



Pinvin

Housing Needs Survey

Analysis of Survey Results

April 2020

Rachael Tooth
Housing Research and Projects Officer

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

Email: rachael.tooth@wychavon.gov.uk

Telephone: 01386 565511

1. Introduction

Wychavon District Council has undertaken a housing needs survey of the Parish of Pinvin.

417 paper surveys were sent to households within the Parish of Pinvin. Included was a prepaid envelope, to enable residents to complete and return the survey free of charge. It also provided an option to call and speak to a member of the Housing Services Team or complete online through a web link. Please see appendix one (at the end of this report) for a copy of the covering letter and survey document.

The deadline for responses to this survey was Wednesday 8th April 2020. In total 82 valid responses were received, showing a response rate of 19.7%.

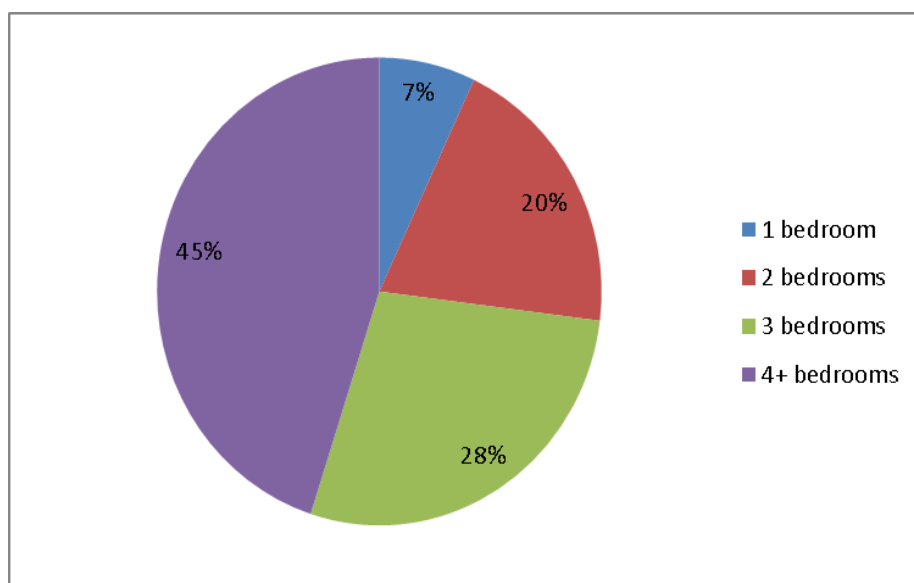
With a 95% reliability factor the data is to be true to a margin of error + / - 10.0%.

	Postal	Online	Telephone
Total Surveys	58	24	0
%	71%	29%	0%

2. Analysis

How many bedrooms does your current home have?

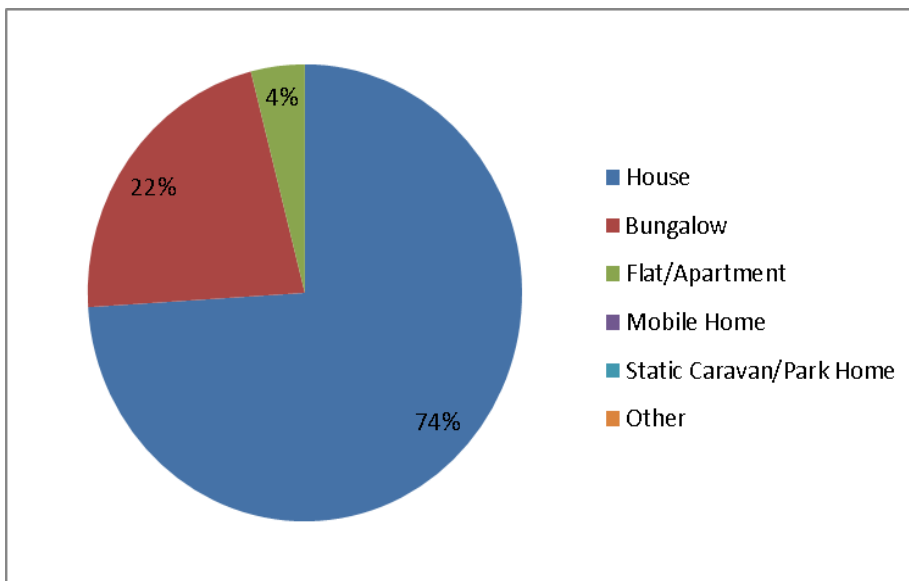
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Number	6	16	23	37
Percentage	7%	20%	28%	45%



The majority of respondents stated that they were currently living in a property with either three bedrooms or 4 + bedrooms (totalling 73%). A further 20% stated 2 bedrooms, and 7% stated that they were living in a one bedroom property.

What type of home do you live in?

	House	Bungalow	Flat/ Apartment	Mobile Home	Static Caravan/ Park Home	Other
Number	61	18	3	0	0	0
Percentage	74%	22%	4%	0%	0%	0%

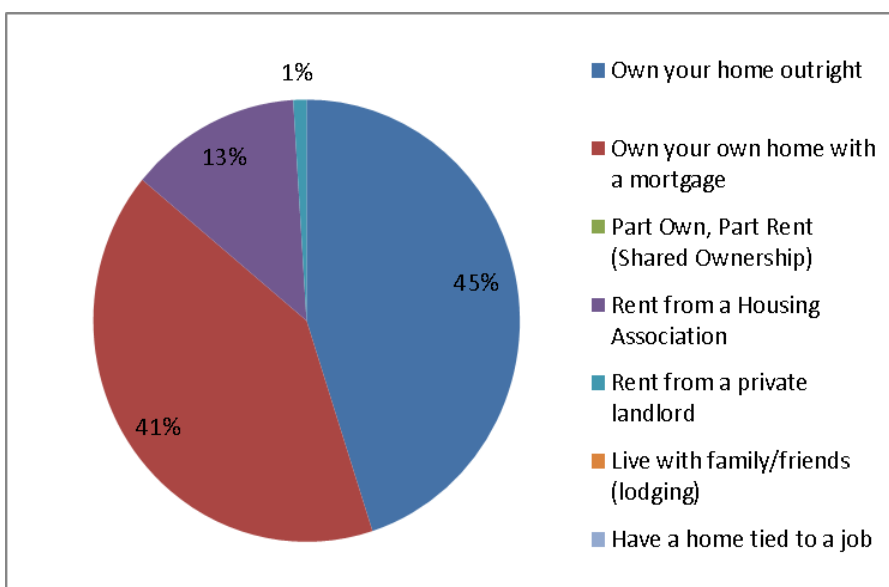


Sixty one (74%) of respondents stated that they lived in a house, eighteen (22%) stated they lived in a bungalow and three (4%) stated that they lived in a flat/apartment.

No responses were received from anyone living in a mobile home, or static caravan/park home.

Do you....

	Number	Percentage
Own your home outright	36	45%
Own your own home with a mortgage	34	41%
Part Own, Part Rent (Shared Ownership)	0	0%
Rent from a Housing Association	11	13%
Rent from a private landlord	1	1%
Live with family/friends (lodging)	0	0%
Have a home tied to a job	0	0%
Other	0	0%



45% of the respondents stated that they owned their home outright, with a further 41% stating that they owned their own home with a mortgage.

13% stated that they rent from a housing association, and 1% from a private landlord.

No respondents were living with friends or family or had accommodation tied to a job.

Ages of the people in your household

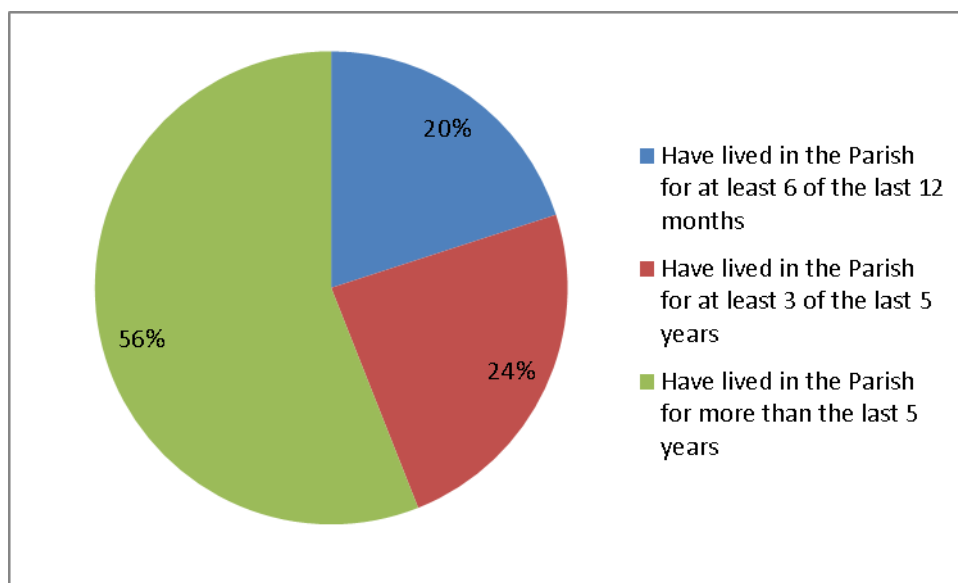
Under 10 years of age	14 households with 1, 2 or 4 members
10 – 15 years of age	9 households with 1 or 2 members
16 – 17 years of age	4 households with 1 member
18 – 34 years of age	20 households with 1 or 2 members
35 – 54 years of age	33 households with 1 or 2 members
55 – 64 years of age	21 households with 1 or 2 members
65 + years of age	31 households with 1 or 2 members

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

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 line with the Home Choice Plus Allocations Policy for the allocation of affordable homes.

