

**Hale Parish Housing Need Survey
Final Report
February 2018
Completed by Action Hampshire**

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1. Introduction and background information

Key features

The Hale Housing Needs Survey was conducted in October/November 2017 and sent out to 237 households by New Forest District Council. The survey was designed to identify the need for affordable housing within the Parish, but was also linked to the possibility of setting up a community land trust. The questions however do not specifically relate to the community land trust.

Out of the 237 surveys distributed, 121 were returned (1 provides part two of the survey only and 2 relate to a single part one survey, with 2 sets of data provided within part two). In addition 8 of the respondents have been identified by New Forest District Council as being outside of the area, however identify a link to the parish. This equates to a response rate of approximately 47%, when the 8 out of area respondents are taken in to account. This is considered to be a good response rate for this type of survey. A single survey was received after the reply by date and has not been included within these results.

Introduction to the survey

The Parish Council of Hale requested a housing needs survey following the results of their Parish Plan questionnaire.

The main purpose of the survey was to determine whether there is a need for affordable housing, for households with a local connection to the parish of Hale, who cannot currently afford to rent or buy in the parish.

By local connection we mean that the householder must be either currently resident in the parish and/or have previously lived in the parish and have close family living in the parish and/or work in the parish.

The survey was initially conducted by New Forest District Council and following an initial summary of the results, the Parish Council have requested that Action Hampshire complete this follow up report, to allow them to consider the responses in more detail. The survey responses passed to Action Hampshire by New Forest District Council have been anonymised.

This report provides an independent assessment of the housing need in Hale Parish and details the results of a postal survey undertaken in October/November 2017. The questionnaire used and accompanying introductory letter can be found in Appendix 1 and 2.

The findings in this report are based on the survey results. They should be read in conjunction with other district-wide housing needs surveys, the housing market assessment and affordable housing and planning policies, in order to place the conclusions in a district-wide, sub-regional and regional context.

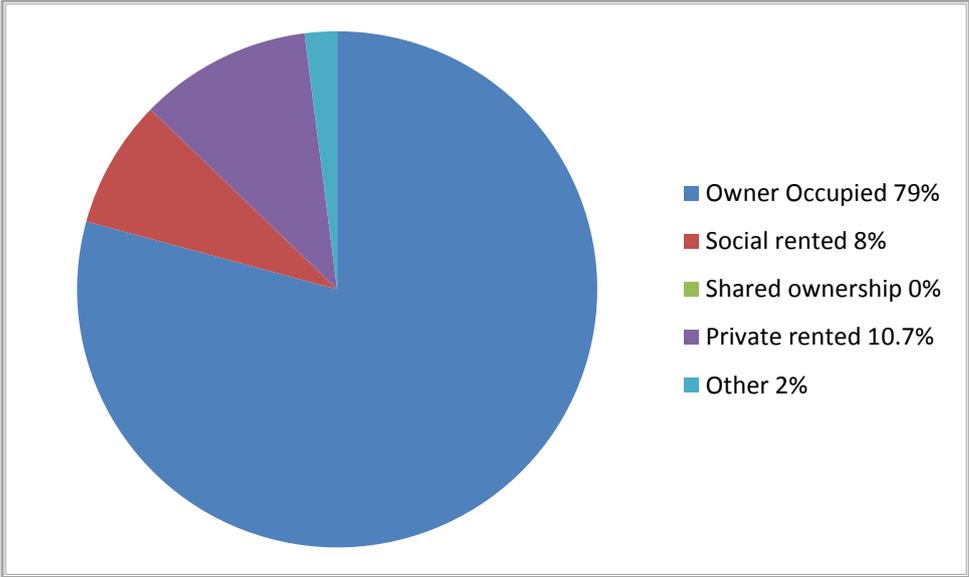
Background information

Housing is an important issue in rural communities. Recent increases in house prices have far outstripped average increases in earnings, meaning that local people on low or average earnings can be priced out of their local area.

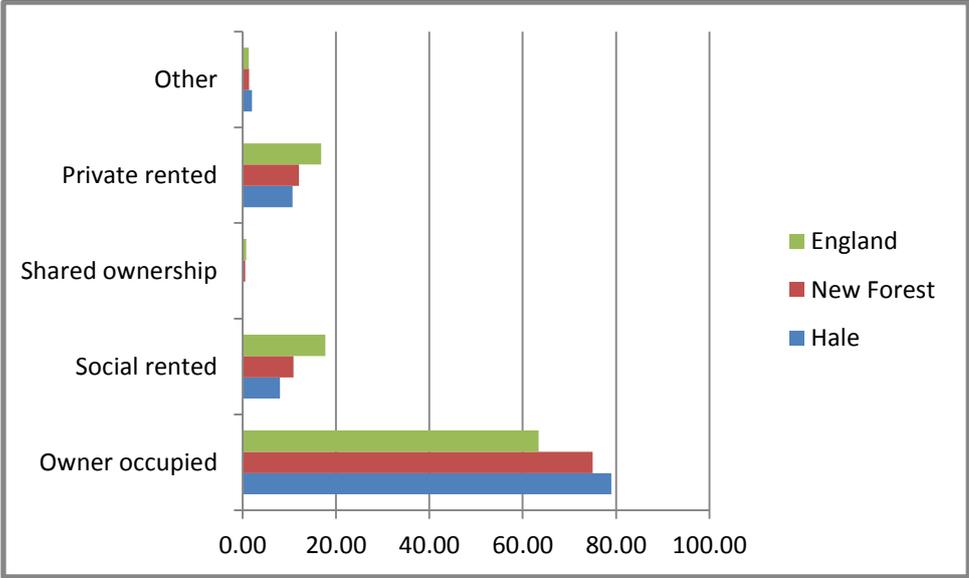
Housing is, on average, less affordable in rural areas than in urban areas, and in 2016 the cheapest homes in rural areas cost 8.3 times lower incomes compared with 7 times in urban areas (Affordable housing saving rural services: Rural life monitor 2017, National Housing Federation)

Existing housing stock within Hale Parish

The 2011 census identifies the tenure of properties within Hale parish, with the majority of housing being owner occupied (79%). This is shown in the graph below, along with the percentage of other tenure types.



The graph below shows a comparison between the tenure mix of Hale, the New Forest District and England as a whole. This information is also taken from the 2011 census.



The graph shows a larger proportion of owner occupied accommodation within Hale (79%) when compared with New Forest (75%) and England as a whole (63.4%).

The graph also shows a smaller proportion of affordable housing within Hale (8%) when

compared to the New Forest (11.5%) and England as a whole (18.5%).

Existing Affordable housing in Hale

The 2011 census figures show that there are 18 local authority/housing association properties within Hale Parish, as set out below.

Existing affordable housing stock in Hale Parish 2011 census	
Shared ownership (part rent/part buy)	0
Social rented from local authority	8
Social rented from Housing Association	10
Total	18

Population

The 2011 census results show that Hale parish has a population of 519 residents. The table below shows the age range of residents recorded within the parish. This is also compared with the population of the New Forest District and within England as a whole.

Age	% Hale	% New Forest	% England
Under 16 years of age	13.3	16.4	18.9
16- 64 years of age	57.8	58.6	64.8
65 years of age and over	28.9	25	16.4

Compared to average ages in England, Hale has approximately 7% fewer people of working age and 12.5 % more people 65 years or older.

Sources:

<http://www.nomisweb.co.uk/reports/localarea?compare=1170214424>

http://www3.hants.gov.uk/factsandfigures/population-statistics/census_pages/census_2011.htm

2. Survey Purpose and Approach

The questionnaire was targeted at all parish households to gain their views on current and future housing needs. The survey was intended to acquire detailed information about the current housing situation within the parish, as well as the numbers and types of households in housing need and to find out what kind of alternative housing they were seeking.

The questionnaire also sought to obtain the views of residents regarding the need, or otherwise, for additional homes within the village and what types of homes are required.

A postal questionnaire was distributed to 237 homes commencing 12th October 2017, accompanied by an explanatory letter (see Appendix 1 and 2), to be returned by 14th November.

121 whole or part surveys were returned within this period and these have formed the basis of the analysis within this report.

The questionnaire is based on a core survey format divided in to two parts. Part one collects general information about the household and in this case also sought views on the need for further housing within the parish and the potential for homes to be provided through a community land trust. Part two is for completion by those in housing need. Advice regarding the format of the questionnaire was provided by the Rural Housing Enabler at Action Hampshire, although the final questionnaire was agreed between the Parish Council and New Forest District Council, prior to distribution.

The accompanying letter included an explanatory section on what is meant by affordable housing as well as briefly explaining community land trusts and the local connection criteria. The letter advised that the information obtained would help those considering setting up a community land trust. The letter also advised that, if built, the affordable homes would likely be spread around the village in ones and twos, to limit the impact on the nature of the village.

The forms were distributed to all households in the parish by New Forest District Council and returned in pre-paid envelopes to New Forest District Council.

As the questionnaires went to 100% of households, this is a total or census survey rather than a sample survey. This methodology is recommended* as being appropriate for rural areas because in usual District-wide sample surveys, rural wards are grouped together and as such it is not possible to disaggregate information for individual villages or parishes. There is a presumption (*Source: A Guide to Housing Needs Assessment, IOH 1993*) that there will be a greater response from those in need using this methodology. The results are presented as found (no figures have been 'grossed up').

*Assessing Housing Need in the South East – A Good Practice Guide (SEERA 2004)

It should be noted that a few respondents did not answer all of the questions asked. Percentages quoted are based on responses received for that particular question and the number of respondents are noted.

The questionnaire was split into two sections as follows:

Part 1

- Current population and housing situation (Questions 1-5). To obtain information

regarding respondents and their current accommodation.

- Housing within Hale Parish (Questions 6-11). To obtain respondents views about current and future housing need within the parish, including possible sites for affordable housing.

Part 2

- Local housing need and affordability (respondents or family members in housing need) (Questions 1 -16). To identify those in housing need and the types and tenure of homes required, as well as their connection to the parish and income levels.

It is hoped that this report is clear and readable. But some terms have differing definitions, not least ***‘What is affordable housing?’***

We have used the following definition in this report:

‘Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.’

(Please note that when we refer to housing association rented properties, this could be social rented or affordable rented.)

Affordable shared ownership homes are designed to help those who do not have the financial means for a mortgage, by offering them the chance to have a home, which they can part purchase. These homes will be affordable in perpetuity; and are not currently permitted to be sold on the open market. They must only be available to people with a **local connection** to the parish.

By local connection we mean the householder must either be currently resident in the parish and/or have previously lived in the parish and have close family living in the parish and/or work in the parish.

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

Some of the survey results have been cross referenced with the 2011 census information and information from the Office for National Statistics (ONS). Supporting/background information has also been provided from housing and affordability reports produced by and/or for New Forest District Council. These sources have been identified throughout the report.

Respondents were also given the opportunity to provide comments about the need or otherwise for affordable housing within Hale parish, as well as to suggest possible sites for this. These responses are contained within Appendix 3 and complement the statistical analysis.

3. Key findings and recommendations

Section 1 - Current population and housing situation

- The majority of survey respondents are owner occupiers. 94.9% of all respondents living within a house or bungalow. The majority of homes have 3 or more bedrooms.
- 71.6% of people represented within the survey are aged 40 years or over, with the largest single age group being 40-64 (37%), followed by 65-74 years (21.6%).
- 65.5% of respondents have lived within the parish for over 10 years.

Section 2 - Housing within Hale parish

Affordable homes

The survey asked respondents whether they would support the building of a small number of affordable homes, if there was a proven need from households with a local connection. Further information defining local connection and affordable housing was provided within the letter and the question referred to the sites for homes being spread around the parish.

- 79.8% of respondents support the provision of a small number of affordable homes, as defined by the question.
- 16.8% do not support the provision of this.
- 3.4% of respondents did not answer this question.

Respondents were also able to provide comments to explain their answer and these comments are provided in full in Appendix 3.

Future housing needs for the parish

The survey also asked respondents for their views on what type housing, if any, is needed within the parish. 4 main options were provided:

- Housing for first time buyers
 - Housing for older people to downsize
 - Housing for families
 - Affordable housing for local people to rent or part buy
- Respondents were able to select more than one answer and 89 respondents selected at least one of these options.
 - Of the 89 respondents, affordable housing for local people to rent or part buy (shared ownership) was the most popular answer, with 79% of respondents selecting this type of home.

