

Stow-on-the-Wold

(Cotswold District)

Town Housing Needs Survey Report
December 2015



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1. INTRODUCTION

1.1 In October 2015 Stow-on-the-Wold Town Council engaged the services of GRCC's Rural Housing Enabler to carry out a local Housing Needs Survey.

1.2 The Rural Housing Enabler (RHE):

- is employed by Gloucestershire Rural Community Council, which is part of the national network of Rural Community Councils (ACRE - Action with Communities in Rural England).
- Works closely with rural communities, housing associations, local authorities, other community organisations (including community land trusts) and landowners to meet the affordable housing needs of rural communities.
- is an independent advisor, although, the post is funded through contributions from Cotswold District Council, Forest of Dean District Council, Stroud District Council, Tewkesbury Borough Council and 10 housing associations.

2. TOWN SUMMARY

- According to Census 2011 Stow-on-the-Wold Town has a population of 2,040, made of 965 households. This equates to an average 2.1 persons per household compared to approximately 2.4 for Gloucestershire as a whole.
- By road Stow-on-the-Wold is 18 miles from Cheltenham, and 9 miles from Chipping Norton. The nearest station on the national train network is 4.5 miles in Moreton-in-Marsh.
- Stow-on-the-Wold has the following facilities: library, supermarket, Police Station, regular bus services to Moreton-in-Marsh, Bourton-on-the-Water, Northleach, Cirencester, Chipping Campden and Cheltenham.

3. AIM

3.1 The purpose of the survey is to investigate and establish the affordable housing needs of people who live in or have close ties to Stow-on-the-Wold. By comparing the established needs with the existing supply of affordable housing and the number of re-lets, we can estimate the number of dwellings, house types and tenure of new units required to meet the town's needs.

3.2 **Housing needs** can be defined as the need for a household to obtain housing which is suitable to meet their requirements in terms of:

- House type and accessibility e.g. house, bungalow, flat etc
- Size and number of rooms
- Location e.g. in relation to employment, schools, family, shops and public services etc
- Affordability

- Tenure, including security

3.3 The aim of the survey is to provide Stow-on-the-Wold Town Council with an independent report of a robust nature based on evidence from reliable sources. This will assist the Town Council to respond to any planning proposal that may come forward for additional housing within the parish.

4. SURVEY DISTRIBUTION AND RESPONSE

4.1 The parish council arranged for the delivery questionnaires to 1,156 dwellings in the parish in October 2015.

4.2 Householders were requested to return completed questionnaires in an enclosed freepost envelope to GRCC's offices at Community House or in collection boxes held in Stow library and the Town Council offices.

4.3 Part A is entitled 'You and your household' and is for every household to complete. Part B is entitled 'Home Working' and is also for every household to complete. Part C is entitled 'Housing Needs' and is for households in housing need to complete. People were asked to provide their name and contact details if they would like further information on housing options. Personal details are neither presented in this report nor passed to a third party.

4.4 A total of 1,156 questionnaires were distributed.

- Everyone was asked to complete Part A and Part B of the form.
- If a household considered themselves in need, or likely to be in need of re-housing within the next five years, they were invited to complete Part C of the form.
- Households were asked to forward the questionnaire to anyone they knew of who had moved away but might wish to return to live in Stow-on-the-Wold .

There was a response rate of 31% with 302 completed replies, including (258 questionnaires returned by freepost and 44 in the collection boxes). According to Census 2011 Stow has 965 households and 1,156 dwellings. The rate of response is favourable compared to Bourton-on-the-Water 27%, Oddington 31%, Ebrington 40%; Norton 36%; Kempford 22%). Whilst the survey provides no direct evidence of the needs of those who did not respond to the questionnaires there are other useful sources that inform of housing needs i.e. the District Council's housing register (Gloucestershire Homeseeker), District-wide Housing Needs Survey and Gloucestershire Strategic Housing Market Assessment.

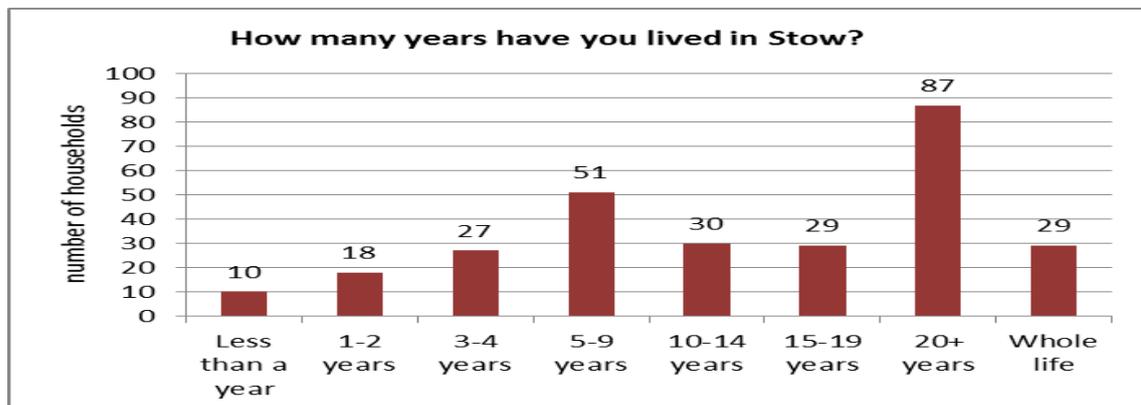
5. KEY FINDINGS

Part A – You and your household

5.1 **Question A1 asked...*Is this your main or second home?*** 273 respondents reported that their home in Stow-on-the-Wold was their main home. 18 respondents reported it was their second home. It is the 273 households living in Stow-on-the-Wold Parish who are the subject of this report.

