

## Wolverley and Cookley Housing Need Survey Report 2018

### Background and Introduction

As at the time of the 2011 Census, Wolverley and Cookley had a population of 4650 residents. The majority of the population being of working age (25-64), followed by a large proportion of older people (aged 65 years and older) and a lower proportion of younger people (24 years and under) this is where the parish differs from the Wyre Forest District, the West Midlands Region and England as a whole.

Table 1 below shows a percentage comparison of the parish against the other areas.

Age Groups	Wolverley and Cookley (%)	Wyre Forest (%)	West Midlands (%)	England (%)
15 & Under	15	17	19	18
16-24	8	9	13	13
25-64	50	52	53	53
65-84	23	18	15	15
85 +	4	3	3	3

Wolverley and Cookley has a slightly lower economically active population in comparison to Wyre Forest, West Midlands and England, however there is a higher proportion of retired residents in comparison to the district, region and nation.

Table 2 below shows the comparison of the economic activity across the parish against the other areas.

Economic Activity	Wolverley and Cookley (%)	Wyre Forest (%)	West Midlands (%)	England (%)
Economically Active	65	69	68	70
In Employment	47	52	51	53
Employee Part Time	15	15	14	14
Employee Full Time	32	37	37	39
Self Employed	13	10	9	10
Unemployed	3	4	5	4
Full Time Student	2	2	3	3
Economically Inactive	35	32	31	30
Retired	23	19	14	13
Student	3	3	6	6
Looking after family or home	3	4	5	4
Long Term Sick or Disabled	4	4	4	4
Other	2	2	2	2

Wolverley and Cookley has a significantly higher proportion of semi detached houses or bungalows and caravans or other mobile structures compared to Wyre Forest, regionally and nationally It also has a lower amount of terraced houses or bungalows and purpose built flats.

Table 3 below shows the comparison of the type of dwellings in the parish with the other areas.

Proportion of dwellings by type	Wolverley and Cookley (%)	Wyre Forest (%)	West Midlands (%)	England (%)
Detached house or bungalow	27	29	23	22
Semi Detached house or bungalow	45	37	37	31
Terraced (including end) house or bungalow	11	19	19	25
Purpose built block of flats	9	10	10	17
Part of a converted or shared house	1	2	2	4
Flat in a commercial building	1	1	1	1
Caravan or other mobile structure	6	3	3	1

Wolverley and Cookley have a higher proportion of homes owned outright than all of the other areas in particular the West Midlands region and England as a whole. The amount of private rented in the parish is lower than the all of the broader areas.

Table 4 below shows the comparison in more detail.

Proportion of households by tenure	Wolverley and Cookley (%)	Wyre Forest (%)	West Midlands (%)	England (%)
Owned (total) of which:	74	71	65	63
Owned Outright	43	38	32	31
Owned with a mortgage or loan	31	33	33	32
Shared Ownership	1	1	1	1
Social Rented	17	15	19	17
Private Rented	7	13	13	16
Living rent free	1	1	2	1

Figures for tables 1-4 provided by the 2011 census, ONS Crown Copyright

## Housing in rural areas.

Property prices in rural areas are less affordable than in Urban areas\* forcing many local residents to move away from their towns and villages in order to find suitable and affordable homes. Houses in the countryside are now 20% higher than in urban areas despite wages being lower.

The number of people on waiting lists for affordable homes in rural England has soared to around 750,000\*\*. New household formation is stripping supply by 3 to 1 (source: Department for Communities and Local Government (DCLG)). Increasing house prices and the limited availability of appropriate properties has resulted in local people being unable to find a home within their community and this maybe happening in the Wolverley and Cookley Parish.

As a part of the Wolverley and Cookley Neighbourhood Plan, Wolverley and Cookley Parish Council and Wyre Forest District Council wanted to establish what the housing requirements were for the village over the next 5 to 10 years. In order to gather that information, 2187 questionnaires were circulated to households in Wolverley and Cookley and those who contacted WFDC to say that they had moved away villages and had a strong connection to the Parish.

The aim of the questionnaire was to establish:

- The mix of housing need in the parish,
- The tenure type (open market, subsidized, social rented or shared ownership)
- The size of the property and need by population (so families, single people or older households)
- To make sure future developments are as far as possible, in tune with the needs of the community.

The questionnaire also gathered information from households that are likely to be subject to change in the near future, for example children looking to move out of the current family home but stay within the parish.

The questionnaire was sent to all households in Wolverley and Cookley during January 2018 with a deadline for completion of the 21<sup>st</sup> February 2018. Respondents were asked to complete one questionnaire per household, with additional questionnaires available upon request, they were able to reply either by post or online.

\*Halifax Rural Housing Review 2016: "the average property price in rural areas is 7.4 times the average annual earnings compared with a ratio of 6.4 in urban areas".

\*\*National Housing Federation, Rural Housing research report 2016.

## **Responses**

A total of 2187 surveys were distributed and 588 responses were received in return, giving a return rate of 26%. This is an average level of response for a survey of this kind as it should be noted that only those people who have a housing need or are interested in a local needs development and general village life are likely to respond.

The majority of people who responded currently live in the parish (97.76% of 588 households) and the average length of time that residents have lived in the parish are 24 years (this ranged from less than a year to 97 years).

There were 1362 people within the 588 households who responded 1117 adults (82%) and 245 Children (18%).

## **Housing Needs Summary.**

The results of the housing needs survey are detailed further on in this report however in summary:

- There were 189 households looking to move, find alternative housing or additional homes within the next 10 years and of those 111 in the next 5 years.
- Of the 189 households that responded confirming that they have or will have a housing need within the next 10 years, the majority have advised that they will require a 2 bedroom property with the highest need being a bungalow followed by a house.
- Of the 189 households that responded advising that they foresee a housing need within the next 10 years, up to 47 could potentially have their housing needs met through a property that becomes vacant within the parish from another respondent to the survey who also wants to move. This is obviously subject to the property being suitable, becoming available at the right time and being affordable for the household in question.
- In the next 10 years, 159\* homes would be required in the parish with 71% of the respondents advising that they would want a 2 bedroom property, and 48% advising that they would require a bungalow closely followed by 42% who have advised that they would require a house.

\*(3 respondents either didn't specify a property or stated self build so they have been discounted from the calculation).

At the time of this report being written, there was currently one 2 bedroom bungalow and four 2 bedroom houses on the market for purchase and 1 two bedroom house on the market for rent within the parish, but none of these fall under the preferred tenure amounts of £100,000 to £150,000 or £391.00 to £520.00 per month.

This may be an indication of aspiration outstripping what people can afford and may mean there is some potential demand for low cost home ownership products.

## Results from the questionnaire

### Current Accommodation

#### 1. Do you...

Currently live in the parish?

Work in the parish?

Have relatives in the parish?

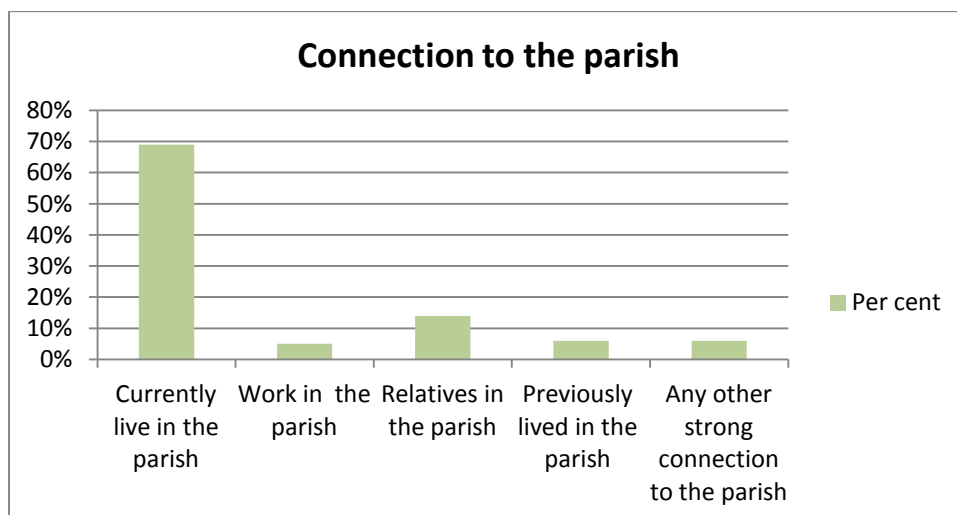
Have previously lived in the parish?

