



Offenham Parish Housing Needs Survey

Analysis of Survey Results

April 2019

Rachael Tooth
Housing Research and Projects Officer

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

Email: rachael.tooth@wychavon.gov.uk

Telephone: 01386 565511

1. Introduction

Wychavon District Council has undertaken a housing needs survey of the Offenham Parish during March 2019.

707 surveys were delivered to households within the Parish of Offenham. The survey was designed for every household within the Parish to complete the survey to look at current and future housing need.

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.

Two further forms were sent to these households; making a total of 709.

All households were sent a paper copy of the survey and a pre paid envelope to return it to Wychavon District Council. Additional methods through an online website link and via the telephone were also offered.

Officers from the Housing Team also conducted site visits on two occasions during March 2019 to speak to local employers and residents to fully engage with the local community. The Principal Housing Officer also attended a Parish Council meeting in February 2019 to discuss the survey before it was despatched to residents of the Parish.

The deadline for responses to this survey was Wednesday 27th March 2019. In total 149 valid responses were received, showing a response rate of 21%.

An additional six surveys were returned but unfortunately classed as void. Five due to not all questions being answered and one had been damaged via the postal service and no contact details were left to clarify the missing answers.

A further nine surveys were received after the deadline, so the data from these surveys are unable to be included.

With a 90% reliability factor the data is to be true to a margin of error + / - 6%.

	Postal	Online	Telephone
Total Surveys	129	20	0
%	87%	13%	0%

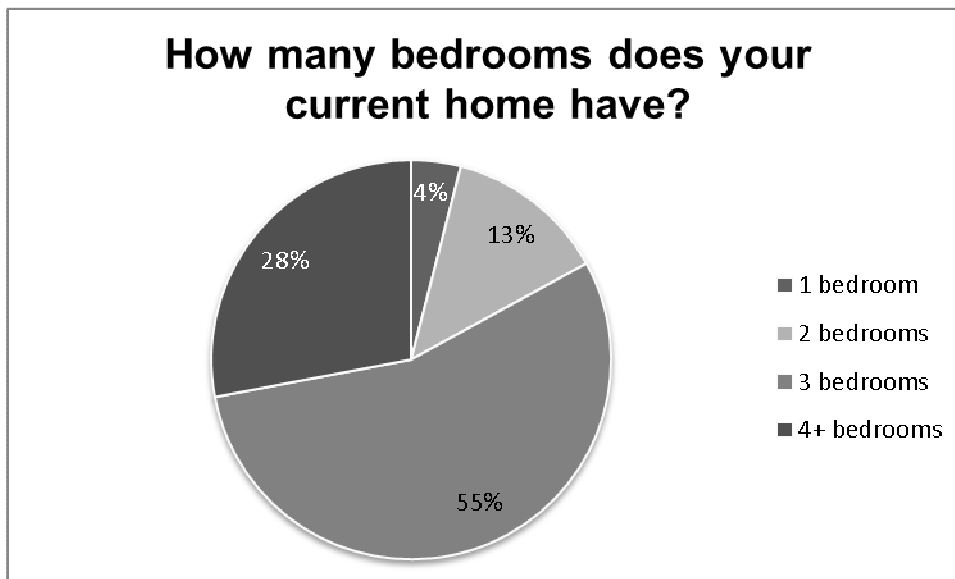
2. Analysis

The first question on the survey asked whether this was the households primary household to which they are registered as an elector.

148 respondents out of 149 stated that this was the case (99%). One respondent stated no.

Q2. How many bedrooms does your current home have?

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Number	6	20	81	42
Percentage	4%	13%	55%	28%

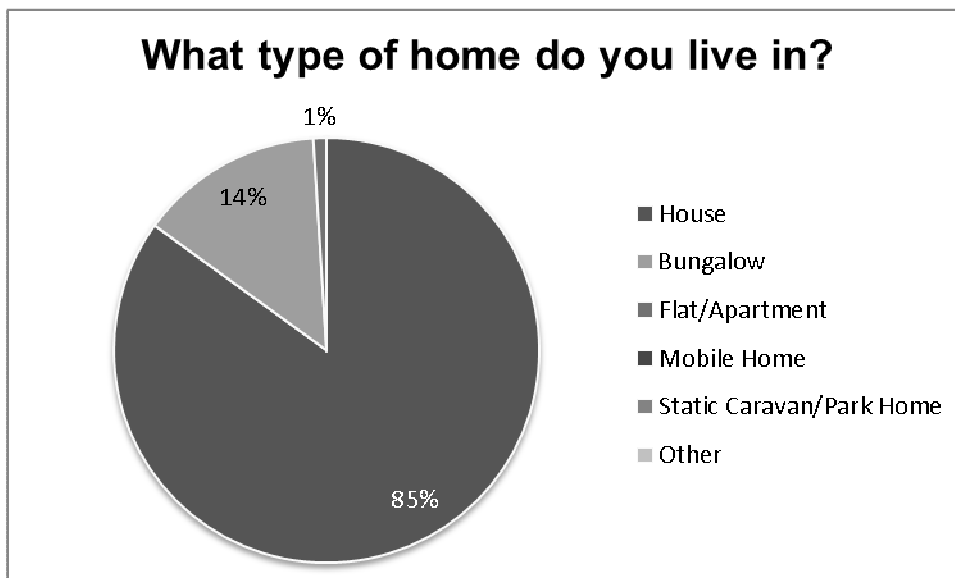


The majority of households stated that they lived in a three bed property (55%) and 28% stated that they have 4 or more bedrooms. 20% of responses stated that they lived in a 1 or 2 bedroom property.

Q3. What type of home do you live in?

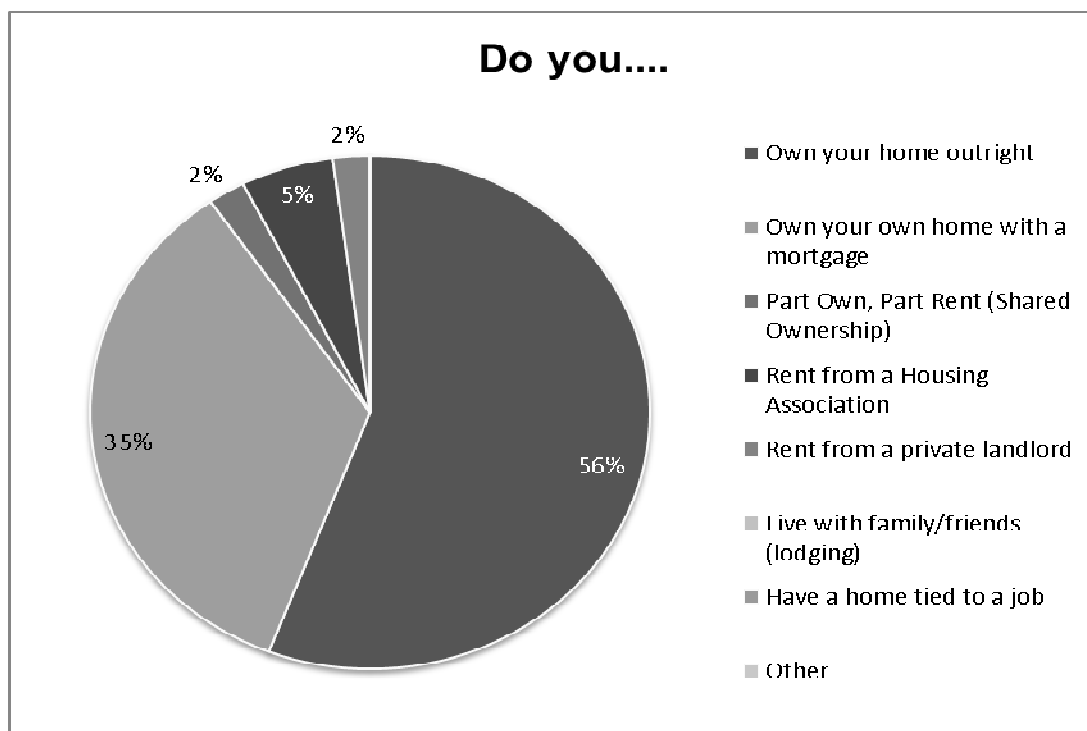
	House	Bungalow	Flat/ Apartment	Mobile Home	Static Caravan/ Park Home	Other
Number	127	20	2	0	0	0
Percentage	85%	14%	1%	0%	0%	0%

The largest proportion was made up of those living in a house (85%), with bungalow (14%) and a flat/apartment at 1%. No responses were received from anyone living in a mobile home/static caravan or park home.



Q4. Do you....

	Number	Percentage
Own your home outright	77	52%
Own your own home with a mortgage	58	39%
Part Own, Part Rent (Shared Ownership)	3	2%
Rent from a Housing Association	8	5%
Rent from a private landlord	3	2%
Live with family/friends (lodging)	0	0%
Have a home tied to a job	0	0%
Other	0	0%



Those who own their own home outright were the largest respondents at 52%, with those with a mortgage was 39%. Those renting from either a housing association (5%) and private landlord (2%) and a further 2% were part buying through a shared ownership scheme.