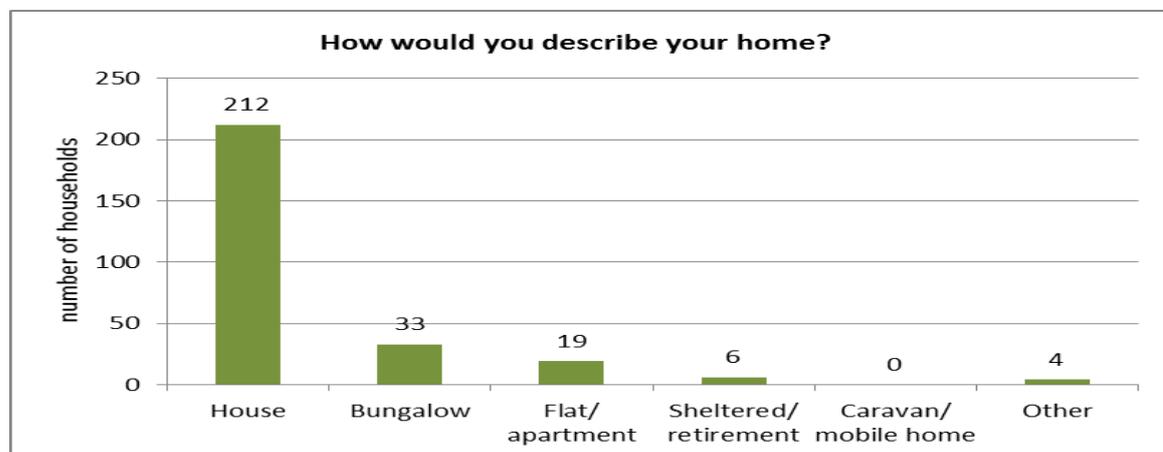
5.2 **Question A2 asked ...*How many years have you lived in Stow-on-the-Wold?*** Table A below indicates the length of time respondents have lived in Stow-on-the-Wold. It shows that a 41% of respondents have lived in the parish for 20 years or more or their whole life. 20% of residents have lived in Stow-on-the-Wold for 4 years or less.

Table A – How many years have you lived in Stow-on-the-Wold Parish?



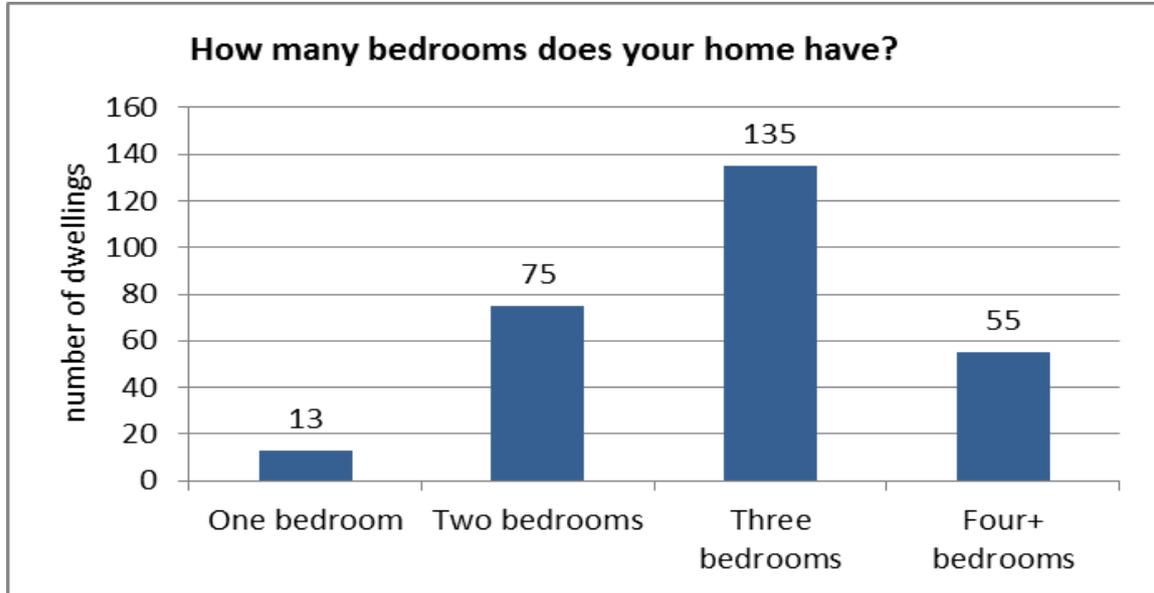
5.3 **Question A3 asked...*Describe your home in terms of house type.*** Table B below shows 75% of respondents live in a house, 2% live in a sheltered or retirement home, 12% live in a bungalow, 7% live in a flat and 1% live in 'other'.

Table B – How would you describe your home?



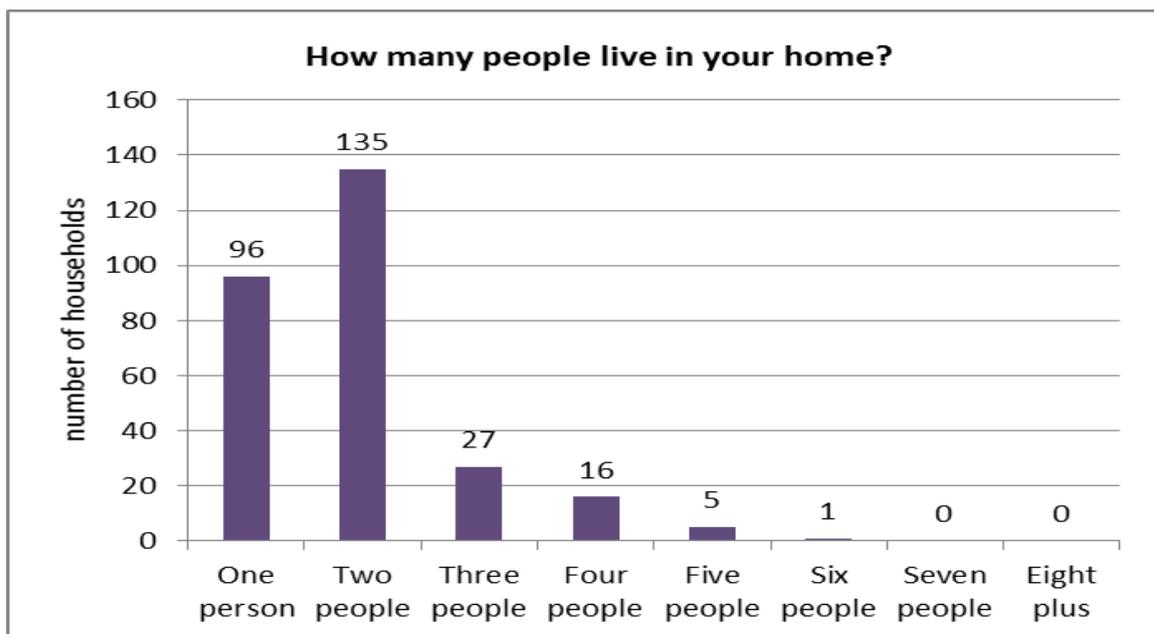
5.4 **Question 4 asked... *How many bedrooms do you have?*** Table C below shows 67% of homes have three or more bedrooms, 26% of homes have 2 bedrooms, and 5% of homes have one bedroom according to the survey response.