Have another strong connection to the parish?

In total 826 positive responses were given to this question as some respondents selected more than one answer, of the total amount of respondents to the survey (588), 568 currently live in the parish. (97.76%)

The table below shows the full breakdown of responses.

Connection(s) to the parish	Number	Per cent
Currently live in the parish	568	69%
Work in the parish	38	5%
Relatives in the parish	118	14%
Previously lived in the parish	53	6%
Any other strong connection to the parish	49	6%
Total answered	826	100%



## 2. Including yourself how many people are there in your household?

This question asked for a breakdown of how many adults and children were in the household, we received a total of 596 responses the tables below gives a breakdown of the responses.

Number of adults	Number of Responses
1	143
2	351
3	49
4	20
5	3
7	1

Number of children	Number of responses
1	39
2	39
3	11
4	3
7	1

The most popular responses were 2 adults with no children (284) and 1 adult no children (134), this indicates that the parish is comprised of mainly adult only households.

## 3. What type of property do you currently live in?

The majority of the households currently live in a semi detached house (38%) followed by a detached house (24%).

The table below shows the full breakdown of the 570 responses received.

Type of property	Number of responses	Percentage (%)
Detached House	134	24
Semi Detached House	218	38
Detached Bungalow	30	5
Semi Detached Bungalow	44	8
Terraced Bungalow	47	8
Flat/Apartment	30	5
Mobile Home (permanently sited)	58	10
Other	9	2

### 3. How many bedrooms does your home have?

560 Households responded to this question the majority of people lived in a 3 bedroom home (41%), the table below shows a full breakdown of the responses received.

Number of Bedrooms	Number of responses	Percentage (%)
1	47	8
2	156	28
3	228	41
4	111	20
5	12	2
6	5	1
9	1	0

### 4. Is your home?

This question looked at the tenure of the respondents current properties, in total 570 households answered the question with the majority response being owner occupier (85%) either owned outright or with a mortgage. According to the census figures included in this survey there is therefore an over representation of owner occupiers and a under representation of households who rent from a private landlord in the parish in the responses.

Tenure Type	Number of Responses	Percentage
Owned outright	328	58
Owned with a mortgage	152	27
Shared Ownership	2	0.3
Rented from a Housing Association	57	10
Rented from a private landlord	24	4
Tied to a job	2	0.3
Other	5	1

**5. Has anyone from your family moved away from the Wolverley and Cookley parish in the last 5 years? And what are the reasons for them leaving.**

570 households responded to this question 484 stated that no one from their family had previously moved out of the parish, 86 answered yes, the table below gives a breakdown of the reasons why their families had left. The highest percentage of people left due to lack of affordable housing.

Reasons for leaving the parish	Number of responses	Percentage
Lack of affordable housing	32	37
To go to college or university	20	23
Lack of suitable housing (size, special features)	7	8
To take up employment elsewhere	13	15
Lack of public facilities i.e. public transport	0	0
Other (please specify)	14	16

**Section 2: Affordable Housing**

**6a. Do you feel the parish has...**

**A suitable range of housing for the current community and the people who would like to live there?**

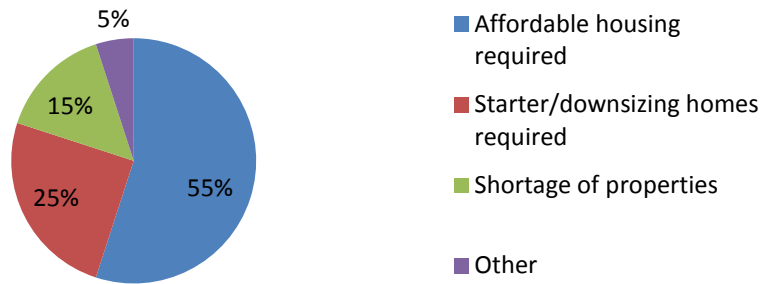
Suitable range of housing	Number of responses	Percentage
Yes	277	49
No	133	23
Don't know	161	28

571 households responded to this question, 49% believed that the parish already had a suitable range of housing for the current community and 23% felt that there wasn't, if they answered no we asked them for reason why they thought that there wasn't a suitable range.

125 comments were received, the majority of the respondents (69) felt that there isn't enough affordable housing in the parish, 31 commented that they felt that there wasn't enough starter homes or smaller properties for the elderly to downsize to and 19 comments were regarding shortage of homes and bungalows being built and stating that more homes in general were needed in the parish.



**Reasons why respondents felt there isnt a suitable range of housing in the parish**



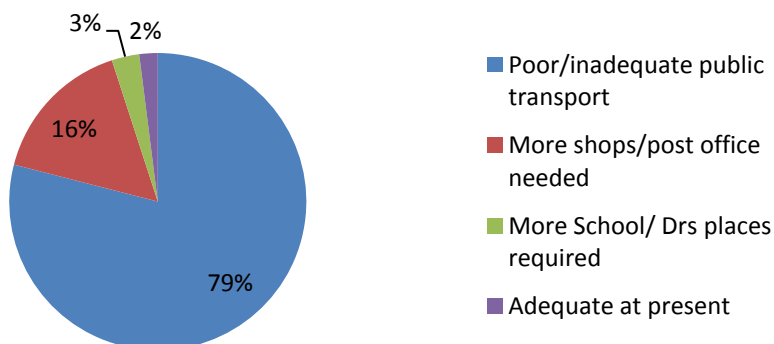
**6b. Do you feel that the parish has....**

**Adequate facilities e.g. shop/public transport for the current community and the people who would like to live there?**

Suitable range of facilities	Number of responses	Percentage
Yes	321	56
No	170	30
Don't know	78	14

569 responses were received regarding the current facilities in the parish, 56% felt there were already adequate facilities, 30% felt that they weren't and 14% answered that they didn't know. If the respondents answered "No" we asked them why they felt this. We received 156 comments, 131 felt that the public transport is poor and inadequate, 26 felt that the villages needed more shops or post offices, 5 felt that the schools or Drs were full and had inadequate places and 3 respondents felt that the facilities were adequate at the moment but wouldn't be if there were more houses built within the parish.

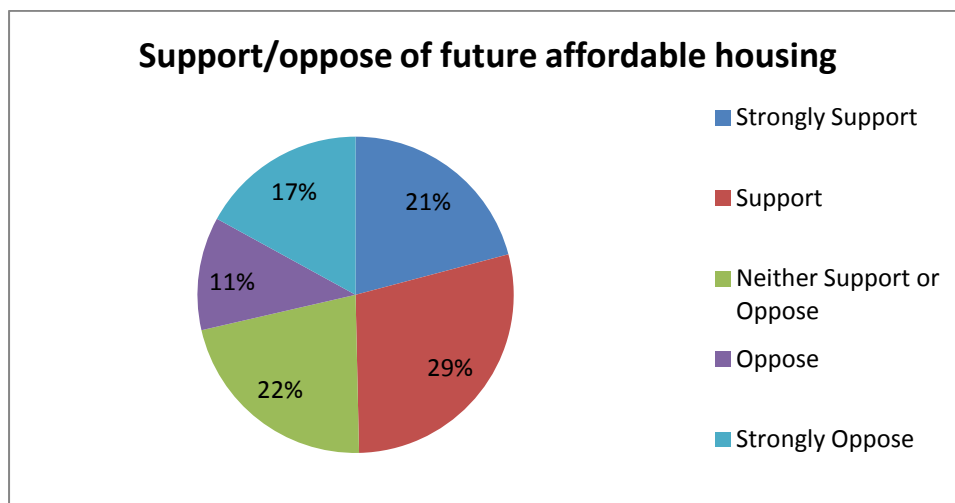
**Reasons why respondents felt there isnt suitable facilities in the parish**



**7. To what degree would you support a development of new affordable housing for rent/shared ownership within your parish for people with a local connection?**

We received 552 responses to this question with the majority of households supporting the prospect of a future development 52%, and 30% opposing. The table and chart below shows a full breakdown of the responses received.