Q5. Ages of the people in your household

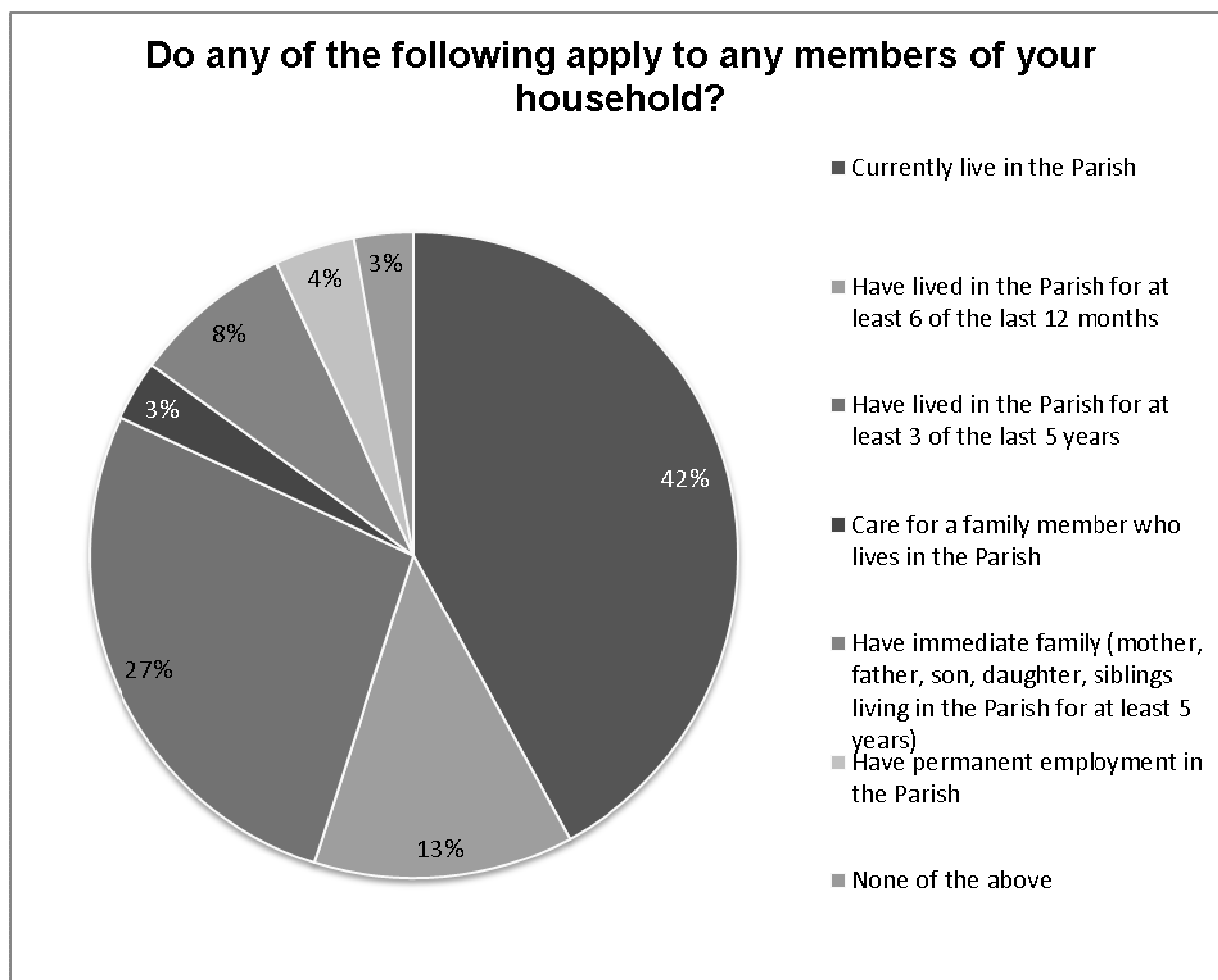
Under 10 years of age	23 households stating 1 or 2 members
10 – 15 years of age	17 households stating 1 member
16 – 17 years of age	6 households stating 1 member
18 – 34 years of age	24 households stating 1, 2 or 3 members
35 – 54 years of age	59 households stating 1 or 2 members
55 – 64 years of age	47 households stating 1 or 2 members
65 + years of age	57 households stating 1 or 2 members

Q6. Do any of the following apply to any members of your household?

	Number	Percentage
Currently live in the Parish	124	42%
Have lived in the Parish for at least 6 of the last 12 months	38	13%
Have lived in the Parish for at least 3 of the last 5 years	79	27%
Care for a family member who lives in the Parish	9	3%
Have immediate family (mother, father, son, daughter, siblings living in the Parish for at least 5 years)	26	8%
Have permanent employment in the Parish	13	4%
None of the above	9	3%
Other	0	0%
TOTAL	298	100%

Respondents were able to select more than one option for this question.

This question is determined to find a local connection or need to live in the Parish due to immediate family or employment for example. This is in line with the Home Choice Plus Allocations Policy.

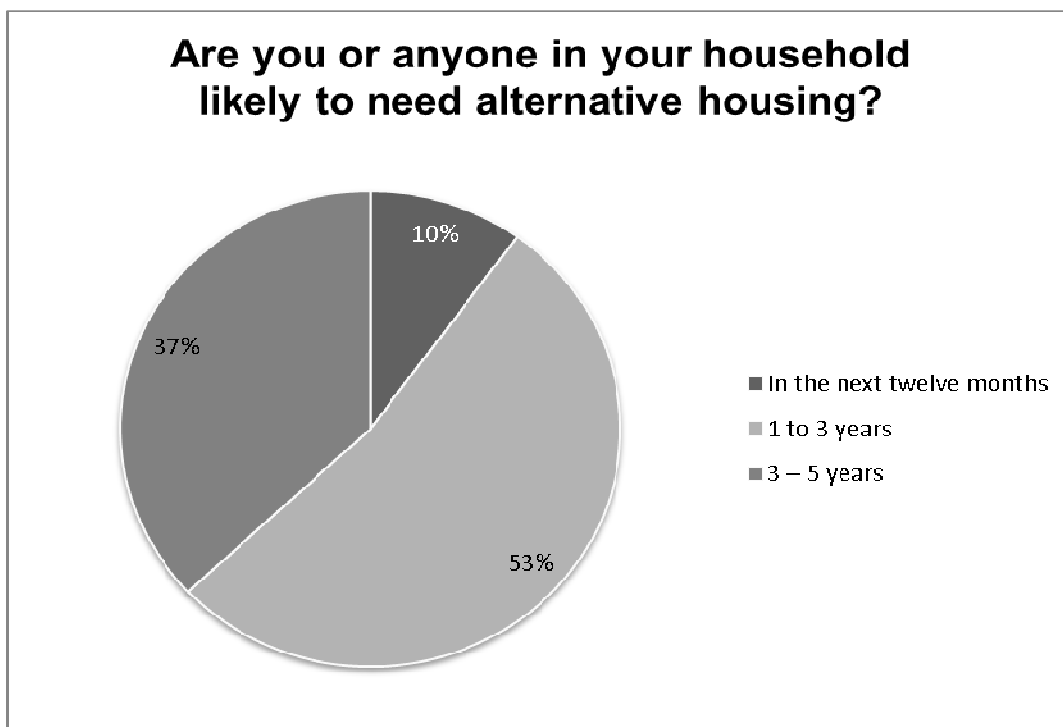


Your Future Need

Q7. Are you or anyone in your household likely to need alternative housing?

130 households stated that they were not looking for alternative accommodation within the next five years. 19 households (14%) answered that they would, these answers are listed in the below table.

	In the next twelve months	1 to 3 years	3 – 5 years
Number	2	10	7
Percentage of those requiring to move	10%	53%	37%



Q8. How many people will require this housing?

This question is asked to determine the bedroom need for the households requiring housing within the next 5 years. The below table lists those looking to move in the next 5 years:

	In the next twelve months	1 – 3 years	3 – 5 years
Reason for needing to move			
	Specially adapted (1)	Specially adapted (2)	Specially adapted (1)
	Need a smaller home (1)	Need a smaller home (2)	Need a smaller home (1)
		Need a larger home (1)	Need a larger home (1)
	Need to set up independent home (5)	Need to set up independent home (2)	

Two respondents did not answer all questions to enable them to be included.

Q9. What is the main reason for needing to move:

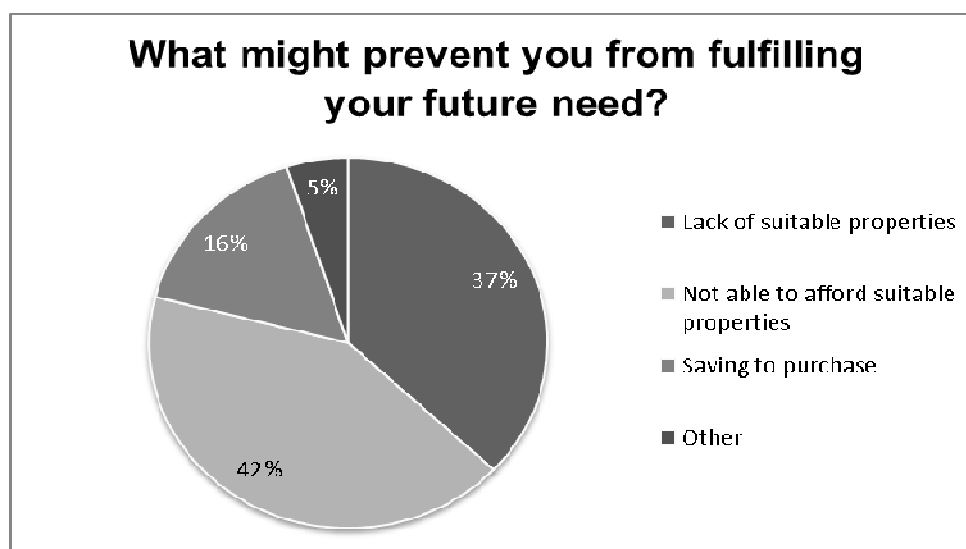
Reason	Household Make Up	Property Tenure (to move to)
Need a specially adapted property	55 – 64 (1)	Buy on open market
Need a specially adapted property	55 – 64 (2)	Shared Ownership
Need a larger home	35 – 54 (2) Under 10 (2)	Buy on open market
Need a specially adapted property	35 – 54 (Couple) Under 10 (1)	Shared Ownership
Need a specially adapted property	35 – 54 (2)	Rent from a Housing Association
Need a larger home	18 – 34 (1), 35 – 54 (1) Under 10 (2)	Buy on open market
Need a smaller home	65 + (2)	Buy on open market
Need a smaller home	65 + (2)	Buy on open market
Need a smaller home	65 + (2)	Buy on open market
Need a smaller home	65 + (1)	Rent from a Housing Association
Set up an independent home	18 – 34 (1)	Shared Ownership
Set up an independent home	18 – 34 (1)	Buy on open market
Set up an independent home	18 – 34 (1)	Buy on open market
Set up an independent home	18 – 34 (1)	Buy on open market
Set up an independent home	18 – 34 (1)	Buy on open market
Set up an independent home	18 – 34 (2)	Buy on open market
Set up an independent home	18 – 34 (2) Under 10 (2)	Buy on open market

Two respondents did not answer all questions to enable them to be included.