Table C – How many bedrooms do you have?



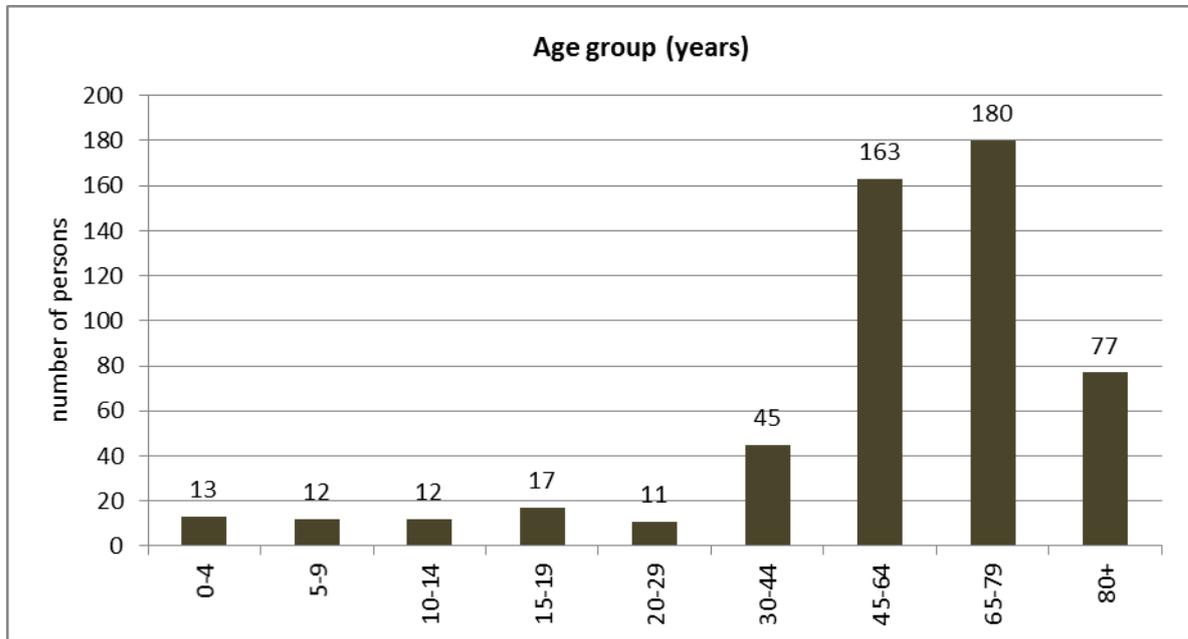
5.5 **Question A5 asked...*How many people live in your home?*** Table D below shows 82% are 1 or 2 person households, 16% are 3 or 4 person households, and 2% are 5 person households.

Table D- How many people live in your home?



5.6 Question 6 asked...How many people in your household are in each age group?

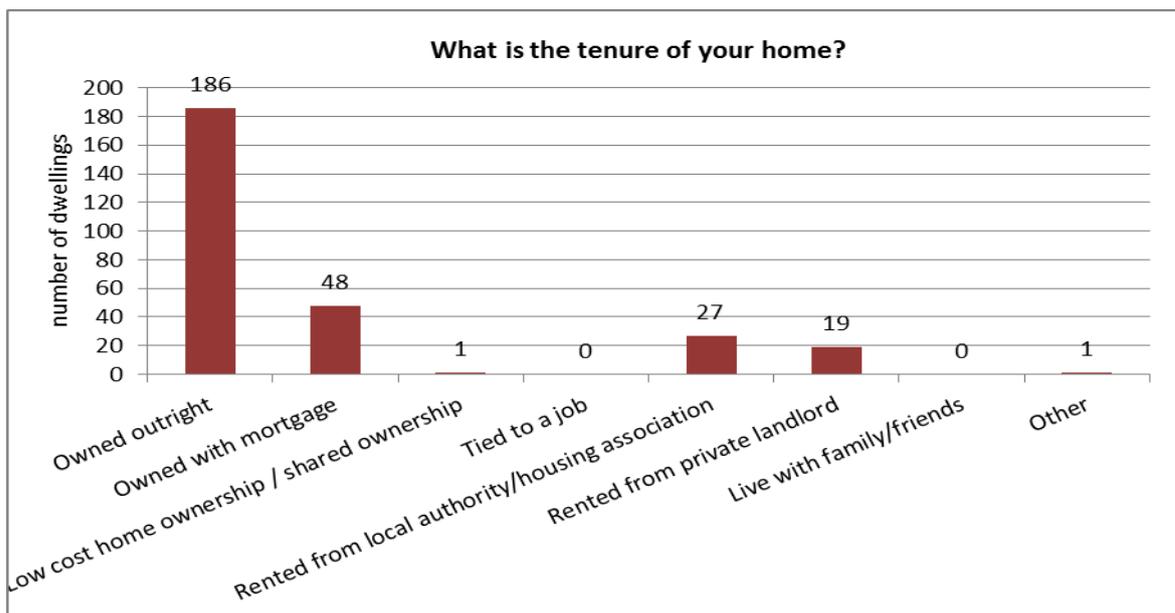
Table E - How many people in your household are in each age group?