Responses	Number of responses	Percentage
Strongly Support	119	22
Support	164	30
Neither Support or Oppose	124	22
Oppose	66	12
Strongly Oppose	97	18



**Section 3- Alternative Accommodation**

Questions 9-13 of the survey asked the householders if they were likely to move home now or within the next 10 years, if they indicated that they would be looking for alternative accommodation then we asked what type of property they would prefer to move into, the tenure type and the affordability. The responses to these questions were used towards the base of our prediction of the future housing needs in Wolverley and Cookley.

**1. Are you, the householder, looking to move into alternative accommodation within the parish within the next 10 years?**

115 Householders (20%) indicated that they would require an alternative home in the Wolverley and Cookley Parish within the next 10 years.

14 responses advised that they would be looking to move within the next 12 months, 38 will be looking to move in the next 2-5 years and 63 within 5-10 years.

The responses to questions 9-13 confirming the types of homes that the householders will be looking for and vacating is detailed in Tables 1, 3 & 5 on pages 11-21

**Section 4- Additional Households**

Questions 14-22 asked the respondents if any current members of their household would be looking to move within the next 10 years to create a new separate household within the parish. If they indicated that there would be members looking to create a new household then we asked them for more information including the property type that they would prefer to move into, the tenure type and affordability.

**14. Do any of the current members of your household wish to form a new household inside the parish within the next 10 years?**

74 respondents (39%) indicated that members of their current household will be looking for an additional home(s) within the next 10 years.

59 of the respondents stated that they will need 1 additional home, 9 will need 2 additional homes, 2 will need 3 additional homes and 2 households will need 4 additional homes.

8 responses advised that they will require additional home(s) within the next 12 months, 49 in 2-5 years and 34 in 5-10 years.

The breakdown of the responses to questions 14-22 regarding the types of properties required and the tenure type is detailed in Tables 2, 4 & 6 on pages 12-23.

See table below for total number of alternative and additional homes needed.

Homes required	Number of respondents	Total number of additional homes needed
One Alternative home is likely to be needed for some/all current occupants	115	68*
ONE Additional homes is likely to be needed for some current occupants	59	59
TWO additional homes are likely to be needed for some current occupants	9	18
THREE additional homes are likely to be needed for some current occupants	2	6
FOUR additional homes are likely to be required for some current occupants	2	8
Total	189	159

\* 47 of the homes will be met by natural churn

The total number of homes calculated is the number of respondents multiplied by the number of homes required e.g. 9 households advised that they would need 2 further homes in the next 10 years therefore  $9 \times 2 = 18$ .

In summary after we have taken into account the homes that people will be vacating and matched them off with the housing need that respondents advised they will require,

68 alternative homes will be needed and 91 homes will be needed for the current residents who will need an additional home. This gives a gross need of 159 homes over the next 10 years.

## **Results**

The Tables in Appendix 1-3 detail the responses received to those households that indicated that they will be looking for alternative accommodation and/or additional accommodation in the next 10 years. Respondents were asked to identify what they felt is needed in terms of property type and size together with a preferred tenure type. In reality it may not be possible to meet the aspirations of each respondent, income and likely property prices are considered in order to ensure that any proposed future homes would indeed meet the needs of those to be housed. Therefore a “likely allocation/purchase” is suggested to outline realistic provision.

### **Homes required within the next 12 months.**

Table 1 and 2 in Appendix 1 show the housing needs for the next 12 months, Table 1 shows the responses of the respondents who will be looking for an alternative home, the homes they will be vacating and what they are likely to purchase or be allocated with taking into account the affordability amounts in comparison with the property/rental prices from the last 12 months on Right Move ([www.rightmove.co.uk](http://www.rightmove.co.uk)) Table 2 shows the responses of those that will be looking for an additional home and what homes they are likely to purchase or be allocated with. After matching up the homes that will be vacated to any that will be required (these properties are highlighted) the following housing need will be outstanding in the next 12 months:

<b><u>Owner Occupier</u></b>	<b><u>Private Rented</u></b>	<b><u>Affordable Rented</u></b>
<b>3 Bedroom Bungalow x 3</b>	<b>3 Bedroom House x 1</b>	<b>2 Bedroom Flat/</b>
<b>2 Bedroom House x 6</b>	<b>2 Bedroom Flat/Apartment x1</b>	<b>Apartment x 4</b>
<b>2 Bedroom Bungalow x 2</b>		
<b>2 Bedroom Flat/Apartment x 1</b>		
<b>1 Bedroom Bungalow x 1</b>		

Therefore there will be a demand in the next 12 months in the parish for 19 homes:

- 13 properties required in the open market for local to people to purchase,
- 2 Properties required in the private rented market for local people to rent,
- 4 properties required for affordable rented for local people to rent in social housing.

### **Homes required in the next 13 months-5 years**

The two tables in Appendix 2 show the housing needs for the next 13 months-5 years Table 3 shows the responses in detail of the respondents who will be looking for an alternative home, the homes that they will be vacating and what they would be looking to purchase or be allocated with. Table 4 shows those that will be looking for an additional home and what homes they are likely to purchase or be allocated with, again we have suggested a likely allocation/purchase based on the financial information that the respondents stated in comparison to the rental/sales market on Right Move ([www.rightmove.co.uk](http://www.rightmove.co.uk)) for the past 12 months. After matching up the homes that will be vacated to any that will be required (these properties are highlighted) the following housing need will be outstanding in the next 13 months-5 years:

#### **Owner Occupier**

**3 Bedroom Bungalow x 4**  
**2 Bedroom House x 25**  
**2 Bedroom Bungalow x 7**  
**2 Bedroom Flat x 1**  
**2 Bedroom Bungalow- Shared Ownership x 3**  
**2 Bedroom House- Shared Ownership x 7**  
**1 Bedroom Bungalow x 5**  
**1 Bedroom Flat x 1**

#### **Private Rented**

**2 Bedroom House x 1**

#### **Affordable Rented**

**2 Bedroom Bungalow x 3**  
**2 Bedroom House x 2**  
**1 Bedroom Bungalow x6**  
**1 Bedroom Flat x 1**

Therefore there will be a demand in the next 13 months-5 years in the parish for 66 homes:

- 43 properties required in the open market for local to people to purchase,
- 10 Properties required for shared ownership,
- 1 Properties required in the private rented market for local people to rent,
- 12 properties required for affordable rented for local people to rent in social housing.

### **Homes required in 5-10 years.**

The tables in appendix 3 show the housing needs for the next 5-10 years Table 5 shows the responses in detail of the respondents who will be looking for an alternative home, the homes that they will be vacating and what they would be looking to purchase or be allocated with. Table 6 shows those that will be looking for an additional home and what homes they are likely to purchase or be allocated with, again we have suggested a likely allocation/purchase based on the financial information that the respondents stated in comparison to the rental/sales market on Right Move for the past 12 months. After matching up the homes that will be vacated to any that will be required (these properties are highlighted) the following housing need will be outstanding in the next 5-10 years:

#### **Owner Occupier**

**3 Bedroom Bungalow x 7**

#### **Rented Housing Association**

**2 Bedroom Bungalow x 2**

2 Bedroom Bungalow x 23  
 2 Bedroom House x 19  
 2 Bedroom Flat x 1  
 1 Bedroom Bungalow x 3  
 1 Bedroom Flat x 3

2 Bedroom House x 2  
 1 Bedroom Bungalow x 4  
 1 Bedroom Flat x 2

**Shared Ownership**

2 Bedroom House x 3  
 1 Bedroom Bungalow x 3

**Private Rented**

3 Bedroom House x 1  
 1 Bedroom Bungalow x 1

Therefore there will be a demand in the next 5-10 years in the parish for 74 homes:

- 56 properties required in the open market for local to people to purchase,
- 6 Properties required for shared ownership,
- 2 Properties required in the private rented market for local people to rent,
- 10 properties required for affordable rented for local people to rent in the social housing market.

**Total of dwellings required in the next 10 years.**

The table below shows a breakdown of all of the dwellings required in the next 10 years which will not be met with natural churn.