- 63% of the 89 respondents selected housing for first time buyers, 47% selected housing for older people to downsize and 35% selected housing for families.
- Of the 16 respondents who selected other, 8 of these stated that no homes were required. It is also noted that 17 respondents did not answer this question.

Section 3 - Local housing need and affordability.

31 respondents completed part 2 of the survey, indicating a housing need. It is noted from the comments provided as part of this survey that two of these surveys relate to a potential need. In addition one of the forms notes an additional (second) household in need but it has not been possible to identify this through the information submitted.

- All of the respondents stated a connection to the parish, with 16 respondents currently residing within Hale and 15 living outside, but connected by work, family or by previously living in the parish.
- 5 of the respondents stated that they are already registered with New Forest Homesearch.
- 6 households are listed on the Homesearch register stating a connection to Hale and 4 households are on the Help to Buy South register.
- A variety of reasons were provided for wanting to live in the parish with 74% of respondents wanting to start their first home, 41.9% wanting to be nearer family and 29% to be near work.
- The majority of respondents (51.5%) are looking for 2 bedroom accommodation.
- The majority of respondents are single person or two person households representing 67.7% of respondents. 25.8% of respondents represent family households.
- The majority (76.6%) of respondent households are working age adults between 16 and 64 years of age, with 17.2% being under 16 and 6.2% being 65 or over.
- A large percentage of respondents (45.2%) were looking for shared ownership properties. However a significant number of respondents were looking for rented accommodation (22.6%) and 19.4% of respondents were looking for either shared ownership or rented.
- The median gross annual earnings for **individual** full time employees living within the New Forest Local Authority area is £30,545 (ONS ASHE 2017 Provisional results Table 8.7a) Of the 29 respondents to the question regarding income 20 (64%) had a **combined** household income of less than £30,000.
- In the last year the lowest priced property in Hale was for sale at £235,000 (A two bedroom property). A buyer for this property would need on average a 10% deposit and an income of £60,429 (for a loan 3.5 times annual income).

- For the lower quartile rent within the district an income of £27,188 is required for a two bedroom property, with a monthly rent of £725. Of those respondents looking for a 2 bedroom property (16 respondents) 14 provided an annual household income. 9 respondents indicated that the household income is £25,000 or less.
- An income of £34,414 would be required for a 50% share in a two bedroom, shared ownership property. Of respondents looking for a two bedroom property, also interested in shared ownership or shared ownership/renting, the majority (77.7%) had a household income of less than £30,000. There would however be potential for a lower equity share, for example 25%.

Survey recommendations

It is recommended that the Parish Council:

- Support a scheme for rural affordable housing within the parish of Hale
- Consider by what method/model the homes should be provided

It is suggested that 6-10 affordable homes, both rented and shared ownership, should be provided within the Parish, to be retained in perpetuity as affordable homes for local people.

It is noted that the survey question specifically relates to homes spread around the parish in small plots of 1 and 2 homes.

The above recommendation takes into account that some stated needs may be speculative, subject to change in circumstances, ineligible on financial grounds or satisfied within the next three years from existing housing stock. The recommendations also take in to account the size of the village and the impact such a development would have, as well as the response to the survey which suggests a small affordable housing scheme would be supported.

It should also be remembered that a housing needs survey is only a snapshot of the given need at any one time and while the scale of need is not likely to change by the time any possible future scheme is likely to be achieved, the mix and size of units would need to be cross-referenced with the Homesearch Housing Register to ensure provision meets the emerging need with a local connection at that time.

4. Summary of hale housing needs survey responses

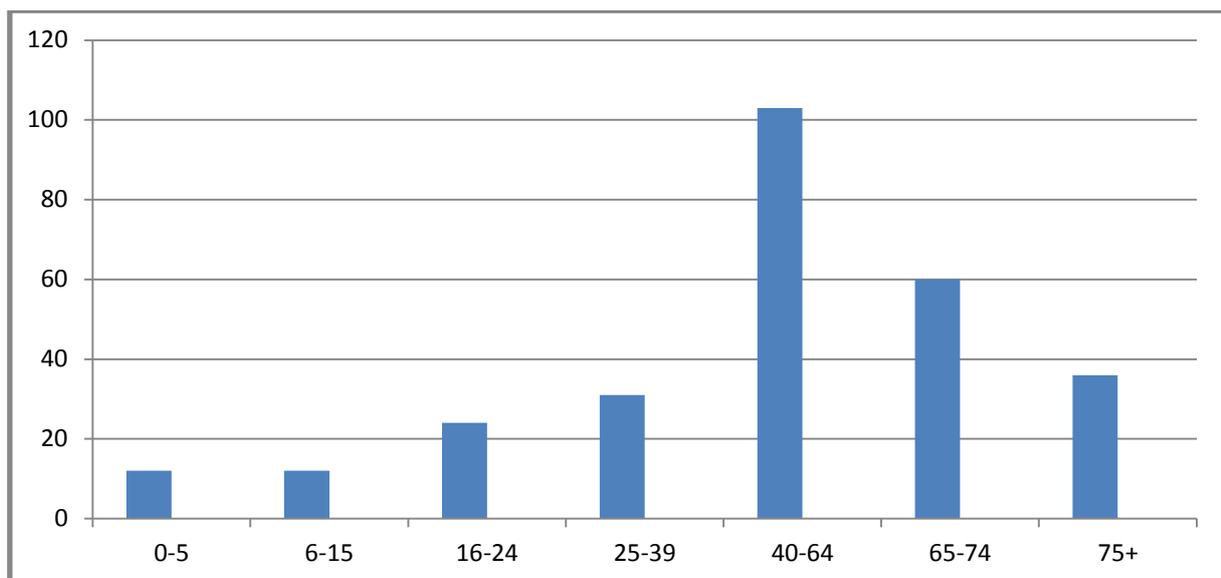
The responses to the questions have been presented through a series of graphs and tables. The majority of questions required a single response, but in some cases it was possible to select more than one option and details of this have been provided in the analysis. Some respondents did not answer all of the questions asked.

Section1: Current population and housing situation (Questions 1-5)

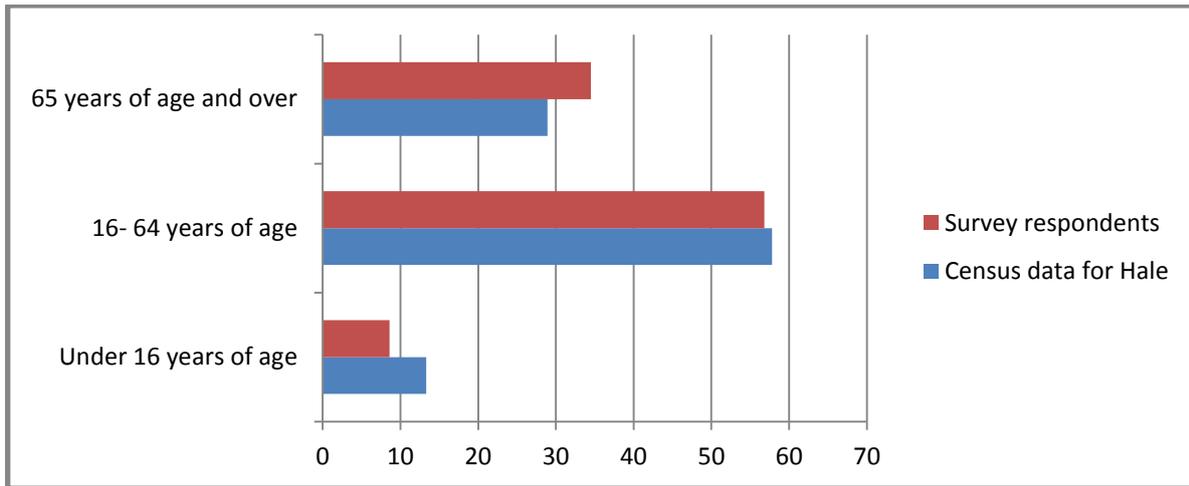
This part of the survey was intended to be completed by all respondents, in order to build up a picture of the parish and the current housing stock. 119 Part 1 responses have been received.

Question 1 - Please tell us how many people of each age group live in your home

The table below shows the breakdown by age of the 119 households who have responded to this part the survey. This represents 278 people who are either current members of the parish or who have a connection to it. It is noted that 8 of the responses received have been identified by New Forest District Council as being outside of the Parish area.

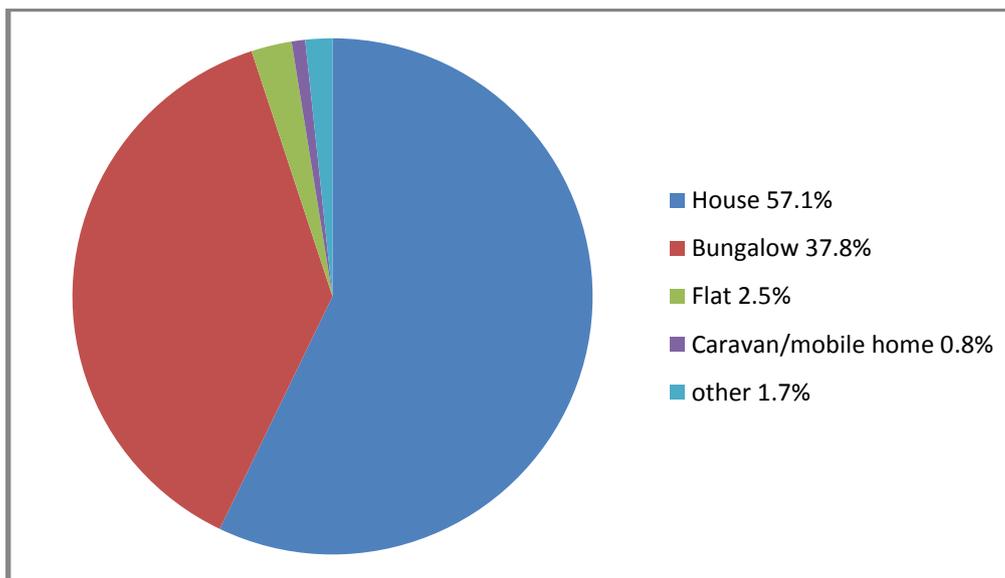


Directly comparable data to these age ranges is not available, however from the graph provided below it is noted that the survey respondents are broadly comparable with the 2011 census data, allowing for changes over that period. Further analysis of the age profile of the parish was considered within the introduction and background section of this report.



Of the households represented in the survey 28% of residents are under 40 years of age and 71.6% are 40 years of age or over. (This breaks down to 37% of survey respondents being 40-64 years old, 21.6% being 65-74 years old and 13% being 75 years or older)

Question 2 - What type of home do you live in?



Of the 119 respondents 94.9% of residents live within a house or bungalow. Two properties were identified by respondents as being within the other category and these were listed as an annex and a cottage.

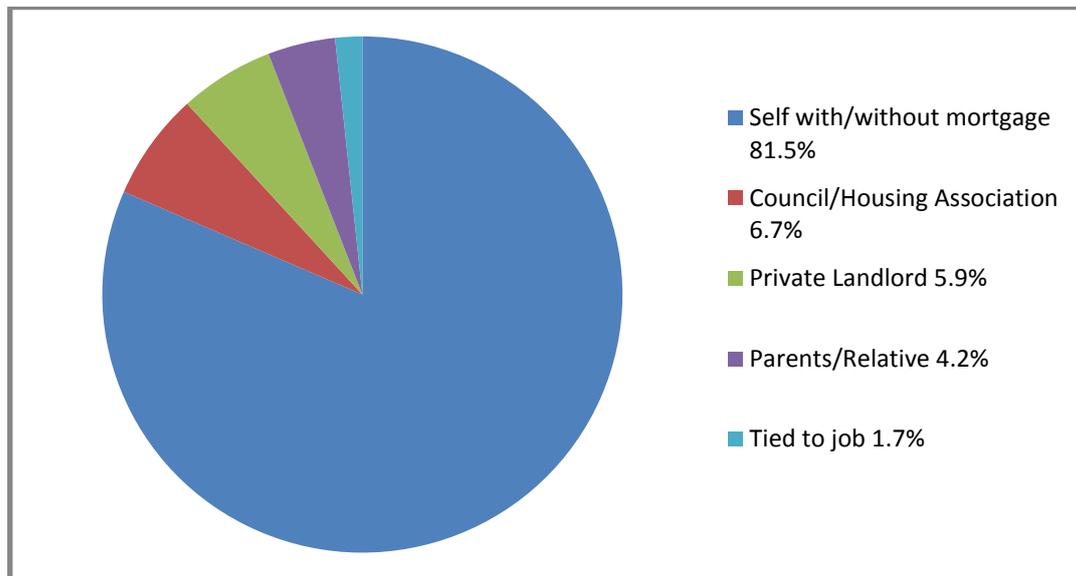
These results broadly compare to the 2011 census data for the parish of Hale which identified 95% of homes within the Parish as being either a house or a bungalow, with flats forming 2.1% of the housing stock and caravans/mobile homes 0.4%.

