



Clifton upon Teme

Housing Needs Survey

Analysis of Survey Results

November 2019

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1. Introduction

Malvern Hills District Council has undertaken a housing needs survey of the Clifton upon Teme Parish during October and November 2019, following interest in community led housing within the Parish. The results from this Housing Needs Survey could also be used to inform the determination of planning applications in the area.

392 surveys were delivered to households within the Parish of Clifton upon Teme. The survey was designed for every household within the Parish to complete. The survey looks at current and future housing need, and to identify the housing need for the next 5 years.

The survey provided the option for additional forms to be sent out to households who had more than one housing requirement or if households were aware of residents who had previously lived in the area and moved away, or may be looking to return to the Parish. No further forms were requested.

All households were sent a paper copy of the survey and a pre paid envelope to return it to Malvern Hills District Council Housing Team, based at the Civic Centre in Pershore. Additional methods through an online website link and via the telephone were also offered.

The deadline for responses to this survey was Tuesday 5th November 2019. In total 99 valid responses were received, showing a response rate of 25%.

	Postal	Online	Telephone
Total Surveys	88	10	1
%	89%	10%	1%

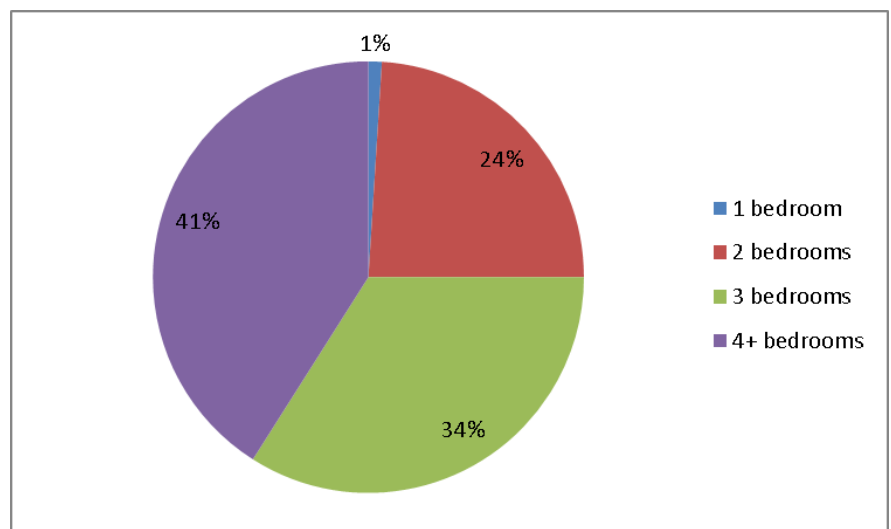
In total, no void surveys were received. Nine (9) surveys were returned by Royal Mail as undeliverable.

2. Analysis

The first section of the housing needs survey looks at the household's current housing situation, exploring the type of property, tenure, amount of bedrooms and their local connection to the Parish.

How many bedrooms does your current home have?

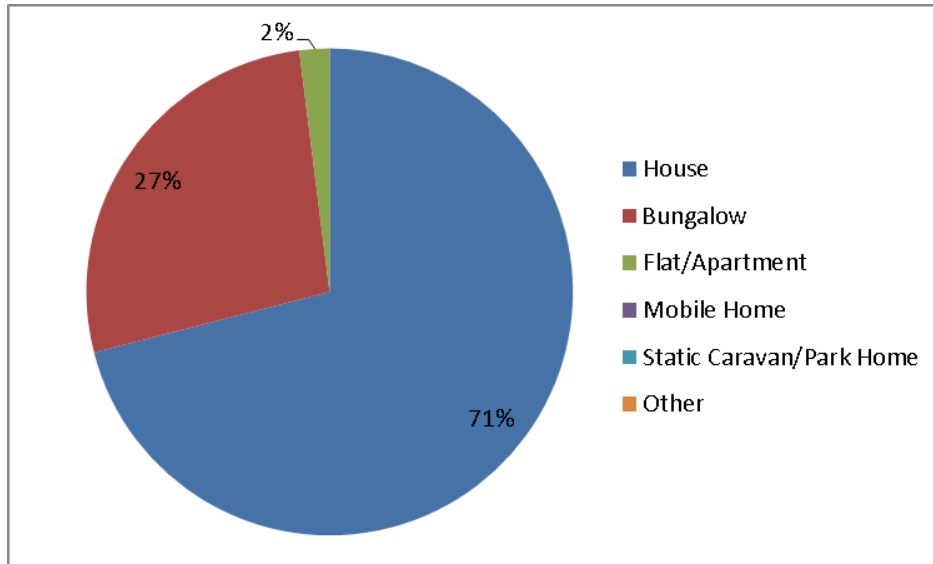
	Number	%
1 bedroom	1	1%
2 bedrooms	24	24%
3 bedrooms	34	34%
4+ bedrooms	40	41%



The majority (41%) stated that they lived in a four + bed roomed house, with 34% stating a 3 bed property, 24% a 2 bed property and 1% stating a 1 bed roomed property.

What type of home do you live in?

	House	Bungalow	Flat/ Apartment	Mobile Home	Static Caravan/ Park Home	Other
Number	70	27	2	0	0	0
Percentage	71%	27%	2%	0%	0%	0%

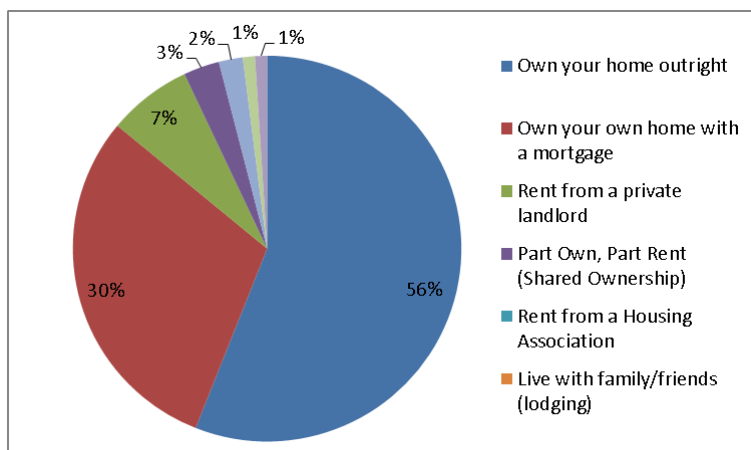


71% of respondents stated that they lived in a house, 27% in a bungalow, 2% in a flat or apartment.

No responses were received for Mobile Home or Static Caravan/Park Home.

Do you....

	Number	Percentage
Own your home outright	55	56%
Own your own home with a mortgage	30	30%
Rent from a private landlord	7	7%
Part Own, Part Rent (Shared Ownership)	3	3%
Rent from a Housing Association	0	0%
Live with family/friends (lodging)	0	0%
Have a home tied to a job	2	2%
Own a starter home	0	0%
Own a Discounted Market Sales property	1	1%
Other	1	1%



56% of respondents stated that they owned their property outright, and 30% stated that they own their home with a mortgage.

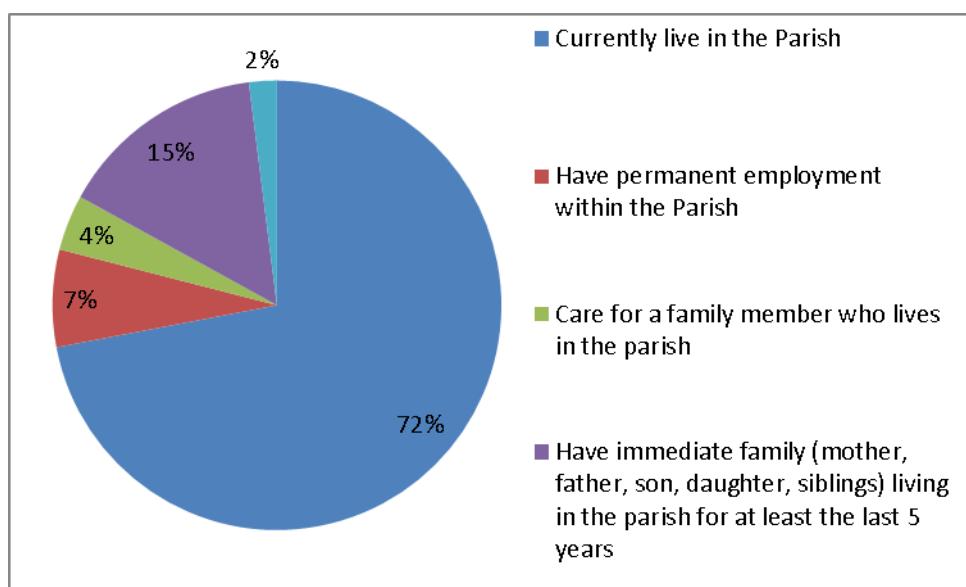
A further 7% stated that they were renting from a private landlord, 3% part rent / buy (Shared Ownership), 2% stated that they had accommodation tied to a job, 1% a Discounted Market Sales property and 1% stated other but did not provide a tenure.

Ages of the people in your household

Under 10 years of age	1 – 2 members of 13 households	7 households with 1 member 6 households with 2 members
10 – 15 years of age	1 – 2 members of 8 households	7 households with 1 member 1 households with 2 members
16 – 17 years of age	1 member of 5 households	5 households with 1 member
18 – 34 years of age	1, 2 or 3 members of 21 households	7 households with 1 member 11 households with 2 members 3 households with 3 members
35 – 54 years of age	1 – 2 members of 29 households	8 households with 1 member 21 households with 2 members
55 – 64 years of age	1 – 2 members of 23 households	14 households with 1 member 9 households with 2 members
65 + years of age	1 – 2 members of 53 households	29 households with 1 member 24 households with 2 members

Do you....?

