 to 5 years	2 Adults	Own your own home outright	Lack of suitable properties available	Need a smaller home	Buy on the open market	1	£250,000 to £299,999

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room need *	Price
3 to 5 years	3 Adults	Own your own home outright		this area is becoming too built up; more and more green spaces given over to housing development	Buy on the open market	2/3	Prefer not to say
3 to 5 years	2 Adults 2 Children	Rent from a housing association	Lack of suitable properties available	Need a larger home	Buy on the open market	2/3	Prefer not to say
3 to 5 years	2 Adults	Own your own home with a mortgage	Unable to afford	Need a cheaper home	Buy on the open market	1	Prefer not to say
3 to 5 years	2 Adults	Own your own home outright	Lack of suitable properties available	Need a smaller home	Buy on the open market	1	Prefer not to say
3 to 5 years	2 Adults 2 Children	Own your own home with a mortgage	Lack of suitable properties available Unable to afford Saving to purchase	Need a larger home	Buy on the open market	2/3	£300,000 to £349,999
3 to 5 years	2 Adults 2 Children	Own your own home with a mortgage	Lack of suitable properties available	Need a larger home	Buy on the open market	2/3	£300,000 to £349,999
3 to 5 years	2 Adults	Own your own home with a mortgage	Lack of suitable properties available	Need a smaller home	Buy on the open market	1	Prefer not to say
3 to 5 years	2 Adults	Own your own home with a mortgage	Lack of suitable properties available	Need a smaller home	Buy on the open market	1	Prefer not to say
3 to 5 years	2 Adults	Own your own home outright	Lack of suitable properties available	Change of Surroundings	Buy on the open market	1	£400,000 or more
3 to 5 years	2 Adults 2 Children	Own your own home outright	Lack of suitable properties available Unable to afford	Need a larger home	Buy on the open market	2/3	Up to £199,999

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room need *	Price
3 to 5 years	2 Adults (65+)	Own your own home outright	Lack of suitable properties	Sheltered Accommodation	Buy on the open market	1	Prefer not to say
3 to 5 years	Unknown	Own your own home outright	Lack of suitable properties	Need a smaller home	Buy on the open market	-	Prefer not to say
3 to 5 years	2 Adults	Own your own home with a mortgage	Unable to afford	Need a smaller home	Buy on the open market	1	Prefer not to say
3 to 5 years	2 Adults	Own a discounted market sales property	Unable to afford Saving to purchase	Need a larger home	Buy on the open market	1	£250,000 to £299,999
3 to 5 years	2 Adults 2 Children	Own your own home with a mortgage	Lack of suitable properties	Need a larger home	Buy on the open market	2/3	£400,000 or more
3 to 5 years	1 Adult	Own your own home with a mortgage (living with parents)	Unable to afford	Need to set up independent home	Buy on the open market	1	Up to £199,999
3 to 5 years	2 Adults 2 Children	Own your own home with a mortgage	Lack of suitable properties	plan to move to a bungalow	Buy on the open market	2/3	£250,000 to £299,999
3 to 5 years	2 Adults (65+)	Own your own home outright	Lack of suitable properties	Need a smaller home	Buy on the open market	1	£300,000 to £349,999
3 to 5 years	2 Adults (65+)	Own your own home outright	Lack of suitable properties	Need a smaller home	Buy on the open market	1	£400,000 or more
3 to 5 years	2 Adults	Own your own home outright	Lack of suitable properties	to be closer to family	Buy on the open market	1	£400,000 or more
3 to 5 years	2 Adults	Own your own home with a mortgage	Saving to purchase	Double garage, more land, less neighbours	Buy on the open market	1	£400,000 or more

*Bedroom need identified via the Home Choice Plus 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 two open market dwellings is currently under construction in North Claines delivering 2 x 5+ bed houses.

There is a further development under construction in North Claines with 24 open market homes, delivering the following:

4 x 2 bed semi detached

4 x 2 bed detached

9 x 3 bed detached

7 x 4 bed detached

Outline Planning permission has been granted for a further 1 dwelling, however there is no guarantee that this will be delivered or if it will be sold on the open market and the price range.

The below table outlines the need identified, and the dwellings currently on site, showing the potential housing need within the next 5 years:

Bedroom Need Identified	Total	Dwellings on Site	Identified Additional Need
1 bed	38	0	38
2 bed	7	8	10
2 / 3 beds	11		
3 beds	0	9	0
3/4 beds	3		
4 beds	0	7	0
Unknown	1		

5.2 Affordable Rented Housing Need Identified

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room need *	Price
In the next 12 months	2 Adults (65+)	Rent from a housing association	Lack of suitable properties available	Ground floor no stairs	Rent from a housing association	1	£400 - £499
In the next 12 months	1 Adult (65+)	Rent from a housing association	Lack of suitable properties available	To receive support from a relative	Rent from a housing association	1	£400 - £499
In the next 12 months	1 Adult (65+)	Rent from a private landlord	Not able to afford	Landlord is trying to evict me	Rent from a housing association	1	Less than £400
In the next 12 months	1 Adult (65+)	Rent from a housing association	Lack of suitable properties available	Need a specially adapted home	Rent from a housing association	1	£500 - £599

In the next 12 months	1 Adult 3 Children	Rent from a housing association	Lack of suitable properties available	To avoid domestic abuse and need a larger home.	Rent from a housing association	3 / 4	£600 - £699
In the next 12 months	1 Adult	Own your own home outright (living with parents)	Unable to afford	Need to set up independent home	Rent from a housing association	1	Less than £400
1 to 3 years	2 Adults 2 Children	Rent from a housing association	Lack of suitable properties available Unable to afford	Need a larger home	Rent from a housing association	2 / 3	£400 - £499
3 to 5 years	2 Adults 1 Child	Rent from a housing association	Lack of suitable properties	Need a specially adapted home	Rent from a housing association	2	£400 - £499

