

Copythorne

# Housing Need Survey Report

August 2014

Action Hampshire

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# **EXECUTIVE SUMMARY:**

## **COPYTHORNE HOUSING NEED SURVEY**

### **Key features and main outcomes**

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- Copythorne housing need survey was conducted in May 2014. 1165 surveys were sent out to all households in Copythorne Parish.
- Out of these 1165 surveys distributed, 318 were returned, a 27% response. This is around the average response expected from public questionnaire surveys.

### **Support for an affordable housing scheme**

- 36% of survey respondents would support a small affordable housing scheme in Copythorne Parish, 38% may support a scheme and 26% would not support a scheme.
- Many respondents have stated they will only support a development if it is on a small scale, is well designed and is for local people.
- It is likely that some respondents would be more supportive if they were reassured that:
  - HARAHS developments are small schemes, usually 6-15 units
  - HARAHS works with the Parish Council to ensure that the affordable homes are in keeping with the area and has produced a Rural Design Guide for planners and communities
  - people with a strong local connection to Copythorne Parish will always be given first priority.

### **Local affordable housing need**

- Though most people are satisfied with their housing situation, the housing need survey recommends an affordable housing scheme of 10-15 units.

### **Housing need survey results**

Affordable rent:

- 37 households with a local connection to Copythorne Parish are on New Forest District Council's 'Homesearch' housing register for an affordable rented property. The housing need survey has identified an additional 13 households interested in affordable rent.

Shared ownership:

- 3 households with a local connection to Copythorne Parish are on the 'Help to Buy South' Housing Register in need of shared ownership accommodation. The housing need survey has identified 30 additional households interested in shared ownership accommodation.

- **Copythorne housing need survey and housing register figures show that there is a local affordable housing need of 83 in Copythorne:**

**There is a local demand for:  
50 affordable rented properties  
33 shared ownership properties**

- Housing need may arise for a number of reasons, but in the majority of cases it is because households want to start their first home, want to be near family, cannot afford a mortgage, need a bigger home or cannot afford to rent privately.
- There is a demand for a mix of properties in Copythorne Parish; 30% of households require a one bedroom property, 42% require two bedrooms, 25% require three bedrooms and 4% require four bedrooms.
- A mix of single people, couples and families are in housing need. 93% of individuals identified as being in housing need are under 44 years.
- Respondent households also report 126 family members, friends and acquaintances that have had to move from Copythorne Parish due to difficulties in finding a suitable home locally and would like to move back. However, it is important to note that not all 126 individuals/households will be interested in/eligible for affordable housing.

### **The survey recommendations**

- It should be noted that the recommended scheme does not meet all of Copythorne's housing need but the proposal of **10-15 units** takes into account the size of the parish, the impact of a new development on the parish and resident's views from this survey which state that a small affordable housing scheme for local people would be supported.

## Background information

### Rural affordable housing for local people

- Access to affordable housing is a real concern for many residents in rural areas. Rural areas are some of the least affordable places to live in the country.
- *'Rural house prices have soared in rural communities. In rural areas, house prices nearly doubled in ten years, up 82% from £126,016 to £228,742. However, wages have not kept pace, rising 17% slower in rural areas than in urban areas over the last five years.'* (Source: National Housing Federation- 'Thirty-somethings abandon villages as rural housing prices soar')
- Rising house prices and few homes for affordable rent often result in some members of the community having to leave their village. The number of affordable rented local authority properties has reduced considerably since the introduction of the government's 'Right to Buy' scheme. This has resulted in demand outstripping supply.
- When people move elsewhere the result can be the closure of village schools, shops, pubs, bus routes, post offices and local businesses. It is important that communities remain vibrant and mixed and made up of people from all social groups.
- The affordable housing built by the Hampshire Alliance for Rural Affordable Housing (HARAH) will be specifically for people with a local connection to their parish. Before a household is offered an affordable property they will be asked to provide documentary evidence of their local connection.
- The local connection criteria and length of connection are written into the Section 106 agreement, a legal document which sets out planning conditions for the housing.
- The HARAH Affordable Housing projects help those who do not have the financial means for a mortgage, by offering them the chance to have a home, into which they have to put some equity or rent. The freehold will always remain with Hyde Housing, so that such houses would never be available on the open market.
- Many people living in rural areas need to downsize to a more manageable property as they get older or would like to move to a smaller property because their family have left home. A large proportion of properties in rural villages are large detached houses, smaller properties are often in short supply. Many people who have lived in a village all their life have no choice but to move out, away from family and friends in search of a home that is more suitable for their needs.

### New Forest

- The average house price in the New Forest District is £222,500 compared to £203,000 in the South East and £170,000 in England (January – December 2009) (Source: Neighbourhood Statistics)
- Between 2001 and 2011 there has been a decline in the percentage of working age population from 59.2% to 58.6%. There has been a particularly large decline amongst young adults aged 25 – 39 years (from 17.6% to 14.2%).

- The 2011 Census population of New Forest District is 176,500. The population has increased by 7,100 since 2001, approximately 4.2%. Most growth since 2001 has been in the oldest age groups, the 65 and over's increased by 15.3%.
- Total dependency has risen due to the increasing numbers of older people but child dependency has actually declined.

#### Dependency Ratios (2001 – 2011)

	2001	2011
Total Dependency	68.9	70.7
Child Dependency	30.7	28.0
Old Age Dependency	38.2	42.7

- Between 2001 and 2011 the percentage of rented households increased, alongside shared and outright ownership. The percentage of households owned with a mortgage or a loan decreased by 18.2% over the period.
- (Source: the source used is the Office for National Statistics (ONS) Census 2001 (%) 2011 (%) data for the years 1981 to 2011.)
- The gross household income required to rent privately in the New Forest is £35,000. The gross household income required for affordable rent in the New Forest is £28,000. (Enterprise M3 Evidence Study, a final report by Regeneris Consulting).
- The gross household income required to buy outright in the New Forest is £44,000 and £34,000 for low cost home ownership (Source: Enterprise M3 Evidence Study, a final report by Regeneris Consulting).

#### Copythorne

- Copythorne Parish has 45 local authority and housing association properties. The breakdown is as follows:

Existing affordable housing stock in Copythorne (2011 census)	
Shared ownership (part rent/part buy)	5
Social rented from Local Authority	25
Social rented from Housing Association	15
<b>Total</b>	<b>45</b>

- 4% of the housing stock in Copythorne is owned by New Forest District Council or a housing association. This is low in comparison to the average for England where 19% of the housing stock is rented/part bought from the council or a housing association.
- Copythorne Parish has a population of 2,675 residents. The table below shows the age of these residents compared with the average in England.

Age	% Copythorne	% England
Children under 16 years	14%	19%
Working age adults	61%	65%
Older people over 65 years	25%	16%

(Data taken from 2011 Census)

# COPYTHORNE HOUSING NEED SURVEY

JULY 2014

## SURVEY REPORT

### SECTION ONE: BACKGROUND AND GENERAL INFORMATION

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#### 1. Introduction

- 1.1 Following discussions with Copythorne Parish Council in November 2013, it was agreed that the Rural Housing Enabler at Action Hampshire would carry out a housing need survey of the parish. The aim was to determine whether or not there is a need for affordable housing for local people and smaller accommodation for residents who wish to downsize.
- 1.2 The survey and this report has been conducted and produced by Action Hampshire. Thus, the report and the findings are an independent and impartial commentary based on the evidence collected.
- 1.3 The survey has been carried out at no financial cost to the Parish Council. The survey was funded by New Forest District Council and New Forest National Park Authority as part of their remit to explore the need for affordable housing across their planning area. The work is fully supported by New Forest District Council as the housing authority for that area. Other rural parish-based surveys are either taking place or planned.
- 1.4 This survey is the most comprehensive study of housing need undertaken in the parish. Whilst some households will already be on the District Council 'Homesearch' Housing Register or Help to Buy South Housing Register, many may not be included on existing records of need. This survey also raises awareness of housing issues facing local people and gave respondents space to express their views on local housing issues.
- 1.5 The findings in this report are based on the survey only. They should be read in conjunction with other District-wide housing needs surveys, the housing market assessment, affordable housing and planning policies to place the conclusions in a district-wide, sub-regional and regional context.
- 1.6 For a wider overview of the national rural housing problem, reference should be made to the findings and recommendations of the Government's Affordable Rural Housing Commission Final Report, May 2006 ([www.defra.gov.uk](http://www.defra.gov.uk))

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#### 2. Survey Purpose and Methodology

- 2.1 The purpose of the survey was to acquire detailed information about the current housing situation and the numbers and types of households in housing need and to find out what kind of alternative housing they were seeking. The survey also gave people an opportunity to express their views on what is needed or not.

- 2.2 Based on a core questionnaire, the survey form (a copy is appended to the report) was agreed by New Forest District Council and New Forest National Park Authority in its final form before distribution. The survey form was divided into two parts:
- Part 1 collected general information about the respondent's household
  - Part 2 for completion by those in housing need (*the questionnaire also included an explanatory section on what is meant by affordable housing as it can be provided by housing associations together with a case study of a previous beneficiary now living in a small rural exception site*)
- 2.3 An important element in the design of the form was to reveal what is called hidden or concealed households, people who cannot afford to be in the housing market and are living within another household.
- 2.4 The forms were delivered by mail to all households in the parish and were returned in prepaid envelopes to Action Hampshire.
- 2.5 The data processing was carried out by the Rural Housing Enabler.
- 2.6 As the questionnaires were sent to 100% of households, this is a total or census survey rather than a sample survey. The methodology is recommended\* as being appropriate for rural areas. In the more usual borough-wide sample surveys, rural wards are grouped together and as such it is not possible to disaggregate information for individual villages or parishes. There is a presumption (Source: A Guide to Housing Needs Assessment, IOH 1993) that there will be a greater response from those in need using this methodology. The results are presented as found (no figures have been 'grossed up').\*Assessing Housing Need in the South East – A Good Practice Guide (SEERA 2004)
- 2.7 It is possible that a degree of housing need occurs within the households who did not respond to the questionnaires and therefore the need identified in this report could be an under-representation of the real situation. The actual figures from the survey can be classed as demonstrable need.
- 2.8 Some information has also been cross-referenced to the 2001 Census, 2011 Census, the HM Land Registry parish-based data from web-based sites and the Office of National Statistics.
- 2.9 It is hoped that this report is clear and readable. But some terms have differing definitions, not least 'What is affordable housing?'
- 2.10 We have used the following definition in this report: '*Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.*' (Please note that when we refer to housing association rented properties, this could be social rented or affordable rented.)
- 2.11 The affordable homes are allocated to help those who do not have the financial means to meet their housing need through the housing market, by offering them the chance to have a home, into which they have to put some equity or rent. These homes will be affordable in perpetuity; such houses would never be available on the open market.



- 2.12 The terms 'house' and 'housing' used in this report refers to all types of residential property including flats, bungalows, sheltered accommodation etc unless otherwise stated.

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### 3. Response to Survey

- 3.1 Of the 1165 questionnaires distributed, 318 were processed, a 27% response. This response is large enough to have statistical validity.
- 3.2 Population figures show that approximately 2,675 people live in Copythorne Parish (Source: Census 2011 data). The 1165 forms distributed equate to the Council Tax Register records for the number of households validating this as a 100% survey. In addition, these figures give an average household size for the parish of 2.3 people.
- 3.3 318 survey forms were returned. These 318 forms represent a survey population of 754 people, giving in average household size of 2.4 people.
- 3.4 The following sections of the report analyse the key features and present the key findings from the data analysis. **Appendix 1** is a copy of the survey form (please note that the Appendix is a separate document).
- 3.5 The survey was carried out in May 2014 for three weeks before the questionnaire return date.

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## SECTION TWO: THE SURVEY FINDINGS

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### Current Housing Situation – Key Features

- 4.1 Part 1 of the questionnaire was completed by all households whether or not there was any housing need so as to build up a picture of the current housing situation in the parish.

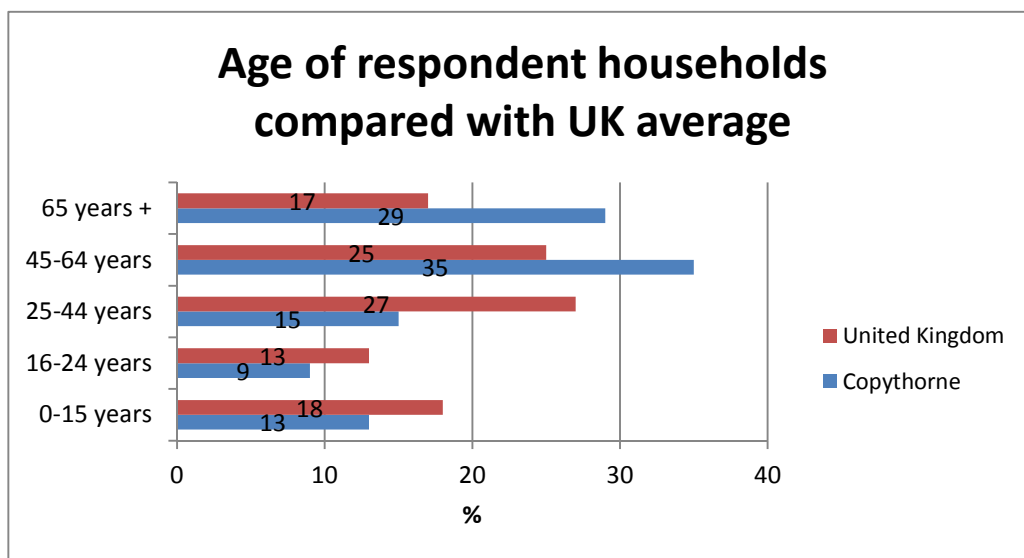
### The Population

- 4.2 318 households replied to the housing need survey. 13% of the total population of households represented in the survey are under 16 years. This percentage is lower than the average for the United Kingdom where 18% of the population are within this age group (Source; 2011 Census results).
- 4.3 9% of the 754 residents represented in the survey are aged 16-24 years. 2011 Census data shows that 13% of the United Kingdom's population is within this age group.
- 4.4 The survey represents 15% of residents in Copythorne aged between 25 and 44 years. This is low compared to the national average. Around 63 million people currently live in the United Kingdom and 27% are aged between 25 and 44 years (Source: 2011 Census data).