	Number	Percentage
Currently live in the Parish	94	72%
Have permanent employment within the Parish	9	7%
Care for a family member who lives in the parish	5	4%
Have immediate family (mother, father, son, daughter, siblings) living in the parish for at least the last 5 years	20	15%
Other	2	2%
TOTAL	130	100%



In total 94 (95%) stated that they did currently live in the parish, a number of respondents stated that they also had additional connections to the Parish:

- 9% of respondents have employment within the Parish
- 5% stated that they cared for someone within the parish
- 20% stated that they have immediate family within the Parish
- Those stating “Other” advised 3 members of their household were away studying at University and one household cared for a neighbour.

Your Future Need

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

	In the next twelve months	1 to 3 years	3 – 5 years
Number	5	6	25
Percentage of those requiring to move	14%	17%	69%

Out of the 99 responses we received, 63 (64%) stated that they did not have an additional housing need within the next 5 years. Thirty six (36) 36% stated that they did have an additional housing need.

- 14% (5 respondents) stated that they would need to look for alternative housing within the next 12 months
- 17% (6 respondents) stated that they would need to look for alternative housing within the next 1 to 3 years
- 69% (25 respondents) stated that they would need to look for alternative housing within the next 3 to 5 years

How many people will require this housing?

Household Make Up	Ages	Number of Households
2 Adults	65 +	11
2 Adults	55 – 64	1
2 Adults	55 – 64 (1) 65 + (1)	1
2 Adults and 1 Child	35 – 54 (2) 10 – 15 (1)	1
1 Adult	55 - 64	2
1 Adult	65 +	13
1 Adult	18 - 34	3
2 Adults	18 - 34	2
2 Adults and 2 Children	35 – 54 (2) Under 10's (2)	1
2 Adults	35 – 54 (1) 55 – 64 (1)	1

What is the main reason for needing to move:

	In the next twelve months	1 – 3 years	3 – 5 years
Reason for needing to move	<i>Need to set up an independent home (2)</i>	<i>Need to set up an independent home (3)</i>	<i>Need a cheaper home (2)</i>
	<i>Need to set up a smaller home (2)</i>	<i>Need to set up a smaller home (2)</i>	<i>Need a larger home (1)</i>
	<i>To give support to a relative (1)</i>	<i>Need a more secure / long term tenancy (1)</i>	<i>Need a more secure / long term tenancy (1)</i>
			<i>Need to set up a smaller home (14)</i>
			<i>Need a specially adapted home (1)</i>
			<i>Need to set up an independent home (1)</i>
			<i>Sheltered Housing (1)</i>
			<i>Need more suitable accommodation (2)</i>
			<i>To receive support (2)</i>

The table below summarises those looking to move in the next 5 years:

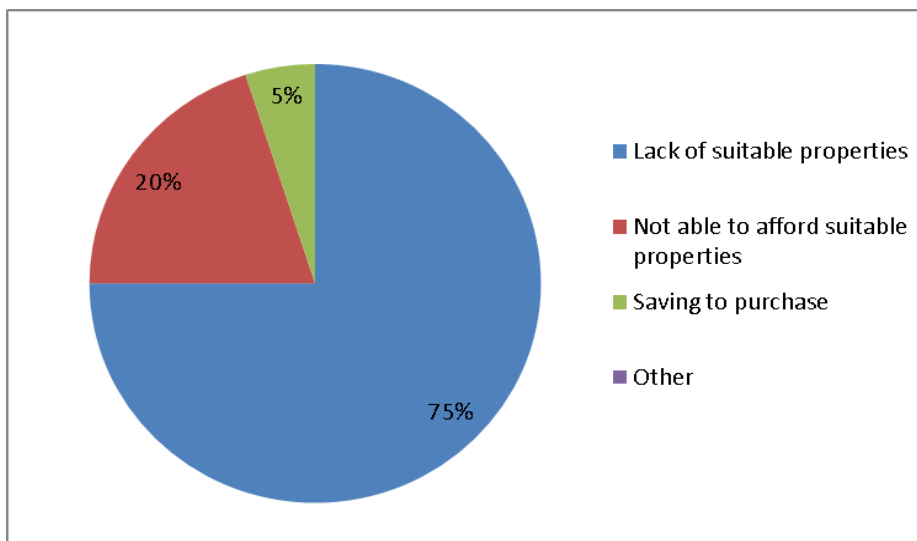
	Current Tenure	Reason	Household Make Up	Property Tenure (to move to)
1	Own home outright	Need more suitable accommodation	2 Adults (65+)	Buy on the open market
2	Rent from private landlord	Need to set up independent home	2 Adults	Buy on the open market
3	Own your own home outright	Need a smaller home	1 Adult (65+)	Buy on the open market
4	Own your own home outright	Need a smaller home	1 Adult (65+)	Buy on the open market
5	Own your own home outright	Need a smaller home	2 Adults (65+)	Buy on the open market
6	Own your own home with a mortgage	Need to set up independent home	1 Adult	Buy on the open market
7	Own your own home outright	Need a smaller home	2 Adults (65+)	Buy on the open market
8	Own your own home with a mortgage	Need a larger home	2 Adults and 2 Children	Buy on the open market
9	Own your own home outright	Need a smaller home	1 Adult (65+)	Buy on the open market
10	Own your own home with a mortgage	Need a smaller home	1 Adult	Buy on the open market
11	Own your own home outright	Need a smaller home	1 Adult	Buy on the open market
12	Own your own home outright	Need a specially adapted home	2 Adults (65+)	Buy on the open market
13	Own your own home	Need a smaller	1 Adult (65+)	Buy on the open

	Current Tenure	Reason	Household Make Up	Property Tenure (to move to)
	outright	home		market
14	Own your own home outright	Need to set up independent home	2 Adults	Buy on the open market
15	Own your own home outright	Need a smaller home	2 Adults (65+)	Buy on the open market
16	Own your own home with a mortgage	Need a smaller home	1 Adult (65+)	Buy on the open market
17	Have a home tied to a job	Need to set up independent home	2 Adults	Buy on the open market
18	Own your own home outright	Need a smaller home	1 Adult (65+)	Buy on the open market
19	Own your own home with a mortgage	Need to set up independent home	1 Adult	Buy on the open market
20	Own your own home outright	Need a smaller home	2 Adults (65+)	Buy on the open market
21	Own your own home with a mortgage	Need a smaller home	2 Adults (55-64)	Shared Ownership
22	Rent from a private landlord	Need a cheaper home	2 Adults and 1 Child	Shared Ownership
23	Shared Ownership	Need a smaller home	1 Adult	Shared Ownership
24	Own your own home outright	Need a smaller home	1 Adult (65+)	Shared Ownership
25	Rent from private landlord	Need a more secure / long term tenancy	2 Adults (65+)	Rent from housing association
26	Rent from a private landlord	Need a more secure / long term tenancy	1 Adult (65+)	Rent from housing association
27	Own your own home outright	Need a smaller home	1 Adult (65+)	Rent from housing association
28	Own your own home outright	To receive support from a relative	2 Adults (65+)	Rent from housing association
29	Own your own home with a mortgage	Need a cheaper home	1 Adult (65+)	Rent from housing association
30	Own your own home outright	Need a smaller home	2 Adults (65+)	Build to Rent (Private Rented Tenure)
31	Own your own home outright	To receive support	1 Adult (65+)	Build to Rent (Affordable)
32	Shared Ownership	Need to set up independent home	1 Adult	Rent from private landlord
33	Own your own home with a mortgage	To give support to a relative	1 Adult	Community Led Housing
34	Own your own home outright	Need a smaller home	2 Adults	Any
35	Own your own home outright	Would like sheltered housing	2 Adults (65+)	
36	Rent from a private landlord	Need a smaller home (Retirement Apartment)	2 Adults	

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

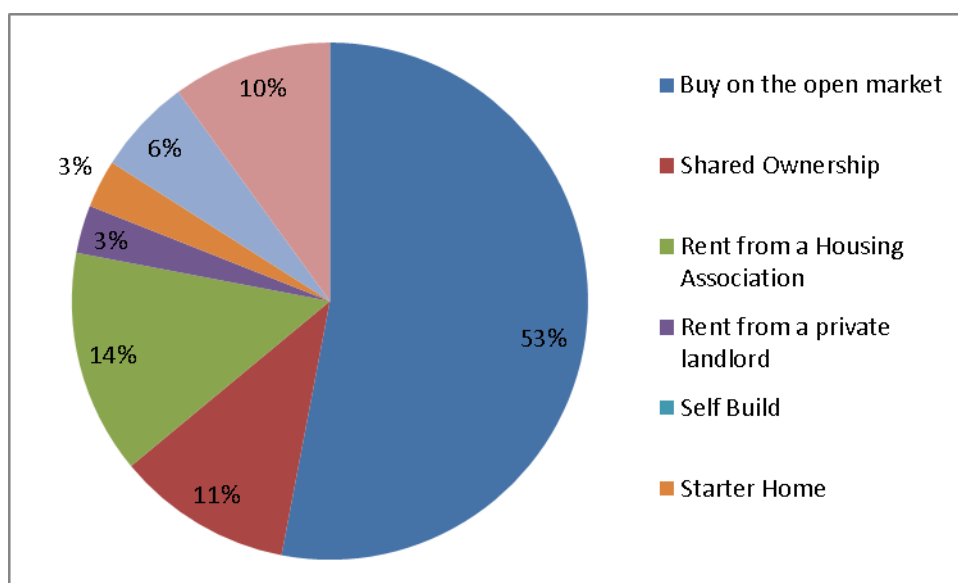
Respondents were able to select all options that applied.