Q10. What might prevent you from fulfilling your future need?

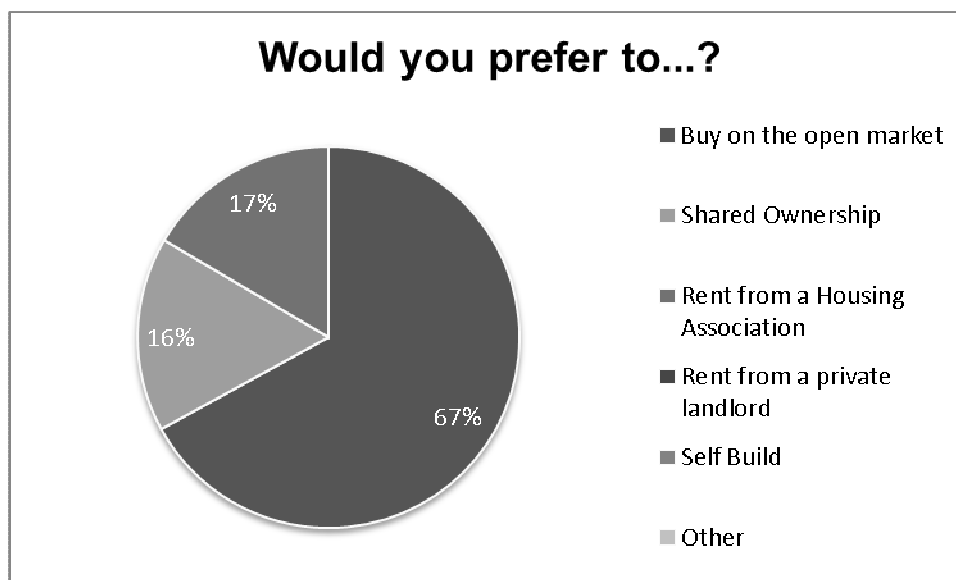
	Lack of suitable properties	Not able to afford suitable properties	Saving to purchase	Other
Number	7	8	3	1
Percentage	37%	42%	16%	5%

One respondent stated “other” and stated failure to sell their current property.



Q11. Would you prefer to? (one respondent did not complete the question fully).

	Buy on the open market	Shared Ownership	Rent from a Housing Association	Rent from a private landlord	Self Build	Other
Number	12	3	3	0	0	0
Percentage	67%	16.5%	16.5%	0%	0%	0%



Of those respondents stating that they will need to move within the next 5 years, 67% stated that they would like to purchase on the open market, 33% would consider affordable housing options through renting from a housing association or shared ownership (part buy / part rent).

Q12. What is your total gross annual household income?

This question received responses only from those wishing to buy on the open market or shared ownership.

	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	1	7	1	3	1	2
Percentage	7%	46%	7%	19%	7%	14%

Q13. What deposit can you afford?

(This does not apply if you wish to seek a rented property). This question received responses only from those wishing to buy on the open market or shared ownership.

	Less than £3000	£3,000-£9,999	£10,000-£19,999	£20,000-£29,999	£30,000-£39,999	£40,000-£49,999	More than £50,000	Prefer not to say
Number	0	6	3	0	0	0	1	5
%	0%	40%	20%	0%	0%	0%	7%	33%

Q14. If owner occupier accommodation including low cost home ownership at what price range can you afford to purchase?

This question received responses only from those wishing to buy on the open market or shared ownership.

	Up to £199,999	£200,000- £249,999	£250,000- £299,999	£300,000- £349,999	£350,000- £399,999	£400,000 plus
Number	6	2	6	1	0	0
Percentage	32%	11%	32%	5%	0%	0%

Q15. If rented accommodation is required, what amount can you afford to pay on a monthly basis? This was completed by those seeking rented accommodation only.

	Less than £400	£401- £500	£501- £600	£601- £700	£701- £800	£801 +
Number	2	0	0	1	0	0
Percentage	67%	0%	0%	33%	0%	0%

Q16. Is there a member of your family or someone else you know about who would like to move to return to the Parish to live?

	Yes	No
Number	3	146
Percentage	2%	98%

Three respondents stated that they had a member of their family or someone else who they knew wanted to return to the Parish.

Two out of the three provided contact details and a postal survey was sent out. One further response stated yes, but did not provide any further detail for us to be able to contact them.

Q17. Is your Parish....?

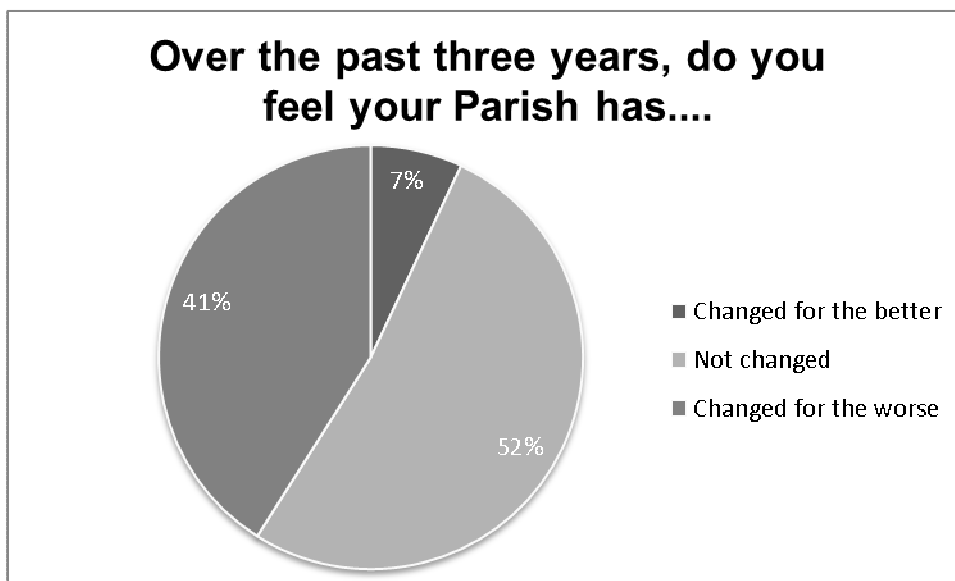
Respondents were able to select all that applied to their household.

	Friendly	Has good community spirit	Crime is an issue
Yes	125 (85%)	92 (63%)	29 (20%)
No	24 (15%)	57 (37%)	120 (80%)

- 85% of respondents stated it was a friendly Parish to live within
- 63% of respondents stated that the Parish had a good community spirit
- 20% of respondents stated that they felt crime was an issue in the Parish.

Q17a. Over the past three years, do you feel that your parish has:

Changed for the better	Not changed	Changed for the worse
11 (7%)	76 (52%)	60 (41%)

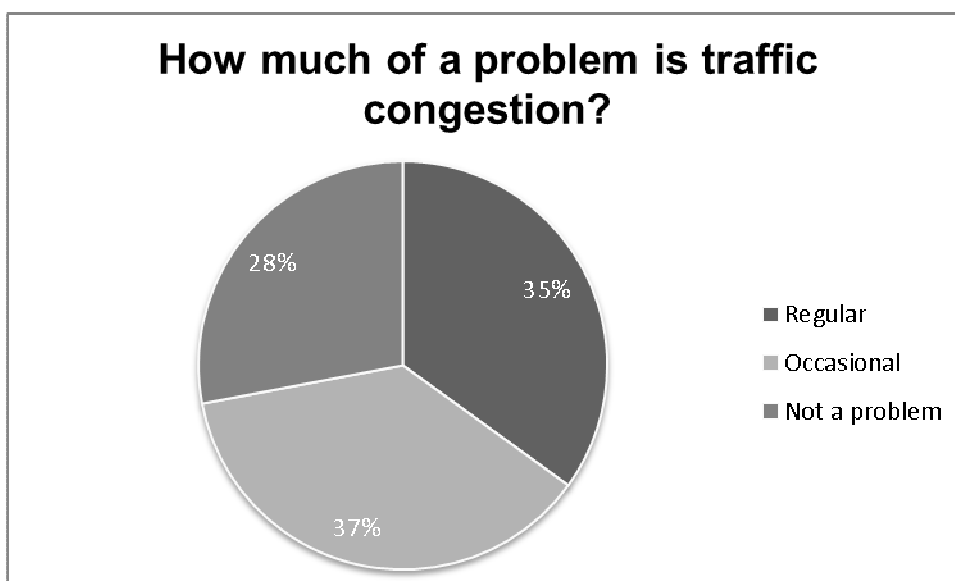


- The majority (52%) stated that the Parish had not changed in the last 3 years
- 41% stated they believed that the Parish had changed for the worse
- 7% felt that the Parish had changed for the better.