Seventy seven (77) out of the eighty two (82) respondents stated that they currently lived in the Parish of Pinvin (94%). A further 8.5% of respondents (7) stated that they had permanent employment within the parish, 8.5%% of respondents (7) stated that they have immediate family living within the Parish and 1% (1) household stated that they cared for a family member within the parish. Households were able to select one than more local connection to the Parish.

	Number	Percentage
Have lived in the Parish for at least 6 of the last 12 months	16	20%
Have lived in the Parish for at least 3 of the last 5 years	20	24%
Have lived in the Parish for more than the last 5 years	46	56%



Your Future Need

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

Sixty nine (69) respondents stated that they did not have an alternative housing need.

Thirteen (13) households stated that they were looking for alternative accommodation within the next five years. The responses are detailed in the table below:

	In the next twelve months	1 to 3 years	3 – 5 years
Number	6	2	5
Percentage of those requiring to move	46%	15%	39%

Please note that one respondent stated that they wanted to move within the next 12 months, but stated that this would be outside of the Parish of Pinvin.

How many people will require this housing?

This question is asked to determine the reasons for the households requiring additional 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	Need a larger home x 3	Set up an independent home x 2	Need a smaller home
	Family Break Up		Nothing to do in the parish (to move outside of the Parish).
	Set up an independent home		Specially adapted property x 2
	Need to live in the same parish as relatives		Would like a Bungalow

What is the main reason for needing to move:

Reason	Timescale	Current Tenure	Household Make Up	Property Tenure (to move to)
Need a larger home	In the next twelve months	Rent from housing association	Under 10 (1) 18 – 34 (2)	Rent from a housing association
Need a larger home	In the next twelve months	Rent from housing association	Under 10 (3) 18 – 34 (2)	Rent from a housing association
To set up an independent home	In the next twelve months	Own home outright (living with parents)	18 – 34 (1)	Shared Ownership
Family Break Up	In the next twelve months	Rent from housing association	Under 10 (4) 18 – 34 (2)	Rent from a housing association
Need a larger home	In the next twelve months	Own home with a mortgage	55 – 64 (2)	Buy on the open market

Reason	Timescale	Current Tenure	Household Make Up	Property Tenure (to move to)
Need to live in the same parish as relatives	In the next twelve months	Rent from a housing association	18 – 34 (1) 55 – 64 (1)	Rent from a housing association
Set up an independent home	1 – 3 years	Own home with a mortgage (Living with parents)	18 – 34 (1)	Rent from a housing association
Set up an independent home	1 – 3 years	Own home outright	18 – 34 (1) 35 – 54 (1)	Buy on the open market
Need a smaller home	3 – 5 years	Own home outright	55 – 64 (2)	Buy on the open market
Nothing to do in this parish	3 – 5 years	Own home with a mortgage	10 – 15 (1) 35 – 54 (2)	Buy on the open market
Specially adapted property	3 – 5 years	Rent from a housing association	65+ (1)	Rent from a housing association
Specially adapted property (Need a simpler home)	3 – 5 years	Own home outright	65+ (2)	Buy on the open market
Would like a bungalow (but current market prices are high)	3 – 5 years	Own home outright	65+ (2)	Buy on the open market

What might prevent you from fulfilling your future need?

Respondents were able to select all options that applied.

	Lack of suitable properties	Not able to afford suitable properties	Saving to purchase	Other
Number	7	6	2	1
Percentage	44%	38%	12%	6%

One “Other” comment was received stating that they wanted to move out of the area.

- 44% stated that there is a lack of suitable properties
- 38% stated that they are not able to afford suitable properties
- 12% stated that they were saving to purchase a property

Would you prefer to?

	Buy on the open market	Shared Ownership	Rent from a Housing Association	Rent from a private landlord	Self Build	Other
Number	6	1	6	0	0	0
Percentage	46%	8%	46%	0%	0%	0%

Of those respondents stating that they will need to move within the next 5 years, 46% stated that they would like to purchase on the open market, 46% would like to rent from a housing association and 8% would like to purchase a shared ownership property.

No responses were received for private rental or self build.

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	0	3	1	0	1	1
Percentage	0%	50%	17%	0%	17%	17%

One respondent did not wish to state their household income.

What deposit can you afford?

This question received responses only from those wishing to buy on the open market, or self build.

	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	0	0	1	0	0	0	2
%	0%	0%	33%	0%	0%	0%	67%

Four respondents stated that they did not wish to state the amount of deposit they had available to them.

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 self build.

	Up to £199,999	£200,000-£249,999	£250,000-£299,999	£300,000-£349,999	£350,000-£399,999	£400,000 plus
Number	0	2	0	0	0	1
Percentage	0%	67%	0%	0%	0%	33%

Four respondents stated that they did not wish to state the amount that they could afford.

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 pcm	£400-£499 pcm	£500-£599 pcm	£600-£699 pcm	£700-£799 pcm	£800 + pcm
Number	1	2	2	0	0	0
Percentage	20%	40%	40%	0%	0%	0%

One respondent did not state the amount they wanted to spend on a rental property.

Is your Parish....?

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

Respondents were asked if the parishes were a nice place to live, 59 out of the 71 respondents (83%) stated that it was. Eleven respondents did not provide an answer to the question.

	Friendly	Has good community spirit	Crime is an issue	Sought after location	Balanced/varied population
Yes	53	17	7	17	26
No	29	65	75	65	56

- 65% of respondents stated it was a friendly Parish to live within
- 21% respondents stated that the Parish had a good community spirit
- 9% of respondents stated that they felt crime was an issue in the Parish
- 21% of respondents stated that they felt the Parish is a sought after location
- 32% of respondents stated that they felt the Parish has a balanced and varied population

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

Changed for the better	Not changed	Changed for the worse
11	36	34

One respondent did not provide an answer to this question.

- The majority (44%) stated that the Parish had not changed in the last 3 years
- 14% felt that the Parish had changed for the better.
- 42% stated they believed that the Parish had changed for the worse

How much of a problem is traffic congestion?

Regular	Occasional	Not a problem
44	28	7

Three respondents did not provide an answer to the question.

- 56% felt that it was a regular problem
- 35% stated it was an occasional problem
- 9% of respondents did not feel that traffic caused a problem

How much of a problem is parking?

Regular	Occasional	Not a problem
30	28	20

Four respondents did not provide an answer to the question.

- The majority (38%) felt that parking was a regular problem
- 36% stated that they felt parking was an occasional problem
- 26% felt that parking was not a problem

What is access to public transport like in your parish?

Regular	Irregular	No Access
42	30	1

Nine respondents did not provide a response to the question.

- The majority, 58% stated that they believed public transport was regular
- 41% felt that there was irregular access to public transport
- 1% felt that there is no access to public transport.

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

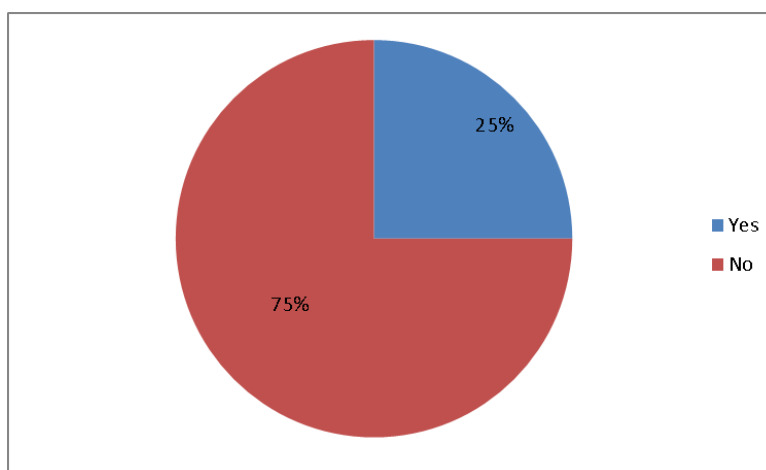
Sometimes	Frequently	Never
49	10	15

Eight respondents did not provide an answer to the question.