	Lack of suitable properties	Not able to afford suitable properties	Saving to purchase	Other
Number	30	8	2	0
%	75%	20%	5%	0%



Would you prefer to?

	Buy on the open market	Shared Ownership	Rent from a Housing Association	Rent from a private landlord	Self Build	Starter Home	Build to Rent	Other
Number	19	4	5	1	0	1	2	4
%	53%	11%	14%	3%	0%	3%	6%	10%

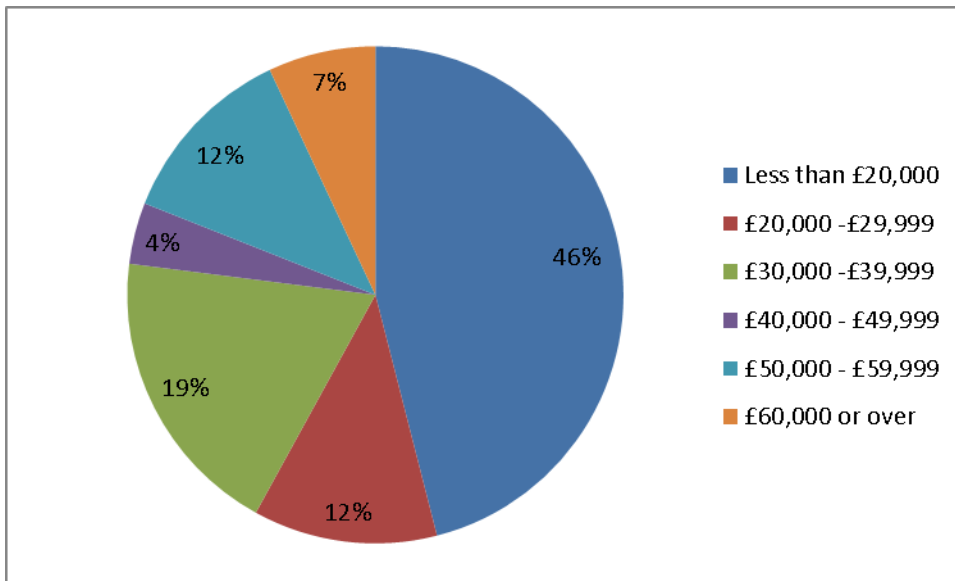


Four others stated "Other" and gave the following choices:

- Community Led Housing – 1
- Retirement Apartment / Sheltered Living – 2
- Any – 1

What is your total gross annual household income?

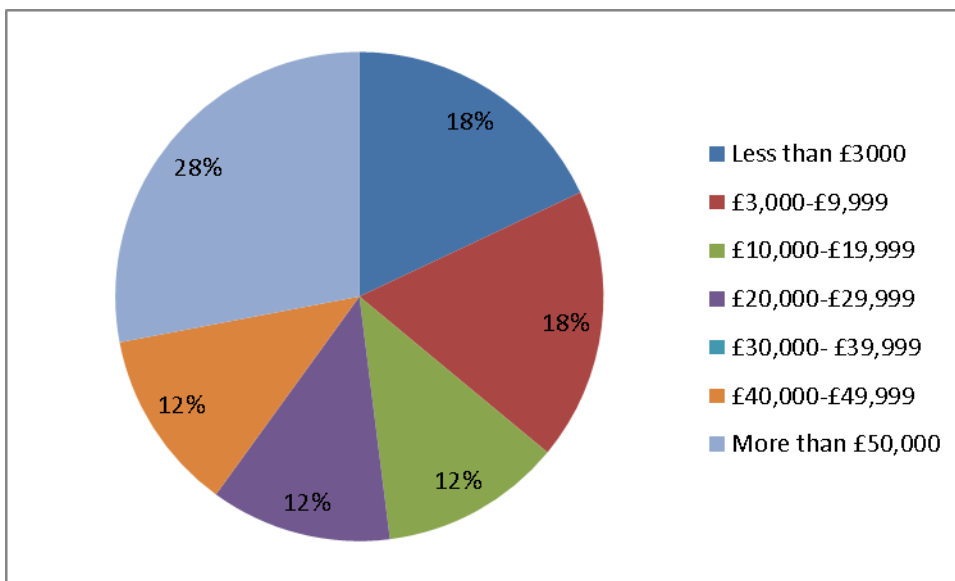
	Less than £20,000	£20,000 - £29,999	£30,000 - £39,999	£40,000 - £49,999	£50,000 - £59,999	£60,000 or over
Number	12	3	5	1	3	2
%	46%	12%	19%	4%	12%	7%



Ten (10) respondents stated that they would prefer not to say.

What deposit can you afford? (this question was only applicable to those stating they wished to buy a property, self build and also include Shared Ownership and Starter Homes) – This applied to twenty five (25) respondents.

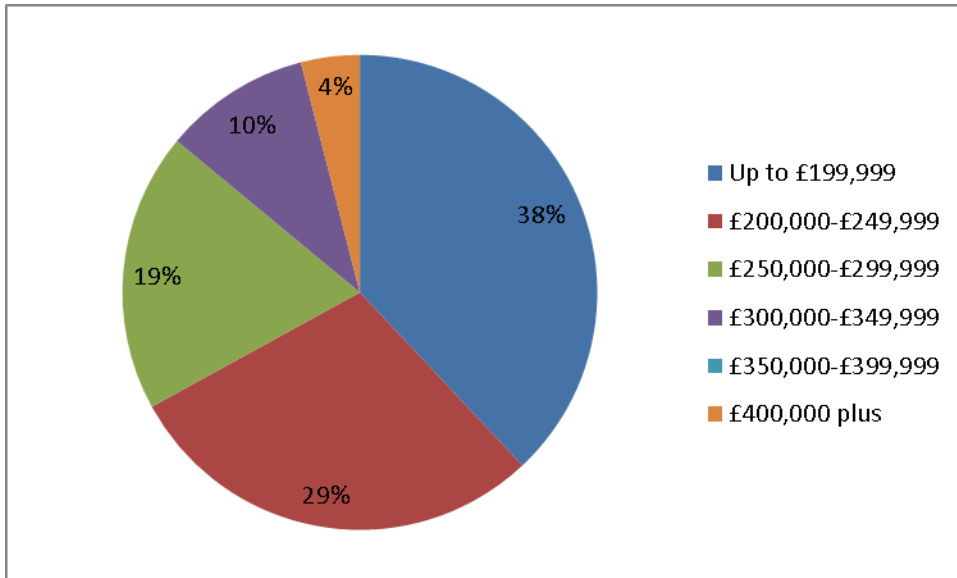
	Less than £3000	£3,000- £9,999	£10,000- £19,999	£20,000- £29,999	£30,000- £39,999	£40,000- £49,999	More than £50,000
Number	3	3	2	2	0	2	5
%	18%	18%	12%	12%	0%	12%	28%



Eight (8) respondents stated that they did not wish to state the deposit that they could afford.

If owner occupier accommodation including low cost home ownership at what price range can you afford to purchase? This applied to twenty five (25) respondents.

	Up to £199,999	£200,000-£249,999	£250,000-£299,999	£300,000-£349,999	£350,000-£399,999	£400,000 plus
Number	8	6	4	2	0	1
%	38%	29%	19%	10%	0%	4%



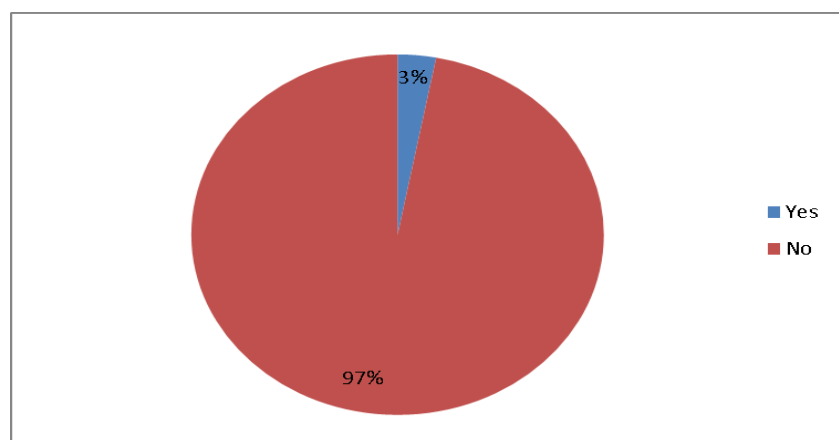
Four (4) respondents stated that they did not wish to say how much they were looking to spend on a property to meet their housing need.

If rented accommodation is required, what amount can you afford to pay on a monthly basis? This was completed by those seeking rented accommodation only – this applies to six (6) households.