5.7 Question A7 asked...How many members of your household are male or female? 258 said male and 287 said female.

5.8 Question A8 asked...What is the tenure of your home? 82% of respondents own their home, of whom just over 25% own their home outright. The remainder of home owners have a mortgage. 7% rent from private landlord. 10% rent from the local authority or housing association.

Table F What is the tenure of your home?



5.9 Question A9 asked...*Has your home been adapted to improve physical accessibility?* 32 respondents said 'yes', 240 said 'no'.

5.10 Question A10 asked...*Has anyone from your family moved away from Stow-on-the-Wold in the last 5 years due to difficulty finding an affordable home locally?* 28 respondents said 'yes', 244 said 'no'.

5.11 Question A11 asked ... *If a need is identified, would you support a small development of affordable housing for local people in the parish?* 62% of people indicated 'yes', 7% said 'no', and 24% said 'maybe'. 7% did not make an entry.

5.12 Question A12 asked...*Please suggest a site where such a development could be built:*

- Below (South) of Bartletts park
- Behind (East) of St Johns care home and Tesco
- Camp gardens
- The allotments next to cemetery (off Backwalls) – (allotments to be replaced on farmland or similar)
- On the site of the existing doctor's surgery in Stow
- Where planning permission can be granted
- The plot behind the organic shop. Probably privately owned by them. They may be open to offers.
- Anywhere where a land owner is prepared to sell land
- White hart lane next to jubilee. Land opposite old infant school building on Oddington road. The present site of doctors surgery when replacement is built and rose cottage land adjacent
- Small parcel of land behind white hart inn?
- Behind king George's field. Between Tesco's and Broadwell road
- Towards bottom of stow on wold
- No housing on green field sites. Brownfield site only
- Adjoining King Georges field park. The farm field at the bottom always seems overgrown / not used
- Land next to Tesco's
- Oddington

- Gypsy field
- No building at all
- Outer ring development, green field, south of Stow church
- Aston house, gypsy field, Tesco.
- Beyond King Georges Field
- Below King Georges Field
- Gypsy site
- Ashton house
- Gypsy fields
- Opposite Tesco
- Anywhere traffic free and close to amenities
- Very small development on brownfield site with trees and general greenery
- The gypsy field
- Behind the allotments currently destined to be another area for old people (again too expensive for local residents)
- Gypsy field next to small industrial units
- At 'traveller's field' in association with doctor's proposed new site for surgery
- Deadland alongside White Hart Lane.
- Land adjacent to Tesco
- Gypsy field
- Gypsy field Don't know exactly but build homes for young families
- North
- Current site of DRS! Surgery in well lane
- On land ear marked for care homes/elderly
- Old Stow AG site
- Anywhere on the edges of the town
- Next door to Tesco

- Infill around the town centre and outskirts
- If Drs surgery moves then could be developed
- King Georges field
- Gypsy field
- site at Tesco
- King Georges field area
- Current proposed site is a flood risk area and access/traffic could also be a problem
- If possible, the site of the Old Ashton
- house care home, would be good
- Can only say it should not detract from character of town or current occupiers properties
- On an area adjacent to the Slad public footpath at the top of the Slad field (gypsy field) This site could accommodate up to 15 dwellings. – bearing in mind that a scheme for between 30 to 40 houses on this area was “turned down” in the late 90’s/early 80’s. It could be screened eventually with a row of trees.
- On the gypsy fields or that area.
- Morton road by Tesco
- The gypsy field, Mangersbury road
- Beside Tesco
- By Tesco / Broadwell road
- Land near Tesco
- Infill within existing residential areas
- Well lane – bookies, doctors surgery
- Gypsy field
- ‘tall trees’ site ‘gypsy field.
- The cricket field or allotments
- Gypsy field
- Bottom of the rectory garden

- North of the town centre on the A429
- Aston House, Union Street
- There is nowhere left. seems to be for all older people
- On empty sites in the town
- Old doctors surgery and adjoining house (which is becoming an eye sore) and perhaps the field by it (or part of it)
- Oddington
- Aston house
- old Stow agg. site
- by Tesco
- The edge of King Georges/Oddington road.
- Behind Fisher House
- Land beside Tesco
- Current doctors surgery (after they have moved)
- There is little spare space in Stow as it is but we do understand the need for local people
- Derelict land between well lane and white hart
- Oddington road
- Stow agricultural site
- Doctors surgery site when surgery is moved
- Gypsy field, camp gardens allotments, Bartlett's Park/cemetery area
- A small development is already planned for Ashton House
- None without ruining the feel of our beautiful town
- There are many options but the outsiders who have moved in always reject
- Adjacent to the new stow surgery site in the same field
- I have no specific objection to greenfield sites, unless you can show me an 'ugly' piece of countryside
- Cemetery/allotments

- Field below king Georges field by Tesco 'gypsy field'
- Gypsy field, Oddington road
- It should be Ashton house/old workhouse site, but GCC sold it. Now developers have bought all available sites for more old people, so no available sites left
- Present surgery site an adjacent cottage once these become available
- Ashton house site?
- Gypsy field
- On the land surrounding jubilee close. This is an eye sore and has been for years. 2 or 3 starter homes would be ideal on this site
- Oddington road area
- They gypsy field between Oddington and Mangersbury road