- The majority (66%) stated that if public transport was available that would sometimes use it
- 20% stated that they would never use public transport.
- 14% stated that if public transport was available they would use it frequently

Do you feel there are enough amenities in your parish?

Yes	No
20 25%	61 75%



One respondent did not provide an answer to the question.

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
22	23	11	51	19	24	9	17	28
11%	11%	5%	25%	9%	12%	4%	8%	14%

Those stating “Other” gave the following responses:

- Village hall
- The village has no community building to bring people together.
- Usable village hall
- Pleasant pub (we have one but its awful)

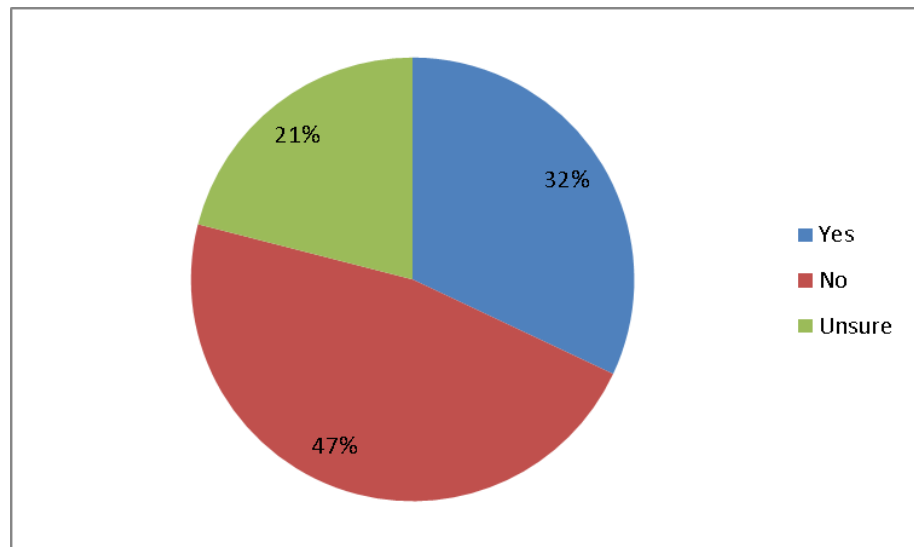
- Better pub
- A refurbished pub
- Swimming pool
- Outdoor gym in the park
- Village shop
- Tea/coffee shop
- For walking the dog, and people don't pick up their dog mess.
- Better footpaths

One respondent stated it felt it was too close to Pershore to have its own facilities.

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

Yes	No	Unsure
24	36	16
32%	47%	21%

Six respondents did not answer the question.



The following comments were also provided:

- There is nowhere in Pinvin for people to interact therefore it feels unfriendly and certainly not a good place for a business.
- No centre and businesses that have set up have closed again.
- Likewise pub is poor and no improvements made in many years
- It depends on the type of business. Shops (especially local corner shop) and services e.g. dentist, doctors etc. would be welcomed but businesses that are noisy/emit pollution (like the ones near the train station on Station Road) would not be suitable.
- Offices and small workshop available with reasonable access
- A good train that goes into London in under 2 hours
- We already have a huge industrial estate on our doorstep. Also huge lorries, and enormous tractors and trailers constantly pass through our little roads and lanes.
- Recent new housing means more people in the village so a bigger pub or local shop would do well now there are more residents
- Good road transport links
- Wouldn't have enough passing trade for certain businesses
- Its big enough as it is, soon be part of Pershore, a town not a village
- Already run business from within the Parish
- Small village could not accommodate

- This is a village of retired people plus families with children who have moved here for the quality of life offered. We are fearful that modern development may spoil this.
- Think there are enough businesses within the Parish
- Too many houses already and traffic is a problem. Too many lorries passing through village and school parking issues.
- There is a business centre with vacancies
- The parish has good road and rail links with Birmingham and the airport is easily accessible
- We already have trading estates and business parks
- Not enough amenities
- We need a local shop
- There seem plenty of established businesses already in the area.
- Local shop desperately needed, and maybe a fish and chip shop
- Yes on the Racecourse Road trading estate
- No particular facilities for this. Maybe self employed, but beyond this no. Too much competition from Pershore / Evesham / Worcester.
- Its a residential village, not a town needing business growth
- Already have enough businesses
- Good access to main roads, large towns and motorways

Any further comments:

- There is no traffic calming in the village. Speeding, overtaking and dangerous driving are seen daily. There are no safe crossing places. There appears to be nothing for young people/teenagers to do. I would welcome more housebuilding in the village - provided there was a corresponding improvement in traffic management and amenities.
- Pinvin is an unfriendly village. Its pub is awful compared to surrounding villages and the village hall is monopolised by the play group so other groups cannot really use it. There is no sense of community. The road is dangerous and needs traffic calming, particularly the northern end - there will be an accident or a death if cars are continued to be allowed to speed at 50mph+ on this road. The footpaths have been ruined by the recent housing development and farmer hemming in some footpaths with fences. There are no dog waste bins in the north of the village. It seems that the parish Council do not really care about either promoting community or safer roads.
- Pinvin could be a great community but it has no heart and central facilities to bring old and young together. The village has had a lot of development over the last couple of years but no public services have been provided (I thought we were going to have a new community building where the existing pre-school is). The park facilities are great for small children but for children aged 9+ there is not enough for them to do in the village. Due to the increasing amount of building in the nearby area we need more services e.g. local shops, hairdressers, dentist etc. And to encourage people to cycle instead of use their cars into Pershore you need to create a safe cycle route. The footpath by the railway bridge on Station/Terrace Roads is far too narrow and for this reason it deters me cycling along here with two children when there are many lorries driving by. On the plus side having Pershore train station close-by is really handy and great for commuting.

Due to some existing social issues in the village I would not be in favour of more affordable housing in the village.

- Already too many houses and not enough amenities. Would like a pub/restaurant and a village shop
- It's a good area, but it won't be so good if you plan to build thousands of affordable homes in it.
- Most of the new people in the area work away, thus exacerbates the traffic problem further. Our roads are not fit for the amount of traffic already, without adding any further demands on them.
- Desperately need a pub and a shop in the village
- Pinvin Parish has deteriorated over recent years, over development coupled with increases in traffic volumes make the parish a depressing place to live. Every single day vehicles drive by at 60 - 70mph in a 30mph zone. Nothing improves. Drugs are also a problem visibly on the streets now. Little or no community spirit at all - no more developments please. Affordable housing sadly leads to many of today's issues in society. We have near neighbours who have never worked but have more than one affordable home. How does this help?
- Static traffic queues very noisy, speed limit needs cameras as speeding on A44 a problem and will only get worse.
- Local shop and better pub is essential requirement. Speeding and traffic congestion is a significant concern of mine and I feel speed calming measures are essential - speed cameras (local residents would probably pay for this) HGV vehicles need to be banned from travelling through the village to improve the safety and environment
- I feel the area is being spoilt by the increase in housing which is having a negative effect on house prices and if the proposed social housing goes ahead this will further decrease values, increase traffic, increase environmental factors and also negatively effect schools, GP access and many other social issues.
- I don't wish to see more affordable housing but better amenities for current residents
- There is enough new housing in the Village what with 6,000 new housing in 2030 we will be built in Throckmorton
- Whilst understanding the need for a proportional increase in housing, we have recently experienced significant amount of house building in Pershore which has significantly increased congestion. The threat of a new town being built at Throckmorton has caused massive local concern and stress - 6,000 new houses would devastate this area. This prospect has fuelled our plan to move out of the area, closing/moving the business.
- Pinvin used to be a lovely village. Now, there is nothing. Footpaths are bad except where the new housing is. Street lamps are useless. Feels like a depressing village nowhere to walk the dogs as it's all overgrown. The layby outside our house is shocking. It's like no one cares about the village anymore and the traffic is awful.
- The heavy goods vehicles are too frequent; the road is not wide enough for safe passing. Vehicles are so heavy they vibrate my home and make clocks and pictures on the wall move. Roadworks have prevented access to Pershore for almost 4 years without break.
- Far too many new houses are being planned around and inside this parish; this will have a major effect on the environment and the community health.
- Desperately need a working and functional village hall. The current one is falling apart and needs insulating, new windows etc. It has reached its life span

and could be a community hub if the investment was there, but all that seems to happen in that Pinvin gets more and more houses.