	Less than £400	£401-£500	£501-£600	£601-£700	£701-£800	£801 +
Number	2	4	0	0	0	0
%	33%	67%	0%	0%	0%	0%

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

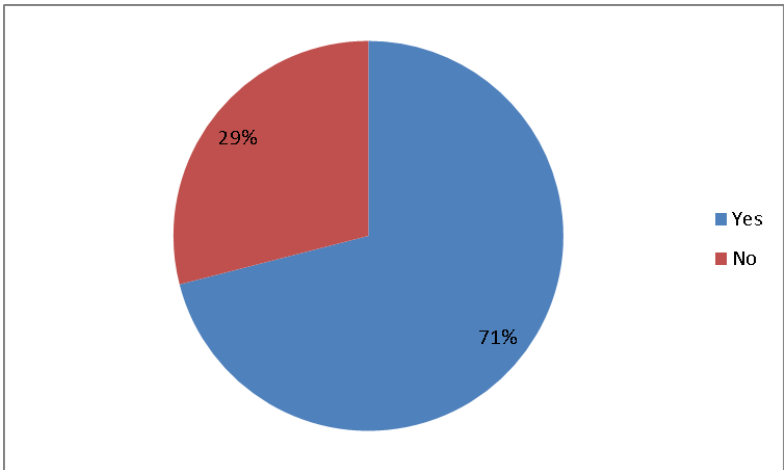
Yes	No	No Response
1	37	61
3%	97%	



As at 18th November 2019 there is a total of 12 households registered with a current address in Clifton Upon Teme. Seven (7) have a 1 bed need and five (5) have a 2 bed need. Only one respondent to this survey stated that they were registered with Home Choice Plus.

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

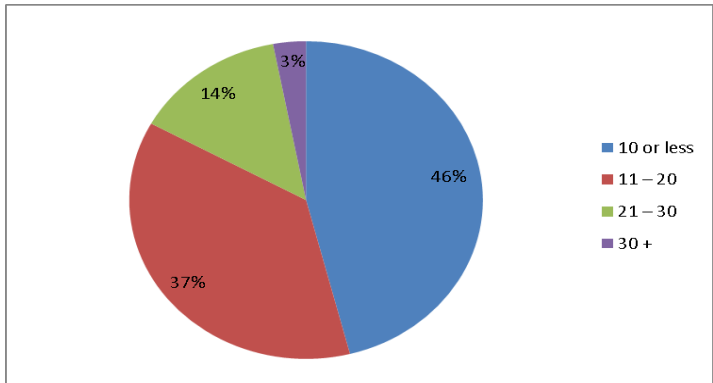
Yes	No	No Response
70	28	1
71%	29%	



71% of respondents stated that they do support the development of affordable housing within the Parish of Clifton upon Teme.

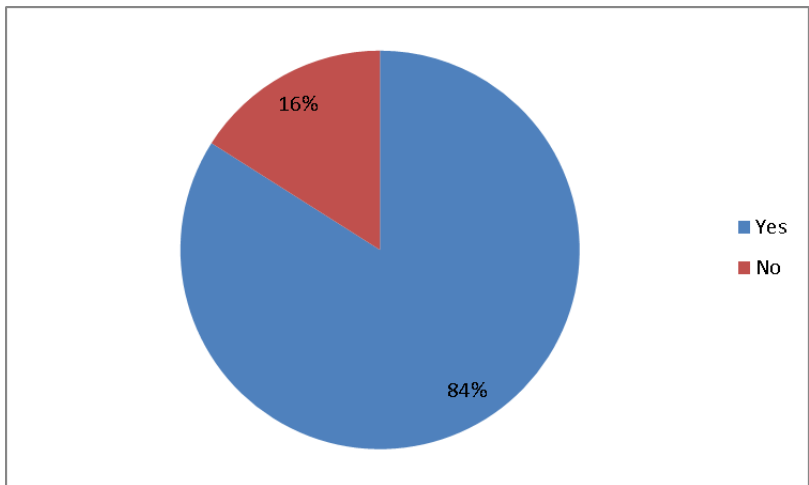
How many houses do you feel would class as a small affordable housing development?

10 or less	32	46%
11 – 20	26	37%
21 – 30	10	14%
30 +	2	3%
No Response Provided		



Do you think that in the future you might consider looking at an alternative way of living but would like to remain in Clifton upon Teme?

Yes	No	No Response
41	8	50
84%	16%	



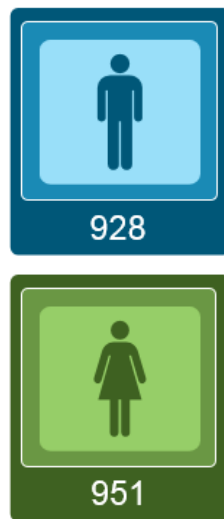
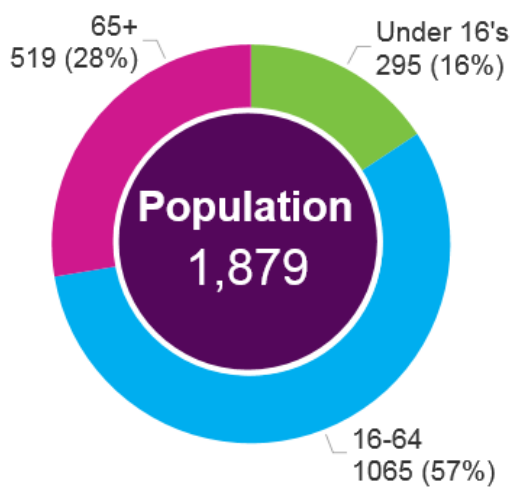
About the Teme Valley (which includes the Parish of Clifton upon Teme).

Population Statistics (Estimated at 2017) for the Teme Valley Ward

In 2017, it was estimated that 1879 people were living within the Ward of Teme Valley.

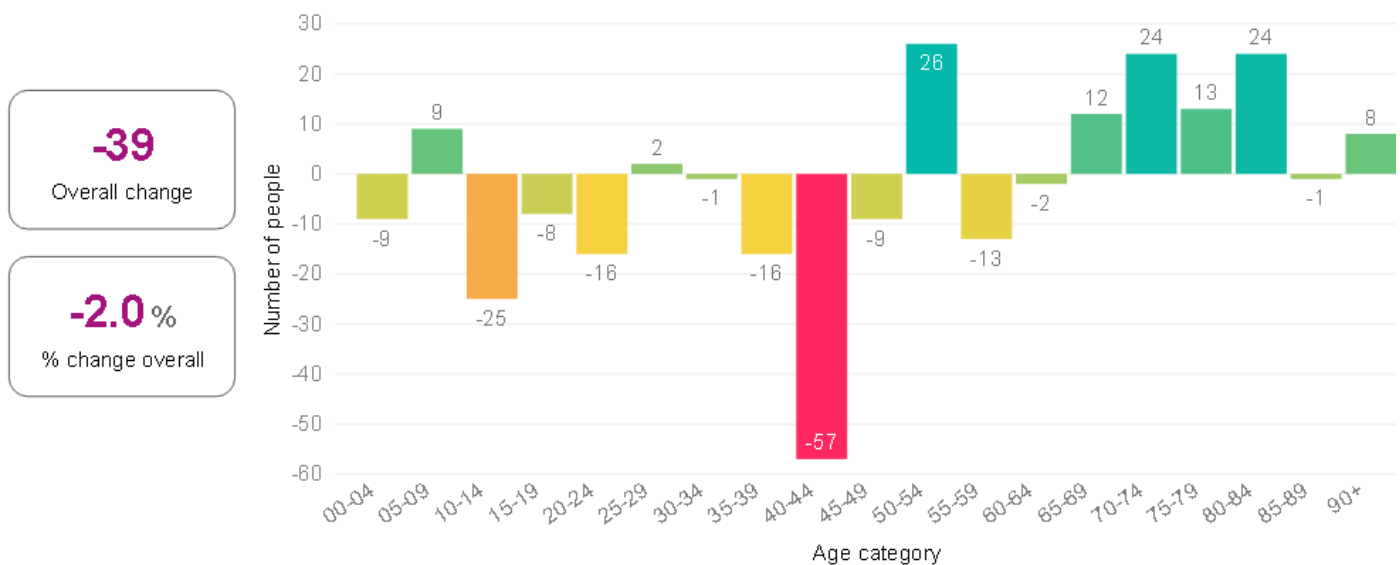
Figures (Estimated at 2017)

Male	Female
928	951
49%	51%



Age category	Ward	Malvern Hills
00-04	3.9 %	4.3 %
05-09	5.7 %	5.2 %
10-14	5.1 %	5.4 %
15-19	4.9 %	5.3 %
20-24	3.0 %	4.3 %
25-29	3.1 %	4.5 %
30-34	3.2 %	4.0 %
35-39	4.0 %	4.6 %
40-44	5.7 %	5.2 %
45-49	8.6 %	7.0 %
50-54	8.2 %	8.1 %
55-59	8.3 %	7.5 %
60-64	8.6 %	7.1 %
65-69	8.3 %	7.6 %
70-74	7.9 %	7.1 %
75-79	5.1 %	5.0 %
80-84	3.7 %	3.9 %
85-89	1.6 %	2.5 %
90+	1.1 %	1.5 %

The movement of residents (between 2011 and 2017) within the Teme Valley ward is shown in the graphics below.