Property Type	1 Bed	2 Bed	3 Bed	4 Bed	Total
<b><u>Owner Occupier</u></b>					
House	0	50	0	0	50
Bungalow	9	32	14	0	55
Flat/Apartment	4	3	0	0	7
<b>Total</b>	<b>13</b>	<b>85</b>	<b>14</b>	<b>0</b>	<b>112</b>
<b><u>Shared Ownership</u></b>					
House	0	10	0	0	10
Bungalow	3	3	0	0	6
Flat	0	0	0	0	0
<b>Total</b>	<b>3</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>16</b>
<b><u>Affordable/Social Rented</u></b>					
House	0	4	0	0	4
Bungalow	10	5	0	0	15
Flat	3	4	0	0	7
<b>Total</b>	<b>13</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>26</b>
<b><u>Private Rented</u></b>					
House	0	1	2	0	3
Bungalow	1	0	0	0	1
Flat	0	1	0	0	1
<b>Total</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>5</b>
<b>Overall Total</b>	<b>30</b>	<b>113</b>	<b>16</b>	<b>0</b>	<b>159</b>

The highest need regarding the amounts of bedrooms required by a large proportion is 2 bedrooms with 71% of the demand, followed by 1 bedroom properties with 19% and then 3 bedroom properties with 10%.

The highest need regarding types of property is bungalows with 48%, closely followed by houses with 42% and then flats/apartments with 9%. The higher demand for bungalows reflects the population living in the parish at present with being a higher percentage of over 65's and 25-64 years old who may be approaching the over 65 category within the next 10 years.

The highest need regarding tenure type is owner occupier with 70% of the demand, followed by affordable/social rented with 16%, then shared ownership with 10 % and then private rented with 3%.

**Comparison of properties being vacated and housing need.**

The amount of properties that would be available naturally through the residents moving on and finding alternative accommodation in the next 10 years is 114. The total amount of properties needed within the next 10 years after we have matched up the houses that will be available and taken by natural churn is 159.

The table below shows a breakdown of the properties that will still be available to purchase or rent as there wasn't a need required for them from the respondents of the survey.

Property Type	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed+	Total
<b>Within the next 12 months</b>						
<b>Owner Occupier</b>						
House	0	0	3	0	0	3
Bungalow	0	0	0	1	0	1
Flat/Apartment	0	0	0	0	0	0
Mobile Home	1	0	0	0	0	1
Total	1	0	3	1	0	5
<b>Affordable/Social Rented</b>						
House	0	0	0	0	0	0
Bungalow	0	0	0	0	0	0
Flat/Apartment	1	0	0	0	0	1
Total	1	0	0	0	0	1
<b>Private Rented</b>						
House	0	0	0	0	0	0
Bungalow	1	0	0	0	0	1
Flat/Apartment	0	0	0	0	0	0
Barn Conversion	0	1	0	0	0	1
Total	1	1	0	0	0	2
<b>Shared Ownership</b>						
House	0	0	0	0	1	1
Bungalow	0	0	0	0	0	0

Flat	0	0	0	0	0	0
Total	0	0	0	0	1	1
<b>Overall Total</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>9</b>
<b>Within 13 months - 5 years</b>						
<b>Owner Occupier</b>						
House	0	0	3	8	0	11
Bungalow	0	0	0	0	0	0
Flat/Apartment	0	0	0	0	0	0
Mobile Home	5	2	0	0	0	7
Total	5	2	3	8	0	18
<b>Private Rented</b>						
House	0	0	0	0	0	0
Bungalow	0	0	1	0	0	1
Flat/Apartment	0	0	0	0	0	0
Mobile Home	0	0	0	0	0	0
Total	0	0	1	0	0	1
<b>Overall Total</b>	<b>5</b>	<b>2</b>	<b>4</b>	<b>8</b>	<b>0</b>	<b>19</b>
<b>Within 5-10 years</b>						
<b>Owner Occupier</b>						
House	0	0	11	9	4	24
Bungalow	0	0	0	0	0	0
Flat/Apartment	0	0	0	0	0	0
Mobile home	0	7	0	0	0	7
Total	0	7	11	9	4	31
<b>Private Rented</b>						
House	0	0	2	0	0	2
Bungalow	0	3	0	0	0	3
Flat/Apartment	0	0	0	0	0	0
Mobile Home (tied to job)	0	0	0	0	1	1
Total	0	3	2	0	1	6
<b>Affordable/Social Rented</b>						
House	0	0	2	0	0	2
Bungalow	0	0	0	0	0	0
Flat/Apartment	0	0	0	0	0	0
Total	0	0	2	0	0	0
<b>Overall Total</b>	<b>0</b>	<b>10</b>	<b>15</b>	<b>9</b>	<b>5</b>	<b>39</b>
<b>Total for all time periods</b>	<b>8</b>	<b>13</b>	<b>22</b>	<b>18</b>	<b>6</b>	<b>67</b>



## Question 11 & 20. Would you/the prospective householders expect to be...?

This part of the survey asked the respondents that indicated that they would be looking for either an alternative home or an additional home what type of tenure they will be looking at to finance it.

There were 205 responses to this question in total the table below shows a breakdown of the preferred tenures selected.

Tenure Type	House	Bungalow	Flat/Apartment	Mobile Home	Total
Owner Occupier	46%	29%	4%	1%	80%
Shared Ownership	1%	2%	0%	0%	3%
Private Rented	2%	1%	1%	0%	5%
Rented from Housing Association	4%	9%	2%	0%	16%

The majority of the respondents (80%) would prefer to be an owner occupier followed by renting from a housing association (16%).

### House Prices

Respondents who indicated that they would have a housing need in the next 10 years were asked how much they felt that they would be able to afford if either renting or buying a property.

If they answered that they would be looking to rent they were informed that “it is normal to consider one third of the households’ net income for the period, please do not include housing benefit”.

If they answered that they would be looking to purchase a property then they were informed that “it is normal to consider three times the households gross annual income for mortgage purposes plus any savings and equity the household may have in any property”.

There were 224 responses in total 163 for purchasing and 61 for renting the tables below show a breakdown of the responses given.

Housing Need Type	Up to 50k (Shared Ownership)	£50,000 to £100,000	£100,001 to £150,000	£150,001 to £200,000	£200,001 to £250,000	£250,001 to £300,00	£300,001 to £350,00	£350,001 to £400,00	£400,001 to £500,000	Over £500,000
Alternative Household	1	3	14	18	16	13	6	9	6	7
Additional Household	6	8	49	13	7	3	0	0	1	0
<b>Total</b>	<b>7</b>	<b>11</b>	<b>53</b>	<b>31</b>	<b>16</b>	<b>16</b>	<b>6</b>	<b>9</b>	<b>7</b>	<b>7</b>
<b>Percentage</b>	<b>4%</b>	<b>7%</b>	<b>33%</b>	<b>19%</b>	<b>10%</b>	<b>10%</b>	<b>3%</b>	<b>6%</b>	<b>4%</b>	<b>4%</b>

The highest response rate in the affordability category for purchasing was £100,001 to £150,000 with 33% of the responses; this was followed by £150,001 to £200,000 with 19%, then £200,001 to £250,000 and £250,001 to £300,000 both with 10%.

Housing need type	Up to £220 per month	£221-£300 per month	£301-£390 per month	£391-£520 per month	£521-£650 per month	£650 + per month
Alternative Home	8	4	5	12	3	0
Additional Home	4	5	6	9	3	2
<b>Total</b>	<b>12</b>	<b>9</b>	<b>11</b>	<b>21</b>	<b>6</b>	<b>2</b>
<b>Percentage</b>	<b>20%</b>	<b>15%</b>	<b>18%</b>	<b>34%</b>	<b>10%</b>	<b>3%</b>

The highest response category for respondents looking at renting was £391-£520 per month with 34%, this was followed by up to £220 per month with 20%, then £301-£390 per month with 18%.