Question 3 - How many bedrooms does your home have?

Number of bedrooms	Number of respondents	Percentage
Bedsit	0	0%
One	2	1.7%
Two	31	26%
Three	47	39.5%
Four or more	39	32.8

All 119 respondents to this part of the survey answered this question, with a large proportion of respondents living in a home with 3 bedrooms or more (72.3%).

Question 4 - Who owns the home you live in now?



81.5 % of respondents owned their own home either with or without a mortgage. This compares broadly with the 2011 census data for Hale which identified 79% of residences being owner occupied. 6.7% of respondents occupy council/housing association properties which compares to the 2011 census which identified this type of tenure as being 8% of the housing stock within Parish. There is a slight underrepresentation within the survey of occupants within the private rented sector, with 5.9% of respondents living within a property owned by a private landlord, compared to 10.7% identified through the 2011 census.

Question 5 - How long have you lived in Hale Parish?

The table below shows the length of residency within the parish of those responding to the survey. The results show a very stable community. 40.3% of respondents have lived within

the parish for over 20 years and 65.5% of respondents have lived within the parish for over 10 years.

Length of residency	Number of respondents	% of respondents
Less than 2 years	11	9.2%
2-5 years	19	16%
6-9 years	8	6.7%
10-20 years	30	25.2%
Over 20 years	48	40.3%
No answer	3	2.5%

Section 2: Housing within Hale Parish (Questions 6-11)

This part of the survey was intended to be completed by all respondents. The questions seek to obtain views about the current and future housing need within the parish, including possible sites for affordable housing.

Question 6 - Have any members of your family left the parish in the last few years due to difficulty in finding suitable homes locally?

19 respondents reported that a member of their family had recently left the parish due to difficulty in finding a suitable home locally which equates to 16.0% of respondents. 95 (79.8%) respondents answered no to this question and 5 (4.2%) did not answer the question.

Question 7 – What type of home were they looking for?

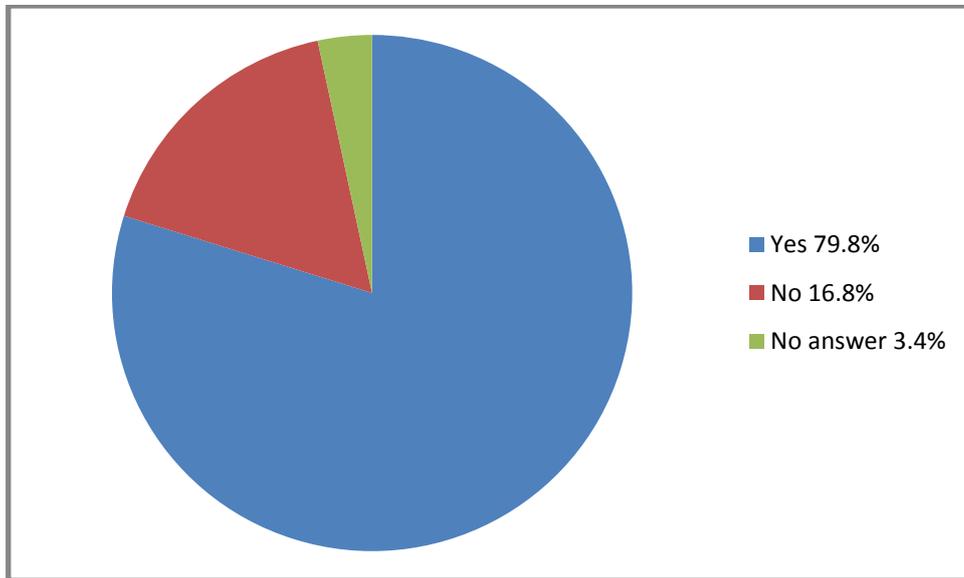
For the 19 respondents for whom this question was applicable, 18 responses were received.

Respondents were able to select more than one answer and the table below shows the frequency of responses.

Type of home required	Frequency of answer	% Frequency of answer
Affordable rent	8	42.11%
Shared ownership	5	26.32%
Private rent	6	31.58%
Buying on the open market	11	57.89%

9 respondents selected more than one response and it is noted that the answers to this question could relate to more than one family member. 7 respondents answered the question with buying on the open market only, with 13 respondents selecting options that included affordable rent or shared ownership.

Question 8 - Would you support the building of a small number of affordable homes on different sites spread around the parish of Hale if there was a proven need from households with a genuine local connection?



95 out of 119 (79.85%) respondents support the provision of a small number of affordable homes within the Parish with the remainder answering no to this question (20 respondents) or providing no answer (4 respondents).

The second part of this question offered respondents an opportunity to make comments on their answer. These comments are included as verbatim transcripts in Appendix 3. (Anonymised where required)

57 respondents made comments in response to this question.

42 of these comments followed a yes response with 26 explaining why. 14 of the comments qualified the yes response, for example detailing under what circumstances they would support affordable housing of this nature.

13 comments were received following a no response explaining why they would not support the provision of affordable housing.

2 comments were received following neither a yes or no response.

Question 9 - Do you know of any local sites in the parish that may be suitable for a scheme of affordable homes for local people? (Please give details)

Of the 119 respondents 59 responses were received to this question. In 38 of these the respondent advised that they do not know of any suitable sites.

Of the remaining replies, 8 respondents refer to land on/near Tethering Drove, 6 respondents refer to land at/near Carters Close with land at Hale Purlieu, Hatchet Green and Hale Park also being mentioned. Two respondents also offer land for affordable homes to be built on.

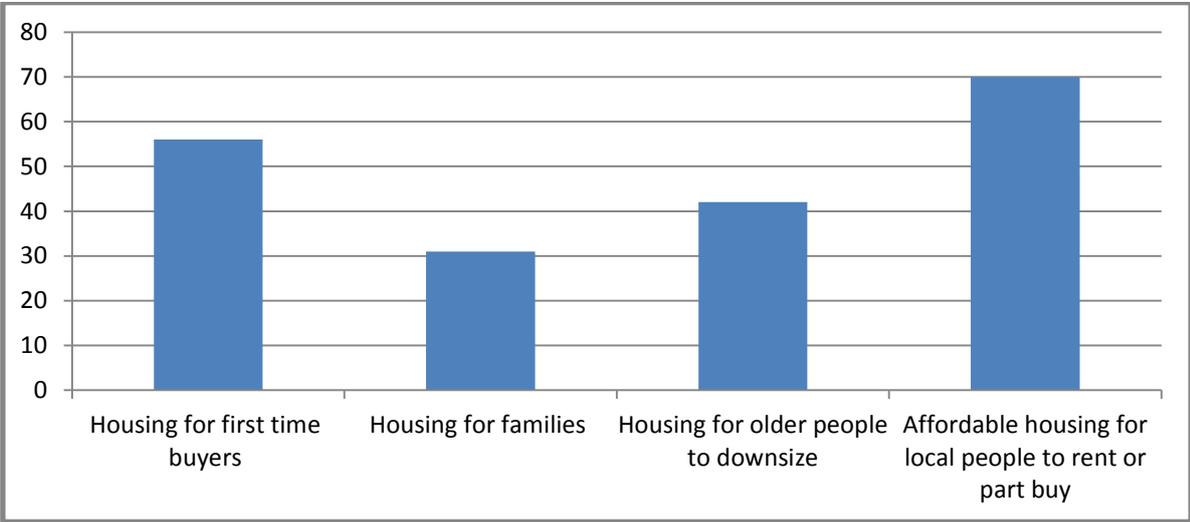
Full transcripts of these comments are included verbatim in Appendix 3. (Anonymised where required)

Question 10 - What type of housing, if any do you think is needed in the parish?

4 main options were given and respondents were able to tick more than one answer. Respondents were also able to select other with the option to make a comment. 17 respondents did not answer this question.

89 respondents selected at least one of the options below (many selected more than one)

The graph below show the split of responses to the four options given, taking in to account multiple responses.

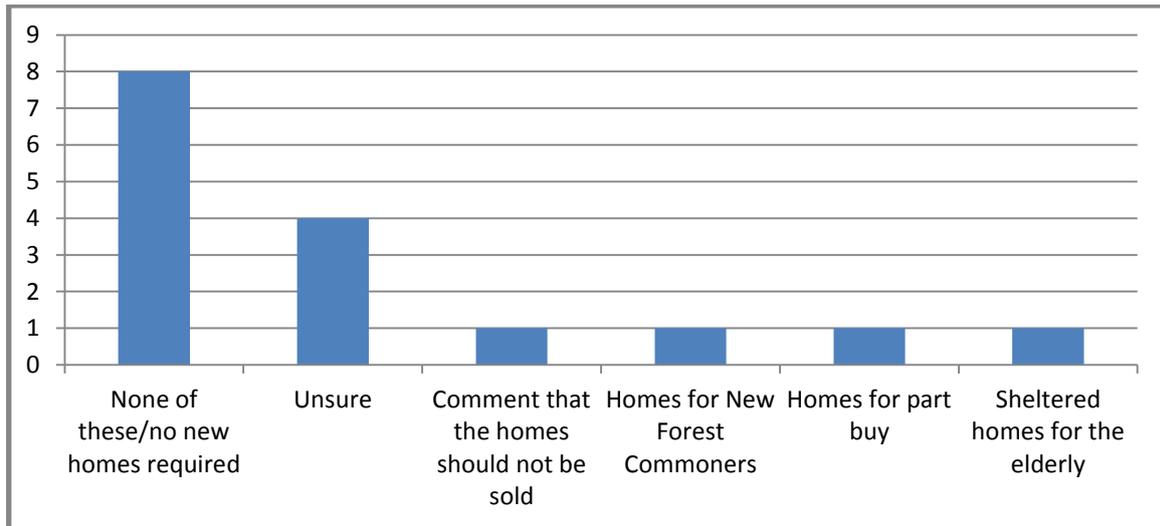


Affordable housing for local people to rent or part buy was the most popular answer, being selected 70 times.

The table below shows the percentage of responses as a proportion of the 89 respondents. Affordable housing for local people to rent or part buy being selected by 79% of these respondents.

Type of home	Frequency of response	% of 89 respondents
Housing for first time buyers	56	63%
Housing for families	31	35%
Housing for older people to downsize	42	47%
Affordable housing for local people to rent or part buy	70	79%

In response to this question 16 respondents selected other and made a comment. The graph below shows the split of these comments. 3 of these respondents also selected options from those provided, and have been included in the graph above.



Question 11 – Whether or not the respondent or a family member is in need of an affordable home.