- I feel green spaces (arable/parks/live stock fields/rural public footpaths) need protecting from development, or Pinvin will lose its quiet appeal. My partner and I would likely move to somewhere quieter to start our family should Pinvin see any more housing development.
- Pinvin does not require any additional homes. Pershore provides plenty of options for all ages and demographics. Pinvin will come to be a town if you keep building. Stop Pinvin merging with Pershore.
- Public footpath in poor condition reported one year ago to highways
- Over the last 3 years over 100 homes have been built with considerable amount of traffic and heavy vehicles that generate noise, vibration and lots of dust and dirt.
- Vehicle speed throughout the village is much too high.

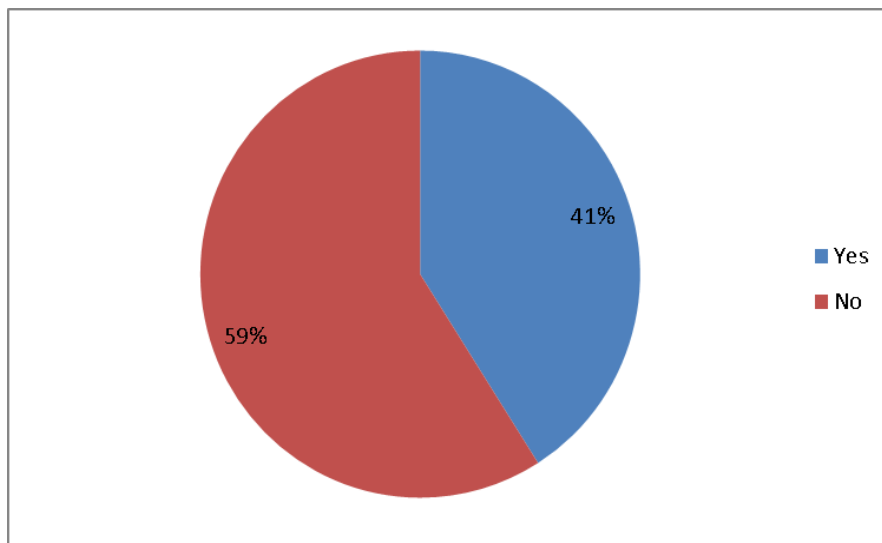
On the questions that asked for comments the Council has published the comments received, these are not the views of the council and are not endorsed and supported by the council in anyway, they are a reflection of what was actually submitted by respondents. Where the responses submitted contained potentially discriminatory, defamatory and or offensive language or any personal data they have not been reproduced.

Affordable Housing

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

Yes	No
33 41%	47 59%

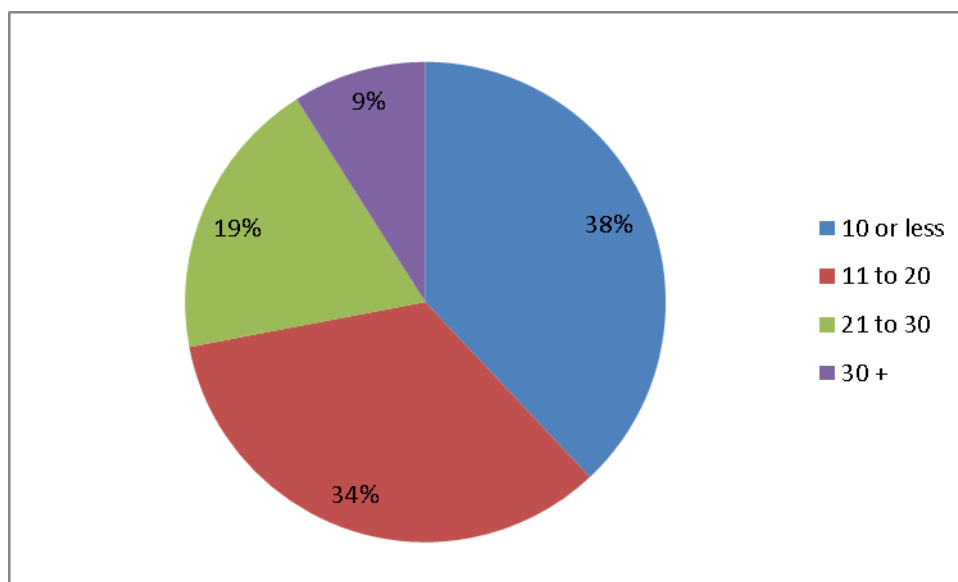
Two respondents did not answer the question.



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

10 or less	11 - 20	21 - 30	30 +
12	11	6	3
38%	34%	19%	9%

One respondent who supported the development of affordable housing did not answer this question.



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

Yes	No
10 12%	72 88%

Nine out of the ten respondents stated that they wish to have more details about volunteering opportunities provided their contact details. These will be passed to the Parish Council to make them aware of the interested households within their Parish for them to follow up.

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

Yes	No
4 (5%)	78 (95%)

A report was pulled from Home Choice Plus on the 28th April 2020, which showed that 33 households were registered with an address within Pinvin. These households have the following housing need:

- 1 bed – 20 (and of these, 11 are registered as being pensioners and / or in receipt of disability benefits.
- 2 bed – 6
- 3 bed - 7

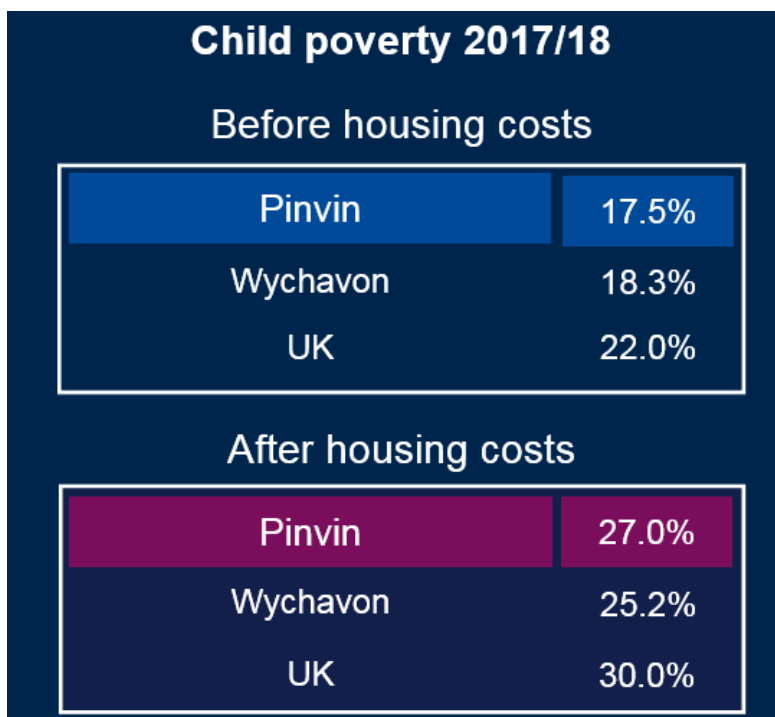
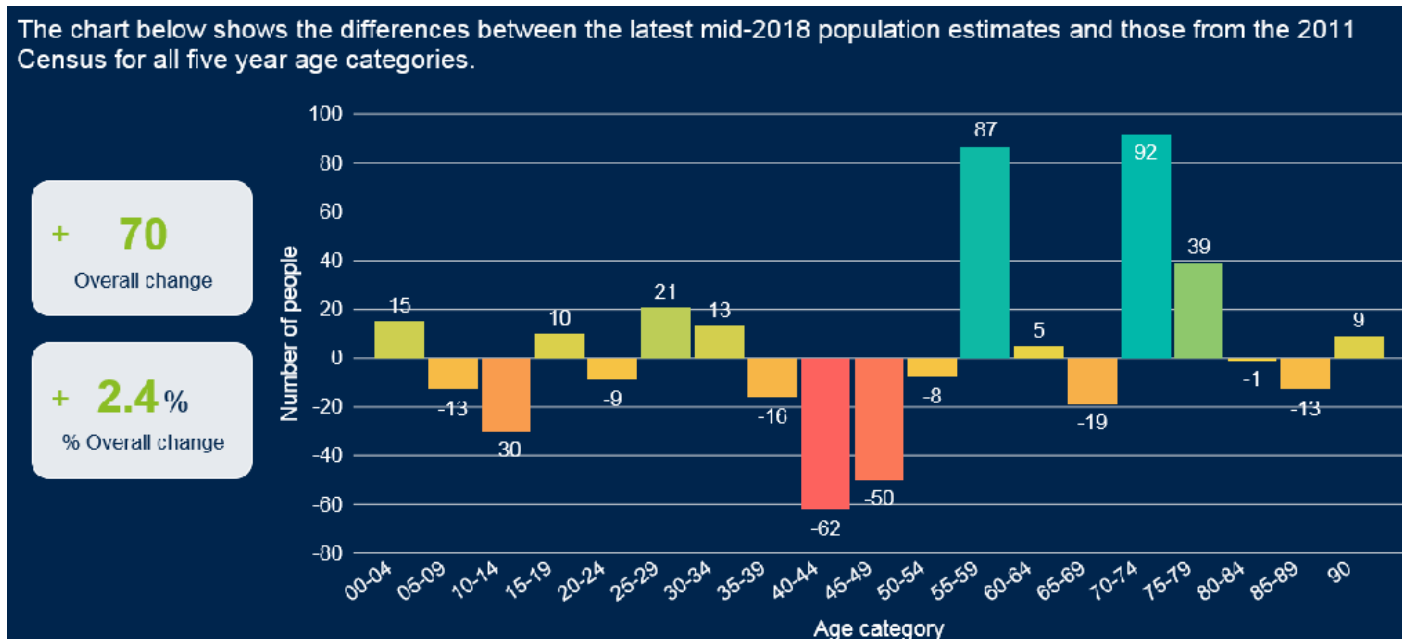
It was felt that not all of the households registered on Home Choice Plus had completed the Housing Needs Survey, as 4 respondents stated that they were registered and 6 households have stated they wish to move into affordable rented accommodation. But there are 33 current applications for affordable accommodation on the social housing register.