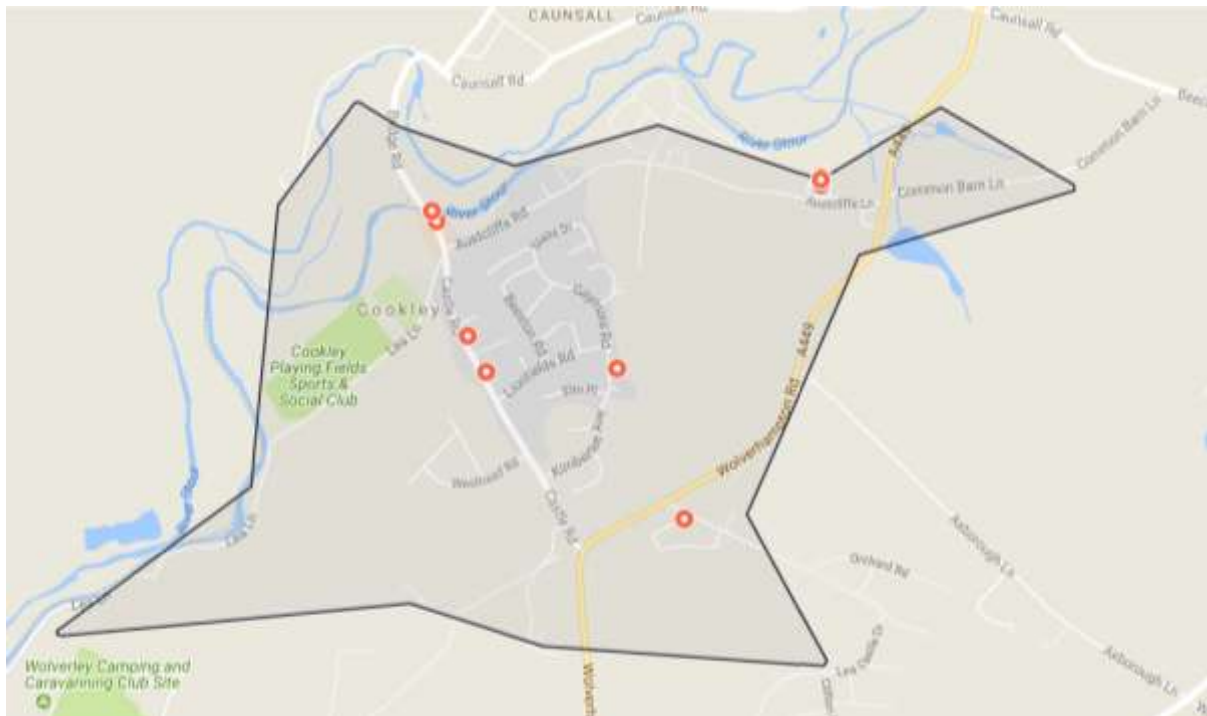
Overall based on the average for all of the homes types, for those respondents looking for an alternative home to buy the most common range households felt that they could afford was between £150,001 to £200,000 (19%). Amongst those who were looking for an additional home(s) for members of their current household the most common price range was £100,000 to £150,000 (56%). The most preferred rental price for both categories was £391-£520 per month.

As of May 2018 (source: [www.rightmove.com](http://www.rightmove.com)) there were 14 properties for sale in Cookley and 1 for rent. In Wolverley there were 16 properties for sale with half of these being in the larger category in bedroom size. The properties currently advertised fell above the preferred tenure bracket of £100,000 to £150,000 for the preferred property types, 2 bedroom house or bungalow.

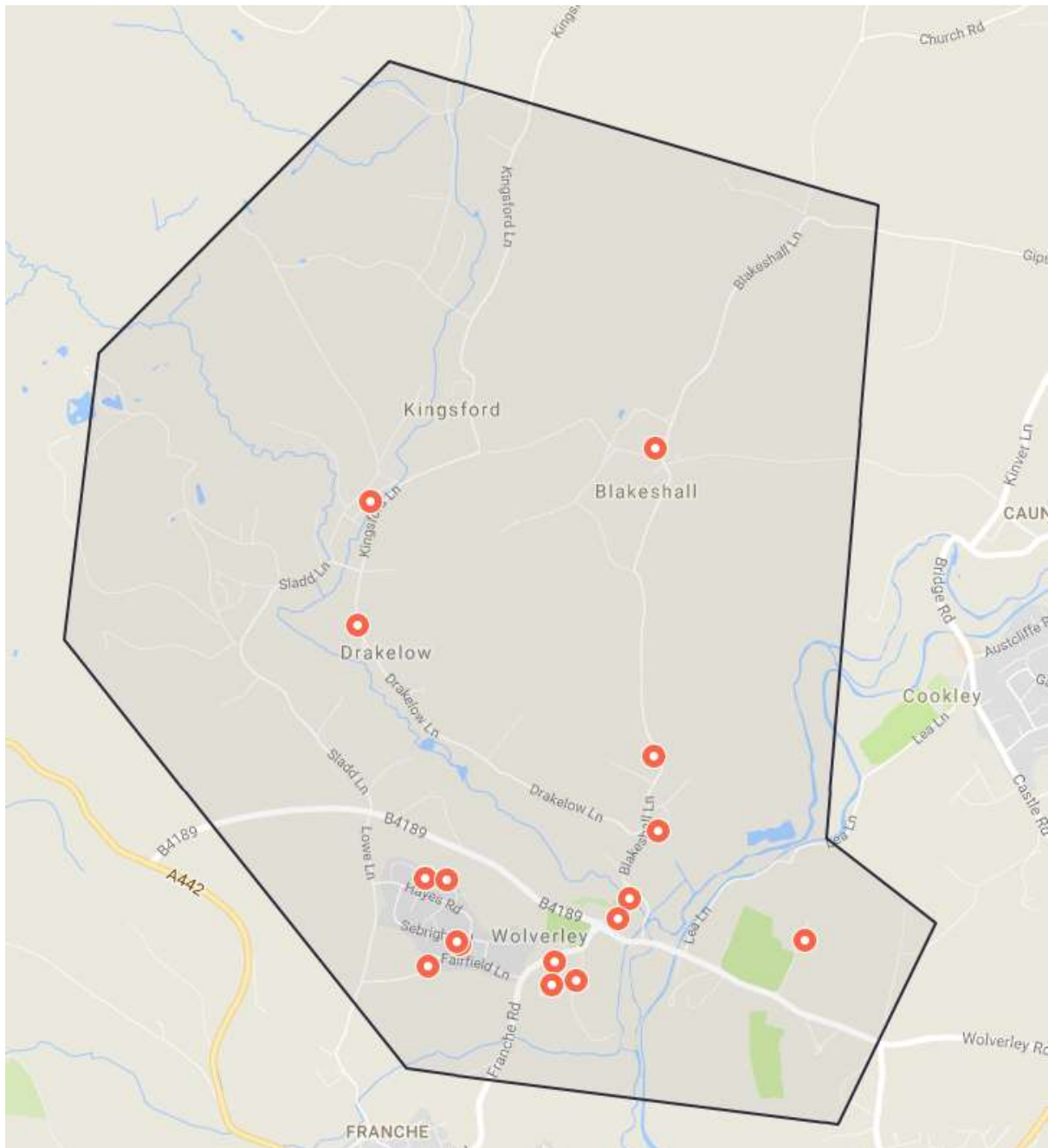
This indicates there is some disparity between what people could afford to purchase in the parish and the actual house prices (the affordability gap) which isn't uncommon in rural areas and would probably indicate a need for low cost homes and other more affordable forms of housing.

The 2 maps below show the areas in which the current properties for sale are located.

Map of properties for sale in Cookley.



Map of properties for sale in Wolverley.



The table below shows the types or properties for sale during May 2018 and the asking prices.