Two respondents did not answer this question.

Q17b. How much of a problem is traffic congestion?

Regular	Occasional	Not a problem
52 (35%)	54 (37%)	41 (28%)

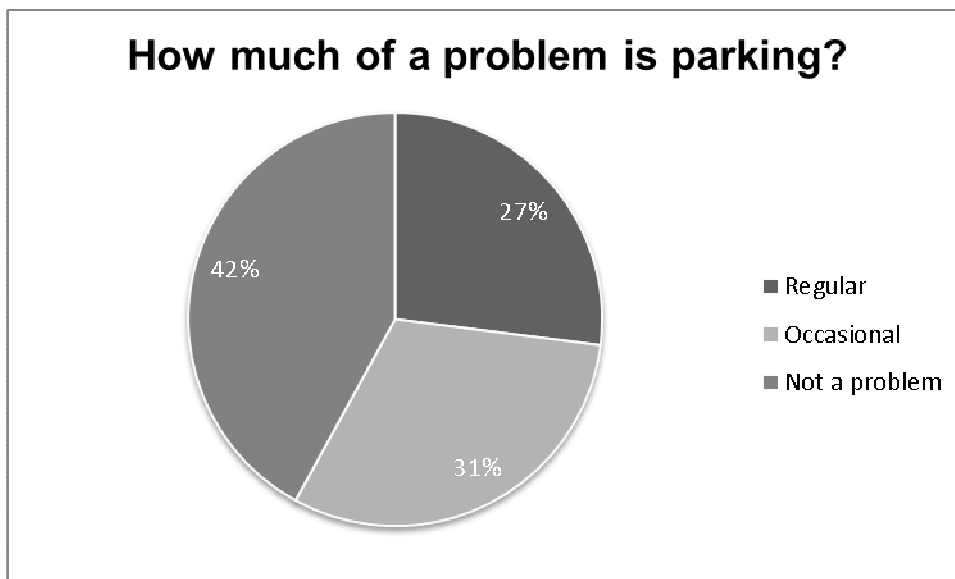


- 28% of respondents did not feel that traffic caused a problem
- 37% stated it was an occasional problem
- 35% felt that it was a regular problem

Two respondents did not answer this question.

Q17c. How much of a problem is parking?

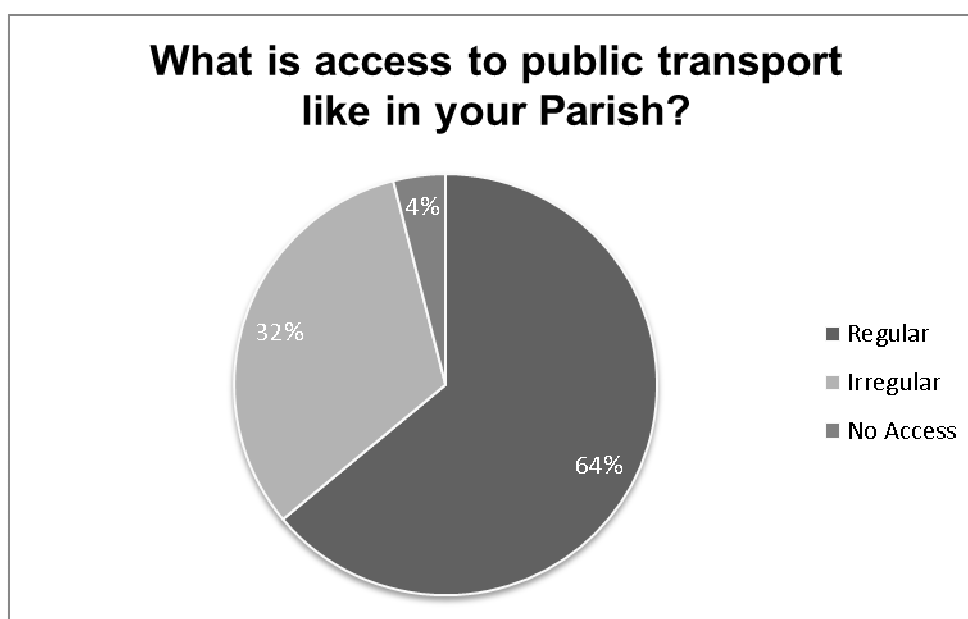
Regular	Occasional	Not a problem
39 (27%)	46 (31%)	64 (42%)



- The majority (42%) stated that they did not feel that parking is a problem within Offenham.
- 31% felt parking was an occasional problem
- 27% felt that parking was a regular problem

Q17d. What is access to public transport like in your parish?

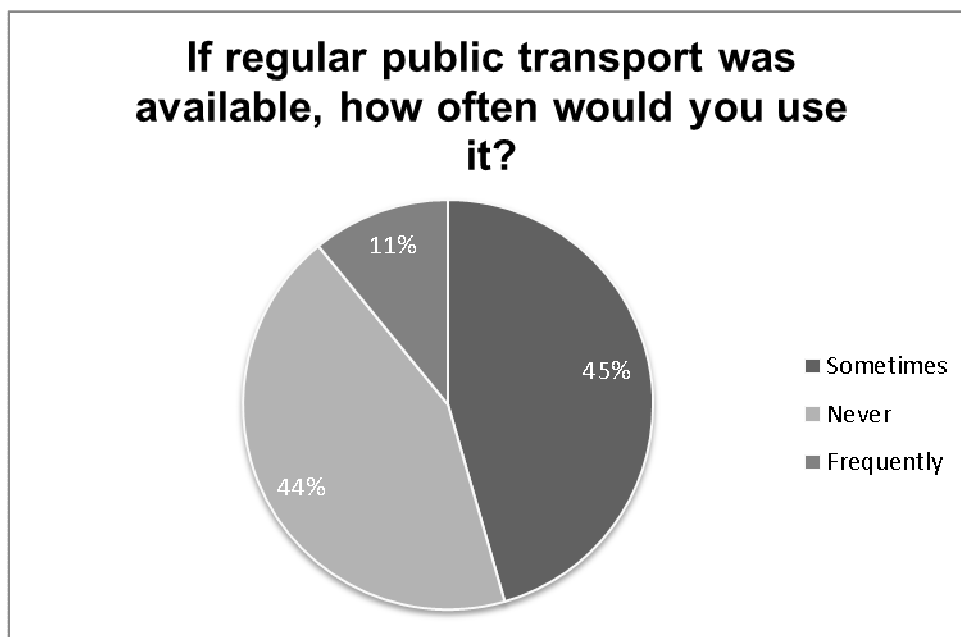
Regular	Irregular	No Access
94 (64%)	47 (32%)	8 (4%)



- The majority (64%) felt that there was regular access to public transport
- 32% stated that they believed public transport was irregular
- 4% felt that there is no access to public transport.

Q17e. If regular public transport was available how often would you use it?

Sometimes	Never	Frequently
67 (46%)	66 (44%)	16 (11%)



- The majority (46%) stated that if public transport was available that would sometimes use it
- 11% stated that if public transport was available they would use it frequently
- 44% stated that they would never use public transport.

If you would like to make any further comments, please use this space to do so:

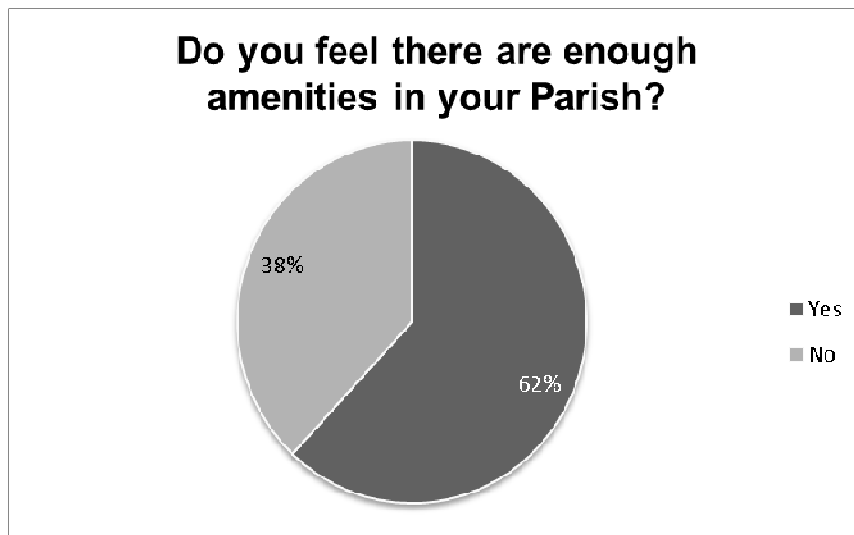
Thirty four (34) responses were received to this question. The comments can be seen below, they have been grouped together in categories.