3. About the Parish of Pinvin

Ward Profile

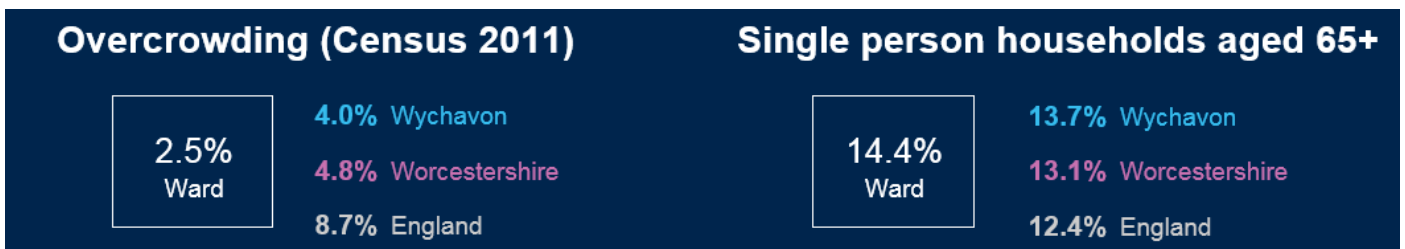
Pinvin Ward			
Total Population	3021		
Male	1503	Female	1518
Under 16	15%	65 +	29%
16 – 64	56%		

The below chart shows that the population of Pinvin has increased by 70 people, which shows a plus percentage of 2.4 between 2011 and 2018.

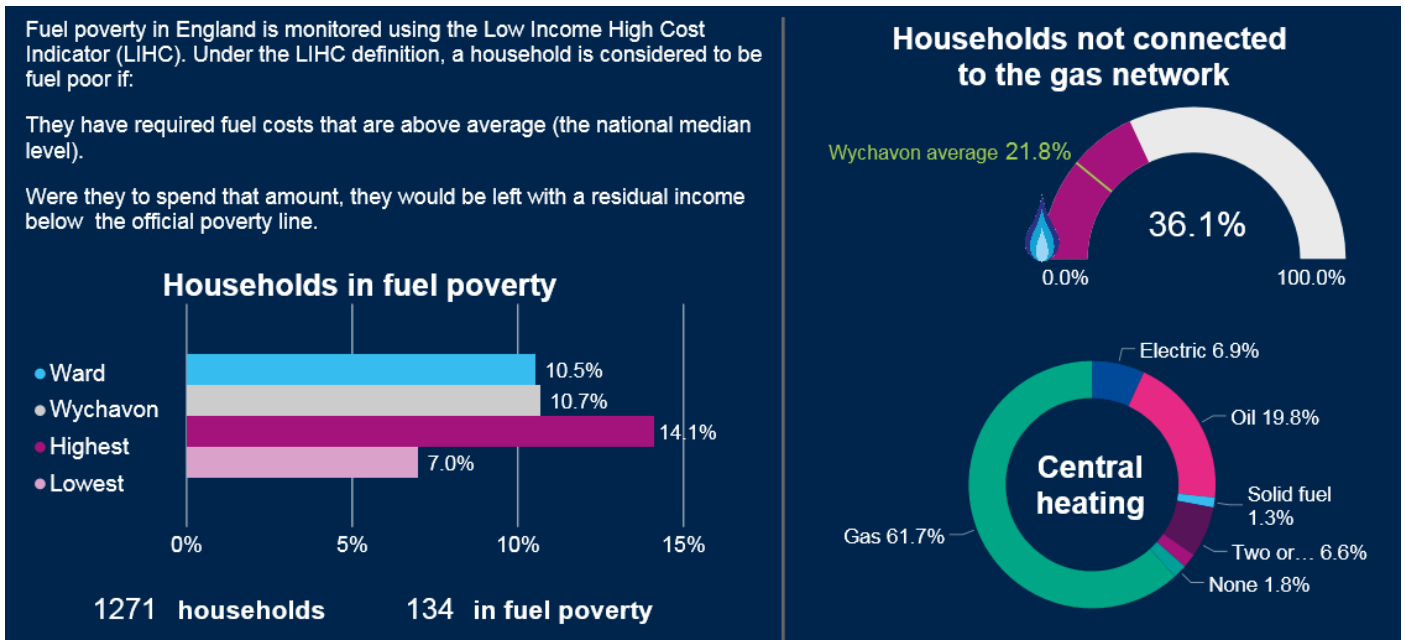


Housing Tenure			Housing Type		
Owned Outright	574	47%	Detached House	659	50%
Owned with a mortgage or home	400	33%	Semi Detached House	426	33%
Private Rent	85	7%	Terraced House	120	9%
Social Rent	126	10%	Flat / Maisonette	36	3%
Other	34	3%	Caravan/Mobile Home	69	5%

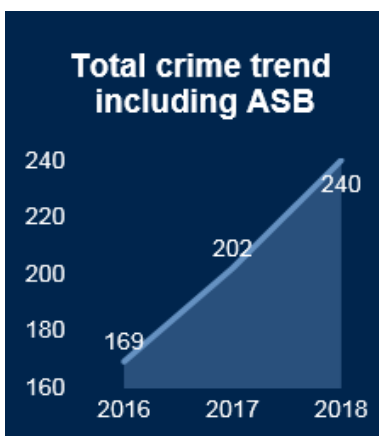
- This data is relating to the 2011 Census