Property for sale/rent	Location	Price
4 Bed House	Wolverley	£870,000
5 Bed House	Wolverley	£795,000
5 Bed House	Wolverley	£595,000
3 Bed House	Wolverley	£460,000
4 Bed House	Wolverley	£420,000
4 Bed House	Wolverley	£425,000
4 Bed House	Wolverley	£295,000

3 Bed House	Cookley	£290,000
4 Bed House	Wolverley	£279,950
2 Bed Bungalow	Wolverley	£275,000
3 Bed House	Wolverley	£229,950
3 Bed House	Cookley	£220,000
2 Bed Flat/Apartment	Wolverley	£220,000
3 Bed House	Wolverley	£213,000
3 Bed House	Wolverley	£200,000 x2
2 Bed House	Cookley	£195,000
2 Bed Flat/Apartment	Cookley	£170,000
2 Bed House	Cookley	£170,000
2 Bed House	Cookley	£169,950
2 Bed House	Wolverley	£160,000
1 Bed House	Cookley	£134,950
2 Bed Flat/Apartment	Cookley	£125,000 x2
2 Bed Chalet	Wolverley	£114,950
2 Bed Flat/Apartment	Cookley	£110,000
1 Bed Flat/Apartment	Cookley	£80,000 x2
1 Bed Flat/Apartment	Cookley	£79,500
3 Bed House	Cookley	£700.00 pcm
2 Bed House	Wolverley	£575.00 pcm

### **Conclusion**

There was a response rate of 26% to this survey. Out of the responses received 189 residents indicated that they would be looking to move or need additional homes within the next 10 years.

From the 189 responses 47 of the homes required would be met by natural churn and 159 additional homes will be required within the parish within the next 10 years. However not all those whose housing need can be met by natural churn will be able to afford the properties that become available within the parish and so the need for new build affordable housing will be greater.

In total within the next 10 years the following new homes will be required:

- 112 Owner Occupier properties: 13 x 1 bed, 85 x 2 beds and 14 x 3 beds.
- 16 Shared Ownership properties: 3 x 1 bed, 13 x 2 beds.
- 26 Affordable/Social Rented properties: 13 x 1 bed, 13 x 2 beds.
- 5 Private Rented properties: 1 x 1 bed, 2 x 2 beds, 2 x 3 beds.

The findings of the Housing Needs Survey support the view in the Neighbourhood Plan that, if any development opportunities should arise, then the accommodation to be built needs to include affordable housing for rental or shared ownership and this should be a mix of sizes and types. The affordable housing should meet the requirements of the Council's rural Local Connection Policy around local connection.

**Appendix 1 -Table 1- Alternative homes required in the next 12 months.**

Our Ref	Current Property Type	Current Property Size	Current Property Tenure	Preferred Home Type	Preferred Tenure Type	Bedrooms required	Likely allocation/purchase
569 (matched with 7)	Semi Detached House	3 Bed	Owner Occupier	Semi Detached House	Owner Occupier	2 Bed	Semi Detached House 2 bed
538	Barn Conversion	2 Bed	Private Rented	Semi Detached House	Owner Occupier	2 Bed	Semi Detached House 2 bed
483	Flat/Apartment	1 bed	Rented-Housing Association	Detached Bungalow	Rented-Housing Association	1 Bed	Detached Bungalow 1 bed
472 (matched with 92)	Semi Detached House	3 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	Semi Detached Bungalow 2 bed
379 (matched with 364)	Detached House	3 Bed	Owner Occupier	Detached House (matched with 366)	Owner Occupier	4 Bed	Detached House 4 bed
366 (matched with 379)	Detached House	4 bed	Owner Occupier	Detached Bungalow	Owner Occupier	3 Bed	Detached Bungalow 3 Bed
364	Semi Detached House	3 Bed	Owner Occupier	Detached House (matched with 379)	Owner Occupier	3 Bed	Detached House 3 Bed
345	Semi Detached Bungalow	1 bed	Private Rented	Flat/apartment	Rented-Housing Association	2 Bed	Flat/apartment 2 bed
233	Detached Bungalow	4 bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	Detached Bungalow 2 bed
213	Semi Detached House	3 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	Detached Bungalow 3 bed
135 (matched with 71)	Semi Detached House	3 Bed	Owner Occupier	Detached House	Owner Occupier	2 Bed	Detached House 2 bed
92	Mobile Home	1 Bed	Owner Occupier	Semi Detached House (matched with 472)	Owner Occupier	3 Bed	? No affordability submitted
71	Detached House	5 Bed	Shared Ownership	Semi Detached House (matched with 135)	Owner Occupier	3 Bed	Semi Detached House 3 bed
24	Detached House	3 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	3 Bed	Detached Bungalow 3 bed

**Table 2 Additional homes required in the next 12 months.**

<b>Our Ref</b>	<b>Preferred Property Type</b>	<b>Preferred Number of Bedrooms</b>	<b>Preferred Tenure Type</b>	<b>Likely allocation/purchase</b>
1	House	3	Owner Occupier	2 bed house
6	House	3	Private Rented	3 Bed House
7 (matched with 569)	House	3	Owner Occupier	3 bed house
12	House	2	Owner Occupier	2 bed house
30	Flat/Apartment	2	Private Rented	2 bed flat/apartment
32	Flat/Apartment	2	Rented Housing Association	2 bed flat/apartment
33	House	2	Rented Housing Association	2 bed flat/apartment
35	House	2	Rented Housing Association	2 bed flat/apartment
41	House	2	Rented Housing Association	2 bed house
43	House	2	Owner Occupier	2 bed house

**Appendix 2 -Table 3 Alternative Homes required in the next 13 months-5 years.**

Our Ref	Current Property Type	Current Property Size	Current Property Tenure	Preferred Home Type	Preferred Tenure Type	Bedrooms required	Likely allocation/purchase
588 (matched with 335)	Flat/ Apartment	2 Bed	Owner Occupier	Detached House (matched with 468)	Owner Occupier	4 Bed	Detached House 4 Bed
580	Semi Detached House	3 Bed	Private Rented	Detached House	Owner Occupier	2 Bed	Detached House 2 Bed
565	Semi Detached House	4 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	Semi Detached Bungalow 1 Bed
560 (matched with 469)	Semi Detached House	3 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	3 Bed	Semi Detached Bungalow 3 bed
540 (matched with 259)	Semi Detached House	3 Bed	Owner Occupier	Detached House (matched with 380)	Owner Occupier	3 Bed	Detached House 3 bed
516 (matched with 15)	Semi Detached House	3 Bed	Rented Housing Association	Detached Bungalow	Rented Housing Association	2 Bed	Semi Detached Bungalow 2 Bed
469 (matched with 560)	Semi Detached House	4 Bed	Owner Occupier	Detached House (matched with 560)	Owner Occupier	4 Bed	Semi Detached House 3 bed
468 (matched with 588)	Detached House	4 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	3 Bed	Detached Bungalow 3 bed
462 (matched with 22)	Semi Detached House	3 Bed	Owner Occupier	Semi Detached Bungalow	Rented Housing Association	1 Bed	Semi Detached Bungalow 1 bed
460	Detached House	4 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	Detached Bungalow 2 bed
459	Semi Detached House	4 Bed	Owner Occupier	Detached House (matched with 232)	Owner Occupier	5 Bed	Detached House 5 bed
451	Detached Bungalow	3 Bed	Private Rented	Any	Owner Occupier	3 bed	Semi Detached Bungalow 1 Bed
380 (matched with 540)	Detached House	3 Bed	Owner Occupier	Detached House	Owner Occupier	2 Bed	Detached House 2 bed
338 (matched with 44)	Semi Detached House	2 Bed	Rented Housing Association	Detached House	Rented Housing Association	2 Bed	Semi Detached 2 bed
335	Detached House	4 Bed	Owner Occupier	Flat Apartment (matched with 588)	Owner Occupier	2 Bed	Flat/Apartment 2 bed