5.13 Question 13 asked...*If you have any comments on the issue of affordable housing please use the space below:*

- Affordable means affordable by local people, probably to rent. To avoid 'right to buy' and retain for local people and needs a covenant which means houses cannot be sold
- No, I support affordable housing
- The need is great but land in stow is at a premium therefore making building costs high this is the root of the problem
- We need them
- There is a demand for affordable housing for single people as well as families. Homes up to a value of £250,000 are urgently required
- I hope the stow land trust will be able to identify small sites and small scale builders/architects to make use of small brownfield sites/conversions with the farm's existing envelope. We do not need to harness ourselves to large scale construction firms who's bargaining power is huge and who have no interest in the long term future of the town and it's residents
- Essential affordable housing for lower paid workers
- Stow does not need more housing; the roads/traffic is bad enough without adding to it
- Only homes for local and young people

- Council houses are needed. Not affordable houses. Last time you built any council ones was baily's close at least 25 years ago. Yet Morton is building council ones by the fire station all the time and Bourton with those industrial estate (Why not stow?)
- We have a 22 year old son who works locally on a below average salary. We have concerns for his future with regards to housing. There is a definite need for affordable housing in order to prevent our local young workforce leaving the area. The area has already suffered from becoming a weekender/holiday home destination.
- My partner and I both worked full time in banking, but still needed affordable housing to get us on the property ladder in the Cotswolds.
- Stow is already very congested with people and cars. Development would make it worse
- If we are to have a mixed society for stow we need affordable housing for young people just starting out. Houses around here are for the rich, retired population not necessarily local
- Build lower cost industrial concept houses. Eliminate slow, weak, uk labour involvement – USA know how to do it
- There has been talk about affordable housing for years but nothing is affordable in stow. We moved from Aston and my sons moved away because they could never buy here
- Need more
- There is no automatic right to stay in the town you grew up in. This is not unique to stow but affects all towns in the south east
- Essential to allow young people to stay in the town they are from and to give the town a future
- Houses have been built locally, called 'affordable' But marketed at prices far too high for young people to buy.
- 'Affordable' is governed by earnings/savings/interest rates. Young people are reluctant to save, hence they can hardly afford any price!
- To maintain a balance of the population here, we need to have affordable housing for young families
- My family since moving to Stow, privately rent our house (we moved here for our jobs). We really would love to be able to buy a house in Stow but the prices are just way too much. Affordable housing would be brilliant for us.
- With the issue of increasing council rent prices in 2017 I am concerned the government will actually trap people in high cost social housing rather than into the property market. How can you save for a deposit, if your rent is likely to go up by at least 1/3 of what you already pay!

- Affordable housing should be just that and you should be given a minimum stay and not be able to sell for an exaggerated price after a short period of time.
- There is a massive need for this and planning laws should be allowing for this
- Integration
- I think there is a need for young people's housing and not so much for people of the older end so the young can stay where they have been born
- Make sure the houses are affordable and let local people buy first
- The housing should be offered to 1. The Sandhurst parishioners – in particular those with family ties in the village and or young people 2. Those from the 5 parishes 3. those who show a strong link to the village e.g. family, work related and should bring a positive benefit to the area and community
- We do need some affordable homes for young couples, just starting to get on the ladder would help, also perhaps some flats, for young people or else we will end up with a town of O.A.P's
- Build by all means but make sure born and bred in stow are given priority. Don't allow others to come into the neighbourhood who have no connection with Stow (generations)
- Whilst affordable housing is needed, before any housing is built a look needs to be taken at the infrastructure, especially the roads as stow is a bottle neck at the best of times, as well as schools, doctors, hospitals etc.
- If it went to local people and not business people for their own gain. Stow has changed in my lifetime. Where outsiders and business men run stow to their own gains, without benefiting stow people. It's not the lovely town it was when I was a child
- Do not personally know anyone locally affected but presumably the national need applies also in Stow-on-the-Wold
- All for it as there aren't many houses to rent in stow that single parents/people on low income can afford
- We need affordable sheltered housing for elderly people as well for others
- It needs to include housing for disabled. My partner had a stroke hence the need to move to suitable accommodation – not easy in Stow
- It depends on the word 'affordable housing' should be for younger generation – too many elderly in stow including me!
- It must be exclusive to locals, with proof. Keep the younger generation here!
- It must be easily affordable with priority to local families

- CDC should have resourced more of a contribution from spitfire Cashton house site
- I would support if it is to house the people who are living in the area already but not as a means to bring more people in
- Desperately need to prevent young people and young families from moving away
- What is affordable? no more than £200,000
- The infrastructure and community could not support more family/homes in stow
- Low cost/affordable housing often brings behaviour problems – we would need more policing
- It is absolutely essential that this issue is addressed effectively
- As long as priority is given to building for commercial sale and incomers/2nd home owners is encouraged, there will be no more space for affordable housing and the cost of much further income well beyond the ability of the population to pay for.
- We need more rented homes or flats for young couples and no more retirement homes, we're getting an old town, let's get some young back with affordable rent
- What is affordable housing?
- Local authority/housing association houses should only be sold at market value regardless of lengths of occupation. This would keep the supply of this type of housing for well off people unable to afford to buy on the open market
- Too many 2nd homes and buy to let means less homes for locals
- Not enough to meet needs of locals
- Should be only for genuine local people
- Affordable homes needed for local young people
- In favour of affordable rental properties that do not subsequently fall into private hands/ownership – this control is maintained and offered exclusively to local residents
- Affordable to who? also what about school, doctors, etc. which are already full to capacity
- Car parking is a major issue in stow – the proposed development in white hart lane should be abandoned and additional much needed car park be provided stow facilities are overstretched. Further housing will exaggerate this problem.