Fuel Poverty

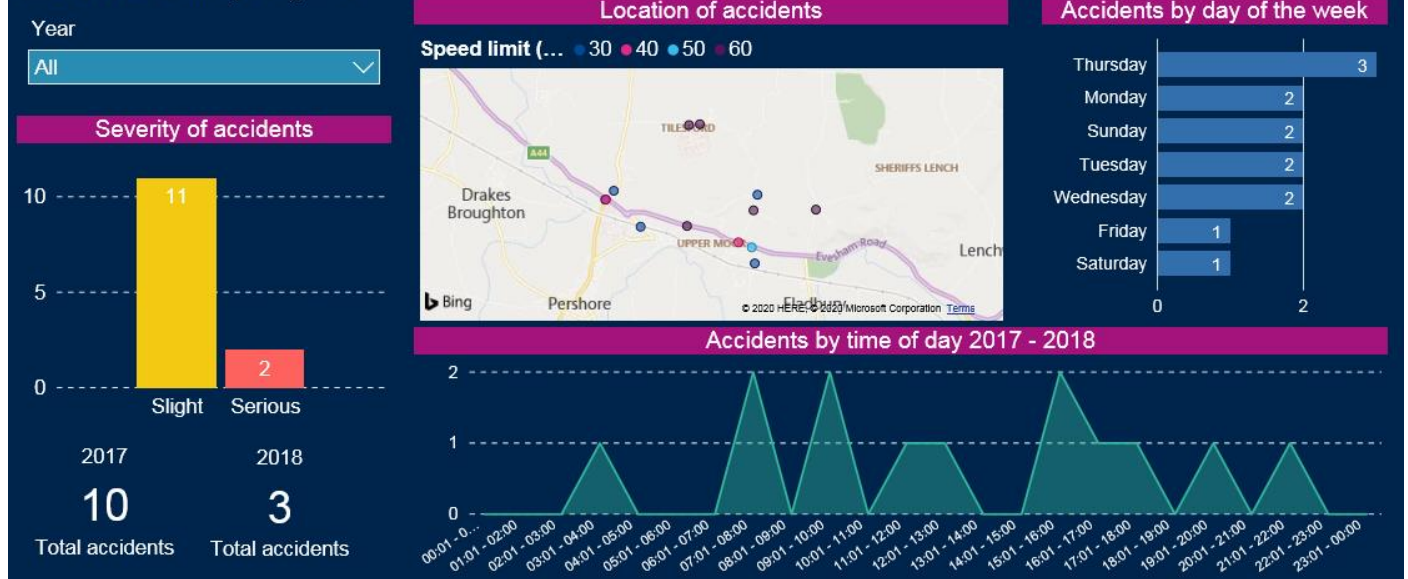


Crime Levels

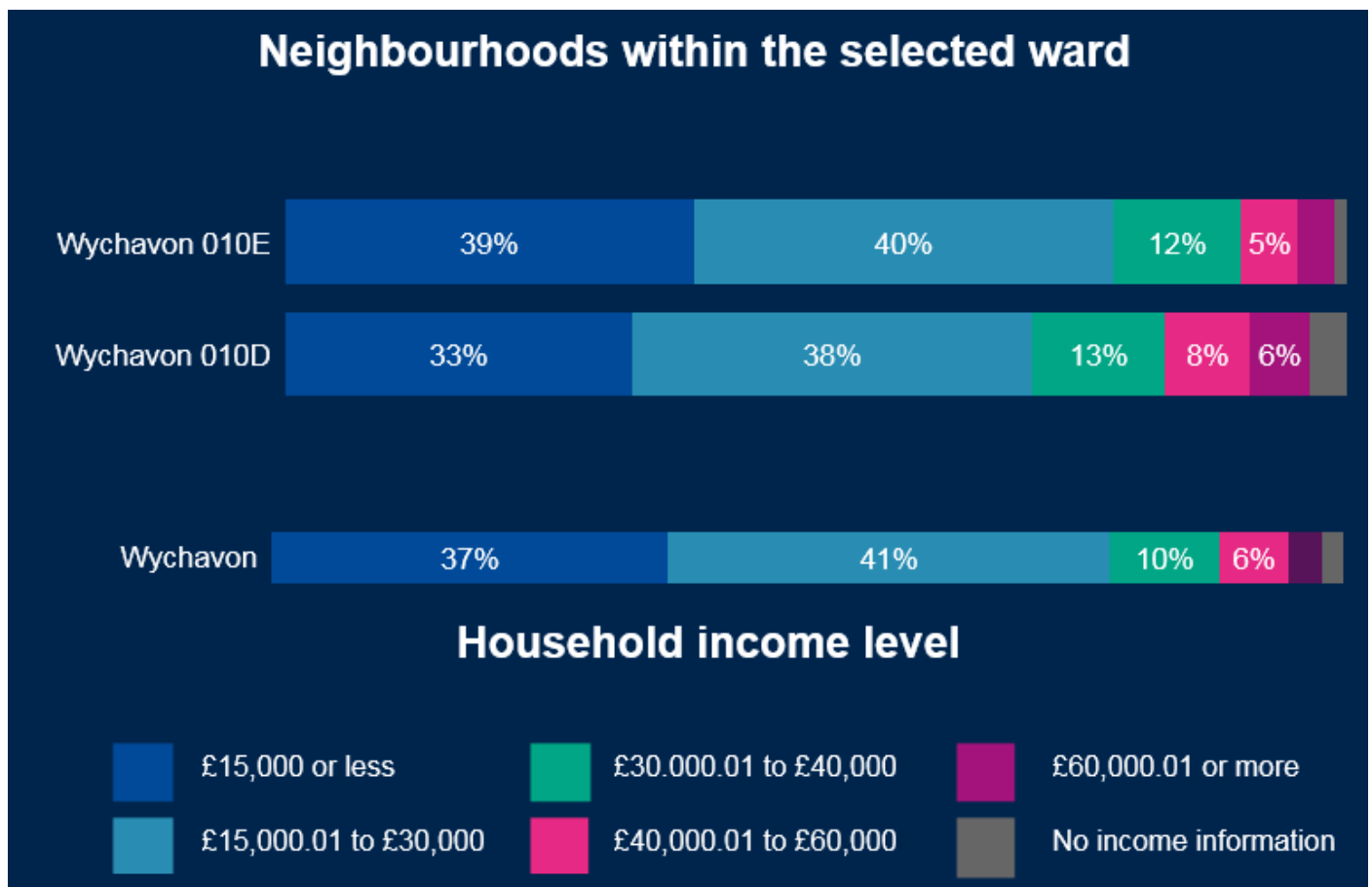


Road Traffic Accidents

The statistics relate only to personal injury accidents on public roads that are reported to the police, and subsequently recorded, using the STATS19 accident reporting form.

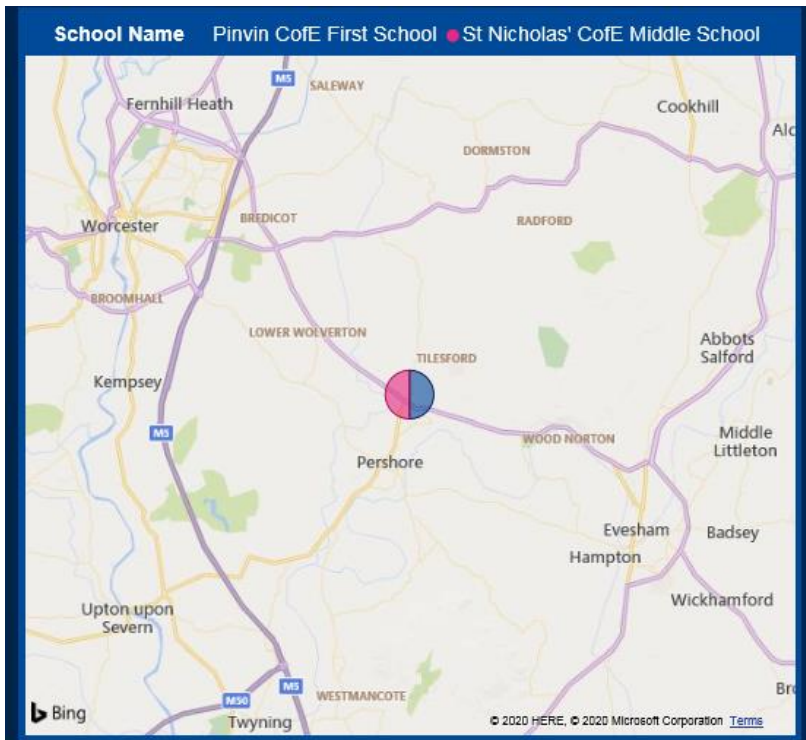


Average Household Income



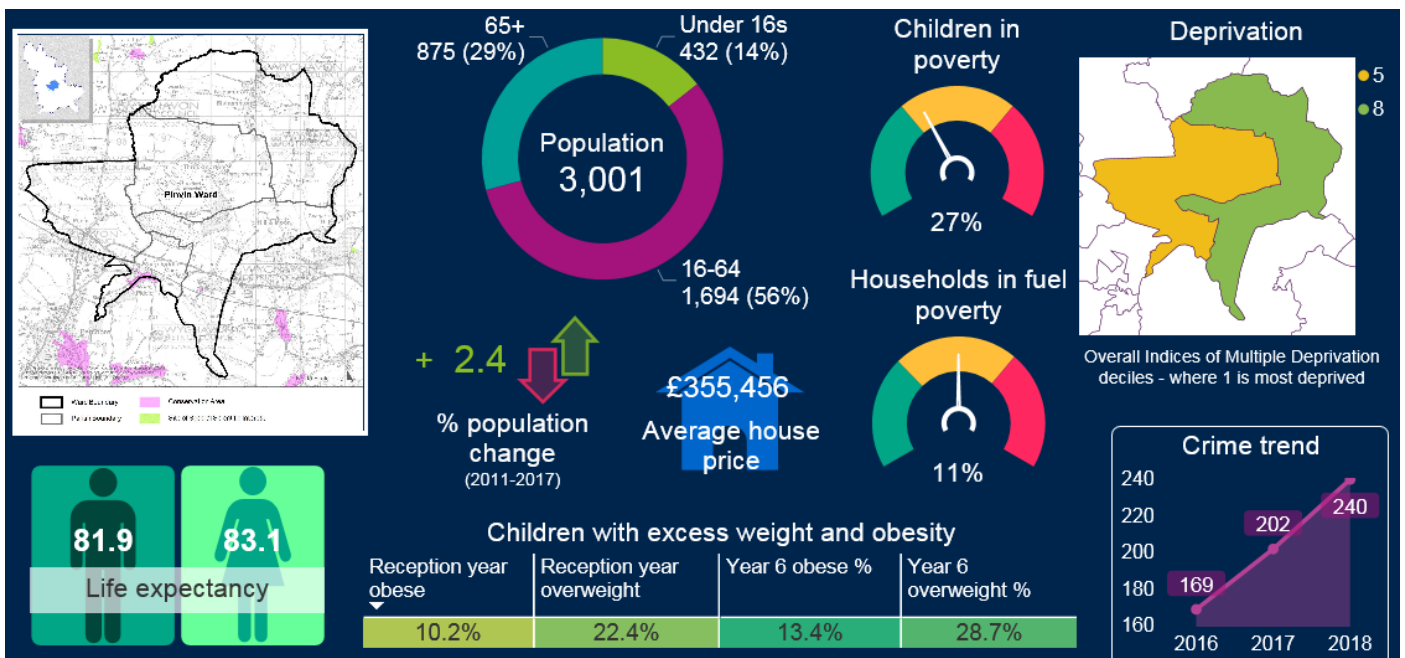
Schools /Education

Within the Parish of Pinvin, there are currently two schools.