-39
Overall change

-2.0 %
% change overall

(...-2.0 %)
% population change
(2011-2017)

Child poverty

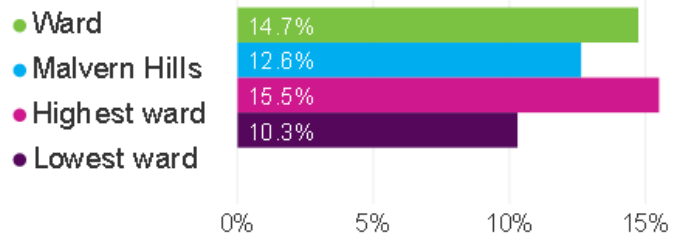
Before housing costs

Teme Valley	17.1 %
Malvern Hills	18.3 %
UK	22.0 %

After housing costs

Teme Valley	30.1 %
Malvern Hills	25.2 %
UK	30.0 %

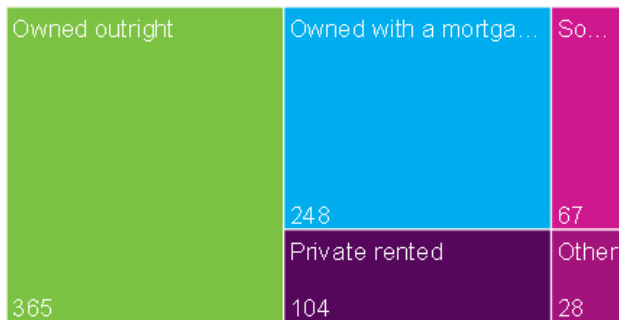
Households in fuel poverty



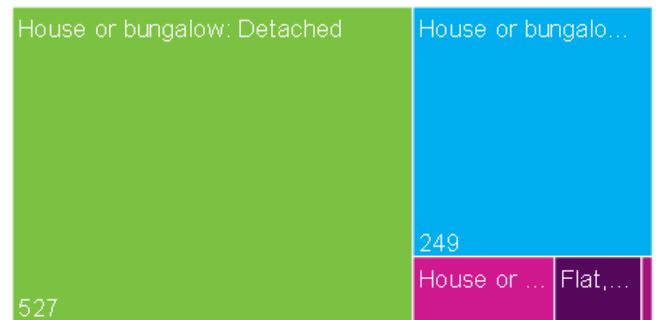
855 households 126 in fuel poverty

The 2011 Census captured the type of dwellings residents of Teme Valley were living within and their tenure. This is shown in the graphics below.

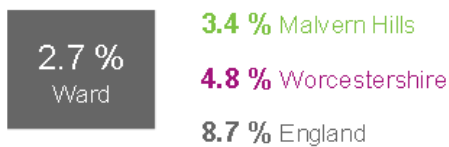
Housing tenure (Census 2011)



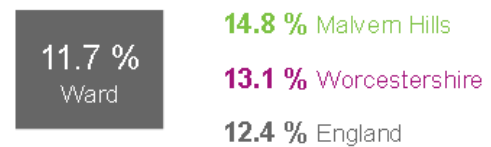
Housing type (Census 2011)



Overcrowding (Census 2011)



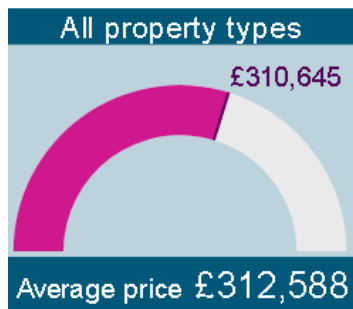
Single person households aged 65+



Teme Valley - Current Housing Market

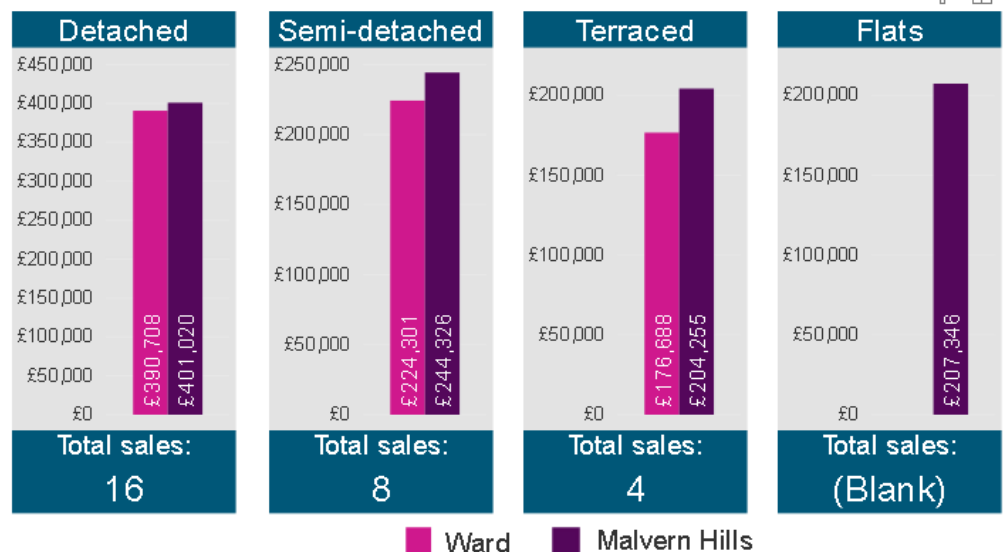
The image below shows the mean house value by property type for Malvern Wells (ward) and Malvern Hills (District).

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



Total sales:
28

Mean sold house prices by property type



Purchases on the open market (within Clifton upon Teme only)

The table below shows properties sold within the last 2 years within Clifton upon Teme:

	Road	Number of bedrooms	Type of Property	Date Sold	Value
1	Cedar Cottage, Pound Lane	2	Terraced House	August 2019	£216,000
2	Kenelm Close		Semi Detached House	August 2019	£150,000
3	Blueshot Drive (Newbuild)		Detached House	August 2019	£289,950
4	Blueshot Drive (Newbuild)		Detached House	August 2019	£310,000
5	Woodmanton Close (Newbuild)		Detached House	August 2019	£440,000
6	Blueshot Drive (Newbuild)		Detached House	July 2019	£315,000
7	Woodmanton Close (Newbuild)		Terraced House	June 2019	£152,250
8	Woodmanton Close (Newbuild)		Terraced House	June 2019	£152,250
9	Blueshot Drive (Newbuild)		Semi Detached House	May 2019	£265,950
10	Woodmanton Close (Newbuild)		Detached House	April 2019	£330,000
11	The Village	4	Terraced House	March 2019	£250,000
12	Saxon Close		Detached House	January 2019	£300,000
13	Manor Road	2	Semi Detached	January 2019	£178,000
14	The Village	3	Detached	January 2019	£404,000

	Road	Number of bedrooms	Type of Property	Date Sold	Value
			House		
15	Hope Lane		Detached House	December 2018	£400,000
16	Blueshot Drive (Newbuild)		Semi Detached	December 2018	£262,500
17	Kenelm Road	4	Detached House	December 2018	£325,000
18	Woodmanton Close (Newbuild)		Terraced House	December 2018	£152,250
19	Blueshot Drive (Newbuild)		Semi Detached	November 2018	£262,500
20	Woodmanton Close (Newbuild)		Terraced House	November 2018	£152,250
21	Blueshot Drive (Newbuild)		Detached House	November 2018	£348,000
22	Manor Road		Semi Detached House	November 2018	£190,632
23	Woodmanton Close (Newbuild)		Terraced House	November 2018	£152,250
24	Saxon Close		Detached House	November 2018	£230,000
25	Hope Lane	4	Semi Detached House	November 2018	£335,000
26	Blueshot Drive (Newbuild)		Detached House	October 2018	£295,000
27	Forge Meadows	4	Terraced House	August 2018	£250,000
28	Manor Road	3	Semi Detached	August 2018	£195,500
29	Church Road	4	Detached House	March 2018	£375,000
30	Church Road	3	Semi Detached	February 2018	£356,000
31	Manor Road	3	Semi Detached	December 2017	£240,000
32	Kenelm Road	2	Semi Detached	December 2017	£178,000

Those highlighted in **grey** were new build properties and those highlighted in **blue** are discounted market sales affordable home ownership properties.

In total 32 properties were sold on the open market in the last 2 years. Of these 15 were new build properties and 17 were existing dwellings.

The total average of the 32 properties sold was £256,160.06, but prices ranged from £152,250 to £440,000.

- The new build average sold price is £258,676.67 but ranges from £152,250.00 to £440,000.00.
- Existing dwellings average sold price is £269,007.76, but ranges from £178,000.00 to £375,000.00

Currently on the market

As of the 14th November 2019, 16 properties were listed for sale within the Clifton upon Teme.

	Location	Bedrooms	Type of property	Value	Agent
1	Pound Lane	5	Detached House	£475,000	Lovell Homes
2	The View	5	Detached House	£620,000	RJ County Homes
3	The Village	5	Detached House	£600,000	RJ County Homes
4	Pound Lane	5	Detached House	£485,000	RJ County Homes
5		4	Detached House	£475,000	Morgan APS
6	Pound Lane	5	Detached House	£475,000	Lovell Homes
7	The Village	4	Detached House	£450,000	Morgan APS
8	Pound Lane	5	Detached House	£440,000	Lovell Homes
9	The Meadows	5	Detached House	£440,000	Connells
10	The View	3	Detached House	£395,000	RJ County Homes
11	The Village	4	Barn Conversion	£349,000	RJ County Homes
12	Pound Lane	4	Detached House	£320,000	Lovell Homes
13	The Meadows	3	Detached House	£299,500	Connells
14	The Meadows	3	Detached House	£299,500	Connells
15	Pound Lane	2	Semi Detached House	£217,500	Connells
16	Pound Lane	2	Terraced House	£152,250	Lovell Homes

Based on the 16 properties in Clifton upon Teme with sale values advertised, the average price across all properties for sale within this parish is £405,796.88, but range from £152,250 to £620,000

According to Power BI, the average house price for Teme Valley is £312,588.