- The infrastructure and job availability cannot support any new development
- Affordable housing for young people to give a better balance of age groups in the town
- Social housing is desperately needed to keep local people in stow
- Field adjacent to stow vets
- Stow is already full of traffic and car parking is extremely difficult at all times of the year and extra housing would only worsen this situation
- I think that the problem lies with 2nd home owners and holiday let cottages. If the government dissuaded this more housing would naturally be available
- There should be more affordable houses near the market. As all the properties are bought by people with what it seems have very deep pockets, and local people cannot compete
- The local area cannot support the infrastructure.
- If affordable housing/social housing isn't provided in stow for local people, stow will become a retirement ghost town. Young people from stow should have the opportunity to own their own homes in the community that they grew up in
- There are plenty of places in towns and cities i.e. the eagle star building in Cheltenham and the civil sports ground in Gloucester. Leave stow alone
- You cannot buck market forces. I would like an affordable home in Mayfair but I accept I cannot have one!
- One ex council house was bought and developed into 2 flats and another property built in the garden. Can this be done elsewhere?
- Each unit to have car parking, preferably for two cars per unit
- I do not think affordable housing is low enough for young people. Housing associations could be better
- Because bungalows use more ground space they are more expensive than houses, so it is difficult to find affordable bungalows without 'downgrading' rather than downsizing (and there are not many locally) which could mean moving location against our preference
- There should be more
- There must be some way of ensuring that any starter homes remain starter homes. They must not enter the open market when they become vacant
- must not be owner-occupied
- Stow needs homes and businesses to keep young people in the town

- There simply isn't enough affordable housing, here or elsewhere in the uk. There should be a greater provision for housing association type rentable homes, in particular.

Part B - Home working

5.14 **Question B1** asked *...Do you or does any member of your household carry out any paid work from home?* 45 answered 'yes' and 227 answered 'no'.

5.15 **Question B2** asked*...Do you work for an employer or for your own business?* 18 answered 'for an employer', and 32 answered 'for my own business'.

5.16 **Question B3** asked*... How many hours per week do you usually work from home?*

	Count
Less than 10 hours per week	16
10 to 24 hours per week	15
25 to 40 hours per week	7
More than 40 hours per week	7
No reply	12
	57

5.17 **Question B4** asked*....If you have your own business at home, what type is it?*

	Count
Crafts/Arts	4
IT/ Knowledge based	4
Consultancy	13
Design	1
Agriculture / gardening	1
Other	10
No reply	1
	34

Other includes: marketing services, accountancy, property maintenance, electrician, book seller, book keeping x 2, counsellor, admin, antique retailer.

5.18 **Question B5** asked*...Would you like to work from home if you had the proper facilities to do so?* 21 answered 'yes', and 194 answered 'no'.

5.19 Question B6 asked... Whether or not you currently work from home, what working space do you/ would you require to enable you to undertake your work?

	Count			
	Need & already have	Need but do not have	Do not need	No reply
Desk only	20	7	7	56
Room shared with living space	15	3	8	64
Dedicated room for working use only	24	20	4	42
External storage space e.g. shed or garage	14	12	10	54

5.20 Question B7 asked... What communication services do you/ would you require to undertake your work?

	Count			
	Need & already have	Need but do not have	Do not need	No reply
Telephone landline	47	4	4	35
Mobile reception	45	7	3	35
Broadband	52	4	3	31

Part C - Housing needs

5.21 68 households completed *Part C: Housing Needs* of the survey questionnaire self identified themselves in need of moving to more suitable housing.

5.22 41 of the 68 respondents needing to move home in Stow-on-the-Wold has the financial means to afford suitable housing in the private sector in Stow-on-the-Wold. Account is taken of household's current tenure, deposit, income and maximum house purchase price they state they can afford. Therefore, the remaining 27 respondents in need of affordable housing are the focus of this report.

5.23 Of the 27 households in need of affordable housing, 12 respondents indicated a need to move within 2 years, 12 respondents indicated a need to move between 2 and 5 years, 1 respondent indicated a need to move in more than 5 years, and 2 respondents did not specify.

5.24 5 of the 27 respondents in need of affordable housing indicated they were on the District Council's housing register (Gloucestershire Homeseeker). None are registered with South West Homes. These are comments made by persons in need of alternative housing, not necessarily affordable, who answered 'no' and who were asked to explain why they were not on the housing register:

- No -
- No - very unlikely will qualify
- No - did not know it existed
- No - not aware of it
- No - too soon
- No - already have a home
- No - I prefer a private landlord and I'm a bit a snob
- No - no information received
- No - still live at home with parents
- No - I do not want to rent, so live with parents to save deposit
- No - don't have children or disability so they aren't interested
- No - we do not believe we would be eligible and none of the properties managed by Bromford are maintained to a standard we would find acceptable
- No - didn't know about it
- No - no need
- No - don't believe we would be eligible
- No - don't think we are a priority
- No - no knowledge of it
- No - no need so far
- No - I have never thought about doing so

5.25 Here are reasons given for need to move home (some people gave more than one reason for needing to move):

- 3 households indicated a need to move to smaller accommodation
- 12 households indicated a need to set up an independent home
- 3 households indicated a need to move to cheaper accommodation
- 3 households indicated a need to move to smaller accommodation
- 3 households indicated a need to move to physically adapted accommodation
- 1 household indicated a need to move due to security of tenure
- 1 household indicated a need to move to larger accommodation
- 2 households indicated a need to move for employment reasons
- 1 household indicated a need to move nearer dependent or carer
- 1 household indicated a need to move to property where they could apply the 'Right to Buy' or 'Right to Acquire'
- 1 household indicated a need to move as their tenancy was at an end

5.26 19 households are in need of rented accommodation:

Table L: Households requiring affordable rented housing

Households requiring affordable rent housing				
House type	Single people	couples	Families	Total number of households
1 bedroom ground floor (flat or bungalow)	1 (aged 77 yrs);	2 (ages not given; ages not given)	-	3
1 bedroom house/ flat/ bungalow)	8 (aged 17 yrs; age not given; aged 17 yrs; aged 46 yrs; age not given; age not given; aged 61 yrs; aged 42 yrs;)	4 (not given; 24 yrs & ?; aged 78 yrs & 61 yrs; >60 yrs & > 50 yrs;	-	12
2 bedroom bungalow	-	-	1 (family with son aged – age not given)	1
2 bedroom house	-	-	3 (no details given; no details given; family with son aged 9 yrs;)	3
Total				19