This question asked respondents to tick if the following applies

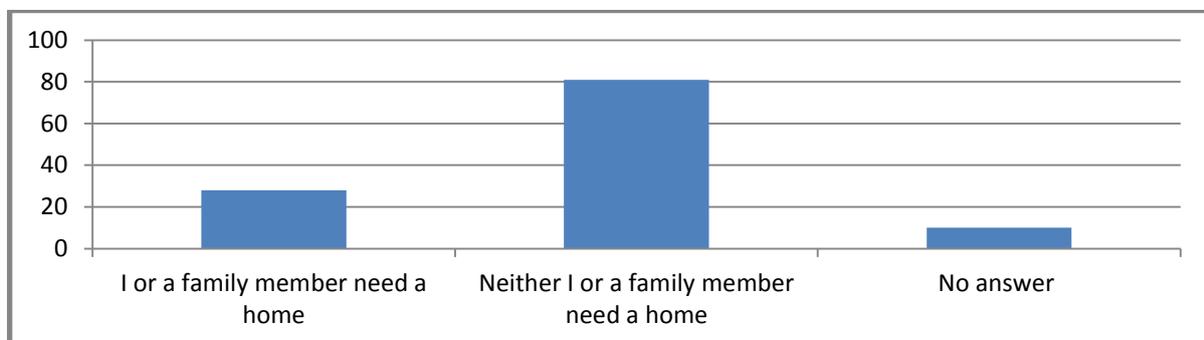
- I or a family member(s) need an affordable home within the next five years with a local connection to Hale village (This could be a member of your current household e.g. an adult son/daughter still living at home of a family member who has had to move out of Hale and would like to move back) (Please complete part 2)

OR

- Neither I or a close family member need an affordable home in Hale within the next five years

The intention of the survey is that those identifying a need go on to complete the next part of the survey (referred to as part 2). This seeks to obtain further information regarding the need.

The graph below shows the response to this question, 10 respondents did not answer this question.



Out of these respondents, one of those who answered no went on to complete part 2 of the survey stating that they were pre-empting a future need. Two respondents who did not answer the question also went on to complete part 2.

Of those who answered yes (28 respondents), two of the respondents did not go on to complete part 2 of the survey.

In all 31 respondents completed part two of the survey regarding housing need.

Section 3: Local Housing needs and affordability (Part 2 Questions 1-16)

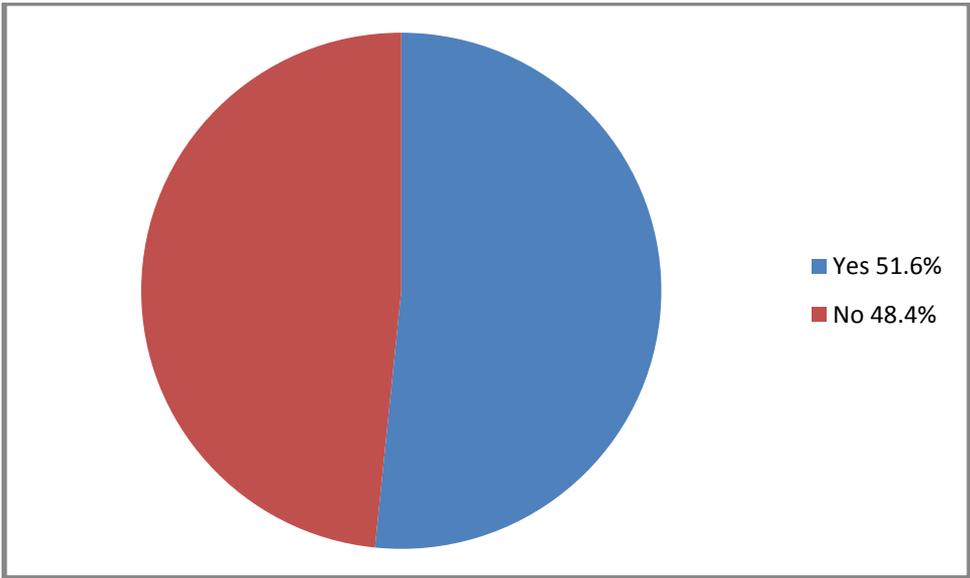
This part of the survey was intended to be completed by those respondents in housing need or with a family member in housing need. The questions seek to identify the number and types of home required as well as respondents' connection to the parish. Questions were also asked regarding affordability.

It is noted from the comments provided as part of this survey that two of the survey responses relate to a potential need. In addition one of the forms notes an additional household in need that it has not been possible to identify through the information submitted.

The data below is based on the information received from the 31 respondents who completed part 2 of the questionnaire.

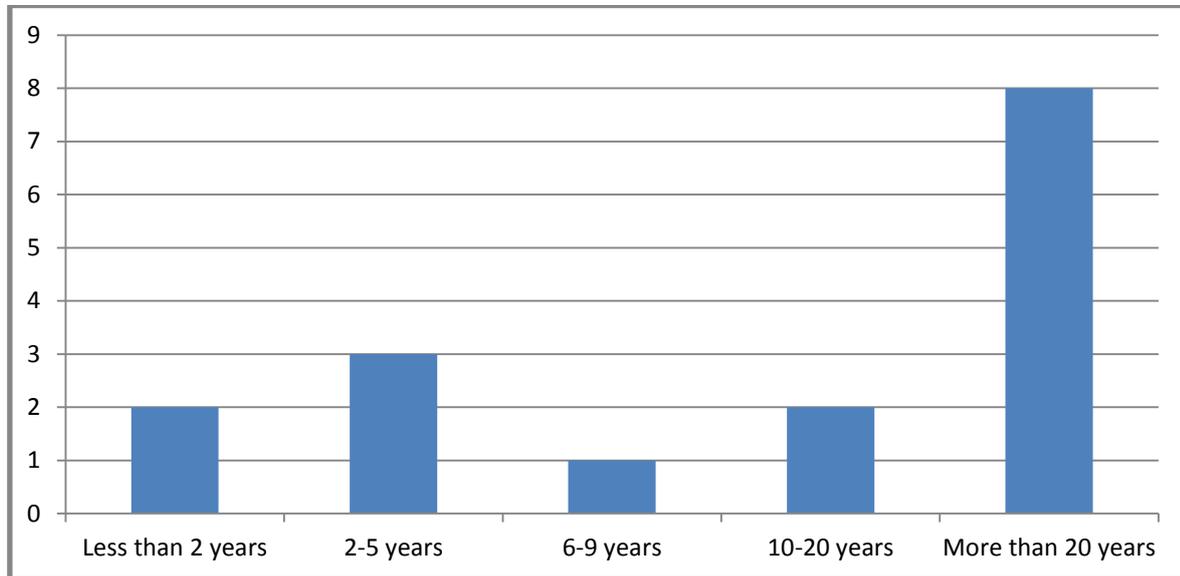
Question 1 - Does the household needing to move currently live in the parish?

The graph below shows the responses to this question with 16 of the 31 respondents currently residing within the parish.



Question 1a – If yes for how many years?

The graph below shows the split of responses from the 16 respondents for whom this question was applicable. 50% of respondents have lived within the parish for more than 20 years with 63% having lived in the parish for 10 or more years.



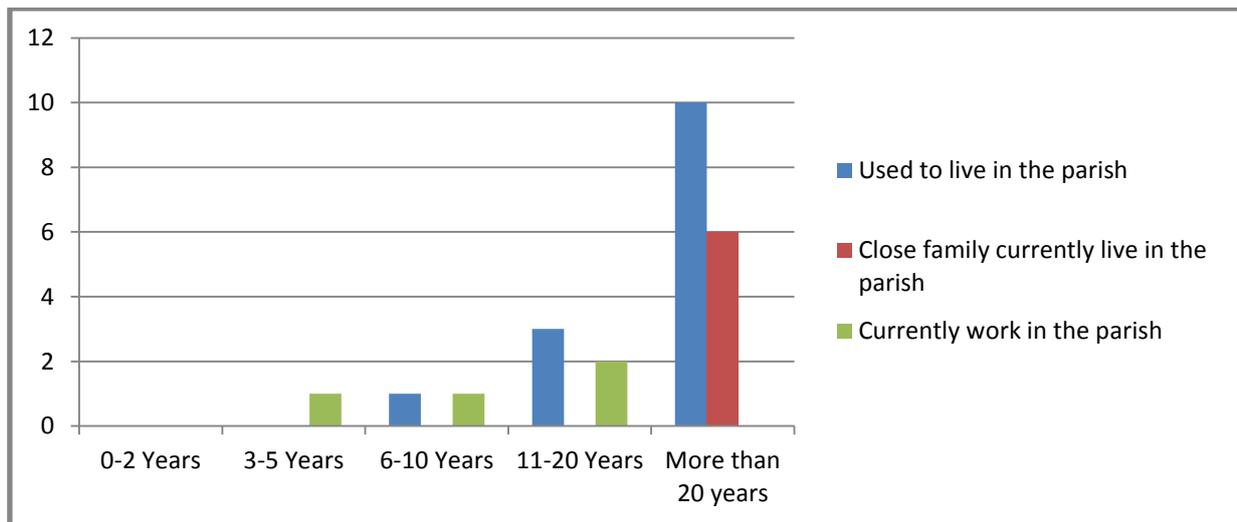
Question 2 – If the household does not live in the parish now, what is their connection to it?

For the 15 respondents for whom this question was applicable, the table below shows the number of respondents who selected each answer. Respondents were asked to select all answers that applied.

Connection to parish	Number of responses
Used to live in the parish	14
Close family currently live in the parish	7
Currently work in the parish	4
Need to support a family member living in Hale parish	2
Need to be supported by a family member living in Hale parish	2

14 of the 15 respondents stated that they used to live in the parish of Hale and all 15 respondents either used to live in the parish or have family that currently live in the parish. 4 of the respondents stated a need to support or be supported by a family member within the parish and of the 4 respondents who currently work in the parish all have more than one connection to it.

For three of these options the applicants were also asked to state for how many years they had had this connection. The graph below shows the split of responses and the relevant number of years.



Question 3 – Who owns the home you/they live in now?

The table below shows the ownership of the 31 respondents' current home.

Owner of home	Number of respondents	Percentage of respondents
Self (with/without mortgage)	10	32.3%
Privately rented	7	22.6%
Employer (tied to job)	1	3.2%
Parents/other relative	11	35.5%
Housing Association	2	6.5%
Council	0	0.00%
Other (please specify)	0	0.00%

The three largest categories selected are self, 32.3%, privately renting, 22.6% and Parents/other relative 35.5%.

Whilst a large proportion of respondents are identified as owning their own homes it is perhaps suggested from other information provided within the surveys that some of these respondents may have been referring to themselves rather than the household in need. For example 6 of the respondents who stated that they owned their own home also selected 'want to start first home' as one of the reasons that they needed a home within the parish. (Question 5)

Question 4 - Ideally when would the person in housing need require to move?

The chart below shows the responses to this question with the options given as:

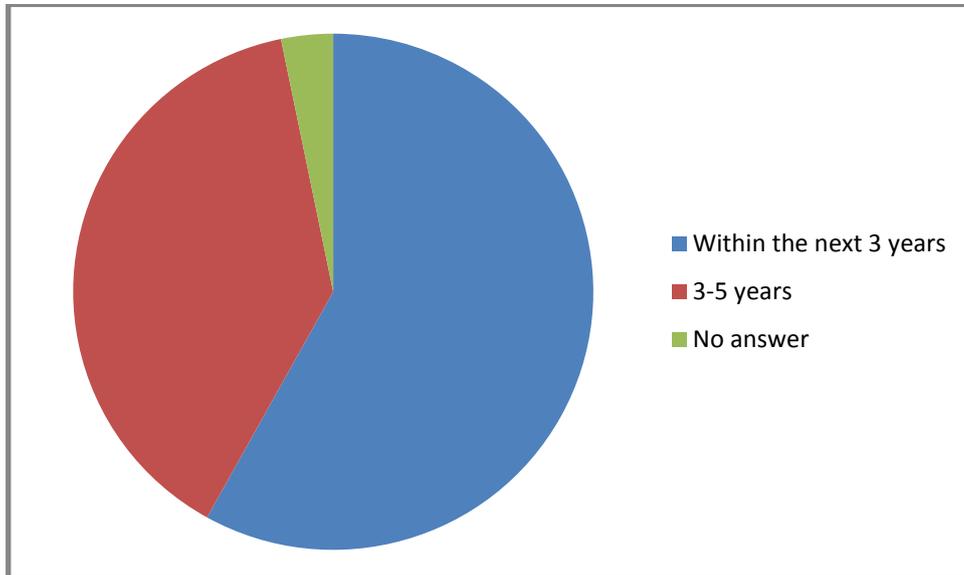
Within the next 3 years

or

3-5 years

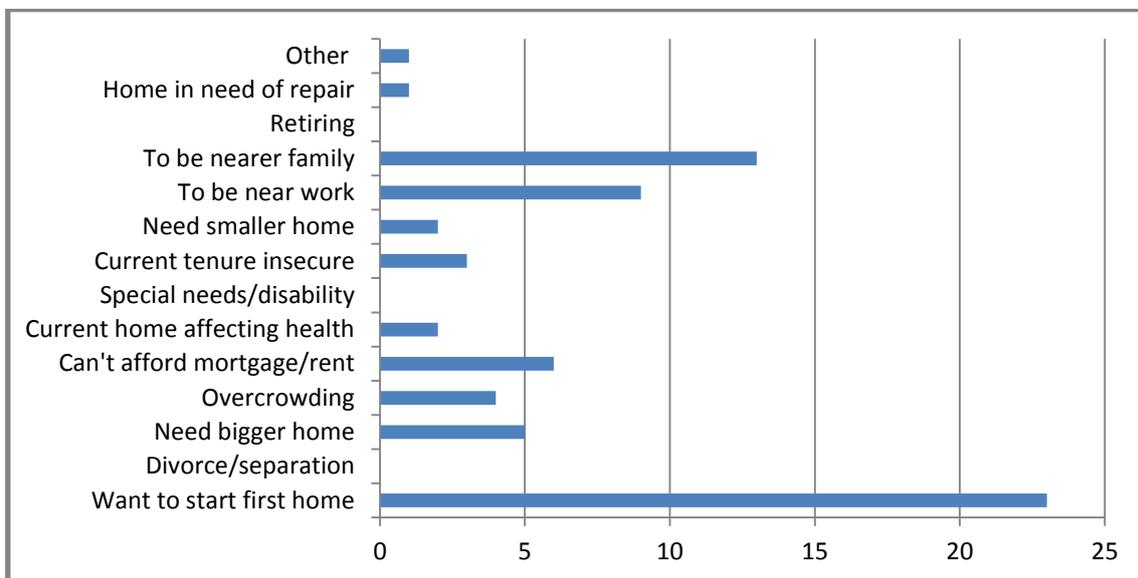
One respondent did not answer this question.