Traffic / Parking
The main road from Evesham has a lot of traffic, particularly lorries; I feel the speed limit should be lowered to 30mph for the safety of the homeowners living on Offenham Cross as the houses are very close to the road.
Traffic since the new houses having been built is awful! There is also an undue burden on the school.
Problem with vehicle parking on pavement causing congestion of the highway, and pushchairs needing to go into the road. Major issues junction of Myatt Road and Ferry Lane.
People drive too fast in the village - our roads need adopting.
Traffic congestion has been caused primarily by the two new housing developments into the village, as well as those from Offenham to Evesham. Frequent temporary traffic lights and the more recent ones on Offenham High Street not working as they should have been. Stuck on red both ways!
The large number of new dwellings has increased the traffic, also lots of lorries collecting goods.
There is too much parking on the roads. It is especially bad on two areas of Main Street - firstly opposite the vicarage and also by the large white building, after Norval Crescent. Parking is so dangerous and people speed - needs double yellow lines, before there is an accident.
Bad on street parking needs dealing with.
Traffic is a issue in such a small village, over 100 + houses built in the last 5 years - all our green fields are being built on. The planners do not listen to the villagers. Over 84% of the Parish was against the last development. But it still went ahead.

Too many road works with traffic lights, where the road works are not being carried out. All the traffic lights are doing is slowing the traffic down.
There always seems to be traffic lights on the roads and no workmen present, or if they are 5 looking at what 1 is doing.
School parking is an issue between 8.30 and 9.00 am and 3.00 - 3.30 pm. Especially on Myatt Road.
Since two new housing estates have been built the roads are very busy and cars are driven too fast.
Traffic congestion has become a serious problem all round Evesham over the last few years.
Properties / Future Need
We need more smaller properties suitable for older residents allowing larger under utilised family homes to come available for rent or purchase.
SWDP(2016) allocated Offenham a high level of development compared to most other villages of similar size. It cannot take any more. It is losing its identity and character, its community spirit. Any housing need identified should be accommodated in development already allocated but not yet built, i.e. SWDP 59/24 Laurels Avenue.
Too many villages are being spoilt by Housing Developments
Too many new homes, each new house brings at least 2 cars or more
Designated Walking / Cycle Paths
To encourage Offenham residents to walk or cycle into Evesham, foot bridges should be built across the Avon at the Bridge Inn and across the By-Pass on the route of Shakespeare's Avon Way. Evesham Road is very unpleasant for walkers and cyclists because of the large lorries which frequently use it.
Public Transport
I am new to the area, have not seen public transport, but it may have.
Increasing development but no increase in public transport. No buses in evenings or Sundays.
Not allowed to use buses until after 9.30 am unless pay full fare. I would like to do shopping early, and at my age I cannot carry heavy loads. So now I take my car so I can park and carry my shopping in a trolley to the car.
Have a car - public transport is not suitable for the disabled
When we can no longer drive we will have to use public transport
Use of public transport would depend on services available.
Due to serious mobility issues I find public transport i.e.: buses are not available to me.
Facilities
Internet and mobile signals are rubbish
We need a children's nursery in the Parish Also increase the school size (more children to learn there)
The Parish
Parish has become intolerable due to the massive developments over the last 5 years. The Parish has changed out of all recognition.
Crime
Crime rate rocketing the last few years, never had to lock front door until now. Usually foreigners cruising up and down looking, we have had property stolen as has my daughter.
Known criminals moved into the area who think they are above the law
Recently there has been a high presence of police vehicles in the village due to the increase in residents.
Dog Fouling
Dog fouling is a problem.
General
I moved to Offenham in May 2017 so my experience is limited
Offenham is a pleasant village to live in
We chose to move to Offenham 4 years ago as it was a friendly, small village. We are happy with the amenities on offer and do not wish to see it expand with further housing developments.

Q18. Do you feel there are enough amenities in your parish?

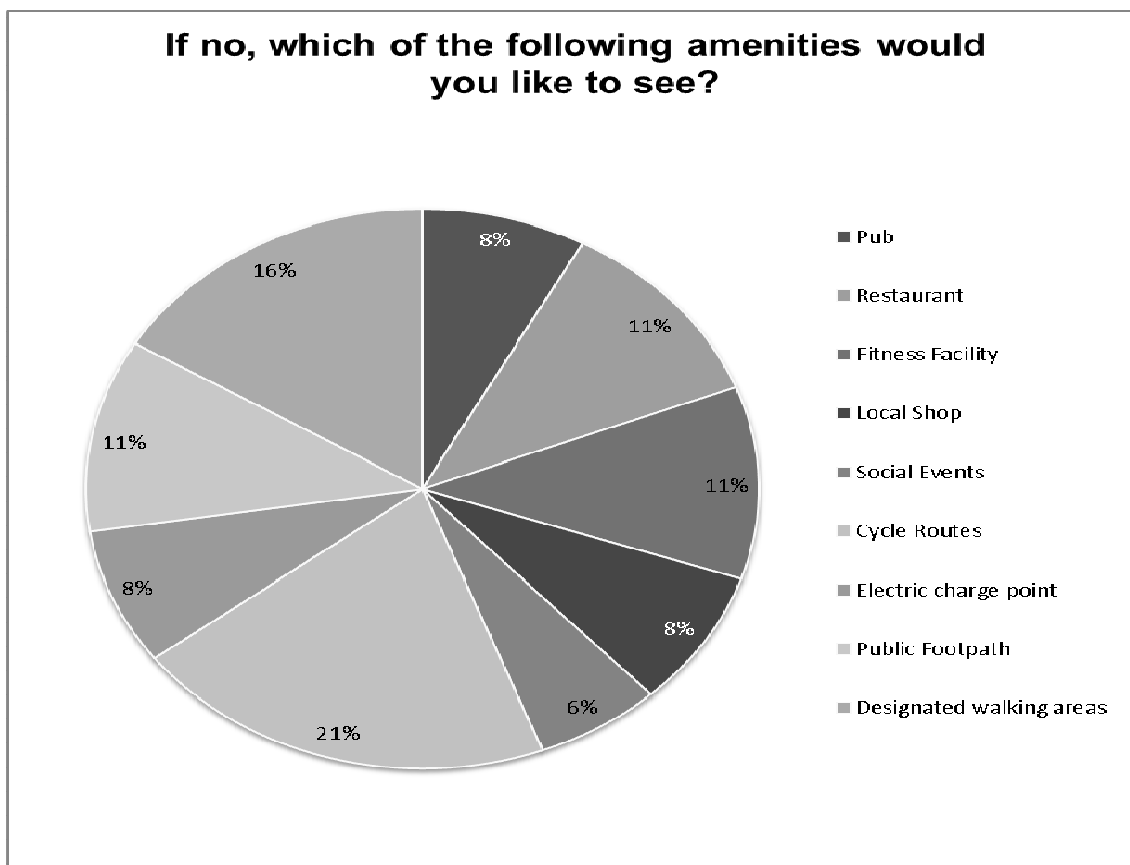
Yes	No
93 (62%)	56 (38%)



Which of the following amenities would you like to see in your Parish?

Respondents were able to select all options that applied.

Pub	Restaurant	Fitness Facility	Local Shop	Social Events	Cycle Routes	Electric charge point	Public Footpath	Designated walking areas
9	13	13	9	7	24	9	13	19
17%	24%	24%	17%	13%	44%	17%	24%	35%

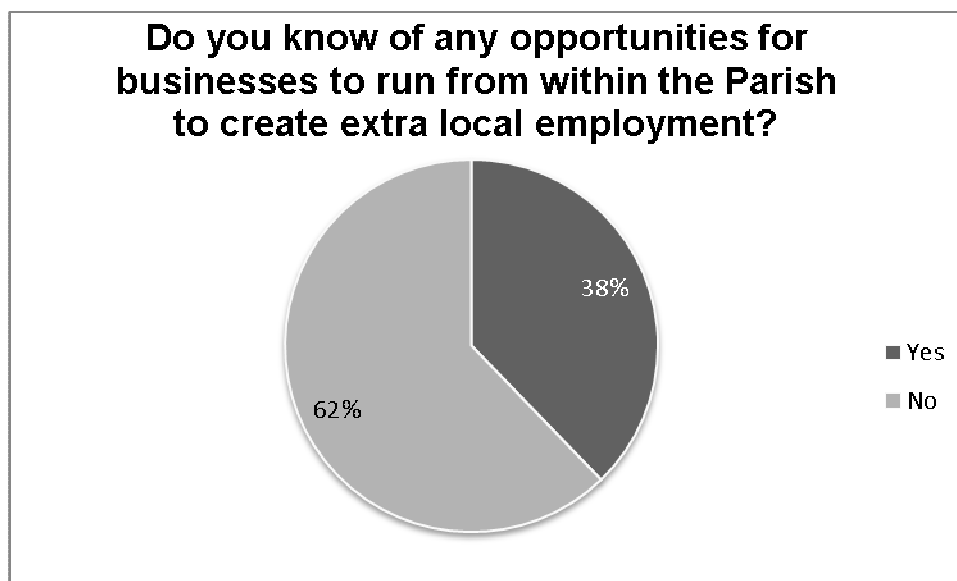


Other suggestions received are listed below:

To encourage Offenham residents to walk or cycle into Evesham, foot bridges should be built across the Avon at the Bridge Inn and across the By-Pass on the route of Shakespeare's Avon Way.
Riverside Path
Dog walking routes x 2
Fish and Chip Shop
Village Orchard
Allotments
Café x 2
Butchers
Street Lighting
Drs Surgery
Changing rooms for sports ground x 2
Cricket pavilion
Sports facilities (tennis courts/badminton)
A gym other than Evesham Leisure Centre
Someone to stop horses and cycles / motor cycles turning the grass into mud baths
Clearer public footpaths
Signage for public access – especially along land used by the nurseries etc.

Q19. Do you know of any opportunities for businesses to run from within the parish to create extra local employment?