5.27 Financial information provided by respondents indicates that the following 8 households can afford intermediate housing e.g. shared ownership (part buy/ part rent):

Table N: Households requiring intermediate housing

Households requiring shared ownership (intermediate) – according to household’s preference and financial situation				
	Single persons	couples	families	No. of households
1 bedroom house or flat	1 (aged 21 yrs;	-	-	1
2 bedroom sheltered accommodation	1 (aged 88 yrs)	-	-	1
2 bedroom house	4 (age not given; aged 24 yrs; aged 24 yrs; aged 72 yrs;	-	2 (family no details given; family no information given;	6
Total				8

5.28 Financial information provided by respondents indicates 40 households can afford suitable housing on the open market:

Table O: Households seeking rehousing on open market

Households seeking to buy on the open market – according to preference						
	Single people	couples	Family with 1 child	Family with 2 children	Other households	No. households
1 bed sheltered	-	1 (ages not given;	-	-	-	1
2 bedroom sheltered	1 (aged 72 yrs;		-	-	1 (family details not given;	2
2 bedroom bungalow	-	3 (aged 63 yrs & 61 yrs; ages not given; both aged 84 yrs;	-	-	-	3
1 bedroom house	4 (aged no given; age not given; aged 29 yrs; aged 19 yrs)	-	-	-	-	4
2 bedrooms house	4 (aged 33 yrs; aged 44 yrs; age not given; aged 66 yrs;	8 (age not given; aged 70 yrs & ?; ages not given; ages not given; ages not given; aged 33 yrs & ?; aged 35 yrs & 43 yrs;	-	-	1 (details not given	13

3 bedroom house	2 (aged not given; age not given;	4 (aged 50 & 48 yrs; aged 53 & 52 yrs; aged 63 yrs & 62 yrs; ages not given;	-	1 (family with child aged 2 yrs & < 12 months;	4 (family details not given; family details not given; family details not given; family details not given;	11
3 bedroom bungalow	1 (aged 69 yrs;	-	-	-	1 (family details not given;)	2
4+ bedrooms house	-	1 (ages not given;	2 (family with son aged 2 yrs; family with son aged 1 yr;	-	2 (family details not given; family details not given;	5
Total						41

6. AFFORDABILITY

6.1 A household's income, savings and the state of the housing market are key factors for assessing a person's need for affordable housing.

6.2 In simplistic terms the assessment of affordability requires household incomes and savings to be measured against prices of property of a suitable size, type and location, whether rented or home ownership. However, depending upon tenure there will be additional factors that will impact upon costs of acquiring the right to occupy the property.

6.3 For home ownership, these costs include: mortgage interest rates, mortgage indemnity premium, mortgage application fee, legal fees, stamp duty tax, legal fees and search fees etc.

6.4 For rented, these costs may include: rent deposit and rent paid in advance.

Home ownership

6.5 In order to investigate affordability, further research has been carried out on house prices in the area.

6.6 Using information gained from HM Land Registry it is possible to obtain the average property prices in Stow-on-the-Wold .

6.7 The average price of properties sold in Stow-on-the-Wold in the 5 years to September 2014 are shown in Table H below.

Table G: Average Prices of residential properties in Stow-on-the-Wold sold in the period 12 months to September 2015 (according to HM Land Registry)

Average House Prices in Stow-on-the-Wold Parish (£)		
House Type	Price	Number of Sales
Detached	£417,182	11
Semi-detached	£301,111	9
Terraced	£329,333	12
Flats	£343,000	5
All	£350,432	37

6.8 The number of house sales are for new and existing properties where the sale details registered with the Land Registry are inside Stow-on-the-Wold Parish.

- Figures were obtained from “www.rightmove.co.uk” with data supplied by HM Land Registry.
- There are sometimes delays in registrations of sales and this may result in under counting of property sales.

6.9 Unfortunately, the number of bedrooms in each property is not specified.

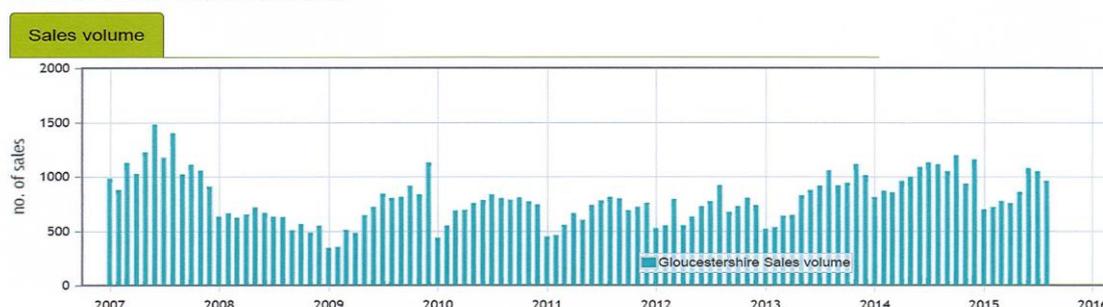
6.10 The average price of properties sold does not necessarily reflect the average value of all properties in the parish.

6.11 HM Land Registry tells us that the average price of residential properties sold in Gloucestershire is £190,151 in October 2015.

6.12 The latest figures show that for Gloucestershire there has been a small fluctuation in average house prices during 2011 and to 2015, and up by 3.3% over the 12 months to October 2015.

6.13 House sales volumes in Gloucestershire fell significantly from a peak of 1,475 in June 2007 to a low of 436 in January 2009. Sales numbers have recovered somewhat with 960 property sales in August 2015. Winter is traditionally a time of a lower number of house sales.

Index data for Gloucestershire



EXAMPLE CALCULATION FOR A MORTGAGE

6.14 Typically, a household can obtain a mortgage of 3.5 times their gross annual income, and in today's financial market would expect to pay a deposit of at least 15% towards the total purchase price.

6.15 To afford the least expensive property (£165,000) sold during the past 12 months in Stow-on-the-Wold a household would require at least £24,750 as a deposit, and their annual gross income for mortgage purposes would have to be at least £40,000.