Data Source: Power BI – Internal Tool. (Accessed 14th November 2019)

Private Rental

As of the 18th November, 1 property was available to private rent within the parish Clifton upon Teme.

Stock Cottage	3 Bed	Barn Conversion	£790 pcm	Unfurnished	Cleeve Residential Sales and Lettings
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Conclusion

In total 99 valid responses were received, from a total population of 392, showing a response rate of 25%. This provides a data reliability score of 95% of + / - 9.0%.

A 95% confidence interval is a range of values that you can be 95% certain contains the true mean of the population. The confidence level tells you how sure you can be. It is expressed as a percentage and represents how often the true percentage of the population who would pick an answer lies within the confidence interval. The 95% confidence level means you can be 95% certain of these results being accurate to + / - 9.0% if you were to repeat this survey. True accuracy is aimed at + / - 4.0% so this is slightly higher at + / - 9.0%.

It is possible that not all residents with a housing need will have responded, although the covering letter sent to all households with the survey clearly stated the purpose of the survey. Three options

to complete the survey were offered: via the return of the postal survey, and online web link and telephone.

In total thirty six (36) respondents stated that they would require additional housing in the next three years:

- 14% (5 respondents) stated that they would need to look for alternative housing within the next 12 months
- 17%(6 respondents) stated that they would need to look for alternative housing within the next 1 to 3 years
- 69% (25 respondents) stated that they would need to look for alternative housing within the next 3 to 5 years

The following tenures were selected:

- 19 (52%) would like to buy on the open market
- 4 (10%) would like to purchase shared ownership
- 5 (13%) would like to rent from a housing association
- 2 (6%) would like build to rent – one affordable and one private sector
- 1 (3%) would like to purchase a starter home
- 1 (3%) would like to rent privately
- 1 (3%) would like to live in a retirement complex (no tenure stated)
- 1 (3%) would like to live in sheltered housing (no tenure stated).

All of those stating that they are likely to require alternative housing in the parish within the next 5 years, are all currently living in Clifton upon Teme.

Market Housing Need Identified

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bed room need *	Price
In the next 12 months	1 Adult	Own home with a mortgage	Need to set up independent home	Buy on the open market	1	Up to £199,999
In the next 12 months	1 Adult	Own home outright	Need a smaller home	Buy on the open market	1	£200,000 to £249,999
1 - 3 years	2 Adults	Rent from private landlord	Need to set up independent home	Buy on the open market	1	Up to £199,999
1 - 3 years	1 Adult	Own home outright	Need a smaller home	Buy on the open market	1	Up to £199,999
1 - 3 years	1 Adult	Own home outright	Need a smaller home	Buy on the open market	1	£250,000 to £299,999
1 - 3 years	1 Adult	Own home with a mortgage	Need to set up independent home	Buy on the open market	1	£200,000 to £249,999
3 – 5 years	2 Adults	Own home outright	Need more suitable accomodation	Buy on the open market	1	£300,000 to £349,999
3 – 5 years	1 Adult	Own home outright	Need a smaller home	Buy on the open market	1	Up to £199,999

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bed room need *	Price
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	£250,000 to £299,999
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	Prefer not to say
3 – 5 years	2 Adults	Own home with a mortgage	Need a larger home	Buy on the open market	1	£250,000 to £299,999
3 – 5 years	1 Adult	Own home with a mortgage	Need a smaller home	Buy on the open market	1	£200,000 to £249,999
3 – 5 years	2 Adults	Own home outright	Need a specially adapted home	Buy on the open market	1	£250,000 to £299,999
3 – 5 years	1 Adult	Own home outright	Need a smaller home	Buy on the open market	1	Prefer not to say
3 – 5 years	2 Adults	Own home with a mortgage	Need a smaller home	Buy on the open market	1	£400,000 or more
3 – 5 years	1 Adult	Own home with a mortgage	Need a smaller home	Buy on the open market	1	£200,000 to £249,999
3 – 5 years	2 Adults	Home tied to a job	Need to set up an independent home	Buy on the open market	1	£300,000 to £349,999
3 – 5 years	1 Adult	Own home outright	Need a smaller home	Buy on the open market	1	£200,000 to £249,999
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	-

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

Affordable Housing Need Identified (Affordable Rent categories)

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bedroom need **	Rent per month / SO Purchase Price
1 – 3 years	1 Adult	Rent from a private landlord	Longer term or secure tenancy	Rent from a housing association	1	£400 - £499
3 – 5 years	2 Adults	Rent from a private landlord	Longer term or secure tenancy	Rent from a housing association	1	£400 - £499
3 – 5 years	1 Adult	Own home outright	Need a smaller home	Rent from a housing association	1	Less than £400
3 – 5 years	2 Adults	Own home outright	To receive support from a relative	Rent from a housing association	1	Less than £400
3 – 5 years	1 Adult	Own home with a mortgage	Need a cheaper home	Rent from a housing association	1	£400 - £499

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bedroom need **	Rent per month / SO Purchase Price
3 – 5 years	1 Adult	Own home outright	Need a cheaper home	Build to Rent	1	£500 - £599 pcm

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

As at 18th November 2019 there is a total of 12 households registered with a current address in Clifton Upon Teme. Seven (7) have a 1 bed need and five (5) have a 2 bed need. Only one respondent to this survey stated that they were registered with Home Choice Plus.

Affordable Housing Need Identified (Affordable Home Ownership categories)

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bedroom need **	Rent per month / SO Purchase Price
In the next 12 months	2 Adults	Own home outright	Need to set up an independent home	Starter Home	1	Up to £199,999
In the next 12 months	2 Adults	Own home outright	Need to set up an independent home	Starter Home	1	Up to £199,999
3 – 5 years	2 Adults	Own home with a mortgage	Need a smaller home	Shared Ownership	1	£200,000 to £249,999
3 – 5 years	2 Adults 1 Child	Rent from private landlord	Need a cheaper home	Shared Ownership	2	Prefer not to say
3 – 5 years	1 Adult	Shared Ownership	Need a smaller home	Shared Ownership	1	Up to £199,999
3 – 5 years	1 Adult	Own home outright	Need a smaller home	Shared Ownership	1	Up to £199,999

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

Private Rental Market Need Identified

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bedroom need **	Rent per month / SO Purchase Price
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Build to Rent (Private Rented) *	1	£800 or more

**One household expressed a preferred tenure of Build to Rent in the form of Affordable Private Rent. Based on the information provided to us in relation to income and affordability, an assessment has been made and it is considered that the respondents could acquire a Build to Rent property within the private rented sector. This is opposed to Build to Rent in the form of Affordable Private Rent which is a type of affordable housing.*

Community Led Housing

Community led housing is growing in popularity. It allows local people to take action to provide affordable homes for the long term benefit of their community. The community group or organisation can own, manage or oversee the homes in whichever way they decide to. Open and meaningful community participation will take place throughout the process. Various types of housing schemes can be developed including: community land trusts (CLTs), Cohousing, community self-build, development trusts, housing co-operatives and self-help housing. For more information please make contact with the Community Led Housing Enabler on the details below.

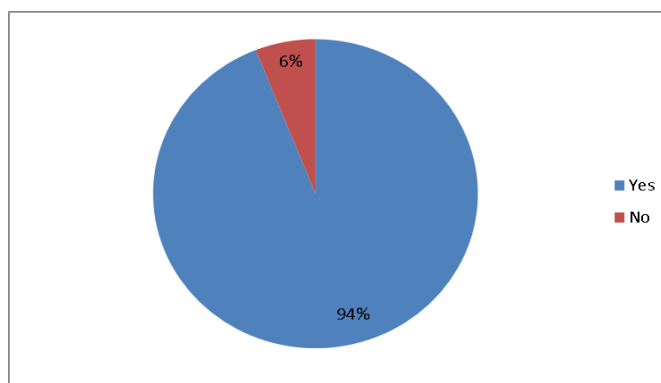
Questions about Community Led Housing were added to the Clifton upon Teme survey after a group of local residents had raised a concern that older members of the community were not catered for when it came to new development. They felt that there was a need to provide a facility for older members of the community who would like to continue to live in Clifton-upon-Teme once their current home and the land that goes with it were no longer suitable for their needs. At present this is an idea, no land has been identified and whilst they have some ideas of what they would like to see it is still open for discussion and input from those who may be interested. The questions in the survey provides us with data about those who have an immediate need for this type of accommodation but also allows us to measure the sustainability of such a scheme i.e. is there enough interest to support such a scheme in the longer term.

Thank you to those of you who provided us with your details and with your permission we will keep you up to date with any progress, events etc. in connection with this concept. An additional number of people who said that they were interested in a facility did not provide us with any contact details; if you would like to receive updates then please send your details to kim.barton@wychavon.gov.uk or call 01386 565020 and select option 4.

Would you support a Community Led Housing development?

Of those who stated that they supported affordable housing, 94% stated they would support community led housing development.