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- 4.5 64% of residents represented in Copythorne’s housing need survey are over 44 years (35% are between 45 and 64 years and 29% are aged 65 years and over.)
- 4.6 A large proportion of residents surveyed are 65 years and over (29%). 2011 Census results show that 17% of the population of the United Kingdom are within this age group. In common with other areas of the New Forest, Copythorne has a relatively large number of older people and the need for specialist accommodation and care and support for the elderly is likely to increase as residents grow older.

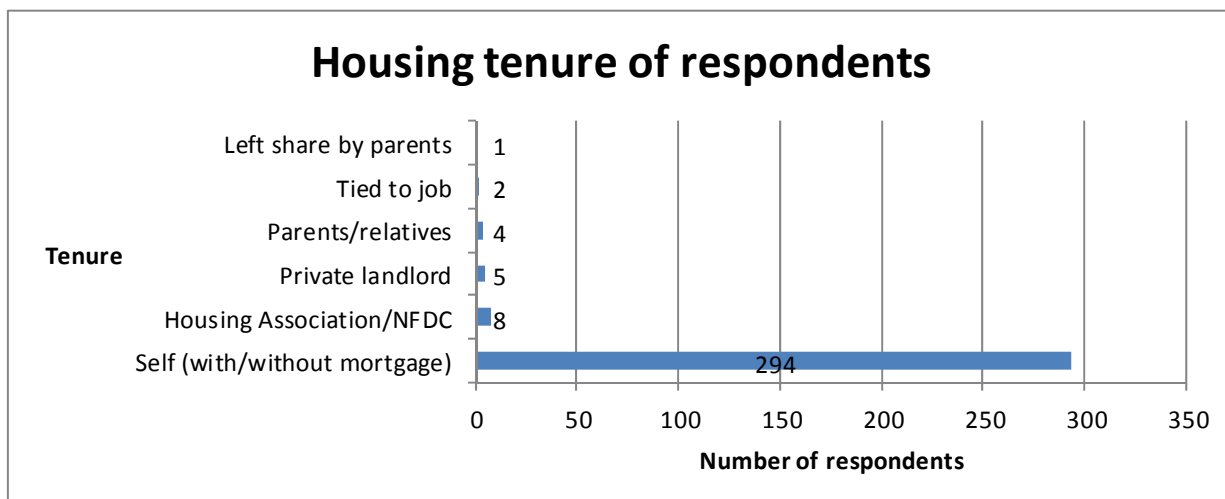
The graph below shows the age of residents who responded to the housing need survey compared with the average for the United Kingdom.



### The Housing Stock and Tenure

- 4.7 95% of survey respondents live in a house or a bungalow and 80% live in properties with three or more bedrooms. Only 2% live in a one bedroom property and 19% live in a two bedroom property. With the demographic trend towards smaller households, this lack of one and two bed units will make it difficult for single people, couples, small families, first-time buyers and people on low incomes to enter into the housing market.
- 4.8 Many residents may be interested in downsizing or may need to downsize in the future for health related reasons but there is an undersupply of smaller properties available in the parish.
- 4.9 92% of survey respondents own their property. Housing association and local authority accommodation (2%) and the private rented sector (2%) reflect limited opportunities for those on lower incomes unable to access the open market to rent within the parish.

- The graph shows the tenure of households who responded to the housing need survey.



- The table below shows the tenure balance of properties in Copythorne Parish in 2011 compared with the average for the New Forest and England. (Data has been taken from the 2011 Census).
- There is a high proportion of owner occupied homes in the parish and very few rented properties, which will make it difficult for local people to access a range of different tenures.

Housing tenure (%)	Copythorne (%)	New Forest District (%)	England (%)
Housing that is owner occupied (2011 Census)	86.0	75.0	63.4
Housing that is rented from the council or housing association (2011 Census)	3.6	10.9	17.7
Housing that is private rented (2011 Census)	8.2	10.6	15.4
Other rented accommodation (2011 Census)	0.5	1.5	1.4
Household living rent free (2011 Census)	1.4	1.3	1.3
Shared ownership accommodation (2011 Census)	0.3	0.6	0.8

- The table below shows the proportion of detached, semi-detached, terraced properties and flats in Copythorne Parish compared with the average for the New Forest and England. (Data has been taken from the 2011 Census).

Property type 2011 (%)	Copythorne (%)	New Forest District (%)	England (%)
Detached houses	74.5	45.3	22.3
Semi-detached houses	16.6	23.3	30.7
Terraced houses	4.5	15.8	24.5
Flats (purpose built)	0.2	11.2	16.7
Flats (other)	2.8	2.7	5.4
Mobile home	1.4	1.6	0.4
Second home	1.0	1.6	0.6

4.10 2011 Census results show that there are over three times more detached properties in Copythorne Parish than the average for England. Detached properties usually have three or more bedrooms and are at the higher end of the market. There is a relatively low proportion of semi-detached

properties, flats and terraced properties in Copythorne for different ages and income groups.

## Property Turnover

- 4.11 The question on length of residency shows that 72% of survey respondents have lived in Copythorne for over 10 years and 46% have lived in the parish for over 20 years. This represents a stable community, a low level of development and a low turnover of property.

<b>Length of residency</b>	<b>Respondents</b>
Under 5 years	50
5 - 10 years	37
Between 11 and 20 years	81
Over 20 years	145
No answer	5

## Households which need to downsize

- 4.12 Across the New Forest area, the proportion of older people in the population is forecast to increase, which reflects the national trend. This will have implications for healthcare provision and the facilities and services needed in the area in the future. There is a relatively high proportion of large detached properties with three or more bedrooms in Copythorne Parish. Some older people in Copythorne may wish to downsize to a smaller more manageable property in the future, and may struggle to find suitable properties in the area, close to friends and relatives.
- 4.13 Through discussions with the Parish Council, the Rural Housing Enabler has included some questions to find out the needs of older residents who may wish to downsize.
- 4.14 25 respondents have explained they have a requirement to downsize to a smaller property in Copythorne.
- 4.15 64% of survey respondents are over 44 years and 80% live in properties with three or more bedrooms so it is not surprising that the housing need survey has identified a demand for smaller properties for older people. It is likely that this demand will increase as residents grow older.
- 4.16 The reasons why these 25 households need to move are as follows:  
(Please note that some respondents have given more than one answer to this question).

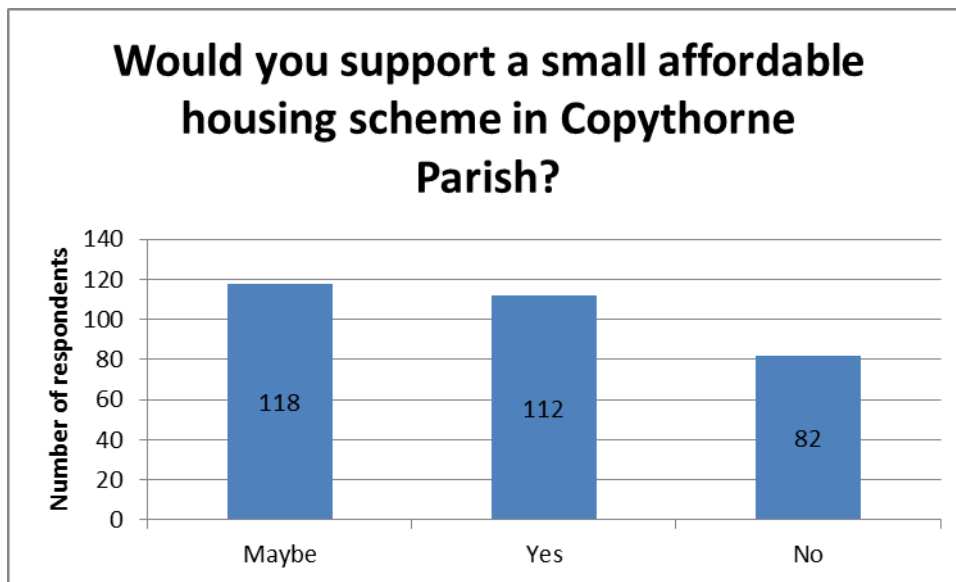
<b>Reason the household has a requirement to downsize</b>	<b>Number of respondents</b>
Family left home	9
Current house too large to manage	5
Garden too large to manage	3
Health related reasons	3
Release some equity in current property	1
Other	4

## Level of support for a small affordable housing development

- 5.1 One of the purposes of the report was to establish the level of local support for a possible small affordable housing scheme in Copythorne Parish. Question 7 on the questionnaire asked:

*Would you support a small development of affordable housing in Copythorne Parish if there was a proven need from residents with a genuine local connection?*

36% of respondents said 'Yes', 26% said 'No', 38% said 'Maybe'



- 5.2 74% of survey respondents would or may support an affordable housing scheme for local people in Copythorne Parish. Many respondents backed up their decision by adding comments and I have included these in verbatim transcripts in **Appendix 2** (please note that the Appendix is a separate document).
- 5.3 Many respondents have stated that they will only support a development if it is on a small scale, is well designed and is for local people.
- 5.4 It is likely that some respondents who may support a scheme would be more supportive if they were reassured that:
- HARAH developments are small schemes, usually 6-15 units
  - HARAH works with the Parish Council to ensure that the homes are in keeping with the local area and has produced a Rural Design Guide for planners and communities
  - people with a strong local connection to Copythorne Parish will always be given first priority.

**People who have already had to move out of Copythorne Parish because of difficulties in finding a suitable home locally**

6.1 Respondent households report 77 family members having had to move from the parish due to difficulties in finding a suitable home locally. 39% have left in the last two years and 61% have left in the last 2-5 years.

When the household moved out of parish	Family members
Within the last two years	30
Within the last 2-5 years	47

6.2 74% were looking to purchase a property on the open market, 15% to rent from a housing association, 7% to rent from a private landlord and 2% for a shared ownership property.

Tenure family members were looking for	Family members
Owner occupied	57
Rent from a housing association	12
Rent from a private landlord	6
Shared ownership	2

6.3 82% of family members would return if suitable accommodation was made available in the parish, 15% may wish to return and 3% would not return.

Would family members return if suitable accommodation was made available?	Family members
Yes	63
No	2
Don't know	12

6.4 Respondents were also asked whether they knew of any other people who had been forced to move out of Copythorne Parish due to difficulties in finding a suitable home locally. The survey has identified a further 117 individuals, couples and families who have had to move out of the parish to find suitable accommodation elsewhere.

6.5 47% have left within the last two years and 53% in the last 2-5 years.

When the household moved out of parish	Other people from parish
Within the last two years	55
Within the last 2-5 years	62

6.6 79% were looking for a property to purchase on the open market, 12% for a property to rent from a housing association, 5% to rent from a private landlord and 2% for a shared ownership property.

Tenure other people from the parish were looking for	Other people from parish
Owner occupied	93
Rent from a housing association	15
Rent from a private landlord	6
Shared ownership	3

- 6.7 54% would return if suitable accommodation was made available in the parish, 46% may wish to return and 0% would not want to return.

Would other people from the parish return if suitable accommodation was made available?	Other people from the parish
Yes	63
No	0
Don't know	54

- 6.8 The results above show that the majority of households (family members and others from the parish) who have moved away wish to return if suitable accommodation was made available in Copythorne Parish.
- 6.9 This represents out-migration and is indicative of a lack of affordable housing to rent or buy. Given the very low percentage of the survey population aged 16-24 years, (9%), and this being the age group most likely to be looking at their first and affordable home, there is an indication here that this is a trend which the Parish Council may wish to address: the housing needs analysis in detail below will further justify this.
- 6.10 It must be noted that these 194 households/individuals will be seeking all types of tenure so not all will be interested in or eligible for affordable housing.

### **Households that need a separate home now or in the next five years**

- 6.11 60 households have expressed a need for separate accommodation in Copythorne Parish in the next five years. Out of these, 53 are represented in Part 2 so this means that 7 households do not need an affordable home immediately but will need one in the next three to five years. Many of these are teenagers/young adults still living with their parents. This result shows that there will be a demand for affordable homes in Copythorne from the younger generation reaching adulthood in the next three to five years.