18 of the 31 respondents would like to move within 3 years.



Question 5 – Why do they need a new home in this parish?

Respondents were able to select more than one answer in response to this question. The graph below shows the frequency of responses from the 31 respondents.



The most popular answer was to start first home, with 23 respondents (74.2%) selecting this answer. 13 respondents (41.9%) selected to be nearer family and 9 respondents (29%) to be near work.

6 (19.4%) respondents identified being unable to afford mortgage/rent as a reason, with 9 (29%) respondents selecting either needing a bigger home or needing a new home as a result of overcrowding.

The 1 'other' response relates to a respondent whose parents are moving/downsizing in the next few years.

Question 6 – How many people of each age group would live in the home?

The survey responses identified 64 individuals as being in housing need. The table below shows the breakdown of the respondents and their household by age.

Age range	Number	% of total
0-5 Years	11	17.2%
6-15 Years	0	0.0%
16-24 Years	13	20.3%
25-39 Years	25	39.1%
40-64 Years	11	17.2%
65-74 Years	2	3.1%
75 Years and over	2	3.1%
Total	64	100%

The largest age group identified was 25-39 years, with 25 people falling within this category.

The majority (76.6%) of respondent households are working age adults between 16 and 64 years of age, with 17.2% being under 16 and 6.2% being 65 or over.

Question 7 – What sort of household will be formed?

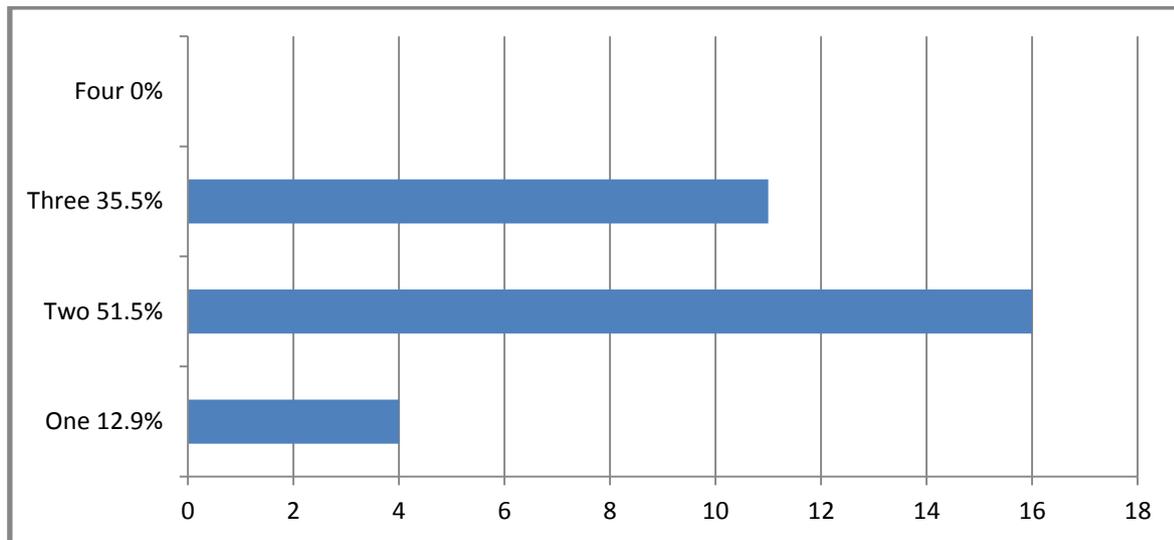
The table below shows the makeup of the different households identified as requiring accommodation.

Household composition	Number of households	%
Single person	9	29.0%
With partner	12	38.7%
Two parent family	7	22.6%
Single parent family	1	3.2%
Other	2	6.5%

The two most frequent types of households identified are single people and couples. These two groups represent 67.7% of respondent households. 25.8% of respondents represent family households. The 2 other responses relate to a respondent recording a need for two friends and one who noted that they were not sure of the household type.

Question 8 – How many bedrooms are needed?

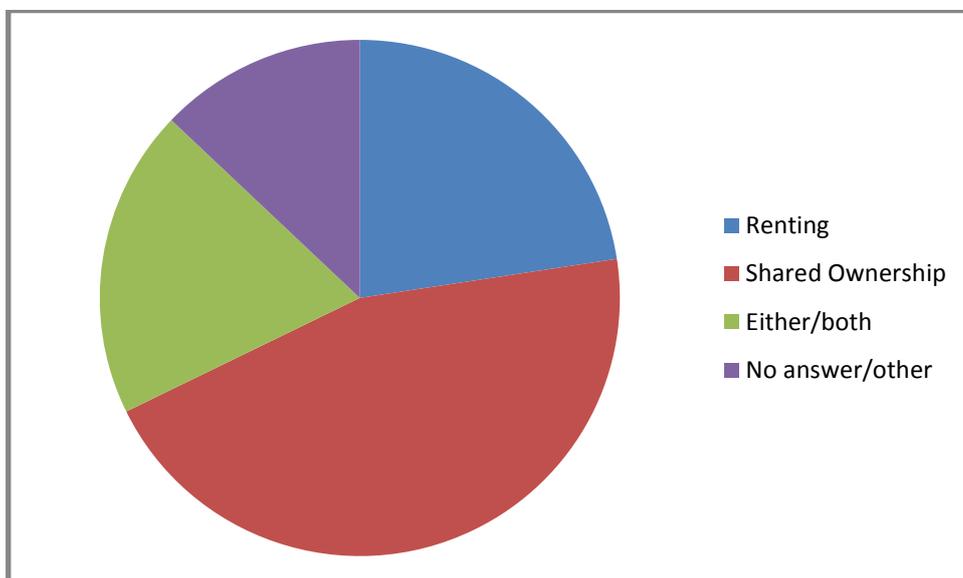
The graph below shows the number of bedrooms required by respondent households.



The majority of respondents (87%) have identified two or three bedrooms as being required.

Question 9 – Which sort of tenure does the family member(s) want?

The respondents were asked to tick all that apply. The chart below shows the frequency of responses.



The largest percentage of respondents (45.2%) were looking for shared ownership only (14 respondents). 22.6% (7 respondents) were looking for rented accommodation and 19.4% (6 respondents) were looking for either shared ownership or rented.

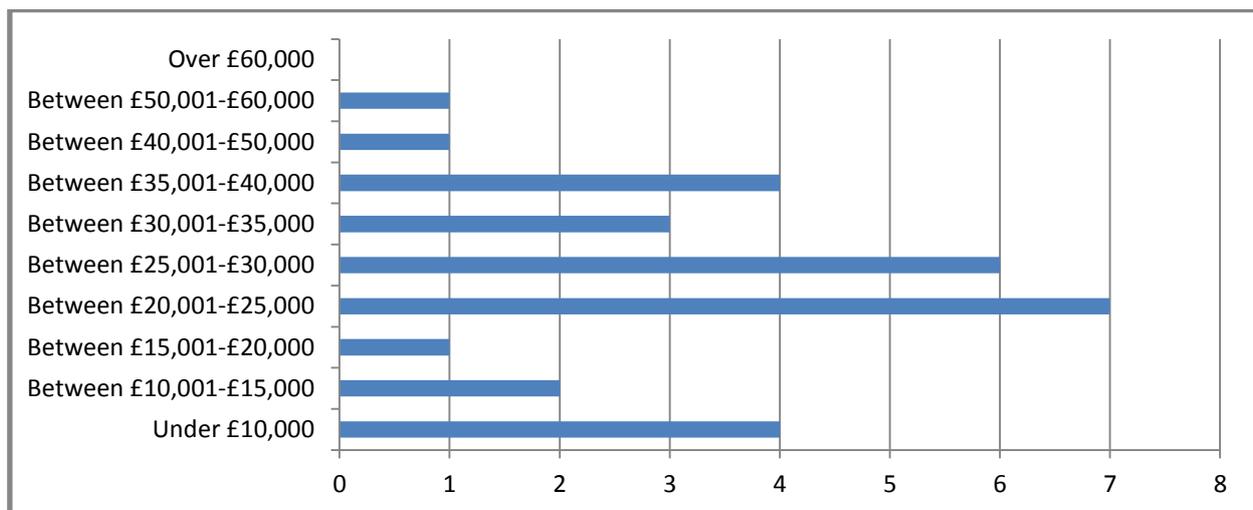
Of the 4 other respondents, 2 gave no answer, 1 said that they didn't know and 1 noted that they were looking for full ownership.

Questions 9a – 11 Affordability Questions

Annual income

To enable an accurate calculation of the people that are in housing need, respondents were asked to provide their gross annual income. Details of what they could afford to pay monthly and towards a deposit if they were interested in shared ownership were also requested.

The table below (in response to **Question 10**) shows the annual income of respondents. The question asked for a gross annual income and for this to be a combined income if the household was a couple. 2 Respondents did not answer this question.



The median gross annual earnings for individual full time employees living within the New Forest Local Authority area is £30,545 (ONS ASHE 2017 Provisional results Table 8.7a)

The median gross annual earnings for individual full time employees in England in 2017 is £29,085 (ONS ASHE 2017 Provisional results Table 8.7a)

Of those respondents who selected full time work or self-employed, 64% of households (16 respondents) had a combined household income of less than £30,000.

Of the 29 total respondents 20 (64%) had a combined household income of less than £30,000.

Local house prices and affordability

Data from the Office of National Statistics (ONS) showing lower quartile house prices by local authority district, indicates a lower quartile price of £221,000 within the New Forest District for 2016, with a lower quartile average income of £18,685. This equates to a ratio 11.8 times lower quartile gross annual earnings to lower quartile house prices (ONS Data set - Ratio of house price to workplace-based earnings (lower quartile and median)).

The table below is taken from the New Forest District Council Housing Affordability Final report, August 2017 and shows the average cost of purchasing a home within the New Forest.

Figure 2.1: Cost of housing to buy – year to March 2017 – New Forest			
	Lower quartile	Median	Mean
Flat/maisonette	£138,250	£182,000	£205,126
Terraced	£208,000	£230,000	£256,708
Semi-detached	£245,000	£275,000	£299,857
Detached	£330,000	£407,500	£483,202
All dwellings	£225,000	£300,000	£352,670

Source: Land Registry

New Forest District Council Housing Affordability Final report August 2017.

The table below is taken from the same report and shows indicative income levels required for different sizes of home and different tenure types within the New Forest.