Yes	No
65 (34%)	84 (56%)

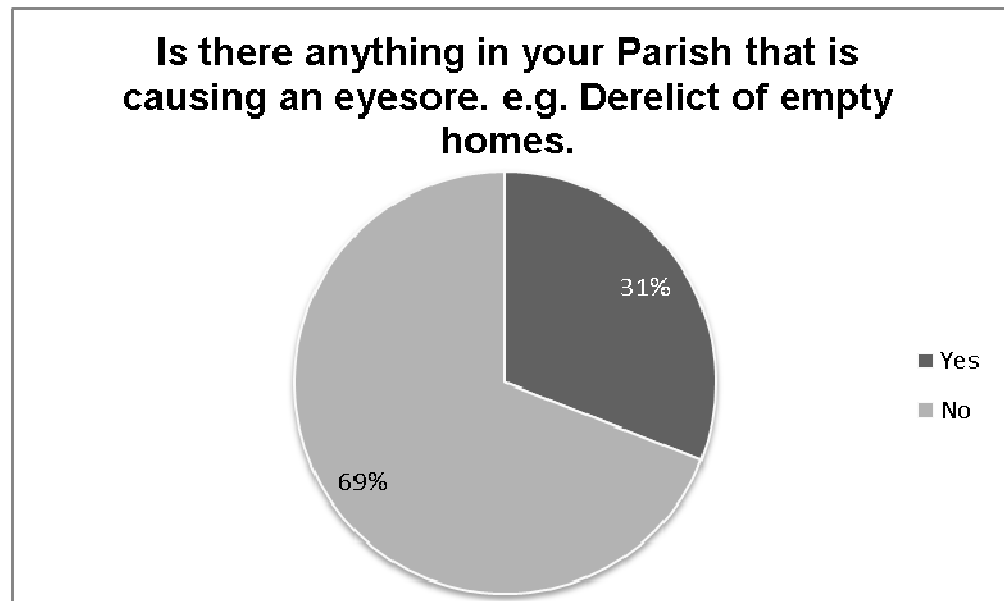


Twenty eight (28) comments were received:

Suggestions
A local pre school would be ideal in the village.
A restaurant would be good for the local community.
Improve the local pub and a nursery
We only have one shop and more choice as another food store would be helpful.
Growers
Facilities
Lack of mobile phone signal, slower broadband speeds recently. Commuting would become a problem.
In a minor way, if internet access is fast enough. I am not acquainted with modern facilities.
Broadband is slow, no fibre optic to dwellings and businesses
No suitable buildings and poor mobile reception.
No real potential opportunities and it is difficult to operate a business from home as the mobile signal is very poor and often inaccessible
Small business units at sensible prices
Already Existing Businesses'
Small village with large food producers all around.
Offenham has many growing nurseries, employing many.
Growers
Traffic / Transport
Only if vehicles are not allowed - too many lorries through the village as it is
However, NO further business opportunities are required. Offenham is a traditional horticultural based village with a good cross section of other businesses to supplement this. Any additional business opportunities would further urbanise the area and be contradictory to Offenham's distinct character and identity.
More employment causes more big lorries which we cant handle now
Most of the businesses in this area is agricultural / growers and too many HGVs already.
Roads are too narrow for even more traffic
Infrastructure would not support extra business traffic. No more lorries.
But not with lorries as village is too small
There is enough. They cause extra traffic, lorries and vans back and forth - day and night. Especially in Laurels Road.
Too many businesses here already
This is a residential village
Evesham Business Park
Its a small village - keep it that way
No due to land being built on (houses)
We already employ many workers in green houses and on the land.

Q20. Is there anything in your parish that is causing an 'eyesore' e.g. derelict or empty property?

Yes	No
46 (31%)	103 (69%)

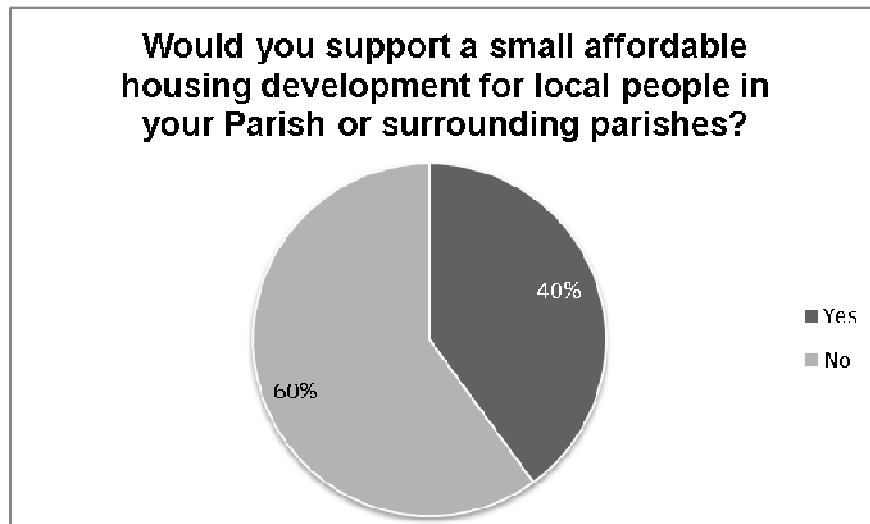


Empty / Derelict Properties
Derelict, empty property in Church Street in the conservation area
Property in Church Street has been empty and in poor state of repair for nearly 2 years, The large garden is full of weeds and the owner has done nothing to improve it.
One house in the village has been empty and derelict for a number of years near the may pole.
Empty flat near the Maypole - what a waste, been empty and neglected for many years.
Empty property in Church Street
Property in Church Street left to go derelict with sub let caravan
Church Street with no work on house or grounds for over 2 years
50 houses on Cedar Walk
House in Church Street, empty for years
Yes on Evesham Road, Offenham, there is are some really ugly mobile homes, derelict land and ugly solar panels.
Derelict property on Church Street opposite junction with Court Lane
Derelict building in Church Street
Bungalow opposite us has been empty for over 2 years, since previous occupants' death.
Caravans popping up everywhere - Three Cocks Lane, Offenham Road
Empty home at Myatt Road, gradually degrading. Large van parked on junction where Boat Lane joins Ferry Lane. Numerous houses with chippings which have migrated to pavements (dangerous for walking). Who is legally responsible if someone has an accident on those chippings?
Main Street - Bungalow, empty three plus years.
Main Street - House - empty 7 plus years.
Empty property for 72 years on Main Street and derelict property on Church Street
Derelict shed and overgrown land next to Merrywell Court on Evesham Road.
<ol style="list-style-type: none"> 1. There are a few green (glass / plastic) houses which appear to be derelict 2. Some litter is generated by farming practices/workers. 3. There have recently been issues relating to noxious bonfires 4. The area needs more trees and in particular hedges which help to remove particulates from the atmosphere, and may help to reduce the loss of top soil.

Fly Tipping / Rubbish
Dumped fridges by river opposite Fish and Anchor Pub
Rubbish adjacent to social housing
Just general rubbish and detritus in hedgerows, on paths, in roads etc. Caused by passing lorries, motorists and some local people and a lack of care when bins are emptied.
Flytipping and rubbish dumping.
Waste land behind Knowledge Cottages not fenced appropriately on public footpaths side to prevent fly tipping. Used by residents to dump garden waste and rubbish.
Fly tipping / Dog fouling
Flytipping in Merry Lane.
Regular fly tipping on Offenham Road near A46 junction
Footpath alongside road on Three Cocks Lane and Offenham Road often covered in soil / mud of the fields.
Large problem with mosquitos in summer for the last 4 - 5 years. I think it may be from the local business irrigation systems. It affects many households.
Smell of tomato waste on Station Road.
Local market garden business often burn rubbish with lots of smoke
Traffic / Road Works / Parking
Frequent re-occurring traffic lights because of housing developments
Too many cars parked in Main Street. Cars parked out Milburgh House cause a hazard, as you cannot see round the corner to approaching vehicles.
New Builds
The two major developments are an eyesore as they don't form part of the Parish.
The horticultural character of Offenham is houses interspersed with fields. The true "eyesore" of the village is the recent housing developments that have been built (over 80 properties including affordable). This large percentage dwelling uplift has been at the village's considerable expense. Its identity needs to be safeguarded from further erosion with no further housing allowed.
Poly tunnels, water sprayers, green houses - everywhere.
More houses! Our small village is becoming a town. We struggle with traffic and the village is loosing its appeal and charm.
Too many new houses
In a country village you can expect large farm/growers buildings. We have lots of glass housing too.
Evesham Road - land owners need to tidy up and too many bonfires at night
Most of Offenham is very pleasant, but in parts there are people driving and parking on grass verges and ruining them.
British Legion Hall needs refurbishment
Just the awful parking - especially of vans opposite the vicarage on the blind stretch of the road.
Poor agricultural practice on the land around Offenham.
The last two developments by DWH are a complete eye sore, the style of houses are just so different to the rest of Offenham. We feel we have been badly let down by Wychavon Council.
Continual heavy goods vehicles driving through the village. Parking problems, and poor decisions as where to park. Mainly from parents picking up children from school.
Dog Fouling / Birds
Dog poo everywhere
Doves everywhere. Mess in gardens, on car roofs, on washing, on houses. This is a health and safety risk.
Traffic / Congestion / Parking
Traffic congestion and cars parked illegally.
Junction of Myatt Road and Ferry Lane in Offenham