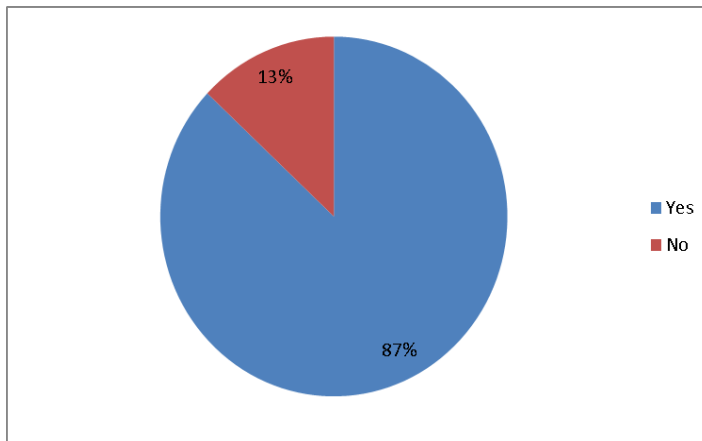
Yes	No	No Response
60	4	6
94%	6%	



94% of those who supported the development of affordable housing within the Parish, also supported a Community Led Housing development within the Parish.

Of all the responses to the survey

Yes	No	No Response
72	11	16
87%	13%	

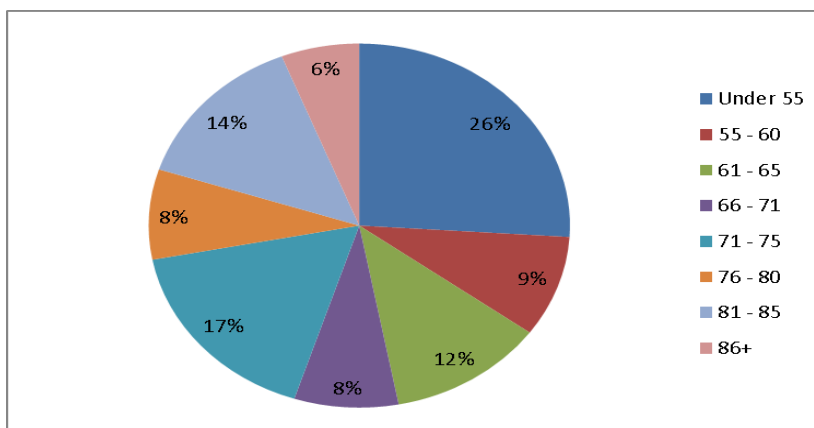


87% of all survey respondents stated that they would support Community Led Housing developments within the Parish of Clifton upon Teme.

The following questions about Community Led Housing were only completed by those who stated that they would be interested or support Community Led Housing.

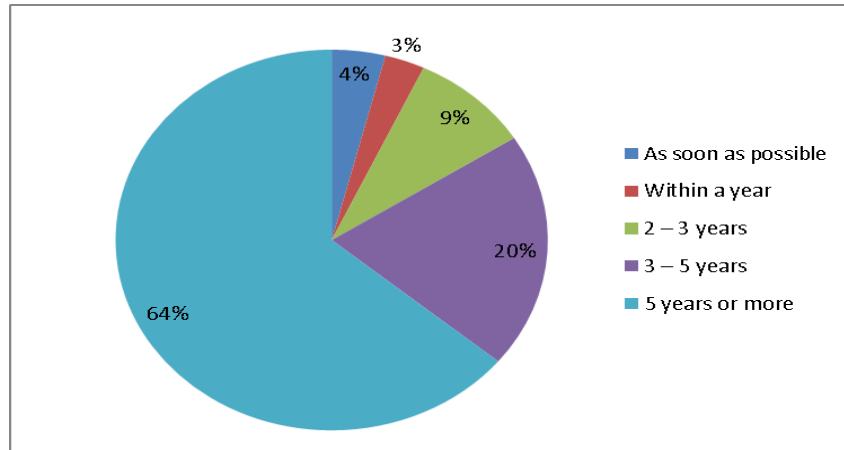
How old are you?

Under 55	55 - 60	61 - 65	66 - 71	71 - 75	76 - 80	81 - 85	86+	No Response
20	7	9	6	13	6	11	5	22
26%	9%	12%	8%	17%	8%	14%	6%	



If there were suitable living accommodation in a purpose built property in Clifton upon Teme would you be interested in moving?

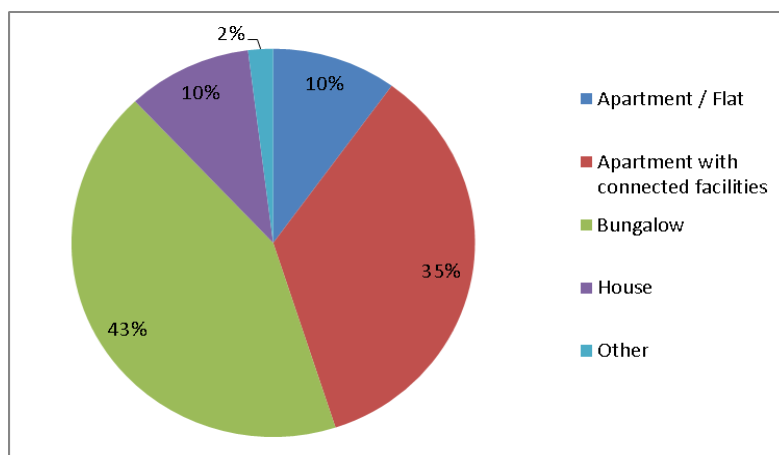
As soon as possible	Within a year	2 – 3 years	3 – 5 years	5 years or more	No Response
3	2	6	13	42	33
4%	3%	9%	20%	64%	



What would be your housing need at this time?

Apartment / Flat	Apartment with connected facilities	Bungalow	House	Other	No response
6	20	25	6	1	41
10%	35%	43%	10%	2%	

One respondent stated “Other” - ground floor accommodation (either a bungalow or ground floor apartment).



How many bedrooms would you require?

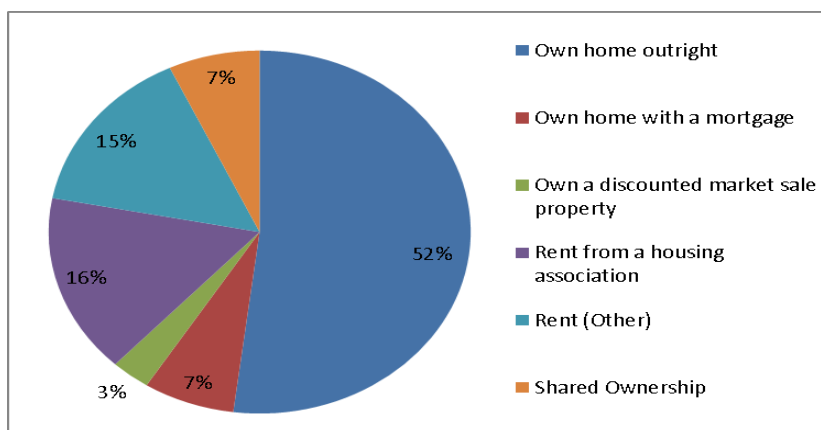
1	2	3	No Response
17	37	9	36
27%	59%	14%	

The bedroom need that respondents have stated are based on their own perception and want, not necessarily their bedroom need.

If respondents buy their property on the open market, then they are given more choice. If respondents are reliant on social or affordable housing, then these will be let in line with Home Choice Plus or equivalent eligibility.

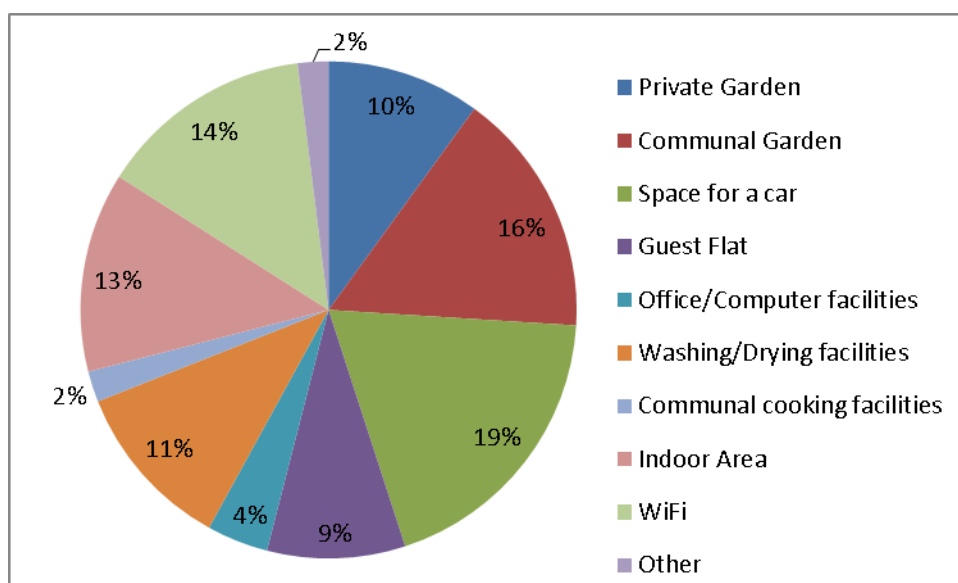
Would you like to?

Own home outright	Own home with a mortgage	Own a discounted market sale property	Rent from a housing association	Rent (Other)	Shared Ownership	No Response
40	5	2	12	11	5	24
52%	7%	3%	16%	15%	7%	



What communal facilities would you like to see included in a potential development? (more than one option could be selected per respondent)

Private Garden	Communal Garden	Space for a car	Guest Flat	Office/Computer facilities	Washing/Drying facilities	Communal cooking facilities	Indoor Area	WiFi	Other
27	43	52	25	10	30	4	35	40	4
10%	16%	19%	9%	4%	11%	2%	13%	14%	2%



Four respondents stated "Other" and gave the following items:

- Kennels
- Storage facility
- Storage facility for scooters and charging points
- Room for Drs to share with other providers

What involvement would you like to have in the project?