Indicative affordability (income) thresholds for different tenures of housing – by size				
	1-bedroom	2-bedrooms	3-bedrooms	4-bedrooms
Lower Quartile purchase	£28,125	£42,750	£65,250	£94,500
Discounted market	£25,875	£39,330	£60,030	£86,940
Starter Home	£25,875	£39,330	£56,250	£56,250
Shared ownership (50% equity share)	£22,641	£34,414	£52,526	£76,073
Lower Quartile private rent	£21,938	£27,188	£32,813	£46,875
Affordable rented	£18,720	£23,200	£28,000	£40,000
Social rented	£17,143	£19,757	£21,343	£23,743

New Forest District Council Housing Affordability final report August 2017.

Open market housing in Hale – For sale

A Right Move (<http://www.rightmove.co.uk>) search on 08/02/2018 returned no results for properties for sale in Hale (A search on Prime location on the same date also returned no results for properties within the parish of Hale).

Right move sold price analysis indicated that over the last 12th months 7 properties have been sold within the parish of Hale with an average sale price of £452,357 (Prices ranged from £610,000 for a detached 2 bedroom bungalow with detached 2 bedroom annex, to £235,000 for a 2 bed terraced property). 4 of these properties were detached, 1 terraced and 2 semi-detached. 4 of the properties were 3 bed, 2 were two beds (one of which also has a detached 2 bedroom annex) and 1 was a five bed.

Over the last 2 years 10 properties have been sold with an average price of £532,150

The lower priced two bedroom property at £235,000 could be considered an entry level property within the parish. Just over 50% of respondents were looking for a 2 bedroom property.

A buyer for this property would need on average a 10% deposit of 23,500 with a mortgage of 211,500. For a loan 3.5 times an annual income, a household would need a gross annual income of approximately £60,429. Lower deposits would require a higher income threshold.

This is above the income level of all of the 29 respondents who provided this information within the survey.

A mortgage for a property priced at £235,000 with a 10% deposit would require an income of 6.9 times the median income for the New Forest District and 11.3 times the lower quartile income for New Forest District.

Open market housing in Hale – For rent

The New Forest District Council & the New Forest National Park Authority Objectively Assessed Housing Need (OAN) Final Report October 2017 states that median rental costs in New Forest are above the national average but slightly below equivalent figures for Hampshire and the South East Region. The table below is taken from this report.

	Median Rent, Year to March 2017	% Difference to England
New Forest	£840	+24%
Hampshire	£843	+25%
South East	£875	+30%
England	£675	-

Source: Analysis of VOA Private Rental Market Statistics

The table below shows the average (median) and lower quartile rent prices per month within the New Forest. This is taken from the New Forest District Council Housing Affordability Final Report August 2017.

Property Size	Rent	
	Average (median) pcm	Lower Quartile pcm
Room only	£455	£442
Studio	£495	£450
1-bedroom	£625	£585
2-bedrooms	£795	£725
3-bedrooms	£975	£875
4-bedrooms	£1,450	£1,250
All properties	£840	£695

Part of figure 2.5, taken from the New Forest District Council Housing Affordability Final Report August 2017.

A right move search on 08/02/2018 identified one property for rent. This was a 1 bedroom ground floor flat/annex for rent at £625 per calendar month inclusive of utility bills. This is in line with the average median price in the table above.

The table below, (repeated from above for ease of comparison), shows the income levels required for the lower quartile of private rental properties within the district.

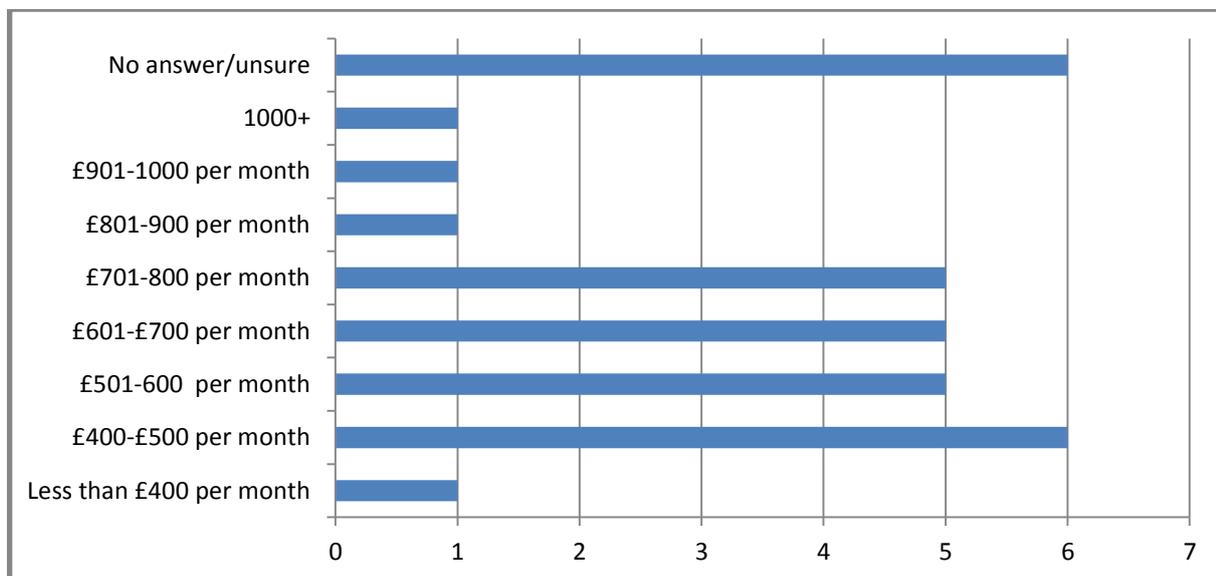
Indicative affordability (income) thresholds for different tenures of housing – by size				
	1-bedroom	2-bedrooms	3-bedrooms	4-bedrooms
Lower Quartile purchase	£28,125	£42,750	£65,250	£94,500
Discounted market	£25,875	£39,330	£60,030	£86,940
Starter Home	£25,875	£39,330	£56,250	£56,250
Shared ownership (50% equity share)	£22,641	£34,414	£52,526	£76,073
Lower Quartile private rent	£21,938	£27,188	£32,813	£46,875
Affordable rented	£18,720	£23,200	£28,000	£40,000
Social rented	£17,143	£19,757	£21,343	£23,743

New Forest District Council Housing Affordability final report August 2017.

The majority of respondents were looking for a two bedroom property. For the lower quartile rent within the district the tables above suggests that an income of £27,188 is required for a two bedroom property, with a monthly rent of £725.

Of those who stated that a 2 bedroom property was required (16 respondents) 14 provided an annual household income. 9 respondents indicated that the household income is £25,000 or less.

The table below (**Question 9a**) shows the amount that respondents considered that they could afford to pay monthly for the new home. 6 respondents did not answer this question and/or noted that they were unsure of the answer.



Shared ownership.

Shared ownership as a tenure option gives the opportunity to part buy and part rent a home from a housing association. This means that if a household cannot afford to buy a property outright they may be able to afford to buy a share in a property, typically 25% to 75% and then pay rent on the remaining share.

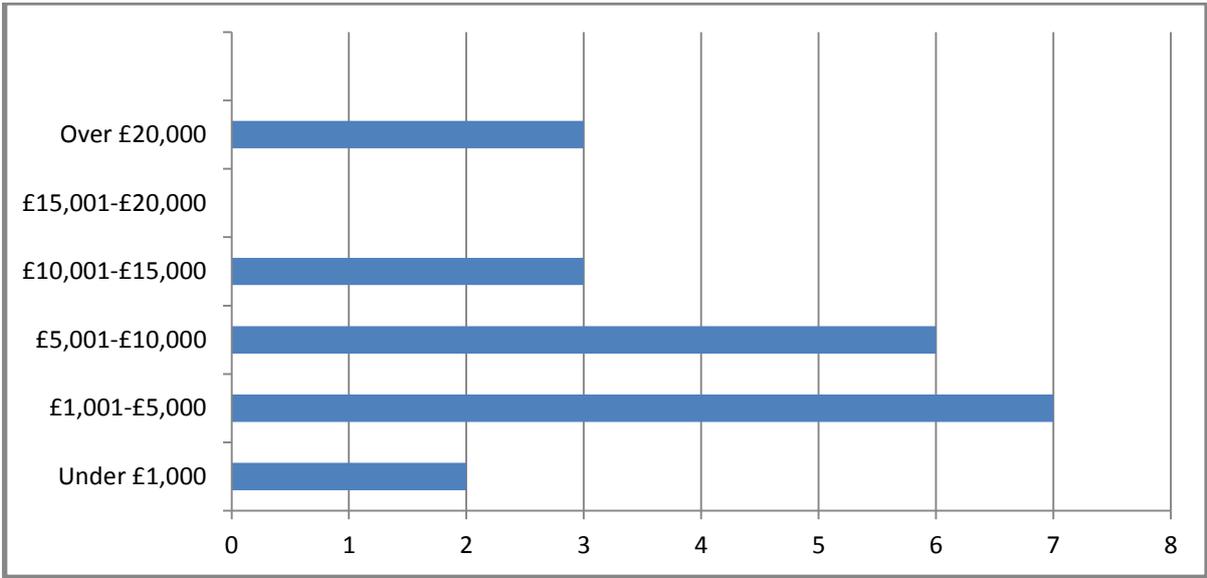
When a property has been built on a rural exception site the maximum percentage than can be owned is 80% so that the property always remains available as affordable housing within the parish and is not available to be sold on the open market.

45.2% of respondents identified an interest in shared ownership only, with 19.4% of respondents looking for either rented or shared ownership.

The table above indicates that an income of £34,414 would be required for a 50% share in a two bedroom, shared ownership property.

Of respondents looking for a two bedroom property who were also interested in shared ownership or shared ownership and renting, the majority (77.7%) had a household income of less than £30,000. There would however be potential for a lower equity share, for example 25%

In addition to income, respondents interested in shared ownership were also asked about their savings to meet a deposit and legal costs. 21 respondents gave this information. The table below shows the responses to this question (**Question 11**).



A deposit of at least 5% -10% of the sale price is generally required.

Question 12 What is the employment status of the people ages 16+ who would live in the new home?

Respondents were able to select more than one answer. The table below shows the frequency of responses. 1 respondent did not answer this question.

Answer Choices	Response rate	
Full time employment	20	66.67%
Part time employment	5	16.67%
Self-employed/own business	10	33.33%
Retired	2	6.67%
Full time education	1	3.33%
Unemployed seeking work	0	0.00%
Unemployed not seeking work	0	0.00%
Other	2	6.67%

Question 13 - Will they be claiming housing benefit?

2 Respondents advised that they would be claiming housing benefit and 9 said that they did not know.

Question 14 - Does anyone in the new household have a supported housing need?

1 respondent identified a supported housing need. 28 respondents answered no to this question and 2 did not answer this question.

Question 15 - Is the household registered on any housing waiting lists?

5 out of the 31 respondents advised that they were currently on the New Forest District Council Homesearch Housing waiting list.

The survey respondents did not identify as being on any other waiting list or as being on Help to Buy South.

Households on Homesearch, New Forest District Council's existing housing register

New Forest District Council maintains a Housing register of people who wish to be considered for council or housing association housing.

To be eligible a household must be in need of housing. Housing need includes criteria such as homelessness, concealed households, overcrowding and housing that is too expensive compared to household income.

New Forest District Council has advised that there are currently 6 households registered stating a connection to Hale as shown in the table below.

Homesearch households stating a connection to the Parish of Hale.	No of households
1 Bed	3
2 Bed	3
3 Bed	0
Total	6

5 respondents are identified within the survey as being on the register however these have not been verified with those on the register due to data protection issues.

Households on Help to Buy South (Shared ownership and other forms of affordable housing register)

4 households are registered on Help to Buy South. 2 households are looking for a two bed property and 2 households are looking for a 3 bed property.

It is important to remember that only those registered will be considered for properties, should an affordable housing scheme be progressed in the parish.

Question 16 - Any other comments

8 comments were received by respondents completing part two of the survey.

3 were comments on the need that they had identified and 2 comments identify that their response relates to future/potential needs.

1 comment was also received attached to a blank part two survey.

Full transcripts of these comments are included verbatim (anonymised where required) in Appendix 3.