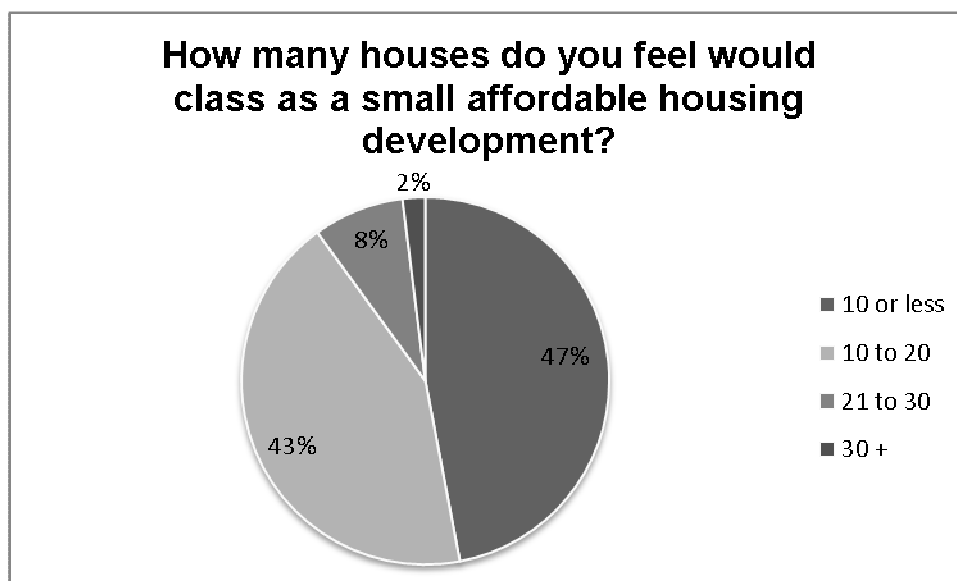
Q21. Would you support a small affordable housing development for local people in your parish or surrounding parishes?

Yes	No
60 (40%)	89 (60%)



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

10 or less	11 - 20	21 - 30	30 +
28	26	5	1
47%	43%	8%	2%



Q22. Would you like to receive further information about your local parish activities and volunteering opportunities?

Yes	No
27 (18%)	122 (82%)

Two out of the twenty seven did not provide contact details. Twenty five members of the community did ask for further information, and their contact name / email and telephone number will be passed to their local Parish Council to make contact.

Q24. Are you currently registered on the local housing register (Home Choice Plus)?

Yes	No
7 (5%)	142 (95%)

As of 5th April 2019, 26 households are registered on Home Choice Plus with a current address in Offenham. Twenty households require a one bedroom property and six require a two bedroomed property.

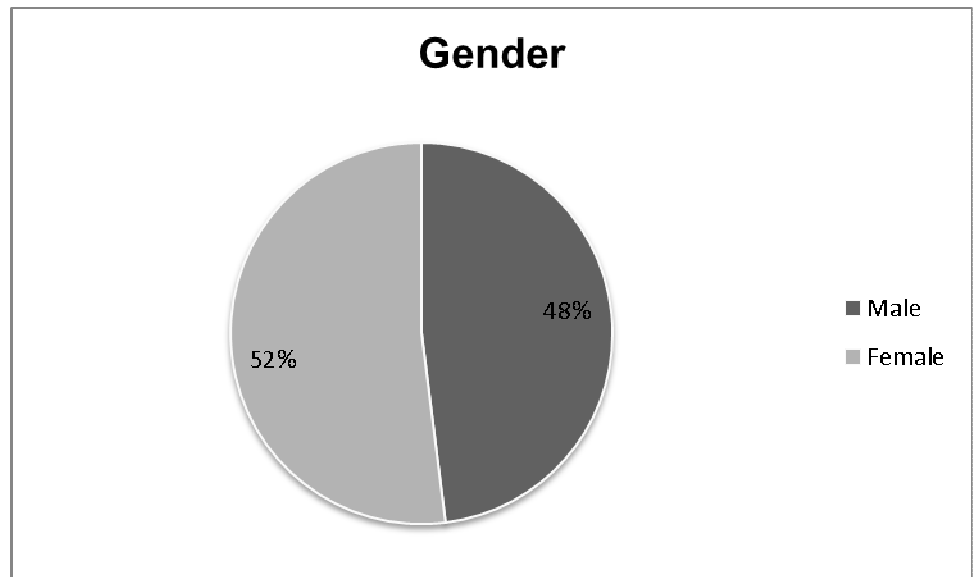
About the Parish of Offenham

Population Statistics (Estimated at 2017)

In relation to the 2011 Census data, the population was at 1409 (this was 73 more than in the 2001 Census). It is estimated in 2017 this has risen to 1510. Showing an increase of 101. This data was accessed through <https://www.citypopulation.de/php/uk-england-westmidlands.php?cityid=E35001285> (2nd April 2019).

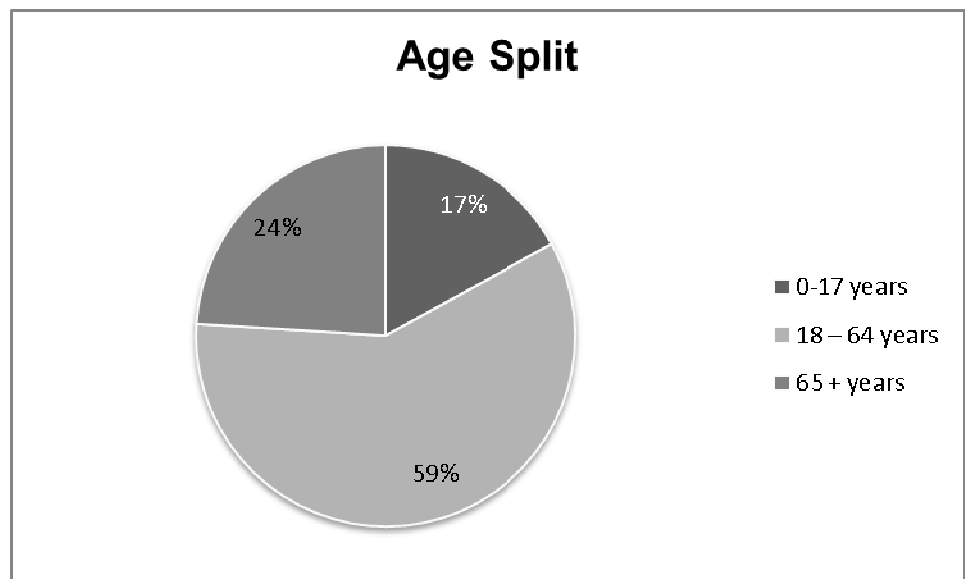
Figures (Estimated at 2017)

Male	Female
723 (48%)	787 (52%)



Age Groups (Estimated at 2017)

0-17 years	18 – 64 years	65 + years
250 (17%)	891 (59%)	369 (24%)



3. Offenham Current Housing Market

During the previous 12 months, up until March 2018, 27 properties have been sold, a list of these can be found below (those highlighted in grey are new build properties):

4.1 Purchases on the open market

Road	Number of bedrooms	Type of Property	Date Sold	Value
Main Street		Terraced	12.02.2019	£217,500
Norval Crescent	2	Semi Detached	08.02.2019	£206,000
Ferry Lane	2	Terraced	11.01.2019	£141,250
Cedar Walk		Detached	19.12.2018	£330,000
Cedar Walk		Detached	19.12.2018	£395,000
Cedar Walk		Detached	14.12.2018	£340,000
Chestnut Grange		Detached	23.11.2018	£385,000
Cedar Walk		Semi Detached	23.11.2018	£255,000
Leasowes Road	3	Semi Detached	16.11.2018	£272,000
Cedar Walk		Semi Detached	08.11.2018	£275,000
Myatt Road	3	Terraced	02.11.2018	£272,500
Chestnut Grange		Semi Detached	01.11.2018	£240,000
Chestnut Grange		Semi Detached	25.10.2018	£240,000
Three Cocks Lane		Terraced	21.09.2018	£270,000
Cedar Walk		Detached	21.09.2018	£380,000
Station Road		Semi Detached	11.09.2018	£380,000
Evesham Road	3	Detached	15.08.2018	£300,000
Cedar Walk		Detached	29.06.2018	£270,000
Boat Lane	4	Semi Detached	29.06.2018	£272,000
Chestnut Grange		Detached	28.06.2018	£320,000
Cedar Walk		Detached	31.05.2019	£317,000
Chestnut Grange		Detached	31.05.2018	£275,000
Norval Crescent	2	Semi Detached	25.05.2018	£176,000
Gibbs Lane	3	Bungalow	08.05.2018	£228,176
Cedar Walk		Semi Detached	27.04.2018	£200,000
Cedar Walk		Semi Detached	27.04.2018	£197,000
Cedar Walk		Semi Detached	27.04.2018	£255,000

Data from <https://www.rightmove.co.uk/house-prices/Offenham.html> (accessed on 2nd April 2019)

In total 16 of those properties were new build, showing a 59% split, with the remaining 11 properties being re-sales, with a total of 41% of the sales for Offenham.

The average prices for existing builds are £248,675.09 and new build is £292,125.00. Total average for the properties sold in Offenham is £274,423.19.