### **Households completing Part 2 of the survey form**

#### **Households needing accommodation within the next three years**

##### **Local connection**

- 6.12 Respondents were asked to fill out Part 2 of the survey form only if the household needs separate accommodation within the next three years.
- 6.13 47 respondents have stated that accommodation is required within the next three years so have completed Part 2 of the form (6 respondents completed Part 2 on behalf of 2 households in housing need). This means

that 53 households have been identified as being in housing need in Part 2.

- 6.14 It is worth emphasising that strong local connection criteria would be rigidly enforced should a scheme be proposed and advanced in Copythorne.
- 6.15 The housing need survey has identified 194 local people who have had to move away as they have been unable to find a suitable home locally. 16 have been represented in Part 2 and 126 would like to return to the parish but it is uncertain as to whether the others are still in housing need or whether they have settled into alternative accommodation elsewhere.
- 6.16 64% of households in need currently live in Copythorne Parish and 36% do not.

<b>Does the household needing to move currently live in the parish?</b>	<b>Households in need</b>
Yes	34
No	19

- 6.17 Out of the 19 households in need who do not live in Copythorne Parish, their local connection is as follows (please note that respondents were able to give more than one answer):

<b>Local connection of households who do not live in Copythorne Parish</b>	<b>Households in need</b>
Lived in parish for 6-10 years	1
Lived in parish for 11-15 years	4
Lived in parish for 16-20 years	8
Lived in parish for 21+ years	5
<b>TOTAL (LIVED IN PARISH)</b>	<b>18</b>
Close family lived in parish for 6-10 years	1
Close family lived in parish for 11-15 years	3
Close family lived in parish for 16-20 years	3
Close family lived in parish for 21+ years	11
Close family lived in parish but not specified number of years	1
<b>TOTAL (CLOSE FAMILY)</b>	<b>19</b>
Work in parish for 0-5 years	1
Work in parish for 6-10 years	1
Work in parish but not specified number of years	1
<b>TOTAL (WORK)</b>	<b>3</b>
Have worked in parish for 0-5 years	1
<b>TOTAL (HAVE WORKED)</b>	<b>1</b>
<b>TOTAL</b>	<b>41</b>

- 6.18 18 out of 19 households in need who do not currently live in Copythorne Parish have lived in the parish at some point.



## Household's local connection to settlements in Copythorne Parish

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- 6.19 The majority of households in housing need have the strongest local connection to either Bartley, Cadnam or Copythorne. Please note that some households gave more than one answer to this question.

Settlements with strongest local connection	Households in need
Bartley	25
Cadnam	22
Copythorne	15
Winsor	5
Newbridge	4
Ower	1

## Current Tenure

- 6.20 In terms of the current tenure of those 53 households in housing need, the information is as follows:

Current tenure of households requiring accommodation within the next three years	Households in need
Live with parents/other relative	26
Owner occupier	16
Private landlord	5
Housing association or New Forest District Council	6

- 6.21 49% of households are living with parents or relatives. Many households in need are young adults who want to live independently but cannot afford to rent or purchase a property in the area. In the United Kingdom, more than 3.3 million adults between the ages of 20 and 34 years were still living with their parents in 2013, 26% of that age group. This number has increased by a quarter, or 669,000 people since 1996 (Data sourced from Office for National Statistics).
- 6.22 It is likely that many young people in housing need in Copythorne Parish are living with their parents because renting privately is not an option. Only 9% of households identified as being in housing need rent privately.
- 6.23 30% of households in need are currently owner occupiers. These households will not qualify by need for the affordable rent accommodation. They will however be eligible for a shared ownership property but it does depend on their individual circumstances.
- 6.24 11% of households are in housing association/local authority accommodation. Households who are adequately housed and living in housing association/local authority accommodation will not be eligible for an affordable rented property in Copythorne Parish. They would however, be eligible for shared ownership accommodation.

## Preferred Tenure

- 6.25 15% of households in housing need would prefer to rent from a Housing Association, 28% would be interested in shared ownership and 57% would be interested in either option.

Preferred tenure	Households in need
Either option	27
Shared Ownership	13
Renting Housing Association	7
No answer	6

## Households on the Housing Registers: 'Homeseach' and 'Help to Buy South'

### New Forest District Council (Homeseach) Register

- 6.26 The New Forest District Council Housing Register (The Homeseach waiting list) - the council maintains a waiting list of people who wish to be considered for accommodation at affordable rent.
- 6.27 Current 'New Forest Council Housing Register - Homeseach' figures show 37 applicants with a local connection to Copythorne Parish in housing need.

Please see the table below for their local connection and the number of bedrooms they require:

Homeseach Housing Register Figures Copythorne Parish	1 bedroom	2 bedroom	3 / 4 bedroom	Total
Applicants – A connection	11	7	3	21
Applicants – B connection	4	6	3	13
Applicants – C connection	1	1	1	3
<b>Total</b>	<b>16</b>	<b>14</b>	<b>7</b>	<b>37</b>

- **Band A connection:** live(d)/work(ed) in parish for over 10 years or key worker performing essential service for community
- **Band B connection:** live(d)/work(ed) in parish for over 5 years, parents/siblings/adult children have lived in parish for 10 years or more
- **Band C connection:** live(d)/work(ed) in parish for over 2 years, parents/siblings/adult children have lived in parish for 5 years or more

- 6.28 Out of these 37 applicants, 92% have a strong local connection to the parish:
- 21 have lived in the parish for over 10 years or perform an essential service for the community
  - 13 have either worked in the parish for over 5 years or have close family who have lived in the parish for over 10 years
- 6.29 43% require a one bedroom property, 38% require a two bed and 19% require a three or four bed.

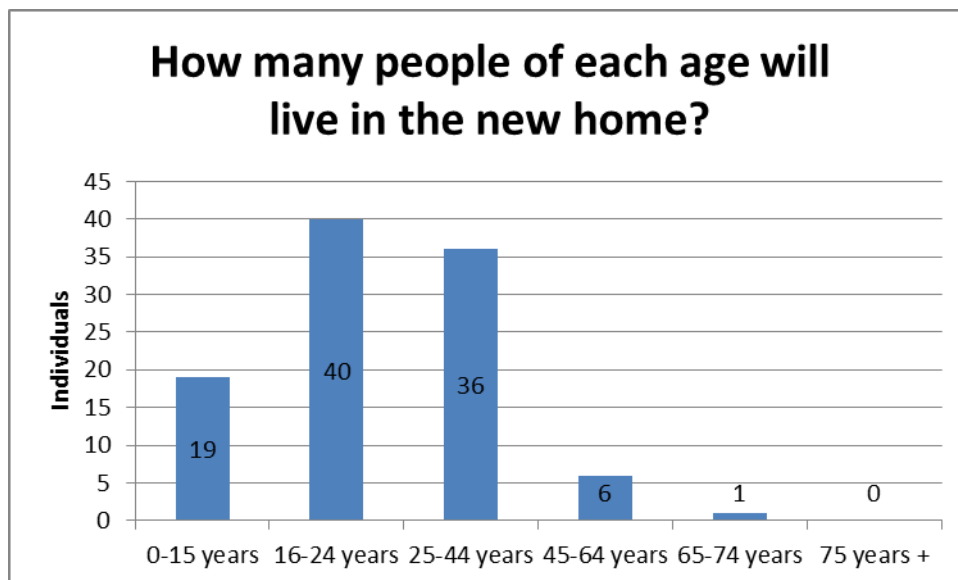
- 6.30 10 households identified as being in housing need in Part 2 of the housing need survey who are interested in affordable rent are on the 'Homesearch' Housing Register while 13 are not.

**Help to Buy South Housing Waiting List**

- 6.31 Help to Buy South – a waiting list is maintained of households interested in shared ownership accommodation. 16
- 6.32 Current waiting list figures show 3 households with a local connection to Copythorne Parish in need of shared ownership accommodation.
- 6.33 All 30 households identified as being in housing need in Part 2 of the housing need survey who are interested in shared ownership accommodation are not registered with Help to Buy South.
- 6.34 Some households in need may not be aware that the 'Homesearch' and 'Help to Buy South' registers exist. It is often only when a development has been agreed that people register and those who have already moved away are unlikely to remain on the register.
- 6.35 All households in housing need who have left their details will be sent information about how to register on the Homesearch and Help to Buy South waiting lists.

**Household Composition**

- 6.36 Results from Part 2 of the housing need survey show that the majority of individuals in housing need are under 45 years.
- 6.37 The age profile of all individuals in need is as follows:



- 6.38 The majority of residents (64%) represented in Part 1 of Copythorne's housing need survey are over 44 years, this is a stark contrast to Part 2 where 7% of individuals identified as being in housing need are in this age group. This result shows that young people are particularly affected by the high property prices in Copythorne Parish.

- 6.39 Looking to the future it would be beneficial to maintain a balanced community in Copythorne (from birth to old age) working in the local area and supporting a full range of local businesses and services. In order for this to be achieved, young people need to be able to access affordable accommodation in the parish.

### Reasons Accommodation is required

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- 6.40 Households in housing need require separate accommodation for a number of reasons (please note that some respondents have given more than one answer to this question).
- 6.41 The reasons why households need accommodation in Copythorne are as follows:

Reasons that separate accommodation is required	Response Count
Want to start first home	34
To be near family	18
Cannot afford mortgage	15
Need bigger home	9
Cannot afford rent	7
Overcrowding	4
Current tenure insecure	3
Current home affecting health	3
To be near work	3
Need smaller home	3
Special needs (e.g. disabled)	2
Divorce/separation	1
Retiring	1
Want to start a family in future	1

- 6.42 As explained in paragraph 6.36 above, the majority of people in housing need are young so it is not surprising that 34 households need an affordable home as they want to start their first home.
- 6.43 18 households want to be near family; being close to family support networks is important for many people.
- 6.44 Households need a good annual income to afford to purchase a property in rural areas so it is not surprising that 15 households cannot afford to a mortgage and 7 cannot afford to rent.
- 6.45 The housing need survey has identified a demand from households living in overcrowded conditions. Many families live in inadequate accommodation in rural areas as they are unable to afford or access a suitable property. Some live in damp or overcrowded conditions and do not want to move out as they are caring for a relative or their children go to the local school. Often, the limited availability of private rented stock in rural areas means that there are no suitable properties available.

### Size of Accommodation Required

- 6.46 Housing need survey results show that 30% of households require a one bedroom property, 42% require a two bedroom property, 25% require a three bedroom property and 4% require a four bedroom property.
- 6.47 The two tables below show housing need survey results and New Forest District Council 'Homesearch' housing register figures.
- 6.48 Results vary slightly as a higher percentage of applicants on the housing register require smaller properties than households identified as being in housing need through the housing need survey. This is not surprising as some households in the housing need survey may have stated they need bigger properties than what they would actually be eligible for.
- 6.49 Although there is some variation, both the housing need survey results and housing register figures show that there is a need for a mix of property types for single people, couples and families.

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<b>HOUSING NEED SURVEY FIGURES</b>		
<b>Size of accommodation required</b>	<b>Households in need</b>	<b>% of households</b>
One bedroom	16	30
Two bedrooms	22	42
Three or four bedrooms	15	29

<b>HOMESEARCH HOUSING REGISTER FIGURES</b>		
<b>Size of accommodation required</b>	<b>Number of applicants</b>	<b>% of applicants</b>
One bedroom	16	43
Two bedrooms	14	38
Three or four bedrooms	7	19

- 6.50 2011 Census results show that 75% of properties in Copythorne are detached compared with 45% in the New Forest and 22% in England. Copythorne has 53% more detached properties than the average in England. A mix of property types are needed in Copythorne to ensure that different household compositions, ages and income groups are able to live there.

### **Households requiring specialist care and support**

- 6.51 Some households in need have a supported housing need. (Please note that households were able to give more than one answer to this question.)

<b>Does anyone in your home require specialist care and support?</b>	<b>Households in need</b>
Support needed to live independently	1
Limited mobility, wheelchair user	1
Long term illness	1

- 6.52 The table above shows that there is a demand for specialist care and support. Copythorne has an ageing population and age related problems are only going to get worse.

**Market rent**

*'With house prices set to rocket by 35% by 2020, an entire generation will be locked out of home ownership forever and will be forced to rent for life. A stable and affordable rental market would ease the pressure and be a good alternative, but England's housing market is broken. Tenancy agreements are short term and insecure. And as house prices rise, rents do too. On average, they currently take up half of an English person's disposable income but in 10 years that will have risen to 57%. By 2020, rents are expected to soar by an average of 39%.'* (Source: Home Truths 2013/14, the housing market in England.)

- 7.1 2011 Census results show that the percentage of households renting privately in the United Kingdom has increased from 9% to 15% since 2001. The private rented sector has increased significantly in the last 12 years as high house prices have meant that renting privately is now the only option for many households. Renting privately however, can be very expensive in rural areas.
- 7.2 On 11<sup>th</sup> July 2014, 3 properties were available to rent in Copythorne Parish. The cheapest property was a two bedroom cottage available for £950 per month. To calculate the affordability of private renting, net income is used. A household cannot afford to rent if a suitably sized property is more than 30% of net monthly (take home) income (Source; Assessing Housing Need in the South East' summary of the SEERA Good Practice Guide 2004). To afford this property, a household would need a net monthly income of £3,167.
- 7.3 Out of the 31 households in housing need who have declared their income, 28 (90%) would not be able to afford the cheapest property currently available for rent in Copythorne Parish.