Appendix 1 Covering Letter

Appendix 2 Survey Questionnaire

Appendix 3 Respondents' comments

Economy, Housing & Planning

Service Manager: Louise Evans

Enter name and address ONLY in this area and do not exceed 6 lines

My Ref: HNS/Hale/LAB

Your Ref:

Date: [Click here to enter a date.](#)

Dear resident or former resident of Hale

We would like to say a really big thank you to all of you who took the time and effort to complete the Parish Plan Questionnaire. We are currently formulating the new Parish Plan and will be reporting back on the responses with a view to implementing the steps you said you would like to see.

The responses to the two questions on Hale housing have prompted further action which is detailed in this letter.

Responses clearly indicated that there is a general interest in and some need for 'Affordable Housing' within the Village. We now, as a follow up, have agreed to support those interested in taking this forward in finding out the precise level of need and specifically what sort of housing is needed.

In order to find out this detail we are working with the New Forest District Council and a number of parishioners interested in taking the possibility of providing affordable housing further.

New Forest District Council has been allocated funds from central Government in the form of Community Housing Fund which is to support community led housing in areas across the District. New Forest District Council has agreed that the fund can be used to investigate, enable and facilitate affordable housing through community led projects, such as Community Land Trusts.

To ensure independent views are gathered and analysed, New Forest District Council has agreed to send a survey asking whether local residents would support such a project and also to establish housing needs to ensure there is indeed a need for affordable homes. New Forest District Council will send the survey, collate, analyse and retain the data; Hale Parish Council and other parishioners will be independent of this process.

The results from this survey will help those considering the formation of a Community Land Trust (or other housing model) to understand whether there is a need for Affordable Housing in the parish and if so, of what type and on what basis. It will also help inform the Parish Council as to whether we support this project as part of our work for our community.

In the light of the information already gathered the survey includes a number of questions that can help find out what types of housing are needed in the parish, such as starter homes for young people to buy/rent or open market housing for people to downsize to as they grow older or possibly sheltered accommodation for older residents who do not wish to move out of the village but can no longer live independently.

HOUSING INFORMATION

If the results of this survey indicate a need within Hale for the provision of Affordable Homes for local people, the aim would be to consider building a small number of homes to allow for households on modest incomes to remain living in the parish and not be forced to move away.

The result of this would be to support a mix of ages and income groups to remain in the community. This in turn can help sustain vital village services and maintain a thriving community.

WHAT ARE 'AFFORDABLE HOMES'?

- **AFFORDABLE RENT** – this is where less than market rent is paid to the landlord e.g. the Community Land trust. The rent is usually set at 80% of market rent and is generally not higher than Local Housing Allowance (LHA) rate levels; local housing allowance is a way of working out how much housing benefit someone can get to help pay the rent if they have a private landlord. A village Community Land Trust run by local parishioners could set a lower rent if this is required.
- **SHARED OWNERSHIP** – this is where there is an option to part buy / part rent the home. Shared ownership homes can be restricted to 80% purchase to ensure the home remains affordable in perpetuity. The detailed terms of the arrangement would be determined dependant on the model that might be considered most appropriate for Hale.

TYPES OF HOUSING for consideration – Starter homes (usually sold with a 20% discount), smaller market homes including bungalows for older residents who need to downsize, sheltered accommodation where residents can be supported but still have some independence.

COMMUNITY LAND TRUST (CLT) IN HALE

What is a CLT?

- A CLT is a not-for-profit community-led housing initiative which owns land and provides homes to meet the long term needs of the village.
- All activities that the CLT is involved in are for the benefit of the community.
- Membership of the CLT is open to anyone in the community who supports its aims.
- The CLT is involved in the entire process of developing affordable housing (it is not just a consultee).

- There is also often an opportunity for the CLT to be involved in non-housing related projects in the future as long as they bring a benefit to the community (like providing allotments or a community shop for residents).

If built, it is most likely that the affordable homes would be spread around the village in ones and twos. The impact on the attractive nature of the village will then be minimal but it would provide the village with some dwellings which would be available for local people in housing need now and in the future. The rules of the CLT would ensure that when a CLT home became vacant the same criteria would be applied in approving a new occupant.

LOCAL CONNECTION CRITERIA

If the formation of the proposed Hale Village CLT proceeds, priority for the homes will be given to those people who have a local connection to the parish. This could be people who currently live (but not in their own homes) or work in the parish or those who have lived in the parish or have close family still living in the parish. Applicants local to neighbouring parishes will be given second priority for the Affordable Homes.

It would be much appreciated if you could take the time to complete and return the survey as detailed below:

- **Part 1** of this survey takes only a few minutes to tick boxes and should be completed by all households.
- **Part 2** should be completed only if you or a family member has an identified need for an Affordable Home in Hale.

It will be helpful to hear your views and we would urge you to complete the survey so that we can make an informed decision. If you need help with completing the form or would like additional copies, please contact Lucy Buis, Housing Development & Strategy Officer, New Forest District Council email: lucy.buis@nfdc.gov.uk telephone: 023 8028 5588.

Please complete and return the survey using the FREEPOST envelope provided by
14th November 2017

Thank you

Hale Parish Council



Part 1

Hale Parish Housing Needs Survey

About your existing home

Q1. Please tell us how many people of each age group live in your home
(Please write the number in the box)

Males	Age 0-5	Age 6-15	Age 16- 24	Age 25- 39	Age 40- 64	Age 65- 74	Age 75+
Females	Age 0-5	Age 6-15	Age 16- 24	Age 25- 39	Age 40- 64	Age 65- 74	Age 75+

Q2. What type of home do you live in?

House Bungalow Flat Caravan/mobile home

Other (please specify)

Q3. How many bedrooms does your home have? (Please tick one box)

Bedsit One Two Three Four or more

Q4. Who owns the home you live in now?

Self (with/without a mortgage) Parents/relative Council/Housing Association

Tied to job Private Landlord

Other (please specify)

Q5. How long have you lived in Hale parish? (Please write the number of years below)

_____ years

Q6. Have any members of your family left the parish in the last few years due to difficulty finding a suitable home locally? Please complete Part 2

Yes No

Q7. What type of home were they looking for?

Affordable rent *

Private rent

Shared Ownership (part rent/part buy)*

Buying on the open market

Other (please specify)

**Please see letter for definitions of Affordable Housing*

Q8. Would you support the building of a small number of affordable homes on different sites spread around the parish of Hale if there was a proven need from households with a genuine local connection?

Yes No

If you wish to, please give a reason for this view:

Q9. Do you know of any local sites in the parish that may be suitable for a scheme of affordable homes for local people? (Please give details)

Q10. What type of housing, if any, do you think is needed in the parish?

Please tick all that apply

- Housing for first time buyers Housing for older people to downsize
- Housing for families Affordable housing for local people to rent or part buy
- Other (please specify)

Affordable Housing need

Q11. Please tick if the following applies:

- I or a family member(s) need an affordable home within the next five years with a local connection to Hale village (This could be a member of your current household e.g. an adult son/daughter still living at home or a family member who has had to move out of Hale and would like to move back)

Please complete Part 2

- Neither I or a close family member need an affordable home in Hale within the next five years

Thank you for taking the time to complete this questionnaire

Part 2

Hale Parish Housing Needs Survey

Please complete if you or family member(s) have a housing need now and/or in the future (the next 5 years)

Q1 Does the household needing to move currently live in the parish?

 Yes No

If yes, for how many years? _____

Q2. If the household does not live in the parish now, what is their connection to it?

Tick all that apply (For each box ticked, please state for how long)

 Used to live in the parish _____ years Close family currently live in the parish _____ years Currently work in the parish _____ years Need to support family member living in Hale Parish Need to be supported by family member living in Hale Parish

Q3. Who owns the home you/they live in now?

 Self (with/without a mortgage) Parents/ other relative Housing Association Tied to job Privately rented Council Other (please specify)

Q4. Ideally when would the person in housing need require to move?

 Within the next 3 years 3-5 years

Q5. Why do they need a new home in this parish?

 Want to start first home (a) Current tenure insecure (b) Divorce/separation (c) To be near work (d) Need smaller home (e) Need larger home (f) Overcrowding (g) Retiring (h)

To be nearer family (i) Can't afford mortgage/rent (j)

Home in need of repair (k) Current home affecting health (l)

Special needs/disability (m)

Other (please specify) (n)

Q6. How many people of each age group would live in the new home? (Please write the number in the box)

Males	Age		Age		Age		Age		Age		Age		Age	
	0-5		6-15		16-24		25-39		40-64		65-74		75+	
Females	Age		Age		Age		Age		Age		Age		Age	
	0-5		6-15		16-24		25-39		40-64		65-74		75+	

Q7. What sort of new household will be formed?

Single person Two parent family
 With partner Single parent family
 Other (please specify)

Q8. How many bedrooms are needed?

One Two Three Four

Q9. Which sort of tenure does the family member(s) want? (Please tick all that apply)

Tenure choice
 Renting

Shared Ownership (part rent/part buy)

How much could they afford to pay monthly? (a rough estimate will be acceptable)

£

£

- The maximum monthly amount a household can afford on rent or a mortgage is around 1/3 (or 33%) of the household's net monthly (take home) income.

IMPORTANT

Please note that financial details are useful to establish affordability

THE FINANCIAL INFORMATION IS NOT PERSONALISED, WILL REMAIN CONFIDENTIAL AND WILL NOT BE SEEN OR PASSED ON TO OTHER ORGANISATIONS INCLUDING THE PARISH COUNCIL OR LOCAL PARISHIONERS INTERESTED IN SETTING UP A CLT

Q10. What is the family member(s) gross annual income (before deductions) including benefits and pensions. This should be combined income for couples. A rough estimate will be acceptable

- | | |
|--|--|
| <input type="checkbox"/> Under £10,000 | <input type="checkbox"/> £30,001-£35,000 |
| <input type="checkbox"/> £10,001-£15,000 | <input type="checkbox"/> £35,001-£40,000 |
| <input type="checkbox"/> £15,001-£20,000 | <input type="checkbox"/> £40,000-£50,000 |
| <input type="checkbox"/> £20,001-£25,000 | <input type="checkbox"/> £50,001-£60,000 |
| <input type="checkbox"/> £25,001-£30,000 | <input type="checkbox"/> Over £60,000 |

Q11. If interested in shared ownership, how much would they be able to put down as deposit and legal costs?

- | | |
|---|--|
| <input type="checkbox"/> Under £1,000 | <input type="checkbox"/> £10,001-£15,000 |
| <input type="checkbox"/> £1,001-£5,000 | <input type="checkbox"/> £15,001-£20,000 |
| <input type="checkbox"/> £5,001-£10,000 | <input type="checkbox"/> Over £20,000 |

Q12. What is the employment status of people aged 16+ who would live in the new home?

- | | |
|---|--|
| <input type="checkbox"/> Full time employment | <input type="checkbox"/> Full time education |
| <input type="checkbox"/> Part-time employment | <input type="checkbox"/> Unemployed seeking work |
| <input type="checkbox"/> Self-employed/own business | <input type="checkbox"/> Unemployed not seeking work |

Retired

Other

Q13. Will they be claiming housing benefit?

Yes

No

Don't know

Q14. Does anyone in the new household have a supported housing need?

No

Yes, limited mobility, wheelchair user

Yes, support needed to live independently

Yes, other (please specify)

Q15. Is the household registered on any housing waiting lists?

New Forest District Council Homesearch Housing waiting list

<http://www.newforest.gov.uk/homesearch>

Tel: Tel: 023 8028 5234

Help to Buy South (Shared Ownership)

<http://www.helptobuysouth.co.uk>

Tel 0845 6041122

Yes, other (please specify)

Q16. Any other comments

Appendix 3 - Respondents' comments

Part 1 Question 8a - If you wish to, please give a reason for this view

(Question 8 relates to whether the respondent would support the provision of affordable housing)

57 comments were received in response to this question.