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

Current Affordable Housing (Rented) Development

Currently there is a housing development under construction in North Claines which will provide the following social rented affordable housing:

Social rented – 12 dwellings

1 x 1 bed bungalow

1 x 2 bed bungalow

4 x 2 bed house

2 x 3 bed house

4 x 1 bed maisonettes

The below table outlines the need identified, and the dwellings currently on site, showing the potential housing need within the next 5 years:

Bedroom Need Identified	Total	Dwellings on Site	Identified Additional Need
1 bed	5	6	0
2 bed	1	5	0
2 / 3 beds	1	-	1
3 beds	0	2	0
3/4 beds	1	-	1
4 beds	0	0	0

5.3 Affordable Home Ownership Need Identified

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

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room need *	Price
In the next 12 months	1 Adult	Live with family/friends (lodging)	Lack of suitable properties available Unable to afford	Need to set up independent home	Buy a starter home	1	Up to £199,999
In the next 12 months	1 Adult	Live with family/friends (lodging)	Lack of suitable properties available Unable to afford	Need to set up independent home	Buy a starter home	1	Up to £199,999
In the next 12 months	1 Adult	Rent from a private landlord (living with parents)	Unable to afford	Need to set up independent home	Part buy a shared ownership property (part own/part rent)	1	Up to £199,999
1 to 3 years	1 Adult	Own your own home with a mortgage (living with parents)	Lack of suitable properties Not able to afford Saving to purchase	Need to set up independent home	Buy a starter home	1	Up to £199,999
1 to 3 years	2 Adults (65+)	Own your own home with a mortgage (living with parents)	Saving to purchase	Need to set up independent home	Buy a starter home	1	Up to £199,999
1 to 3 years	1 Adult	Rent from a private landlord	Unable to afford	Need a more secure / long term tenancy	Rent to buy	1	Up to £199,999
1 to 3 years	2 Adults	Own your own home with a mortgage (living with parents)	Saving to purchase	Need to set up independent home	Buy a starter home	1	Up to £199,999
1 to 3 years	2 Adults 2 Children	Own your own home outright	Saving to purchase	been living with parents to save for own home	Buy a starter home	2 / 3	Prefer not to say

1 to 3 years	1 Adult	Own your own home with a mortgage (living with parents)	Lack of suitable properties Not able to afford Saving to purchase	Need to set up independent home	Buy a starter home	1	Up to £199,999
3 to 5 years	1 Adult	Own your own home outright	Lack of suitable properties	Need a smaller home	Buy a discounted market sale / fixed equity	1	£200,000 to £249,999

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

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

Current Affordable Housing (Affordable Home Ownership) Development

Currently there is a housing development under construction in North Claines which will provide the following affordable home ownership housing:

Shared Ownership – 4 dwellings

2 x 2 bed houses

2 x 3 bed houses

The below table outlines the need identified, and the dwellings currently on site, showing the potential housing need within the next 5 years:

Property Type	Bedroom Need Identified	Total	Dwellings on Site	Identified Additional Need
Starter Home	1 Bed	5	0	5
	2 / 3 Bed	1	0	5
Shared Ownership	1 Bed	1	0	1
	2 Bed	0	2	0
	3 Bed	0	2	0
Rent To Buy	1 Bed	1	0	1
Discounted Market Sales	1 Bed	1	0	1

5.4 Private Rental Housing Need Identified

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room need *	Rent
In the next 12 months	1 Adult	Own your own home with a mortgage (living with parents)	Lack of suitable properties Unable to afford	Need to set up independent home	Rent from a private landlord	1	£400 - £499
In the next 12 months	1 Adult	Own your own home	Unable to afford	Need to set up	Rent from a private	1	Prefer not

months		with a mortgage (living with parents)		independent home	landlord		to say
1 to 3 years	1 Adult 1 Child	Rent from a private landlord	Lack of suitable properties	Need a larger home	Rent from a private landlord	2	£800 or more

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

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

5.5 Self Build Housing Need Identified

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room need *	Rent
In the next 12 months	2 Adults 2 Children	Own your own home with a mortgage	Lack of suitable properties	Need a larger home	Self build	3 / 4	£400,000 or more
In the next 12 months	2 Adults 1 Child	Own your own home outright	Lack of suitable properties available	Need a larger home	Self build	2 / 3	Prefer not to say
3 – 5 years	2 Adults 2 Children	Own your own home outright	Saving to purchase	Need a larger home	Self build	3 / 4	£400,000 or more

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

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

Appendix One

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

Housing Needs Survey (4 pages)

WYCHAVON

Wychavon District Council, Civic Centre, Queen Elizabeth Drive,
Penshore, Worcester, WR10 1PT www.wychavon.gov.uk

WYCHAVON
DISTRICT COUNCIL
good services, good value

North Claines - Local Housing Needs Survey

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

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 01388 565000 (option 5 then option 4) or email housingstrategyandenabling@wyche.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?

- ☐ Ombersley ☐ Martin Hussington ☐ Salwarpe
☐ 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:

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: _____
-

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

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

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, Parshore, Worcester, WR10 1PT
T: 01386 565000 D025934 Parshore www.wychavon.gov.uk

August 2020

The Occupier

«Line_1»

«Line_2»

«Line_3»

«Line_4»

«Line_5»

Dear Resident

IMPORTANT - Housing Needs Survey – North Claines. Deadline: Friday 11th September 2020.

Wychavon District Council have commissioned a Housing Needs Survey for the Parish of North Claines. 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 North Claines 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/NorthClaines/>

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 11th September 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

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



2
||||



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