**Affordable rent**

*(A new form of tenure introduced by the current government that allows the Housing Association to charge up to 80% of market rent)*

- 7.4 Results from the survey show that 34 households in need are interested in affordable rent.
- 7.5 In recent years, the government has taken steps to bring social housing rents closer to those in the private sector. Affordable rents for new tenants are set at up to 80% of the amount payable in the private rented sector. Although the affordable housing rents are higher than the old style social rent levels, they still have many advantages: (a.) a more secure tenancy than their private sector counterparts and (b.) no large scale deposits demanded at the start of the tenancy.

- 7.6 The likely average affordable rents for a newly built property in Copythorne in July 2014 would be in the region of £115.38 per week for a one bedroom property, £154.83 per week for a two bed property, £183.46 per week for a three bed property and £233.08 per week for a four bedroom property (Source: Local Housing Allowance Rates, Directgov)
- 7.7 Households unable to afford a property at an affordable rent can choose to apply for housing benefit/universal credit to help pay the rent.

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### **Shared Ownership**

- 7.8 The housing need survey has identified 40 households interested in shared ownership. The minimum acceptable income threshold to be eligible for a shared ownership property is £18,000 per year. 23 households in need have sufficient income to be able to afford a property at shared ownership.

### **Open Market**

- 7.9 Measuring average house prices in villages can be difficult due to the small number of transactions that take place. However, there is sufficient information available to give an indication of the sort of prices a new home buyer can expect to encounter in Copythorne Parish.
- 7.10 On 11<sup>th</sup> July 2014, 28 properties were available to purchase in Copythorne Parish ranging from £228,000 for a three bedroom terraced house to £890,000 for a six bedroom detached house (Data sourced from [www.rightmove.co.uk](http://www.rightmove.co.uk)).
- 7.11 To afford the cheapest property available for £228,000, a buyer would need a 20% deposit of £45,600. A mortgage for a property at this price would be £182,400. For a loan of 3.5 times annual income, a buyer would need a gross annual income of £52,000.
- 7.12 Out of the 31 households in housing need whose annual income was declared, 3 would be able to afford the cheapest property currently available to purchase in the parish of Copythorne.
- 7.13 In the year to April 2012, the average annual income for full time workers in the United Kingdom was £26,500. (These figures have been published by the Office for National Statistics, in its annual survey of hours and earnings.) A mortgage for a property priced at £228,000 is 7 times the income of someone earning £26,500 per annum.

**Conclusions**

8

- 8.1        Though most households are satisfied with their housing situation, there is a demonstrable unmet housing need from local people for up to **15 units**.
- 8.2        74% of survey respondents would or may support a small scheme of affordable properties for local people in Copythorne. This is a positive response.
- 8.3        Many respondents who have stated they may support a scheme have explained that they will only support a development if it is on a small scale, well designed and is for local people. It is likely that respondents who ticked 'maybe' would be more supportive if they knew more about HARAH. HARAH schemes are always built on a small scale; they are always well designed and fit into the local area. The Parish Council will be given the opportunity to comment on the design and layout of schemes as HARAH recognises that Parish Councils provide valuable local knowledge. Local people will always be given first priority.

**Local affordable housing need**

- 8.4        Housing need survey results and housing register figures have identified a demand for 83 affordable properties in Copythorne Parish.

- |  |
|--|
| <ul style="list-style-type: none"><li>• 50 households require a property at affordable rent</li><li>• 33 households require a property at shared ownership</li></ul> |
|--|

- 8.5        However, it must be noted that a recent review of allocations and eligibility criteria means that it is likely that some households identified as being in housing need may not be eligible.
- 8.6        The housing need survey has also identified 126 family members, friends and neighbours who have had to move out of the parish in search of an affordable home and would like to move back. It is likely that many of these would be interested and eligible for an affordable property.
- 8.7        The figure of 83 is likely to be an underrepresentation of actual local affordable housing need in Copythorne.
- 8.8        It should be noted that the recommended scheme does not meet all of Copythorne's housing need but the proposal of up to **15 units (10 affordable rent and 5 shared ownership)** takes into account the size of the parish, the impact of a new development on the parish and resident's



views from this survey which state that only a small scheme for local people would be supported.

## **The needs of local people who want to downsize to a smaller property**

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- 8.9 Many residents may be interested in downsizing or may need to downsize in the future for health related reasons but there is an undersupply of smaller properties available in the parish.
- 8.10 25 respondents have explained they have a requirement to downsize to a smaller property in the parish.
- 8.11 This response rate shows that as well as addressing the affordable housing needs for local people, there is also a requirement to address the needs of older people who wish to downsize particularly in an ageing population.

## **Recommendations**

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- 9.1 It is recommended that the Parish Council considers advancing the process to achieve a small scheme of affordable housing as proposed above by:
1. accepting the findings of this report
  2. engaging with HARA (Hampshire Alliance for Rural Affordable Housing) to explore the potential for programming such a scheme and its funding by the Homes and Communities Agency
  3. exploring potential locations and availability of any sites which the Parish Council may think appropriate.

Catherine Kirkham  
Rural Housing Enabler  
Action Hampshire  
July 2014

Tel: 01962 857362

Email: [catherine.kirkham@actionhants.org.uk](mailto:catherine.kirkham@actionhants.org.uk)

<b>Appendix</b>	<b>Page</b>
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# COPYTHORNE PARISH HOUSING NEEDS SURVEY

Appendix 1

Dear Householder,

(May 2014)

Following discussions with the Rural Housing Enabler last year and advice that there are people on the housing register requiring homes in the area, the Parish Council is considering whether there might be a need for additional affordable housing in Copythorne Parish.

## Copythorne Parish Council

Clerk: Mike Derrick  
Tel: 01794 322080

Chair: Stuart Bullen-Jarvis  
Tel: 023 8081 3833

Affordable houses are homes that can be rented or part bought (shared ownership) from a Housing Association. The reason for providing new affordable housing is to help local people of all ages stay within, or return to, their parish and so contribute to village life and the local businesses and services it provides. Only people with a genuine local connection to the parish are eligible for these homes and there is no right-to-buy, so the houses always remain affordable for local people.

We are sending out this Housing Needs Survey to assess the demand and gauge the level of support for a small scheme of affordable homes in the parish. We are doing so with the approval of New Forest District Council and New Forest National Park Authority, whose housing officers and planners have approved this questionnaire. Catherine Kirkham, a Rural Housing Enabler with Community Action Hampshire, will be assisting us in carrying out this survey. **The survey will be analysed by the Rural Housing Enabler, ensuring that all information given is kept fully confidential.** She will then give a summary report to the Parish Council.

### In association with:



Community Action Hampshire,  
Westgate Chambers,  
Staple Gardens,  
Winchester,  
SO23 8SR  
01962 854971  
[www.actionhants.org.uk](http://www.actionhants.org.uk)

We should stress that at this stage no decisions have been made about taking a scheme forward. This will depend on the outcomes of this survey and will be subject to further discussions with residents.

This is a very important issue that we as a community have to face, so please take time to fill in this survey. Even if no one in your household or family has a housing need, we want to know your views.

**Please return this form using the FREEPOST envelope provided, marked for the attention of Catherine Kirkham by Friday 23rd May 2014**

**Assistance filling in this survey can be provided by calling Catherine Kirkham, Rural Housing Enabler, Community Action Hampshire on: 01962 857362**

If further information or additional survey questionnaires are required, please contact the Parish Clerk.

Thank You

The information that you give will be treated in the strictest confidence. No names will be included in the report to the Parish Council, New Forest District Council or New Forest National Park Authority. Data will only be seen in generalised statistical form.

# Rural Affordable Housing for Local People in Copythorne What is it?

Affordable Housing means housing which is either rented or part-purchased through shared ownership, and is provided for people who cannot afford to rent or buy on the open market. Affordable houses are managed by Housing Associations, also referred to as Registered Providers.

Providing a small number of affordable homes for local people in Copythorne Parish will enable those on modest incomes to remain in, or return to, the village they grew up in. This helps to ensure that a mix of ages and income groups are able to live in the community.

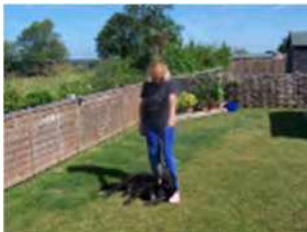
In some cases, new affordable housing has enabled villages to keep their local school, shop or pub. Affordable homes can play a key role in supporting these vital village services and helping to maintain thriving communities.

## Barton Stacey, Test Valley, Hampshire

- Anne Drinkwater moved to Barton Stacey 47 years ago.
- Anne moved into her new 2 bedroom affordable home in the village three years ago.
- Anne was unable to purchase or rent a home on the open market.

***'House prices have shot up over the years - they were once affordable!'***

- Both Anne and her daughter work in the village, helping to keep valuable local services going.
- Anne's family live close by and she visits them every day. All her friends and many people she grew up with still live in the village.



***'The house is lovely; I wouldn't change anything, absolutely lovely'***



Photographs of a recently completed rural affordable housing scheme in Breamore, New Forest

**'Breamore Halt'**



## Who is it for?

If a small affordable housing scheme is to be built in Copythorne Parish, only people who have a local connection to the parish will be eligible for a property. Rural affordable housing is for people who have a local connection to a particular village and wish to live there but cannot currently afford to rent or buy on the open market.

### Local Connection Criteria

- the householder must either be currently resident in Copythorne Parish and/or
- have previously lived in Copythorne Parish and/or
- have close family living in Copythorne Parish and/or
- work in Copythorne Parish

### This includes:

- single people, couples or families unable to afford to rent or buy a home in Copythorne because of high house prices
- residents who have already been forced to move away from Copythorne in search of cheaper rented accommodation, but who would like to move back
- people who work in Copythorne and would like to be part of the community.

If a need is identified in a Housing Needs Survey, and there is clear support from the community, affordable housing may be built on a Rural Exception Site.

Rural Exception Site - **Only** people with a local connection to Copythorne parish would be eligible to apply for a property.

# COPYTHORNE PARISH HOUSING NEEDS SURVEY QUESTIONNAIRE

## Part 1

Please complete Part 1 on behalf of your household,  
(even if you do not need affordable housing)

**Q1** *How many people of each age live in your home? (Please write the number in the box)*

Male     0-15     16-24     25-44     45-64     65-74     75  
Female     0-15     16-24     25-44     45-64     65-74     75+

**Q2** *What type of home do you live in?*

House     Bungalow     Flat     Caravan/Mobile Home  
 Other (please specify) \_\_\_\_\_

**Q3** *How many bedrooms does your home have?*

one     two     three     four or more

**Q4** *Who owns the home you live in now?*

Self (with/without mortgage)     Parents/relative     Tied to job  
 Housing Association     Private Landlord  
 Other (please specify) \_\_\_\_\_

**Q5** *How long have you lived in the Parish?* Please write the number of years below.

The Parish \_\_\_\_\_ years

**Q6** *Do you have a requirement to downsize (move to a smaller property), but wish to stay living in the parish?*

Yes     No

*If yes, what are the reasons?*

Family left home large to manage     Current house too large to manage  
 Garden too large to manage reasons     Health related  
 Release some equity in current property  
 Other (please specify) \_\_\_\_\_

**Q7 Would you support a small development of affordable housing in Copythorne Parish if there was a proven need from residents with a genuine local connection?**

- Yes                       No                       Maybe

*Please use the space on the back page if you wish to add a comment to your answer.*

**Q8 How many members (if any) of your family have left this parish because of lack of affordable housing? \_\_\_\_\_**

- In the last 2 years               In the last 2-5yrs

**What type of tenure were they looking for?**

- Owner occupied                       Rent from housing association  
 Rent from private landlord               Shared ownership

**Q9 Do you know of any other people from the parish who have been forced to move away because they are unable to afford local house prices to rent or buy?**

- Yes                       No

**If yes, how many have left this parish because of a lack of affordable housing?**

\_\_\_\_\_

- In the last 2 years               In the last 2-5yrs

**What type of tenure were they looking for?**

- Owner occupied                       Rent from housing association  
 Rent from private landlord               Shared ownership

**Would they wish to return if suitable housing were available in the parish?**

- Family members:     Yes                       No                       Don't know  
Others from parish:     Yes                       No                       Don't know

**Q10 Does anyone living in your home need a separate home now or in the next 5 years?**

- No     Yes                      If Yes, how many? \_\_\_\_\_

**• IF YOU OR ANY PERSONS WITH A LOCAL CONNECTION TO COPYTHORNE PARISH NEED AN AFFORDABLE HOME AND WANT TO REMAIN LIVING HERE, OR MOVE BACK HERE, PLEASE FILL IN PART 2**

## Part 2

Please only fill in this part if you, a family member or a friend needs a new home in the next three years and would like to live in Copythorne Parish