317	Terraced House	4 Bed	Owner Occupier	Detached House (matched with 218)	Owner Occupier	4 bed	Detached House 4 bed
315	Terraced House	3 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	Semi Detached Bungalow 2 bed
311 (matched with 5)	Terraced House	2 Bed	Owner Occupier	Flat/ Apartment	Owner Occupier	1 Bed	Flat/Apartment 1 bed
309 (matched with 29)	Semi Detached House	3 Bed	Private Rented	Semi Detached House	Shared Ownership	2 Bed	Semi Detached House 2 bed
279	Mobile Home	1 Bed	Owner Occupier	Semi Detached Bungalow	Rented Housing Association	1 Bed	Semi Detached Bungalow 1 bed
274	Terraced House	3 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	Semi Detached Bungalow 2 bed
264 (matched with 1)	Semi Detached House	2 Bed	Private Rented	Semi Detached Bungalow	Rented Housing Association	2 Bed	Semi Detached Bungalow 2 bed
259	Semi Detached House	4 Bed	Owner Occupier	Semi Detached House (matched with 540)	Owner Occupier	3 Bed	Semi Detached House 3 bed
248 (matched with 232)	Semi Detached House	3 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	Semi Detached Bungalow 2 Bed
232 (matched with 459)	Semi Detached House	5 Bed	Owner Occupier	Semi Detached House (matched with 248)	Owner Occupier	3 Bed	Semi Detached House 3 bed
218 (matched with 317)	Detached House	4 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	2 Bed Detached Bungalow
215	Detached House	4 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	2 Bed Detached Bungalow
211	Mobile Home	1 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	2 Bed Semi Detached Bungalow Shared Ownership
198	Mobile Home	1 Bed	Owner Occupier	Semi Detached Bungalow	Rented Housing Association	1 Bed	1 Bed Semi Detached Bungalow
149	Mobile Home	1 Bed	Owner Occupier	Semi Detached Bungalow	Rented Housing Association	2 Bed	2 Bed Semi Detached Bungalow
136 (matched with 22)	Semi Detached House	3 Bed	Owner Occupier	Semi Detached House (matched with 65)	Owner Occupier	2 Bed	2 Bed Semi Detached House
118	Mobile Home	2 Bed	Owner Occupier	Semi Detached Bungalow	Rented Housing Association	2 Bed	2 Bed Semi Detached House

133	Mobile Home	1 Bed	Owner Occupier	Semi Detached Bungalow	Rented Housing Association	2 Bed	1 Bed Semi Detached Bungalow
73	Mobile Home	2 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	1 Bed Semi Detached Bungalow
65 (matched with 136)	Semi Detached House	2 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	2 Bed Semi Detached Bungalow Shared Ownership
56 (matched with 22)	Semi Detached House	3 Bed	Owner Occupier	Flat/Apartment	Rented Housing Association	1 Bed	1 Bed Flat/Apartment
25 (matched with 22)	Detached House	4 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	3 Bed	3 Bed Detached Bungalow
9	Semi Detached House	3 Bed	Owner Occupier	Semi Detached House	Owner Occupier	2 Bed	2 Bed Semi Detached House

**Table 4 Additional homes required in the next 13 months-5 years**

Our Ref	Type of accommodation required	Number of bedrooms required	Tenure Type	Likely allocation/purchase
1 (matched with 264)	House	2	Private Rented	2 Bed House PR
2	House	2	Owner Occupier	2 Bed House S/O
3	Bungalow	3	Owner Occupier	3 Bed Bungalow O/O
4	Bungalow	2	Owner Occupier	2 Bed Bungalow O/O
5 (matched with 311)	House	2	Owner Occupier	2 Bed House O/O
8	House	2	Owner Occupier	2 Bed House O/O
8	House	2	Owner Occupier	2 Bed House O/O
10	House	2	Owner Occupier	2 Bed House O/O
10	House	2	Owner Occupier	2 Bed House O/O
13	House	2	Owner Occupier	2 Bed House O/O
14	House	2	Owner Occupier	2 Bed House O/O
15 (matched with 516)	House	3	Rented Housing Association	3 Bed House RHA
21	Flat/Apartment	2	Owner Occupier	2 Bed Flat/Apartment O/O

22 (matched with 462)	House	3	Owner Occupier	3 Bed House O/O
22 (matched with 136)	House	3	Owner Occupier	3 Bed House O/O
22 (matched with 56)	House	3	Owner Occupier	3 Bed House O/O
22 (matched with 25)	House	3	Owner Occupier	3 Bed House O/O
23	Bungalow	2	Shared Ownership	2 Bed Bungalow S/O
24	House	2	Owner Occupier	2 Bed House O/O
24	House	2	Owner Occupier	2 Bed House O/O
25	House	2	Owner Occupier	2 Bed House O/O
27	Bungalow	1	Rented Housing Association	1 Bed Bungalow RHA
29 (matched with 309)	House	3	Rented Private	3 Bed House PR
29 (matched with 580)	Flat/Apartment	2	Rented Private	2 Bed Flat/Apartment PR
31	House	1	Rented Private	2 Bed House PR
36	House	3	Owner Occupier	2 Bed House O/O
36	House	3	Owner Occupier	2 Bed House O/O
39	House	3	Owner Occupier	2 Bed House O/O
40	House	3	Owner Occupier	2 Bed House O/O
44	Bungalow	1	Rented Housing Association	1 Bed Bungalow RHA
44	House	2	Rented Housing Association	2 Bed House RHA
46	House	2	Owner Occupier	2 bed House S/O
47	House	2	Owner Occupier	2 Bed House S/O
49	Barn (self build)	3	Owner Occupier	3 Bed Barn (self build) Not included in the calculations
52	House	2	Not specified	Not specified Not included in the calculations
54	House	2	Owner	2 Bed House O/O

			Occupier	
55	House	2	Owner Occupier	2 Bed House S/O
56	House	2	Owner Occupier	2 Bed House O/O
57	House	3	Owner Occupier	2 Bed House O/O
57	House	3	Owner Occupier	2 Bed House O/O
57	House	3	Owner Occupier	2 Bed House O/O
58	House	2	Owner Occupier	2 Bed House O/O
60	House	2	Owner Occupier	2 Bed House O/O
63	House	2	Owner Occupier	2 Bed House O/O
64	Bungalow	2	Owner Occupier	1 Bed Bungalow O/O
64	Bungalow	2	Owner Occupier	1 Bed Bungalow O/O
65	House	1	Owner Occupier	2 Bed House O/O
67	House	2	Owner Occupier	2 Bed House S/O
67	House	2	Owner Occupier	2 Bed House S/O

**Appendix 3 -Table 5 Alternative Homes required in 5-10 years.**

Our Ref	Current Property Type	Current Property Size	Current Property Tenure	Preferred Home Type	Preferred Tenure Type	Bedrooms required	Likely allocation/purchase
576	Semi Detached House	4 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	2 Bed Semi Detached Bungalow
566 (matched with 9)	Semi Detached House	3 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	2 Bed Semi Detached Bungalow
557 (matched with 515)	Semi Detached House	3 Bed	Owner Occupier	Detached Bungalow (matched with 44)	Owner Occupier	2 Bed	2 Bed Detached Bungalow
553	Detached House	4 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	3 Bed	3 Bed Detached Bungalow
549	Semi Detached House	3 Bed	Rented Housing Association	Flat/ Apartment	Rented Housing Association	2 Bed	1 Bed Flat/Apartment
544 (matched with 9)	Detached House	3 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	1 Bed Semi Detached Bungalow
543 (matched with 9)	Semi Detached House	3 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	2 Bed Semi Detached Bungalow
541 (matched with 227)	Detached House	3 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	2 Bed Detached Bungalow
536	Detached House	4 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	2 Bed Semi Detached Bungalow
515 (matched with 53)	Semi Detached Bungalow	3 Bed	Owner Occupier	Semi Detached House (matched with 557)	Owner Occupier	3 Bed	3 Bed Semi Detached House
509 (matched with 9)	Semi Detached House	3 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	2 Bed Semi Detached Bungalow
505 (matched with 95)	Semi Detached House	4 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	2 Bed Semi Detached Bungalow
494	Detached House	3 Bed	Private Rented	Detached Bungalow	Owner Occupier	3 Bed	2 Bed Detached Bungalow
491	Semi Detached House	3 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	2 Bed Semi Detached Bungalow
489	Semi Detached House	3 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	2 Bed Semi Detached Bungalow
487 (matched with 452)	Detached House	4 Bed	Owner Occupier	Detached House	Owner Occupier	2 Bed	2 Bed Detached House