Schools within the ward	
School Name	
St Nicholas' CofE Middle School	
Pinvin CofE First School	

Overall Profile



4. Housing Market

We assessed the properties purchased on the open market within the Parish of Pinvin. Findings can be seen below:

4.1 Purchases on the open market

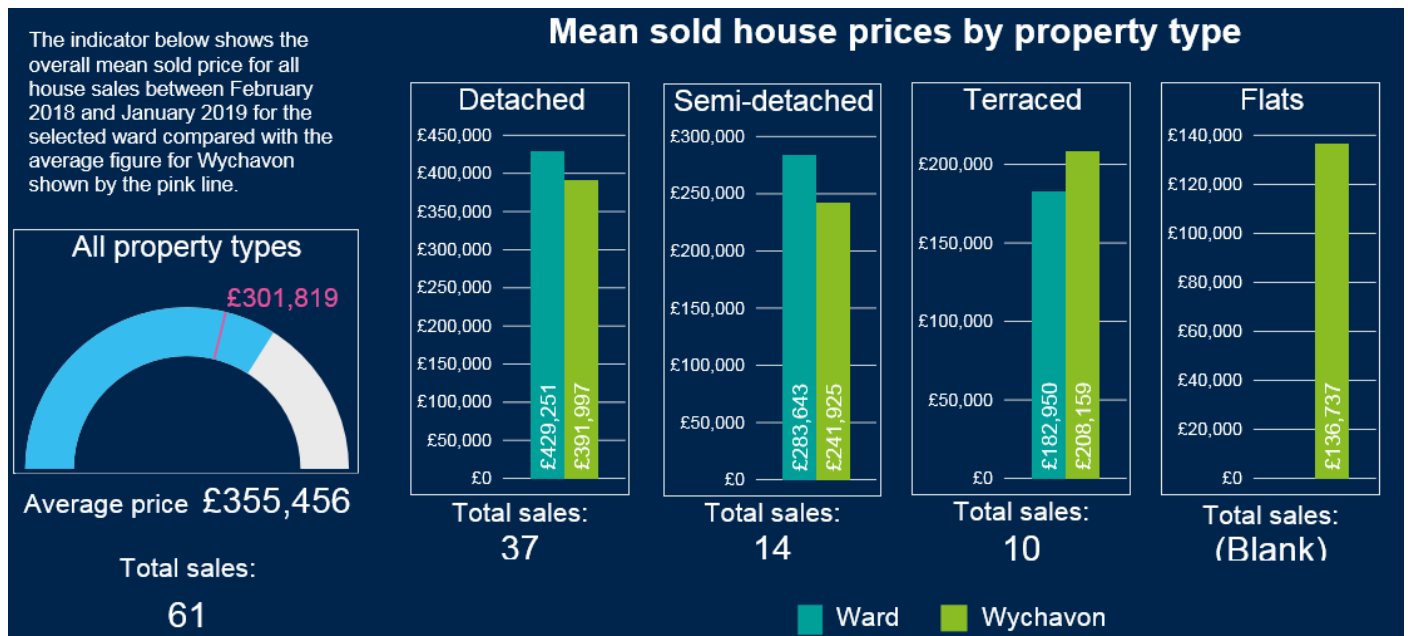
Within the last 12 months, twenty one (21) properties have been sold, as detailed in the table below:

Road	Number of bedrooms	Type of Property	Date Sold	Value
Coates Drive	-	Detached House	December 2019	£425,000
Coates Drive	-	Terraced House	December 2019	£225,000
Coates Drive	-	Detached House	December 2019	£532,500
Parker Close	-	Detached House	November 2019	£345,950
Pershore Terrace	3	Terraced House	October 2019	£148,000
Gosney Fields	-	Semi Detached House	October 2019	£219,000
Parker Close	-	Detached House	September 2019	£289,950
Parker Close	-	Detached House	September 2019	£360,000
Coates Drive	-	Detached House	August 2019	£310,000
Parker Close	-	Semi Detached House	August 2019	£240,000
Parker Close	-	Detached House	August 2019	£250,000
Coates Drive	-	Detached House	August 2019	£330,000
Gosney Fields	-	Semi Detached House	August 2019	£260,000
Coates Drive	-	Detached House	July 2019	£310,000
Parker Close	-	Detached House	July 2019	£289,000
Saltbox Cottage	-	Detached House	July 2019	£240,000
Railway Terrace	-	Terraced House	July 2019	£157,000
Terrace Road	4	Detached House	May 2019	£277,500
Allens Hill	3	Detached House	May 2019	£365,000
Coates Drive	-	Detached House	May 2019	£585,000
Coates Drive	-	Detached House	May 2019	£495,000

Data Source: <https://www.rightmove.co.uk/house-prices/pinvin.html> (28th April 2020).

The average price of these properties sold within the previous 12 month period is £316,852.38. The property prices ranged from £148,000 to £585,000.

4.1.1 As part of the ward profiles we hold, we have the following data on average house prices, for the Pinvin ward:



4.2 Currently on the market

When looking at properties for sale available in Pinvin, as of the 28th April 2020, the following properties were available:

Road	Beds	Type of property	Cost	Agent
Main Street	5	Detached House	£550,000	Andrew Grant
Gosney Fields	4	Detached House	£425,000	Nigel Poole and Partners
Gosney Fields	4	Detached House	£420,000	Andrew Grant
Owletts End	2	Semi Detached House	£225,000	Doorsteps.co.uk
Pershore Terrace	3	Terraced House	£200,000	Andrew Grant

Five (5) properties were listed for sale in Pinvin, with an average listing price of £364,000. Prices ranged from £200,000 to £550,000.

4.3 Private Rental

No properties were listed for private rental as of the 28th April 2020.

5. Conclusion

The survey received a response rate of 19.7% showing a margin of error to 95% as + / - 10.0%.

It is possible that not all residents with a housing need will have responded, although paper survey was sent to all households within the Parish. A copy of this can be seen in Appendix One.

The survey has identified that thirteen (13) households stated they would have a different housing need within the next 5 years:

- 6 (46%) stating that they would like to buy on the open market

- 6 (46%) would like to rent from a housing association
- 1 (8%) would like to purchase a shared ownership property

All of those stating that their housing need would change in the next 5 years, had a local connection to the Parish, and all currently lived in the Parish. *One of the respondents stated that they would like to move out of the parish (and to buy on the open market).*

Below lists the breakdown and affordability given by the respondents for their housing need:

5.1 Market Housing Need Identified

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room need *	Price
In the next 12 months	2 Adults	Own home outright	Not able to afford a suitable property Lack of suitable properties available	Need a larger home	Buy on the open market	1	£400,000 +
1 – 3 years	2 Adults	Own home outright (living with parents)	Not able to afford a suitable property Lack of suitable properties available	Independent Home	Buy on the open market	1	Prefer not to say
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 1 Child	Own home outright	Not able to afford a suitable property	Nothing in the village	Buy on the open market	2	£200,000 to £249,999
3 – 5 years	2 Adults	Own home with a mortgage	Lack of suitable properties available Not able to afford a suitable property	Need a specially adapted home	Buy on the open market	1	Prefer not to say
3 – 5 years	2 Adults	Own home outright	Lack of suitable properties available	Need a bungalow	Buy on the open market	1	£200,000 to £249,999

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

However, those purchasing on the open market may choose to purchase a larger home.

The highlighted line in the above table shows a response from a member of the parish stating they have a housing need but wish to move outside of the parish. So not a direct housing need within the Parish of Pinvin.