**Q11 Does the household needing to move currently live in the parish?**

No

Yes

*If Yes, for how many years?*

\_\_\_\_\_

**Q12 If the household does not live in the parish now, what is their connection to it?**

*(For each box ticked please state for how long and when)*

Lived in the parish, for \_\_\_\_\_ years

Close family have lived in the parish for \_\_\_\_\_ years *(by close family we mean parents, siblings grandparents):* \_\_\_\_\_

Work in the parish (full-time, part time, voluntary) for \_\_\_\_\_ years

Have worked in the parish (full-time, part time, voluntary) for \_\_\_\_\_ years

**Q13 Which of the following communities in Copythorne Parish do you/they have the strongest local connection?**

Bartley

Cadnam

Copythorne

Newbridge

Ower

Winsor

**Q14 Who owns the home you/they live in now?**

Self (with/without mortgage)

Parents/ other relative

Private landlord

Housing Association

Employer (tied to job)

Council

Other (please specify) \_\_\_\_\_

**Q15 Why do you/they need a new home in this parish?**

Want to start first home

Current tenure insecure

Divorce/Separation

Need smaller home

Need bigger home

To be near work

Overcrowding

To be nearer family

Cannot afford mortgage

Retiring

Current home affecting health

Cannot afford rent

Special needs (e.g. disabled)

Other (please specify) \_\_\_\_\_

Please use the space below to explain your current housing situation in more detail:

**Q16** *How many people of each age would live in the new home?  
(Please put the number of people of each age in the relevant boxes)*

Male     0-15yrs     16-24     25-44     45-64     65-74     75+  
Female    0-15 yrs     16-24     25-44     45-64     65-74     75+

**Q17** *How many bedrooms will your/their new home need?* \_\_\_\_\_

**Q18** *Is the new household?*

Single person     Couple     Family     Other  (please specify) \_\_\_\_\_

**The following questions requesting financial information will be used to gauge affordability of required accommodation and for no other purposes.**

**Q19** *What is the household's gross annual income (before deductions)?*  
£ \_\_\_\_\_

**Q20** *If you/they are interested in Shared Ownership, how much would you/they be able to be put down as deposit and legal costs?*  
£ \_\_\_\_\_

*Shared ownership is a scheme where you can buy a share of your home and pay rent to the Housing Association on the remaining share.*

**Q21** *Is the new household likely to be claiming Housing Benefit?*  
 Yes     No

**Q22** *Which tenure would best suit your housing need?*

- Renting (Housing Association)
- Shared Ownership (part rent/part buy with a Housing Association)
- Either option

**Q23** *Does anyone in your/their household have a supported housing need?*

- No
- Yes, Support needed to live independently
- Yes, Limited mobility, Wheelchair user
- Yes, Other (please specify) \_\_\_\_\_



**Q24 Is the household registered on any Housing Waiting Lists?  
Please tick all that apply**

- Local Authority Housing Register (Homesearch) – Affordable Rent  
<http://www.newforest.gov.uk/homesearch> 02380 285000 / 02380 285234
- Help to Buy South – Shared Ownership  
<http://www.helptobuysouth.co.uk/> 0845 604 11 22

If yes, what is their reference number? \_\_\_\_\_

If you would like more information about applying for affordable housing. Please give your contact details below:

Name:

Address:

Tel:

Email:

**In order to be considered for an affordable home, the household in need must be registered on Homesearch or Help to Buy South. It is in your/their interest to register as soon as possible.**

**Q25. Do you know of any sites in Copythorne Parish that would be suitable for a small scheme of affordable homes for local people?**

If you own a site that may be suitable, please provide us with your contact details

**Please use this space below if you wish to make further comments. You should be aware that these comments may be included, without mentioning anyone's name, in the final report to the Parish Council.**

**Thank you for completing this questionnaire.  
The Parish Council appreciates your help**

## Copythorne Housing Need Survey Responses

CURRENT SITUATION OF HOUSEHOLDS IN HOUSING NEED
<p>My nephew works in the area and will be moving to the parish soon and would like affordable housing available in the parish.</p>
<p>I have lived in my parents' house for 23 years and my mum has lived here for 42 years. Since we had my son the house has become overcrowded. I would love to have my first home within the parish.</p>
<p>We are a family with two small children currently living in a rented house because we cannot afford a mortgage in the area. The rent is very expensive. Affordable housing (part rent/part buy) would be the way forward for us.</p>
<p>I am applying for my son who is disabled; he is in his twenties and would like his own property. He lives with me.</p>
<p>Current house in Cadnam is overcrowded, eldest son looking to start first home within the local area.</p>
<p>Daughter lives and works in the parish. Would like to own property, born and bred in the parish.</p>
<p>My son lives with us, he would like to move out but can't afford a mortgage.</p>
<p>My daughter would like to move near here as she has periods when she needs family support due to health problems. She also has children and needs support with childcare.</p>
<p>I live with my parents in a small room. I want my own place. Would like more information about applying for affordable housing.</p>
<p>Moved to rented accommodation after sale of house. Would like to find suitable property at lower rent or shared ownership scheme in local area due to liking area and location of elderly relative.</p>
<p>Our daughter is looking for a place to move into with her boyfriend in the future. She lives at home at the moment but stays with her boyfriend at weekends. His housing situation is unsatisfactory; living with no running water, one shower and two toilets shared between 12 people. They are in the process of getting their names on the New Forest Homesearch local housing waiting list.</p>

My daughter who has a partner and a baby had to rent in Totton because there are no houses they can afford to rent or buy in Winsor. She would like to live in the parish as she has lived here for the last 19 years.

May need a separate home now or in the next five years but it would need to be at a location suited to either a university placement or a job.

My mum and dad live in the parish and help look after my children while we are at work. I would like my daughter and son to live in Copythorne or Bartley as I did. I grew up in the village and it is a really lovely parish, I would love my children to be able to grow up there. My son and daughter need a bedroom each as we only have a two bedroom house and getting a bigger mortgage is looking a bit difficult so this could be an excellent chance to part buy in the parish and get a bigger house.

At least one of our sons would like to live in his own home in the parish he lives and works in.

I have lived in the village on and off for 35 years returning for work in the village. I have my eight year old son three days and nights per week.

The house has to be sold. I can find nothing in this area that I could buy. I have been a carer to my parents for the last 4-5 years. I took a reduction in working hours. Even if there was a property available I couldn't get a mortgage so I am currently looking outside the area.

I would like my children to have the opportunity to remain in this parish (Bartley) or in the surrounding area if/when they decide to live independently.

My son and daughter will both need to move out to new houses of their own.

I need more accessible living, ideally a bungalow but most have been developed into houses through planning. Siblings cannot afford the premium house prices and brother would like to live closer to his work in Marchwood.

Our son has a workload of clients in the Copythorne area and needs to be closer to meet their needs and expand his business. He is currently living outside the area in private rented accommodation.

Our two sons live with us who are keen to move out but only one can get a mortgage. Both are willing to live together but cannot afford to buy. So pleased this opportunity has arisen and may come to fruition.

Both my children have been unable to afford rent/mortgage in this parish and have moved

away to Totton. Both they and their families would prefer to live in this parish so that we as grandparents can provide support for childcare and can be supported by them in the future. They would like their children to be able to attend the local schools and enjoy the opportunities they themselves had whilst growing up in Cadnam.

There are six of us living in a two bed house and a baby due in July. House is not big enough but would like to stay living in Bartley as three children in local schools. My sister currently lives with me but will need a place of her own at some point.

#### **RESIDENTS IN SUPPORT OF AN AFFORDABLE HOUSING SCHEME**

We desperately need to address the need for young people/couples to live in the community in which they grew up and have taken an active part in all their lives. We owe it to them in these difficult times to provide a start in life or we will simply become a community of older and I am afraid to say inward looking people.

I think it is good to allow young families to stay in the village where they have a strong connection.

We need small houses for young people, not giving people permission to buy big, then knock them down and build large houses, then put them up for sale. Young people can't afford these.

Copythorne Parish has many families who have lived here for generations and would like their children to be able to continue to do so. For this reason I feel that it would be good if small areas of affordable housing could be built in Copythorne Parish. This would also continue to give the sense of history and social wellbeing that this area has and which many communities lack today.

The parish is becoming too expensive and elite. People move into the area and want a museum. They complain about everything. The area will become "god's waiting room" for the middle class incomers. Affordable housing is required for young people to live, work and have kids in the area.

It is important that we build affordable housing for young people in the village.

Most of my generation had to move away from the parish when married as we could not afford to buy here –most of us had to go to Calmore or Totton. I was only able to return because of family property inheritance.

In the last 40 years I have seen most affordable houses in the area bought and promptly doubled in size, then sold for ridiculous sums. If you had not constantly allowed this to happen, and in fact continue there would not be such a lack of affordable housing in the area.

## Respondents who may support an affordable housing scheme

If it was small and well done.

### ANSWER

- ✓ *HARAH developments are small scale. The housing need survey has identified a local affordable housing need of 83 in Copythorne Parish but the survey recommends a scheme of 15 units as it would be against planning policy to build a large affordable housing estate that would swamp the area. The scheme will not meet all the housing need in the parish.*
- ✓ *HARAH works closely with the Parish Council to ensure that properties are in keeping with the area.*

It is a good idea if the houses were limited in number and only available to locals!

### ANSWER

- ✓ *HARAH developments are small scale. The housing need survey has identified a local affordable housing need of 83 in Copythorne Parish but the survey recommends a scheme of 15 units as it would be against planning policy to build a large affordable housing estate that would swamp the area. The scheme will not meet all the housing need in the parish.*
- ✓ *People with a strong local connection to Copythorne Parish will always be given first priority. There is a local housing need of 83 in Copythorne – the homes will be filled by local people.*

My support for a such a scheme would depend on :  
Where the houses would be built  
Who would pay for them

### ANSWER

- ✓ *The RHE will coordinate a site appraisal. All potential sites will be considered. The Parish Council is heavily involved in this process as HARAH recognises that the Parish Council provides valuable local knowledge. The most suitable and available site will be chosen. The planning department will not give an unsuitable site planning permission.*
- ✓ *The Housing Association must secure funding for the affordable housing scheme from the Homes and Communities Agency. The funding subsidises the housing costs to ensure they are affordable to the occupiers.*

The review of housing needs in the parish should be a useful point to visit the thorny subject of commoner's dwellings and set down some policies.

I would like to propose something along the lines of:

The parish supports the principle of commoner's dwellings under the affordable housing banner. It believes that there can be legitimate building under this policy. However it is evident that recent NPA decisions have brought the policy into disrepute.

The first requirement is that applicants are rigorously assessed. It is clear that the questioning of recent applicants by the parish council has been far more extensive, relevant and professional than that carried out by the coterie of commoners and their supporters on the dwelling scheme panel. This assessment at parish level should take place **before** the applicant is considered by the dwelling panel. Generally the panel should not recommend against the findings of the parish council, if the panel are so minded there should be a formal meeting to seek an agreed decision. The parish believes that it should have the final say on where such dwellings would be appropriate within the parish. A broad assessment should be published to assist applicants select appropriate sites. The parish council is happy to discuss these locations. The parish re-iterates and supports the definition of a local person in the current NFPA core policy: which means someone who lives or works in, or who has strong connections with the settlement or parish in which the scheme is proposed. It believes that it should be the arbiter of whether an applicant meets this criterion.

#### ANSWER

- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*
- ✓ *Housing need survey and housing register results have identified a local housing need of 83 in Copythorne however, the survey recommends a scheme of 15 units – the affordable housing units will go to local people.*
- ✓ *HARAH is aware that the Parish Council provides valuable local knowledge. The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. A private developer would not allow the Parish Council to be so involved in housing development.*

Please consider development in an area other than Bartley. Bartley is a small village but has had all previous social housing developments.

#### ANSWER

- ✓ *All potential sites in all settlements in Copythorne Parish will be assessed with the Parish Council.*

Obviously the siting of new housing will be crucial to its success –I would not agree to large estates being built in this area.

#### ANSWER

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*
- ✓ *HARAH developments are small scale. The housing need survey has identified a local affordable housing need of 83 in Copythorne Parish but the survey recommends a*

*scheme of 15 units as it would be against planning policy to build a large affordable housing estate that would swamp the area.*

My father was born in this village, my granddad was here from early age farming, so I lived here for approximately 20 years going to schools in this area. Had to move away because could not afford a property to buy or rent. For 10 years, I have now been able to return only through fortunate family circumstances. All through the years of absence I have not been lucky enough to get help in any way through affordable housing. Although I am in support of affordable housing, it must only be for village connections and not profit making as in other schemes which may be available.

#### **ANSWER**

- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*
- ✓ *HARAH only works with one housing association which is The Hyde Group. The Hyde Group has been HARAH's development partner since 2005, having twice been selected following a competitive selection process. The Hyde Group is a not-for-profit organisation – helping local people on low and modest incomes live in good quality, affordable accommodation close to family, friends, work etc.*

Our son who is 22, (and in the future our younger son) cannot rent or buy affordable housing in the parish. I would like to make clear that affordable housing should only be for people with a strong connection to the parish i.e. lived in the parish for a percentage of their lives and absolutely not for people who have only just moved in or work outside. I am aware of schemes where people's connection to the parish is very brief but they qualified because of work- they should have "roots"!