484	Semi Detached House	3 Bed	Private Rented	Semi Detached Bungalow	Shared Ownership	2 Bed	1 Bed Semi Detached Bungalow
454 (matched with 9)	Semi Detached House	2 Bed	Owner Occupier	Semi Detached Bungalow	Shared Ownership	1 Bed	1 Bed Semi Detached Bungalow
452	Farm house	6 bed	Owner Occupier	Detached House (matched with 487)	Owner Occupier	4 Bed	4 Bed Detached House
437	Semi Detached House	3 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	2 Bed Detached Bungalow
431	Detached House	3 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	2 Bed Detached Bungalow
430	Detached House	5 Bed	Owner Occupier	Detached House	Owner Occupier	2 Bed	2 Bed Detached House
416	Mobile Home	2 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	1 Bed Semi Bungalow Shared Ownership
410	Mobile Home	2 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	1 Bed Semi Detached Bungalow
403	Semi Detached House	3 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	1 Bed Semi Detached Bungalow
398	Mobile Home	2 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	2 Bed Semi Detached Bungalow
381	Semi Detached House	3 Bed	Rented Housing Association	Semi Detached House	Rented Housing Association	2 Bed	2 Bed Semi Detached House
377	Detached House	5 Bed	Owner Occupier	Detached House	Owner Occupier	2 Bed	2 Bed Detached House
371	Detached House	4 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	3 Bed	3 Bed Detached Bungalow
327 (matched with 190)	Terraced House	2 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	2 Bed Detached Bungalow
318	Mobile Home	2 Bed	Owner Occupier	Detached Bungalow	Private Rented	2 Bed	1 Bed Bungalow
313	Terraced House	3 Bed	Owner Occupier	Detached Bungalow	Rented Housing Association	2 Bed	1 Bed Bungalow
294	Semi Detached Bungalow	2 Bed	Private Rented	Detached Bungalow(matched with 234)	Rented Housing Association	2 Bed	2 Bed Bungalow
292 (matched with 38)	Semi Detached house	3 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	2 Bed Detached Bungalow
276 (matched with 44)	Mobile Home	2 Bed	Owner Occupier	Semi Detached Bungalow	Rented Housing Association	2 Bed	2 Bed Bungalow
263	Mobile Home	2 Bed	Owner Occupier	Semi Detached Bungalow	Rented Housing Association	1 Bed	1 Bed Bungalow

249	Detached House	4 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	2 Bed Detached Bungalow
234 (matched with 294)	Detached Bungalow	2 Bed	Rented Housing Association	Semi Detached Bungalow	Rented Housing Association	1 Bed	1 Bed Bungalow
229	Detached House	4 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	3 Bed	3 Bed Detached Bungalow
228	Semi Detached House	3 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	2 Bed Detached Bungalow
227 (matched with 30)	Detached House	4 Bed	Owner Occupier	?? (matched with 541)	Owner Occupier	3 Bed	3 Bed House
221	Detached House	5 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	2 Bed Detached Bungalow
220	Detached House	3 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	3 Bed	3 Bed Detached Bungalow
204	Detached Bungalow	2 Bed	Private Rented	Semi Detached Bungalow	Rented Housing Association	1 Bed	1 Bed Bungalow
190 (matched with 182)	Semi Detached House	3 Bed	Owner Occupier	Terraced House (matched with 327)	Owner Occupier	2 Bed	2 Bed House
182	Semi Detached House	3 Bed	Owner Occupier	Detached House (matched with 190)	Owner Occupier	3 Bed	3 Bed Semi Detached House
176	Mobile Home	2 Bed	Owner Occupier	Semi Detached Bungalow	Rented Housing Association	2 Bed	2 Bed Bungalow
172 (matched with 51)	Detached House	3 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	3 Bed	3 Bed Detached Bungalow
157	Detached House	??	Owner Occupier	Detached Bungalow	Owner Occupier	2 bed	2 Bed Detached Bungalow
141	Mobile Home	6 Bed	Tied to Job	Detached House (matched with 30)	Owner Occupier	10 bed	6 Bed House
138	Detached House	4 Bed	Owner Occupier	??	Owner Occupier	2 Bed	2 Bed House
112	Detached House	4 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	2 Bed Detached Bungalow
95 (matched with 80)	Semi Detached House	3 Bed	Owner Occupier	Detached House (matched with 505)	Owner Occupier	4 Bed	4 Bed Semi Detached House
94	Semi Detached Bungalow	2 Bed	Private Rented	Semi Detached House	Private Rented	3 Bed	2 Bed Semi Detached House
80	Semi Detached House	3 Bed	Owner Occupier	Semi Detached House (matched with 80)	Owner Occupier	4 Bed	3 Bed Semi Detached House
75	Terraced House	3 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	2 Bed Semi Detached Bungalow
69 (matched)	Terraced House	2 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	2 Bed Semi Detached

with 5)							Bungalow
53	Semi Detached House	4 Bed	Owner Occupier	Detached Bungalow (matched with 515)	Owner Occupier	3 Bed	3 Bed Semi Detached Bungalow
45	Detached House	5 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	3 Bed	3 Bed Detached Bungalow
44 (matched with 557)	Detached Bungalow	2 Bed	Owner Occupier	Mobile Home (matched with 276)	Owner Occupier	2 Bed	2 Bed Mobile Home
37 (matched with 11)	Semi Detached House	2 Bed	Owner Occupier	Semi Detached Bungalow	Owner Occupier	2 Bed	2 Bed Semi Detached Bungalow
31 (match with 16)	Flat	2 Bed	Owner Occupier	Detached Bungalow	Owner Occupier	2 Bed	2 Bed Detached Bungalow
30 (matched with 141)	Detached House	6 Bed	Owner Occupier	Detached House	Owner Occupier	4 Bed	4 Bed Detached House

**Table 6- Additional homes required in the next 5-10 years.**

Our Ref	Type of accommodation required	Number of bedrooms required	Tenure Type	Likely allocation/purchase
5 (matched with 69)	House	2	Owner Occupier	2 Bed House O/O
5 (matched with 454)	House	2	Owner Occupier	2 Bed House O/O
9 (matched with 566)	House	3	Owner Occupier	3 Bed House O/O
9 (matched with 509)	House	4	Owner Occupier	3 Bed House O/O
9 (matched with 543)	House	3	Owner Occupier	3 Bed House O/O
9 (matched with 544)	House	3	Owner Occupier	3 Bed House O/O
11 (matched with 37)	House	2	Owner Occupier	2 Bed House O/O
16 (matched with 31)	Flat/Apartment	2	Owner Occupier	2 Bed Flat/Apartment O/O
17	House	2	Owner	2 Bed House O/O



			Occupier	
17	House	2	Owner Occupier	2 Bed House O/O
18	House	2	Owner Occupier	2 Bed House O/O
18	Flat/Apartment	2	Owner Occupier	2 Bed Flat/Apartment O/O
19	House	2	Owner Occupier	2 Bed House O/O
20	Flat/Apartment	1	Owner Occupier	1 Bed Flat/Apartment O/O
20	Flat/Apartment	1	Owner Occupier	1 Bed Flat/Apartment O/O
26	House	2	Owner Occupier	2 Bed House S/O
28	House	2	Rented Housing Association	2 Bed House RHA
34	House	2	Owner Occupier	2 Bed House O/O
36	House	3	Owner Occupier	2 Bed House O/O
38 (matched with 292)	House	3	Owner Occupier	3 Bed House O/O
42	House	2	Owner Occupier	2 Bed House O/O
42	House	2	Owner Occupier	2 Bed House O/O
42	House	2	Owner Occupier	2 Bed House O/O
45	House	2	Owner Occupier	2 Bed House S/O
48	Flat/Apartment	1	Owner Occupier	1 Bed Flat/Apartment O/O
49	Barn (self build)	3	Owner Occupier	3 Bed Barn (Self Build) Not included in the calculations
51 (matched with 172)	House	3	Owner Occupier	3 Bed House O/O
55	House	2	Owner Occupier	2 Bed House S/O
58	House	2	Owner Occupier	2 Bed House O/O
59	House	2	Owner Occupier	2 Bed House O/O
60	House	2	Owner Occupier	2 Bed House O/O

61	House	3	Owner Occupier	2 Bed House O/O
62	Flat/Apartment	2	Rented Housing Association	1 Bed Flat/Apartment RHA
65	House	2	Owner Occupier	2 Bed House O/O
68	House	2	Owner Occupier	2 Bed House O/O