5.2 Affordable Housing Need Identified

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room need **	£ per month rent
In the next 12 months	2 Adults 1 Child	Rent from a housing association	Saving	Need a larger home	Rent from a housing association	2	£500 - £599
In the next 12 months	1 Adult 4 Child	Rent from a housing association	Lack of suitable properties available	Family break up	Rent from a housing association	3 – 4	£400 - £499
In the next 12 months	2 Adults 3 Children	Rent from a housing association	Lack of suitable properties available	Need a larger home	Rent from a housing association	3 - 4	£500 - £599
In the next 12 months	2 Adults	Rent from a housing association	Saving	Moving to be with family	Rent from a housing association	2	Prefer not to say
1 – 3 years	1 Adult	Own home with a mortgage (living with parents)	Lack of suitable properties available	Set up independent home	Rent from a housing association	1	£400 - £499
3 – 5 years	1 Adult	Rent from a housing association	Lack of suitable properties available	Speciall y adapted home	Rent from a housing association	1	Less than £400

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

5.3 Affordable Home Ownership Need Identified

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room need **	£ per month rent and Purchase Price
In the next 12 months	1 Adult	Own home with a mortgage (living with parents)	Lack of suitable properties available	Need to set up independent home	Shared Ownership	1	Prefer not to say

However, those purchasing an affordable home ownership property may choose to purchase a larger home.

5.4 Private Rental Housing Need Identified

No private rented housing need was identified through responses received.

5.5 Self Build Housing Need Identified


No self build housing need was identified through responses received.

Appendix One

Copy of Housing Needs Survey (Paper Format), Covering Letter and Reply Paid Envelope

WYCHAVON

Wychavon District Council, Gho Centre, Queen Elizabeth Drive,
Perthore, Wore, WR10 1PT www.wychavon.gov.uk


WYCHAVON
 DISTRICT COUNCIL
good services. good value

Pinvin - Housing Needs Survey

Your current home and household

1. How many bedrooms does your current home have? 1 2 3 4+

2. What type of home do you live in?

House Bungalow Flat/apartment Mobile home Static caravan park home

Other, Please specify _____

3. Do you?

Own your own home outright Own your own home with a mortgage

Part own, part rent (Shared ownership) Own a starter home

Rent from a housing association Own a Discounted Market Sales property

Rent from a private landlord Live with family / friends (lodging)

Have a home tied to a job Other, please specify _____

4. How many people live in your home in each age group:

Ages	Under 10	10 - 15	16 - 17	18 - 34	35 - 54	55 - 64	65 or above
Number of people in household							

5. Do any of the following apply to any members of your household?
Please select one option only

Currently live in the parish Have permanent employment in the parish

Care for a family member who lives in the parish Have immediate family in the parish (mother, father, son, daughter, siblings) for at least 5 years

Other, please specify: _____

5a. Have you:

Lived in the parish for at least 6 of the last 12 months

Lived in the parish for at least 3 of the last 5 years

Lived in the parish for over 5 years

Your future need

6. Are you or anyone in your household likely to need alternative housing? i.e.: move to a smaller / larger home. Please select one option only.

If more than one household member is likely to require alternative housing in separate properties, please request another form by calling 01386 565490 or email privatesectorhousing@wychavon.gov.uk

In the next 12 months 1 to 3 years 3 – 5 years No (Proceed to Q15)

7. How many people will require this housing? (Please state the number of household members per age category).

Ages	Under 10	10 - 15	16 - 17	18 - 34	35 - 54	55 - 64	65 or above
Number of people in household							

8. What is the main reason for needing to move?

- Need a larger home Need a smaller home Need a cheaper home
 Family break up Need to be closer to work Current home in poor state of repair
 To avoid harassment To avoid domestic abuse To give support to a relative
 To receive support from a relative Need a more secure / long term tenancy
 Need to set up an independent home Need a specially adapted home
 Other, please specify: _____

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

- Lack of suitable properties available Not able to afford a suitable property
 Saving to purchase a property Other (please specify) _____

10. Would you prefer to (definitions for each can be seen on page 4).....

- Buy on the open market Shared ownership (part own / part rent) Self build
 Rent from a Housing Association Rent from a private landlord Starter Home
 Discounted Market Sale / Fixed Equity Rent to Buy Build to Rent
 Another Government backed schemes (please specify)

11. What is your total gross annual household income (including all benefits)?

- Less than £20,000 £20,000 - £29,999 £30,000 - £39,999 £40,000 - £49,999
 £50,000 - £59,999 More than £60,000 Prefer not to say

12. What deposit can you afford? (This does not apply to rented properties)

- Less than £3,000 £3,000 to £9,999 £10,000 to £19,999 £20,000 to £29,999
 £30,000 to £39,999 £40,000 to £49,999 More than £50,000 Prefer not to say

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

- Up to £199,999 £200,000 - £249,999 £250,000 - £299,999 £300,000 to £349,999
 £350,000 to £399,999 £400,000 or more Prefer not to say Do not wish to buy

14. If rented accommodation is required, what amount can you afford to pay on a monthly basis?

- Do not wish to rent Less than £400 pcm £400 - £499 pcm £500 - £599 pcm
 £600 - £699 pcm £700 - £799 pcm £800 + pcm

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

- YES NO

If yes, please enter their contact details below so that we can ask them to complete a survey:

16. Is your parish a nice place to live? (Tick those that apply) YES NO

- Friendly Good community spirit Sought after location
 Balanced / varied population Crime is an issue

A Over the past 3 years has your parish: Changed for the better Become worse Not changed

B Is traffic congestion a problem? Regular Occasional Never

C Is parking a problem? Regular Occasional Never

D Is there access to public transport in your parish? Regular Irregular None

E If regular public transport was available would you use it? Frequently Sometimes Never

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

- Yes No

If no, what would you like to see (tick all that apply):

- Pub Restaurant Fitness facility / classes Local shop Social events
 Cycle routes Electric vehicle charging Public footpath Designated walking area/s
 Other, please specify: _____

18. Do you feel your parish is a good place for businesses to set up, grow and create jobs?

- Yes No Please provide basic details below: _____

19. If you would like to make any further comments, please do so in the space below.

Affordable Housing:

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- Affordable housing for rent through a housing association
- Build to Rent (also known as Affordable Private Rent) – properties available to rent under the private rented sector. The rent levels are at least 20% below local market rents (inclusive of service charges if applicable) for the same or equivalent property. Usually, tenancy agreements of three years or more are offered.
- Starter homes – if you're a first-time buyer, the Starter Homes scheme could help you buy a new-build home with a 20% discount. You must be below the age of 40.
- Discounted market sales housing - where you purchase a home at a discounted rate which is usually at least 20% less than the market value, and when you come to sell, the property will be sold at the same discounted percentage. So if you bought at 80% of the full market value, when you sell you'd get 80% of the full value of the property at the time of sale.
- Other affordable routes to home ownership such as shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent)

20. Would you support an affordable housing development for local people in your parish?

Yes Do not support

If yes, what size of affordable housing development would you support?

0 – 10 11 – 20 21 – 30 30 +

21. Would you be interested in receiving information about any possible volunteering opportunities within your local parish?

If you answer yes to Q22, your contact details will be passed to your local parish council to make contact about volunteering opportunities in your area.

YES NO

Are you happy for us to contact you if we need any more information, if so please complete contact details below.

Name _____

Address _____

_____ Postcode _____

Phone / Mobile email _____

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

YES NO

If yes, please provide your Home Choice Plus Registration Number: _____

N.B: if you have not accessed your account for sometime, you may need to re-register. If you are not registered, please visit www.homechoiceplus.org.uk

As postmarked

IMPORTANT - Housing Needs Survey – Pinvin. Deadline: 8 April 2020

Wychavon District Council have commissioned a Housing Needs Survey for the Parish of Pinvin. This survey is to find out if and where in the area there may be a need for some additional housing and if so what type of housing is required.

If there are other members of your household with a different housing need or if you are aware of anyone who has left the area and wishes to return, they can complete the survey on the below online link, or telephone to request an additional form to be sent out.

Where questions state (please select one option only), please only select one, otherwise your survey form will be recorded as void. The survey can be completed (by current residents of Pinvin and any former residents wishing to return to the area), and returned in one of the following ways:

Our preferred method is online using the following link. <https://www.smartsurvey.co.uk/s/Pinvin/>

By post in the pre-paid envelope provided

By phone if you are unable to use the above options please call us on 01386 565490 - Monday – Friday between 10am and 4pm to complete the survey over the telephone.

The closing date for receipt of completed surveys is Wednesday 8 April 2020. Any incomplete surveys or ones received after this date will not be taken into account.

Wychavon District Council will own the data collected which will be held in confidence according to The Data Protection Act. Wychavon District Council will analyse the data and produce a report in which all data will be anonymous. The report will be made available to the public. If you would like to know more or have any questions about the survey, please contact the Private Sector Housing Team on 01386 565490 or email privatesectorhousing@wychavon.gov.uk.

Yours faithfully



Hannah Hunter
Housing Development Officer

Hannah Hunter
Housing Development Officer



Business Reply Plus
Licence Number
RTXX-SJYH-CERT



Housing Services
Wychavon District Council
Civic Centre
Queen Elizabeth Drive
PERSHORE
WR10 1PT