Project Development	Design	Construction	Project Management	Legal	Finance Advice
9	9	3	3	0	1
Marketing	Property Maintenance	Ongoing Management	Don't know	Other	Social and healthcare
1	3	2	35	2	Would like to get involved in small meetings.

Detailed findings

The 41 respondents who stated that they would consider Community Led Housing (CLH) in the future are listed below:

	Current Tenure	Looking to move to CLH	Current Age	Tenure to move to	Bedroom Want	Bedroom Need (Affordable)	Property type
1	Own your home outright	5 years or more	71 – 75 (2 Adults)	Buy on the open market	3	1	Apartment
2	Own your home outright	5 years or more	Under 55 (1 Adult)	Buy on the open market	2	1	House
3	Own your home outright	5 years or more	61 – 65 (2 Adults)	Buy on the open market	3	1	Bungalow within a complex with connected communal facilities
4	Part own, part rent (shared ownership)	5 years or more	Under 55 (2 Adults)	Rent from a Housing Association	2	1	House
5	Own your own home with a mortgage	5 years or more	55 – 60 (2 Adults / 1 Child)	Shared Ownership	2	2	Apartment
6	Own your home outright	5 years or more	71 – 75 (1 Adult)	Did not state tenure	2	1	Bungalow
7	Own your home outright	2 – 3 years	86 + (1 Adult)	Buy on the open market	1	1	Apartment
8	Own your own home with a mortgage	3 – 5 years	Under 55 (2 Adults / 2 Children)	Buy on the open market	3	2 - 3	House
9	Own your home outright	2 – 3 years	76 – 80 (1 Adult)	Buy on the open market	2	1	Apartment or Bungalow
10	Own your	3 – 5	81 – 85	Buy on the	2	1	Apartment in

	Current Tenure	Looking to move to CLH	Current Age	Tenure to move to	Bedroom Want	Bedroom Need (Affordable)	Property type
	home outright	years	(2 Adults)	open market			a complex with connected facilities
11	Own your own home with a mortgage	5 years or more	66 - 70 (2 Adults)	Buy on the open market	2	1	Bungalow
12	Rent from a private landlord	Within a year	61 – 65 (2 Adults)	Rent (Other)	2	1	Apartment
13	Rent from a private landlord	3 – 5 years	Under 55 (2 Adults / 1 Child)	Buy on the open market	2	1	House or Bungalow
14	Own your home outright	5 years or more	61 – 65 (2 Adults)	Buy on the open market	2	1	Apartment
15	Own your home outright	5 years or more	86 + (1 Adult)	Did not state tenure	Did not state bedroom want	1	Did not state property type
16	Own your own home with a mortgage	Did not state	Did not state	Did not state	Did not state	Unable to identify as household type unknown	Did not state
17	Own your home outright	5 years or more	61 – 65 (2 Adults)	Will consider any	1	1	Apartment
18	Own your home outright	5 years or more	Age not stated (1 Adult)	Buy on the open market	2	1	Bungalow
19	Own your home outright	3 – 5 years	71 – 75 (2 Adults)	Buy on the open market	3	1	Bungalow
20	Own your home outright	5 years or more	55 – 60 (3 Adults / 2 Children)	Buy on the open market	2	1	Bungalow or Apartment
21	Own your own home with a mortgage	5 years or more	Under 55 (2 Adults / 1 Child)	Buy on the open market	2	2	Bungalow
22	Own your home outright	2 – 3 years	86 + (1 Adult)	Rent from a Housing Association	1	1	Apartment
23	Own your home outright	As soon as possible	81 – 84 (2 Adults)	Buy on the open market	2	1	Apartment

	Current Tenure	Looking to move to CLH	Current Age	Tenure to move to	Bedroom Want	Bedroom Need (Affordable)	Property type
24	Part own, part rent (shared ownership)	3 – 5 years	55 – 60 (1 Adult)	Rent from a Housing Association	2	1	Apartment
25	Own your own home with a mortgage	5 years or more	Under 55 (2 Adults)	Buy on the open market	2	1	Apartment
26	Own your own home with a mortgage	As soon as possible	86 + (2 Adults)	Rent (Other)	1	1	Bungalow or Apartment
27	Own your own home with a mortgage	Did not state	Age not stated (2 Adults)	Did not state	Did not state	1	Did not state
28	Own your home outright	5 years or more	81 – 85 (2 Adults)	Buy on the open market	2	1	Bungalow
29	Own your home outright	5 years or more	71 – 75 (1 Adult)	Buy on the open market	1	1	Apartment
30	Own your home outright	5 years or more	71 – 75 (1 Adult)	Buy on the open market	1	1	Bungalow
31	Own your home outright	2 – 3 years	81 – 85 (1 Adult)	Buy on the open market	2	1	Bungalow
32	Own your home outright	5 years or more	76 – 80 (2 Adults)	Rent from a Housing Association	1	1	Apartment
33	Own your own home with a mortgage	5 years or more	81 – 85 (1 Adult)	Rent from a Housing Association	1	1	Apartment
34	Own your home outright	5 years or more	66 – 70 (1 Adult)	Discounted Market Sales	2	1	Apartment
35	Own your home outright	5 years or more	Did not state age (1 Adult)	Buy on the open market	1	1	Bungalow or Apartment
36	Own your own home with a mortgage	5 years or more	Under 55 (2 Adults / 2 Children)	Did not state	1	2 - 3	Bungalow or Apartment
37	Own your own home with a mortgage	Did not state	55 – 60 (2 Adults)	Did not state	Did not state	1	Did not state

	Current Tenure	Looking to move to CLH	Current Age	Tenure to move to	Bedroom Want	Bedroom Need (Affordable)	Property type
38	Own your home outright	5 years or more	71 – 75 (1 Adult)	Buy on the open market	2	1	Bungalow
39	Own your home outright	5 years or more	76 – 80 (2 Adult)	Buy on the open market	2	1	Bungalow
40	Own your own home with a mortgage	3 – 5 years	61 – 65 (1 Adult)	Buy on the open market	1	1	Bungalow
41	Have a home tied to a job	5 years or more	55 – 60 (2 Adults)	Buy on the open market	2	1	Apartment

Are you aware of any land that is available locally that might be suitable for such a development?

- Land in Hope Lane opposite Winnington Close. (Currently seeking planning permission for houses, these are NOT needed; there is plenty of development elsewhere in the village).
- A couple of sites may be available if project were to proceed in the near future.
- Hope Lane for retirement village
- Hope Lane (6)
- Blue Shot in Pound Lane (3)
- No although several plots have been discussed, suitable but availability uncertain.
- Pound Lane
- George Bewleys bungalow is unoccupied. Next to Lovells Estate - Pound Lane
- No, but there is land.
- The parish council own a large amount of land by the BP hut, play area etc. Enough space for this type of development.

Do you have any additional comments about Community Led Housing developments?

- No more houses
- Needs to be limited to those within the village or a 2 mile radius not filled by those from Worcester
- A shame that this wasn't considered sooner before the unnecessary developments we now have under construction
- I object to any further development in the village
- No more luxury houses please.
- We have had 80+ houses built in Clifton in the last 2 years but none are for older residents or those with additional support needs.
- We do not need more building - Clifton still has two huge part completed and unsold developments that it didn't need and which is ruining the character of the village. We don't need this. It is ruin the village. We have unsold building sites and no infrastructure.
- Clifton on Teme needs bungalows.
- Needed in Clifton upon Teme
- Excellent idea, which would enable elderly residents to stay in the community to be supported by their friends and neighbours.

- Any developments or proposed ones rather should take into accounts views of those opposed to this also. Please check out the likes of Chateau Capiou, village of concept type thing in France for an idea (A village within a village).
- Following four private family house developments in the village, any further should be community led and energy self sufficient.
- As a village it is shameful that there are no facilities here for those who can no longer maintain their homes and gardens.
- Don't leave until the next generation! Get moving!
- Much needed in Clifton on Teme
- In principle I am supportive of the concept and it would benefit my elderly relatives who reside in the parish.
- Would have no personal need but can fully understand the proposal as there is no bungalows being built on the new developments. As when you are older you need to downsize and have to leave the community.
- This type of scheme would be good for Clifton
- Good Idea
- This would be ideal for me but not at the moment.
- I would like to find out more about how they work
- I think it's a very good idea for people that live here who would like to move into this type of accommodation. I would be very interested as I like living in Clifton Upon Teme but would need further information in relation to prices etc.
- Yes, this survey starts at 5 years. Any project is not likely to be completed in this time frame, 10 years is more sensible.
- Not enough provided, especially in rural areas- meaning people moving from an area they have lived in for a number of years.
- Essential to cover the needs of the aging villagers, who need/want to stay close to their family.
- Great idea, there are too many expensive houses, the older people and younger people groups need more help
- The older generation have been overlooked for years, we need a community like Martley have.

With regards to comments made above, the Councils current policy would only allow priority to be given to households with a local connection to the Parish and the surrounding parishes. For affordable housing including affordable home ownership, if no one within the local parish or surrounding parishes attempts and is eligible to purchase the property, this will then be opened up to the district, and then the whole of the UK.