- Comments received following a yes response (42)

It is a lovely area and to keep the local community, to progress we need to help those younger families
But only if the appearance of the village was unspoilt and full agreement of all the village was given to sites.
The average purchase price of properties within the Hale Parish is too expensive for 1st and 2nd time house buyers. There are very little affordable properties for this category of buyer. There are very few properties to rent at an affordable price. We need younger families to live within the Parish to support the local infrastructure such as our excellent local school.
I would support the building of a small number of affordable homes on different sites spread around the Hale Parish as mentioned above. I don't feel that home ownership is right for everyone, however the tenancy agreement must be tight to maintain a high level of responsibility to the building/site condition and maintenance. Certainly in Southampton for example many rented properties and gardens are in a terrible state.
To maintain a community with a range of age groups. To enable local people to live locally and not forced to move because of high property prices. To maintain family ties.
We need more young families living in Hale. The present housing stock is much too expensive. There is a need for people born in Hale to have subsidised housing.
Although strongly in support of affordable homes in the Parish we are opposed to in-fill. We favour a development similar to the one on the old railway line at Breamore and the housing association group in Woodgreen, and preferably within walking distance of the local primary school.
Need to keep people across all age ranges in the parish. Well built, affordable homes are important for those on limited income.
Young require opportunity to be able to live where they have been brought up - at affordable prices. Elderly should not have to move out of the parish when needing assistance or to downsize.
Having said yes I am concerned that planning controls are too lax and allow smaller properties to be extended and therefore taken out of the affordable range. I would want to make sure that any new affordable houses were maintained as affordable housing in perpetuity and not sold off.
What does a 'proven need' mean? Who actually needs to live in a protected area? The answer would be commoners to maintain the New Forest ecology etc. Workers in the Forest but not people who will commute to cities and other areas
To enable support for elderly parents to be better served bearing in mind the paucity of declining services which in turn require more support to remain living in the parish
It is extremely sad, for both young and old, who wish to stay in the village, to find it impossible to access and afford appropriate housing.
To ensure younger people and young families can stay in the village. To retain some diversity of income brackets among residents.
Although I would like to obviously know what type of houses (architecturally) would be considered and where it is thought they may be placed. Also how many is a small

number.
I think that it is important to have a mix of ages to make a good community. Affordable homes are a starting point for this so young people can stay in the area and bring up families of their own. My own family were all settled elsewhere before we moved to Hale, but sympathise with those whose young people cannot afford to stay in Hale. Bungalows for older people would be good too but I think the young must come first.
Hale has an aging population, particularly when compared with Redlynch and Downton we need more young people. It isn't right that those young adults who do grow up in this area are unable to find somewhere they can afford.
Yes but only if the site is considered suitable by all. There are some ideas of mixing affordable housing with established, much larger properties i.e. building in one of the gardens. This is very unlikely to create a happy social alliance for the future and therefore would be unsustainable.
The prices of houses in the village have increased to such an extent that young people cannot afford to buy or even rent homes here and this situation needs to be addressed urgently
Only if suitable long-term restrictions were applied to ensure that the homes built remained affordable for local people with a genuine need. They cannot be used as a method of making a cheap initial purchase and then selling on at a colossal profit.
Yes if a small need with proven need from local families
It would be really nice to encourage young couples, especially young families (as we have such a good primary school). At the moment due to high property prices, the only people who can afford property in the village tend to be older or retirement age, so it would be lovely to have more young people.
While accepting the population of Hale is senior I do not feel there is a need for affordable housing. My reasons are that Hale is not a remote community as demonstrated by our full primary school; there is no business or economic reason to encourage young people to live in Hale such as a labour/skills shortage; there is a danger that young people in a 'few' properties could feel isolated; local areas such as Downton provide better amenities for younger people. (*Two separate comments from one household)
Possible I will have more children, so require a larger home - not many council properties with more rooms left in the village. If I moved would free up for elderly or single tenants.
We need to have more young people in the village but we would also need a more frequent bus service.
We need a mix of houses to support the widest possible community and the needs of all income levels. Hale will struggle if only wealthy and or the older generation predominate.
Within current national park, conservation area and planning guidelines
Sites need to be approved with full consideration of the impact on neighbouring property.
To retain diversity across the village
My children moved away from the village because of lack of affordable housing to buy or rent.
My family have lived locally for the last 150 years my children would like to return to the village but due to the current cost of housing this is not possible
Affordable homes are always good as too many houses are unaffordable for families who'd otherwise struggle and so Hale isn't just for affluent people.
A lot of children who were brought up in the local parishes who have family in the area can't afford to live near them, so they go where they can afford to live or they squeeze in to too small accommodation just so they can have family support.
It would be good to have a mixture of age groups in the village. There is a monopoly of the older generations at present. People who grow up in the village have an attachment

and concern for it. Our daughter needs more space, to be nearer work and nearer to us as we offer child support for some parts of the week. We therefore feel a personal support for these houses.
I think it is important to provide affordable housing for young people (in their 20s and 30s) to bring the average age of the population of Hale down and make it easier for families with young children to live here. Those children could then attend the pre-school and school. I don't feel those people should necessarily have relatives living here, but having local employment, e.g. local schools, hospital, Salisbury/New Forest businesses, should be a factor.
But think it needs to keep its nice quiet village feel still, along with the green countryside/forest
People who are born here need to have somewhere to live
Many youngsters only earn an average wage and are unable to buy a house locally
At present one of my children lives part with me and part with his girlfriend. They can't get a house with affordable rent.
Yes, in order to keep young people in the village, in order to work in the local area. To be able to raise families here to feed our pre-schools and schools and contribute to the life of our community.
I have children who were born in Hale and would love to live here but cannot afford to
It is important for people to be able to stay living in the area should they need to. However I would be strict on what would qualify them for the home, for instance, they would have to be working full time and not living in the property on benefits. The property and grounds would need to be well maintained etc.
Need for younger people to live in village. Population is rapidly aging

- Comments received following a no response (13)

We feel Hale is too small a village to accommodate new house builds of any size, in any part of the village. Plus it is within a conservation area/national park area, most of us have to apply for planning permission for the smallest of changes or additions to their property, so why should new houses be allowed in an area of special type? We are also classed as a SSSI here, another reason to keep the village as is.
I am a little concerned that Hale residents might be using this funding as an opportunity to get around New Forest National Park restrictions to build/annex part of their own land to build homes for their children. It seems a personal need rather than a community need and not an honest use of money put aside for helping those who want to live in the area. There are nearby areas such as Downton, Woodfalls and Fordingbridge where affordable housing should be built. It should not affect an area of outstanding natural beauty where even the existing houses should be restricted in any encroachment on the environment.
1. The national park should not be considered for any form of building. 2. There is no work locally and the public transport system does not support work related travel.
Question is too vague. What is 'small number' and who defines 'genuine local connection'? This idea will lead to a change in the character of the parish as it now is - it will encourage downsizing by infill. The introduction of so called affordable housing will lead to a demand for transport services. To use this plan merely to keep the school open is unjustified and certainly does not reflect local need. Most current pupils come from Wiltshire!
Don't spoil the village by building new houses. Subsidise the purchasing of existing stock if necessary.
Until policy changes re selling off existing social (council) housing it seems ridiculous to build more houses based on need. Surely that is why social/council houses were built not for huge profits for end user, taking these off the stock.

I would not support the building of affordable homes with such dubious selection criteria based on a government grant or subsidy. It is criminal! There is little or no employment in Hale and very little in the way of services. With post offices in Woodgreen and Woodfalls, a community shop would simply fail. There are no grounds to spoil the village with such little support.
We live in Hale because it is what it is we do not wish it to be changed
Not sure. Would need very careful monitoring. Would likely lead to drop in house prices here which may be a problem for those who have strived to buy in the forest.
I am not aware of any need for such housing in the parish. I am concerned at the possibility that this may be an excuse for developments that would not otherwise be allowed in the New Forest Park unless under the affordable banner. I am also concerned about increased pressure on existing infrastructure, roads, schools etc.
One attraction of the area is that new builds are restricted in the New Forest. This keeps house prices high and the area beautiful. If people can't afford to move here that's unfortunate but not for us to fix: move elsewhere. I would resent them decreasing the value of my house/building more homes in a restricted zone and getting access to an area of high cost housing without the means to pay for it. How is that fair on the rest of us? There are more than enough properties within 2 miles in Downton.
We moved to Hale for its rural location and to avoid new housing developments
The homes do not remain affordable for example the ex-council housing on Tethering Drove is now selling in excess of 300k.

- Comments received following neither a yes or no response (2)

Yes though only if the legitimate needs of neighbours were protected i.e. not if they in consequence suffered damage to the access, amenity a view or a drop in the value of their own properties. We'd prefer to see sites chosen (1 or 2 properties only is good) which are either brownfield or in places where no existing resident is significantly inconvenienced or disadvantaged. Moreover, we'd much prefer to see homes for rent to needy villagers not for sale or part sale. This is to prevent homes being sold on at a profit soon afterwards. This could still be a problem notwithstanding CLT rules history shows that governments just change the rules later if it suits them politically to do so. Witness the local authority house sales in the 80s
This is not easy to say as we did have affordable houses and they got sold off and I know this will happen again. There is no work in Hale and not easy to get places without a car. This should have been done a long time ago as was on plans also if people didn't buy small houses and then the council let them build so much on them there would be places

Part 1 Question 9 – Do you know of any local sites in the parish that may be suitable for a scheme of affordable homes for local people? (Please give details)

57 responses were received (in 38 of these, the respondent advised that they do not know of any suitable sites, 2 respondents offer land).

No
I have a plot of land suitable for a bungalow for older person
Must confess we don't but we would be amazed if there weren't any.
No
No

No
None
No
No
No given the nature of Hale and its proximity to SSSIs and its location in the National Park/Conservation Area.
No
There are two parcels of land in Tethering Drove, opposite what were originally council houses that would be suitable.
1. Tethering Drove land opposite the Purlieu. 2. Carters Close - Garage block. 3. Land is available for this scheme within the Hale Parish I understand that Mr Templeton is willing to set aside a suitable parcel of land.
One of the difficulties is that Hale is in the New Forest and hence no brownfield sites readily available
I am not aware of any brownfield sites. There are some potential sites within established enclosures i.e. not open forest or green fields/pastures etc.
My wife and I would be prepared to donate a site for two semi-detached houses
No
I wish I did. Most of the land I know about is agricultural.
From Woodfalls Hale Road, over cattle grid on left hand side- before Tethering Drove.
No
No
No
Land on Tethering Drove, if available, and Carters Close, there are many small fields scattered around the village that would be suitable. Also large houses could be divided.
No
No
Yes (*no further details provided)
No
Field between Carter's Close and cattle grid on Hale Road. Ownership unknown.
Sorry no
Adjacent to Carters Close
Yes one site on Hale Purlieu offered for donation. On suitable site on Hatchet Green and another near the green. One in Carters Close and one on Tethering Drove. There are others which could be.
No
The land on the corner - Tethering Drove -Forest Road?
No
Plot on Green. Houses with very large gardens on Purlieu?
Tethering Drove (opposite existing houses)

No
No
No
No
The field behind Carters Close. It was a perfect location in 1973 for 8 dwellings, a perfect location for 8 more.
Water board ground for sale recently along Hale Purlieu
No
No
Neglected field opposite the newest houses at bottom of Hale Purlieu - opposite a bridle path gate and next to a drive leading to Fish Ponds Bottom
May's Cottage on the corner of Forest Road and Tethering Drove has 7 acres and has been on the market for several weeks already.
No
No
Hale Park
No I wouldn't support building on unspoilt forest land
Know lots of suitable but depends on landowners

Part 2 Question 16 – Any other comments

8 responses were received by those completing part 2 of the survey.

I have completed this section imagining that my sons may wish to move back to the village with their partners at some point in the future. (*As with NFDC analysis this form was treated as one household as it was not possible to determine more than one set of data)
My only wish is that any housing is tasteful and in keeping with the beautiful village.
We all gain from a community that has diversity in it! We all need each other.
I have two children one with a partner. Both work full time but on a relatively low wage (*As with the NFDC analysis this form was separated in to two sets of data)
I have two children one with a partner. Both work full time but on a relatively low wage. (*As with the NFDC analysis this form was separated in to two sets of data)
Although my son is unlikely to need a house for a while - feel it is essential that we keep some youngsters in the village.
Also feel we need sheltered for elderly to downsize to free up other homes.
Not at present but will be registering in near future. Would be looking for a bungalow and not many available.
This applies to my son and daughter who have had to move away so this is for two separate cases (*As with NFDC analysis this form was treated as one household as it was not possible to determine two sets of data)

1 comment was received attached to an un-completed Part 2 survey.

There are many people in Hale who do not support this initiative but are afraid to say so in public