6.16 At the time this report is published mortgage lenders currently offer first time buyers standard variable annual rate interest rates from as low as 4.5% APR upwards. Applying a 4.5% interest rate to a mortgage of £140,250 equates to £788.19 per month for a repayment mortgage (repayment of capital and interest) over a 25 year period.

Gross annual earnings for employees (full and part-time) in local authority areas

Area	Median gross annual earnings (residents in local authority area) £
Cotswold	18,642
Forest of Dean	20,519
Gloucester	20,441
Stroud	22,355
Cheltenham	24,208
Tewkesbury	20,899
Gloucestershire	20,935
South West	20,072
Great Britain	21,840

Source: Annual Survey of Hours and Earnings 2014, Office of National Statistics – revised and released 18th November 2015

- The median (50th percentile) in the table above shows gross annual earnings of residents in Cotswold District (£18,642) is lower than the corresponding regional (£20,072) and national figures (£21,840).
- Considering the average prices of homes sold in Stow-on-the-Wold Parish during the 12 months to October 2014 someone in receipt of a median income in Cotswold District (£18,642) would be unable to purchase a property without a substantial deposit.
- Many potential first time buyers struggle to meet the costs of buying their own home.

Private rented

6.17 Information gained from 'Rightmove.com' tells us these are the starting prices for rents for the following property types in December 2015:

One bedroom flat (Longborough).....£550 per calendar month

One bedroom terraced house (Bourton).....£495 pcm

Two bedroom flat (Stow).....£775 pcm

Three bedroom detached house (Bourton)£775 pcm

6.18 It is generally recognised that a household's housing costs should not exceed 25% of a household's gross income. Based upon this assumption a minimum gross annual income required to afford the rent on the above properties would be £26,400 for a one bedroom flat, £23,760 for a one bedroom house, £37,200 for two bedroom flat, and £37,200 for a three bedroom house. Of course, the rent does not include running costs e.g. council tax, fuel bills etc.

6.19 By comparing the monthly costs of private rented property with home ownership, it is substantially less expensive to rent than to buy a similar starter-type home.

What is affordable rented housing?

6.20 Traditionally the levels of rent that housing associations have been able to charge have been controlled by *Homes and Communities Agency*. These rents are known as *target rents* and are subject to the national Housing Benefit scheme.

6.21 The *target rents* of properties let by Housing Associations are controlled by the Tenants Services Authority, the regulatory agency of registered providers of social housing in England. Rents are calculated according to a formula based on relative property values and relative local earnings.

6.22 A household's entitlement to housing benefit takes into account a household's size, income, savings and other circumstances, may entitle a household to a financial contribution of a sum up to the entire rental charge.

6.23 In 2012 the Coalition Government introduced *affordable* rents for council and housing association rented properties. The *affordable* rents are up to 80 per cent of market rents. For some areas of Gloucestershire that means *affordable* rents will be significantly higher than traditional *target* rent levels.

7. EXISTING AFFORDABLE HOUSING STOCK

7.1 Below is a schedule of affordable housing stock in Stow as at 21st December 2015. Stow has a total of 189 affordable dwellings.

General Needs Rented	House	Bungalow	Flat
1 bedroom	1	.	16
2 bedroom	20	39	1
3 bedroom	58	.	.
4 bedroom	2	.	.

Older Persons Rented	House	Bungalow	Flat
1 bedroom	.	12	34
2 bedroom	.	.	1
3 bedroom	1	.	1
4 bedroom	.	.	.

Shared Ownership	House	Bungalow	Flat
1 bedroom	.	.	1
2 bedroom	.	.	.
3 bedroom	2	.	.
4 bedroom	.	.	.

8. SUMMARY

8.1 *Part C* of this survey is aimed at persons who are seeking alternative housing, in particular those who cannot open market prices and therefore require affordable housing (rented or shared ownership).

8.2 The information gained from this survey is a key element of assessing local needs. Other useful sources of information include Cotswold District Council's Housing Register (Gloucestershire Homeseeker). Some key issues arising from the survey are:

- It is notoriously difficult to get accurate data on the housing need of young people.
- Those who have expressed a genuine need have been considered in the recommendations, rather than those with a wish to move but are considered to be able to afford appropriate market housing.
- Housing development in Stow-on-the-Wold should take account of future anticipated housing need as well as the number of households in immediate need.
- This survey has shown 5% of dwellings have one bedroom, and more than two thirds of dwellings have three or more bedrooms.

- 68 respondents to the questionnaire expressed a need to move to more suitable accommodation, of whom 27 households require affordable housing. 41 households indicated they could afford market prices. In the current financial market some potential purchasers, particularly first time buyers, are experiencing difficulties obtaining a mortgage. The Bank of England Base Rate has remained at an all time low of 0.5% since March 2009 (last reviewed in November 2015). However, mortgage lenders often charge high rates of interest to first time buyers and require substantial deposits, sometimes 15% or more of the purchase price as well as charging arrangement/ administrative fees.

10. CONCLUSION

10.1 This survey has determined that there are **27 households with a local connection who have self identified themselves in need of affordable housing in the parish.**

10.2 In addition to local households in need, consideration should be given to turnover of the existing social housing stock in the parish when determining the number, type and tenure of additional affordable dwellings required to meet the parish's need. Also, consideration may be given to forecasted changes in the demographics and the impact of Government policies e.g. housing benefit regulations. It should be noted that some existing affordable housing may be allocated to persons in greatest housing need throughout Cotswold District.

11. RECOMMENDATIONS

It is recommended that:

- a) The Rural Housing Enabler produces an executive summary of the survey report for publication in the local newsletter for all to read, and the town council holds hard copies of the full report available for parishioners to read upon request.
- b) Anyone who is in need of affordable housing is encouraged to apply on the District Council's Housing Register (Gloucestershire Homeseeker www.gloshomeseeker.co.uk tel 01285 623300).
- c) Cotswold District Council is provided with the Housing Needs Survey Report.