#### **ANSWER**

- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*

We fully support the concept of affordable housing however, based on experience gained via various means, we would like to suggest the following:

- infill housing is more 'inclusive' than block development
- we are aware locally of some planning decisions which seem counter intuitive to this type of development. E.g. small bungalow on large plot which a family wanted to buy and demolish and build 2 storey home on same footprint and

turned down for planning – result was that household sold to retired couple. This in turn means that social reaffirmation and sustainability of village population becomes more skewed to older profile which is not good for the village/parish as a whole.

- Any process to develop needs a very carefully maintained communications plan to promote it.
- Choice of developer needs significant care.
- If we do get affordable development, are there any additional resources to improve the necessary infrastructure? Schools/roads (a lot of contention after last winter), telecoms etc. etc. as well as school places.

#### ANSWER

- ✓ *Developments of less than five units would not be economically viable for Hyde Housing Group. The housing need survey recommends a scheme of 15 units.*
- ✓ *The large majority of households identified as being in housing need are under 45 years. If a scheme is built in Copythorne Parish, it is likely that most of the properties will be occupied by young people.*
- ✓ *HARAH works closely with the Parish Council and communicates effectively with the Parish and local community throughout the development process.*
- ✓ *HARAH only works with one housing association which is the Hyde Group. The Hyde Group have a very good track record of building good quality affordable homes for local people. They have even produced a Rural Design Guide for planners and rural communities to help ensure that the homes are well designed. This guide has been endorsed by the Homes and Communities Agency.*
- ✓ *It is likely that the majority of people who would move into the properties would already be living in Copythorne and would already be using Copythorne's services and facilities. 64% of households identified as being in housing need through the housing need survey already live in Copythorne. Many of these are young adults still living with their parents. It is very unlikely that a small scheme of 15 units for local people would have an impact on schools, roads etc.*

I would like more dedicated pedestrianised ways, cycle paths, speed restrictions on some key roads that children use to walk to school i.e. Windsor Road if affordable housing brings more children and young families into the community. A real need for suitable outdoor playing and play equipment ie at Copythorne parish hall.

#### ANSWER

- ✓ *It is likely that the majority of people who would move into the properties would already be living in Copythorne and would already be using Copythorne's services and facilities. 64% of households identified as being in housing need through the housing need survey already live in Copythorne. Many of these are young adults still living with their parents. It is very unlikely that a small scheme of 15 units for local people would have an impact on schools, roads etc.*

Depending on the location.

#### ANSWER

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*



I would strongly support a part purchase scheme to enable local people to get a foothold on the property ladder. I would also support retirement homes but I would object the rental properties.

**ANSWER**

- ✓ *Not everyone can afford shared ownership or low cost home ownership. Affordable rent can often be a better option for people on low and modest incomes. A mix of shared ownership, low cost home ownership and affordable rented properties are needed to ensure that local people are not excluded from living in their local community. In rural areas, a mix of different ages and income groups are in housing need for example, downsizers may be able to afford to purchase a smaller property on the open market but a young single person may not be earning enough money to be eligible for shared ownership.*

Depends on where any proposed development would be located. We would be supportive if infill or regeneration builds not green fields.

**ANSWER**

- ✓ *No development unsuitable in planning terms will be developed. The parish will be heavily involved in the site selection process. Affordable homes built by HARAHA are built on 'rural exception sites' which are pieces of land outside but adjacent to the settlement boundary.*

Does "additional affordable housing" by definition have to mean "new development"? I would like to know if "buy to let" by housing association has been explored as an option that is more integrated than a "housing scheme" vs "privately owned" geography.

**ANSWER**

- ✓ *Buying existing properties and letting them out would be too expensive for Hyde housing association especially in this current climate – the cheapest property currently available to purchase in Copythorne Parish is on the market for £228,000. We need new homes. Only half the new homes needed in the South East are being built, with 38,500 new households forming each year but only 19,650 were built in 2012/13. This lack of supply is pushing up house prices (Source: Home Truths 2013/14, National Housing Federation).*

Depends on size and location.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council is heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*
- ✓ *HARAHA developments are small scale. The housing need survey has identified a local affordable housing need of 83 in Copythorne Parish but the survey recommends a scheme of 15 units as it would be against planning policy to build a large affordable housing estate that would swamp the area.*

Anywhere but Bartley as we already have a considerable amount there. If any social housing site is found and developed it MUST be for those with the local connection criteria and not for people who are moved from one estate to the other, thus “freeing up” their homes for “outsiders” to move to.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council is heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*
- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*

How can you guarantee that they will be looked after? The ones in Bartley at the Haywain don't get looked after, some of the gardens etc. look like a tip!

**ANSWER**

- ✓ *Hyde's Housing Management Team will look after the HARA scheme (properties and tenant issues) once it has been built and as far as I can see, they do a good job. HARA has recently organised bus tours to completed HARA schemes that were built years ago and the schemes still look very clean and tidy. The schemes built 3 or 4 years ago look as though they are brand new.*
- ✓ *Local people in rural areas often take a lot of pride in their homes as the majority of tenants will be living in their HARA property for a long time, in their local area among family and friends. Their HARA property is their long term home.*

We would be heavily against building to service people from other areas, only accepting building for local (Copythorne) urgent need.

**ANSWER**

- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*

I am not sure that it is 'affordable housing' that is needed but properties that are affordable to buy as most of the families I know that are sharing their homes with grown up children and their children can afford a mortgage, just not a big enough mortgage for properties in

the village and they were born and brought up here! they have a good job, work hard and join in in the community. I would think a good 90% of Copythorne is and has always been privately owned so the small percentage of people requiring social affordable housing would only be the offspring of the minority. What is needed is properties around the £250,000 mark so that our children of late 20s and 30s can afford to stay.

**ANSWER**

- ✓ *Not everyone can afford shared ownership or low cost home ownership. Affordable rent can often be a better option for people on low and modest incomes. A mix of shared ownership, low cost home ownership and affordable rented properties are needed to ensure that local people are not excluded from living in their local community. In rural areas, a mix of different ages and income groups are in housing need for example, downsizers may be able to afford to purchase a smaller property on the open market but a young single person may not be earning enough money to be eligible for shared ownership.*
- ✓ *A single person would need to earn £57,000 to afford a property worth £250,000 and a 20% deposit would be £50,000. It would take a young person years to save £50,000 for a deposit for a home.*

Would need to understand how many properties you are thinking of building and where they would be located, before we could confirm our support.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*
- ✓ *HARAH developments are small scale. The housing need survey has identified a local affordable housing need of 83 in Copythorne Parish but the survey recommends a scheme of 15 units as it would be against planning policy to build a large affordable housing estate that would swamp the area.*

Approval of the scheme would surely depend on where and how many proposed properties were to be built.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*
- ✓ *HARAH developments are small scale. The housing need survey has identified a local affordable housing need of 83 in Copythorne Parish but the survey recommends a scheme of 15 units as it would be against planning policy to build a large affordable housing estate that would swamp the area.*

I have replied with 'maybe' as I agree in principle that there should be affordable homes in the area. However, I would like to know where the parish consider siting the homes before agreeing entirely.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*

The 'local connection' must be maintained for me to support this proposal.

**ANSWER**

- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*

Any such housing should ideally be built on a Brownfield site. Priority should be given to older people wanting to stay in the village.

**ANSWER**

- ✓ *No development unsuitable in planning terms will be developed. The parish will be heavily involved in the site selection process. Affordable homes built by HARAHA are built on 'rural exception sites' which are pieces of land outside but adjacent to the settlement boundary.*
- ✓ *Copythorne has an ageing population; the majority of households identified as being in housing need through the housing need survey are young. Young people are usually the ones who are finding it difficult to afford suitable accommodation as many are starting out in their career or looking after young children so are on a low or modest income. It is important that young people are given the opportunity to continue living in Copythorne otherwise the village will become a dormitory for the over 65s. Young people bring life into villages and help keep services and facilities going.*
- ✓ *Although the housing need survey has identified a high demand from younger people, high house prices can also affect older people. I have recently interviewed residents that have moved into HARAHA properties to find out what it has meant to them to be able to continue living in their community and 5 out of the 13 households I interviewed were over 50 years. High property prices affect a wide spectrum of people.*
- ✓ *The housing need survey has identified a demand from older people who want to downsize so yes, there is a demand for smaller units for older people.*

Would object to building on (recently designated) consideration areas.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*

I believe many properties within the parish could cater (with the additional adding a mobile/static home) for their family (young or old members) I also believe that encouraging this activity would increase council taxes & ensure the caring of elderly relatives or provide the opportunity for the children to have a home whilst saving to better themselves. What is the problem if someone owns ½ acre or even 6 acres to place a mobile home on it for family use? It would keep communities together. I appreciate you cannot have people putting static homes up to rent out or even sell but for family use surely it is acceptable.

**ANSWER**

- ✓ *This is a planning issue that I would not be able to answer.*

Without knowing too much about housing needs in the area, the social housing we already have does not necessarily seem to house local people with connections to this area. I hope the needs of those living in the area will be considered before any building works are approved or committed to.

**ANSWER**

- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*

I am in support of homes being built if a suitable site is found (not farmland) and would be for local people. Some of the existing social houses are lived in by people with no connection with the parish or the New Forest.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*
- ✓ *Affordable homes built by HARAHA are built on 'rural exception sites' which are pieces of land outside but adjacent to the settlement boundary.*
- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for*

*the community.*

- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them*

There is no affordable shopping or affordable transport in the parish. Families living in (new) affordable homes are unlikely to be able to afford to live in the parish or support it.

**ANSWER**

- ✓ *Most people do have access to a car. The majority of people who would move into the properties will be on a modest income and will be able to afford to run a car. The majority would also already be living in Copythorne and will be used to living in a rural area. Many people in housing need are not 'poor' – they often have good jobs – are professional people – nurses, police officers, teachers... but are not earning tonnes of money to be able to afford the extortionate house prices.*
- ✓ *Copythorne is an ageing village and many residents need and will need family members living close by to help care for them as they get older. If younger family members on modest incomes are not able to live closer to parents/grandparents/aunties – these older residents in Copythorne community will be isolated.*

Not adverse to affordable homes providing they are in keeping with the forest, well built and maintained.

**ANSWER**

- ✓ *HARAH works closely with the Parish Council to ensure that properties are in keeping with the area. HARAH has produced a Rural Design Guide endorsed by the Homes and Communities Agency for planners and communities. Once the properties are built, they will be passed onto Hyde Housing Group's Management Team who as far as I can see, do a very good job.*

Depends on location. My wife has lived here in Copythorne all her life (74 years). In that time the village has changed from local, country dwellers to those who can afford to live here. A sad state of affairs but I fear it is too little, too late to rectify this.

**ANSWER**

- ✓ *It is not too little too late as housing register figures and housing need survey results have identified a demonstrable housing need.*
- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*

Your choice of location for the development would greatly affect my support/non support for the project. We are essentially a New Forest hamlet within the National Park and I would hate to see the village change.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission. We are only looking at building a scheme of 15 units.*

It would depend on where.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission. We are only looking at building a scheme of 15 units.*

I do not agree with development on Greenbelt land but a Shared Ownership scheme for existing properties to help families stay in the area would be beneficial.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*
- ✓ *Affordable homes built by HARAHA are built on 'rural exception sites' which are pieces of land outside but adjacent to the settlement boundary.*

The local council and NPA allow small houses to be knocked down then rebuilt larger and then sold by developments driving up prices and reducing the natural supply of affordable housing stock. Maybe any large extension must be lived in for 10 years before being sold.

**ANSWER**

- ✓ *This is a planning issue that I would not be able to answer.*

## Respondents who would not support an affordable housing scheme

No, why destroy more of our National Park? In my experience of residents living in existing affordable housing in the local area, their requirements living in a semi-rural community do not appear to be catered for. Check out local Facebook pages, people constantly complaining about the lack of facilities for children in the area, asking for parks and recreational facilities. We live in a beautiful National Park. We do not need more man made 'entertainment'. As a child, we cycled and walked in the New Forest. We do not need this area to become more urbanised. Netley Marsh and Totton only a few miles away can cater for these needs. If my children want to return to the area when older they can work hard to afford to buy existing housing, not destroy yet more of our countryside.

### ANSWER

- ✓ *We are only looking at building a scheme of 15 units for local people to remain living in their community where they have grown up and where their family networks are. HARAHA is trying to keep family networks together, helping Copythorne to thrive with a mix of ages and income groups. Young people will bring vitality to a place – we don't want Copythorne to just be a place for the wealthy over 65s. Who is going to look after the wealthy over 65s when they need care and support? Family need to live close by.*
- ✓ *People on modest incomes also work hard; you have to be paid very very well to be able to continue to live in Copythorne.*

We do not wish affordable housing to be sited within Copythorne parish. We appreciate housing costs are competitive but people who live in the area have worked hard & saved in order to do so. It would have a detrimental effect on the costs of local housing therefore a negative consequence for the community as a whole.