4.2 Currently on the market

When looking at properties for sale available in Offenham, as of the 2nd April, the following properties were available (those highlighted in grey are new build properties):

Laurels Road	2 Bed	Semi Detached	£210,000	New Build	David Wilson Homes
Station Road	5 Bed	Detached	£960,000		Fine and Country
Gibbs Lane	5 Bed	Detached	£650,000		Gusterton, Palmer and James
Mill Lane	4 Bed	Detached	POA	New Build	Reeds Rains
Crabtree Leys	4 Bed	Detached	£349,995	New Build	Moving Made Easy
Crabtree Leys	4 Bed	Detached	£339,995	New Build	Reeds Rains
Boat Lane	3 Bed	Detached	£325,000		Andrew Grant
Main Street	2 Bed	Terrace	£275,000		Open House Estate Agents
Boat Lane	3 Bed	Terrace	£260,000		Chatterton Estate Agents
Myatt Road	3 Bed	Semi Detached	£255,000		Purple Bricks
Cedar Walk	3 Bed	Semi Detached	£250,000	New Build	Reeds Rains
Laurels Road	2 Bed	Semi Detached	£210,000		R A Bennett
Laurels Road	2 Bed	Semi Detached	£210,000		David Wilson Homes
Laurels Road	2 Bed	Semi Detached	POA		Connells

Data from <https://www.rightmove.co.uk/property-for-sale/find.html?searchType=SALE&locationIdentifier=REGION%5E18860&insId=1&radius=0.0&minPrice=&maxPrice=&minBedrooms=&maxBedrooms=&displayPropertyType=&maxDaysSinceAdded=&includeSSTC=on&sortByPriceDescending=&primaryDisplayPropertyType=&secondaryDisplayPropertyType=&oldDisplayPropertyType=&oldPrimaryDisplayPropertyType=&newHome=&auction=false> (accessed on 2nd April 2019)

Based on the 12 properties with sale values advertised, the average price across all properties for sale in Offenham is £357,915.00. For new build properties this is an average of £287,497.50 (based on the four properties with sale prices advertised.) For re-sale properties the average is £393,125.00 for the eight properties advertising a sale price.

3.3 Private Rental

When looking at private rental properties available in Offenham, as of the 2nd April, only one property was being advertised in Offenham.

Offenham Road	2 Bed	Lodge	£595 pcm	£900 deposit	Part Furnished
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Data from <https://www.rightmove.co.uk/property-to-rent/property-70079341.html> (accessed on 2nd April 2019)

When you widen the search to within 1 mile of Offenham it advertises 22 properties, mainly based around Evesham Town Centre, and neighbouring South Littleton and Bengeworth.

4. Conclusion

The survey received a response rate of 21% (148 / 709) showing a margin of error to 90% as + / - 6.0%.

A further six surveys were received after the deadline, and could not be included within the report, and six surveys were not fully completed so are classed as void, and could not be include in the data.

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.

The survey has identified that 19 households stated they would have a different housing need within the next 5 years. Twelve (12) stating that they would be bought on the open market, three (3) shared ownership and three (3) renting from a housing association. No housing need was identified for private rentals or self build properties. One (1) respondent did not state their preferred tenure. All of those stating that there housing need would change in the next 5 years, had a local connection to the Parish, and all currently lived in the Parish.

5.1 Market Housing Need Identified

18 completed surveys were used for the below data, 1 survey was not completed fully and therefore could not be included.

Time scale	House hold Type	Current Tenure	Need	Reason to move	Preferred tenure	Bedroom need *	Price
1 – 3 years	Couple	Own home with a mortgage	Lack of suitable housing	Need a specially adapted home	Buy on the open market	1	£250,000-£299,999
1 – 3 years	Family (2 adults, 2 children)	Own home with a mortgage	Lack of affordable housing	Need a larger home	Buy on the open market	2 / 3	£200,000-£249,999
3 – 5 years	Family (2 adults, 2 children)	Own home with a mortgage	Not able to afford suitable housing	Need a larger home	Buy on the open market	2 / 3	£200,000-£249,999

Time scale	House hold Type	Current Tenure	Need	Reason to move	Preferred tenure	Bedroom need *	Price
3 – 5 years	Couple	Own home outright	Lack of suitable housing	Need a smaller home	Buy on the open market	1	£250,000-£299,999
1 to 3 years	Couple	Own home outright	Lack of suitable housing	Need a smaller home	Buy on the open market	1	£250,000-£299,999
1 to 3 years	Couple	Own home outright	Lack of suitable housing	Need a smaller home	Buy on the open market	1	£250,000-£299,999
1 to 3 years	Single Person (moving out of parental home)	Own home outright	Saving to purchase	Set up independent home	Buy on the open market	1	Up to £199,999
1 to 3 years	Single Person (moving out of parental home)	Own home with a mortgage	Not able to afford suitable property	Set up independent home	Buy on open market	1	Up to £199,999
3 – 5 years	Single Person (moving out of parental home)	Own home outright	Not able to afford suitable property	Set up independent home	Buy on open market	1	£250,000-£299,999
1 to 3 years	Family (2 adults, 2 children)	No answer provided	Not able to afford suitable property / Saving to afford	Set up independent home	Buy on open market	2 / 3	Up to £199,999
1 to 3 years	Single Person (moving out of parental home)	Own home with a mortgage	Not able to afford suitable property	Set up independent home	Buy on open market	1	Up to £199,999
1 to 3 years	Single Person (moving out of parental home)	Own home with a mortgage	Not able to afford suitable property	Set up independent home	Buy on open market	1	Up to £199,999

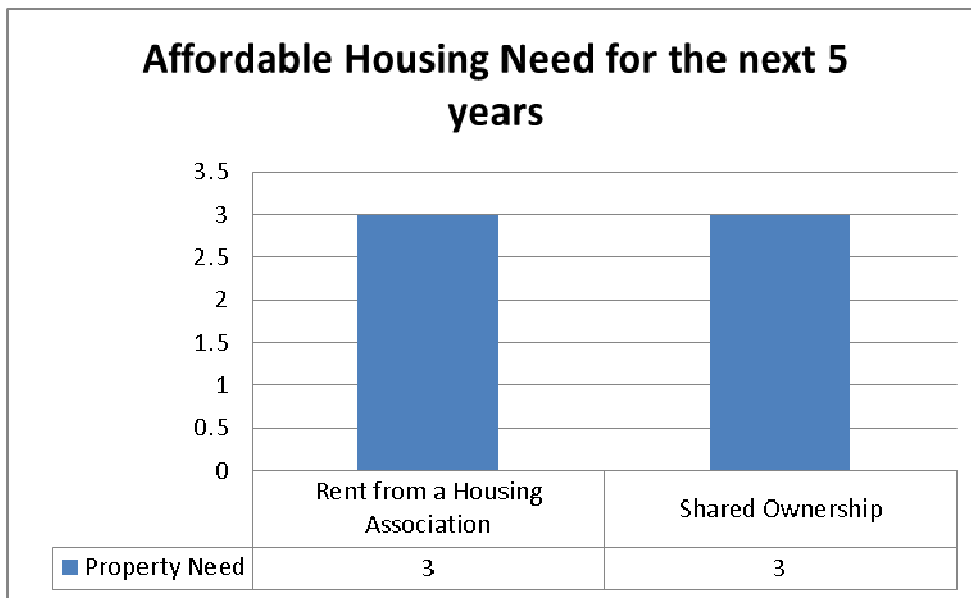
*Bedroom need identified via the Home Choice Plus calculation for bedroom need.

5.2 Affordable Housing Need Identified

Time scale	House hold Type	Current Tenure	Need	Reason to move	Preferred tenure	Bedroom need **	Price
1 – 3 years	Couple	Own home with a mortgage	Saving to purchase	Need a specially adapted home	Shared Ownership	1	£300,000 - £349,000
In the next 12 months	Family (2 adults, 2 children)	Shared Ownership	Lack of suitable housing	Need a specially adapted home	Shared Ownership	2 / 3	Up to £199,999
3 – 5 years	Couple	Rent from a Housing Association	Lack of suitable housing	Need a specially adapted home	Rent from a Housing Association	1	Less than £400 pcm
In the next 12 months	Single Person (65+)	Own home outright	Failure to sell current property	No answer provided	Rent from a Housing Association	1	£601 - £700 pcm
3 – 5 years	Single Person (moving out of parental home)	Own home outright	Not able to afford a suitable property	Set up independent home	Shared Ownership	1	£250,000-£299,999
3 – 5 years	Single Person (moving out of parental home)	Rent from a Housing Association	Lack of suitable housing	No answer provided	Rent from a Housing Association	1	Less than £400 pcm

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

Time scale	Reason to move	Preferred tenure	Bedroom need **
In the next 12 months	No Answer	Rent from a Housing Association	1
In the next 12 months	Need a specially adapted home	Shared Ownership	2 / 3
1 – 3 years	Need a specially adapted home	Shared Ownership	1
3 – 5 years	Need a specially adapted home	Rent from a Housing Association	1
3 – 5 years	Set up an independent home	Shared Ownership	1
3 – 5 years	No Answer	Rent from a Housing Association	1



5.3
 From the above table identifying the need for additional housing within the Parish of Offenham. Only four of the identified households would be able to afford to purchase properties for the average price of those currently on the market, but their needs for adaptations etc. would not be being met.

The need for affordable housing shows 6 households (3 considering shared ownership and 3 wishing to rent from a housing association). 50% of respondents also stated that they need an adapted property (2 shared ownership and 1 rent from a housing association).

Twelve respondents stated that they wished to buy a property on the open market. Of those 50% were setting up an independent home, 25% wanting a smaller property, 17% needing a larger property and 8% requiring an adapted property. Currently 5 of those respondents (42%) currently owned their property outright, 50% buying their current property with a mortgage and 8% did not state their current tenure.

Residents completing the survey were asked whether they supported a small development of affordable housing within the Parish, 40% stated that they would support a development. Of those respondents 47% stated a development with less than 10 properties, and 43% between 11 – 20 properties.