### ANSWER

- ✓ *We are only looking at building a scheme of 15 units for local people to remain living in their community where they have grown up and where their family networks are. HARAHA is trying to keep family networks together, helping Copythorne to thrive with a mix of ages and income groups. Young people will bring vitality to a place – we don't want Copythorne to just be a place for the wealthy over 65s. Who is going to look after the wealthy over 65s when they need care and support? Family need to live close by.*
- ✓ *People on modest incomes also work hard; you have to be paid very very well to be able to continue to live in Copythorne.*
- ✓ *The homes built by HARAHA are of a good quality and can actually enhance the area – a small scheme of 15 units for local people will not affect property prices.*

I moved to Copythorne because of the housing type in the Parish. I think that pockets of affordable housing would spell the beginning of the end for the parish as it is. The Parish Council's responsibility to represent local population applies as much to those against this proposal as those for it.

### ACTION

- ✓ *Everyone is able to have a voice.*
- ✓ *We are only looking at building a scheme of 15 units and HARAHA's Rural Design Guide explains that HARAHA works closely with the Parish Council to ensure that the*



*properties compliment the village and the architecture is in line with existing architecture in the village.*

We already have social housing in Bartley and to my knowledge only 3 of the homes have had local village occupants a very small percentage.

**ANSWER**

- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*

This questionnaire seems rather biased and does not enable people who are not in support of this scheme to express their views. I hope this is taken into consideration when the data is analysed and reported on.

**ANSWER**

- ✓ *Everyone's comments have been listed in the appendix. All data has been collated and analysed. I have written this report accurately and all the figures are correct.*

It took my wife and I 10 years of hard work/saving to afford to live in the New Forest. Why should others be given free/cheap housing? Go out and work for it!! No affordable housing!!!

**ANSWER**

- ✓ *We are only looking at building a scheme of 15 units for local people to remain living in their community where they have grown up and where their family networks are. HARA is trying to keep family networks together, helping Copythorne to thrive with a mix of ages and income groups. Young people will bring vitality to a place – we don't want Copythorne to just be a place for the wealthy over 65s. Who is going to look after the wealthy over 65s when they need care and support? Family need to live close by.*
- ✓ *People on modest incomes also work hard; you have to be paid very very well to be able to continue to live in Copythorne.*

We moved into this area after many years of saving, this was because it was semi rural with open forests etc. We don't wish to become densely populated.

**ANSWER**

- ✓ *Were only looking at building a scheme of 15 units.*

There are plenty of (relatively more) affordable housing not too far away e.g. Totton, without the need to spoil the New Forest with more development.

**ANSWER**

- ✓ *It is important to ensure that young people can continue living in Copythorne Parish. Figures show that young people are moving out. We are only looking at building a scheme of 15 units.*

The previous application was rejected by the community. Let's keep Cadnam rural, Totton is not that far away. We have already had two developments whose children most likely will also have a need for more social housing, when will it end?

**ANSWER**

- ✓ *Were only looking at building a scheme of 15 units.*

Half the local connection criteria are open to abuse and do we need more houses again as the patch by to Haywain. What constitutes small development?

**ANSWER**

- ✓ *Were only looking at building a scheme of 15 units.*
- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*

My husband and I have worked very hard all of our lives so we could eventually move here. We could not have lived here when we were first married, so moved to an estate, worked and saved so we could then live here. Affordable houses are fine but should not be sold to the occupant. In addition the occupant should not be entitled to remain if the property is too large for the family.

**ANSWER**

- ✓ *The HARA properties will remain affordable for local people in perpetuity.*

There are adjacent parishes with possible development sites as they are nearer to modern urban, built-up areas which would be better areas for affordable housing.

**ANSWER**

- ✓ *We want to keep Copythorne thriving. The parish has an ageing population and high housing need figures show that there is demand for affordable properties in Copythorne.*
- ✓ *We are only looking at building a scheme of 15 units.*

The council want to build a new housing estate on a green field site and I cannot install a Velux window in my roof, sorry I do not support. There is plenty of affordable housing close by in Totton.

**ANSWER**

- ✓ *We want to keep Copythorne thriving. The parish has an ageing population and high housing need figures show that there is demand for affordable properties in Copythorne.*
- ✓ *We are only looking at building a scheme of 15 units.*

Definitely not, moved to area to get away from this & the associated behaviour.

**ANSWER**

- ✓ *The people who will be moving into the HARA properties will be local to Copythorne.*

No need for any housing project to go ahead in this area. It has schools and shops and has the right balance to serve the community as it is.

**ANSWER**

- ✓ *Copythorne has an ageing population and the high percentage of young people in housing need shows that there is a demand for affordable homes in the community.*

Copythorne cannot be considered – remote! more affordable housing is available in nearby Totton. No new housing in this parish!!

**ANSWER**

- ✓ *Many people in housing need will already be living in Copythorne Parish.*

I am completely against the need for more affordable housing in an area that does not have many facilities that either young families or elderly people need – for a start, a bus service that is regular. This area is too rural for their needs – to be frank, you need a car to have live here for shopping, doctors and dentist. Please be realistic in assessing people’s needs on a social level – they would be isolated.

**ANSWER**

- ✓ *Many people in housing need will already be living in Copythorne Parish.*
- ✓ *Who is going to look after the wealthy over 65s when they need care and support? Family need to live close by.*

My experience of these schemes suggest my home will be devalued, and a quiet neighbourhood will be put at risk. If this scheme is approved I will be moving.

**ANSWER**

- ✓ *We are only looking at building a scheme of 15 units.*
- ✓ *The properties will be in keeping with the local area.*

I do not wish to see house building in the National Park.

I am opposed to the affordable housing scheme as from personal experience, such areas draw in people who have little respect for the area/parish and their neighbours. We moved to this area because we love the community as it is.

**ANSWER**

- ✓ *The affordable homes will be for people local to the parish of Copythorne.*

Following the unfortunate fiasco in 2008, we are less than enthusiastic about affordable housing in the parish – not because we don't see the good if a real need exists, but more because of concerns about how such a plan might be enforced. Contact with local residents is fine, just so long as their real and concerns are taken on board. Size, utilities, parking, restriction of availabilities to real 'local' people, building on unsuitable plots, lack of local jobs, less than perfect local public transport to centres of work all make the parish less than ideal for this sort of housing development.

**ANSWER**

- ✓ *The affordable homes will be for people local to the parish of Copythorne.*

We do not need anymore 'input' in the parish of Copythorne.

**ANSWER**

- ✓ *There is a demand from people local to the parish of Copythorne.*

Bartley has enough council properties to support those who struggle to afford the area. People are drawn to stay in the area because it is a small rural village. You are losing what people like in the first place by making it bigger. Like all these schemes, they will be abused and will not end up benefitting the intended group.

**ANSWER**

- ✓ *There is a demand from people local to the parish of Copythorne. The housing need survey has also identified a demand for shared ownership properties.*

We would not be happy for any new homes as this will detract from the village feel. We live in Winsor Road and feel that more houses would increase traffic to a dangerous level. No one sticks to the speed limit and there is no space or land that would be suitable in the Totton area and we feel that affordable housing will have a negative impact on the local area.

**ANSWER**

- ✓ *We are only looking at building a scheme of 15 units. The majority of people occupying the homes are likely to be already living in Copythorne.*

I feel very strongly against having further social housing in the village for two reasons. Also, Rockram Crescent site has NOT been occupied solely with people from the village as I discovered when my son applied for one of the houses. I also discovered at a later date that a certain person who was living in one of the properties owned their own property!!

**ANSWER**

- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*
- ✓ *The homes need to be affordable for local people in perpetuity.*

Any development of affordable housing will have a detrimental effect on the surrounding area. No matter what positive intentions are conveyed, the development will not be considerate of the surrounding areas, it will look like affordable housing because it is a cheap and compact construction. It will also be densely constructed and not in keeping with the surrounding areas. It will not provide living accommodation that is typical of the area and will create a micro community that is separate from the natural and balanced development that has been carefully controlled and restricted over generations. We should respect the national park and 175 boundaries and protect it for future generations. Local authorities cannot please everybody and be all things to people. Trying to satisfy every need is an easy option and will lead to the degradation of what we have now. Furthermore I don't believe that any such housing will be for exclusive allocation to local people and over time it will be allowed (or dictated by higher authority) to be offered to others. It is more likely that higher authorities will dictate minimum percentages of various minority groups are allocated to the housing and forcing further development around it to facilitate this.

**ANSWER**

- ✓ *HARAH works with the parish to ensure that homes are in keeping with the area. HARAH has even produced a Rural Design Guide for planners and communities, endorsed by the Homes and Communities Agency.*
- ✓ *The people who would move into the properties would be local to Copythorne.*

I would strongly object to affordable housing in our area. They did this in Totton/Ashurst and the schools have suffered, kids on the streets and crime has risen. Please don't ruin our lovely area!

**ANSWER**

- ✓ *The people who would move into the properties would be local to Copythorne. Many will already be living in Copythorne.*

History has shown that affordable or social housing effects on anti-social environments which is not wanted in this parish. If that was a guarantee that local people without anti-social behaviour tendencies needed a home in the parish most people would support such housing –but past experience in some areas shows that anti-social people gravitate to these developments.

**ANSWER**

✓ *The people who would move into the properties would be local to Copythorne. Many will already be living in Copythorne.*

We have a long connection with the parish but have worked hard to be able to afford to buy our own home in the area. It is all too easy, we whole heartedly do not support this scheme and believe you have to work for what you want to achieve in life.

**ANSWER**

✓ *We want to provide affordable homes for local people who are unable to continue living where they have grown up as many have been forced to move out as houses are so expensive in the area.*

Southampton Road already has a high percentage of affordable housing so other areas should be considered if it is deemed necessary to provide any affordable housing. Bearing in mind the poor public transport in the area and other facilities such as doctors etc. and would not advocate Cadnam as a suitable area.

**ANSWER**

✓ *Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*

The parish is already populated with sufficient density of housing with every spare plot having been unfilled over the past quarter century. It can hardly be claimed as “rural” anymore. In addition it is evident that preference has more and more been given to having the influx from Europe rather than our own, local children’s needs. We will vigorously object to any more development in this supposedly “rural” area.

**ANSWER**

✓ *The affordable homes will be for people local to Copythorne.*

I don’t support the need for affordable housing in the parish.

Cannot believe this is even being discussed. Yes our daughter would need a home, but Totton/West Totton and Calmore are a stones through away and would be affordable hopefully. We live in an area where you aspire to live through hard work. Potentially there are thousands of youngsters in the parish –are you suggesting all fields are eventually built on!!! to house all of these who have a right to live here?

**ANSWER**

✓ *We are only looking at building a small affordable housing scheme for people local to Copythorne.*

We saved up and worked hard to buy our house. We wanted to stay in this area as it is so nice. If more affordable homes are built then the character of the area would not be so nice. If people want to live here let them earn the right like we had no. No shortcuts and no more housing. Copythorne not an extension of Totton. There are enough people on benefits around here and they keep horses and flash cars so no more affordable housing please.

**ANSWER**

- ✓ *A scheme of 15 units is recommended and HARAHA will work with the parish to ensure that properties are in keeping with the area.*

I do not agree with building more homes in the area. People choose to live in Copythorne Parish because it is a rural area. Increasing the number of properties will change its character. New homes should only be built in areas where space is allocated for this. Roads, schools and amenities will not be able to cope with more homes in Copythorne Parish. I do not believe people have an automatic right to live in the area they grew up in. If more affordable homes are needed, people should not be allowed to buy small properties and extend them so that they become too expensive for local people to buy.

**ANSWER**

- ✓ *We are only looking to build a scheme of 15 units. Many tenants will already be living with their parents in Copythorne.*

No I don't agree with Greenbelt development.

**ANSWER**

- ✓ *Affordable homes built by HARAHA are built on 'rural exception sites' which are pieces of land outside but adjacent to the settlement boundary.*

We worked very very hard to save to be able to live exactly where we wanted to.

**ANSWER**

- ✓ *A small scheme of 15 units for local people will help the community thrive.*

Both my children have mortgages on properties in Totton therefore 'Homeseach' and 'Help to Buy South' schemes do not seem applicable.

**ANSWER**

- ✓ *Not everyone will be able to get a mortgage and some local people will want to stay living in Copythorne. Some local people will have been connected to the village for generations'*

This area has never been a first time buyer area.

**ANSWER**

- ✓ *Properties were affordable 50 years ago and families could live side by side; cousins walking to school together and the elderly being well looked after by family.*

**Information about households who need to downsize to a smaller property**

There are couples with four bedroom houses who may wish to downsize because of age. There is not much available in Copythorne.

We need to move to a more accessible house or bungalow.

Within the next ten years we will find our garden too difficult to manage and will need to downsize. Our son and family live in the parish so our need will be sheltered (warden) accommodation such as that provided by Colten Developments, McCarthy & Son, Churchill etc. situated within walking distance of shops and a bus service.

**Other**

The need for informed planning decisions in relation to the development of properties to enable elderly relatives, and indeed ourselves to live longer in our homes is required. To enable families to care and support elderly relatives, reducing the cost to the taxpayer.

Best way forward is to draw up a Neighbourhood Plan so the community can identify how the area can grow.

Need more facilities such as playground with equipment, more organised sports and community events and guaranteed school places for all.



# Copythorne Housing Need Survey Responses

Copythorne - Questionnaire Results (318 forms returned) 1165 delivered

(Please note that the percentages are to the nearest Decimal Place so they do not always add up to 100%)

## PART 1

### Q.1 Age Profile of Survey Respondents

GENDER AND AGE		FREQUENCY	VALID PERCENTAGE
Male	0 - 15	56	7.4
Male	16 - 24	29	3.9
Male	25 - 44	55	7.3
Male	45 - 64	126	16.7
Male	65 - 74	69	9.2
Male	75+	33	4.4
<b>MALE TOTAL</b>		<b>368</b>	<b>48.81</b>
Female	0 - 15	45	6.0
Female	16 - 24	35	4.6
Female	25 - 44	55	7.3
Female	45 - 64	136	18.0
Female	65 - 74	72	9.6
Female	75+	43	5.7
<b>FEMALE TOTAL</b>		<b>386</b>	<b>51.19</b>
<b>TOTAL</b>		<b>754</b>	<b>100%</b>

### Q.2 Type of Home

	FREQUENCY	VALID PERCENTAGE
House	217	68.2
Bungalow	85	26.7
Flat	1	0.3
Caravan/Mobile Home	0	0
Other	15	4.7
	<b>318</b>	<b>100%</b>

### Q.3 Bedrooms in Homes – Frequency and Percentage

	FREQUENCY	VALID PERCENTAGE
One Bed	5	1.6
Two Beds	59	18.8
Three Beds	140	44.7
Four or more Beds	108	34.5
Other	1	0.3
<b>TOTAL</b>	<b>313</b>	<b>100%</b>

5 respondents did not answer the question

### Q.4 Who owns the Home you live in now?

	FREQUENCY	VALID PERCENTAGE
Self (with/without mortgage)	294	92.5
Housing Association/NFDC	8	2.5
Private Landlord	5	1.6
Parents/relatives	4	1.3
Tied to job	2	0.6
Parents have left me half the house	1	0.3
No answer	4	1.3
<b>TOTAL</b>	<b>318</b>	<b>100%</b>

### Q.5 How long have you lived at your address?

	FREQUENCY	VALID PERCENTAGE
Under 5 years	50	16.0
5 – 10 years	37	11.8
Between 11 and 20 years	81	25.9
Over 20 years	145	46.3
<b>TOTAL</b>	<b>313</b>	<b>100%</b>

5 respondents did not answer the question

### Q6. Do you have a requirement to downsize (move to a smaller property), but wish to stay living in the parish?

	FREQUENCY	VALID PERCENTAGE
Yes	25	8.0
No	286	92.0
<b>TOTAL</b>	<b>311</b>	<b>100%</b>

7 respondents did not answer the question

### **If yes, what are the reasons?**

	<b>FREQUENCY</b>	<b>VALID PERCENTAGE</b>
Family left home	9	36
Garden too large to manage	3	12
Release some equity in current property	1	4
Current house too large to manage	5	20
Health related reasons	3	12
Other	4	16
	<b>25</b>	<b>100%</b>

### **Q7. Would you support a small development of affordable housing in Copythorne if there was a proven need from residents with a genuine local connection?**

	<b>FREQUENCY</b>	<b>VALID PERCENTAGE</b>
Yes	112	35.9
No	82	26.3
Maybe	118	37.8
<b>TOTAL</b>	<b>312</b>	<b>100%</b>

6 respondents did not answer this question

### **Explanation to answers to Question 7**

The explanations as to why respondents have answered Yes, No or Maybe to Question 7 are printed at Appendix 2.

### **Q8. How many members (if any) of your family have left this parish because of a lack of affordable housing?**

Respondents report 77 family members who have left the parish to find suitable accommodation elsewhere. 39% of these have left in the in the last 2 years and 61% have left in the last 2-5 years.

74% were looking for a property to purchase on the open market, 15% to rent from a housing association, 7% to rent from a private landlord and 2% for a shared ownership property.

**Q9. Do you know of any other people from the parish who have been forced to move away because they are unable to afford local house prices to rent or buy?**

Respondents report 117 individuals, couples and families who have left the parish to find suitable accommodation elsewhere.

47% have left within the last two years and 53% have left in the last 2-5 years.

79% were looking for a property to purchase on the open market, 12% for a property to rent from a housing association, 5% to rent from a private landlord and 2% for a shared ownership property.

**Would they wish to return if suitable accommodation was made available in the parish?**

	FREQUENCY	VALID PERCENTAGE
Family members, yes	63	81.8
Family members, no	2	3.0
Family members, don't know	12	15.2
<b>TOTAL</b>	<b>77</b>	<b>100%</b>

	FREQUENCY	VALID PERCENTAGE
Others from the parish, yes	63	54.2
Others from the parish, no	0	0
Others from the parish, don't know	54	45.8
<b>TOTAL</b>	<b>117</b>	<b>100%</b>

**Q.10 Does anyone in your home need a separate home, now or in the next five years?**

60 households have expressed a need for separate accommodation in Copythorne Parish in the next five years. Out of these, 53 are represented in Part 2 so this means that 7 households do not need an affordable home immediately but will need one in the next three to five years. Many of these are teenagers/young adults still living with their parents. This result shows that there will be a demand for affordable homes in Copythorne from the younger generation reaching adulthood in the next three to five years.

## PART 2

The following questions were answered only by those who need a new home in the next three years and want to live in Copythorne Parish.

47 respondents have stated that accommodation is required within the next three years so have completed Part 2 of the form (6 respondents have completed Part 2 on behalf of 2 households in housing need). This means that 53 households have been identified as being in housing need in Part 2.

### **Q.11 Does the household needing to move, currently live in the parish?**

	FREQUENCY	VALID PERCENTAGE
Yes	34	64.2
No	19	35.8
<b>TOTAL</b>	<b>53</b>	<b>100%</b>

### **Q.12 If the household does not live in the Parish now, what is their connection to it?(Respondents were able to give more than one answer to this question)**

	FREQUENCY	VALID PERCENTAGE
Lived in parish for 0-5 years	0	0
Lived in parish for 6-10 years	1	2.4
Lived in parish for 11-15 years	4	9.8
Lived in parish for 16-20 years	8	19.5
Lived in parish for 21+ years	5	12.2
Not specified number of years	0	0
<b>TOTAL (LIVED IN PARISH)</b>	<b>18</b>	<b>43.9</b>
Close family lived in parish for 0-5 years	0	0
Close family lived in parish for 6-10 years	1	2.4
Close family lived in parish for 11-15 years	3	7.3
Close family lived in parish for 16-20 years	3	7.3
Close family lived in parish for 21+ years	11	26.8
Not specified number of years	1	2.4
<b>TOTAL (CLOSE FAMILY)</b>	<b>19</b>	<b>46.2</b>
Work in parish for 0-5 years	1	2.4
Work in parish for 6-10 years	1	2.4
Work in parish for 11-15 years	0	0
Work in parish for 16-20 years	0	0
Work in parish for 21+ years	0	0
Not specified number of years	1	2.4
<b>TOTAL (WORK)</b>	<b>3</b>	<b>7.2</b>
Have worked in parish for 0-5 years	1	2.4
Have worked in parish for 6-10 years	0	0
Have worked in parish for 11-15 years	0	0
Have worked in parish for 16-20 years	0	0
Have worked in parish for 21+ years	0	0
Not specified number of years	0	0
<b>TOTAL (HAVE WORKED)</b>	<b>1</b>	<b>2.4</b>
<b>TOTAL</b>	<b>41</b>	<b>100%</b>

**Q.13 Which of the following communities in Copythorne Parish do you/they have the strongest local connection to?** (Respondents were able to give more than one answer to this question as some households may have a connection to more than one community)

	FREQUENCY	VALID PERCENTAGE
Bartley	25	34.7
Cadnam	22	30.6
Copythorne	15	20.8
Newbridge	4	5.6
Ower	1	1.4
Winsor	5	6.9
<b>TOTAL</b>	<b>72</b>	<b>100%</b>

**Q.14 Who owns the home you/they live in now?**

	FREQUENCY	VALID PERCENTAGE
Self (with/without mortgage)	15	28
Private landlord	5	9
Employer (tied to job)	0	0
Parents/other relative	26	49
Housing Association	5	9
New Forest District Council	1	2
Parents have left me half the house	1	2
<b>TOTAL</b>	<b>53</b>	<b>100%</b>

**Q.15 Why do you/they need a new home in this parish?**

	FREQUENCY	VALID PERCENTAGE
Want to start first home	34	32.7
To be near family	18	17.3
Cannot afford rent	7	6.7
Cannot afford mortgage	15	14.4
Need bigger home	9	8.7
Overcrowding	4	3.8
Current tenure insecure	3	2.9
Current home affecting health	3	2.9
To be near work	3	2.9
Divorce/Separation	1	1.0
Special needs (e.g. disabled)	2	1.9
Need smaller home	3	2.9
Retiring	1	1.0
Want to start a family in future	1	1.0
<b>TOTAL</b>	<b>104</b>	<b>100%</b>

**Q.16 How many people of each age will live in the new home?**

	FREQUENCY	VALID PERCENTAGE
Male 0-15	11	10.8
Female 0-15	8	7.8
<b>0-15 YEARS TOTAL</b>	<b>19</b>	<b>18.6</b>
Male 16-24	19	18.6
Female 16-24	21	20.6
<b>16-24 YEARS TOTAL</b>	<b>40</b>	<b>39.2</b>
Male 25-44	19	18.6
Female 25-44	17	16.7
<b>25-44 YEARS TOTAL</b>	<b>36</b>	<b>35.3</b>
Male 45-64	2	2.0
Female 45-64	4	3.9
<b>45-64 YEARS TOTAL</b>	<b>6</b>	<b>5.9</b>
Male 65-74	0	0
Female 65-74	1	1.0
<b>65-74 YEARS TOTAL</b>	<b>1</b>	<b>1.0</b>
Male 75 years +	0	0
Female 75 years +	0	0
<b>75 YEARS + TOTAL</b>	<b>0</b>	<b>0</b>
<b>TOTAL</b>	<b>102</b>	<b>100%</b>

**Q.17 How many bedrooms will your/their home need?**

	FREQUENCY	VALID PERCENTAGE
One bedroom	16	30.2
Two bedrooms	22	41.5
Three bedrooms	13	24.5
Four bedrooms	2	3.8
<b>TOTAL</b>	<b>53</b>	<b>100%</b>

**Q.18 Household composition of households in need**

	FREQUENCY	VALID PERCENTAGE
Single person	21	39.6
Couple	16	30.2
Family	15	28.3
Other (2 brothers)	1	1.9
<b>TOTAL</b>	<b>53</b>	<b>100%</b>

**Q19.) What is the household's gross annual income (before deductions)?**

	FREQUENCY	VALID PERCENTAGE
£8,000	3	5.7
£12,000	1	1.9
£14,000	2	3.8
£15,000	2	3.8
£19,000	1	1.9
£20,000	4	7.5
£23,000	1	1.9
£25,000	5	9.4
£30,000	4	7.5
£40,000	3	5.7
£50,000	2	3.8
£60,000	2	3.8
£70,000	1	1.9
No answer	20	37.7
University students	2	3.8
<b>TOTAL</b>	<b>53</b>	<b>100%</b>

**Q.20 If you/they are interested in shared ownership, how much would you/they be able to put down as a deposit/legal costs?**

	FREQUENCY	VALID PERCENTAGE
£0	1	
£1,000	2	
£5,000	4	
£4,000	1	
£10,000	6	
£14,000 – £20,000	1	
£15,000	2	
£20,000	2	
£20,000 - £30,000	1	
£25,000	3	
£80,000	1	
<b>TOTAL</b>	<b>24</b>	

Not all households interested in shared ownership have stated whether they have any savings for a deposit/legal costs

**Q21. Is the new household likely to be claiming housing benefit?**

	FREQUENCY	VALID PERCENTAGE
Yes	6	
No	42	
No answer	3	
Don't know	2	
<b>TOTAL</b>	<b>53</b>	



**Q.22 Which tenure would best suit your housing need?**

	<b>FREQUENCY</b>	<b>VALID PERCENTAGE</b>
Renting Housing Association	7	14.9
Shared Ownership	13	27.7
Either option	27	57.4
<b>TOTAL</b>	<b>47</b>	<b>100%</b>

6 respondents have not answered the question

**Q.23 Does anyone in your/their household have a supported housing need?**

	<b>FREQUENCY</b>	<b>VALID PERCENTAGE</b>
Yes, support needed to live independently	1	
Yes, limited mobility, wheelchair user	1	
Other (MS)	1	
<b>TOTAL</b>	<b>3</b>	

**Q.24 Is the household registered on any Housing Waiting Lists?**

	<b>FREQUENCY</b>	<b>VALID PERCENTAGE</b>
Local Authority Housing Register (Homesearch)	10	
Help to Buy South	0	
No	43	
	<b>53</b>	



Breamore Halt, New Forest, 5 affordable homes



Boldre, New Forest 9 affordable homes



Bentley, East Hampshire  
9 affordable homes



Twyford, Winchester  
15 affordable homes

All schemes are different, Hyde Housing Group works closely with the community to ensure that the schemes are in keeping with the style of the properties and individual character of the area.